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| CITY OF SURPRISE | |
| PLANNING AND ZONING DEPARTMENT | |
| APPROVED | |
| Case No.: | PAD02-308 |
| P&Z Comm. Approval: | 6/3/2003 |
| City Council Approval: | 7/24/2003 |
| B.O.A. Approval: | |
| Stipulations: | |

VERAMONTE

A Planned Area Development (PAD)
PAD02-308

NWC of Litchfield and Cactus Road
City of Surprise

July 2003

PROTITLEMENT
PROPERTY ENTITLEMENT SOLUTIONS


DAVID EVANS
AND ASSOCIATES INC.

DAVID W. FULK
ARCHITECTURE LLC

vollmer
& ASSOCIATES



VERAMONTE

DEVELOPMENT TEAM

Property Owner

Nitta Family
9122 Loma Street
Villa Park, California 92861

Contact: David Valentine Phone 714.532.6813 Fax 714.532.2370

Developer

INCA 160/Surprise, LLC
8501 North Scottsdale Road
Suite 165
Scottsdale, Arizona 85253

Contact: Gregg Wolin Phone 480.947.5900 Fax 480.947.5335

Project Manager

Protitlement
8501 North Scottsdale Road
Suite 260
Scottsdale, Arizona 85253

Contact: Philip Miller Phone 480.889.6900 Fax 480.889.6901

Planning/Civil Engineering

David Evans and Associates
2141 East Highland Avenue
Suite 200
Phoenix, Arizona 85016

Contact: Cindy Paddock Phone 602.678.5151 Fax 602.678.5155

Landscape Architecture

Vollmer & Associates
5685 North Scottsdale Road
Suite E-120
Scottsdale, Arizona 85250

Contact: Tom Durant Phone 480.945.9555 Fax 480.945.9554



VERAMONTE

DEVELOPMENT TEAM (CONTINUED)

Architecture

David W. Fulk Architecture
4300 North Miller Road
Suite 110
Scottsdale, Arizona 85251

Contact: David Fulk Phone 480.421.1005 Fax 480.421.1006

Land Use Attorney

Earl, Curley & Lagarde
3101 North Central Avenue
Suite 1000
Phoenix, Arizona 85012

Contact: Stephen Earl Phone 602.265.0094 Fax 602.265.2195



VERAMONTE

TABLE OF CONTENTS

| <u>SECTION</u> | <u>TITLE</u> | <u>PAGE NO.</u> |
|----------------|--|-----------------|
| 1.0 | OVERVIEW / NARRATIVE | 1 |
| 1.1 | Introduction | 1 |
| 1.2 | Project Proposal | 1 |
| 1.3 | Project Location | 2 |
| 1.4 | General Plan Conformance | 2 |
| Exhibit A | Vicinity Map | |
| Exhibit A-1 | Conceptual Luke AFB Influence Area Street Sign | |
| Exhibit B | Aerial Map | |
| Exhibit C | Regional Development Activity Map | |
| Exhibit D | Surprise General Plan | |
| 2.0 | SITE CONDITIONS | 4 |
| 2.1 | Surrounding Land Uses | 4 |
| 2.2 | Access | 4 |
| 2.3 | Drainage/Topography | 4 |
| Exhibit E | Adjacent Land Use Map | |
| 3.0 | LAND USE PLAN | 6 |
| 3.1 | Land Uses | 6 |
| 3.1.1 | Residential | 6 |
| 3.1.2 | Employment / Commercial | 7 |
| 3.1.3 | Open Space | 7 |
| 3.2 | Development Standards | 9 |
| Exhibit F | Land Use Plan | |
| Exhibit G | Single-Family Residential Design Guidelines Analysis | |
| 4.0 | CIRCULATION | 11 |
| Exhibit H | Area Circulation Map | |
| Exhibit I | Street Cross Sections for Veramonte | |
| 5.0 | LANDSCAPING & RECREATION / COMMUNITY FACILITIES | 13 |
| 5.1 | Overview | 13 |
| 5.2 | Landscape | 13 |
| 5.3 | Open Space/Linear Parks | 13 |
| 5.4 | Neighborhood Park | 14 |
| 5.5 | Primary Neighborhood Park | 14 |

| | | |
|------------|--|-----------|
| Exhibit J | Environmental Masterplan | |
| Exhibit K | Circulation/Amenities Plan | |
| Exhibit L | Neighborhood Park | |
| Exhibit M | Primary Neighborhood Park/Mixed Use Employment | |
| Exhibit N | Primary Entry Feature (Cactus) | |
| Exhibit O | Thematic Wall Elements | |
| Exhibit P | Wall and Community Facilities Plan | |
| Exhibit Q | Plant Palette Layout Plan | |
| Exhibit R | Project Entry and Traffic Calming Circle | |
| Exhibit S | Interior Local Road | |
| Exhibit T | Collector Street | |
| Exhibit U | Minor Arterial (Cactus Road) | |
| 6.0 | ARCHITECTURAL DESIGN GUIDELINES | 15 |
| 6.1 | Single-Family Residential Guidelines | 15 |
| 6.1.1 | Introduction | 15 |
| 6.1.2 | Architectural Design Theme | 15 |
| 6.1.3 | Minimum Design Standards as Required by City of Surprise | 16 |
| 6.1.4 | Home Product Requirements | 16 |
| 6.1.5 | Lot Standards | 17 |
| 6.1.6 | Requirements for Non-Garage Dominant Architecture: | 17 |
| 6.1.7 | Model Home Complex Guidelines | 17 |
| 6.1.8 | Generally Recommended Design Guidelines | 18 |
| 6.2 | Non-Residential Guidelines | 20 |
| Exhibit V | Architectural Themes | |
| Exhibit W | Architectural Treatments and Design Features | |
| Exhibit X | Architectural Details | |
| Exhibit Y | "Non-Garage Dominant" Architecture | |
| 7.0 | UTILITIES AND COMMUNITY FACILITIES | 21 |
| 7.1 | Sewer | 21 |
| 7.2 | Water | 21 |
| 7.3 | Natural Gas | 23 |
| 7.4 | Telephone | 23 |
| 7.5 | Electric Power | 23 |
| 7.6 | Schools | 23 |
| 7.7 | Safety (Police & Fire) | 24 |
| 7.8 | Sanitation | 24 |
| Exhibit Z | Water Demand Analysis | |
| 8.0 | PHASING | 25 |
| Exhibit AA | Phasing Plan | |
| 9.0 | SUMMARY | 26 |

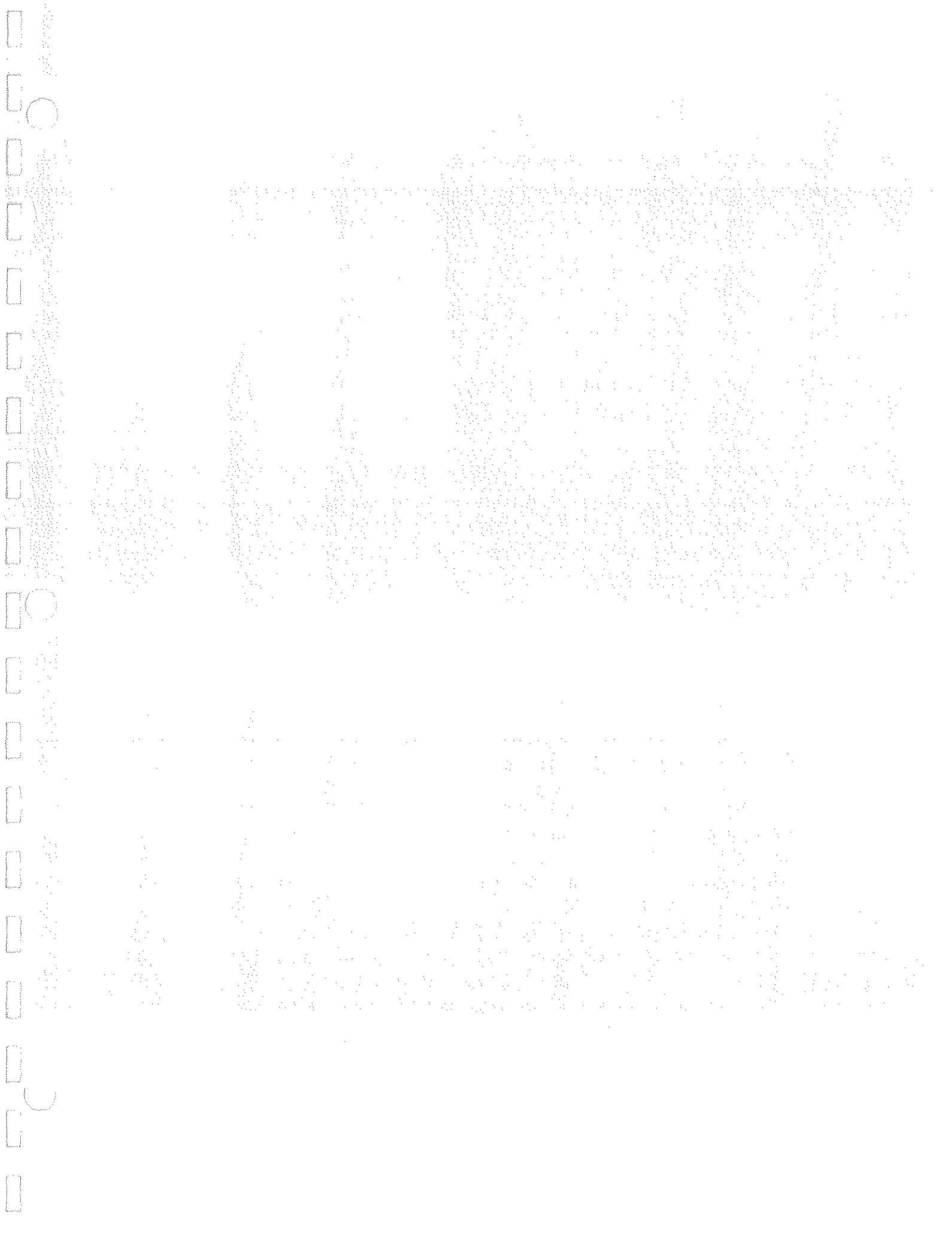


VERAMONTE

EXHIBITS

| | <u>TITLE</u> | <u>LOCATION</u> |
|-------------|--|-----------------|
| Exhibit A | Vicinity Map | Section 1.0 |
| Exhibit A-1 | Conceptual Luke AFB Influence Area Street Sign | Section 1.0 |
| Exhibit B | Aerial Map | Section 1.0 |
| Exhibit C | Regional Development Activity Map | Section 1.0 |
| Exhibit D | Surprise General Plan | Section 1.0 |
| Exhibit E | Adjacent Land Use Map | Section 2.0 |
| Exhibit F | Land Use Plan | Section 3.0 |
| Exhibit G | Single-Family Residential Design Guidelines Analysis | Section 3.0 |
| Exhibit H | Area Circulation Map | Section 4.0 |
| Exhibit I | Street Cross Sections for Veramonte | Section 4.0 |
| Exhibit J | Environmental Masterplan | Section 5.0 |
| Exhibit K | Circulation/Amenities Plan | Section 5.0 |
| Exhibit L | Neighborhood Park | Section 5.0 |
| Exhibit M | Primary Neighborhood Park/Mixed Use Employment | Section 5.0 |
| Exhibit N | Primary Entry Feature (Cactus) | Section 5.0 |
| Exhibit O | Thematic Wall Elements | Section 5.0 |
| Exhibit P | Wall and Community Facilities Plan | Section 5.0 |
| Exhibit Q | Master Plant Palette | Section 5.0 |
| Exhibit R | Project Entry (Litchfield Road) Traffic Calming Circle | Section 5.0 |
| Exhibit S | Interior Local Road | Section 5.0 |
| Exhibit T | Collector Street | Section 5.0 |
| Exhibit U | Minor Arterial (Cactus Road) | Section 5.0 |
| Exhibit V | Architectural Themes | Section 6.0 |
| Exhibit W | Architectural Treatments and Design Features | Section 6.0 |
| Exhibit X | Architectural Details | Section 6.0 |
| Exhibit Y | "Non-Garage Dominant" Architecture | Section 6.0 |
| Exhibit Z | Water Demand Analysis | Section 7.0 |
| Exhibit AA | Phasing Plan | Section 8.0 |

Note: Where there is a discrepancy between the written text in the PAD and the graphic exhibits the written text takes precedence due to the conceptual nature of the exhibits.





VERAMONTE

1.0 OVERVIEW/NARRATIVE

1.1 Introduction

This is a request to rezone the property owned by the Nitta family and located at the northwest corner of Litchfield Road and Cactus Road (see Exhibit A, Vicinity Map) to Planned Area Development (PAD) to permit the development of the proposed Veramonte project. The project site is 159.71 acres.

The Veramonte project is a master planned community with both residential and non-residential uses. It is the "missing puzzle piece" to the two sections of land between Litchfield Road and Reems Road that constitute the Marley Park and Rancho Gabriela communities. Once complete, this area of land could arguably be the most amenitized section of the City. Like those PAD projects, Veramonte's goal is to create a quality community with a variety of residential housing in an attractive setting complemented by various recreational amenities and nearby opportunities for shopping and employment. Veramonte is designed to be similar in nature and compatible with the overall design concepts that these projects have established. The Veramonte property will continue the neighborhood-oriented, pedestrian friendly, integrated community standard that is the hallmark of the Marley Park and Rancho Gabriela communities.

1.2 Project Proposal

Veramonte proposes to create a quality living environment that allows for the development of housing, shopping and employment in an integrated community that meets the needs of the residents. This will be accomplished by controlling the development through Design Standards and strong architectural goals. The various components of the community will be compatible through the use of a common design theme and landscape palette. The aesthetics will also be compatible with the adjacent Marley Park project.

Another goal of Veramonte has been to design this project so that it would be acceptable to both Luke Air Force Base (LAFB) and the City of Surprise, as well as compatible with the surrounding properties. The goal has been to develop a plan with appropriate density, buffers and other positive features that would not only embrace the City's Residential Design Guidelines but also minimize and or mitigate any potential negative impacts on Luke AFB. Numerous changes have been made to the project since its inception based on input from both Luke AFB and City officials that have resulted in the determination by Luke AFB that this project as presently amended will not be protested (see the attached July 7th, 2003 letter from Luke Air Force Base). In addition to changes made to the Veramonte project, the Nitta family (which owns the Veramonte property and considerable acreage east of Litchfield Road) has agreed to not seek to use their existing residentially zoned property east of Litchfield Road for residential use as long as Luke Air Force Base deems such use to be incompatible with its mission.

Furthermore, in addition to all of the other notice provisions required by the City, ongoing/continual notice to the public that this property is located in the influence area of Luke AFB will be provided through the installation of "Luke Air Force Base Influence Area" signs on top of all street signs, excluding adjacent arterial streets. (See Exhibit A-1 for a graphic depiction of this.)

In order to provide continuity of circulation and recreation in the City, Veramonte will extend the trail and road system from Marley Park through the project and connect to the trail and road system in Marley Park in at least two locations for each system. This provides for efficiency and better access to the area residents.

Veramonte is being processed as a PAD to allow for the flexibility and design that benefits a quality project in tune with its surroundings. Development is planned in two phases with the residential and supporting infrastructure, including recreation, being constructed first and the non-residential parcels with their affiliated infrastructure being developed at a later date to meet market demands. Concurrent with the PAD zoning, the property will be annexed into the City of Surprise.

1.3 Project Location

Veramonte is a 159.71-acre property located at the northwest corner of Litchfield Road and Cactus Road in Section 16, Township 3 North, Range 1 West. This property has historically been used for agriculture (see Exhibit B, Aerial Map). The Marley Park development is adjacent to the property on the north and west. Kenly Farms is south of the site and the property to the east, which is also owned by the Nitta family, is vacant and used for agriculture.

The design of this project is consistent with the design concepts of other master planned projects in the area. As stated, Marley Park and Rancho Gabriela lie to the north and west, north of Marley Park are the Ashton Ranch, Royal Ranch, Sierra Verde and Litchfield Manor developments. South of Cactus Road are the Kenly Farms and Mountain Gate developments. The majority of these projects are also residential with some commercial uses (see Exhibit C, Regional Development Activity Map). The City's General Plan also designates several other nearby areas for employment related uses.

1.4 General Plan Conformance

This project is consistent with the Surprise 2020 General Plan (see Exhibit D). The General Plan designations for this property are Suburban Residential (1-3 dwelling units per acre (du/ac)) and Employment/Commercial for property within the 65 Ldn noise contour. The residential parcels, together with some open space areas, are planned outside the noise contour. The land uses under the noise contour are Mixed Employment/Commercial and Primary Neighborhood Park. The gross project density, including all area and land uses, is projected at 2.20 du/ac.

Veramonte supports many of the goals and objectives of the Surprise General Plan. Foremost, it embodies the Community Vision of a better future through the creation of opportunities for a balanced community with strong neighborhoods woven together by trails and open space with compatible residential, employment and commercial land uses. This is done in an efficient form with sufficient infrastructure. This is the creation of a place that people choose to call home.

Many of the elements in the General Plan can be found in the planning and design of this project: the Land Use Element which "provides for an efficient, balanced and compatible land development and infill pattern of housing, employment, supportive

public facilities and services and dedicated open space for residents and workers.”¹ ; the Transportation/Circulation Element which “ensures that residents and visitors have a safe, efficient, effective and convenient multi-modal transportation system. The system provides internal, efficient travel connections while providing access regionally”² ; the Economic Element which “provides for a strong local economy that raises the residents’ standard of living by attracting and retaining compatible commercial and office ventures to allow residents to have quality employment opportunities, shopping and services without leaving the community.”³ and the Open Space and Recreation Element which “presents a comprehensive, high-quality park, recreation and open space system that links and has access to other proximate parks, open spaces and activity centers.”⁴



DEPARTMENT OF THE AIR FORCE
AIR EDUCATION AND TRAINING COMMAND

James R. Mitchell
Director, Encroachment Team
56th Fighter Wing
14185 W. Falcon Street
Luke AFB AZ 85309-1629

JUL 07 2003

Earl, Curley & Lagarde, P.C.
3101 North Central Avenue, Suite 1000
Phoenix, Arizona 85012

Re: Veramonte

Dear Mr. Earl

I would like to take this opportunity to comment on your letter dated 2 Jul 03, regarding the Veramonte project involving 160 acres at the northwest corner of Cactus and Litchfield Roads.

In a letter dated 3 Jun 03 to Ms. Hohman, we expressed concerns about the density of your development being in excess of Luke AFB's Graduated Density Concept (GDC). As you are aware, the GDC was developed based on a risk analysis of property outside of the 65 Ldn and thus is outside the statutory requirements of A.R.S. § 28-8461.

Based on our meeting with you on 26 Jun 03, and your letter dated 2 Jul 03, it appears that some positive modifications have been made to this project in an attempt to better align the development with the guidelines outlined in the GDC. In addition, we were made aware of circumstances unique to your property. Although the planned density remains in excess of the GDC, we acknowledge that this property was originally designed and planned, in good faith, after considering comments made by Luke AFB in the summer of 2002 about properties immediately adjacent to your property. While we still have concerns about the density of the planned development (3.0 du/ac), we will apply the August 2002 guidelines as applied to the adjoining property. As a consequence, we no longer protest this project in its present form.

We do, however, recommend that you review the sound attenuation requirements found in A.R.S. § 28-8482. Please note that all future developments in close proximity to the 65 Ldn and within the "territory in the vicinity of a military airport" as defined by A.R.S. § 28-8461 will be evaluated according to the guidelines established in the Luke AFB GDC.

We appreciate meeting with you and having positive discussions regarding your planned development and preservation of Luke's military operations. If you have any questions, please contact our Community Planner, Mr. Bob Dubsy at (623) 856-3634 or myself at 856-6169.

Sincerely



JAMES R. MITCHELL

Cc:

The Honorable Joan Shafer, Mayor, City of Surprise

Mr. Philip A. Testa, Assistant City Manager, City of Surprise

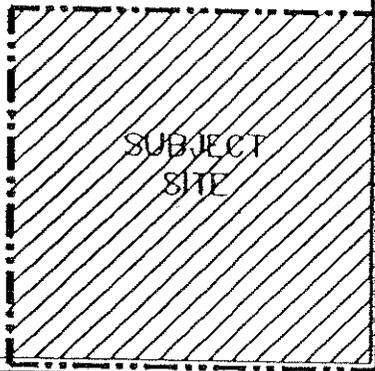
Colonel Peter A. Costello III, Vice Commander, 56th Fighter Wing

T3N R1W

WADDELL ROAD

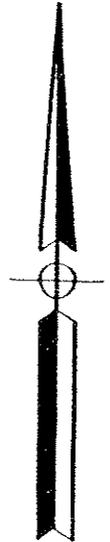
BULLARD AVENUE

LITCHFIELD ROAD



SUBJECT
SITE

CACTUS ROAD



**DAVID EVANS
AND ASSOCIATES INC.**

7878 North 16th St, Suite 250

Phoenix, Arizona 85020

Phone: 602.678.5151

VICINITY MAP
FOR
VERAMONTE
CITY OF SURPRISE
N.T.S.

Exhibit: A

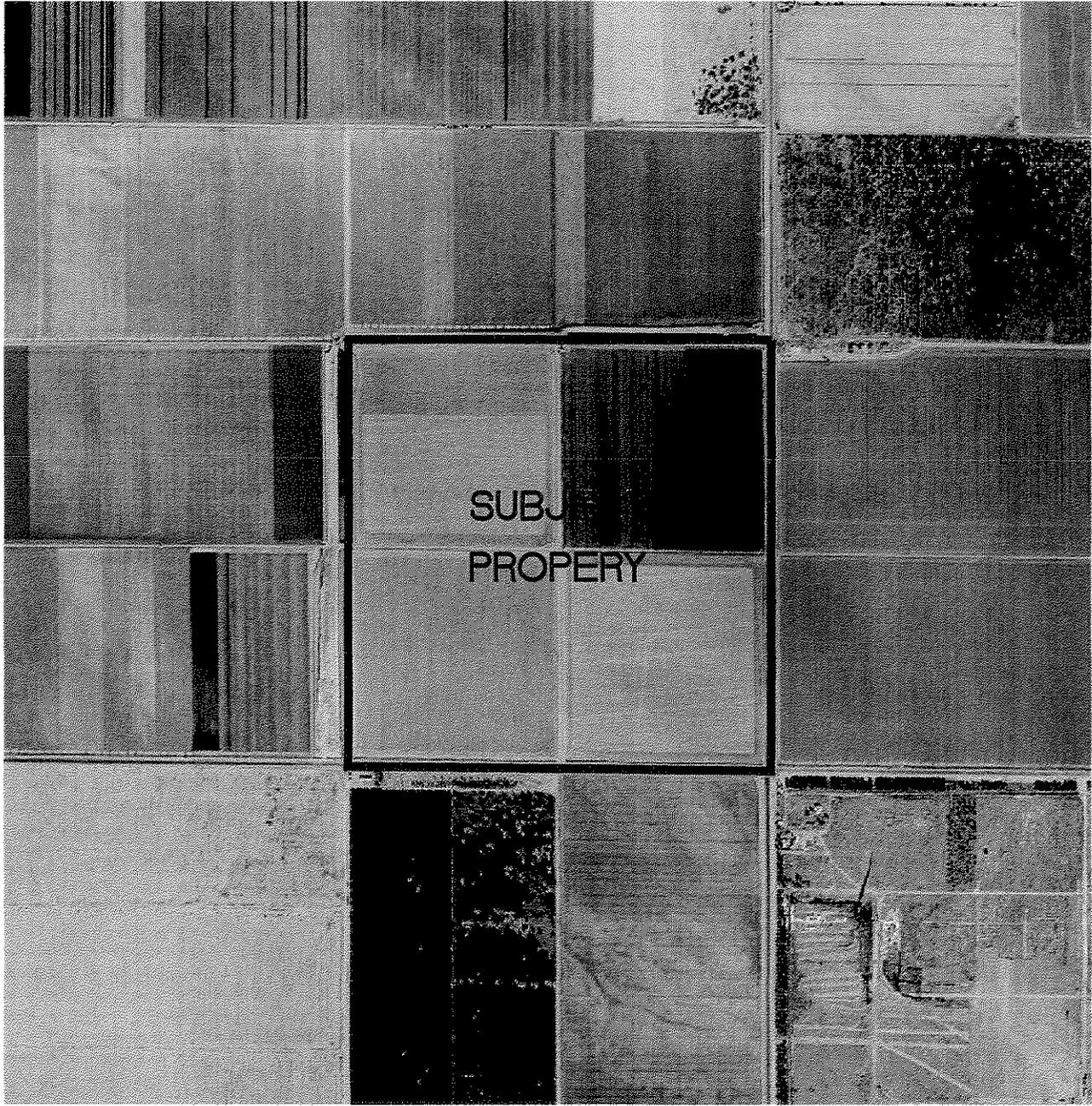
LUKE AIR FORCE BASE
INFLUENCE AREA

PERNS DR

CEDAR HILL CIR

CONCEPTUAL LAFB INFLUENCE
AREA STREET SIGN





SUBJECT
PROPERTY

DAVID EVANS
AND ASSOCIATES,

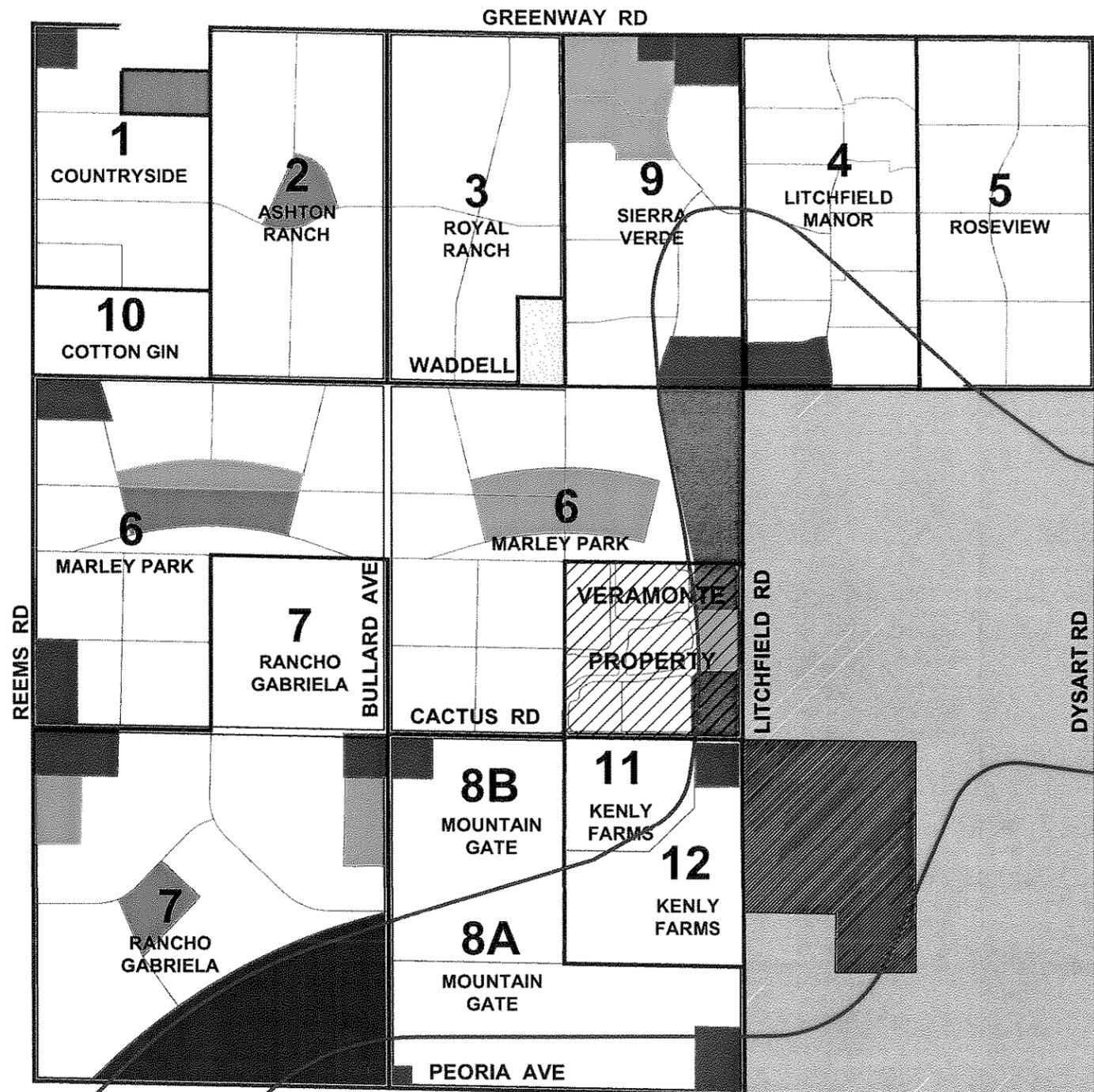


7878 N. 16th Street, Suite 250
PHOENIX, AZ. 85020-4458 (602) 678-5151

AERIAL MAP
FOR
VERAMONTE
CITY OF SURPRISE
N.T.S.

EXHIBIT B

3000 06/2 14:19: P:\C 3\ANNI \AERIA .dwg



| | PROJECT NAME | ZONING | DENSITY | PROPOSED USE |
|-----|------------------|---------------|-----------|---|
| 1. | COUNTRYSIDE | P.A.D. | 4.1 DU/AC | RESIDENTIAL/ COMMERCIAL |
| 2. | ASHTON RANCH | P.A.D. | 4.7 DU/AC | RESIDENTIAL/ SCHOOL |
| 3. | ROYAL RANCH | P.A.D. | 6.0 DU/AC | RESIDENTIAL |
| 4. | LITCHFIELD MANOR | P.A.D. | 3.3 DU/AC | RESIDENTIAL/ COMMERCIAL |
| 5. | ROSEVIEW | P.A.D. | 4.6 DU/AC | RESIDENTIAL |
| 6. | MARLEY PARK | P.A.D. | 4.6 DU/AC | RESIDENTIAL/ COMMERCIAL MULTI-FAMILY/ SCHOOL |
| 7. | RANCHO GABRIELA | P.A.D. | 4.0 DU/AC | RESIDENTIAL/ COMMERCIAL MULTI-FAMILY/ INDUSTRIAL |
| 8A. | MOUNTAIN GATE | P.A.D. | 0.8 DU/AC | RESIDENTIAL/ COMMERCIAL |
| 8B. | MOUNTAIN GATE | P.A.D. | 3.0 DU/AC | RESIDENTIAL/ COMMERCIAL |
| 9. | SIERRA VERDE | P.A.D. | 4.7 DU/AC | RESIDENTIAL/ COMMERCIAL MULTI-FAMILY |
| 10. | COTTON GIN | P.A.D. | 3.0 DU/AC | RESIDENTIAL |
| 11. | KENLY FARMS | R1-8 & C-2 | 3.0 DU/AC | RESIDENTIAL/ COMMERCIAL |
| 12. | KENLY FARMS | R1-43 | 0.8 DU/AC | RESIDENTIAL |

- PROPOSED & FILED, LOW DENSITY RESIDENTIAL
- PROPOSED & FILED RURAL RESIDENTIAL
- PROPOSED & FILED EMPLOYMENT/ MIXED USE
- PROPOSED & FILED OPEN SPACE
- APPROVED LOW DENSITY RESIDENTIAL
- APPROVED RURAL RESIDENTIAL
- APPROVED HIGH DENSITY RESIDENTIAL
- APPROVED EMPLOYMENT/ MIXED USE
- APPROVED COMMERCIAL
- APPROVED INDUSTRIAL
- RESERVED SCHOOL SITE
- SURPRISE GENERAL PLAN LOW DENSITY RESIDENTIAL (3-5 DU/AC)
- SURPRISE GENERAL PLAN EMPLOYMENT DESIGNATION
- SURPRISE GENERAL PLAN PUBLIC FACILITIES DESIGNATION

EXHIBIT C

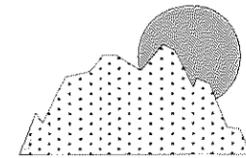
DAVID EVANS
AND ASSOCIATES,
7878 N. 16TH STREET, STE #250
PHOENIX, AZ. 85020-4458 (602) 678-5151

0 500' 1000' 2000'
SCALE: 1" = 1000'

**REGIONAL DEVELOPMENT
ACTIVITY MAP
FOR
VERAMONTE
SURPRISE, ARIZONA**

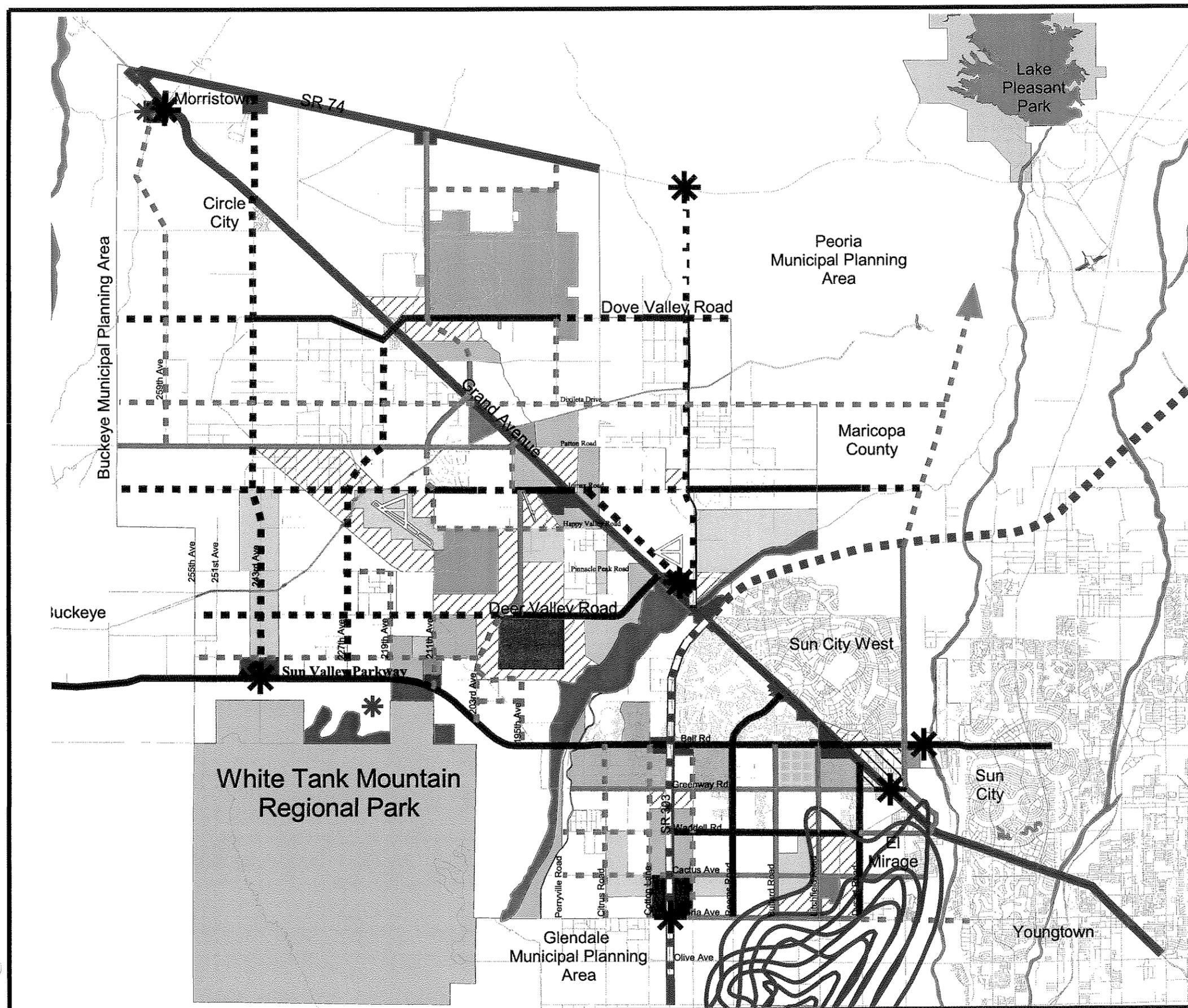
| | | |
|-------------------|----------------|-----------|
| SECTION: 16 | TOWNSHIP: 3N | RANGE: 1W |
| DESIGN BY: CDC | DATE: 11/06/02 | |
| CHECKED BY: | DRAWING NO.: | |
| JOB NO.: CRAL0015 | SHEET 1 | OF 1 |

03/11 3:00:41 P. CR/ RAL001 SHEETS EG-DE 0015



Land Use Plan

Figure 4-1



Land Use Classification

- Rural Residential (0-1 DU/AC) ¹
- Suburban Residential (1-3 DU/AC)
- Low Density Residential (3-5 DU/AC)
- Medium Density Residential (5-8 DU/AC)
- Medium/High Density Residential (8-15 DU/AC)
- High Density Residential (15-21 DU/AC)
- Surprise Center
- Original Townsite ²
- Commercial (Greater than 25 acres) ³
- Employment
- Mixed Use
- Agriculture
- Landfill
- Military
- Open Space
- Public Facilities
- Proving Grounds
- Resort Development
- Gateway

Reference Symbols:

- ¹ Reference Rural Development Standards and Design Guidelines Policy
- ² See Original Townsite Revitalization Specific Plan
- ³ Commercial under 25 acres can be approved in other land use classifications per criteria in the General Plan.

Street Classification

- Principal Arterial
- Major Arterial
- Minor Arterial
- Proposed Principal Arterial
- Proposed Major Arterial
- Proposed Minor Arterial
- Special Corridor
- 1988 MAG Noise Contours
- 1995 Luke A.F.B Noise Contours (1997 Revised)

**Surprise General Plan 2020:
Imagine the Possibilities
Surprise, AZ**



Partners for Strategic Action, Inc.
Neill/Vecchia and Associates
David Evans and Associates, Inc.

Revised by City of Surprise
December, 2001



EXHIBIT D

2.0 CURRENT SITE CONDITIONS

2.1 Surrounding Land Uses

Veramonte is surrounded on the north, northwest, and west by the approved Marley Park master planned community. Marley Park is an approximately 960 acre project zoned PAD. The majority of the land use in Marley Park is single family residential; however the PAD also contains high-density residential, commercial and employment/mixed use land uses. Most of the portions of Marley Park that directly abut Veramonte are either single family residential or neighborhood park, with the exception of the employment/mixed use parcel that lines up directly north of Veramonte's Employment/Commercial Parcel 8. To the south of Veramonte is the approved Kenly Farms project, zoned R1-8 and C-2. Kenly Farms is predominately residential with a commercial corner on Litchfield Road and Cactus Road. To the east of Veramonte is vacant land designated in the City of Surprise General Plan as Employment (see Exhibit E, Adjacent Land Use Map).

2.2 Access

The Veramonte site fronts on Litchfield Road to the east and Cactus Road to the south. From the west the site can be accessed by the S.R. 303 (Estrella Parkway) by way of Cactus Road. S.R. 303 is approximately three miles west of the subject property. To the east and north the site can be accessed from Grand Avenue (US 60) by way of Waddell Road via Litchfield Road, and Bell Road by way of Litchfield Road. Grand Avenue is approximately three miles north and east of the subject property, Bell Road is approximately two and one-half miles north. To the south Litchfield Road provides access from the site to Interstate 10, approximately nine miles south. Several arterial streets to the south connect east as far as central Phoenix. S.R. 101 (Agua Fria Freeway) is approximately six miles east of the site and is accessible by way of Litchfield Road north to Waddell Road or Litchfield Road south to Olive Road.

2.3 Drainage/Topography

Currently the upstream watershed is transitioning from agricultural production to residential and commercial development. Marley Park's development accounts for the remainder of Section 16 and three quarters of Section 17 (the square mile section immediately west of Section 16). The Rancho Gabriela project in the remaining quarter completes Section 17. These two projects affect/reduce off-site runoff affecting the Veramonte property and their status should be re-investigated at time of final design of the Veramonte site. In addition, the Reems Channel, as proposed by the Flood Control District, will reduce off-site flows affecting the Veramonte project and its status should also be updated.

Veramonte is located on a parcel historically used for agricultural production. The general lay of the land is sloping in the southeasterly direction at an average slope of 0.4%. There are a total of three (3) private wells located along the perimeter of the site: at the northern and western boundaries. The wells along the northern boundary and the one along the western boundary are on the property. Private irrigation ditches stretch along the perimeter and within the site. North of the site exists a tailwater ditch and along the northern boundary of the site is a distribution ditch that conveys irrigation east under Litchfield Road. This ditch will need to be maintained or piped to continue servicing downstream fields if service is still required when this property is developed. A berm, approximately 4 feet high, exists along the west half of the northern boundary that diverts upstream flow in the easterly direction towards an irrigation pond along the east

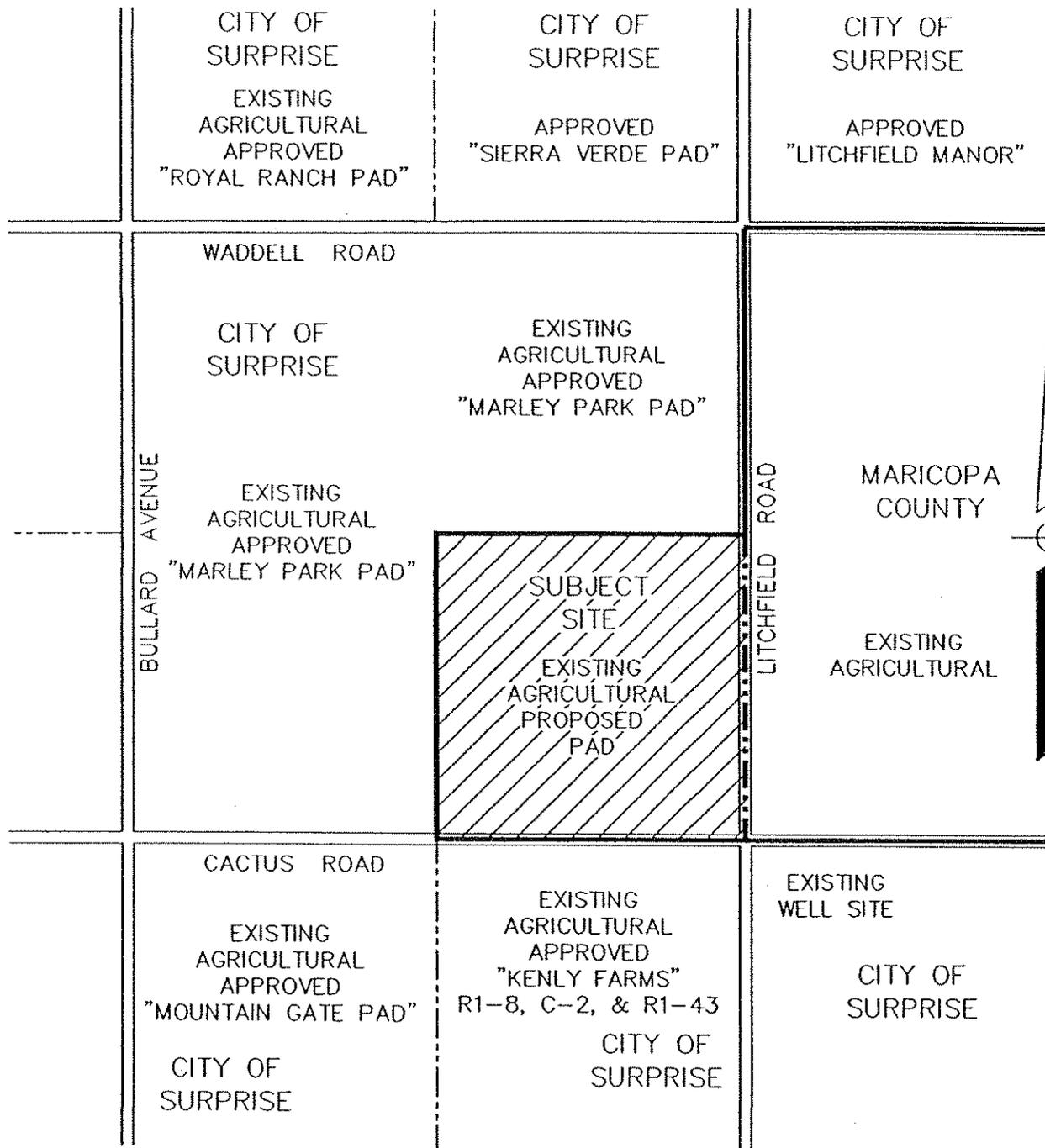
half of the northern boundary of the site. Once the capacity of the irrigation pond is exceeded, runoff sheet flows onto the project site. In addition, flow is generated upstream of Waddell Road, a half mile to the north. This is consistent with the White Tanks Area Drainage Master Study (ADMS) that shows flows concentrating at the northeast portion of the site. Therefore, a drainageway will need to be incorporated into the Veramonte site to convey some portion of these flows, depending on hydraulic conditions at the time of preliminary plat.

West of the site there are two very large irrigation ponds or sumps that are separated by an east/west dirt road at the quarter section line. Excavated soil from the ponds has been placed along the west side of the ponds, forming berms 4 to 8 foot high. Any runoff generated west of these berms is directed south towards Cactus Road. Based on the White Tanks ADMS, some of this runoff flows east along Cactus Road. Per the City of Surprise, all of this flow should be incorporated into a drainageway or open space tract along the north side of Cactus Road.

A tailwater ditch exists along the west side of Litchfield Road that collects agricultural runoff from the fields north of the project site. The ditch or a new replacement pipe will need to be incorporated into the final design of Veramonte if these fields are still used for agriculture.

Based on the conceptual land use plan prepared by DEA and dated September 12, 2002, Veramonte will be developed in eight parcels. The northern parcels, 1, 2, 3 and 4 will provide little retention. Runoff from these areas will be collected and conveyed through drainageways toward the Primary Neighborhood Park adjacent to Litchfield Road. Runoff from parcels 5 and 6 will be conveyed in an easterly direction into a retention area between parcels 6 and 7. If, however, there are grading constraints that make this drainage concept unfeasible, runoff may be retained within the parcels or directed south and then east to retention areas within parcel 7, at the southeast portion of the site. Parcels 7 and 8 will provide on-site retention.

The channels will be designed to convey the 100-year runoff with a minimum freeboard of one foot between the water surface elevations and the adjacent finish floors. The runoff that concentrates at the northwest corner of Litchfield and Cactus Roads will either be released in its historic, sheet flow fashion, or be coordinated with existing or planned downstream development drainage systems. As much of the site's retention requirement will be provided within the Primary Neighborhood Park along Litchfield Road as possible. The extreme outfall of this retention area will be to spill into the adjacent channel(s). The off-site and on-site flows will not co-mingle.

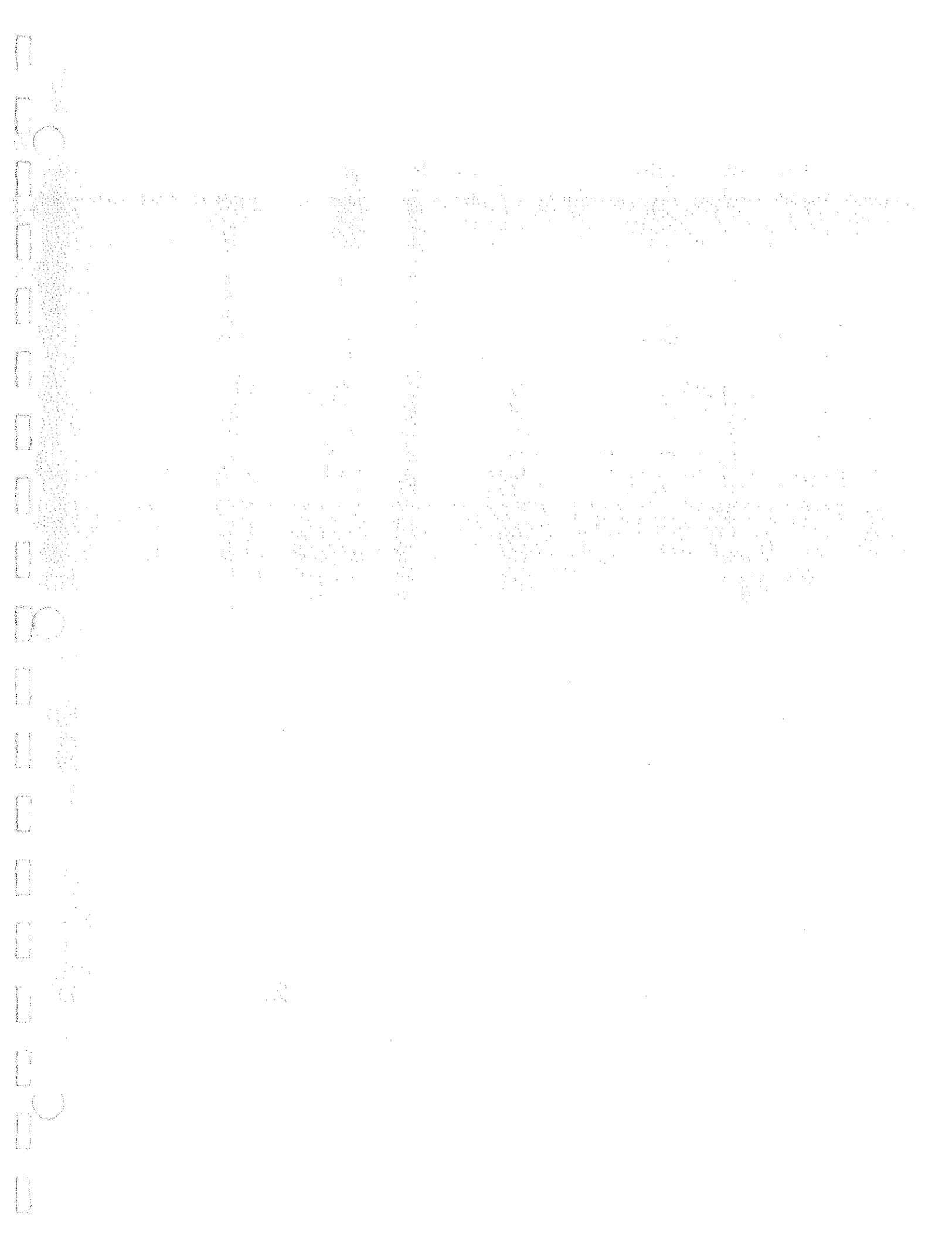


**DAVID EVANS
AND ASSOCIATES INC.**

7878 North 16th St, Suite 250
Phoenix Arizona 85020
Phone: 602.678.5151

ADJACENT LAND USE MAP
FOR
VERAMONTE
CITY OF SURPRISE
N.T.S.

EXHIBIT E



3.0 LAND USE PLAN

3.1 Land Uses

The Veramonte project consists of three different land uses: single family residential, commercial/employment and recreation/open space. The single family residential use is located within six parcels with various proposed lot sizes. There is also a neighborhood park and two commercial/employment parcels. In addition, the plan incorporates extensive open space in tracts throughout the property (see Exhibit F, Land Use Plan).

The land uses in the project support the design concepts of the community. By providing a variety of lot sizes opportunities will be created to allow for the development of strong neighborhoods in an integrated community. Compatible recreation, shopping and employment will assist in the development of a balanced environment that is attractive to future city residents.

Veramonte has also been designed to minimize and or mitigate any potential negative impacts on Luke AFB. This has been done by creating two low density buffers outside the 65 LDN Line. This has reduced the overall project lot yield to 352 lots with a maximum gross residential density outside the 65 Ldn noise contour line of 2.99 du/ac. The overall gross project density including all property is 2.20 du/ac. Details of the plan include:

- The first 200 feet outside the 65 LDN line shall be limited to 1.0 dwelling unit per gross acre. To encourage the use of additional open space and other appropriate uses, such density shall be calculated on a gross basis for the entire two hundred (200) foot buffer area.
- The second 200 feet outside the 65 LDN line shall be limited to 2.0 dwelling units per gross acre. Again, this density shall be calculated on a gross basis for the entire two hundred (200) foot buffer area.
- The overall gross residential density of the project outside the 65 LDN line shall be limited to 2.99 du/acre (352 lots on the residential acreage).
- The overall Lot Yield and Density shall be as follows:
 - 352 residential lots on the residential acres outside the 65 Ldn line (2.99 du/ac). With the inclusion of the neighborhood park gross acreage (9.77 ac) the overall residential density drops to 2.77 du/ac. Gross park area includes the adjacent road right-of-way.
 - Using the total project area of 159.71 acres, the gross project density equals 2.20 du/ac overall.

Note: The final delineation of the 65 LDN line which establishes the final locations of the buffers and the density reflected above will be determined at the time of preliminary plat approval by the applicant's engineer, City and Luke Air Force Base. This platting process could result in minor adjustments to these calculations. However, in all events the maximum gross residential density in this PAD shall not exceed 352 lots. Minor adjustments, which result in changes of less than 5% to the individual parcel areas, shall be approved administratively by the Planning Department. Adjustments to parcel areas larger than 5% shall be considered a major change and processed as a revised application per the Code requirements.

3.1.1 Residential

There are six residential parcels with four different lot sizes. The residential parcels will all be designed in compliance with the Single Family Residential

Design Guidelines, yet also be designed in conjunction with the Veramonte Design Guidelines to ensure the development of a quality project.

The four lot sizes in Veramonte are 53' wide minimum by 115' deep (Lot Category B); 63' wide by 115' deep (Lot Category D); 68' wide by 115' deep (Lot Category E) and 75' wide by 125' deep (Lot Category F). These various lot sizes will allow for a mix of housing products and prices. These lot sizes are consistent with the proposed density in the surrounding Marley Park project. See Land Use Site Data Table on page 6 for details.

3.1.2 Employment/Commercial

There are two Mixed Employment/Commercial parcels in the Veramonte project. They are located adjacent to Litchfield Road within the 65 Ldn noise contour line. By locating them along the arterial road they serve to buffer the residential uses from the traffic and noise of the arterial street as well as provide a compatible non-residential use for the noise contour line.

The two Mixed Employment/Commercial parcels, Parcels 7 and 8, are intended to serve different functions. Both parcels will permit a variety of non-residential uses. Permitted uses allowed in the Mixed Employment/Commercial District include: Permitted uses allowed in the C-1 District (Neighborhood Commercial), C-2 (Community Commercial), Light Industrial Zone (I-1) and BP (Business Park). Additional permitted uses include: auditoriums and places of public assembly; veterinary offices, veterinary clinics and hospitals; convenience services and restaurants including drive-through uses; and open space, and parks. Parcel 7 is located at the southeast corner of the project, which is the northwest intersection of Litchfield Road and Cactus Road. Due to its location at the intersection of two arterial streets it is planned as a community shopping and employment node to serve both the Veramonte residents as well as residents of adjacent areas. Parcel 8 is located at the southwest intersection of Litchfield Road and Sweetwater Avenue in the northeast corner of the community. It is a smaller parcel and intended to provide a smaller scale neighborhood service area with a mixture of service and retail employment uses. It is adjacent to the Employment/Mixed Use area in Marley Park; both of them falling under the LAFB noise contour line.

Both non-residential parcels will be accessible from the internal pedestrian system and internal collector road for ease of access by the Veramonte residents. They will also be accessible from Litchfield Road to serve others outside Veramonte.

3.1.3 Open Space

Due to the nature of the development and its location, Veramonte has a large amount of open space. It is proposed that a minimum of 15% of the project will be open space. This exceeds the required 10% open space in the Single-Family Residential Design Guidelines. One third of this open space will be located in the Primary Neighborhood Park parcel between Parcels 7 and 8 on Litchfield Road. The Primary Neighborhood Park will buffer the residents from the arterial street and the noise contour line impacts.

The remaining open space in Veramonte is contained within a large central open space containing another neighborhood park situated between Residential Parcels 1 through 4 that is connected via greenbelts with trails to the Marley Park

linear park system on both the west and the north. There are also linear open space connections through the community to connect the residential areas with the Primary Neighborhood Park and Employment/Commercial parcels on Litchfield Road, Cactus Road and Sweetwater Avenue. This will provide a continuous open space/trail system from Reems Road in Rancho Gabriela through Marley Park to Litchfield Road, a concept encouraged in the Open Space section of the Surprise Planning and Design Guidelines Manual. Residential lots will front and side onto the open space as well as back to it in the Veramonte community which encourages safety and personal security, both concepts of the Healthy Neighborhood philosophy. View corridors and visual access to the open space will be provided where feasible.

The open space areas include a hierarchical pedestrian circulation system with different trail types as appropriate. There is a landscape buffer along all of the internal collector road to buffer the homes from the traffic and impact of the vehicular system. Trail crossings are highlighted with decorative pavers where they intersect streets. A landscaped community focal point in the form of a roundabout is featured at the intersection of the internal collector street system at the main entrance to the community off Litchfield Road. This will be a design feature that helps set the tone for the project as well as provide traffic calming.

LAND USE SITE DATA TABLE

| PARCEL NUMBER | MINIMUM LOT WIDTH | MINIMUM LOT DEPTH | MINIMUM LOT AREA |
|---|--------------------------|--------------------------|-------------------------|
| 1 | 63 | 115 | 7,245 SF |
| 2 | 68 | 115 | 7,820 SF |
| 3 | 53 | 115 | 6,095 SF |
| 4 | 53 | 115 | 6,095 SF |
| 5 | 75 | 125 | 9,375 SF |
| 6 | 75 | 125 | 9,375SF |
| 7 | 20.42 Gross Ac | N/A | N/A |
| 8 | 12.20 Gross Ac | N/A | N/A |
| Neighborhood Park | 9.77 Gross Ac | N/A | N/A |
| MAXIMUM LOTS: | | | 352 |
| TOTAL PAD GROSS AREA: | | | 159.71 AC |
| GROSS COMMERCIAL AREA: | | | 32.62 AC |
| GROSS RESIDENTIAL AREA: | | | 127.09 AC |
| GROSS PROJECT DENSITY: (INCLUDES COMMERCIAL) | | | 2.20 DU/AC |
| GROSS RESIDENTIAL DENSITY OUTSIDE THE 65 LDN LINE: | | | 2.99 DU/AC |
| MIN. PAD OPEN SPACE PERCENTAGE: | | | 15.0% |

Note: Gross Residential area is the property outside the 65 Ldn line, excluding the commercial property. Gross area includes the adjacent road right-of-ways. The final location of the 65 Ldn line will be determined at the time of Preliminary Plat approval.

3.2 Development Standards

All development within the Veramonte community will be regulated by the applicable City of Surprise Zoning District development standards unless modified by this PAD or as approved otherwise. The PAD permits administrative approval of model home complexes and temporary sales trailers. There will also be Architectural Design Guidelines for the Veramonte community as well as Covenants, Conditions and Restrictions (CC&Rs) to ensure that this project is developed in a quality manner as intended. Veramonte will comply with the Single-Family Residential Design Guidelines, see Exhibit G, Single-Family Residential Design Guidelines Analysis. The requested gross residential density outside the 65 Ldn noise contour line of 2.99 du/ac is less than the maximum 3.7 du/ac permitted with the 82 points provided from Design Lists B, C and D.

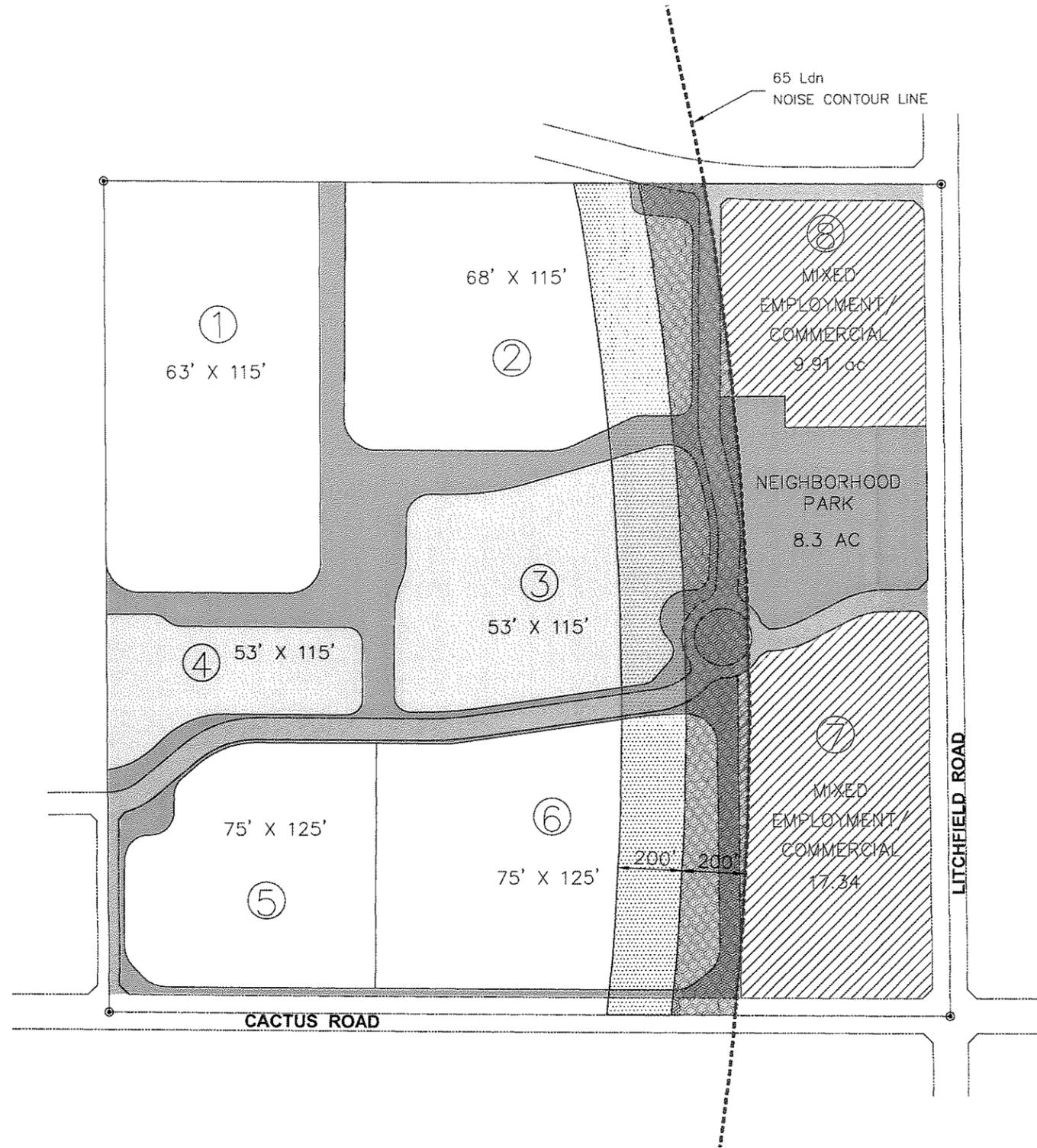
The residential parcels will be governed by the following development standards and setbacks:

VERAMONTE DEVELOPMENT STANDARDS

| LOT SIZE | 53' X 115' | 63' X 115' | 68' x 115' | 75' x 125' |
|--|--------------------------------|---------------------------------|--------------------------------|---------------------------------|
| Minimum Lot Width | 53' | 63' | 68' | 75' |
| Minimum Lot Area | 6095 s.f. | 7245 s.f. | 7820 s.f. | 9375 s.f. |
| Maximum Building Height | 30' | 30' | 30' | 30' |
| Front Yard Setback – Garage Front Entry | 18'-21'-24' with 3' stagger | 18'-21' –24' with 3' stagger | 18'-21'-24' with 3' stagger | 18'-21' –24' with 3' stagger |
| Front Yard Setback – Garage Side Entry | 12'-15'-18' with 3' stagger | 12'-15'-18' with 3' stagger | 12'-15'-18' with 3' stagger | 12'-15'-18' with 3' stagger |
| Front Yard Setback – Home | 12'-15'-18' with 3' stagger | 12'-15'-18' with 3' stagger | 12'-15'-18' with 3' stagger | 12'-15'-18' with 3' stagger |
| Side Yard Setback–Minimum (5) (6) | 5/8' | 5/8' | 5/8' | 5/10' |
| Corner Side-Single Story (4) | 13' | 13' | 13' | 15' |
| Corner Side- Multi Story (4) | 20' | 20' | 20' | 20' |
| Rear Yard Setback (1) | 15' | 15' | 15' | 15' |
| Rear Yard Setback–Abutting an Arterial Single Story (2) | 20' | 20' | 20' | 20' |
| Rear Yard Setback- Abutting an Arterial Multi-Story (2) | 25' | 25' | 25' | 25' |
| Minimum Distance Between Buildings Multi-Story adjacent to Multi-Story | 13' | 13' | 13' | 15' |
| Minimum Distance Between Buildings Multi-Story adjacent to Single-Story (3) | 10' | 10' | 10' | 10' |
| Maximum Lot Coverage – Primary Structure | 45% | 45% | 45% | 45% |
| Maximum Lot Coverage – Primary Structure With Patios / Shade Structures | 50% | 50% | 50% | 50% |

Notes:

1. 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 no closer than 10 feet from the rear property line for a single story house or structure or 15 feet from the rear property line for a multi-story house or structure.
2. If a landscape tract is provided along the arterial rights-of-way with an average width of 15 feet and a minimum width of 10', and not less than 50% of the tract, as measured along the lineal boundary, is 15 feet in width or greater; then the abutting-arterial setbacks will not apply.
3. If any portion of a multi-story house has only one story adjacent to the side yard property line, the single-story building separation will apply.
4. If a minimum 8' wide landscape tract is provided on the street side of a corner lot then no corner side setback is required.
5. Side yard setback – zero lot line option. If a detached garage with a minimum 25' setback back of curb is provided then a 0' side yard setback will be permitted for the garage only.
6. Side yard setbacks apply to both single story and multi-story houses.



SITE DATA TABLE

| PARCEL NUMBER | MINIMUM LOT WIDTH | MINIMUM LOT DEPTH | MINIMUM LOT AREA |
|---------------|-------------------|-------------------|------------------|
| 1 | 63 | 115 | 7,245 SF |
| 2 | 68 | 115 | 7,820 SF |
| 3 | 53 | 115 | 6,095 SF |
| 4 | 53 | 115 | 6,095 SF |
| 5 | 75 | 125 | 9,375 SF |
| 6 | 75 | 125 | 9,375 SF |
| 7 | 17.34 NET AC | N/A | N/A |
| 8 | 9.91 NET AC | N/A | N/A |

TOTAL PROPOSED LOTS: 352

TOTAL PAD GROSS AREA: 159.71 AC
 GROSS PROJECT DENSITY (INCLUDES COMMERCIAL): 2.20 DU/AC
 GROSS RESIDENTIAL DENSITY OUTSIDE THE 65 Ldn LINE: 2.99 DU/AC
 GROSS COMMERCIAL AREA: 32.62 AC
 GROSS RESIDENTIAL AREA OUTSIDE THE 65 Ldn LINE: 117.32 AC
 GROSS NEIGHBORHOOD PARK AREA INSIDE THE 65 Ldn LINE: 9.77 AC
 MINIMUM PAD PERCENTAGE OF OPEN SPACE: 15.0%

LEGEND

- AREA OF 1.0 DU/GROSS ACRE (INCLUDES ALL LAND USE TYPES)
- AREA OF 2.0 DU/GROSS ACRE (INCLUDES ALL LAND USE TYPES)

NOTE:

1. GROSS RESIDENTIAL AREA IS THE PROPERTY OUTSIDE THE 65 Ldn LINE, EXCLUDING THE COMMERCIAL PROPERTY
2. THE FINAL LOCATION OF THE 65 Ldn LINE WILL BE DETERMINED AT THE TIME OF PRELIMINARY PLAT APPROVAL



EXHIBIT F

AMENDED LAND USE PLAN FOR VERAMONTE SURPRISE, ARIZONA

DAVID EVANS AND ASSOCIATES INC.
 7878 North 16th St, Suite 250
 Phoenix Arizona 85020
 Phone: 602.876.5151

DESIGN BY: CDC
 CHECKED BY:
 DATE: 07/09/03

SCALE: 1"=200'
 SECTION: 16
 TOWNSHIP: 3N
 RANGE: 1W
 SHEET OF
 JOB NO.: CRAL0015

REVISION BY DATE

Veramonte Single-Family Residential Design Guidelines Analysis

Veramonte Base Permitted Lot Size Category is "B" (53')

| LOT SIZE DATA | |
|----------------------|-----------------|
| Lot Width (Category) | % of Total Lots |
| 53' (B) | 28% |
| 63' (D) | 29% |
| 68' (E) | 19% |
| 75' (F) | 24% |
| TOTALS | 100% |

Design Guidelines

Veramonte

Design List "A"

Required: Items A through K

Provided all

Required Points For Base 3.0 Density in Lot Category B

Design List "B; C; and D"

Veramonte Provided

B = 36

B = 42

C = 14

C = 20

D = 18

D = 20

68

82

Total points needed for Base density of 3.0 DU/AC = 68

Total points needed for 3.0 DU/AC = 68

Veramonte points provided 82 = 3.7 DU/AC

Conclusion: Veramonte has enough density points to allow 3.7 DU/AC, but has requested a gross residential density of 3.0 DU/AC

DESIGN LIST – B

| | <u>Points</u> |
|---|---------------|
| A. For each 40 Gross Acres included in a Residential Development Project, provide at least three cul-de-sacs (or other street feature such as a knuckle or single-loaded street) with a diversity feature such as a landscaped island, access to common open space, etc. | 1 |
| B. 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; 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 right-of-way to the same standard as other tracts and common areas maintained by the homeowners association. | 2 |
| E. 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. | 2 |
| F. Storm water retention areas to meander as a greenbelt. | 4 |
| G. Landscaped open spaces to be visible from both residential and arterial streets. | 2 |
| H. Along arterial streets, provide at least 600 feet of open space per mile. | 3 |
| I. Design and construct some or all of the following in any combination. 3. Plant enhanced landscaping along the sidewalk adjacent to all arterial and collector streets, with a canopy tree planted every 50 feet on both sides of the sidewalk. | 4 |
| J. Incorporate view corridors with open space areas throughout the development to take advantage of the mountain views; utilize view fences around houses abutting these view corridors so that the open space and mountain views are visible from the houses. | 4 |
| L. Establish pedestrian and bicycle access between areas adjacent to the Project, including schools, libraries, shopping areas, etc., by incorporating fence and landscape penetrations into the pedestrian circulation element. | 6 |
| M. Install traffic calming devices such as traffic circles , decorative raised paving, landscaped diverters, traffic chokers and other landscaping devices. | 2 |
| N. Trails separate from roadways, to connect all open space areas and arterial roadways for travel throughout the development. | 6 |
| R. Throughout a residential development project, utilize neo-traditional planning concepts, such as detached garages , alleys, internal commercial areas, commercial areas which are highly accessible by pedestrians, distinct streetscapes which focus on the social interaction of the street and neighborhood. | 6 |

Total 42 points

DESIGN LIST – C

| | <u>Points</u> |
|--|---------------|
| A. Prohibit the same front elevation on adjoining houses; prohibit the same rear elevation on more than two consecutive adjoining houses visible from an arterial street. | 2 |
| B. Utilize floor plans which de-emphasize garage fronts as the most prominent architectural feature of the dwelling front, e.g. incorporate side access garages, in line garages, L-shaped floor plans, etc. | 2 |
| C. Utilize a minimum of three floor plans that incorporate, in at least two elevations, design features such as covered front entries, covered front porches, enhanced door and window details, roof overhangs, parapet walls with cap features, etc. | 3 |
| D. Install at least three distinct roofing types, including colors, textures, and component shapes, e.g. barrel tile and flat concrete tile. | 1 |
| E. On every elevation of every floor plan, incorporate a variety of durable exterior materials and finishes, e.g. brick or masonry as an alternative to stucco, tile inlays instead of wood trim and stucco pop-outs, etc. | 5 |
| G. Extend all front architectural treatments, including all fascia treatments such as stone veneer, tile insets, and recesses, along the sides of the house for 6 feet or to the side yard fence return, whichever is less. | 2 |
| I. Embellish window treatments on all houses by adding architectural features, which enhance these elevations. Such features must be added to the front and rear elevations of all houses, and to the sides of all houses which abut an arterial street. | 3 |
| J. Install front yard landscaping on all Lots in Lot Categories A, B, and C. Provide a variety of landscaping choices. | 2 |

Total 20 points

DESIGN LIST - D

| | <u>Points</u> |
|---|---------------|
| Provide a trail system that connects all open space areas and creates pedestrian linkages with surrounding residential and commercial developments. Along the trail system, construct rest areas at every quarter mile. | 4 |
| E. Construct and convey to a homeowners association a large open space corridor, with a minimum width of 75-feet, and an average width of 100-feet, through the residential development project. The corridor must be planted with mature trees and other plants listed on the City's approved plant list, and must provide view corridors and a trail system. Lots which back up to the corridor on at least one side shall be bordered by view fences which create view. Restrict the use of the corridor to pedestrian and bicycle access by residents of the project. | 4 |
| H. Provide open space in excess of 10 percent of the Gross Acreage. | 10 |
| J. Points may be awarded for any other major amenity, which will create a unique neighborhood environment. (Roundabout/community focal point) | 2 |

Total 20 points

4.0 CIRCULATION

Veramonte has approximately one-half mile of frontage on both Litchfield Road and Cactus Road, each of which are classified as minor arterials. The developer will improve both to an interim half street minor arterial standard. The interim half street minor arterial section will consist of a 55' right-of-way centered on the section line, with no median and a detached 6' sidewalk on the project side with 9 feet of landscaping between the curb and sidewalk. Litchfield Road construction will be phased to occur with either the development of the first Mixed Employment/Commercial parcel or when Marley Park constructs their portion of Litchfield Road, whichever occurs first. When the construction of Litchfield Road commences, the owner of the Neighborhood Park shall be required to pay its proportionate share of the costs to construct the section of Litchfield Road adjacent to the Park. Per the traffic study, a separate right turn lane will be provided at the intersection of Cactus Road and Litchfield Road.

From the two arterials, Veramonte will have three points of vehicular access (see Exhibit H, Area Circulation Map). The first will be from a collector road at the Sweetwater Avenue alignment off of Litchfield Road, along the north property line of the site. This road will serve as access to both Veramonte and Marley Park. At the point that the Sweetwater Avenue collector intersects Litchfield Road it will straddle the boundary between Veramonte and Marley Park for about 700', and then will begin to curve northward onto the Marley Park property. The road section for this collector will match one half of the approved road section for Marley Park's Community Boulevard, which is a 53' right-of-way, and contains an 8' detached sidewalk and no median. After the point at which the Sweetwater Avenue collector departs from the Veramonte property, it continues on a curvilinear path through the entire Marley Park project to end at Reems Road, making Sweetwater Avenue a means of regional circulation. The Veramonte development will construct the south half of the Sweetwater Avenue improvements for the length of the road that is on their property, a length of approximately 900'. Like Litchfield Road, Sweetwater Avenue construction will be phased to occur with either the development of the first Mixed Employment/Commercial parcel or when Marley Park constructs their portion of the road, whichever occurs first.

The Veramonte development will also provide a surety to the City of Surprise for half of the cost of the landscaped median for the length of road constructed. The remainder of the road will be constructed by the Marley Park development.

The second point of access into the project will be from a collector road off of Litchfield Road, one-quarter mile north of Cactus Road, Larkspur Drive. The cross-section for this road will be the city's 70' right-of-way collector with a 14' landscaped median and detached sidewalks. This road connects Litchfield Road with Veramonte's internal collector road system at a roundabout approximately 600' into the project.

The third point of access off of the arterials is on Cactus Road one-half mile west of Litchfield Road, along the west property line of the site, 143rd Avenue. Like Sweetwater Avenue, this road also serves as access for both Veramonte and Marley Park, and straddles the boundary between Veramonte and Marley Park for about 600', at which point it intersects with the internal collector road within Veramonte. The road's ultimate cross-section will also be the city's 70' right-of-way collector with a 14' landscaped median and detached sidewalks. However, in the interim the Veramonte development will dedicate 35' of right-of-way and construct a half road section with 24 feet of pavement on the Veramonte side of the property line for this segment of road. The Veramonte development will also provide a surety to the City of Surprise for half of the

cost of the landscaped median and the removal of the excess pavement for this road segment. The remainder of the ultimate 70' collector section will be dedicated and constructed by the Marley Park development.

Within the Veramonte project there is an interior collector road system that ties these three exterior access points together. This system is made up of an east/west leg and a north/south leg which intersect at a roundabout that serves as a community focal point in the project. No structures or pedestrian elements will be permitted within the roundabout interior. The roundabout as depicted in these PAD documents is conceptual only. All roundabout design and construction must adhere to Federal Design guidelines as included in Roundabouts, An Informational Guide, FHWA Publication No. FHWA-RD-00-67 (June, 2000). The roundabout will provide one way traffic only and meet City requirements and accepted traffic engineering standards for sight visibility at the time of final engineering design. This collector road will be built on the City's standard 70' right-of-way with a 14' landscaped median and detached sidewalks. This internal system will be designed to collect the traffic from the local residential streets and distribute it to the three arterial access points of the subdivision.

Local roads will be public, built to the City of Surprise standards with 50' of right-of-way and detached sidewalks. A local road connection will be made between Marley Park and Veramonte in Parcel 1. Residential parcel entries will incorporate a 10' median within a 60' right-of-way.

Street improvements proposed are as follows:

| | | |
|--|--|---|
| Minor Arterial Interim Half Street | R/W dedication: Total pavement: Sidewalk: Median: | 55' (half street) 32' b/c to b/c 6' detached (project side only) none, (16' with ultimate section) |
| Community Boulevard Interim Half Street | R/W dedication: Total Pavement: Sidewalk: Median: | 53' (half street) 25' b/c to b/c 8' detached (project side only) none, (16' with ultimate section) |
| Collector Street | R/W dedication: Total pavement: Sidewalk: Median: | 70' 16' b/c to b/c on each side of median 8' & 5' detached 14' |
| Collector Street Interim Half Street | R/W dedication: Total pavement: Sidewalk: Median: | 35' 26' b/c to eop 5' detached none, (14' with ultimate section) |
| Local Street | R/W dedication: Total pavement: Sidewalk: Median: | 50' 30' b/c to b/c 5' detached none |
| Local Street Parcel Entry | R/W dedication: Total pavement: Sidewalk: Median: | 60' 17' b/c to b/c on each side of median 5' detached 10' |

See Exhibit I, Street Cross Sections for Veramonte.

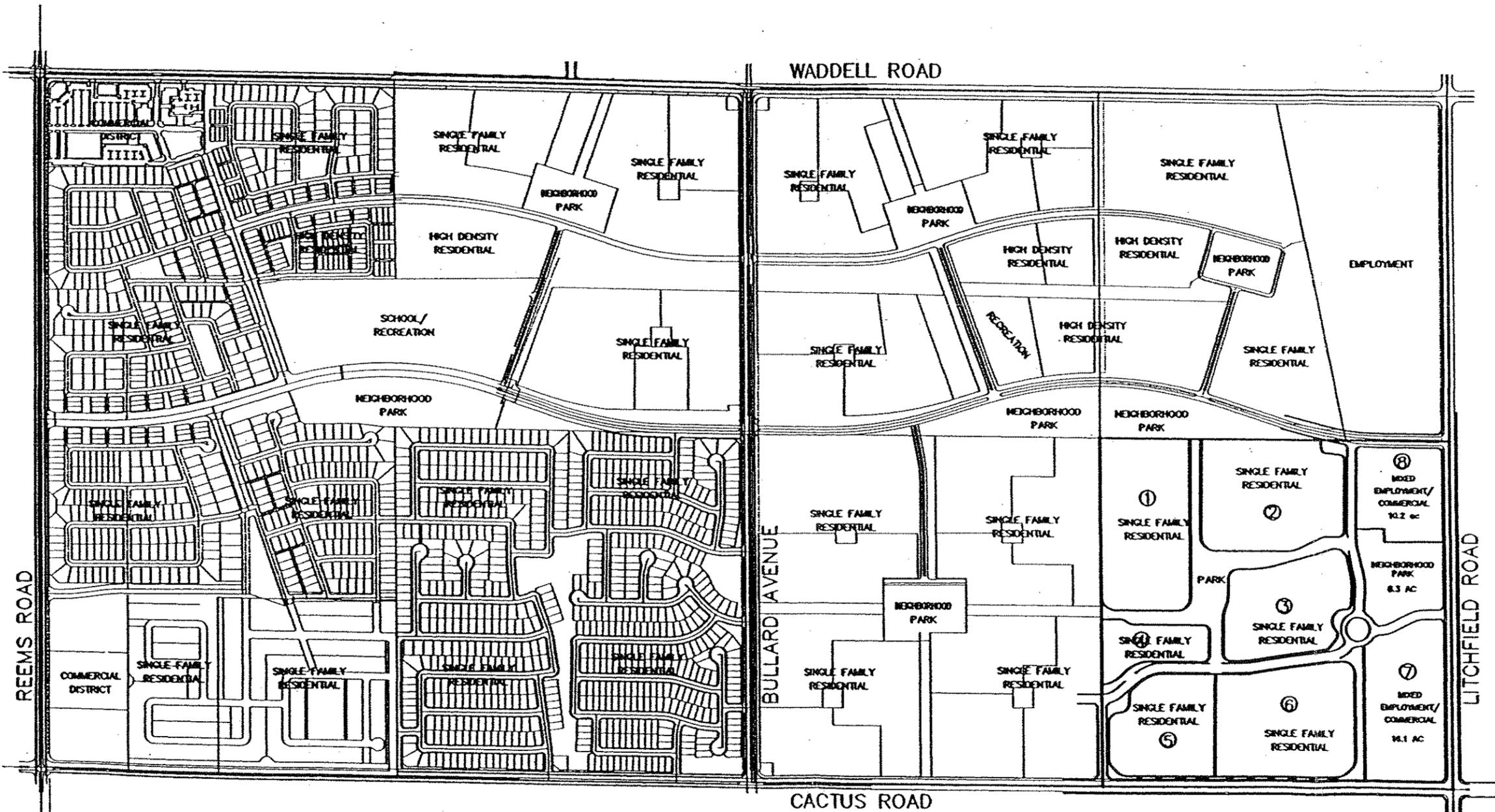
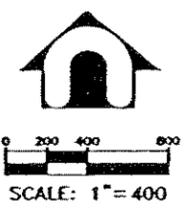
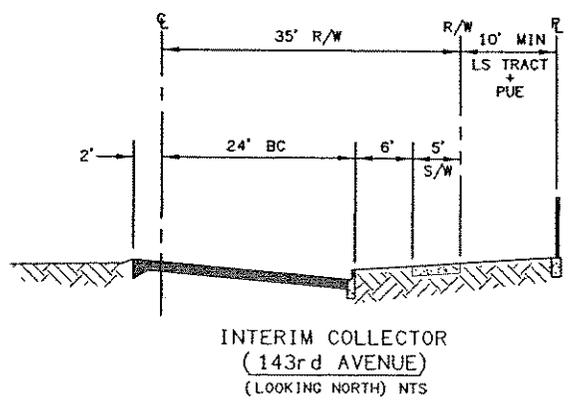
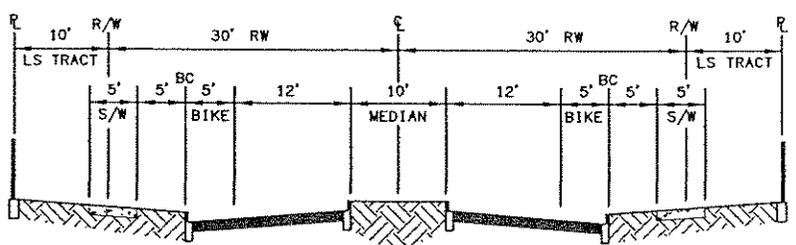
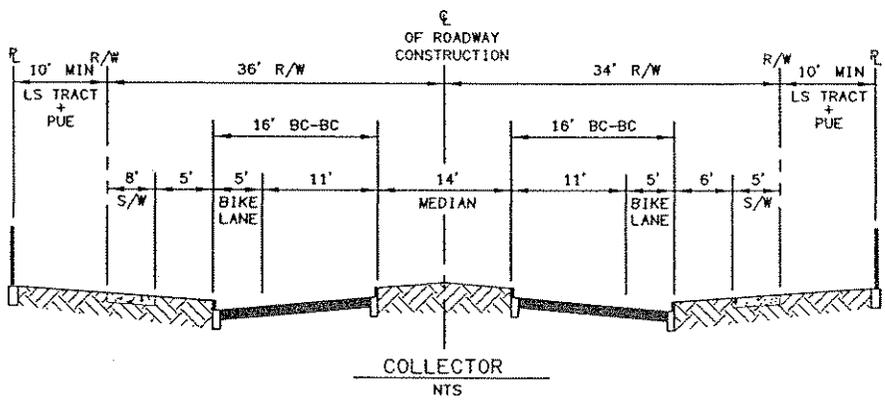
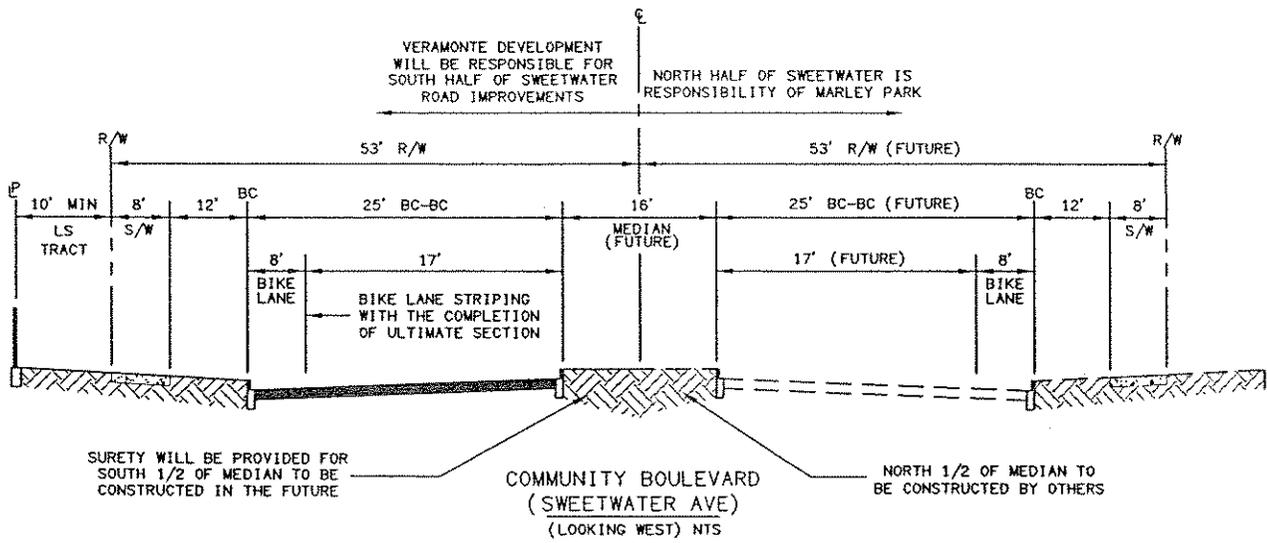


Exhibit: H



| | | | | | |
|--|-----|------|---------|----------|----|
| DESIGN BY | CDC | DATE | 10/9/02 | REVISION | BT |
| CHECKED BY | | | | | |
| DAVID EVANS AND ASSOCIATES INC. 7775 NORTH 16TH AVENUE, SUITE 250 PHOENIX, ARIZONA 85020 PHONE: 602.633.1151 | | | | | |
| AREA CIRCULATION MAP FOR VERAMONTE SURPRISE, ARIZONA | | | | | |
| SCALE: 1" = 400' SECTION: 16 TOWNSHIP: 3N RANGE: 1W SHEET OF JOB NO.: CRAL0015 | | | | | |



STREET CROSS SECTIONS
FOR
VERAMONTE



**DAVID EVANS
AND ASSOCIATES INC.**

EXHIBIT I

7878 North 16th St, Suite 250
Phoenix Arizona 85020
Phone: 602.678.5151

5.0 LANDSCAPING & RECREATION / COMMUNITY FACILITIES

5.1 Overview

Veramonte is being masterplanned as a traditional community with a unique sense of place. Thoughtful planning, architectural control, landscape design and recreational opportunities will celebrate the intimate character of this development. Smaller parcels with generous exposure onto open space will optimize the relationships throughout the site (see Exhibit J, Environmental Master Plan).

Community walls (see Exhibit O, Thematic Wall Elements and Exhibit P, Wall and Community Facilities Plan) and monumentation (see Exhibit N, Primary Entry Feature) will incorporate rich materials and colors and distinguish the community with recognizable character.

5.2 Landscape

The landscape will respond to the gentle sloping character of the land and incorporate specific principles that will become a signature to this project. Major entries and collector roads will incorporate formalized tree and shrub layouts (see Exhibit R, Project Entry and Traffic Calming Circle and Exhibit T, Collector Street). Arterial roads and open space tracts will have a more naturalized impression with alternating drifts of complimentary plant varieties (see Exhibit U, Minor Arterial (Cactus Road)). Residential parcels will incorporate a neighborhood street tree program along with curb separated sidewalks (see Exhibit S, Interior Local Road). The landscape will predominantly be irrigated with treated effluent from the line in Litchfield Road being installed by the City that is expected to be in place at the time of construction. If the effluent line is not available then potable water will be used until such time as the effluent line is available. Turf areas will be used responsively along high visibility areas, to convey drainage and to support the recreational opportunities of this community.

All plant material has been selected from an ADWR list consistent with the City of Surprise requirements (see Exhibit Q, Plant Palette Layout Plan). Three landscape zones have been identified that utilize overlapping palettes to address streetscapes, parks, open space and residential parcels. Each palette consists of unique plant material to provide diverse character while maintaining an overall community theme. Trees adjacent to sidewalks on all streets shall not be required to be larger than 24" box size.

5.3 Open Space/Linear Parks

Open space planning creates recreational opportunities that are an integral part of the Veramonte development. The linear open space will have an interior pedestrian circulation system and greenbelt linkage to both the neighborhood parks from all surrounding parcels, including the employment/commercial parcels and Marley Park. A tiered path system provides multi-use pedestrian and bike circulation throughout the community open spaces, with connections to all parcels, Marley Park and ultimately to other community facilities in the City such as schools and parks. (see Exhibit K, Circulation/Amenities Plan). An 8' wide Regional Multi-Use Trail will be located adjacent to Parcel 1 and Parcel 2 to provide a connection from Marley Park on the north to the Primary Neighborhood Park. Eight foot walks will be located along one side of the collector roads and provide a connection from Marley Park and the 8' Regional Trail to Cactus Road on the south. A 6' walk will connect the Marley Park linear park on the west through the open space tract between Parcels 1 and 4 to the 8' Regional Trail. A 5'

walk will be located on the opposite side of the collector road from the 8' walk and provide pedestrian access through the smaller open space tracts. No recreation or pedestrian use will be located within the roundabout for safety reasons.

The open space system will provide active and passive recreational areas as well as providing drainage and retention for the community. Generous landscaping will shade the walks and amenities as well as buffer adjacent residential lots.

The facilities provided within the parks and open space are programmed to compliment each other and address the needs of Veramonte's residents.

5.4 Neighborhood Park

The smaller neighborhood park is located in the heart of the residential development (see Exhibit L, Neighborhood Park). The park has open street frontage on two sides as well as convenient path connections from outlying neighborhoods and Marley Park. There are also other passive neighborhood open space tracts to provide additional recreational opportunities for the residents.

The neighborhood park will be improved within the first phase of development and will include a shade ramada, sand tot lot with play structure, swings, benches, tables, a large turf activity area and lush landscaping. A path system will provide circulation around the park and connect to the overall community path system.

5.5 Primary Neighborhood Park

An 8.3 net acre Primary Neighborhood Park located on the east side of the site will provide additional amenities that address organized activities on a larger community scale (see Exhibit M, Primary Neighborhood Park/Mixed Use Employment). The park will provide parking for approximately forty (40) cars through shared use opportunities with the employment/commercial parcel to the north. Upon the development of Commercial Parcel 8, a cross-access easement shall be provided by Commercial Parcel 8 to the owner of the Park for 40 parking spaces in close proximity to the Park for use outside normal business hours. The park will provide a regulation soccer field, little league softball, larger sand playground, shade ramada, multi-use path and trail system. Site furnishings will also include picnic tables, benches, drinking fountain, trash receptacles, bike racks and BBQ grills. This park will be owned by the Veramonte Homeowners Association and developed with Phase 1.

The park will have a formalized gathering area and picnic lawn for larger community events within close proximity to the parking lot, ramada and tot lot. The sports fields will be in the southern portion of the park in areas planned for shared retention use.

FORMALIZED PLANTING IN LANDSCAPE TRACT ADJACENT TO FUTURE DEVELOPMENT.

PATH AND OPEN SPACE CONNECTION TO ADJACENT PARCEL.

PARTIAL VIEW FENCE ALONG NARROW OPEN SPACE TRACTS.

Neighborhood Park
SHADE RAMADA, SAND TOT LOT, SWINGS, LOOPING PATH SYSTEM, TABLES, BENCHES, TRASH, DRINKING FOUNTAIN, TURF ACTIVITY AREA, ENHANCED LANDSCAPE.

VIEW FENCE ALONG LOTS FRONTING ON TO OPEN SPACE.

LINEAR OPEN SPACE WITH TURF LINED DRAINAGE CHANNELS AND FOUNDATION PLANTING ALONG EACH SIDE.

6' MULTI USE PATH WITH SEATING NODES AND CONNECTION TO ADJACENT PARCEL.

MEDIAN ISLAND AND FORMAL TREE MASSING ALONG NEIGHBORHOOD ENTRY.

NEIGHBORHOOD POCKET PARK.

FUTURE CONNECTION INTO ADJACENT DEVELOPMENT.

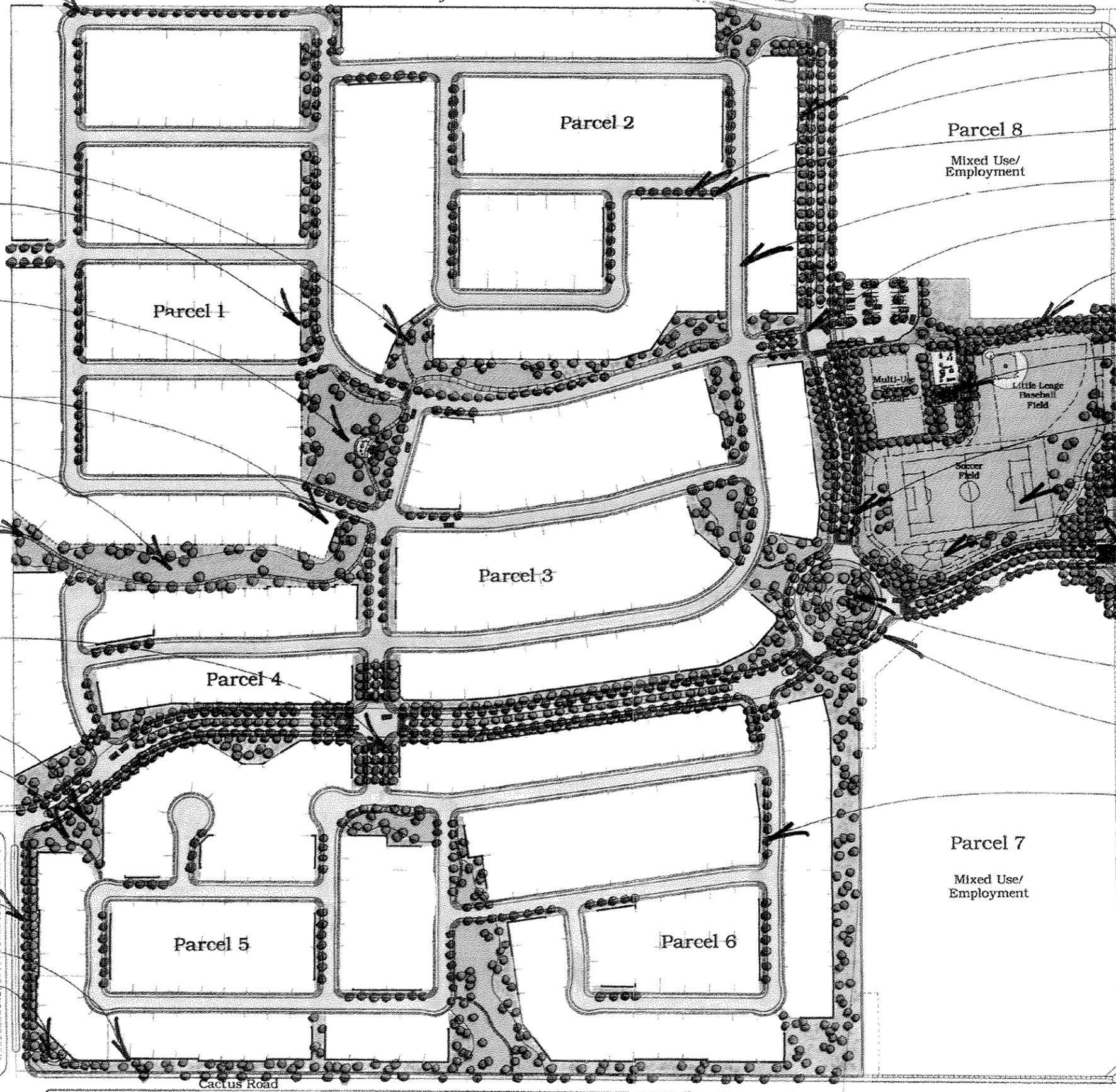
2" DEEP, 1/2" MINUS DECOMPOSED GRANITE TO ALL LANDSCAPE AREAS.

VARIABLE WALL SETBACK ALONG ARTERIAL ROADS.

PRIMARY ENTRY SIGNWALL FRAMED BY FORMAL SPACED LIVE OAK TREES.

Marley Park

Limit of Project



PERIMETER THEMEWALL WITH ACCENT COLUMNS
SIDEYARD THEMEWALL AND LANDSCAPE TRACTS TO BE INSTALLED WITH INDIVIDUAL PARCEL IMPROVEMENTS.

PARCEL IMPROVEMENTS TO CORRESPOND WITH DEVELOPMENTS.

PARKWAY LANDSCAPE ALONG RESIDENTIAL LOTS TO BE INSTALLED WITH FRONT YARD LANDSCAPE.

DECORATIVE CONCRETE PAVERS AT MAJOR ENTRIES AND 8'-0" TRAIL CROSSINGS.

8' MULTI-USE PATH SYSTEM WITHIN LINEAR PARK TO PROVIDE CONTINUOUS CIRCULATION THRU SITE.

Primary Neighborhood Park
SHADE RAMADA, SAND TOT LOT, GREAT LAWN, 8' WIDE MULTI USE PATH, SITE FURNISHINGS AND LOW WATER USE LANDSCAPE.

FORMALLY PLANTED LIVE OAK ALONG INTERIOR COLLECTOR ROAD.

TURF SPORTS FIELDS WITHIN RETENTION.

LOW POINT OF RETENTION TO DRAIN FIELDS.

PRIMARY ENTRY SIGNWALL FRAMED BY FORMAL SPACED LIVE OAK TREES.

TRAFFIC CALMING CIRCLE WITH RAISED GRADE, DECORATIVE GARDENWALL AND THEMATIC LANDSCAPE.

LANDSCAPE EASEMENT FOR PEDESTRIAN CONNECTION LANDSCAPE BUFFER TO FUTURE COMMERCIAL. THIS AREA TO BE DESIGNED AND REVIEWED WITH COMMERCIAL CENTER

LANDSCAPE IMPROVEMENTS TO BE INSTALLED WITH PARCEL DEVELOPMENTS AT TIME OF HOME BUILDING

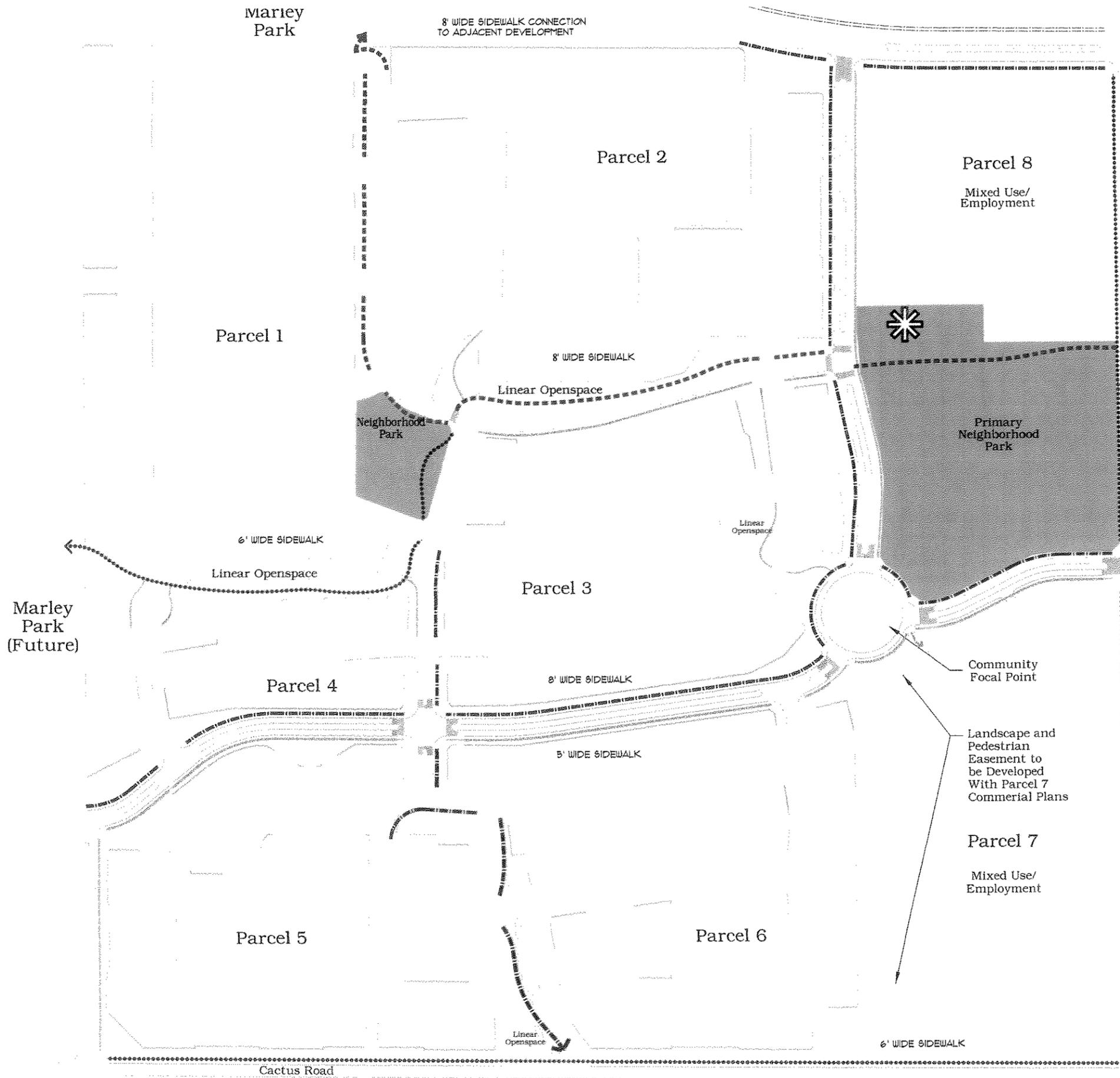
General Notes

- LANDSCAPE TO BE IRRIGATED WITH EFFLUENT WATER SUPPLIED BY THE CITY OF SURPRISE.
- ALL LANDSCAPE TO BE MAINTAINED BY A PRIVATE HOME OWNERS ASSOCIATION
- SCHEMATIC LAYOUT OF LANDSCAPE BASED ON CONCEPTUAL LOTS LAYOUT AND DESIGN. ACTUAL LANDSCAPE DESIGN TO BE SUBMITTED WITH FINAL PLAT

Litchfield Road

Cactus Road

Exhibit: J
Environmental Master Plan



Legend

- 8' Wide Pedestrian / Bicycle Trail
- 8' Detached Sidewalk
- 6' Detached Sidewalk
- 5' Detached Sidewalk
- Trailhead and Parking
- Decorative Pavers

PARK PROGRAMMING

VERAMONTE HAS BEEN MASTER-PLANNED TO OFFER RESIDENTS ABUNDANT OPEN SPACE AND A WIDE VARIETY OF RECREATIONAL FACILITIES. AMENITIES ARE DISTRIBUTED THROUGHOUT THE PROJECT WITHIN LINEAR OPENSAPCE, THE PRIMARY NEIGHBORHOOD PARK AND THE NEIGHBORHOOD PARK. ALL FACILITIES ARE LINKED WITH PEDESTRIAN AND BICYCLE PATHWAYS.

NEIGHBORHOOD PARK

THE MASTER DEVELOPER WILL INSTALL THE NEIGHBORHOOD PARK AND LINEAR OPEN SPACE TRAIL SYSTEM THAT INTERCONNECTS PARCELS THROUGHOUT THE COMMUNITY. THE NEIGHBORHOOD PARK AND LINEAR OPEN SPACE WILL BE INSTALLED WITH INITIAL INFRASTRUCTURE IMPROVEMENTS CORRESPONDING TO EACH PHASE OF DEVELOPMENT. ALL OPEN SPACE FACILITIES WILL BE MAINTAINED BY A PRIVATE HOME OWNERS ASSOCIATION ESTABLISHED BY THE DEVELOPER.

RECREATION AMENITIES

- SHADE RAMADA
- MULTI-USE TURF SPORTS FIELD
- DRINKING FOUNTAIN
- BARBEQUE GRILL/TRASH (2 EACH)
- SINGLE POST SWING SET
- TOT LOT
- SEE-SAW
- PICNIC TABLES (3 TOTAL)
- PARK BENCHES (2 TOTAL)
- BIKE RACK (2 TOTAL)

LINEAR PARKS

LINEAR PARKS WILL PROVIDE A PEDESTRIAN CONNECTION NORTH AND SOUTH WITH ADJACENT COMMUNITY TRAIL SYSTEMS AND RECREATIONAL AREAS. THEY WILL FURTHER PROVIDE CONNECTION FOR BICYCLES AND PEDESTRIANS FROM THE PRIMARY NEIGHBORHOOD PARK TO THE TRAIL SYSTEM WITHIN THE ADJACENT COMMUNITY.

RECREATION AMENITIES

- GAZEBO
- SAND STUDIO
- SEATING NODES W/PARK BENCHES
- BIKE RACKS
- SWING SET
- PICNIC TABLES ON CONCRETE PADS

PRIMARY NEIGHBORHOOD PARK

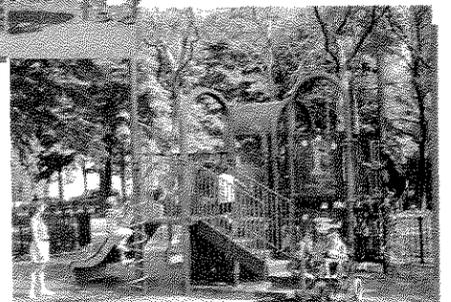
THE MASTER DEVELOPER WILL INSTALL THE PRIMARY NEIGHBORHOOD PARK TO TIE INTO THE OVERALL HIERARCHY OF PARKS PLANNED BY THE CITY OF SURPRISE IN THIS AREA. FACILITIES WILL TIE INTO THE CIRCULATION PLAN FOR THE COMMUNITY AND ADJACENT RECREATIONAL USES. ALL AMENITIES WITHIN THE PRIMARY NEIGHBORHOOD PARK WILL BE CONSTRUCTED AND INSTALLED PER CITY OF SURPRISE GUIDELINES AND MAINTENANCE TURNED OVER TO THE CITY PARKS AND RECREATION DEPARTMENT UPON ACCEPTANCE.

RECREATION AMENITIES

- SHADE RAMADAS
- MULTI-USE TURF SPORTS FIELD
- LITTLE LEAGUE FIELD
- SINGLE POST SWING SET
- COOL CLIMBER
- TOT LOT
- SEE-SAW
- PICNIC TABLES (3 TOTAL)
- PARK BENCHES (2 TOTAL)
- BIKE RACK (2 TOTAL)
- DRINKING FOUNTAIN
- BARBEQUE GRILL/TRASH (2 EACH)

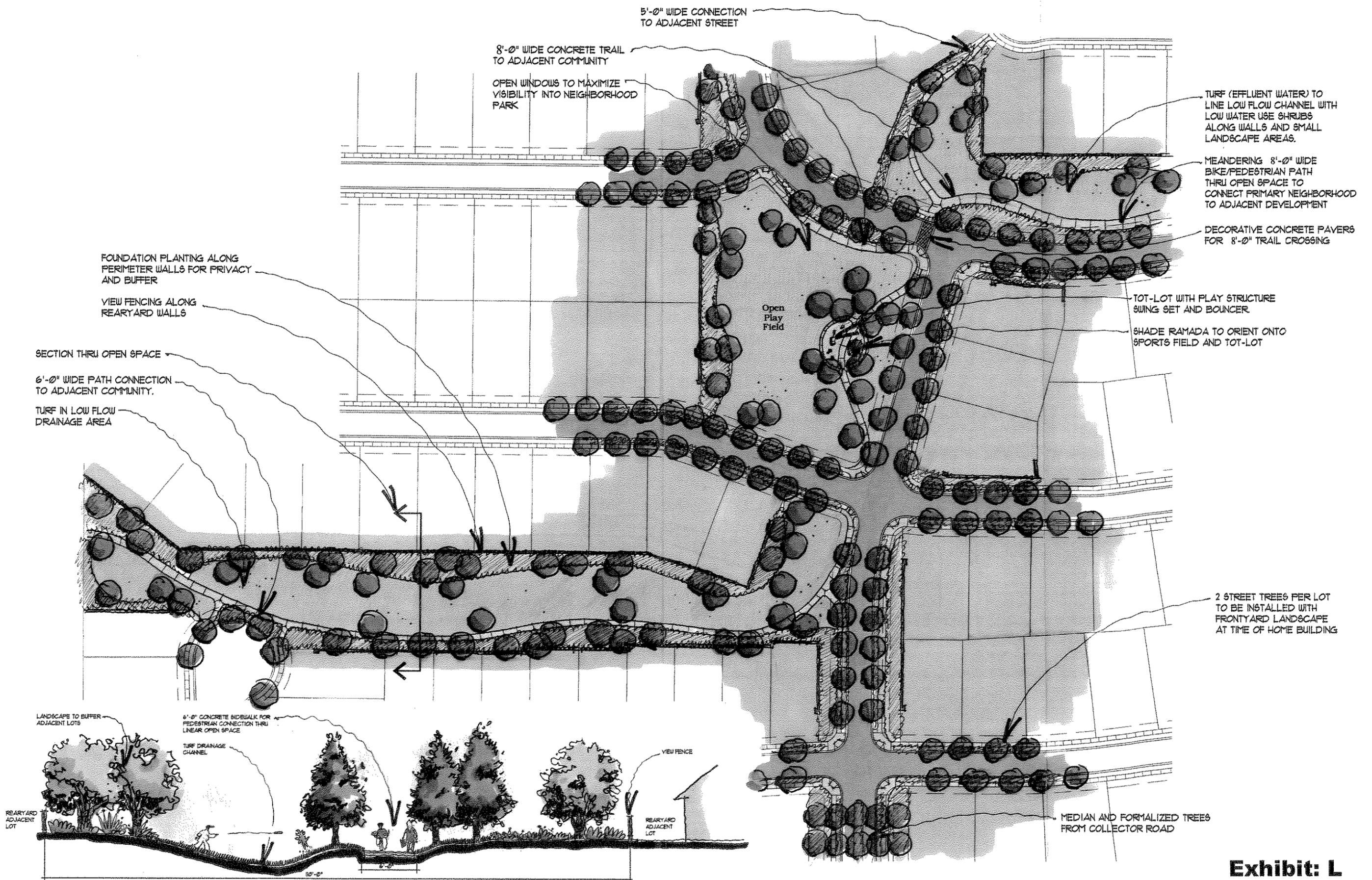


Primary Neighborhood Park



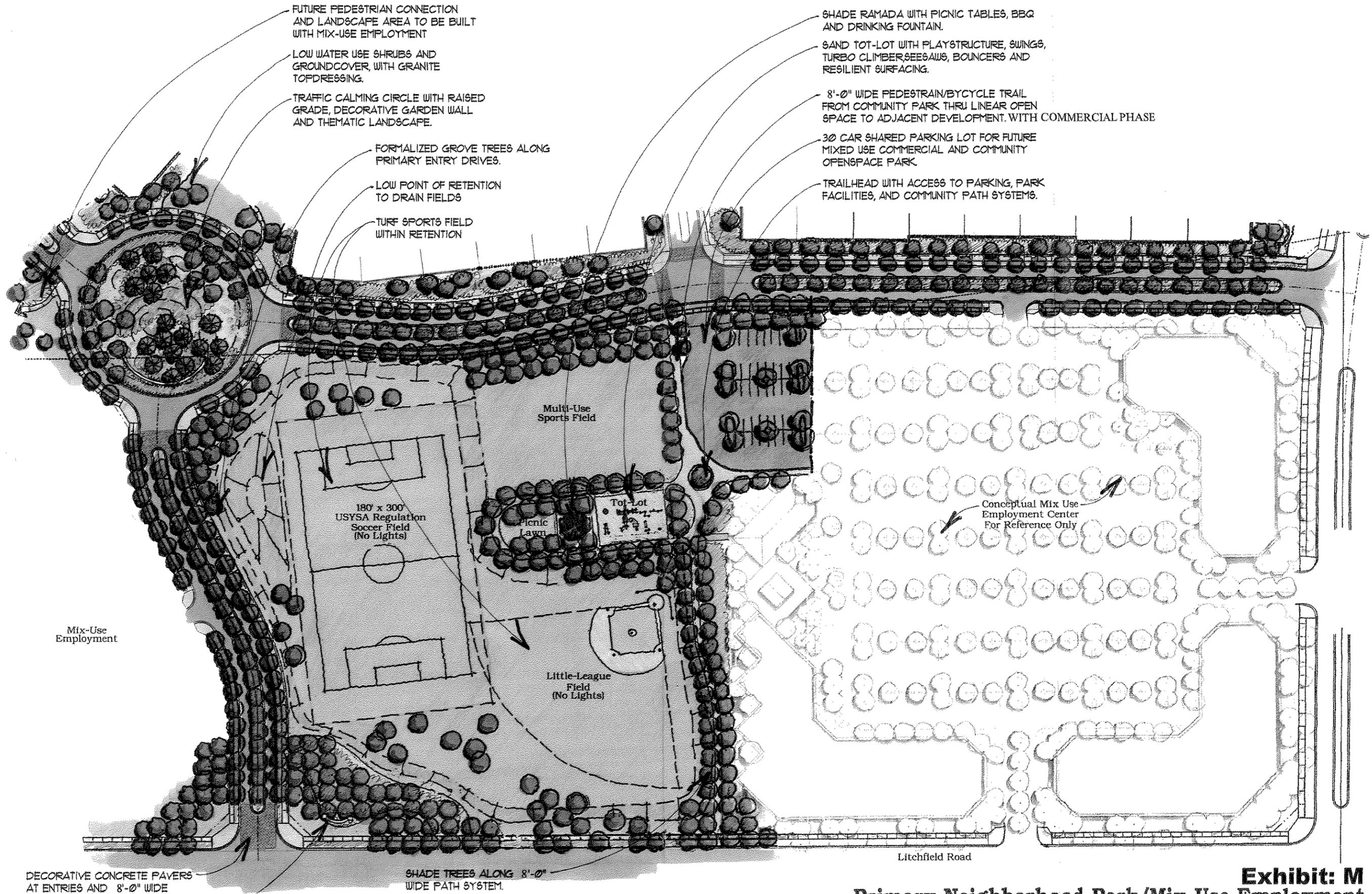
Neighborhood Park

**Exhibit: K
Circulation/Ammenities Plan**



Section Thru Open Space/Drainage

Exhibit: L
Neighborhood Park



FUTURE PEDESTRIAN CONNECTION AND LANDSCAPE AREA TO BE BUILT WITH MIX-USE EMPLOYMENT

LOW WATER USE SHRUBS AND GROUND COVER, WITH GRANITE TOPDRESSING.

TRAFFIC CALMING CIRCLE WITH RAISED GRADE, DECORATIVE GARDEN WALL AND THEMATIC LANDSCAPE.

FORMALIZED GROVE TREES ALONG PRIMARY ENTRY DRIVES.

LOW POINT OF RETENTION TO DRAIN FIELDS

TURF SPORTS FIELD WITHIN RETENTION

SHADE RAMADA WITH PICNIC TABLES, BBQ AND DRINKING FOUNTAIN.

SAND TOT-LOT WITH PLAYSTRUCTURE, SWINGS, TURBO CLIMBER, SEESAW, BOUNCERS AND RESILIENT SURFACING.

8'-0" WIDE PEDESTRIAN/BICYCLE TRAIL FROM COMMUNITY PARK THRU LINEAR OPEN SPACE TO ADJACENT DEVELOPMENT. WITH COMMERCIAL PHASE

30 CAR SHARED PARKING LOT FOR FUTURE MIXED USE COMMERCIAL AND COMMUNITY OPENSOURCE PARK.

TRAILHEAD WITH ACCESS TO PARKING, PARK FACILITIES, AND COMMUNITY PATH SYSTEMS.

Mix-Use Employment

180 x 300 USYSA Regulation Soccer Field (No Lights)

Multi-Use Sports Field

Picnic Lawn

Tot Lot

Little-League Field (No Lights)

Conceptual Mix Use Employment Center For Reference Only

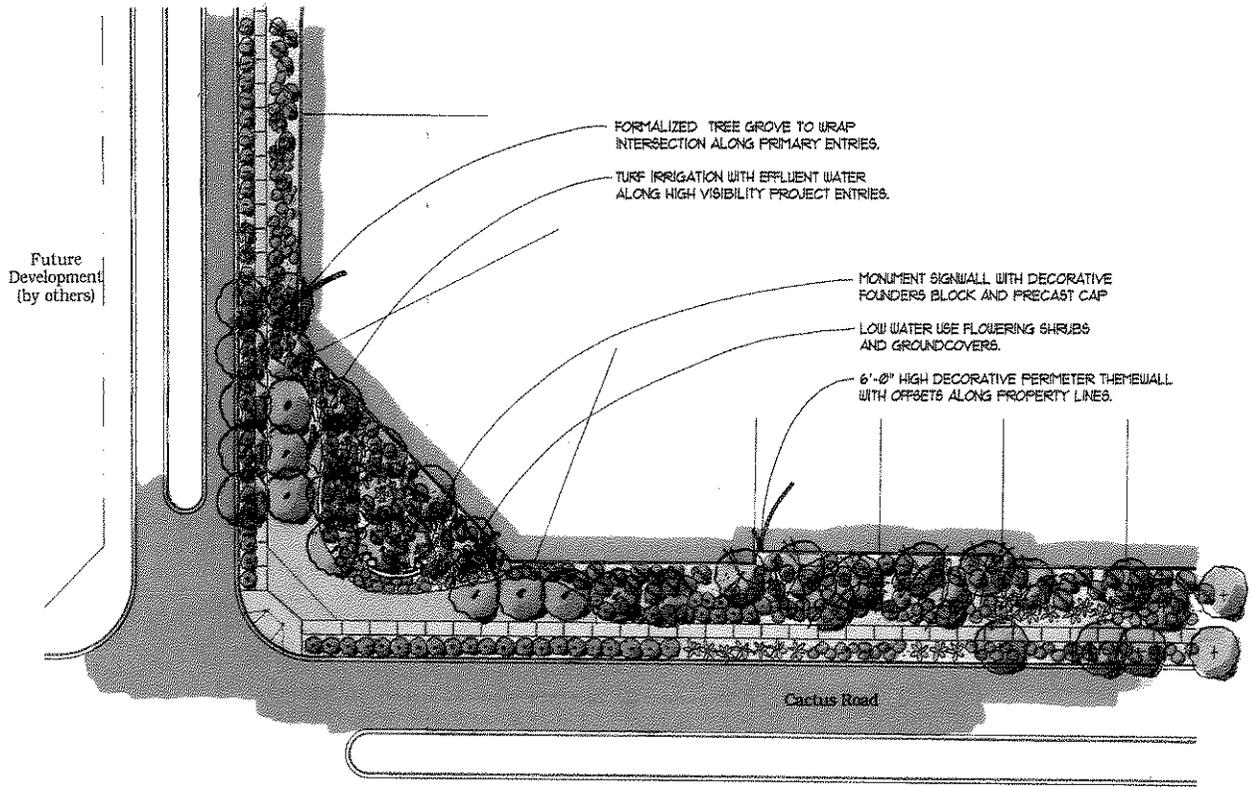
Litchfield Road

DECORATIVE CONCRETE PAVERS AT ENTRIES AND 8'-0" WIDE TRAIL CROSSINGS.

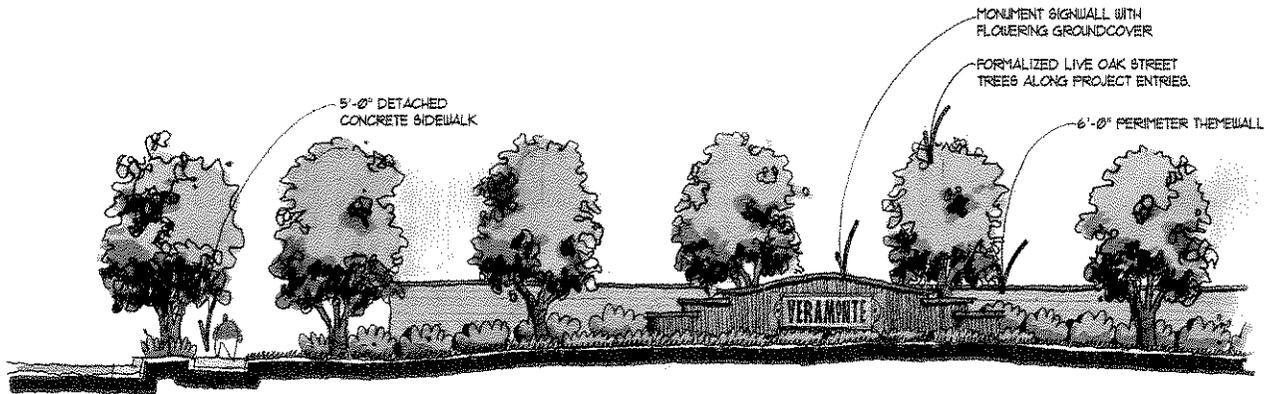
SHADE TREES ALONG 8'-0" WIDE PATH SYSTEM.

PRIMARY ENTRY FEATURE

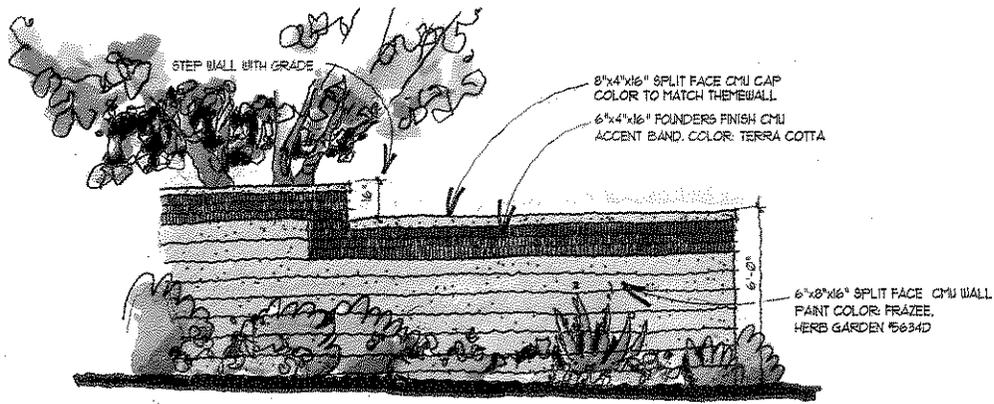
Exhibit: M
Primary Neighborhood Park/Mix Use Employment



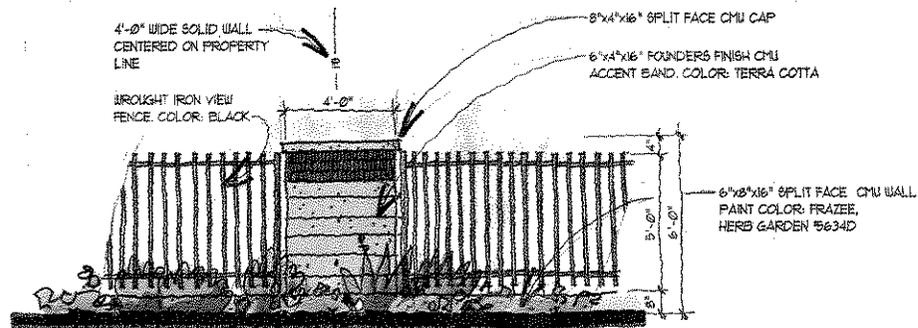
Primary Entry Landscape



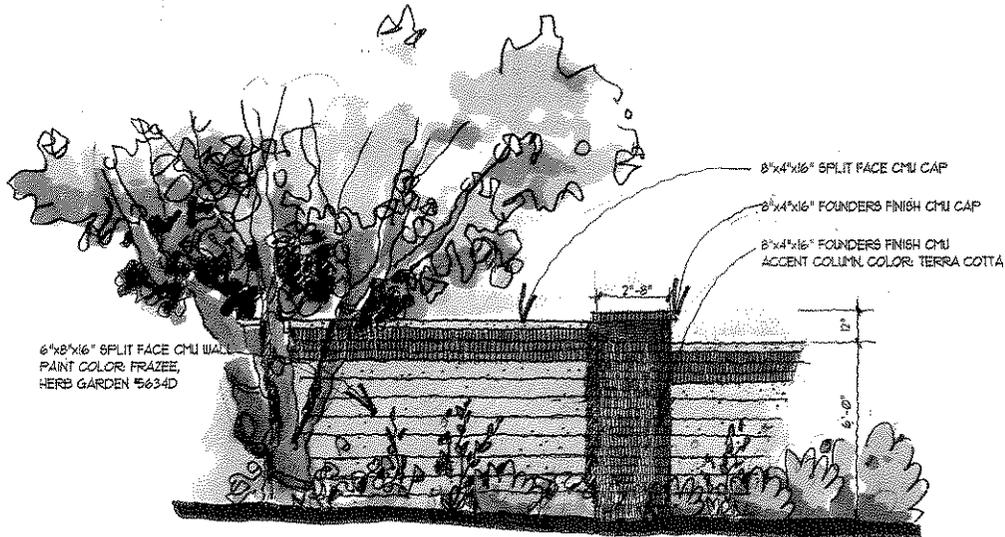
Primary Entry Monumentation



Perimeter Themewall



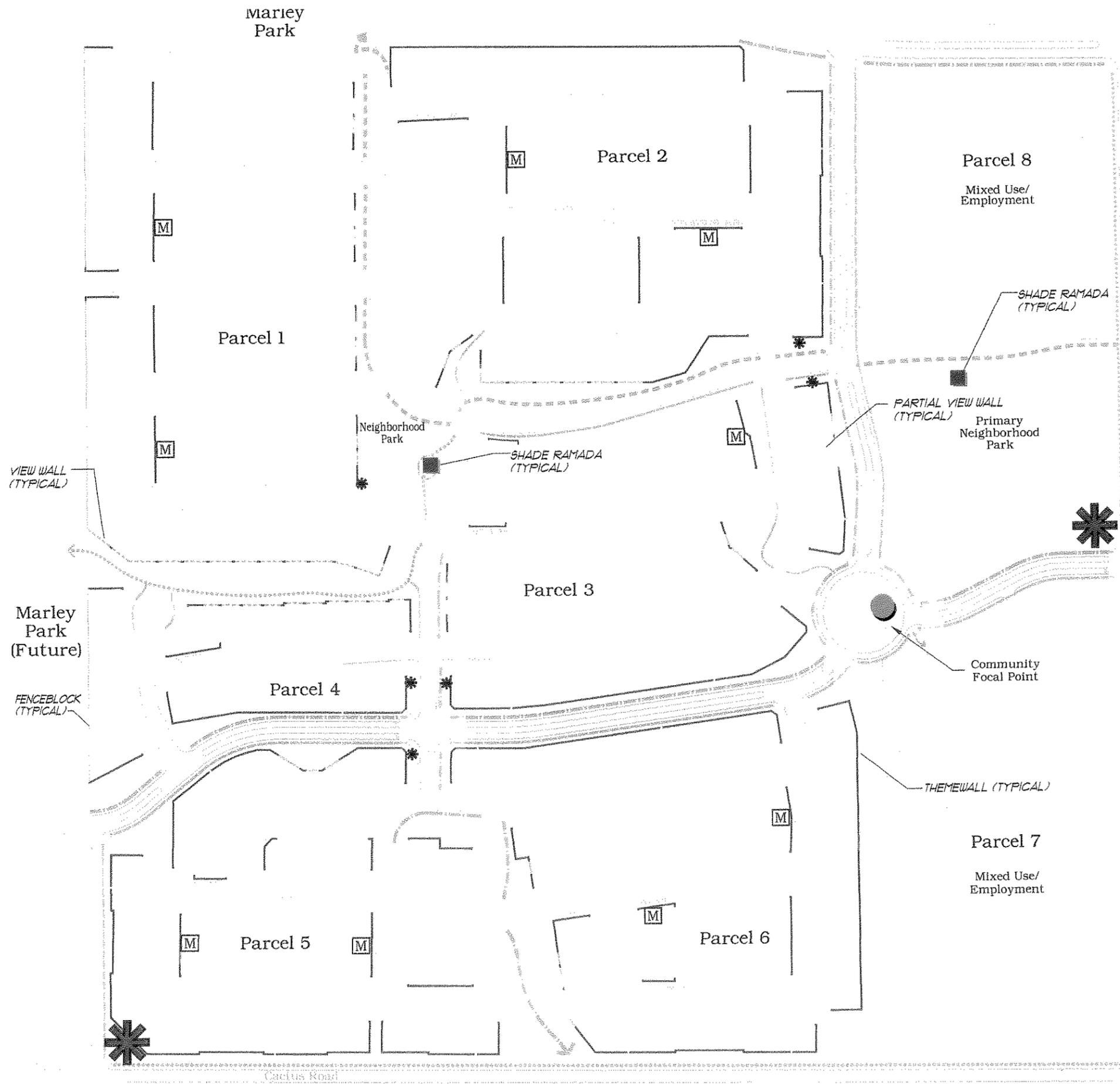
View Fence



Decorative Column

Notes:

- Schematic Design
- Schematic Design of Perimeter Themewall, View Fence and Decorative Columns. Final wall Elements will meet City of Surprise Guidelines for Pool Barrier requirements at time of Final Plat Submittal



Legend

-  Project Identity
-  Possible Parcel Entry Feature
-  View Fence
-  Partial View Fence
-  Themewall
-  Decorative Column
(TO BE EVALUATED BASED ON SITE PLAN)
-  Fenceblock Wall
-  Directional Sign
-  Community Mailbox
-  Shade Ramada

Notes:

- *Schematic Layout*
Schematic Layout of Wall and Community Facilities Base Upon Conceptual Lot Layout and Design. Actual Wall Design With Columns, Mailbox, Ramadas and Parks to be Submitted With Final Plats.



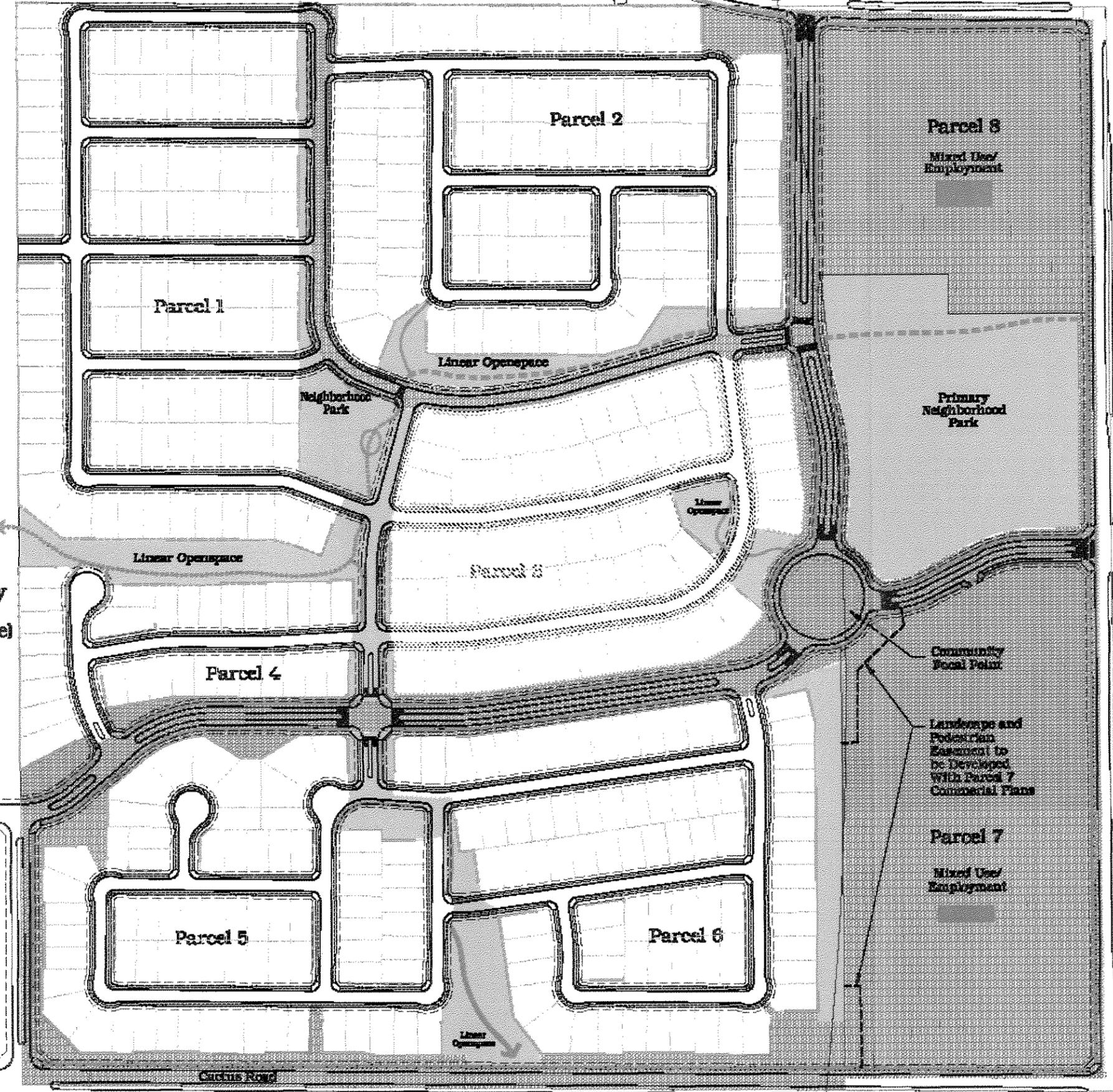
Primary Neighborhood Park Ramada



Neighborhood Park Ramada

Exhibit: P
Wall and Community Facilities Plan

Marley Park



Marley Park (Future)

COMMUNITY STREETSCAPE

| BOTANICAL NAME | COMMON NAME | BOTANICAL NAME | COMMON NAME |
|--|----------------------|------------------------------------|--------------------------|
| Trees | | Groundcover | |
| <i>Acacia salicina</i> | Willow Acacia | <i>Acacia redolens 'D. Carpet'</i> | Desert Carpet Acacia |
| <i>Dalbergia sissoo</i> | Sissoo Tree | <i>Banksia emulhadsia</i> | Desert Marigold |
| <i>Eucalyptus Pycnantha</i> | Ghost Gum | <i>Lantana camara 'New Gold'</i> | New Gold Lantana |
| <i>Pinus banksia lambertiana</i> | Manndel Pine | <i>Lantana montevidensis</i> | Radiance Lantana |
| <i>Prosopis sp.</i> | Thornless Mesquite | <i>Myoporum parviflorum</i> | Myoporum |
| <i>Quercus virginiana</i> | Live Oak | <i>Oenothera bihirsens</i> | Mexican Evening Primrose |
| | | <i>Penstemon superbus</i> | Superb Penstemon |
| Cacti/Agaves | | | |
| <i>Agave Weberii</i> | Weber's Agave | | |
| <i>Agave attenuata</i> | Sisalana Agave | | |
| <i>Hesperaloe parviflora</i> | Red Yucca | | |
| <i>Muhlenbergia lindheimeri</i> | 'Autumn Glow' | | |
| Shrubs | | | |
| <i>Bougainvillea 'B. Rust'</i> | Bush Bougainvillea | | |
| <i>Ceanothus mexicanus</i> | Mexican Bird of | | |
| <i>Paratree</i> | | | |
| <i>Ceanothus pulcherrimus</i> | Red Bird of Paradise | | |
| <i>Cassia oligosperma</i> | Outback Cassia | | |
| <i>Dalca frutescens 'Sierra Negra'</i> | Black Dalca | | |
| <i>Dodonaea viscosa 'Purplea'</i> | Purple Hopbush | | |
| <i>Erythraea litchfordii</i> | Brakebush | | |
| <i>Eriocaulon lanifolium</i> | Turquoise Bush | | |
| <i>Eriocaulon lanifolium</i> | Valentine Bush | | |
| <i>Leucophaea frutescens</i> | Green Cloud | | |
| <i>Ligustrum japonicum</i> | Waxleaf Privet | | |
| <i>Myrsine communis 'Compact'</i> | Compact Myrtle | | |
| <i>Nerium oleander</i> | Frane Pink Oleander | | |
| <i>Ruellia brittaniana</i> | British Ruelle | | |
| <i>Ruellia peruviana</i> | Desert Ruelle | | |
| <i>Tagetes pallens (Lambert)</i> | Mr. Lambert Marigold | | |
| <i>Tetonia hybrid</i> | 'Orange Jubilee' | | |
| <i>Vigiera deltoidea</i> | Goldensue | | |

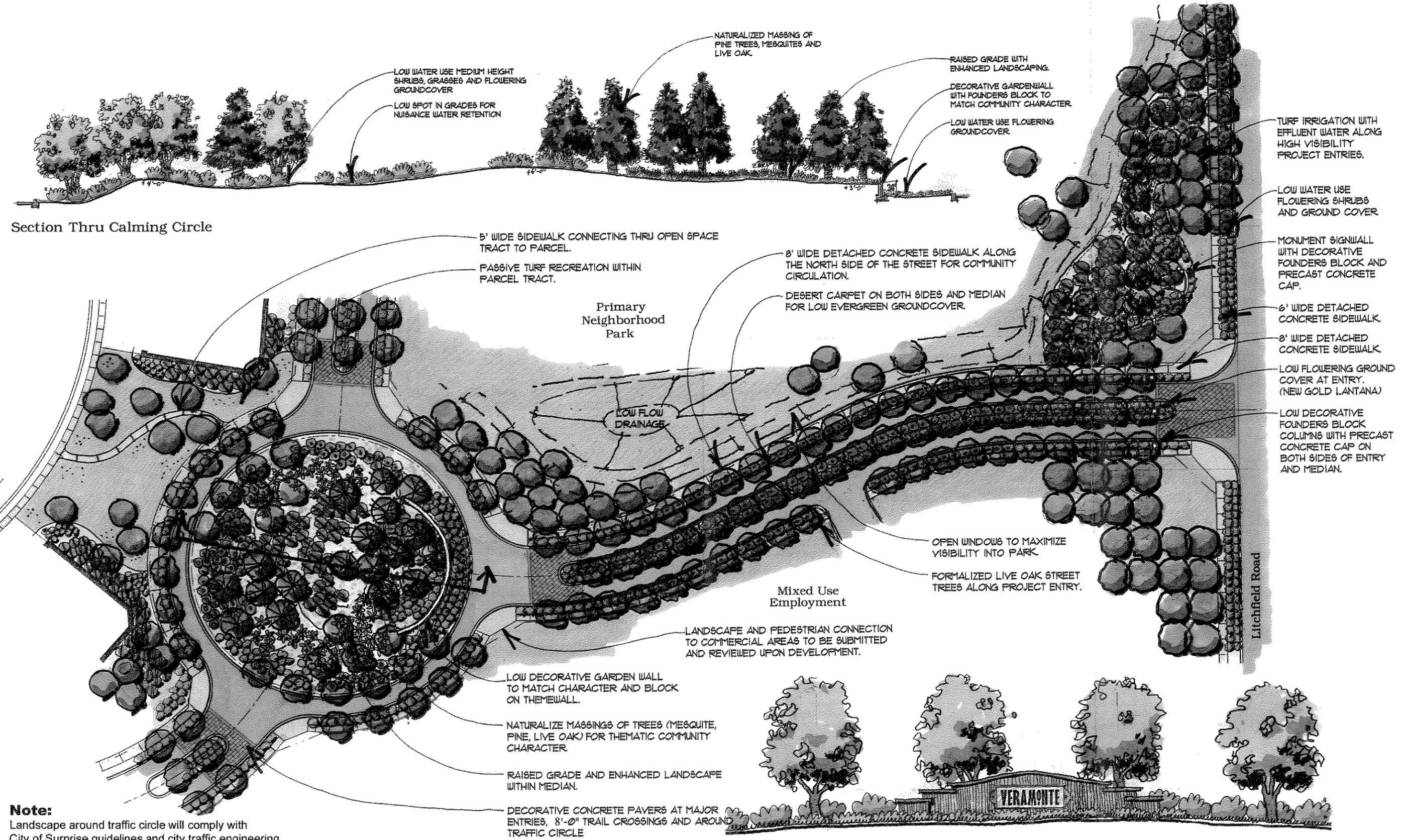
OPEN SPACE/NEAR PARKS

| BOTANICAL NAME | COMMON NAME | BOTANICAL NAME | COMMON NAME |
|--|----------------------|------------------------------------|--------------------------|
| Trees | | Shrubs (cont.) | |
| <i>Acacia salicina</i> | Willow Acacia | <i>Yucca hybrid</i> | 'Orange Jubilee' |
| <i>Acacia salicina</i> | Willow Acacia | <i>Vigiera deltoidea</i> | Goldensue |
| <i>Cercidium hybrid</i> | 'Desert Museum' | | |
| <i>Eucalyptus Pycnantha</i> | Ghost Gum | Groundcover | |
| <i>Pinus banksia lambertiana</i> | Manndel Pine | <i>Acacia redolens 'D. Carpet'</i> | Desert Carpet Acacia |
| <i>Prosopis sp.</i> | Thornless Mesquite | <i>Banksia emulhadsia</i> | Desert Marigold |
| <i>Quercus virginiana</i> | Live Oak | <i>Lantana camara 'New Gold'</i> | New Gold Lantana |
| | | <i>Lantana montevidensis</i> | Purple Lantana |
| Cacti/Agaves | | <i>Myoporum parviflorum</i> | Myoporum |
| <i>Agave Weberii</i> | Weber's Agave | <i>Oenothera bihirsens</i> | Mexican Evening Primrose |
| <i>Agave attenuata</i> | Sisalana Agave | <i>Penstemon superbus</i> | Superb Penstemon |
| <i>Hesperaloe parviflora</i> | Desert Desert Spoon | | |
| <i>Muhlenbergia lindheimeri</i> | Red Yucca | | |
| | 'Autumn Glow' | | |
| Shrubs | | | |
| <i>Bougainvillea 'B. Rust'</i> | Bush Bougainvillea | | |
| <i>Buddleia maritima</i> | Woolly Butterflybush | | |
| <i>Ceanothus mexicanus</i> | Mexican Bird of | | |
| <i>Paratree</i> | | | |
| <i>Ceanothus pulcherrimus</i> | Red Bird of Paradise | | |
| <i>Cassia oligosperma</i> | Pink Fairy Duster | | |
| <i>Dalca frutescens 'Sierra Negra'</i> | Outback Cassia | | |
| <i>Dodonaea viscosa 'Purplea'</i> | Black Dalca | | |
| <i>Erythraea litchfordii</i> | Purple Hopbush | | |
| <i>Eriocaulon lanifolium</i> | Brakebush | | |
| <i>Eriocaulon lanifolium</i> | Turquoise Bush | | |
| <i>Eriocaulon lanifolium</i> | Valentine Bush | | |
| <i>Leucophaea frutescens</i> | Green Cloud | | |
| <i>Ligustrum japonicum</i> | Waxleaf Privet | | |
| <i>Myrsine communis 'Compact'</i> | Compact Myrtle | | |
| <i>Nerium oleander</i> | Frane Pink Oleander | | |
| <i>Ruellia brittaniana</i> | British Ruelle | | |
| <i>Ruellia peruviana</i> | Desert Ruelle | | |
| <i>Spatholobus suberectus</i> | Desert Goldeneye | | |

NEIGHBORHOOD STREETSCAPE

| BOTANICAL NAME | COMMON NAME | BOTANICAL NAME | COMMON NAME |
|--|----------------------|------------------------------------|----------------------|
| Trees | | Groundcover | |
| <i>Acacia salicina</i> | Willow Acacia | <i>Acacia redolens 'D. Carpet'</i> | Desert Carpet Acacia |
| <i>Carya illinoensis</i> | Pecan Tree | <i>Banksia emulhadsia</i> | Desert Marigold |
| <i>Chitalpa tabularis hybrid</i> | Chitalpa | <i>Cassia grandiflora 'Turtle'</i> | Natal Plum |
| <i>Dalbergia sissoo</i> | Sissoo Tree | <i>Lantana camara 'New Gold'</i> | New Gold Lantana |
| <i>Eucalyptus Pycnantha</i> | Ghost Gum | <i>Lantana montevidensis</i> | People Lantana |
| <i>Fraxinus velutina 'Rio Grande'</i> | Fraxinus Ash | <i>Lantana montevidensis</i> | Radiance Lantana |
| <i>Platanus texensis</i> | Evergreen Platanus | <i>Myoporum parviflorum</i> | Myoporum |
| <i>Quercus virginiana</i> | Live Oak | | |
| <i>Ulmus parviflora v. 'Sampsoniana'</i> | Evergreen Elm | | |
| Cacti/Agaves | | | |
| <i>Hesperaloe parviflora</i> | Desert Desert Spoon | | |
| <i>Muhlenbergia lindheimeri</i> | Red Yucca | | |
| <i>Ruellia strobilata</i> | 'Autumn Glow' | | |
| | Boatgrass | | |
| Shrubs | | | |
| <i>Cassia grandiflora 'Turtle'</i> | Natal Plum | | |
| <i>Eriocaulon lanifolium</i> | Turquoise Bush | | |
| <i>Eriocaulon lanifolium</i> | Valentine Bush | | |
| <i>Myrsine communis 'Compact'</i> | Compact Myrtle | | |
| <i>Ruellia brittaniana</i> | Desert Ruelle | | |
| Groundcover | | | |
| <i>Acacia redolens 'D. Carpet'</i> | Desert Carpet Acacia | | |
| <i>Banksia emulhadsia</i> | Desert Marigold | | |
| <i>Cassia grandiflora 'Turtle'</i> | Natal Plum | | |
| <i>Lantana camara 'New Gold'</i> | New Gold Lantana | | |
| <i>Lantana montevidensis</i> | People Lantana | | |
| <i>Lantana montevidensis</i> | Radiance Lantana | | |
| <i>Myoporum parviflorum</i> | Myoporum | | |

**Exhibit Q
Plant Palette Layout Plan**

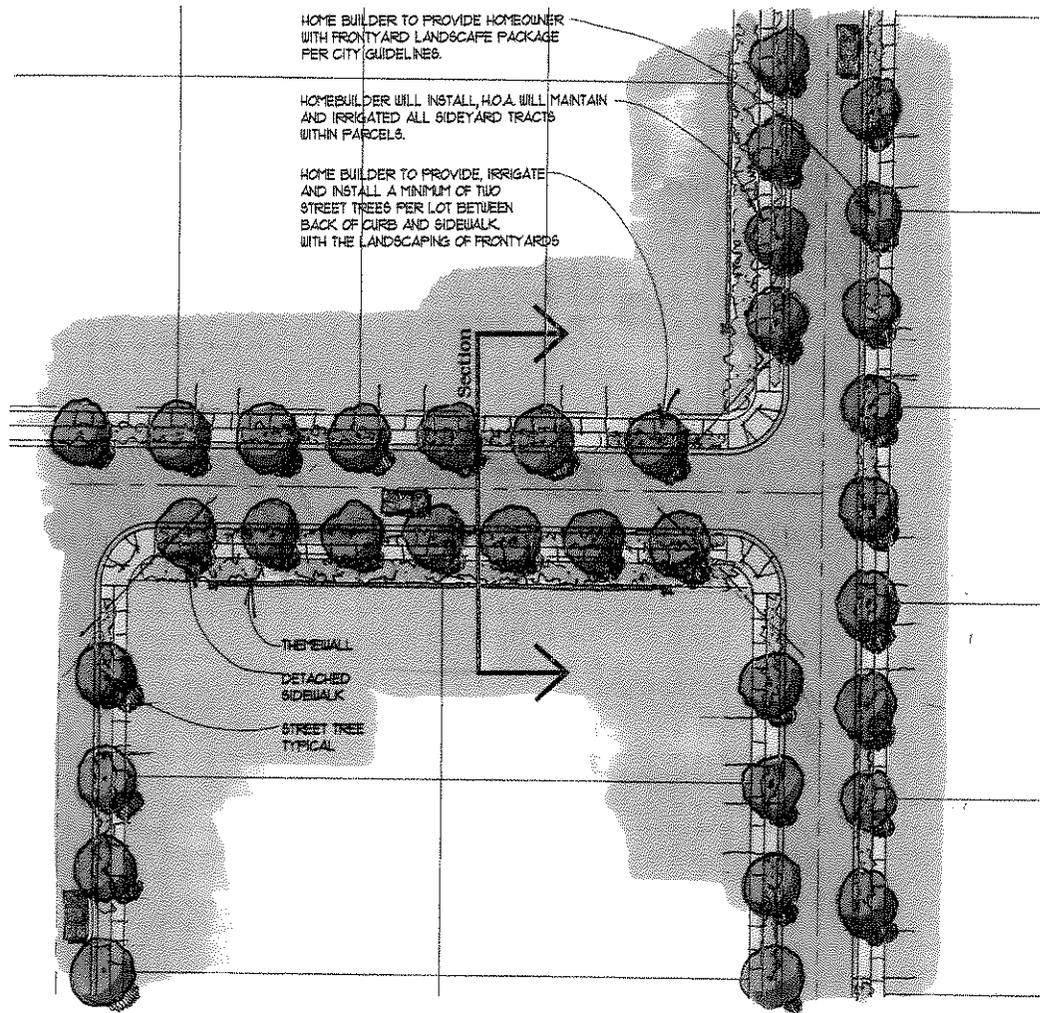


Section Thru Calming Circle

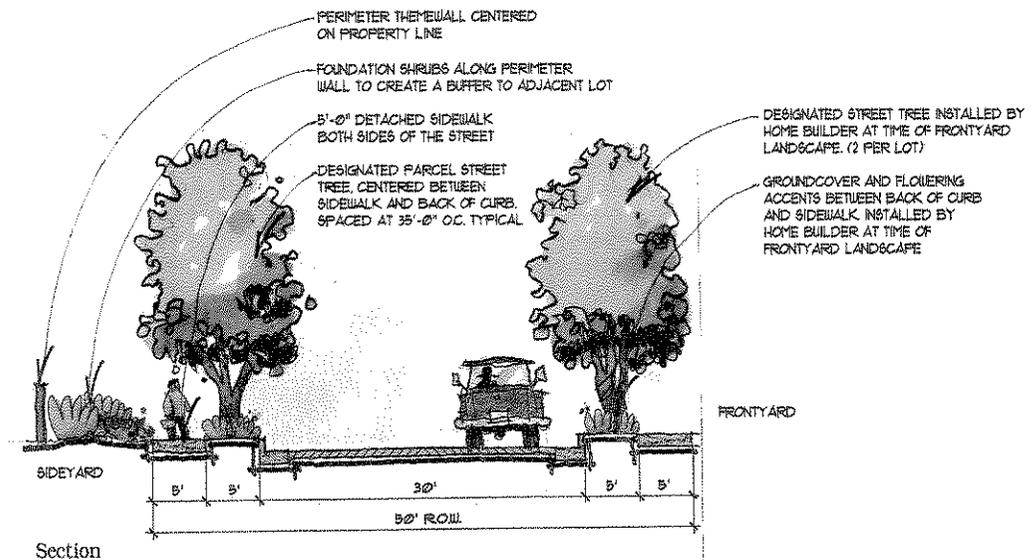
Note:
 Landscape around traffic circle will comply with City of Surprise guidelines and city traffic engineering for all sight visibility corridors and site distance guidelines at time of final plat submittal. The roundabout design as shown is conceptual. All roundabout design and construction must adhere to Federal design guidelines as included in Roundabouts, An informational Guide, FHWA Publication No. FHWA-RD-00-67 (June, 2000).

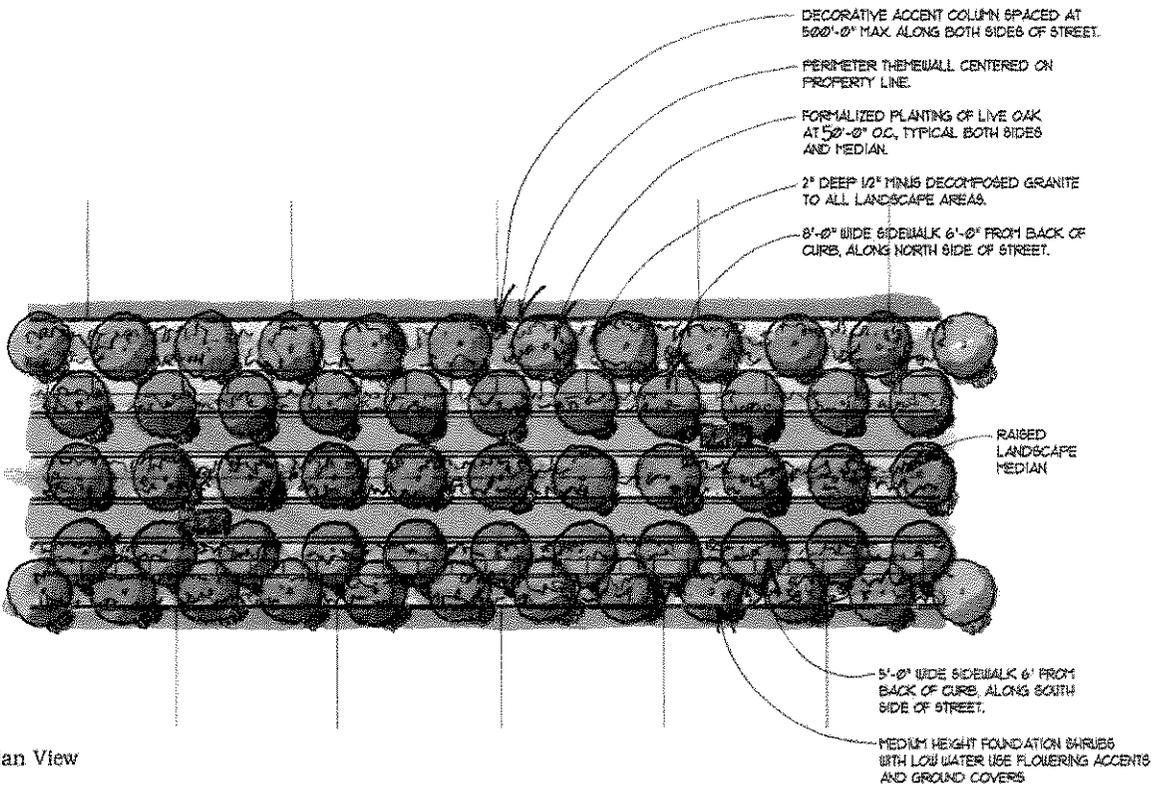
Monument Entry Feature

Exhibit: R
Project Entry and Traffic Calming Circle

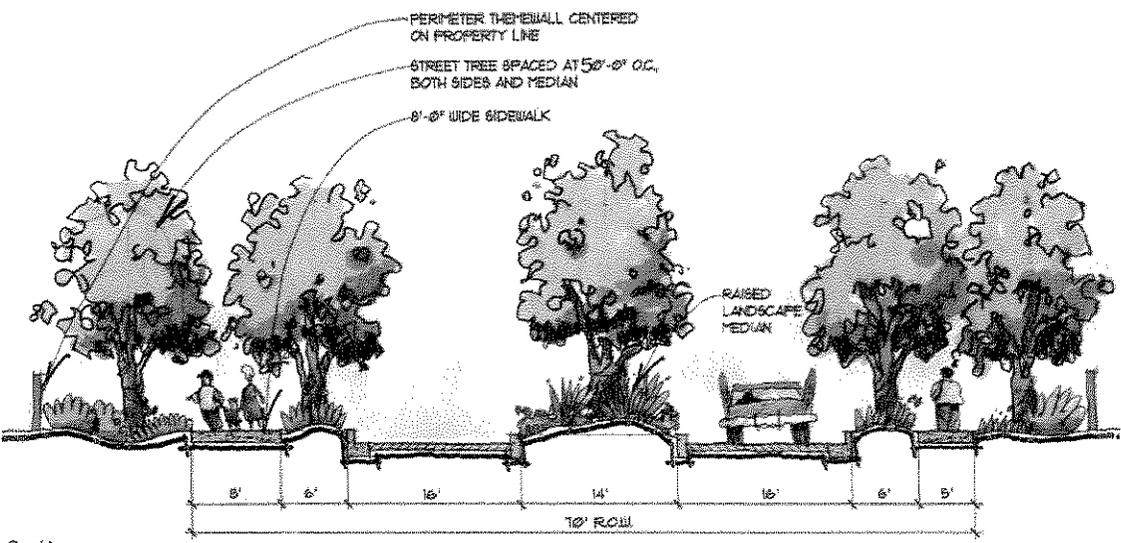


Section

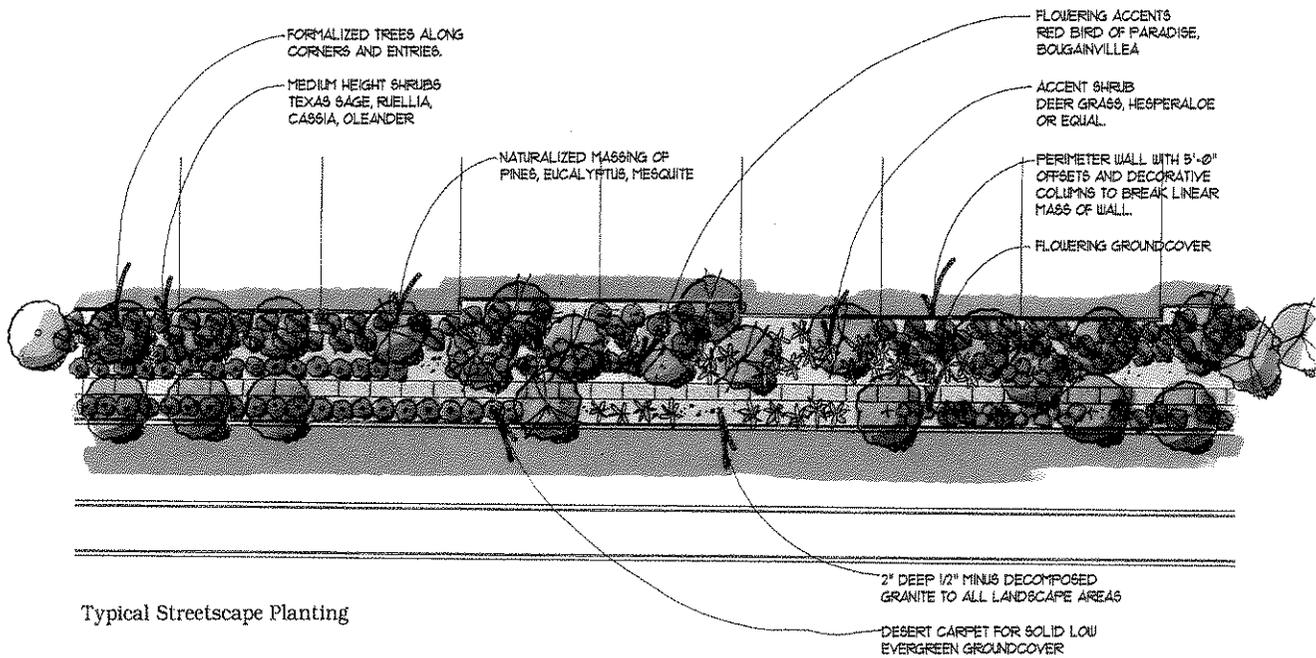




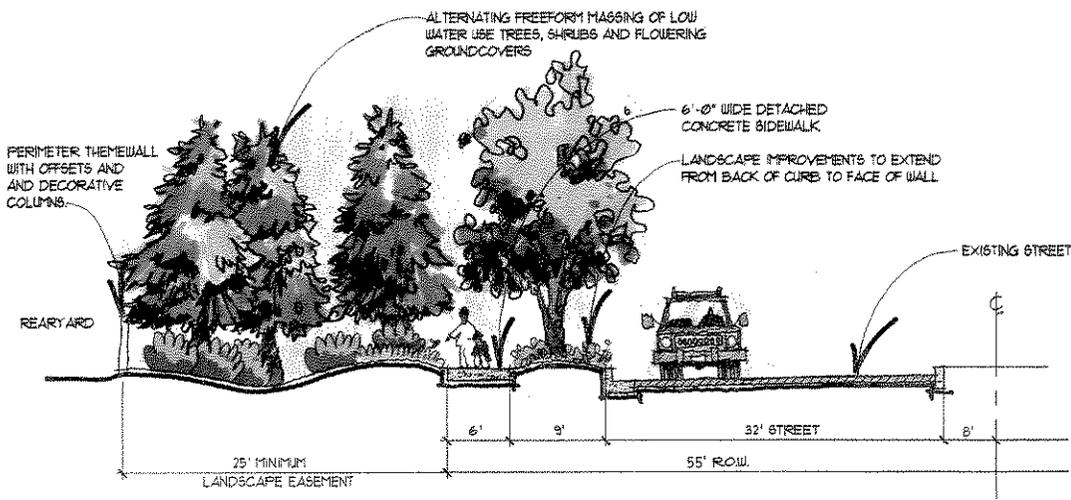
Plan View



Section



Typical Streetscape Planting



Interim Improvements

6.0 ARCHITECTURAL DESIGN GUIDELINES

6.1 Single-Family Residential Design Guidelines

6.1.1 Introduction

The Architectural Design Guidelines established for the Veramonte community are intended to encourage the creation and maintenance of the overall community theme and the suggested consistency necessary for the development of a cohesive, unified residential community. The design criteria will support high quality homes, which maintain harmony with the community and are a positive neighbor to the immediate surrounding communities.

This section includes City Requirements and suggested elements for home product design. Plans will need to be processed, by every builder, through the City of Surprise Design Review process.

For additional information and examples refer to the City of Surprise *Planning and Design Guidelines Manual, the Single-Family Residential Design Guidelines Manual and the supplement, Single-family Residential Home Product Design Guidelines*, approved 11/22/02.

6.1.2 Architectural Design Theme

The focus for architectural design is encouraged to be the construction of an architectural type of building or residence consistent with the architecture of the region. A regional, yet varied series of architectural themes are encouraged for all dwellings within Veramonte. High quality "theme" architecture that is characteristic of a particular historic period or forward-looking architectural trend is encouraged to maintain architectural continuity within the community as a whole.

These design guidelines explain some of the architectural features and finishes which portray these objectives:

- Designs reflecting the cultural and environmental influences of the area
- Regional architectural styles, including: Territorial, Mission, Spanish Colonial, Monterey, Colonial Revival, Prairie, Santa Fe, and/or Ranch (see Exhibit V, Architectural Themes)
- Proportional, articulated massing
- Strong entry presence and front elevation statement, relating to the street
- Floor plan and elevation diversity
- Design and level of detail consistent with and authentic to interpretation of architectural style of home (see Exhibit W, Architectural Treatments and Design Features)
- Diversity of materials, colors, and textures within each neighborhood, supporting the design themes
- Specific design consideration and continuation of façade treatments on rear elevations to homes on corners and/or backing to arterial roads, open space and improved recreational space

The City's Design Review process will be looking for compliance with the stated objectives and guidelines and positive interpretations, which are harmonious with this intent. All home products categorized as a particular architectural style or theme will be evaluated against style defining, typical elements to determine

consistency with said style to determine validity (see Exhibit X, Architectural Details). Examples of typical style criteria can be found in the City of Surprise, *Single-family Residential Home Product Design Guidelines*, approved 11/22/02, pages 32-25.

6.1.3 Minimum Design Standards as required by the City of Surprise

Diversity of quality design is encouraged. Dynamic, forward-looking, and creative design approaches are encouraged that also contribute to the continuity and harmony of the community as a whole.

6.1.4 Home Product Requirements

Homebuilders must meet the following requirements for either Option List A or B as well as accumulate 100 points from the Points Options List associated with Options A & B, as defined in the *Single-Family Residential Home Product Design Guidelines*, approved 11/22/02, as part of all Home Product collections submitted for City Design Review:

Option A: (refer to the City of Surprise Guidelines above for additional information)

- "Garage-Dominant" floor plans in any one development may not exceed 25%;
- At a minimum, three (3) distinctly different elevations;
- Multiple roof truss configurations for each plan with each elevation to include: gable, hip, clipped-hip, shed, flat, or a combination thereof, etc;
- Four-sided architecture: door and window-casing treatments (pop-outs) located on front elevations must be continued to all subsequent elevations for all plans;
- Horizontal bands, wainscots, columns and/or pilaster, or any other architectural element and decorative materials applied to any front building elevation must wrap around (corners) onto adjoining walls of the structure to a visually appropriate terminating point;
- Rear covered patio that integrates architecturally with the home;
- One (1) elevation per plan must include a front porch or covered entryway as standard. Required front porches and covered entryways must be minimum 5'x8' clear of obstructions;
- Provide a front-yard landscape package including an automatic drip irrigation system for all lots **less than 63'** wide to the standards outlined in the *Single-Family Residential Home Product Design Guidelines*, approved 11/22/02.

Option B: (refer to the City of Surprise Guidelines above for additional information)

- At a minimum, three (3) elevations per plan that comprise three (3) distinctly, architecturally and historically accurate styles. Elements that characterize a specific historical style (elevation) will be strictly enforced;
- Multiple roof truss configurations for each plan with each elevation to include: gable, hip, clipped-hip, shed, flat, or a combination thereof, etc;
- Multiple roofing material styles: flat tile, barrel (S) tile, etc.;
- Four-sided architecture: door and window-casing treatments (pop-outs) located on front elevations must be continued to all subsequent elevations for all plans;

- Horizontal bands, wainscots, columns and/or pilaster, or any other architectural element and decorative materials applied to any front building elevation must wrap around (corners) onto adjoining walls of the structure to a visually appropriate terminating point;
- Rear covered patio that integrates architecturally with the home;
- One (1) elevation per plan must include a front porch or covered entryway as standard. Required front porches and covered entryways must be minimum 5'x8' clear of obstructions;
- Provide a front-yard landscape package including an automatic drip irrigation system for all lots **less than** 63' wide to the standards outlined in the *Single-Family Residential Home Product Design Guidelines*, approved 11/22/02.

6.1.5 Lot Standards:

- Approved plans that utilize "side-entry" plans must site similar plans, immediately adjacent, in a mirrored (flipped) configuration. Corner lots may be exempt.
- Front-yard landscape packages must be submitted with the Home Product Design Review submittals.

6.1.6 Requirements for Non-Garage Dominant Architecture:

Garage dominance is defined as any portion of the garage space projecting into the front yard, including side-entry garages, beyond the livable space of the home and/or, when garage doors comprise a large percentage of linear frontage of the front elevation. Refer to examples, pg. 8-9 of the City of Surprise, *Single-family Residential Home Product Design Guidelines*, approved 11/22/02. Also see Exhibit Y, "Non-Garage Dominant" Architecture.

The following standards must be met (attached, zero lot-line and multi-family units may be exempt):

- At a minimum, the garage space should be flush with or recessed behind the plane of the forward most or street side living space façade of the home and, garage doors must not comprise more than 45% of the total linear frontage of the front elevation of the home; or,
- Garage space may project beyond the front plane of the forward most or street side living space façade only if a front porch (standard for all elevations of the plan) is at minimum, flush with the forward most plane of the garage and, garage doors must not comprise more than 45% of the total linear frontage of the front elevation of the home; or,
- Garage doors may be located on another side of the dwelling (rear or side elevation) provided that the entry drive to the garage space is made from an adjacent local/private street.

6.1.7 Model Home Complex Guidelines

Homebuilders are expected to comply with the following Model Home Complex guidelines:

- Specific Home Plans to be used as models are subject to the review and approval of the Community & Economic Development Director.
- When an approved product line is in compliance with **Option A**, 67% of plans constructed in a Model Home Complex must be "non-garage dominant".

- When an approved product line is in compliance with **Option B and**, any number of points acquired from a heading including a specific percentage of non-garage dominant plans, that percentage of models must be constructed in a Model Home.
- If a product line consists of one (1) plan that provides a significantly recessed garage, that plan must be modeled.
- If any product line consists of two (2) or more plans that provide a significantly recessed garage, the number of those plans modeled will be determined by the Community & Economic Development Director.
- Model Home Complexes should use dense, mature planting materials. All trees initially planted should be comprised of a minimum 24" box size and shrubs should be comprised of a minimum 5-gallon size.
- Unique items acquired as points under the options lists, (i.e. basements, porte cocheres, salt finished drives, etc.) should be utilized in models.

6.1.8 Generally Recommended Design Guidelines

Homebuilders are encouraged to include the following as part of all Home Product collections:

Plans

- A wide variety of plan options are encouraged including, but not limited to: basement plans, split-level plans, and zero lot-line plans.
- Homes with the main entry on the side of the building, non-visible from the street, are strongly discouraged.
- Siting and home design is encouraged to consider solar orientation, as well as climatic and environmental conditions.
- "Cookie-cutter" home design is discouraged. Visually interesting design with varied building form, volume, massing, heights, roof styles, and site orientation is encouraged.

Elevations

- Home facades are encouraged to relate and positively contribute to the streetscape, contributing to the neighborhood and community character and reflecting the design intent of the community.
- Architectural details and building form are encouraged to be consistent for all elevations of a home to achieve continuity of design.
- The rear and side of homes are encouraged to be architecturally detailed to be comparable to and consistent with the architectural character of the front elevation.
- Homebuilders are encouraged to price elevation style equally (a, b, c, etc.) closely so as not to preclude homebuyer from selecting varied elevation options.
- Monotonous building elevations are discouraged. Visually interesting architecture is encouraged through the use of façade articulation, building angles, roof forms, eaves, parapets, window and door placement, and landscaping. The use of such features should be coordinated, related to the overall design of the structure and result in a unified design of the home.
- Home facades should include features such as recessed entryways and windows, window groupings, horizontal and vertical off-sets and reveals and

three dimensional detail between surface planes, to create shadow lines and break up long continuous flat wall areas.

Roofs

The intent of this section is to encourage variety in roof forms while maintaining harmony among housing products within subdivision projects.

- Varied roof design for new residential development is encouraged, in particular, from immediately adjacent homes, through the use of color and form. Maintain the prevailing character and scale of the neighborhood.
- A variety of simple roof forms, appropriate to the architectural style of the home, are encouraged, including gable, shed and hip, used alone or in combination.

Exterior Materials and Colors

- In general, the type of exterior materials used is encouraged to be consistent with the architectural type of the housing product.
- Exterior material changes are encouraged to be made at plane changes of the structure and not on the same building plane.
- Homebuilders are encouraged to wrap applied materials onto adjoining walls of the structure to a visually appropriate terminating point for a finished appearance and continuity of design.
- Varied roof and façade treatment colors are encouraged, provided the variations maintain harmony and consistency with the community.
- Reflected heat and glare reducing colors, compatible with the community environment are encouraged.
- Accent color at entryways and special architectural features are encouraged.

Windows and Doors

- Windows and doors should be aligned and sized to bring order to the building façade.
- Windows above the first floor should generally have a similar design to that of the first floor to unify the façade of the home.
- Window and doors should be sufficiently recessed to create façade patterns that add variety and visual interest to the design of the home.

Garages

- Architectural treatment on garage door and surrounding facade, consistent with architectural style of home is encouraged.
- Recessed rear lot and detached garages should offer porte cochere, pergola, covered or recessed side-entry into residence, or driveway gate (wrought iron).
- Paving enhancement options (i.e. Hollywood (California) drive, exposed aggregate, salt, stained or acid finish, decorative paver design, patterned concrete, stone and/or natural flagstone) are encouraged for driveways and on-lot sidewalks.
- Three-car garages will be considered on a per submittal basis.
- Refer to the City of Surprise *Single-family Residential Home Product Design Guidelines*, approved 11/22/02, pg. 37-43 for lot configuration examples that de-emphasize the garage.

Functional Elements

- Chimneys, roof flashing, rain gutters, downspouts and other roof protrusions should be painted and finished to match the color of the adjacent surface, unless being used expressly as a trim or accent element.
- Solar panels located on rooftops should be consistent with roof pitch, and sized and colored so as to appear as an integral part of the overall roof design.
- Mechanical appurtenances (air conditioning/heating units, etc.) are encouraged to be ground mounted behind a screen wall with the same materials, finish, and color as the house and not visible from the street or other primary views, i.e. open space.
- Stack pipes and mechanical vents are encouraged to be located on the rear side of the roof or a location out of view.

6.2 Non-Residential Design Guidelines

Covenants, Conditions and Restrictions (CC&R's) and Architectural Design Guidelines will regulate the development of the project as it is constructed, but these guidelines will set the tone and lay the groundwork for the quality project that is envisioned. As Parcels 7 and 8 are developed the builders will be required to process the Final Plat or Site Plan and improvement plans through the City for the City's review and approval. This will include the approval of a master or overall site plan for the parcel prior to the approval of any individual site plan for an individual pad or tenant. They will also have to satisfy the City's Design Review process requirements.

All employment/commercial uses will be designed and constructed to maintain a complimentary architectural character with the residential uses within the project. Building/roofing materials and colors shall blend harmoniously with the predominant residential uses within Veramonte. The roof elements of the commercial development shall be designed with a variety of roof slopes and heights, and the use of mission (clay) tile or concrete tile will be strongly encouraged throughout the center. Roof top mechanical equipment must be appropriately screened from view by any adjacent residential use through the use of parapet walls and other concealment techniques.

Building heights in Parcels 7 & 8 are permitted up to 35'; however, portions of the building that exceed 35' that cannot be used for human occupancy may be permitted by the City.

Pedestrian promenades and shaded courtyards will be integrated into the parcels, where appropriate, linking retail and employment uses to the adjacent open space system and to the residential neighborhoods. A pedestrian connection will be made between the trail system and Parcel 7, generally in the vicinity of the northwest corner of Parcel 7 to provide connectivity to the entire community. The details of this pedestrian connection will be provided at the time of final site plan approval for Parcel 7. Large, attractive open space areas shall be emphasized and an effort will be made to orient some of the commercial buildings to the adjacent residential neighborhoods so that not all of the buildings back up to the residential areas.

A regional, yet varied series of architectural themes are encouraged for all dwellings within Veramonte.

High quality "theme" architecture that is characteristic of a particular historic period or forward-looking architectural trend shall be permitted, provided that it maintains architectural continuity with the community as a whole.

Residential architecture style or theme will be evaluated against style defining typical elements to determine consistency with said style to determine validity. This graphic shows three examples that meet such criteria and provide streetscape variety while also providing community harmony.



Monterey

Spanish Colonial

Traditional

Exhibit : V
Architectural Themes

Home builders are encouraged to incorporate into the designs strong entry statements and consistency of design and level of detailing. Desired elements include:

- ◆ *Architectural details and building form consistent for all elevations of a home to achieve continuity of design.*
- ◆ *Rear-covered patio architecturally integrated with the home.*
- ◆ *A variety of durable exterior materials and finishes.*
- ◆ *Avoidance of monotonous building elevations through the use of facade articulation, building angles, eaves, parapets, window and door placement, and landscaping.*
- ◆ *Extension of all front architectural treatments, including all fascia treatments such as stone veneer, tile insets, and recesses, along the sides of the house, terminating at an appropriate point for continuity of design.*



Covered Front Entry - Spanish Colonial



Covered Front Porch - Monterey



Extend Front Architectural Treatments



Covered Front Entry - Traditional



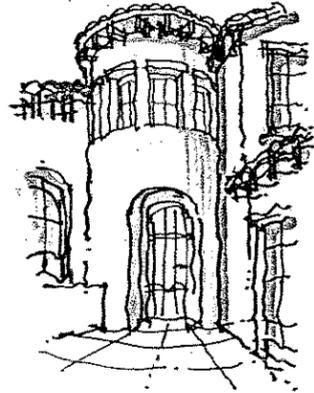
Covered Front Porch - Spanish Colonial



Rear Covered Porch

Homebuilders are encouraged to use style defining typical details consistent with said style. The following are examples for three potentially used architectural styles:

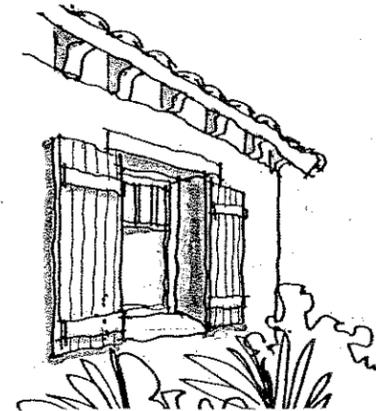
- ◆ **Monterey** - Two stories; second-story cantilevered balcony; low-pitched gable and/or hipped roofs; paired windows with false shutters; wood balcony columns and balustrades
- ◆ **Spanish Colonial** - Shaped Mission dormer or roof parapet; smooth stucco; tile roof; assymetrical facade; arches above doors and principal windows; ornamental molded decoration and wrought-iron grillwork
- ◆ **Traditional** - Symmetrical facades; red brick; hip or gable roofs; often w/ dormers; entrances decorated w/ sidelights, transoms, columns, and pediments; windows in pairs or triples



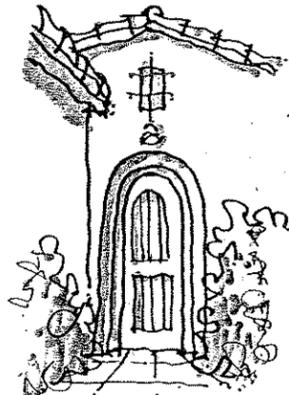
Spanish Colonial - rotunda entry; arched door; exposed rafter tails



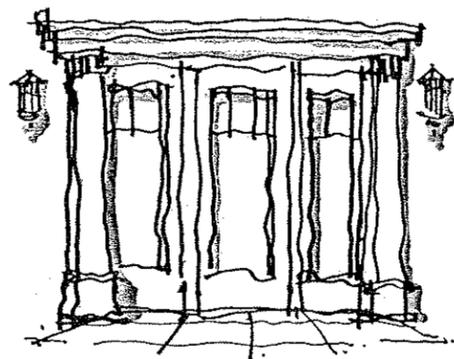
Traditional - Architectural enhancement to de-emphasize garage door



Monterey - recessed windows complemented with shutters



Spanish Colonial - arched entry element; wrought-iron grillwork



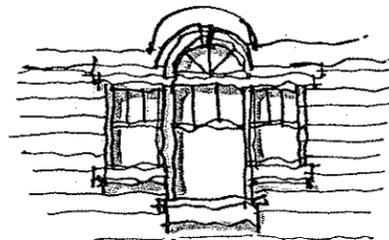
Traditional - entrance decorated w/ sidelights, transoms, columns and pediments



Monterey - cantilevered balcony with wood columns and balustrades



Spanish Colonial - arched window; stucco or stone pop-outs



Traditional - windows in pairs or triples

Exhibit : X
Architectural Details

Garage dominance is defined as any portion of the garage space projecting into the front yard, including side-entry garages, beyond the livable space of the home and/or, when garage doors comprise a large percentage of linear frontage of the front elevation.

The following illustrates a suggested manner of product enhancements, that when implemented, allow home builders to use a greater percentage of garage-dominant plans:

- ◆ **Garage recessed by 15-feet or greater** - If two (2) plans within a product line provides a garage recessed by 15-feet (15') or greater, then 33% of a product line may be "garage dominant". If three (3) plans within a product line provide a garage recessed by 15-feet (15') or greater, then 50% of the product line may be "garage dominant".
- ◆ **Side-entry garage plans**- Side-entry garage plans may be included as "non-garage dominant" products only when one of the two above conditions have been met.
- ◆ **Recessed and Detached garages**- When recessed or detached garages are used, the following options are encouraged to be offered on the home: Porte Cochere or Pergola; covered or significantly recessed side-entry into residence; driveway gate (wrought iron)
- ◆ **Architectural Treatment** - Architectural treatment on garage door and surrounding facade, consistent with architectural style of home is encouraged.



Recessed Garage



Recessed Garage



Side-Entry Garage



*Detached Garage
(Zero Lot Line)*

Exhibit : Y
"Non-Garage Dominant"
Architecture

7.0 UTILITIES AND COMMUNITY FACILITIES

7.1 Sewer

Veramonte falls within the wastewater service area of the City of Surprise. Although an existing 30" sewer line flows east along Cactus Road past the Veramonte property on its way to the City of Surprise Wastewater Treatment Plant (WWTP), it will not serve the proposed development. Based on studies by the City, the Veramonte property will be served by a future 30" sewer line to be installed by the City which will run south along Litchfield Road. South of Cactus Road, the 30" sewer will flow into an existing 54" pipe that flows east to the City's WWTP. According to the City staff, the proposed 30" sewer line should be installed prior to the commencement of construction for Veramonte. Veramonte will be required to pay standard line extension buy in fees and other typical fees if this line is existing at the time of construction.

The proposed Veramonte development will generate an average daily wastewater flow of approximately .166 mgd. The existing Wastewater Treatment Plant (WWTP) is undergoing improvements to increase its capacity. The completion of the WWTP improvements should equip the plant with the necessary capacity to serve the Veramonte property along with other anticipated developments in the area.

The on-site collection system should be designed with care to insure that proposed sewer lines flow with the site's existing slope and to avoid a lift station. The on-site sewers may range in size from 8 to 10 inches in diameter and will be placed at varying depths. In order to tie into the proposed (or existing) sewer system, minimal cover may be required at several locations to avoid a lift station. A formal wastewater master plan will be required to size and locate the proposed on-site wastewater collection system for the Veramonte property.

7.2 Water

Veramonte falls within the water service area of the City of Surprise. A 20" waterline has recently been constructed in Cactus Road adjacent to the subject property for the Rancho Gabriela Master Planned Community. Rancho Gabriela is located west of Veramonte and is currently under construction. To serve the Rancho Gabriela site, a water supply facility has been constructed at the southwest corner of Cactus Road and 136th Avenue, approximately one-half mile east of Veramonte. This facility is the first phase of a regional water supply facility that will serve future developments in the region. It will include a storage reservoir, water disinfection system, and booster pumps. These lines have been sized to serve the area's ultimate build out, which includes the Veramonte property. In addition, the City master plan shows a 16" waterline along Litchfield Road. This line is expected to be installed by others prior to the development of Veramonte; however, if it were not installed, the Veramonte development may be required to construct this line. The City requires all waterlines to be D.I.P.

Additional storage, treatment, and pumping capacity will be required to serve the Veramonte Property. Based on City standards, the proposed development will require a storage reservoir with an approximate capacity of 369,518 gallons; 180,000 gallons of this storage is for fire flow. Seventy-one percent of the required storage is for residential demand and 29% is for employment/commercial uses.

In order to size the on-site water system, a formal water master plan, which includes a hydraulic model, will be required to size the system. The sizes of the piping within the system may range from 8 to 12 inches in diameter.

The City typically requires a well capacity of 3,000 gpm per square mile of development. The Veramonte property will have to provide for their proportional share of the required water supply and storage for the section. Veramonte will generate the need for 329 gpm to meet the sites' maximum day demand (see Exhibit Z, Water Demand Analysis). There are three existing agricultural well sites currently within the site. These wells are currently being used for irrigation. Due to City requirements and the potential problems associated with converting agricultural wells for domestic use, it is not anticipated that any of the existing wells will be used as a future domestic well.

The owners will comply with the City's requirements to provide both a water supply and water storage sufficient to meet the needs of this project. This will be accomplished through the pre-payment of the all of the project's Residential Water System Development Fees in lieu of constructing and installing the well, the well transmission line, and the water supply facility for the project. The details of these arrangements shall be established by ordinance stipulations as required by the City.

7.3 Natural Gas

The subject property is within the Southwest Gas (SW Gas) service area. SW Gas indicates that an existing 6" gas line runs along Litchfield Road. A representative stated that the 6" gas line has enough capacity to service this development.

7.4 Telephone

Qwest Communication (Qwest) has telephone service in this area and will serve this subject property. An existing telephone line runs along Waddell Road. Another telephone line runs along Litchfield Road north of Waddell Road, and ends at the northeast corner of Litchfield Road and Waddell Road. There is a buried telephone line that runs in Litchfield Road adjacent to the subject property. Qwest will not confirm that the existing telephone line can service the site until they receive construction plans for the property.

7.5 Electric Power

Electric service to this site is to be provided by Arizona Public Service (APS). There are existing overhead 12kV distribution lines that run along the west side of Litchfield Road and the south side of Cactus Road. According to the APS West Homebuilders Division these lines will be adequate to serve this development. The developer will be required to underground the existing line along Litchfield Road when this property is developed. There is also an existing service line that runs along the length of the north property line. This line provides power to the three wells that are on the subject site, as well as to the pump system for the sumps on the properties to the north and west. Depending on the eventual disposition of the existing irrigation facilities, power may be required to service them either on a temporary basis or permanently. There is an existing 69KV transmission line that runs along the south side of Cactus.

7.6 Schools

The property is located within the Dysart School District. Existing schools that would serve this property are the Luke Elementary School located on Dysart Road ¼ mile north of Glendale Avenue, and Dysart High School located on Dysart Road ½ mile south of Cactus.

Veramonte's owners are in the process of arranging for a school assistance agreement with the school district to meet the education needs of the future residents.

7.7 Safety (Police and Fire)

Safety services will be provided by the City of Surprise Police and Fire Departments. Fire hydrants and streetlights will be provided per city codes, and per the recommendations of the Fire Department and Engineering Department.

7.8 Sanitation

City of Surprise Waste Collection

VER JNTE
WATER DEMANDS

| J-Node | Land Use | Area (Acres) | DU | Persons Per DU | Population | Max Gal per Ac or per Capita (agpcd) | Average Daily Demand (gpm) | Max Day Factor | Maximum Daily Demand (gpm) | Peak Hour Factor | Peak Hour Demand (gpm) | Fire Flow Demand (gpm) |
|--------|-------------------------------|--------------|----|----------------|------------|--------------------------------------|----------------------------|----------------|----------------------------|------------------|------------------------|------------------------|
| 26 | Single Family Residential | | 7 | 3.2 | 22 | 150 | 2.33 | 1.8 | 4.20 | 3.0 | 7.00 | 1000 |
| 10 | Mixed Employment / Commercial | 5 | | | | | 5.90 | 1.8 | 10.63 | 3.0 | 17.71 | 1500 |
| 12 | Mixed Employment / Commercial | 5 | | | | | 5.90 | 1.8 | 10.63 | 3.0 | 17.71 | 1500 |
| 24 | Single Family Residential | | 7 | 3.2 | 22 | 150 | 2.33 | 1.8 | 4.20 | 3.0 | 7.00 | 1000 |
| 20 | Single Family Residential | | 12 | 3.2 | 38 | 150 | 4.00 | 1.8 | 7.20 | 3.0 | 12.00 | 1000 |
| 18 | Single Family Residential | | 13 | 3.2 | 42 | 150 | 4.33 | 1.8 | 7.80 | 3.0 | 13.00 | 1000 |
| 28 | Single Family Residential | | 12 | 3.2 | 38 | 150 | 4.00 | 1.8 | 7.20 | 3.0 | 12.00 | 1000 |
| 36 | Single Family Residential | | 11 | 3.2 | 35 | 150 | 3.67 | 1.8 | 6.60 | 3.0 | 11.00 | 1000 |
| 42 | Single Family Residential | | 10 | 3.2 | 32 | 150 | 3.33 | 1.8 | 6.00 | 3.0 | 10.00 | 1000 |
| 48 | Single Family Residential | | 12 | 3.2 | 38 | 150 | 4.00 | 1.8 | 7.20 | 3.0 | 12.00 | 1000 |
| 50 | Single Family Residential | | 8 | 3.2 | 26 | 150 | 2.67 | 1.8 | 4.80 | 3.0 | 8.00 | 1000 |
| 30 | Single Family Residential | | 13 | 3.2 | 42 | 150 | 4.33 | 1.8 | 7.80 | 3.0 | 13.00 | 1000 |
| 38 | Single Family Residential | | 12 | 3.2 | 38 | 150 | 4.00 | 1.8 | 7.20 | 3.0 | 12.00 | 1000 |
| 44 | Single Family Residential | | 12 | 3.2 | 38 | 150 | 4.00 | 1.8 | 7.20 | 3.0 | 12.00 | 1000 |
| 32 | Single Family Residential | | 24 | 3.2 | 77 | 150 | 8.00 | 1.8 | 14.40 | 3.0 | 24.00 | 1000 |
| 40 | Single Family Residential | | 13 | 3.2 | 42 | 150 | 4.33 | 1.8 | 7.80 | 3.0 | 13.00 | 1000 |
| 54 | Single Family Residential | | 6 | 3.2 | 19 | 150 | 2.00 | 1.8 | 3.60 | 3.0 | 6.00 | 1000 |
| 52 | Single Family Residential | | 6 | 3.2 | 19 | 150 | 2.00 | 1.8 | 3.60 | 3.0 | 6.00 | 1000 |
| 94 | Park | 8.5 | | | | | 15.00 | 1.8 | 27.00 | 3.0 | 45.00 | 1000 |
| 56 | Single Family Residential | | 17 | 3.2 | 54 | 150 | 5.67 | 1.8 | 10.20 | 3.0 | 17.00 | 1000 |
| 58 | Single Family Residential | | 27 | 3.2 | 86 | 150 | 9.00 | 1.8 | 16.20 | 3.0 | 27.00 | 1000 |
| 62 | Single Family Residential | | 5 | 3.2 | 16 | 150 | 1.67 | 1.8 | 3.00 | 3.0 | 5.00 | 1000 |
| 64 | Single Family Residential | | 12 | 3.2 | 38 | 150 | 4.00 | 1.8 | 7.20 | 3.0 | 12.00 | 1000 |
| 60 | Single Family Residential | | 16 | 3.2 | 51 | 150 | 5.33 | 1.8 | 9.60 | 3.0 | 16.00 | 1000 |
| 68 | No Demand Tie in Point | | | | | | | | | | | 1000 |

VEI JNTE
WATER DEMANDS

| J-Node | Land Use | Area (Acres) | DU | Persons Per DU | Population | Max Gal per Ac or per Capita per day (agpcd) | Average Daily Demand (gpm) | Max Day Factor | Maximum Daily Demand (gpm) | Peak Hour Factor | Peak Hour Demand (gpm) | Fire Flow Demand (gpm) |
|--------|-------------------------------|--------------|-----|----------------|------------|--|----------------------------|----------------|----------------------------|------------------|------------------------|------------------------|
| 66 | Single Family Residential | | 3 | 3.2 | 10 | 150 | 1.00 | 1.8 | 1.80 | 3.0 | 3.00 | 1000 |
| 70 | Single Family Residential | | 4 | 3.2 | 13 | 150 | 1.33 | 1.8 | 2.40 | 3.0 | 4.00 | 1000 |
| 92 | Single Family Residential | | 1 | 3.2 | 3 | 150 | 0.33 | 1.8 | 0.60 | 3.0 | 1.00 | 1000 |
| 84 | Single Family Residential | | 7 | 3.2 | 22 | 150 | 2.33 | 1.8 | 4.20 | 3.0 | 7.00 | 1000 |
| 72 | Single Family Residential | | 4 | 3.2 | 13 | 150 | 1.33 | 1.8 | 2.40 | 3.0 | 4.00 | 1000 |
| 88 | Single Family Residential | | 16 | 3.2 | 51 | 150 | 5.33 | 1.8 | 9.60 | 3.0 | 16.00 | 1000 |
| 90 | Single Family Residential | | 15 | 3.2 | 48 | 150 | 5.00 | 1.8 | 9.00 | 3.0 | 15.00 | 1000 |
| 76 | Single Family Residential | | 14 | 3.2 | 45 | 150 | 4.67 | 1.8 | 8.40 | 3.0 | 14.00 | 1000 |
| 74 | Single Family Residential | | 10 | 3.2 | 32 | 150 | 3.33 | 1.8 | 6.00 | 3.0 | 10.00 | 1000 |
| 86 | Single Family Residential | | 10 | 3.2 | 32 | 150 | 3.33 | 1.8 | 6.00 | 3.0 | 10.00 | 1000 |
| 98 | Single Family Residential | | 19 | 3.2 | 61 | 150 | 6.33 | 1.8 | 11.40 | 3.0 | 19.00 | 1000 |
| 96 | Single Family Residential | | 11 | 3.2 | 35 | 150 | 3.67 | 1.8 | 6.60 | 3.0 | 11.00 | 1000 |
| 80 | Single Family Residential | | 14 | 3.2 | 45 | 150 | 4.67 | 1.8 | 8.40 | 3.0 | 14.00 | 1000 |
| 82 | Single Family Residential | | 14 | 3.2 | 45 | 150 | 4.67 | 1.8 | 8.40 | 3.0 | 14.00 | 1000 |
| 100 | Single Family Residential | | 15 | 3.2 | 48 | 150 | 5.00 | 1.8 | 9.00 | 3.0 | 15.00 | 1000 |
| 102 | No Demand Tie in Point | | | | | | | | | | | 1000 |
| 104 | Mixed Employment / Commercial | 5.27 | | | | | 6.22 | 1.8 | 11.19 | 3.0 | 18.65 | 1500 |
| 108 | Mixed Employment / Commercial | 5.27 | | | | | 6.22 | 1.8 | 11.19 | 3.0 | 18.65 | 1500 |
| 114 | Mixed Employment / Commercial | 5.27 | | | | | 6.22 | 1.8 | 11.19 | 3.0 | 18.65 | 1500 |
| 110 | No Demand Tie in Point | | | | | | | | | | | 1000 |
| 116 | No Demand Tie in Point | | | | | | | | | | | 1000 |
| TOTALS | | | 412 | | | | 182.79 | | 329.02 | | 548.37 | |

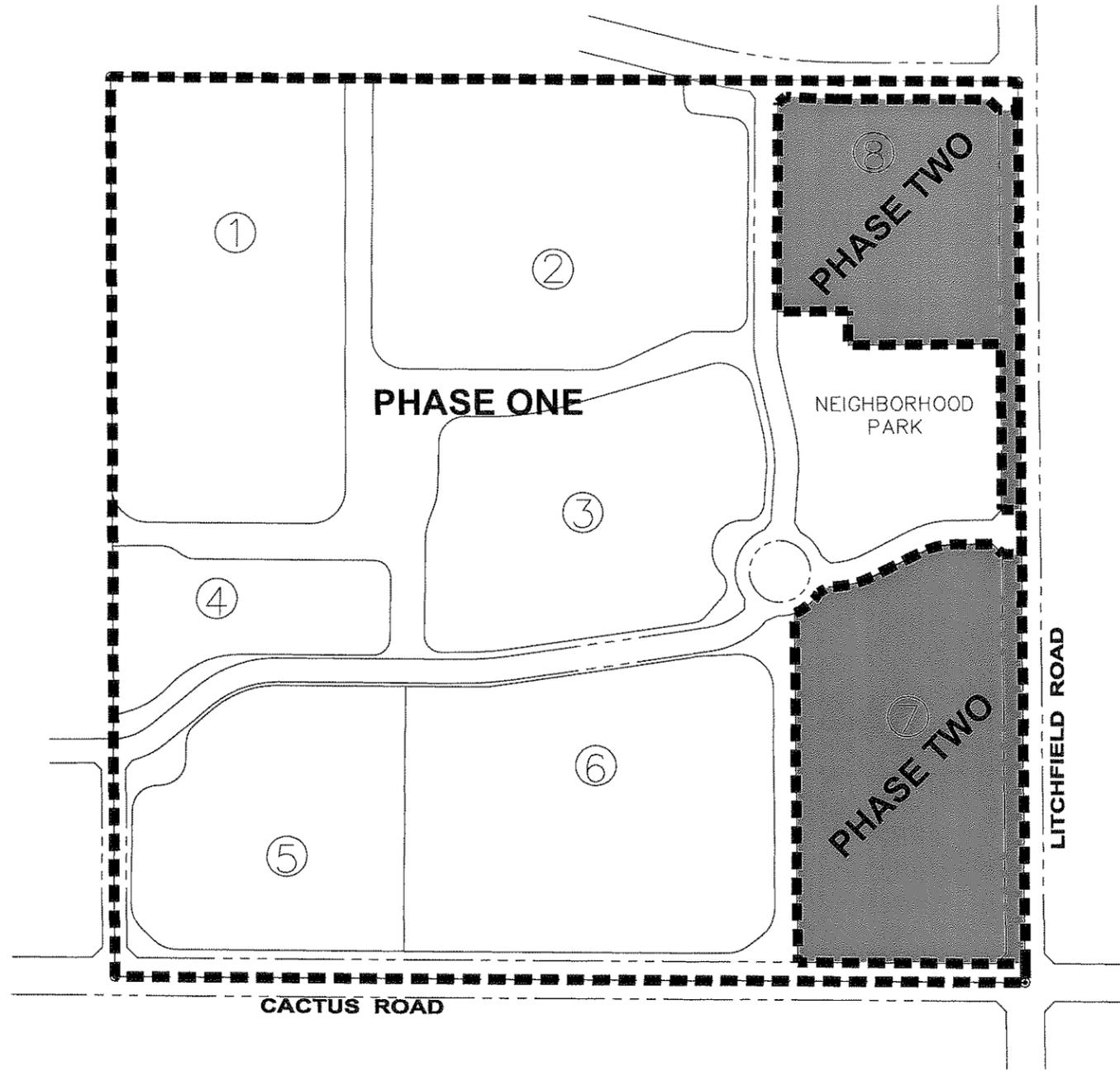


8.0 PHASING

The development of the Veramonte project will occur in phases (see Exhibit AA, Phasing Plan). The initial phase will consist of the residential parcels, Parcels 1-6, open space tracts and neighborhood parks, including the Primary Neighborhood Park. The non-residential parcels, Parcels 7 and 8, will be developed in a later phase and may be developed separately. They will be developed as the market demands, dependent on the pace of residential construction in the area.

The infrastructure will also be phased to correspond to the development of the project. All backbone utilities will be installed with Phase 1. The collector half street for 143rd Avenue will be constructed with Phase 1. All of the internal streets will be installed with Phase 1 as well. The required half street of Cactus Road will be constructed with Phase 1. Litchfield Road and Sweetwater Avenue (adjacent to the site) will be improved with the development of the first parcel in Phase 2, either Parcel 7 or Parcel 8, or when Marley Park constructs their portion of Litchfield Road or Sweetwater Avenue respectively, whichever occurs first. However, interim turn lanes will be constructed on Litchfield Road to serve the main entry road into Veramonte with Phase 1.

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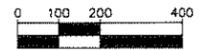


PARCEL PHASE SCHEDULE

| | |
|-------------------|-----------|
| PARCEL 1 | PHASE ONE |
| PARCEL 2 | PHASE ONE |
| PARCEL 3 | PHASE ONE |
| PARCEL 4 | PHASE ONE |
| PARCEL 5 | PHASE ONE |
| PARCEL 6 | PHASE ONE |
| PARCEL 7 | PHASE TWO |
| PARCEL 8 | PHASE TWO |
| NEIGHBORHOOD PARK | PHASE ONE |
| CACTUS ROAD | PHASE ONE |
| LITCHFIELD ROAD | PHASE TWO |
| SWEETWATER ROAD | PHASE ONE |

*NOTE:
PARCELS 7 AND 8 OF PHASE TWO MAY NOT DEVELOP CONCURRENTLY

EXHIBIT AA



SCALE: 1" = 200'

| | |
|--|-------------------|
| DESIGN BY: CDC | DATE: 10/24/02 |
| CHECKED BY: | REVISION |
| DAVID EVANS AND ASSOCIATES INC. 7878 North 16th St, Suite 250 Phoenix, Arizona 85020 Phone: 602.878.5151 | |
| PHASING PLAN FOR VERAMONTE SURPRISE, ARIZONA | |
| SCALE: 1" = 200' | SECTION: 16 |
| | TOWNSHIP: 3N |
| | RANGE: 1W |
| SHEET OF | JOB NO.: CRAL0015 |

9.0 SUMMARY

In summary, the Veramonte project will fill in the “missing piece” in the integrated plan for the City that has been created in this area with the approved master plans between Reems Road and Litchfield Road along Cactus Road. It will continue the high quality design standards previously established with the Marley Park and Rancho Gabriela PADs while being in compliance with the General Plan and Single-Family Residential Design Guidelines of the City of Surprise. This is also a plan that will not only embrace the City’s Residential Design Guidelines but also minimize and or mitigate any potential negative impacts on Luke AFB through the use of appropriate density, buffers and other positive features.

This PAD will provide for a quality, master planned community that is compatible with the nearby developments and enhances the lifestyle options in the City of Surprise. Veramonte will be an asset to the city.

Foot Notes:

1. City of Surprise 2020 General Plan
2. City of Surprise 2020 General Plan
3. City of Surprise 2020 General Plan
4. City of Surprise 2020 General Plan