## Cotton Gin

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Cotton Gin

Request for P.A.D.

May 21, 2001
Revised August 9, 2001
Revised August 21, 2001

Submitted to:
City of Surprise
W. Bell Road Ste. D-100
Surprise, AZ 85374

Prepared for:
M & B Capital L.L.C., Inc.
7600 E. Doubletree Ranch Road, # 150
Scottsdale, AZ 85258
(602) 224-0400
Brad Wilde

Prepared by:
Coe & Van Loo Consultants, Inc.
4450 N. 12th Street
Phoenix, AZ 85014
(602) 264-6831
Joe Walsh
July 27, 2004

Nicholas Homes
7010 E. Cohise
Scottsdale, AZ 85253
(480) 860-2500 Phone
(480) 905-8998

Melissa Hill,

The Community and Economic Development Department has reviewed your request to provide the standard theme wall elevation for lots 54, 53, 37 and 36. It is understood that these listed lots are adjacent to Reems Road and, with the originally approved view wall, will not provide the sound protection and privacy desired.

This request is approved as submitted. Wall elevations have been stamped and signed and shall be attached to the approved PAD for Cotton Gin.

If you have any additional questions or concerns, please feel free to contact me direct at (623) 875-4309.

Thank you,

James Atkins
Urban Designer
City of Surprise
July 28, 2004

City of Surprise
Community and Economic Development Department
Planning and Zoning Division
12425 West Bell Road, Suite D-100
Surprise, AZ 85374
Attention: James Atkins

Re: Cotton Gin Subdivision

Dear Mr. Atkins,

Attached please find the revised proposal for lots 54, 53, 37, and 36 that side Reems Road. Nicholas Homes intends to replace originally proposed view fencing with the solid theme wall. After a review of the original landscaping proposal to the City of Surprise by Nicholas Homes, it has come to our attention that placing the view fencing along the above mentioned lots will completely expose the homeowners side and rear yards to Reems Road which is a major thoroughfare. Nicholas Homes and our homebuyers are very grateful to the City of Surprise for allowing this change. Thank you for your cooperation regarding this manner. Should you have any additional questions please feel free to contact me in our main office.

Sincerely,

Melissa Hill
Sales and Community Coordinator
Cotton Gin

P.A.D.

An 80 acre residential and commercial Master Plan within the City of Surprise located at the N.E. Corner of Waddell Road and Reems Road

Project Development Team

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Master Developer

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Kathryn Heffernan
Traffic Engineer
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COTTON GIN

Request for P.A.D.

May 21, 2001
Revised August 21, 2001

INTRODUCTION

M & B Capital Group, L.L.C., an Arizona Limited Liability Company (M & B), is requesting the City of Surprise to rezone approximately 80 acres located at the northeast corner of Reems Road and Waddell Road to Planned Area Development (PAD). The project will be known as the “Cotton Gin PAD”.

The Cotton Gin PAD has been designed to meet the requirements of the City of Surprise General Plan and residential design guidelines. This PAD document provides standards and guidelines to insure a cohesive implementation of the development of the site.

This document has been prepared to assist in the implementation of the City’s General Plan and regulatory standards as they relate to the residential and commercial components of the plan. The Cotton Gin PAD provides descriptions of the proposed land uses, design themes, open space concepts and infrastructure requirements. Development standards have been created to provide a harmonious community, which achieves the diversity sought by the City of Surprise.

The purpose and intent of this document is to:

- Provide for comprehensive planning that assures the orderly development of the property in relation to the surrounding community.
- Develop standards consistent with the City’s residential design guidelines.
- Promote the use of pedestrian linkages between neighborhoods, open space and commercial uses.
- Provide for orderly traffic circulation within the proposed neighborhoods, access points to arterial roads and internal connection to the commercial site.
- Ensure the development of community facilities including sewer, water, drainage and flood control, parks and schools.

The Cotton Gin PAD will provide diversity in housing, convenience to commercial facilities, and parks and open space.
PROJECT DESCRIPTION

The current zoning of the property is City of Surprise R1-43. M & B Capital is requesting that the City of Surprise rezone the property to PAD. This PAD will include R1-8 residential zoning and C-2 commercial zoning.

The Cotton Gin PAD will include two different residential lot sizes. The predominate lot size will be 68 feet wide by 120 feet deep. These lots will generally be located in the northern and east half of the project. Smaller lots, 58 feet wide by 115 feet deep, will be located north and east of the commercial site. The overall density of the project is 3.1 dwelling units per acre. This is consistent with the City of Surprise General Plan, which designates the site Low Density Residential (3-5 DU/AC). (See EXHIBIT B)

A commercial site of approximately 11 net acres is planned for the northeast corner of the intersection of Reems Road and Waddell Road. This neighborhood commercial site will provide for the retail needs of this community and the immediate vicinity.

An open space network has been designed within this community to provide for pedestrian access, recreational needs, buffering and storm water retention. These areas are both centrally located and along the perimeter of the project. Trails and recreational facilities will be provided within the open space network.

Purpose

This project is proposed as a Planned Area Development to allow for the integration of commercial and residential uses. In doing so, special features of the plan include; buffering of uses, convenient access to commercial areas, aesthetic and desirable open space, recreational amenities and efficient land uses. The Cotton Gin PAD will provide a compatible and stable environment, in harmony with that of the surrounding area.

Location and Legal Description

The property is located within the incorporated limits of the City of Surprise. The location is at the northeast corner of Reems Road and Waddell Road. Countryside development is adjacent to the north boundary and Ashton Ranch is adjacent to the east boundary. (See EXHIBIT A)

The legal description for the property is as follows:

Parcel No. 1:
The south 500 feet of the west 1400 feet of the south half of the southwest quarter of section eight (8), township three (3) north, range one (1) west of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

Except the east 7 feet of the west 40 feet, and the north 7 feet of the south 40 feet of said premises,
as quit claimed to Maricopa County, recorded in docket 1359, page 407.

Parcel No. 2:
The south half of the southwest quarter of section eight (8), township three (3) north, range one (1) west of the Gila and Salt River Base and Meridian, Maricopa County, Arizona:
Except the south 500 feet of the west 1400 feet of said premises; and
Except the east 7 feet of the west 40 feet, and the north 7 feet of the south 40 feet of said premises,
as quit claimed to Maricopa County, recorded in docket 1359, page 407

LAND USE

Existing Conditions
The property was the site of a cotton gin operation that has ceased operation and been razed. Site remediation has been completed leaving the property vacant except for a house located at the northwest corner of the property.

Surrounding Land Uses
Ashton Ranch abuts the eastern property boundary, which contains single family residential lots with a minimum lot size of 45’ x 110’. Countryside Unit 3, under construction, is adjacent to the west half of the northern boundary and contains single family lots with a minimum lot size of 48’ x 110’. Countryside Unit 4, under construction, is adjacent to the east half of the northern boundary and contains single family lots with a minimum lot size of 63’ x 110’. The Tash PAD is located across Reems Road to the west. The northern third of the property adjacent to Reems Road is single family lots with minimum lot sizes of 50’ x 110’. The southern two thirds of the property is a proposed future commercial site. South of Waddell Road is the approved Waddell Property PAD. This PAD contains a commercial site and single family lots along Waddell Road with minimum lot sizes of 53’ x 110’. (See EXHIBIT B)

General Vicinity Access
Reems Road provides north/south access and direct access to Bell Road. Waddell Road provides east/west access and direct access to the 303 freeway and Grand Avenue. Both roads are classified as major arterials by the City of Surprise. Access to Phoenix is provided by Grand Avenue to the east or the 303 Freeway to the west then south to Interstate 10.

Community Facilities

Streets:
Both Reems Road and Waddell Roads are major arterials requiring 65 feet of right of way. Currently, both streets are paved 2 lane roads with 33’ to 40’ of right of way.

Water:
There is a 12 inch water main located at the southeast corner of the property located within Waddell Road and a 12 inch water main located at the northwest corner of the property within
Reems Road. The extensions and connections of these lines will be anticipated with the development of this project.

**Wastewater:**
A 10 and 12 inch sewer trunkline is located within the property running in a north/south direction approximately 150’ west of the east boundary line. Connections to this trunkline will be made with the development of this property.

**Schools:**
This property is located in the Dysart School District. Prior to the development of Cotton Gin PAD, an agreement will be reached with the school district to provide for assistance in the development of school facilities.

**PAD ZONING MAP**
The Cotton Gin PAD contains two types of residential zoning districts and one commercial district. The residential district is divided into 58 foot wide lots and 68 foot wide lots. Both districts will be zoned R1-8 PAD. The commercial district will be zoned C-2. (See EXHIBIT C)

Single Family Residential- Permitted uses allowed in the Single Family Residential District include: single family detached residential, open space and all other uses allowed in the R1-8 zone. This district will contain two separate lots sizes of 58’ X 115’ lots and 68’ X 120’ lots.

Commercial- Permitted uses allowed in the Commercial District include: Permitted used allowed in the C-2 District of the Surprise Zoning Ordinance.

**LAND PLAN**
The Cotton Gin PAD has been designed to create a community in harmony with the existing and proposed surrounding developments. It also provides for diverse neighborhoods, connectivity with open space and commercial uses.

**Residential**
63 single family detached lots with a minimum 58 foot width and 115 foot depths are located to the north and east of the commercial site. The lots north of the commercial site are adjacent to the 48’ X 110’ lots located in Countryside Unit 3. These lots are also separated from the commercial site by a minor collector road. The lots adjacent to the east of the commercial site are buffered by open space on all four sides. These lots are oriented in a north/south direction away from the commercial site. The minimum lot size in this area is 6,670 square feet.

147 single family detached lots with a minimum 68 foot width and 120 foot depths are located along two thirds of the northern boundary and the eastern part of the project. The northern lots abut Countryside Unit 3 and 4 which contain 48’ X 110’ and 63’ X 110’ lots along with the associated retention basins. The eastern lots are adjacent to a linear open space that borders Ashton Ranch. The adjacent lots in Ashton Ranch are 45’ X 110’. Lots adjacent to Waddell
Road are buffered by an open space tract. The proposed lots sizes in the Waddell Property PAD, across the street, are 53’ X 110.’ The minimum lot size in this area of the Cotton Gin PAD is 8,160 square feet. (See EXHIBIT B) Prior to the issuance of building permits within the two different residential areas, building elevations and model home complexes will be administratively reviewed and approved.

A total of 210 single family lots are proposed within the Cotton Gin PAD with an overall density of 3.1 dwelling units per acre.

Commercial
The Cotton Gin PAD proposes an approximately 11 acre net commercial site at the northeast corner of Reems Road and Waddell Road, which are two major arterial roads. This site is intended for neighborhood commercial uses that are permitted within the C-2 zoning category of the Surprise zoning ordinance. A maximum 20 percent FAR (floor to area ratio) is proposed for this site. Open space buffers are provided on the north and east boundaries of the commercial site. Pedestrian access will be available from the residential portions of the project to the commercial site. Additionally, vehicular access will be provided from the north within the residential area. This would alleviate the need to enter onto a major arterial from the neighborhood to get to the commercial area.

The commercial site will be developed to be pedestrian friendly and provide for the needs of the surrounding neighborhoods. The Development Standards for the commercial site will be as follows:

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<td>Minimum Open Space:</td>
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<td>Perimeter Setbacks (front &amp; side):</td>
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<td>Parking Requirements:</td>
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* Includes setback areas

Open Space
Over 9 acres of open space, or 11.7 percent of the project, is included in the Cotton Gin PAD. This includes buffer areas along Reems Road, Waddell Road, the minor collector road and the north and east sides of the commercial site. A linear open space tract, a minimum 150 feet wide, separates the Cotton Gin PAD from Ashton Ranch to the east. A large open space tract is centrally located for the convenience of the neighborhood. (See EXHIBIT D)

The landscape buffer along Reems Road is between 20 and 40 feet wide. Adjacent to Waddell Road the buffer is between 30 and 95 feet wide. A pedestrian trail will be located within the eastern open space area that will have connections to the local streets and will meander along Reems and Waddell Roads. Pedestrian trails will also provide connections between the minor collector road, the commercial site and the local roads. Rest areas will be included incorporating
benches and mature landscaping. The central open space tract will contain a Tot Lot and a large turf area for the enjoyment of the neighborhood. Landscaped entry features will be located within the access roads to the site from Reems Road and Waddell Road. The open space tracts will be owned and maintained by the Cotton Gin PAD homeowners association. (See EXHIBIT E)
INFRASTRUCTURE PLANS

Circulation Plan
Reems Road and Waddell Road are both classified as major arterials in the City of Surprise General Plan. These roads require 65 foot right of ways and half street improvements will be provided along the projects frontage. (See EXHIBIT F and G)

A minor collector road connecting Reems Road and Waddell Road is provided in the project. This roadway will have a 70’ right of way and will include 3 - 11 foot wide lanes and 5 foot wide bike lanes on both sides. This road will also separate the commercial site from the residential lots to the north. (See EXHIBIT G)

Landscaped entry roads will provide access to the site from Reems Road and Waddell Road. These roads will include a travel lane and bike lane into the site and 2 travel lanes and a bike lane exiting the site. A 10 foot wide landscape median will be included within the entry roads.

The local roads will be 50 foot wide right of ways and include 32 feet of pavement. These roads will connect to the minor collector road and will also include a connection to the stub street (152nd Avenue) from Countryside Unit 4 to the north. Sidewalks will be included on both sides of the streets except on the streets that abut the open space tract on the east side of the project. Those streets will include a sidewalk on the west side of the street and the pedestrian trail within the open space will substitute for the sidewalk on the east side of the street.

Conceptual Water Plan
The 12” water mains, located in Reems and Waddell Roads, will be extended within the streets to complete the looped system. A network of 8” water lines will be installed within the street system of the Cotton Gin PAD. A connection to the 8” water line, located in 152nd Drive in Countryside Unit 4, will also be made. (See EXHIBIT H)

Conceptual Sewer Plan
An existing sewer trunk line passes through the property in a north/south direction, approximately 150 feet from the east property line. Connections to this trunk line will be made to serve the entire property. (See EXHIBIT I)

Conceptual Drainage Plan
The property naturally drains from the northwest to the southeast. Countryside Units 3 & 4 will construct drainage basins adjacent to the north boundary of the property that will cut off the natural off-site flow. The Cotton Gin PAD provides open space drainage tracts, adjacent to the Countryside drainage basins that will convey any overflows of the 100-year flood event. (See EXHIBIT K)

On-site drainage will be retained in open space tracts located throughout the project. These tracts would also be utilized for recreational areas, landscaping and linear parks. The outfall point of the project, at the southeast corner, is adjacent to a drainage basin located within Ashton Ranch.
GENERAL REQUIREMENTS AND STANDARDS

The Cotton Gin PAD is located within Special Planning Area #1 on the Surprise General Plan 2020. Special Planning Area #1 designates this site as Low Density Residential with a density range of 3 to 5 dwelling units per acre. The density of the residential portion of the project is 3.1 dwelling units per acre and the gross density, including the commercial site, is 2.6 dwelling units per acre. This proposal is consistent with the City of Surprise guidelines.

While the City of Surprise General Plan indicates this site as Low Density Residential, it allows for the inclusion of neighborhood commercial sites. Page 32 of the City of Surprise General Plan states:

The City of Surprise may approve community and neighborhood commercial under 25 acres within other land use designations (i.e., residential) that may not be shown on the Land Use Plan, if appropriate. Criteria for locating commercial in non-commercial land use designations, may include but is not limited to, market feasibility, adequate access, buffering, and compatibility to surrounding land uses will be considered when determining the appropriate locations for commercial.

The proposed neighborhood commercial site for Cotton Gin PAD is approximately 11 acres and is located at the intersection of two major arterials. Both of these arterial roads have been identified on the City of Surprise General Plan as proposed transit routes. Additionally, similar sized commercial sites have been approved directly to the west in the Tash PAD and to the south in the Waddell Property PAD. Great care has been given with the design of the Cotton Gin PAD to buffer the site for the proposed residential portions of the project. These buffers include separating the commercial from the residential with the minor collector to the north, orienting the single family lots away from the commercial site and the inclusion of open space buffers. Pedestrian access has also been provided to the commercial site.

SINGLE FAMILY RESIDENTIAL DESIGN GUIDELINES

The Cotton Gin PAD has been design to meet and exceed the City’s residential design guidelines. Two different lot sizes are proposed which meet the criteria in the guidelines. The land plan, circulation and open space provide for the major design elements outlined and quantified in the guidelines. The two lot sizes proposed with the Cotton Gin PAD include 58’ wide by 115’ deep, Lot Category “C”, and 68’ wide by 120’ deep, Lot Category “E”. Both of these lot categories exceed the minimum lot square footage through the use of extra depth in the lot. Thirty percent of the lots are within Lot Category “C” and 70 percent of the lots are within Lot Category “E”. Lot Category “C” is the Determination Lot Category and the density of the project is 3.1 dwelling units per acre. Therefore, a minimum of 60 points is required to be met by this project. Since the ultimate residential product has not been selected for the project, the future homebuilder for these lots will have to secure a minimum of 16 points from the Design List C. A detailed analysis of the residential design guidelines as it relates to the Cotton Gin PAD is included below.
**Design List A**

The Cotton Gin PAD complies with all items listed in Design List A.

**A.** Front Setbacks: The front setback to any part of the house or other structure other than a garage shall be 12 feet, as measured from the property line. The front setback for a front entry garage shall be not less than 18 feet to the face of garage door, measured from property line. The front setback to a garage in which the garage door is angled at 45 degrees or greater in relation to the street shall be not less than 12 feet, as measured from the property line, plus two 20 foot parking spaces off-street and outside of the garage. Notwithstanding the above, not more than 50% of all driveways shall be less than 22 feet in length, as measured from the back of sidewalk.

**B.** Side Setbacks: The side yard setbacks shown in Table I apply to all houses and other structures except houses and other structures with two or more stories constructed on lots in Lot Categories A, B, C, and D of Table 1. Such multi-story houses must have a 7-foot side yard setback on one side and an 8-foot side yard setback on the other side. Additionally, two adjacent multi-story houses must be separated by not less than 14 feet, and a multi-story house and an adjacent single-story house must be separated by not less than 12 feet. If any portion of a multi-story house has only one story, the single-story setbacks will apply to the single-story portion of the multi-story house. Non-structural architectural features such as fireplaces, bay windows and pop-outs may encroach into a side yard setback.

**C.** Corner Side Setbacks: The setback on a side abutting a street for a house or other structure located on a corner lot shall be not less than 13 feet as measured from the property line for a single story house or structure, and not less than 20 feet as measured from the property line for a multi-story house or structure. Additionally, the setback of a multi-story house or structure shall contain sufficient mature landscaping to buffer the house or structure from the street.

**D.** Rear Setbacks: The rear setback to any part of a home or other structure which does not back up to an arterial street shall be 15 feet as measured from the property line. A non-structural architectural feature such as a fireplace, bay window, pop-out, or patio cover may encroach into the rear setback, provided however, that a patio cover may not encroach more than 10 feet into the rear setback.

**E.** Setbacks for a House or Other Structure Which Abuts an Arterial Street: Notwithstanding subsections A – D above, the following setback requirements shall apply to a house or other structure which abuts an arterial street.

1. The rear setback to a single-story house or other structure which abuts an arterial street in the rear shall be not less than 20 feet as measured from the right-of-way.
2. The rear setback to a multi-story house or other structure which abuts an arterial street in the rear shall be not less than 25 feet as measured from the property line.
If the portion of a multi-story house or structure which abuts an arterial street in the rear is single-story, then the rear setback shall be not less than 20 feet as measured from the right-of-way.

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

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

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

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

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

G. Staggered Perimeter Wall: The Developer of a Residential Development Project shall construct a wall at the perimeter of the Project abutting an arterial street which contains staggered or offset sections and/or other breaks to relieve the linear character of the perimeter wall abutting the arterial street.
H. Adjacent Elevations and Color Schemes: No house or structure shall have the same elevation or color scheme as those houses or structures located immediately to either side or directly across the street.

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

J. Percentage of Lot Sizes: If the width of any one or more lots in a Residential Development Project is less than 70 feet, the following requirements apply to the entire Residential Development Project.

1. The percentage of total number of lots in the Residential Development Project which falls within Lot Category “A”, “B”, “C”, and “D” in Table 1 shall not exceed 30 percent in any one of such Lot Categories.
2. The percentage of the total number lots in the Residential Development Project which falls within Lot Categories E, F and G in Table 1 shall be not less than 30 percent in these three Lot Categories combined.
3. If 10 percent of the total number of lots in the Residential Development Project falls within Lot Categories F and G in Table 1 combined, then the 30 percent requirement for Lot Categories E, F, G combined, established in subsection 2, is reduced to 25 percent. This requirement is further reduced by 1 percent for each additional 1 percent of the total number of lots in the Residential Development Project which falls within Lot Categories F and G in Table 1 combined, provided however, that the percentage requirement established in subsection 2 shall not be reduced below 20 percent.

K. Housing Product Variation: Houses constructed on lots in each Lot Category in Table 1 shall have a minimum of three distinctly different floor plans, with a minimum of three elevations for each floor plan. Additionally, each floor plan must have, as an option on one elevation, a front porch or a courtyard that is at least 5 feet deep and 8 feet wide.

L. Required Open Space: Not less than 10 percent of the Gross Acreage of a Residential development Project shall be open space. For purposes of meeting this requirement, open space shall include the following:

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

Below is Table 1 which shows the requirements for lot Categories C and E and the proposed elements for each category. The points achieved from each design list is also shown in the proposed column.

<table>
<thead>
<tr>
<th>Lot Category</th>
<th>Required</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>C</td>
<td>E</td>
</tr>
<tr>
<td>Minimum Lot Frontage Required</td>
<td>58'</td>
<td>68'</td>
</tr>
<tr>
<td>Minimum Side Yard Setbacks</td>
<td>5'/8'</td>
<td>5'/8'</td>
</tr>
<tr>
<td>Maximum House Width Permitted on minimum lot</td>
<td>45'</td>
<td>55'</td>
</tr>
<tr>
<td>Minimum Lot Size (S.F.)</td>
<td>6,380</td>
<td>7,480</td>
</tr>
<tr>
<td>Minimum Standards from Design List A</td>
<td>All 12 required</td>
<td>All 12 required</td>
</tr>
<tr>
<td>Lot Percentage permitted without incurring additional performance standards</td>
<td>15%</td>
<td>15%</td>
</tr>
<tr>
<td>Additional Subdivision standards required if percentage of lots exceeds percentage above</td>
<td>28 Points from Design List B</td>
<td>22 Points from Design List B</td>
</tr>
<tr>
<td>Additional Home Standards required if percentage of lots exceeds percentage above</td>
<td>16 Points from Design List C</td>
<td>12 Points from Design List C</td>
</tr>
<tr>
<td>Additional amenities required if percentage of lots exceeds percentage above</td>
<td>14 Points from Design List D</td>
<td>10 Points from Design List D</td>
</tr>
<tr>
<td>Minimum Required number of points if percentage of lots exceeds percentage above</td>
<td>58</td>
<td>44</td>
</tr>
</tbody>
</table>
Design List B

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 Pt.)

*Cotton Gin PAD features three cul-de-sacs with access to open space as well as four single loaded streets that provide not only trail access but also access to open space. (See Exhibit D)*

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. Garage setbacks must comply with the requirements of Design List A. (2 Pts.)

F. Design and construct storm water retention areas, which meander through the Residential Development Project as greenbelt, as opposed to construction of a series of separate and distinct basins, and require a homeowners association to maintain the retention areas to the same standard as other tract and common areas maintained by the homeowners association. (4 Pts.)

*The open space for the Cotton Gin is designed as an integral feature. A substantial amount of open space is available around the commercial node; from there it meanders along the central corridor to the southern edge of the development to form a buffer from Waddell Road. It then continues along the east edge of the development providing not only a buffer but also a continuous expanse of open space. (See Exhibit D)*

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 tract and common areas maintained by the homeowners associations. (2 Pts.)

H. Along arterial streets, provide at least 600 feet of open space per mile, as measured along the linear boundary between the Residential Development Project and the adjacent arterial street right-of-way. If the Residential Development Project does not abut the right-of-way, then the measurement shall be taken along the linear boundary between the Residential Development Project and the intervening tract. The open spaces must be visible from the arterial street, and the Developer must require a homeowners association to maintain the open spaces to the same standard as other tracts and common areas maintained by the homeowners association. (3 Pts.)

K. Design the Residential Development Project so that, at T intersections, no Residential Development Building lot is centered directly across the intersection from the end of the street which dead ends at the intersection (the "stem of the T"). In place of such centered lots, at all points which are directly across an intersection from the end of the stem of a T,
place one of a combination of the following: 1) a landscaped open space area at least as wide as the paved portion of the stem of the T, and require a homeowners association to maintain the open space areas to the same standard as other tracts and common areas maintained by the homeowners association; or 2) the side yard boundary between two Residential Building Lots; or 3) the back of a Residential Building Lots, buffered from the street by an eight foot wide landscaped area installed by the Developer, and require a homeowners association to maintain the landscaped areas to the same standard as other tracts and common areas maintained by the homeowners association. (4 Pts.)

Seven intersections fall into this category no lots center directly at the stem of the T.

L. Establish pedestrian and bicycle access between residential and non-residential portions of the Project, or similar areas adjacent to the Project, including schools, libraries, shopping areas, etc., by incorporating fence and landscape penetrations into the pedestrian circulation element. Each penetration shall consist of a tract at least 30 feet wide and shall contain a trail to accommodate both pedestrian and bicycle traffic. Vehicular traffic inhibitors such as bollards, maze gates, etc. must be installed at both ends of each tract, and the Developer must require a homeowners association to maintain the tracts to the same standard as other tracts and common areas maintained by the homeowners association. (6 Pts.)

Open space is provided in two locations and is not confined by physical barriers less than 30'.

N. Design and construct paths and trails separate from roadways, which connect all open space areas, and arterial roadways, and which enable bicyclists and pedestrians to travel throughout the development. (6 Pts.)

O. Construct decorative hardscape features at the entrance to each major section of the Residential Development Project; at all major pedestrian crossings of arterial and collector roads; and at all points where a trail system crosses the road system trail system crossings. (2 Pts.)

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

R. Throughout a Residential Development Project, utilize neo-traditional planning concepts, such as detached garages, alleys, internal commercial areas, which are highly accessible by pedestrians, distinct streetscapes which focus on the social interaction of the street and neighborhood, and other similar concepts approved by the City Council. The City Council must approve any resulting variations to the required setbacks. (4 Pts.)
All local streets will provide a detached sidewalk providing a distinct streetscape.

44 Points from Design List B
Design List C

The design criteria required within Design List C will be addressed when a housing product has been determined. The developer will meet requirements equal to 16 points from Design List C.

Design List D

Below is the design criteria addressed with this proposal. Following each criteria is the response in italics with the points awarded per criteria.

A. Provide a trail system that connects all open space areas within the Residential Development Project and creates pedestrian linkages with surrounding residential and commercial developments. Along the trail system, construct rest areas at every quarter mile, consisting of a substantial seating area which accommodates at least 4 persons and a shade area composed of an architectural shade structure, or mature landscaping such as a canopy of trees, or a combination of both. Require a homeowners association to maintain the trail system to the same standard as other common areas maintained by the homeowners association. (4 Pts.)

The trail system flows throughout the project and will provide rest areas with benches and mature landscaping. (See Exhibit P)

B. Construct and convey to a homeowners association active outdoor recreational facilities for adults, such as full court basketball courts, tennis courts, volleyball courts, and other similar recreational facilities. Require the homeowners association to maintain these recreational facilities to the same standard as other common areas maintained by the homeowners association. (4 Pts.)

E. Construct and convey to a homeowners association a large open space corridor, with a minimum 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 corridors. The view fences may be constructed either completely of wrought iron or of wrought iron and masonry, and must comply with the City’s ordinance relating to swimming pool fences. Restrict the use of the corridor to pedestrian and bicycle access by residents of the Project. Require a homeowners association to maintain the corridor to the same standard as other common areas maintained by the homeowners association. (4 Pts.)

The open space for the Cotton Gin is designed as an integral feature. A substantial amount of open space is available around the commercial node; from there it meanders along the central corridor to the southern edge of the development to form a buffer from Waddell Road. It then continues along the east edge of the development providing a large open space corridor up to 156’ wide with views and a trail. (See Exhibit D)
H. Provide open space in excess of 10 percent of the Gross Acreage of a Residential Development Project. Require a homeowners association to maintain the excess open space to the same standard as other common areas maintained by the homeowners association. (2 Pts. for each full 1 percent of the Gross Acreage of the Residential Development Project which is provided as open space in addition to the required 10 percent minimum, up to a maximum of 10 Pts.) (4 pts)

14 points from Design List D

Overall Residential Product Summary
Single Family Detached (SFD)

<table>
<thead>
<tr>
<th>Lot Category</th>
<th>Minimum Lot Size</th>
<th>No. of Lots</th>
<th>Density</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>C</td>
<td>6,670 s.f.</td>
<td>63</td>
<td></td>
<td>30</td>
</tr>
<tr>
<td>E</td>
<td>8,160 s.f.</td>
<td>147</td>
<td></td>
<td>70</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td></td>
<td>210</td>
<td>3.1 DU/AC</td>
<td>100</td>
</tr>
</tbody>
</table>

Notes:
1. Lot categories C&E Pursuant to City of Surprise Residential Guidelines.
2. The Determination Lot Category is Lot Category C. To achieve the Permitted Density, a total of 60 points from Design Lists B, C and D are required.

The Developer is required to obtain the following minimum number of points:
- Design List B - 28 points
- Design List C - 16 points
- Design List D - 14 points
- Total - 58 points

Prior to preliminary plat approval for each plat within the Property, each applicant and/or Developer will be required to identify specific additional options from Design List B, Design List C, and/or Design List D, necessary to meet the total minimum points of 60.

PAD Land Use Summary

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Acres</th>
<th>% of Total</th>
<th>Units</th>
<th>Density</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single Family Detached</td>
<td>53.78</td>
<td>67.4</td>
<td>210</td>
<td></td>
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<tr>
<td>Open Space</td>
<td>9.32</td>
<td>11.7</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Arterial Roads</td>
<td>5.81</td>
<td>7.3</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>GROSS RESIDENTIAL DENSITY</strong></td>
<td>68.91</td>
<td></td>
<td>210</td>
<td>3.1</td>
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<tr>
<td>Commercial</td>
<td>10.85</td>
<td>13.6</td>
<td></td>
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<tr>
<td><strong>NET RESIDENTIAL DENSITY</strong></td>
<td>79.76</td>
<td></td>
<td>210</td>
<td>2.6</td>
</tr>
</tbody>
</table>

Notes:
1. Open Space Acreage includes neighborhood park, linear parks and landscape parkways.
GREENWAY PARC

COUNTRYSIDE

58' WIDE LOTS
R1-8 PAD

68' WIDE LOTS
R1-8 PAD

COMMERCIAL C-2

WADDELL RD

WADDELL PROPERTY PAD

PROPOSED COMMERCIAL

PROPOSED COMMERCIAL

PROPOSED SINGLE FAMILY RES.

ASHTON RANCH

EXHIBIT C
May 10, 2001

Stephen W. Anderson
Gammage & Burnham
2 North Central Avenue - 18th Floor
Phoenix, Arizona 85004

RE: ESTIMATED TRIP GENERATION FOR COTTON GIN
(NEC REEMS & WADDELL ROADS; SURPRISE, AZ)

Dear Mr. Anderson:

In response to your request, we have prepared an estimate of the number of vehicle-trips that might be generated if the 80-acre site located on the northeast corner of Reems and Waddell Roads is developed as indicated under the proposed Cotton Gin Master Plan. This plan envisions a 210-unit single-family subdivision, with an 11-acre parcel reserved for future commercial development on the immediate corner. Although there are no specific plans for the commercial parcel at this time, we have assumed - for the purposes of this analysis - that up to 100,000 square feet of retail space might eventually be developed to serve the surrounding residential neighborhoods.

Our estimates of future site traffic volumes are based on the data and methodology presented in the most recent edition of *Trip Generation*, published by the Institute of Transportation Engineers (ITE). This document contains the most comprehensive database available on trip generation rates for nearly 140 different land uses; it is based on findings reported in over 3,700 individual traffic studies. The ITE report is widely accepted by public agencies across the country as the basic reference source for estimating site traffic generation. Numerous local surveys have verified the applicability of these national data to the Phoenix area, and nearly all local transportation agencies - including Maricopa County, the Arizona Department of Transportation, and individual cities - specify use of this document in traffic impact studies.

The attached table shows the calculation of site-generated trips for the proposed project. This estimate was obtained by applying the appropriate ITE trip rates to the residential and commercial components separately and then adding the resulting numbers together.

It should be noted that these estimates represent "driveway volumes" - i.e., the actual number of vehicles that would be observed entering and exiting the site. However, retail centers normally draw a considerable amount of their patronage from the passing traffic stream. Survey results reported in ITE's *Trip Generation Handbook* indicate that the amount of pass-by traffic for a shopping center of approximately 100,000 square feet can range from 18 to 60 percent during the critical PM peak hour. This means that the actual incremental increase in traffic attributable to the proposed retail center would be lower - perhaps much lower - than the numbers shown, because a significant number of these trips represent vehicles that are already traveling past the site on Reems or Waddell Roads.
We hope that this analysis will be helpful to you. Please feel free to call me if you have any questions or need additional information.

Very truly yours,

Kathryn Z. Heffernan, P.E.
Principal

KZH/cd

Attachment

cc: Mr. Wilde
    Mr. Walsh
# ESTIMATED SITE TRAFFIC VOLUMES

**SINGLE-FAMILY DETACHED (ITE Land Use Code 210): 210 D.U.**

<table>
<thead>
<tr>
<th>Time Period</th>
<th>Inbound</th>
<th>Outbound</th>
<th>Total</th>
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</thead>
<tbody>
<tr>
<td>Weekday (24 Hours)</td>
<td>1,000</td>
<td>1,000</td>
<td>2,000</td>
</tr>
<tr>
<td>AM Peak Hour</td>
<td>40</td>
<td>115</td>
<td>155</td>
</tr>
<tr>
<td>PM Peak Hour</td>
<td>135</td>
<td>75</td>
<td>210</td>
</tr>
</tbody>
</table>

**SHOPPING CENTER (ITE Land Use Code 820): 100,000 SF**

<table>
<thead>
<tr>
<th>Time Period</th>
<th>Inbound</th>
<th>Outbound</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Weekday (24 Hours)</td>
<td>3,400</td>
<td>3,400</td>
<td>6,800</td>
</tr>
<tr>
<td>AM Peak Hour</td>
<td>95</td>
<td>65</td>
<td>160</td>
</tr>
<tr>
<td>PM Peak Hour</td>
<td>300</td>
<td>325</td>
<td>625</td>
</tr>
</tbody>
</table>

**TOTAL PROJECT**

<table>
<thead>
<tr>
<th>Time Period</th>
<th>Inbound</th>
<th>Outbound</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Weekday (24 Hours)</td>
<td>4,400</td>
<td>4,400</td>
<td>8,800</td>
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<tr>
<td>AM Peak Hour</td>
<td>135</td>
<td>180</td>
<td>315</td>
</tr>
<tr>
<td>PM Peak Hour</td>
<td>435</td>
<td>400</td>
<td>835</td>
</tr>
</tbody>
</table>
Cotton Gin  
OPENSPACE CONCEPT

EXHIBIT N
Cotton Gin PEDESTRIAN REST AREA

EXHIBIT P
October 25, 2006

To whom it may concern;

We, the Sanalina HOA, are requesting to install lighting at our basketball court located in the park on the corner of Ludlow and 153rd Ave.

The lighting will consist of six 400 watt metal halide lights around the perimeter of the existing basketball court. They would be mounted on 15’ direct bury light poles. This, coupled with the fact that the court is below street grade, should not cause any problems with the street or neighboring properties. The lights also have a rear shield to prevent them from bleeding far from the court.

These lights will, also, be control by a timer that will not allow the lights to be on after 10 pm. In addition, these lights will also have a timed usage switch. The button operated timer will allow the lights to be on for a designated amount of time and to turn off automatically when not re-authorized. The closest light will be installed approximately 50 feet from the rear property line. All other lights will exceed that distance.

This comes as a direct request from our residents, and was unanimously approved by the Home Owners Association Board of Directors. Your help and expediency will be greatly appreciated.

Sincerely yours,

[Signature]

John Boruch, President
Sanalina HOA
"COTTON GIN"

FINAL PLAT OF

"ARIZONA LIMITED LIABILITY COMPANY"

STANISLAV

May 2019

TIME MARK
APS Meter = H93670
15408 W. Ludlow Dr
10 A 3W
150 A 3401 100A
Existing Pedestals

New South Court Lights 30A 10
New North Court Lights 30A 10
New GE Fixtures 30A 10
Existing Landscape Timers 15A 10
100A 30 Main

W
3/4" PVC Conduit
5 - #10, 1 - #10 Gnd
18" Min. Depth

3/4" PVC Conduit
4 - #10, 1 - #10 Gnd
18" Min. Depth
1. Shafts are one section design fabricated from a weldable grade carbon steel structural tubing with a uniform wall thickness. Material shall conform to ASTM A-500 Grade B with a minimum yield strength of 46,000 P.S.I.
2. Base plates are constructed of a structural quality hot rolled carbon steel plate with a guaranteed minimum yield strength of 36,000 P.S.I.
3. Anchor bolts are "L" bent bars having a minimum yield strength of 55,000 P.S.I. Furnished complete with nuts and washers.
4. Poles are polyester powdercoated bronze.

2 3/8" x 4" long tenon or drilled to match fixture as required.

Extruded hand hole

Handhole

Ground line embedded

2" wire access hole

Lyte Poles Incorporated
P.O. Box 340
Eastpointe, MI 48021

Scale: None
Approved by: ROW
Date: May 11, 2003

Project: ___________________________

Job No.: __________________________

Drawing Number: 910-4011-15-BZ-EMB
Suggested Specifications

PHOTOMETRICS

MCL Series Medium Cut-off Roadway Luminaire
FOR MCL Series (1000W) Shoebox Fixtures

<table>
<thead>
<tr>
<th>Number</th>
<th>Pole Adapters</th>
<th>Pole Adapters</th>
</tr>
</thead>
<tbody>
<tr>
<td>4</td>
<td>MCLT4008</td>
<td>MCLT4008</td>
</tr>
<tr>
<td>3</td>
<td>MCLT3008</td>
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<td>2</td>
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<td>MCLT2008</td>
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<td>1</td>
<td>MCLT1008</td>
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<table>
<thead>
<tr>
<th>Number</th>
<th>Pole Fixtures</th>
<th>Pole Fixtures</th>
</tr>
</thead>
<tbody>
<tr>
<td>3</td>
<td>Round</td>
<td>Square</td>
</tr>
</tbody>
</table>

To be mounted in a square or round pole with a 2 7/8" face.
Sand cast aluminum louvered fixture. Always 1 to 4 fixtures.

MCLT1008 and MCLT4008

MCLT1008

MCLT4008

Nickel finished in bronze powder.
Die-cast aluminum louvered box for MCL10. Use four 3/4" threaded 208WR

MCL10

Surface mounted via 4 #8 bolts.
Powder finish. Frame and mount to MCL10 and can be die-cast aluminum adapters mounting piece with bronze 208WR.

FOR MCL Series (up to 400W) Shoebox Fixtures

Mounting Accessories