

Vistas Montañas Planned Area Development

December 2007

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DEVELOPMENT

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| CITY OF SURPRISE PLANNING AND ZONING DEPARTMENT | |
| APPROVED | |
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Introduction

Town West Realty is requesting the City of Surprise to rezone approximately 179 acres from R1-43 to PAD (Planned Area Development). The site is located at the southeast corner of the intersection of 179th Avenue, the CAP canal and the Dixileta Road alignment and approximately five miles northeast of the Luke Air Force Base Auxiliary Airfield #1 as depicted on the City of Surprise Development Status Map.

The Vistas Montañas PAD document provides a comprehensive master plan, which is consistent with the City of Surprise design guidelines, regulations and the Surprise General Plan 2020. This PAD provides a detailed description of land uses, trails, paths and open space concepts, design themes, and infrastructure requirements for the community. Proposed amenities include several privately maintained neighborhood parks, linear open spaces, and an open-to-the-public path and trail network that utilized the three major washes that traverse the property. These washes provide a unique opportunity for a shared trail system to be utilized by residents as well as existing equestrians in the area. One of the primary goals of this proposal is to maximize compatibility and connectivity between new and existing development.

Vistas Montañas will provide a diverse range of housing types through the use of varied lot sizes. Three different lot sizes are proposed within the development. The Conceptual Land Use Plan shows the varied lot sizes clustered throughout the site. Curvilinear streets, limited street length and the abundance of open space throughout the site have helped create diversity in the streetscape and will provide an attractive visual setting within the community.

Vistas Montañas is approximately 1.5 miles north of Grand Avenue (US-60) and approximately 5 miles from State Route 303 (Loop 303), both serving as regional transportation corridors. This proposal is also near significant employment and commercial opportunities to the west (Sunhaven Ranch, 2 miles) and south along the Grand Avenue Corridor (Asante North, 3 miles).

The property is currently zoned R1-43. The purpose of this application is to request a zone change from the current zoning to PAD to allow for the development of a single-family residential community. This PAD will provide an integrated planned community with a mix of lot sizes and a variety of design options benefiting the new community as well as encouraging interaction with the existing residents within the surrounding area. The General Plan designates the Property as Suburban Residential (1-3 du/ac). The overall density proposed for the Property is 2.4 dwelling units per acre and is below the maximum permitted in the General Plan.

Site Location / History

The property is approximately 179 acres and is slightly over one-quarter of one square mile in total area. The property is bordered on the west by 179th Avenue, Dixileta Road alignment to the north and 175th Avenue to the east, though approximately 40-acres of this project are located east of 175th Avenue and have frontage along the Peak View Drive. The property north of our Dixileta boundary is owned by the State Land Department, of which no plans are currently known. With the exception of the slight adjacency of the CAP canal at the northwest corner of the property and the aforementioned State Land property, all other surrounding property is privately owned. Development in this area consists of existing large-lot single family residential homes to

the west across 179th Avenue and immediately adjacent to the southern boundary. To the southeast, across Peak View Drive, is Tierra Rico, a single family residential development similar to the one being proposed in this application.

The property is located within the City limits and according to City records was annexed into the City of Surprise in 1988. At that time, the City Council issued R1-43 zoning in conformance with Arizona State Law which requires all annexed property to receive initial City zoning similar to, but no more intense than the existing county-issued zoning in place at the time of annexation. Records show no further activity on this property since annexation and initial zoning.

The Vistas Montañas site is relatively flat and consists of native desert land with a slight slope generally from the north to the south. The property consists of sparse natural vegetation, except for areas within the three washes traversing the site, then moderate desert vegetation exists. There are currently no improvements on the property.

Access

As proposed, this project will have a total of seven entrances, though the primary entrances will be located approximately mid-site along both 175th and 179th Avenues onto a tree-lined residential collector street that connects the two roads. Secondary access points will also be provided along these same roads as well as along Peak View Drive and one at the termination point of Dixileta Road at near the midpoint of the property's northern boundary. Combined with monument signage, decorative landscaping and open space corridors, the circulation design provides a sense of arrival into the community. The proposed streets will comply with the street cross-sections, per Ordinance 05-31.

Luke Air Force Base

Although the property is over 20 miles from the main Luke Air Force Base, it is located within approximately five miles from LAFB Auxiliary Field #1. According to the Luke Air Force Base Graduated Density Concept, this proposal is not considered to be in the vicinity of LAFB or the Auxiliary Field, therefore it is essentially unaffected by the graduated density criteria. Because this property is between one and three miles beyond the 65-decibel noise contour, the density is limited to 6 du/ac. This proposal is for 2.4 du/ac.

Existing Conditions

The property is currently zoned R1-43 and is designated Suburban Residential on the City of Surprise General Plan 2020. The Suburban Residential designation allows primarily residential uses with densities of 1-3 du/ac.

The property is generally rectangular in shape, though not uniform due to an existing development to the south and the recent acquisition of 40 acres east of 175th Avenue. The site is currently accessed via unpaved roads. These roads will be improved as this development proceeds. In a meeting with the City of Surprise Engineering Department, we learned that the intersection of 179th Avenue and Dixileta Road would not be completed as a typical four-way intersection. Our team was informed that due to the location of the CAP Canal, Dixileta would

continue west of 175th Avenue, but would most likely terminate approximately midway along our northern boundary as an entrance into this project and possibly into any future development on the State Land parcel to the north. There is a possibility that Dixileta Road could be rerouted to the north so it could cross the CAP Canal perpendicularly, but no plans have been discussed by the City at this time. Although the future of Dixileta west of 175th Avenue is uncertain at this time, it is unlikely that modifications to the alignment would interrupt the Conceptual Site Plan provided in this application, provided the alignment is not shifted to the south.

During this same meeting with the City, we were also informed that 179th Avenue would continue north over the CAP Canal. Although this would not be a perpendicular crossing, the Engineering Department feels this north-south crossing is more beneficial to the City as a whole than an east-west crossing (Dixileta Road). We were also informed that 175th Avenue would only continue as far north as Dixileta Road until the State Land parcel develops.

There are three significant washes that traverse the property from north to south. One of which (just west of 175th Avenue) has been designated by the Army Corps of Engineers as a Section 404 wash. Any activity in or around this wash is strictly monitored by the Federal Government. As a result, it is our intention to minimize activities that would require permitting from the Corps. The proposed development will cross these washes, however in an effort to maximize preservation, the number of crossings will be minimized. At this time, only three crossings are proposed. The design of the project has been focused on wash preservation for aesthetics as well as utilization as a shared path and trail network.

Topography and Drainage

The property is native desert land that gently slopes from the north to the south at approximately one percent. The site is sparsely vegetated except for the slightly more vegetated washes traversing the site. The tributary area for the Vistas Montañas subdivision originates north of the Central Arizona Project Canal. Flow north of the aqueduct ponds up before flowing through overchutes. This flow joins tributaries south of the canal. One overchute supplies water to a wash running thru this project.

Flood Zone

The site is located in Zone X and Zone A as depicted on the Federal Emergency Management Agency (FEMA) flood Insurance Rate Map (FIRM) numbers 04013C1135G, 04013C1130G, 04013C1115G and 04013C0720G, City of Surprise, Arizona, effective date September 30th, 2005. The Zone X classification is defined as "areas of 500-year flood, areas of 100-year flood with average depths of less than 1-foot, or with drainage areas less than 1-square mile, and areas protected by levees from the 100-year flood". The Zone A classification is defined as a special flood hazard area inundated by the 100-year flood with no base flood elevations determined. A Conditional Letter of Map Revision (CLOMR), if required will be submitted to To Maricopa Flood Control District who will in turn submit the CLOMAR to FEMA. Upon approval by FEMA a Letter of Map Revision (LOMR) will be obtained. It is not anticipated that any dwelling units will be constructed with in the flood plain. However, if that is the case a Floodplain Use Permit will be acquired prior to occupation of any house

Proposed Project

This PAD consists of three single-family detached, residential parcels with a variety of lot sizes. Proposed lot sizes are 65'x120', 75'x120' and 85'x125'. These lots will be placed in clusters that are accessed by curvilinear streets and share open space amenities and interconnected paths and trails located within the aforementioned washes. Although the property is relatively flat, the natural washes that help create the unique character of the development. These washes serve as internal open spaces that promote interaction among the community, both within this development and beyond. The design integrates the existing wash corridors with the proposed pocket parks and path and trail system to create a seamless community with visually appealing open space as well as usable recreational amenities.

The Vistas Montañas PAD will offer a variety of housing types over a range of residential lot sizes and establishes neighborhoods visually and physically integrated by an internal open space system. In addition to connecting the neighborhoods through the open space, the community offers an array of amenities. Proposed amenities include pocket parks, linear open spaces with paths and trails, preserved natural open spaces, and landscaped buffers along all rights-of-way and between this development and the existing development to the south.

The anticipated land allocation for the Vistas Montanas PAD is as follows:

Lots = 62.3% = 111.5 acres
Open space = 12.6% = 22.5 acres
Drainage = 12% = 21.4 acres
Roads = 13.1% = 23.6 acres

Phasing

Due to the relatively small size of the project, it is anticipated that only one phase will be needed. Actual timing of each neighborhood will depend on market conditions and absorption rates; however, it is anticipated that the necessary infrastructure and landscaping will be constructed as part of the first phase of development should multiple phases occur. If conditions warrant, sub-phases may be considered to accommodate additional infrastructure construction and the construction of model homes.

Neighborhood Character

This project offers residents a variety of outdoor recreational opportunities within the neighborhood. The community includes an extensive trail and path system, which is an integral part of the pedestrian/open space system linking neighborhoods to each other and to the community amenities. Per the City of Surprise Design Guidelines, detached concrete sidewalks are provided on arterial, collector and local streets to connect the open spaces with the trails and paths and enable a cohesive means of travel throughout the community. In addition to these sidewalks, a trail system is proposed to run in a north-south direction through the washes found on-site. Although not currently shown on the City's master trail plan, it is anticipated that the provided trails will eventually connect with the CAP Canal as part of a larger regional trail network. The provided trails are intended to be shared by both equestrians and pedestrians

alike. No equestrian properties are proposed within this project, however the trails are to be shared with the much larger community, within which, many equestrian properties exist.

Also provided within this project is a series of pocket parks and community open spaces. The areas will connect with the shared trails and will provide recreational amenities, such as playgrounds, shaded seating, barbecue grills and ramadas for the residents. Although highly accessible by all residents, these open spaces have been concentrated along wash corridors for both visual interest and pedestrian connectivity.

Parks

As currently designed, there are four pocket parks dispersed throughout this project, most of which are large enough to provide amenities such as playgrounds with shade structures, large turf play areas, half basketball courts, sand volleyball and ramadas. In addition to these parks, there are nine smaller open space areas located throughout the community to further enhance the potential for social interaction as well as offer visual relief from homes and hardscape. The adjacency to the washes is an additional enhancement to all of the parks and open space areas as it provides easy access to the natural open space within the community. The linear open space areas within the existing washes provide connectivity among many of the various parks. These areas are included as part of the open space areas mentioned above.

The pocket parks are intended to provide the community with smaller scale amenities that provide children and families a place to play and socialize. These parks will average 10,000 sf in size and will be located a short distance from each home. A large, more centralized neighborhood park will be provided as a focus point for outdoor recreation and amenities. An enlarged concept plan of this park is included in the exhibits portion to this PAD.

Trails and Paths

Trails and paths utilized in the community will consist of both unpaved and paved surfaces. The surface will depend on the location and type of trail or path within the community. The washes traversing Vistas Montañas will contain unpaved trails and are intended for shared use, but are expected to be used primarily by local equestrians. The trail will be constructed of a compacted natural looking material complimenting the natural landscaping of each wash. The trails are expected to meander within the entire wash erosion hazard setback and the floodway boundaries. If wash crossings are needed, they will be designed to minimize any impacts on the jurisdictional wash limits. It is anticipated that adjacent developments will connect into the wash trails to eventually create a network that extends beyond this community.

Paths internal to the community will run through open space tracts and along the front yards of many of the homes within the community. When local street sidewalks are utilized as part of the path system, the five-foot detached sidewalks will be delineated by using materials such as colored concrete or salt finished colored concrete. These paths are intended to provide safe connections between the homes and the open spaces such as the pocket parks and the wash trails.

An unpaved trail is also proposed along the northern side of the internal collector road that connects 179th and 175th Avenues. This trail will meander within a trail easement in the landscape tract along this right-of-way and will be constructed of a compacted natural material. This trail will provide residents with a tree-shaded path for walking, jogging or bicycling. Because of the materials used, the trail will be differentiated from the adjacent sidewalk along the collector road.

Amenities within the community including paths, trails and other recreational facilities / equipment will be maintained by the Vistas Montañas HOA. The developer will work with City Staff during pre-plat to ensure that the path and trail standards for the project are consistent with the City of Surprise standards.

Land Uses

This development will provide a mix of residential lots sizes, public open spaces, and an integrated trail and path system, which are in conformance with or in excess of the City's Residential Design Guidelines.

Vistas Montañas is essentially divided into four parcels. Each parcel will have a primary lot size but will also include larger lots to provide diversity, better street scenes and meet the City of Surprise Design Guidelines. The Conceptual Site Plan illustrates the lot categories specifically proposed for the community. Due to the variety of lot categories, the Vistas Montañas PAD offers a series of neighborhoods consisting of a primary lot width and depth to meet the needs of a broad range of homebuyers. The proposed neighborhood lots range in size from 7,800 to 10,625 square feet. While the Vistas Montañas PAD offers single-family homes with varying lot sizes, the neighborhood parcels are not isolated from each other; rather, the community is designed with natural open spaces, amenities, and a trail and path system intended connect the parcels to create a single cohesive community.

Single-Family Guidelines

The City of Surprise Single-Family Residential Guidelines were created to establish standards that assist with the facilitating neighborhood interaction and to provide a diverse mix of homes to meet the changing lifestyles of residents. As such, the homebuilder will meet or exceed the Single-Family Residential Guidelines minimum number of points required to achieve the proposed density. The following describes the application of these guidelines and how this proposal will meet or exceed the minimum standards.

For this project, the 63' wide lot is the smallest lot frontage proposed. Therefore, lot category "B" is the determining criteria, per the City of Surprise Design Guidelines.

The percentage of proposed Lot Category B homes to be developed exceeds the base fifteen percent. In order to achieve the overall density of 2.4 dwelling units per acre, the development is required to qualify for a minimum of 36 points from Design Option List B and Design Option List D. The homebuilder will be required, later in the development process, to identify the specific options from Design List C to be utilized to meet the minimum total of points required.

Design Option List B

To achieve the proposed lot size mix and density, the Vistas Montañas PAD must identify those items included in the design of the Community. The Design Options selected below are conceptual and may change throughout the development process. The current selected design options for List B are outlined below:

The selected design options for List B are outlined below:

- A. For each 40 gross acres in the Community, at least three cul-de-sacs, knuckles or other street features will be provided, in addition to diversity features such as landscape islands and access to open space. **(1 point)**
- B. Corner lots designed to be ten feet wider than interior lots or have an eight-foot landscape tract between the property line and the abutting street. **(2 points)**
- D. Lots within B, D, and E categories have front setbacks that are staggered in three-foot increments providing for variation in front setback of 18 feet, 21 feet, and 24 feet. **(2 points)**
- G. Design and construct landscaped open spaces which are visible from both residential and arterial streets, and require a homeowners association to maintain the landscaped open spaces to the same standard as other tracts and common areas maintained by the homeowners association. **(2 points)**
- I-2. Install in all arterial and collector streets a raised landscaped median, and require a homeowners association to maintain the landscaped medians to the same standard as other tracts and common areas maintained by the homeowners association. **(2 points)**
- I-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. The trees on opposite sides of the sidewalk must be offset to give the appearance that the trees are planted every 25 feet on center. Fifty percent of the trees must be 24-inch box trees or larger. Require a homeowners association to maintain the enhanced landscaping and trees to the same standard as other tracts and common areas maintained by the homeowners association. **(4 points)**
- M. Traffic calming devices, such as traffic circles, decorative raised paving, landscaped diverters, traffic chokers and other landscaping devices will be utilized throughout the community. **(2 points)**
- N. Trails designed to connect open spaces are separate from roadways, enabling bicyclists and pedestrians to travel throughout the community. **(6 points)**
- O. Include decorative hardscape features at entrances and pedestrian crossings. **(2 points)**
- Q. Berms, enhanced landscaping and perimeter walls are proposed. **(6 points)**

The selected design options provide a total of **29 points**, which exceeds the 28 points required by the Single-Family Design Guidelines.

Design Option List C

The developer acknowledges that a minimum of 14 points must be accumulated from the overall Point Options Lists. Design options from Option List C will be identified during subsequent submittals once the homebuilder has been selected.

Design Option List D

A variety of amenities within residential projects are required to foster neighborhood interaction. The Design Options selected below are conceptual and may change throughout the development process. The following design options, selected from Option List D, will provide a range of amenities, which are ample in size, quantity and quality, to meet the needs of the Community:

- D. A large open space corridor, at least 75 feet wide and 100-foot average, is provided throughout the Community. The corridor will be planted with mature trees from the City's approved plant list, while providing a view corridor and the path system.
- H. Approximately 20 percent of the gross lot area is preserved as open space, which is well in excess of the thirteen percent minimum required.

The selected design options provide a total of 22 points, which exceeds the 12 points required by the Single-Family Design Residential Guidelines for Option D. Overall, the proposed design options yield a total of 65 points (List B – 29 points; List C – acknowledged 16 points; List D – 22 points), which substantially exceeds the 36 points necessary for the overall single-family density of the community.

Architecture / Character

The property is located within a high profile growth area marked by large proposed master planned communities and employment areas such as Sunhaven Ranch, Grand Vista and the BNSF Property along the US-60. This PAD identifies those design elements, when determined by the ultimate homebuilder and approved by the City, will create a high quality community that takes full advantage of the unique aspects of the area.

The character of Vistas Montañas is achieved by a cohesive, integrated design meeting the level of quality fitting to this area of the City. The visual aspects and physical features of the property establish the character of the community. Character defining elements utilized to develop the overall design of Vistas Montañas include:

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

The character of Vistas Montañas will be established through these design elements and will be appropriate to the natural beauty of the site, while meeting the development goals of the City.

Vistas Montañas' relatively smaller size, approximately 179 acres, will allow for an overall consistency of these design elements throughout the community.

Although it is not possible to provide specific architectural design examples at this time, architectural styles could include Spanish Mission, Spanish Colonial, Ranch Territorial, and / or Southwest Contemporary. Final selection of the architectural theme will occur once a builder has been selected.

Walls and Signage

Theme walls and entry monumentation create the initial impression and identity any community as they are the first element viewed upon entering the community. The intent of the conceptual wall and entry monument exhibits is to illustrate a potential architectural style and theme. The actual color, material selection and details presented herein may be refined once the architectural style has been determined.

The conceptual entry monument details are provided in this PAD. Regardless of the final design, the proposed color and materials will be complementary to the desert. As mentioned above, final selection of color, materials and decorative features may be refined at a later date; however, the entry monument concepts represent the developer's assurance to quality. The images also generate a basis for the final color and material selection meeting or exceeding the level illustrated.

The monumentation concept includes varied materials complementary to the theme and view walls. Monument signs located at main entries will be integrated into the perimeter walls and may consist of varying heights of decorative and / or stuccoed blocks to create a definitive, but not overpowering pattern. Integrated planters with colorful vegetation are also likely features for main entries. Throughout the site, decorative walls will be provided for visual interest and community identity. The incorporation of wrought iron view fencing adjacent to public areas is encouraged. Likewise, perimeter walls may also include wrought iron accents as well as natural materials such as field stone or river rock to reflect the site's proximity to the existing washes in the area.

Secondary monumentation will also be provided with similar features as mentioned above, though at a much smaller scale. Although the provided signage will be attractive, it is important to maintain a hierarchy of access by limiting the amount of signage.

Theme walls are placed in locations where they will be seen from the arterial or collector streets. Combined with decorative landscaping, the enhanced wall details promote the sense of arrival into the community.

The conceptual theme wall exhibits depict the decorative element of the proposed theme walls. Walls will be six feet in height, though this height may be comprised of partial block and wrought iron elements. Seven-foot high walls may be provided along arterial roads per the point system allowances. Identical columns are proposed for the view walls with panels of vertical wrought iron between the columns above two feet of masonry block. An alternative view wall is proposed to maximize views along the wash corridor and minimize the look of physical barriers along the

wash. The alternative view wall may include six-foot wrought iron fencing in lieu of block and wrought iron.

Open Space and Landscape Theme

The open space plan for this project includes paths connecting both major and minor open space areas while integrating the entire drainage concept. The path and trail system includes trails along the natural wash corridors, a trail along the northern side of the bisecting collector road and paved paths leading to open spaces throughout the community. This system will provide a pedestrian and bicycle friendly connection to other community amenities, as well as allow access to potential services and natural amenities outside the community.

At approximately 20 percent, the amount of open space for the community substantially exceeds the Design Guidelines requirement of not less than ten (10%) percent of the gross acreage. Vistas Montañas will meet or exceed the fifteen (15%) percent open space as agreed to in Item H, Design Option D as stated previously in this report. The City's requirement for active open space is also substantially exceeded. Active Open Space is defined for the Vistas Montañas PAD as open space used for recreational purposes such as mini parks, the linear trail network and the larger landscaped areas, including retention/detention areas, that may be utilized by residents for active recreational play. Although further refinement of the site design during pre-plat may alter the amount of open space provided within Vistas Montañas, it is anticipated the project will have as much as 35 acres of open space. The remainder of the open space proposed within the project is defined as passive open space. Passive open space is defined for this PAD as open space such as landscape tracts along roadways, smaller open space areas not primarily used for active recreation and open space contained within the erosion hazard setback portion of the washes.

Landscape Design

This area is home to an abundant and diverse collection of desert plant species included in the plant palette and contribute to the community's aesthetic value. Native vegetation plays a vital role in the dynamic system of the Sonoran desert. It not only serves as shelter and food for the desert wildlife, it can also reduce urban heat and assist with erosion control. The natural quality of the project's washes is irreplaceable and will be preserved to the maximum extent possible for the residents and the surrounding community to enjoy. The wash and will remain a native desert palette. If revegetation of areas along the Wash is necessary due to construction activities, revegetation will consist of only plant materials native to the Sonoran Desert. The remainder of the community, other than park turf areas, locations where annual/decorative plants may be provided and private residential yards, will be planted with low water use landscaping selected from the Arizona Department of Water Resources Low Water Plant List. Common open space areas, such as parks, will minimize the use of turf; using turf only where open-play and other recreational areas are designed. Plants selected within Vistas Montañas will be planted to maximize shaded areas along paths and within common open space areas. Plantings will be designed with a variety of accent materials to provide diversity of colors and visual textures.

Town West Realty is committed to providing a quality community complimenting the surrounding environment. The following plant palette represents a conceptual approach to the proposed

landscape theme and planting density. All designs will meet or exceed the specifications of the City. Further refinements are expected during the preliminary plat review and subsequent final design. The final design and plant selection will be subject to City staff approval. Individual front yard landscape packages will be made available by the builder, however, should the future buyer choose to prepare a non-package plan, the design must be approved by the builder or by the HOA depending upon what entity is deemed the authority at the time of sale. All front yard landscaping shall be maintained by the homeowner, whereas community areas, trails and other landscaped tracts shall be maintained by the HOA.

Conceptual Plant Palette

Trees

| | |
|---------------------------|-----------------------|
| Acacia spp. | Acacia |
| Chilopsis linearis | Desert Willow |
| Dalbergia sissoo | Sissoo Tree |
| Olneya tesota | Ironwood |
| Parkinsonia spp. | Palo Verde |
| Pinus edlarica | Mondel Pine |
| Pistacia chinensis | Chinese Pistachio |
| Pithecellobium flexicaule | Texas Ebony |
| Prosopis spp. | Mesquite |
| Ulmus parvifolia | Chinese Evergreen Elm |

Shrubs / Bushes

| | |
|----------------------------------|-----------------------------|
| Ambrosia deltoidea | Triangle-leaf Bursage |
| Bougainvillea s. "Barbara Karst" | Barbara Karst Bougainvillea |
| Caesalpinia pulcherrima | Red Bird of Paradise |
| Calliandra californica | Red Fairy Duster |
| Cassia nemophila | Desert Cassia |
| Cassia phyllodenia | Silver-leaf Cassia |
| Dodonaea viscosa | Hopseed bush |
| Encelia spp. | Brittlebush |
| Ericameria laricifolia | Turpentine Bush |
| Justicia californica | Chuparosa |
| Leucophyllum spp. | Sage |
| Ruellia peninsularis | Baja Ruellia |
| Simmondsia spp. | Jojoba |
| Tecoma spp. | 'Orange Jubilee' |
| Vauquelinia spp. | Arizona Rosewood |
| Viguiera deltoidea | Goldeneye |

Accents

| | |
|-----------------------|--------------|
| Agave spp. | Agave |
| Carnegiea gigantea | Saguaro |
| Dasyllirion wheeleri | Desert Spoon |
| Fouquieria splendens | Ocotillo |
| Hesperaloe parviflora | Red Yucca |
| Muhlenbergia rigens | Deer Grass |

Groundcover

| | |
|----------------------------|------------------------|
| Abronia villosa | Sand Verbena |
| Baccharis hybrid ‘Starn’ | Desert Bloom Hybrid |
| Baileya multiradiata | Desert Marigold |
| Convolvulus cneorum | Bush Morning Glory |
| Cynodon dactylon ‘Midiron’ | Midiron Hybrid Bermuda |
| Dalea greggi | Trailing Indigo Bush |
| Hymenoxys acaulis | Angelita Daisy |
| Lantana spp. | Lantana |
| Penstemon parryi | Parry’s Penstemon |
| Ruellia brittoniana ‘Kate’ | Dwarf Ruellia |
| Sphaeralcea ambigua | Desert Globemallow |

School District and Community Facilities

The existing school facilities, libraries, police stations and fire stations within a three-mile radius of the Vistas Montañas Site are shown in the Facilities Context graphic within this PAD. Vistas Montañas is located in the Nadaburg Elementary School District, which currently has one K-8 elementary school, Nadaburg Elementary, in Wittman, but no high school. The Wickenburg and Peoria Unified School Districts have allowed high school students living in this area of the Valley to attend class in their districts. Local high school students may elect to attend Wickenburg High School in the Wickenburg Unified School District. The Peoria Unified School District has also made available Raymond S. Kellis High School near 91st Avenue & Northern Avenue or Centennial High School near 79th Avenue & Thunderbird Road for student attendance.

School facilities in the general vicinity are anticipated to grow as developments such as Sunhaven Ranch and Asante North are developed. These large master planned communities will provide much needed school facilities with the development of the area to serve the growing surrounding population. Negotiations are currently underway with the Nadaburg School District to establish a formal developer’s agreement which will result in the form of a per-house donation made to the school district at the time of building permit.

Currently, the City has a conceptual plan showing the existing and proposed future fire station locations. This conceptual plan shows the future Fire Station #316 approximately three miles to the southwest of Vistas Montañas on Jomax and 195th Avenue and Fire Station #314 approximately four miles to the south of Vistas Montañas at the corner of Jomax and Citrus Road. The conceptual locations of the City’s fire stations are placed such that each projected service area will touch or overlap the next one.

The closest existing fire station is Station #304 at the corner of US-60 and 163rd Avenue, and is approximately 15 miles southwest of the Vistas Montañas site. On-going discussions with the City will continue through the zoning process to ensure response times are satisfactory to the City of Surprise.

The closest existing City of Surprise Police Station is located at 14312 West Tierra Buena Lane and is approximately 18 miles south of the Vistas Montañas project. Future Police Stations are anticipated nearer to Vistas Montañas with continued development in the vicinity.

The Northwest Regional Library is the nearest City of Surprise library to the Vistas Montañas Project. It is located at 16089 North Bullard Avenue, at Bell and 147th Drive and is approximately 15 miles from the Project Site.

Streets

The property is approximately 2.5 miles north of US-60, 5 miles south of SR-74, 4 miles northwest of SR-303 and only one-half mile north of Dynamite Road. The community is located at the intersection of 179th Avenue and the Dixileta Road Alignment. Dixileta Road and 179th Avenue are identified on the Surprise General Plan 2020 Roadway Plan as minor arterials. Peak View Drive (adjacent to southern boundary) and 175th Avenue will most likely be residential collectors. Dedications and improvements for these rights-of-way will occur at the time of final plat.

This project is expected to have seven entries – three of which are considered Major. These are on Peak View Drive for the smaller parcel and on 175th and 179th Avenues for the main parcel. Other smaller entries are provided to increase the traffic distribution throughout this project. The developer may change the location of the main entry due to future development constraints.

A curvilinear residential collector bisects the property east to west and connects 179th and 175th Avenues. Each internal parcel will have access to this residential collector and each neighborhood will have a minimum of two different means of access, in conformance with the City's policies and regulations. The Developer will be responsible for construction of the half-street right-of-way improvements for all roads adjacent to the site.

Landscape tracts and open space areas surround both sides of the collector creating view corridors; hence, these landscape open space areas are visible from both arterials and local streets as well. Within the open space areas adjacent to the collector streets and arterial roads, sidewalks are detached from the curb to ensure separation of vehicular traffic from pedestrians. An unpaved trail is also provided along the northern side of the bisecting residential collector. This trail is in addition to the detached sidewalk and provides another separated walkway for bicycle and pedestrian use. As a result, a pedestrian-friendly environment is created, contributing to the overall aesthetic quality of the development, while providing both pedestrian and bicycle access to the community. In addition to the landscaped open space areas, decorative paving at intersections will be considered as a traffic calming measure.

A Traffic Impact Study, dated February 2007, has been prepared for Vistas Montañas by Carter-Burgess Engineering. This Traffic Impact Study has been submitted to the City under a separate cover.

Grading and Drainage

A Final Drainage Report for the Property, prepared by Erie & Associates, Inc., is being submitted to the City and the Federal Emergency Management Agency (FEMA) under a separate cover. The drainage design for the Community is in accordance with the design guidelines provided in the Drainage Design Manual for Maricopa County, Arizona, Volume I, Hydrology, January 1995 the Drainage Design Manual for Maricopa County, Arizona, Volume II, Hydraulics, date January 1996 and the new City of Surprise drainage guidelines. The basis for the design of major drainage facilities in this region of the County is the Wittmann Area Drainage Master Study Update ("ADMS"), which was completed by Entellus for the Flood Control District of Maricopa County. An exhibit of the project location in relation to Wittmann Area can be seen in Exhibit I. The before mentioned study updated the previous "A" zone delineation for Wash 5 East to an "AE" zone with a floodway delineation. An "AE" zone is defined as a special flood hazard area inundated by the 100-year flood with base flood elevations determined.

Currently, offsite flows enter the site at several locations on the north property line, and near the southwest property corner. Offsite flows generally enter the site flowing south and southeast in poorly defined, braided washes. The existing capacity and hydraulic characteristics of the channels as well as the existing hydrologic characteristics of the overall area will be preserved. The development will retain the 100-year, two hour event for the project site and adjacent half streets, and accommodate the off-site flows per the City of Surprise Municipal Code.

The Final Drainage Report contains a detailed hydraulic analysis that was performed for the necessary washes in the project based upon the proposed grading for the development. Finished floor elevations for homes adjacent to FEMA washes will be set at least one foot above the resultant 100-year water surface elevations. A Letter of Map Revision (CLOMR) application was included in the study, and submitted to FEMA to remove the developable portion of the Property from the floodplain.

Refer to the Vistas Montañas Final Drainage Report (submitted separately) for a detailed account of the information described above.

Public Utilities and Services

Private utility companies will provide telephone (Qwest), cable (Cox) and electric service (APS) for the Community. The City will provide water/sewer, police, fire protection and refuse collection. Electric service 12.0 kV or less and all other utilities will be placed below ground. Southwest Gas Company will provide gas service.

Streetlights and fire hydrants will be designed and installed per the City building codes and in accordance with the recommendations of the City Engineering and Fire Departments.

Potable Water System

Vistas Montañas is located in pressure zone 7 of the City of Surprise Special Planning Area two (SPA2). There is currently no City of Surprise potable water infrastructure abutting the property in question. Vista Montañas has joined the Jomax water group in an effort to best service those that

will one day reside in the area. Carter & Burgess, Inc. shall provide a master water distribution system report under a separate cover. This study will detail the necessary design to meet City of Surprise standards, account for other properties within the vicinity and provide a reliable potable water source to the future residents of Vista Montañas.

The City of Surprise has issued an Infrastructure Master Plan dated June of 2004 which has been the basis of design. There are twelve inch (12") lines proposed in both 179th Avenue and Dixileta Road which Vista Montañas will tie into providing two access points and therefore a looped system.

Detailed Basis of Design Reports shall be provided, particularizing the final design of the Vista Montañas distribution system. It is the intent of the developer to work closely with the City of Surprise in this endeavor to ensure that the project is part of a regional solution.

Sewer System

A Master Wastewater Plan for the Project, prepared by Carter & Burgess, Inc., is completed and submitted under a separate cover for the City of Surprise to review. The Project lies within the SPA2 of the sewer service area of the City of Surprise. The design criteria used for the proposed wastewater system was taken from the City of Surprise Water Infrastructure Master Plan, June 2004 ("City Master Plan"). As part of the regional wastewater solution, Vista Montañas will be providing the wastewater system facilities required to convey and treat the wastewater flows generated from the project.

Based on the land uses, population projections and design criteria described in the City Master Plan, the proposed on-site wastewater system was assumed to discharge at one outfall location. The entire project will convey flows to an outfall located towards the southeast of the Project. The flow from this outfall location will be conveyed through city streets to the wastewater treatment plant proposed for SPA2.

The final design, location, and construction sequence of the wastewater system improvements will be defined in each parcel report and a detailed analysis of the wastewater collection system will be submitted to the City for approval.

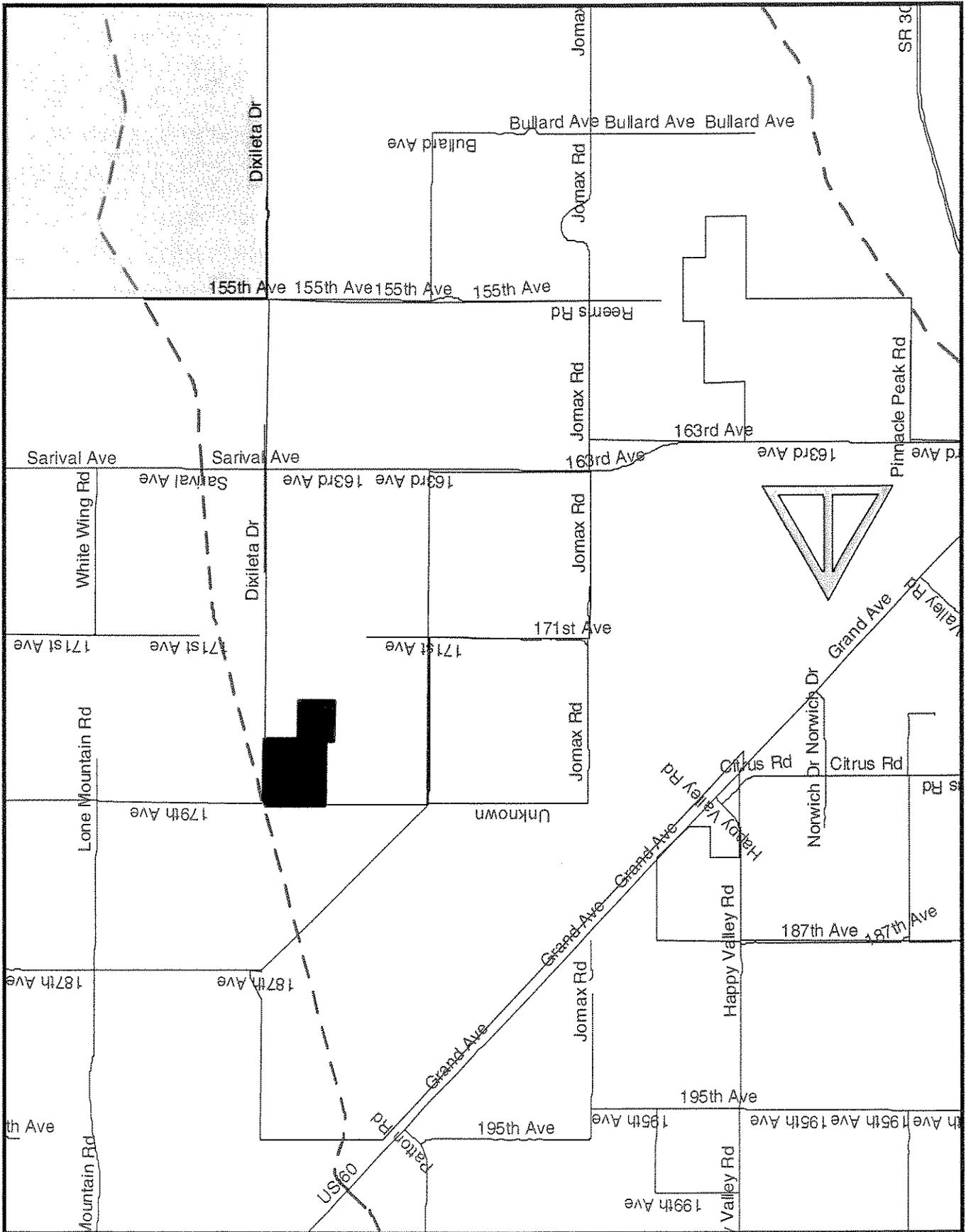


Exhibit A

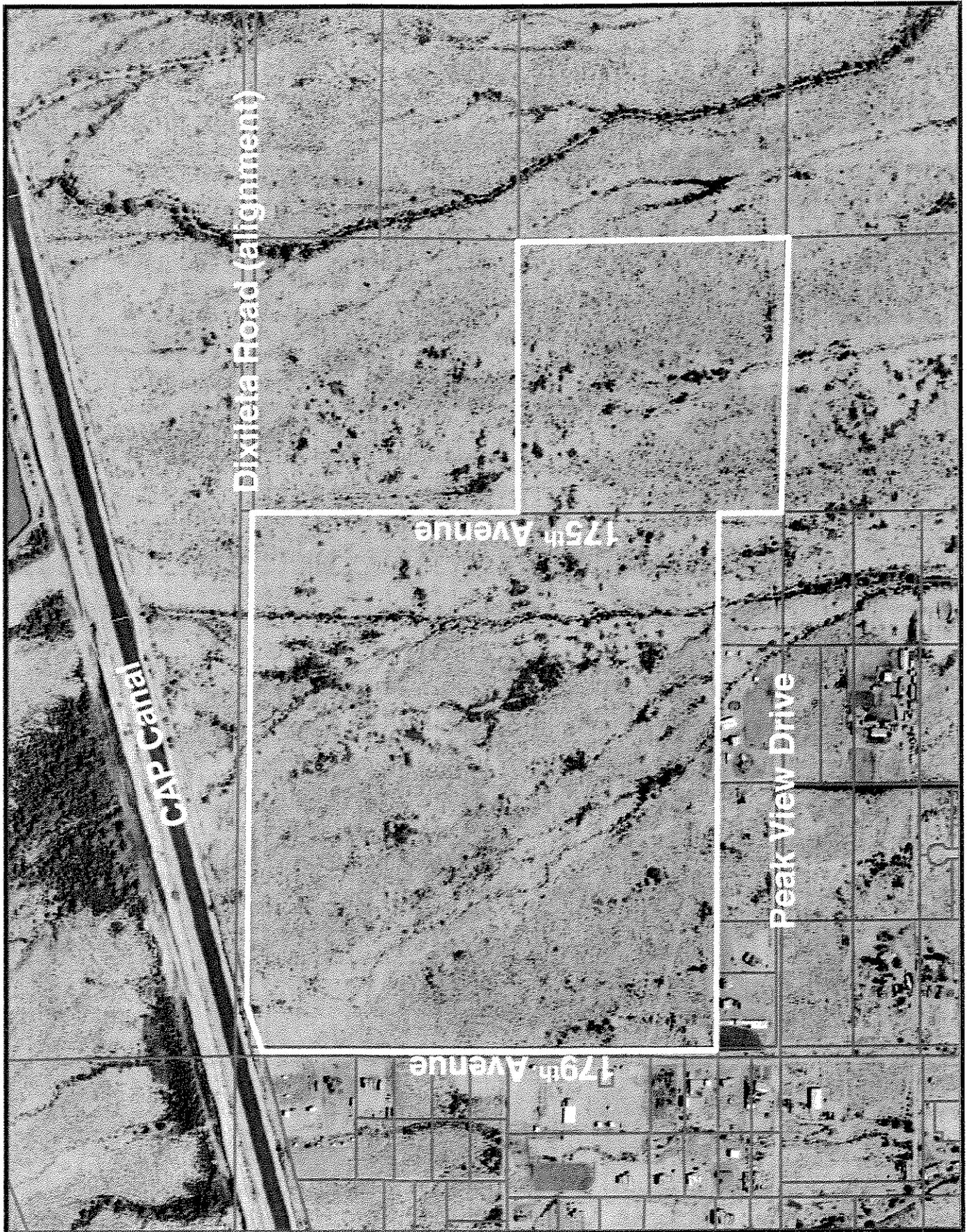
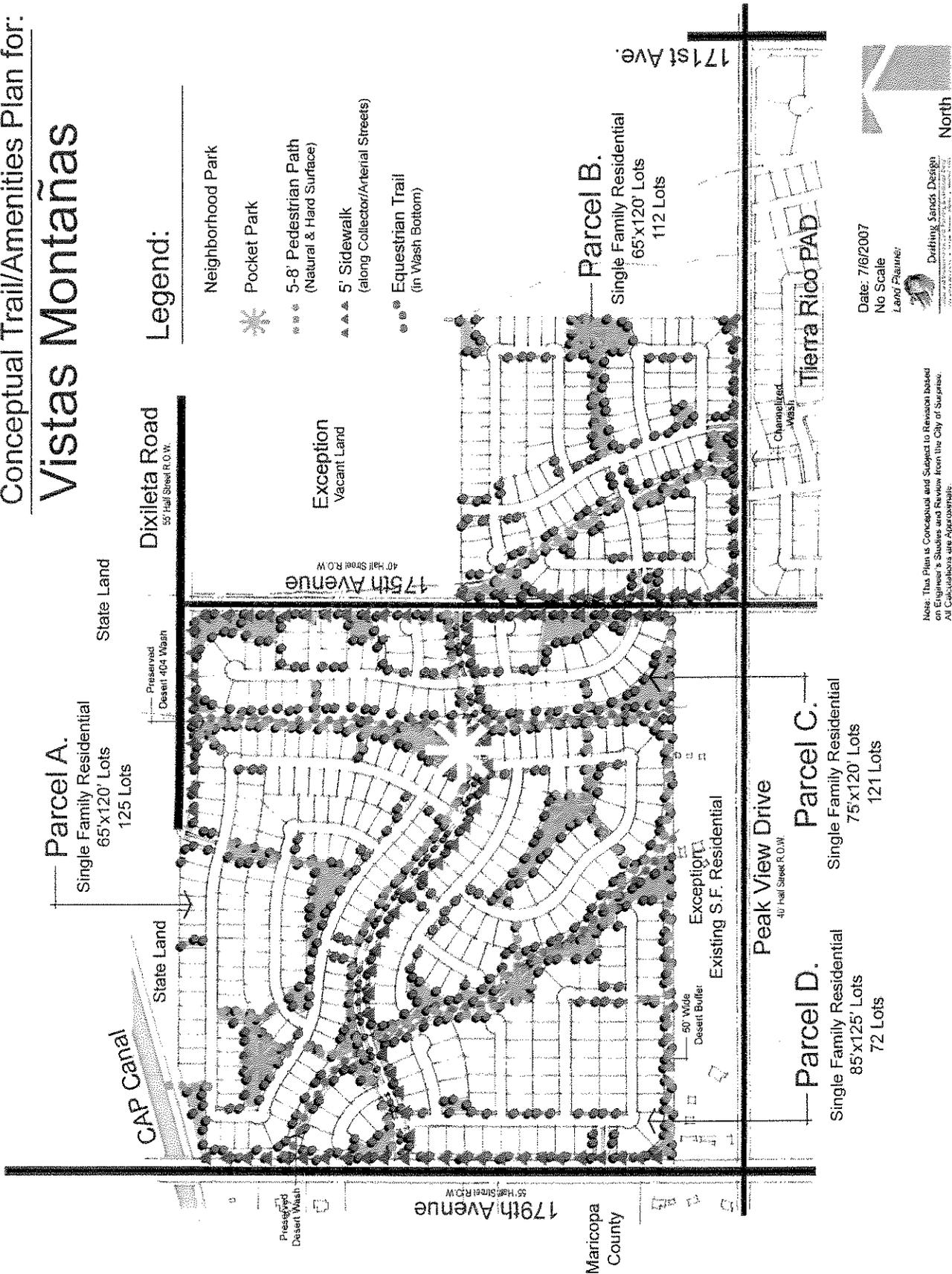


Exhibit B

Conceptual Trail/Amenities Plan for:

Vistas Montañas



Date: 7/6/2007
No Scale
Land Planner



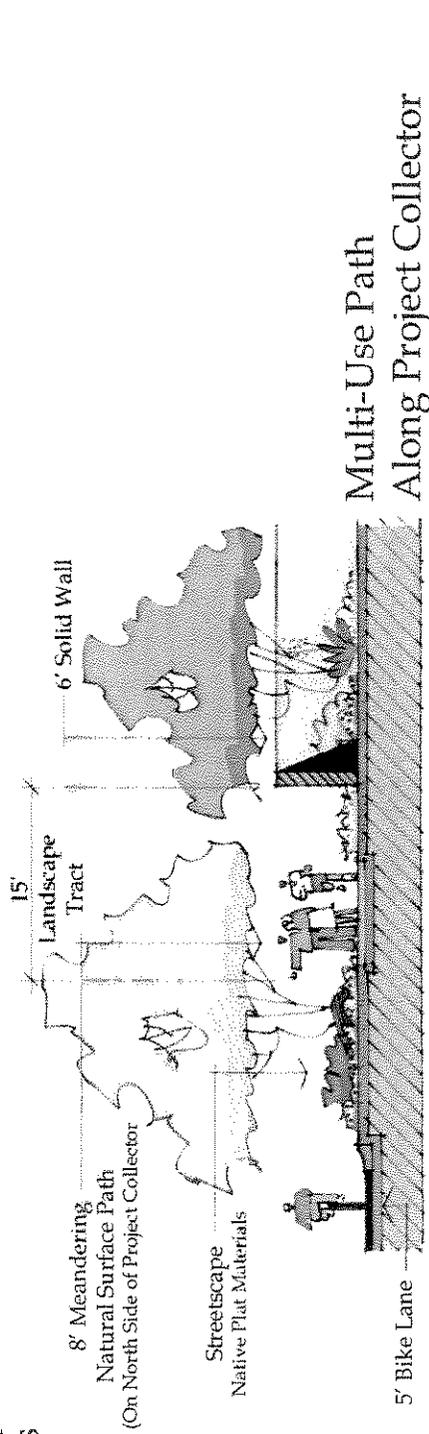
Dorling, Sands Design
10000 W. 17th Avenue, Suite 100, Denver, CO 80202
Tel: 303.755.1234
Fax: 303.755.1235
www.dorlingsands.com

Note: This Plan is Conceptual and Subject to Revision based on Engineer's Studies and Review from the City of Surprise. All Calculations are Approximate.

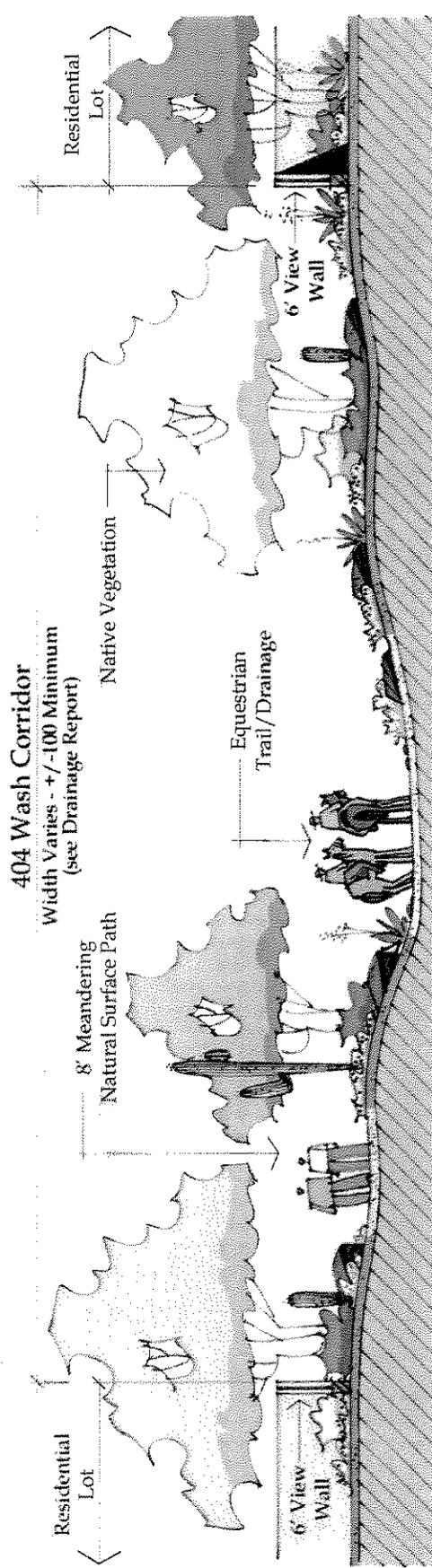
Vistas Montañas

Multi-Use Path & Equestrian Trail Cross - Sections

prepared by Drifting Sands Design



Multi-Use Path
Along Project Collector



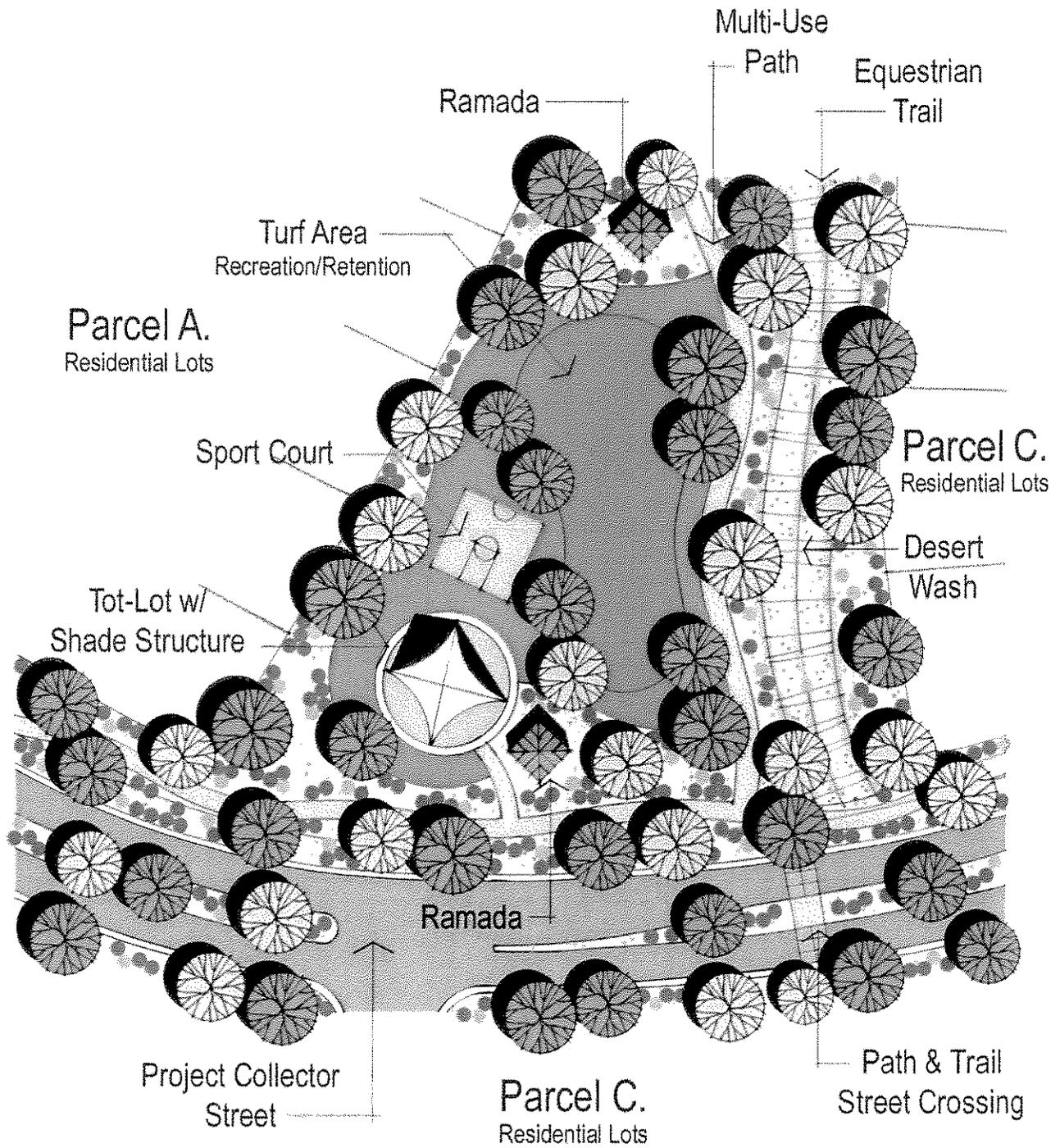
Multi-Use Path & Equestrian Trail Along 404 Wash

Vistas Montañas



Project Neighborhood Park Concept

prepared by Drifting Sands Design



Vistas Montañas



Typical Pocket Park Concept

prepared by Drifting Sands Design

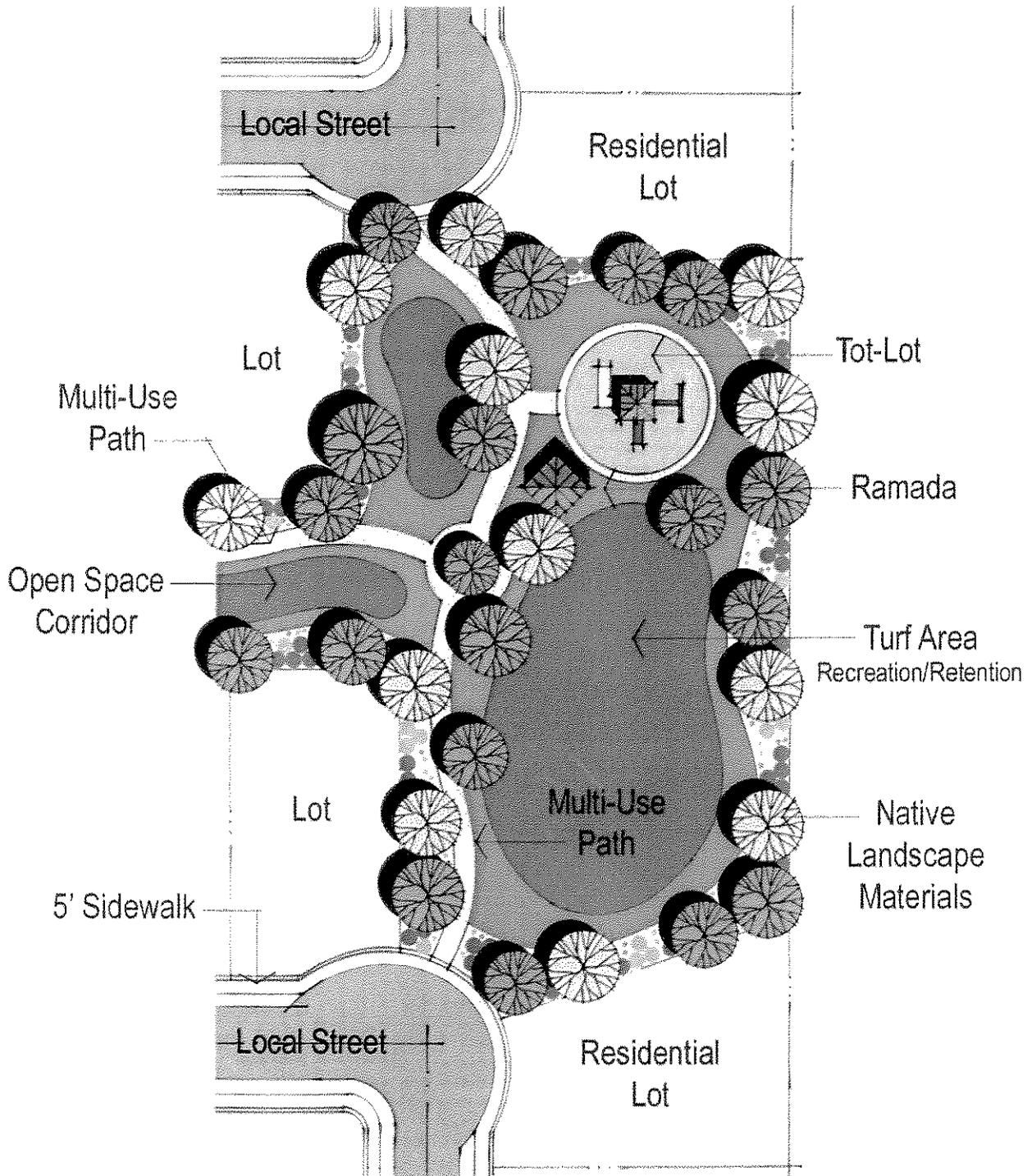
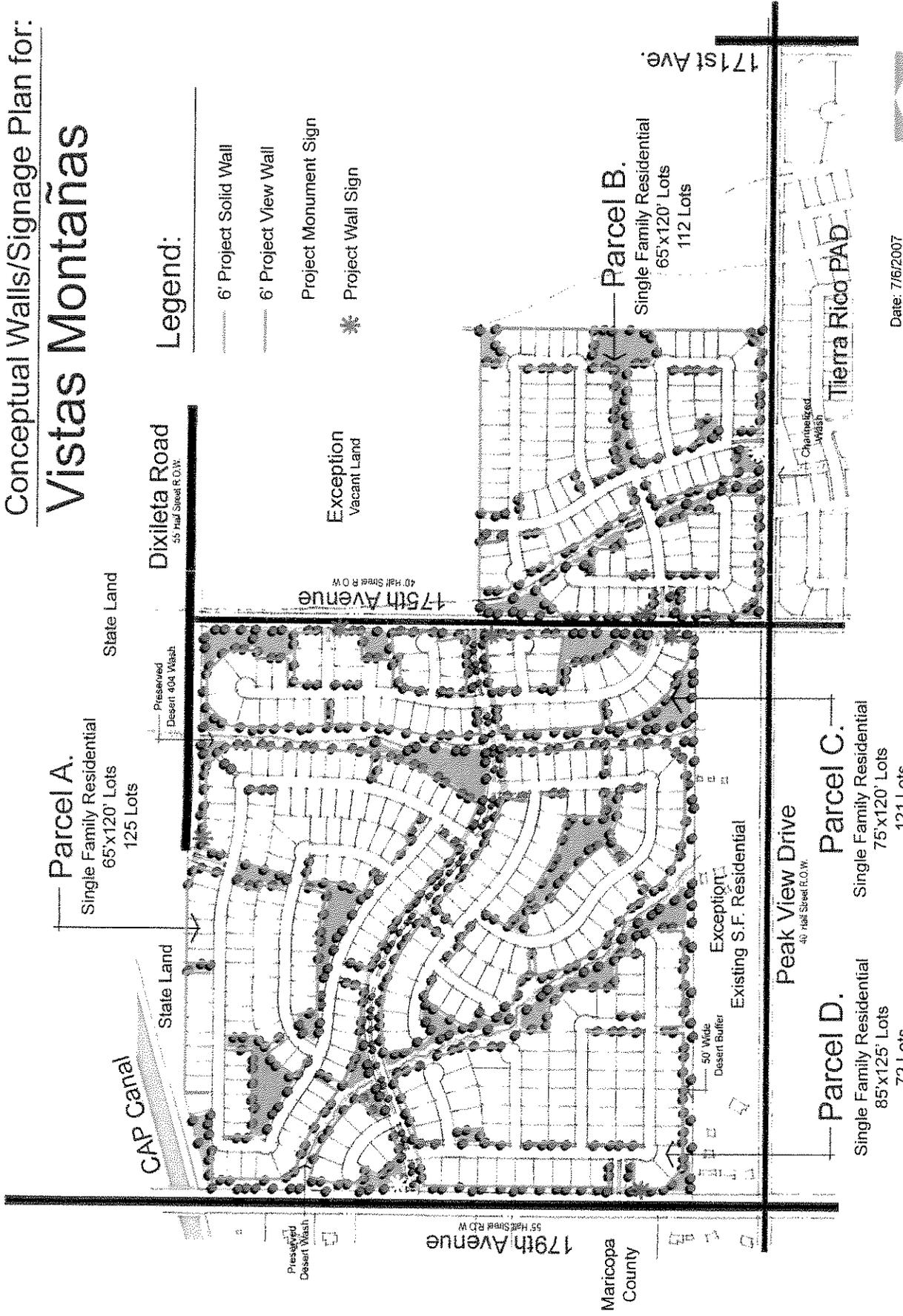


Exhibit F2

Conceptual Walls/Signage Plan for:

Vistas Montañas



Legend:

- 6' Project Solid Wall
- 6' Project View Wall
- ★ Project Monument Sign
- ★ Project Wall Sign

Exception
Vacant Land

Date: 7/6/2007
No Scale

Land Planner



Drifting Sands Design
10000 N. 10th Street, Suite 100, Phoenix, AZ 85020
Tel: 602.998.1111 Fax: 602.998.1112

North

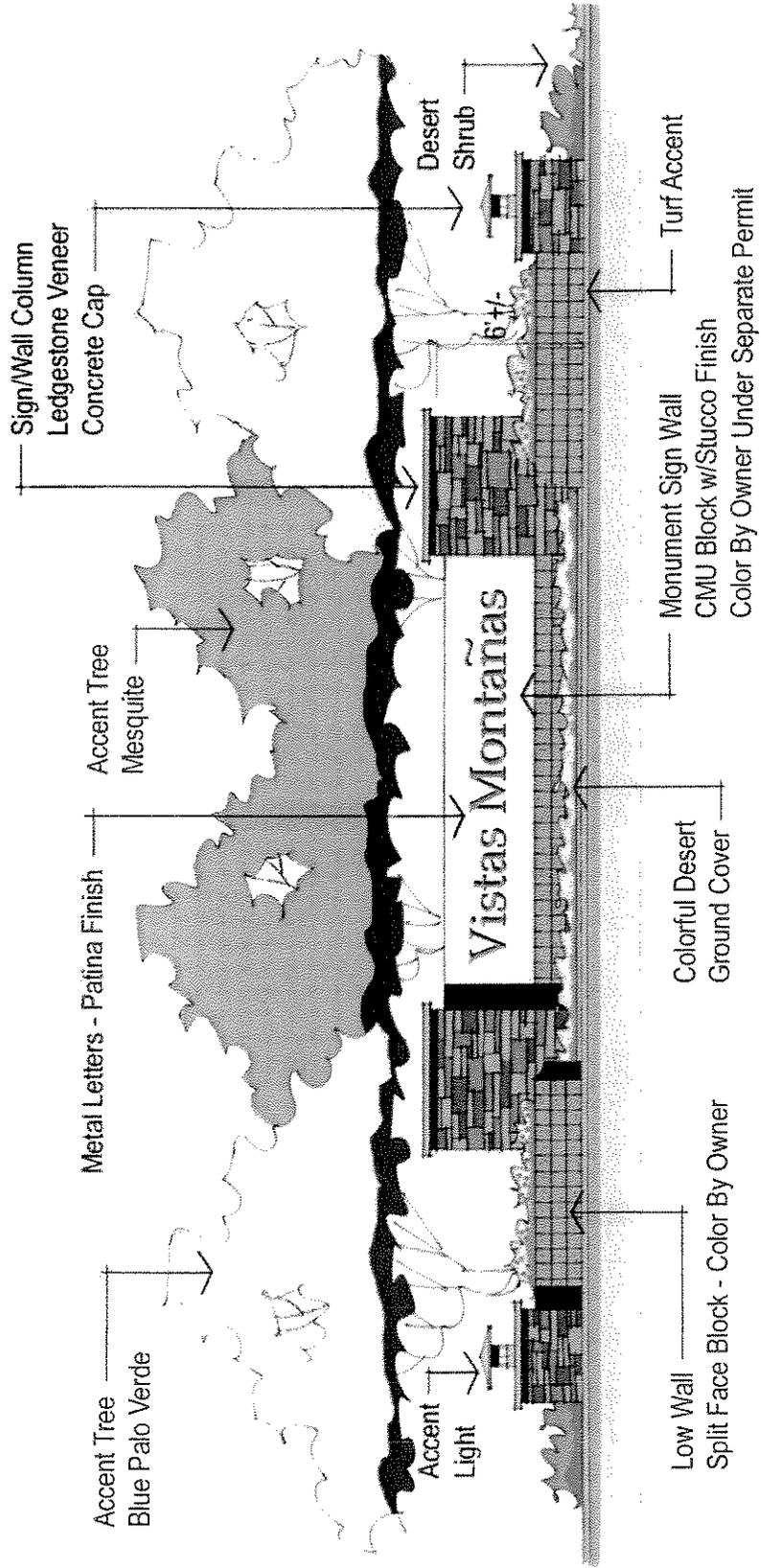
Note: This Plan is Conceptual and Subject to Review based on Engineer's Studies and Review from the City of Surprise. All Calculations are Approximate.

Vistas Montañas

Monument Sign Concept



prepared by Drifting Sands Design

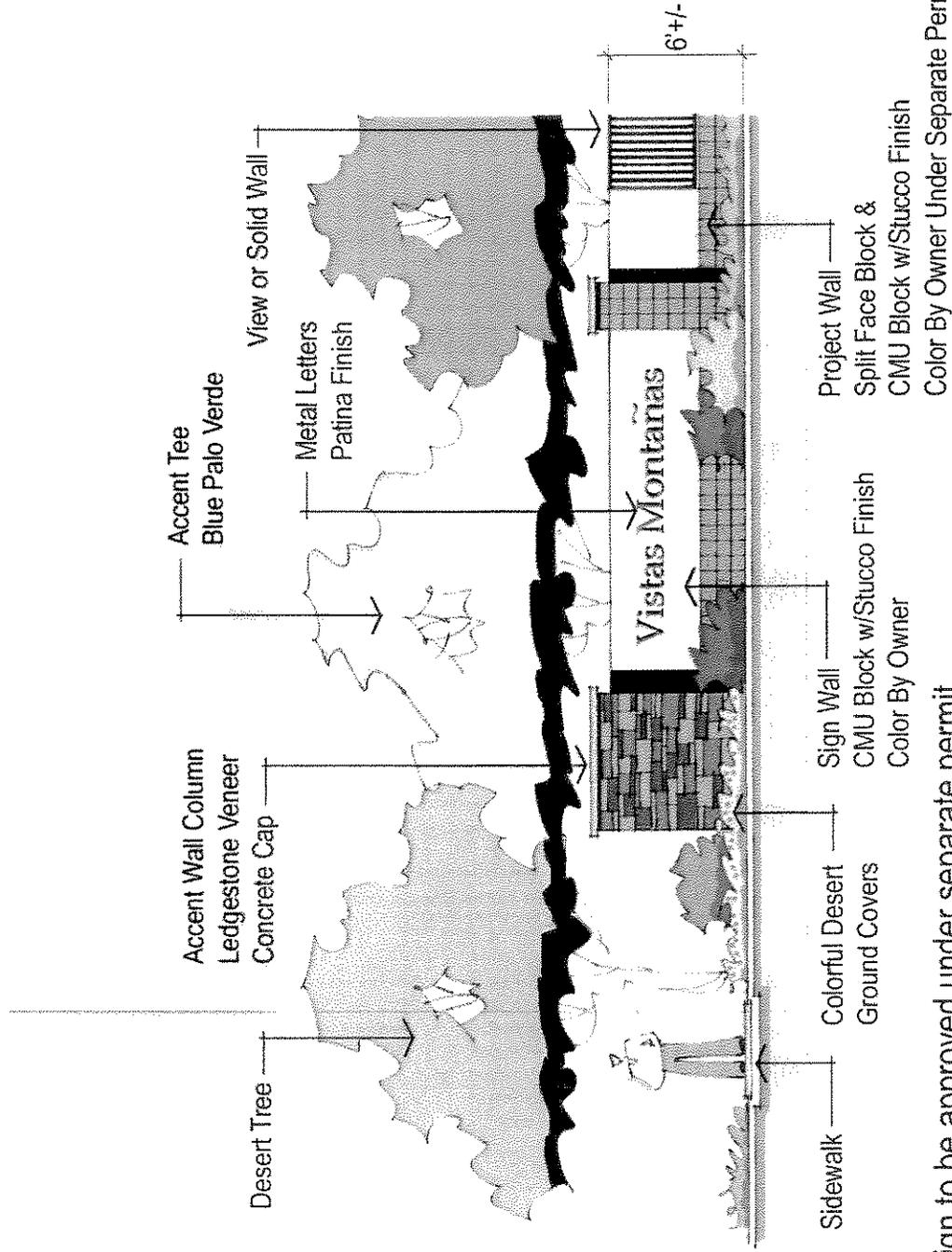


Note: Sign to be approved under separate permit.

Vistas Montañas

Wall Sign Concept

prepared by Drifting Sands Design



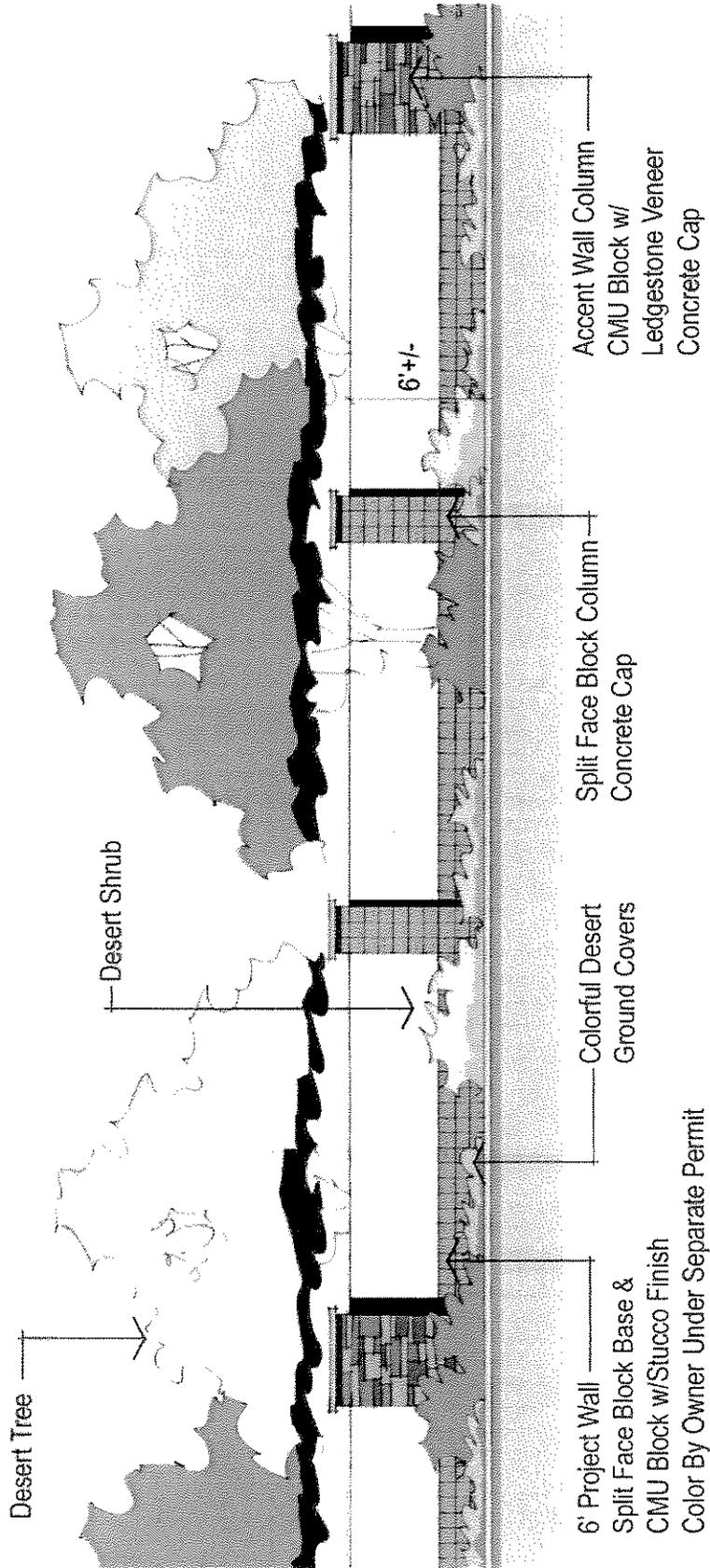
Note: Sign to be approved under separate permit.

Vistas Montañas

Solid Wall Elevation (Conceptual)



Prepared by Drifting Sands Design



Note: All walls visible by public shall have decorative wall treatment.

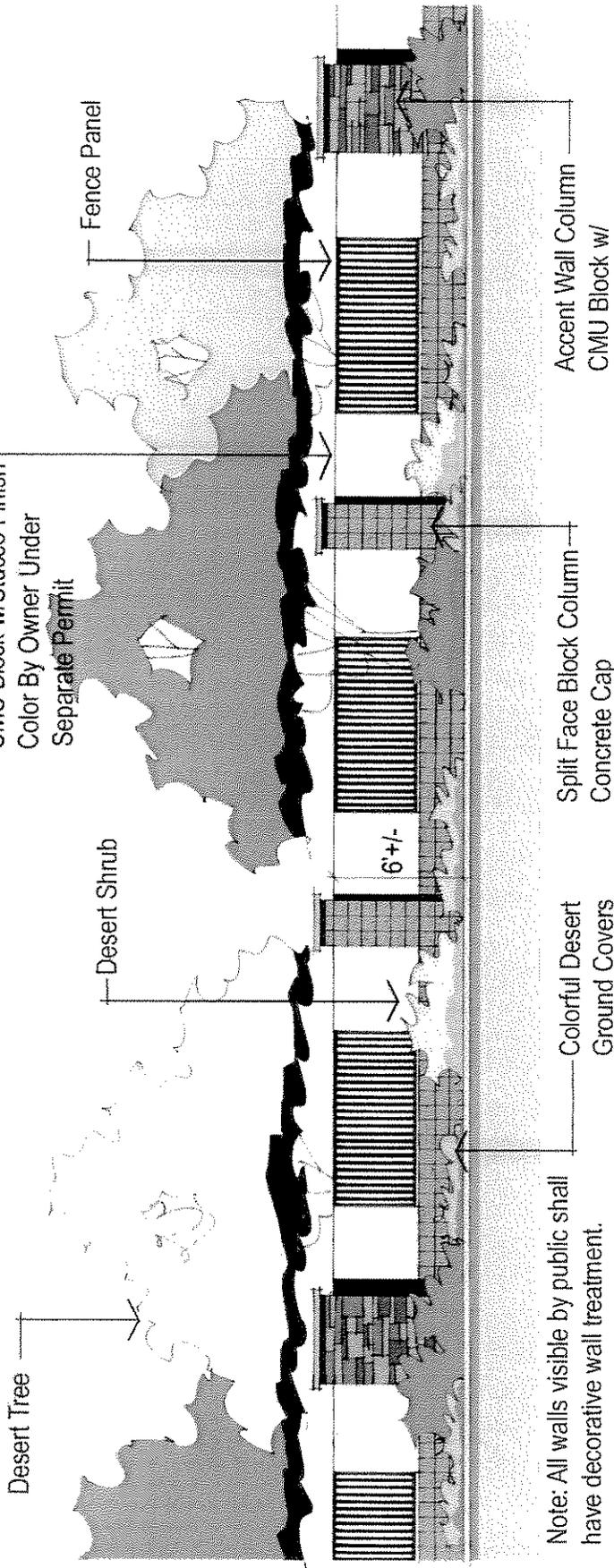
Vistas Montañas

View Wall Elevation (Conceptual)



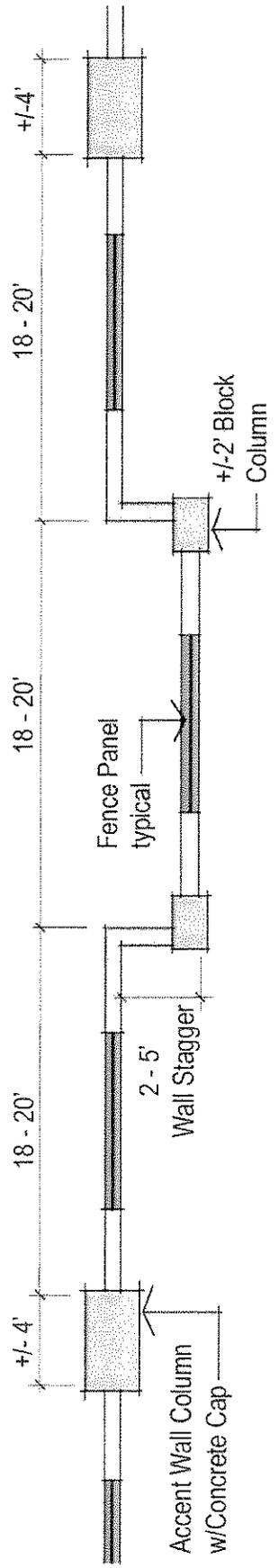
prepared by Drifting Sands Design

6' Project Wall
Split Face Block Base &
CMU Block w/Stucco Finish
Color By Owner Under
Separate Permit



Note: All walls visible by public shall have decorative wall treatment.

View Wall Plan (Conceptual)





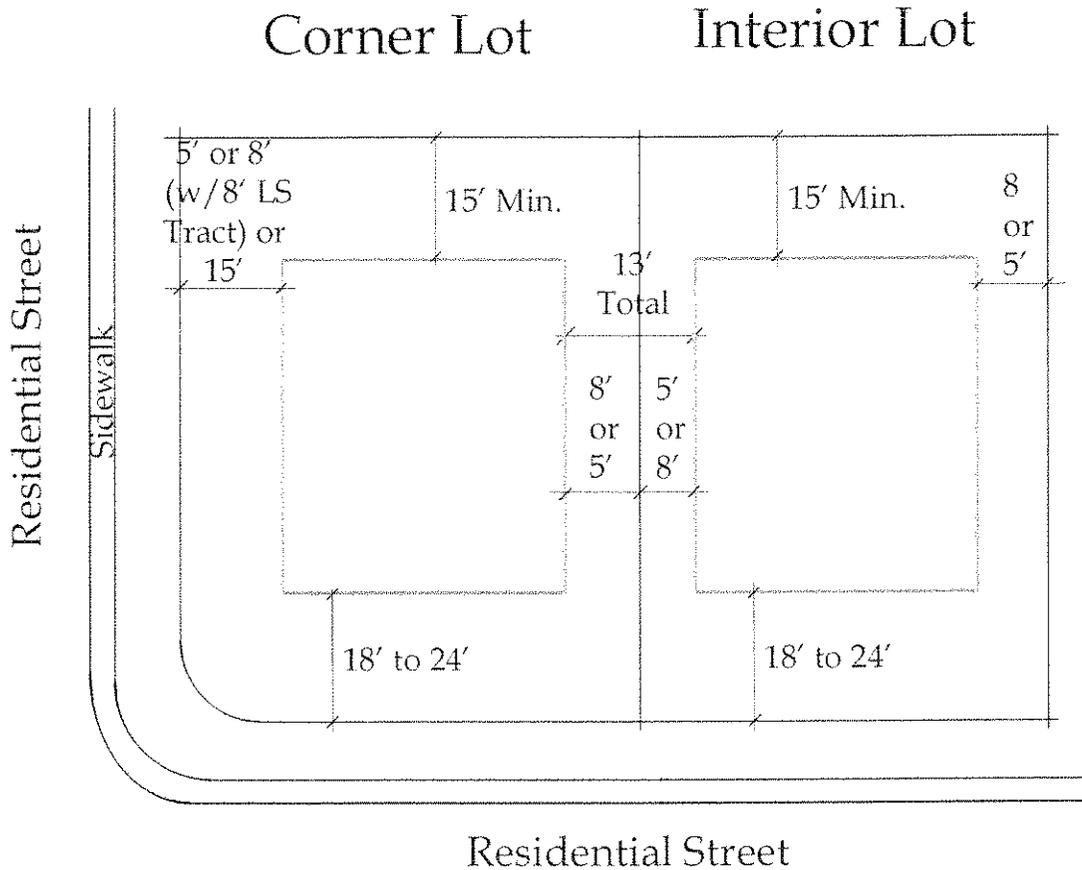
Land Use Map

Vistas Montañas



Building Setbacks

prepared by Drifting Sands Design



Front Yard Setback: Varies - 18 to 24' (staggered in 3' increments from lot to lot)

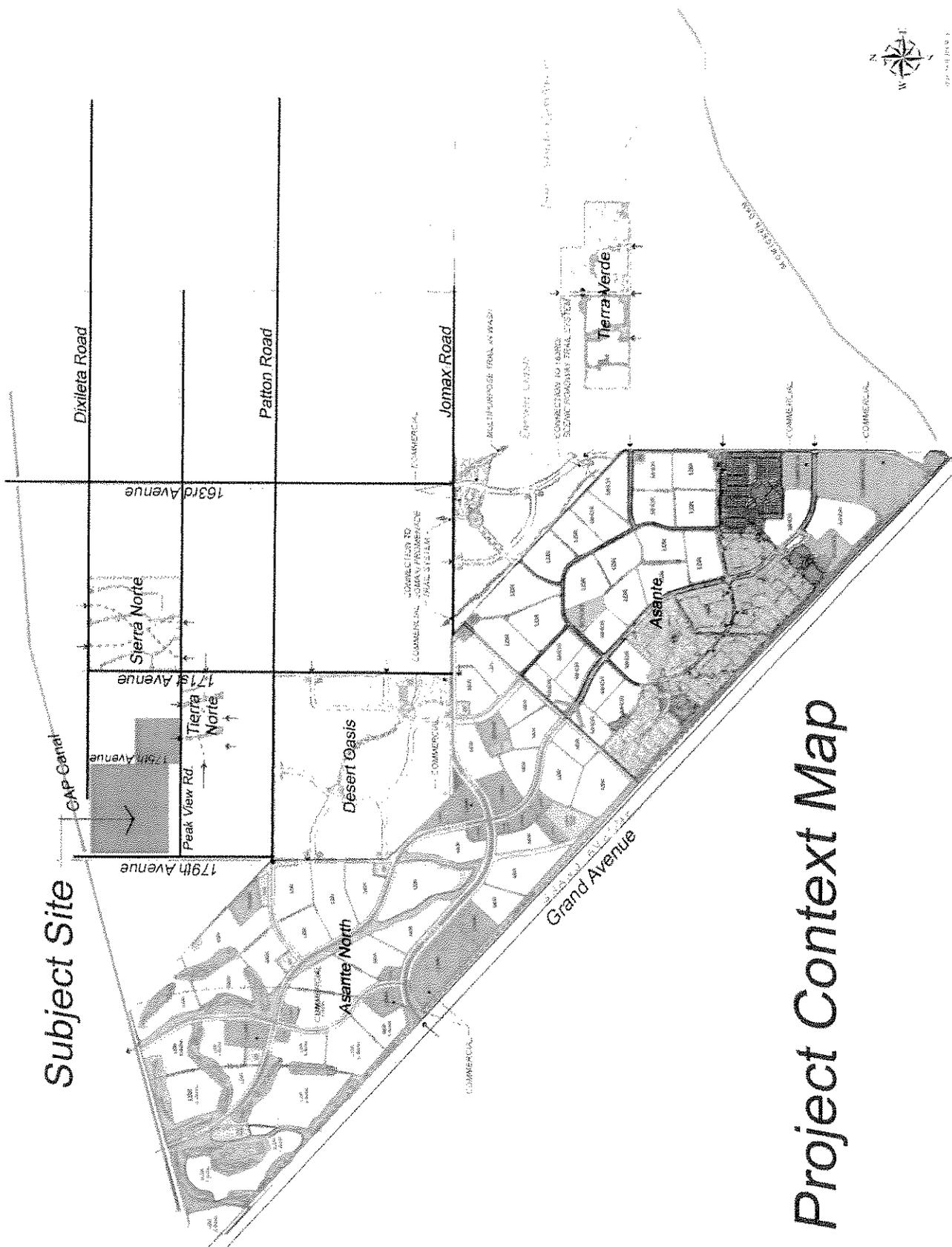
Rear Yard Setback: 15' Minimum

Side Yard Setback: Interior Lot - 5' & 8' (13' Total)

Corner Lot - 5' & 8' (13' Total) w/8' Landscape Tract between Property Line & Street R.O.W.

or

Corner Lot - 15' Min. Street Side & 5' or 8' Non-Street Side



Subject Site

Project Context Map

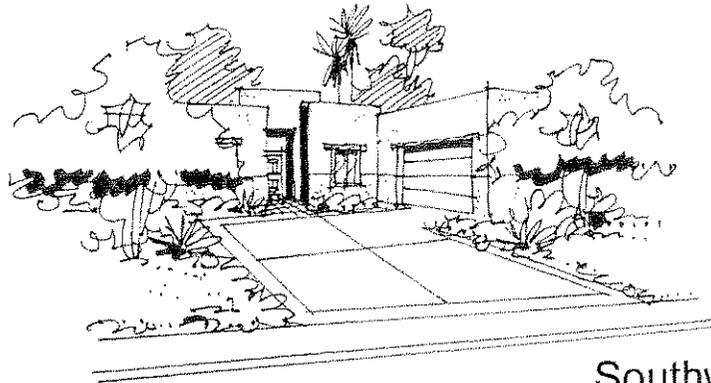
Exhibit L

Vistas Montañas

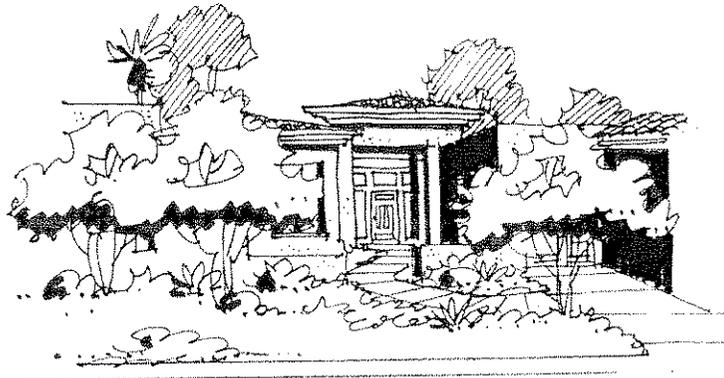


Conceptual Residential Character

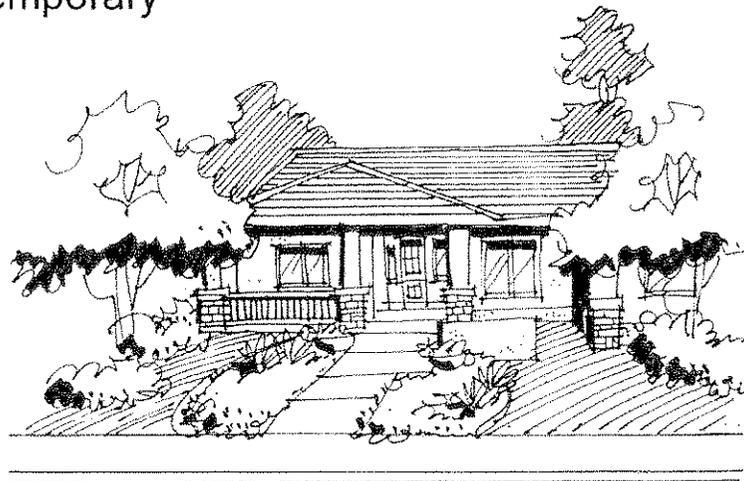
prepared by Drifting Sands Design



Southwest



Contemporary



Territorial

Note:
The architectural character presented is conceptual in nature and subject
to refinement based on homebuilder's actual building plans.

PAD07-185 Vistas Montañas – Stipulations of Approval
Approved by the City of Surprise City Council on March 27, 2008

- a) Major changes to this P.A.D. with regard to use and intensity, must be processed as a revised application with approval by the City Council upon recommendation of the Planning and Zoning Commission. Minor changes to this P.A.D. may be administratively approved by the City Manager and the Community Development Director.
- b) All infrastructure shall be constructed pursuant to the provisions in the Surprise Municipal Code or an approved development agreement, whichever applies.
- c) The applicant shall include these stipulations and all necessary revisions to text and exhibits in the final P.A.D. document.
- d) All items to which the P.A.D. document commits within the Planning and Design Guidelines compliance section of the zoning document are hereby stipulated.
- e) By its submittal of the P.A.D., the applicant - as landowner - agrees and approves in writing to the open space designated in the approved P.A.D. plan.
- f) The lighting standard for the project shall be subject to further review and approval by the Community Development Director, and the applicant shall comply with any adopted lighting standards that exist prior to the first Final Plat approval.
- g) At the time of platting access will need to be at ¼ mile intervals. Also each parcel will be required to have a minimum of two remote access points.
- h) Approval is conditioned on verification of a City approved Integrated Water Master Plan (IWMP) and a guarantee of a 100-year assured water supply.
- i) All off-site sewer infrastructures must comply with the most current City of Surprise Integrated Water/Sewer Master Plan.
- j) All public notice signs shall be removed from the site immediately following final **decision** by the Planning and Zoning Commission or City Council as applicable. A signed Affidavit of Sign Removal shall be included within the Stipulation Response Package.
- k) Prior to the submittal of any Preliminary Plat, the developer shall enter into an agreement with the Nadaburg Unified School District that addresses the impact of the development on the school district.
- l) The design product needs to comply with the current codes adopted by the City of Surprise at time of building permit submittal.
- m) If the U.S. Postal Service requires "gang"-type postal boxes, applicant shall install adequate lighting over said postal receptacles.
- n) A fully improved half street will need to be completed along 175th Avenue or 171st Avenue and Peak View Drive that connects to the improvements completed by Vistas Montanas before submitting for any home permit.