MESQUITE MOUNTAIN RANCH, PHASE ONE

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MESQUITE MOUNTAIN RANCH
ZONING NARRATIVE

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INTRODUCTION

The Mesquite Mountain Ranch development embodies the land use goals and objectives described in detail in the City of Surprise General Plan. In addition, the City of Surprise Planning and Design Guidelines have been heavily relied upon as a planning tool for the Master Planned Community. The development has been designed to provide a diverse mix of housing types combined with excessive green space and recreational features to promote a true residential community. Its strategic placement of collector streets, open space and unique trail systems allows for vehicular and non-vehicular access to all of the recreational components necessary to a high quality of community life. Finally, numerous design elements have been included as discussed herein that will truly make Mesquite Mountain Ranch a high quality master planned community within the region often referred to as the “Jewel of Surprise”.

LOCATION

Mesquite Mountain Ranch is located in west Surprise (Special Planning Area 3). The project lies on both sides of 227th Avenue between Beardsley Road and Deer Valley Road. A location map can be found in Figure 1.

COMMUNITY MASTER PLANNING

As described above, Mesquite Mountain Ranch has been designed in conformance with the current City of Surprise General Plan. As an overview, a total of six (6) lot sizes are proposed. These various lot sizes are integrated into each phase, providing a diversity of product and a maximum range of housing alternatives. Many design features are included as described herein that will improve all of the individual neighborhoods over time. Numerous open space/preservation corridors are proposed, with a total open space in excess of 31 percent provided throughout the development. These open space corridors have been designed to provide a pedestrian link to all of the individual neighborhoods, with a culmination at the centralized regional active and passive park area as included herein.
In particular, the following issues have been deemed paramount to the land planning process:

**Provide a mix of housing types and densities for all residents**

The Mesquite Mountain Ranch development maintains six separate and unique lot sizes. These are:

a) 83' wide with minimum lot size of 9130 square feet  
b) 75' wide with minimum lot size of 8250 square feet  
c) 68' wide with minimum lot size of 7480 square feet  
d) 63' wide with minimum lot size of 6930 square feet  
e) 58' wide with minimum lot size of 6380 square feet  
f) Cluster Product

A display indicating the locations of each proposed lot category is contained in Appendix A. The project consists of a net density of 2.50 du’s/ac. The entirety of the acreage involved is indicated in the General Plan as Low Density Residential with a target density of 3.0-5.0 du’s/acre. In addition, as discussed above, Mesquite Mountain Ranch maintains a total open space allocation in excess of 31%, which is well above the guidelines established in the General Plan. The overall land use summary is contained in Table One. Project development standards imposed on each category shall be, at a minimum, as established in Design List A, Item J of the Single Family Residential design Guidelines as published by the City of Surprise. Compliance with Section 17.28 of the City Code is discussed in detail herein. Finally, a detailed analysis of compliance with the current “Point System” is included.

Each interior residential subdivision will be its own separate entity for identification purposes. The neighborhood shall be identified through distinct signage placed at the entry to the subdivision. In addition, each subdivision will maintain its own street tree identity to further create a more consistent, uniform feel within the neighborhood. This approach results in each resident belonging to two distinct groups, their own smaller subdivision neighborhood, as well as the overall Mesquite Mountain Ranch community.

**Provide an extensive open space/park/trail system easily accessible to all within the community**

As discussed herein, Mesquite Mountain Ranch is designed around an extensive system of parks, trails and open space designed to encourage interaction among the residents of the community. Total open space exceeds 31%. A major centralized neighborhood park is provided for the use of all residents,
While smaller mini-parks for each region are also provided. These local parks will contain a variety of amenities including ramadas, tot lots, picnic areas with grills and turf play areas. All of the local areas are interconnected by a series of trails/bicycle paths via extensive open space corridors, with all regions having direct access to the approximately 53.6 acre park which is a critical component to the development.

**TABLE ONE**

**MESQUITE MOUNTAIN RANCH**

**RESIDENTIAL LAND USE SUMMARY**

<table>
<thead>
<tr>
<th>Lot Category</th>
<th>Lot Size (Typ)</th>
<th>Lot Area (Min)</th>
<th>Acreage (Ac.)</th>
<th># of Lots</th>
<th>Dwelling Units Per Acre</th>
<th>Lot %</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>58' x 115'</td>
<td>6380</td>
<td>70.9</td>
<td>256</td>
<td>3.6</td>
<td>29.8%</td>
</tr>
<tr>
<td>B</td>
<td>63' x 120'</td>
<td>6930</td>
<td>81.1</td>
<td>258</td>
<td>3.3</td>
<td>30.0%</td>
</tr>
<tr>
<td>C</td>
<td>68' x 120'</td>
<td>7480</td>
<td>52.1</td>
<td>166</td>
<td>3.2</td>
<td>19.3%</td>
</tr>
<tr>
<td>D</td>
<td>75' x 125'</td>
<td>8250</td>
<td>34.3</td>
<td>93</td>
<td>2.7</td>
<td>10.8%</td>
</tr>
<tr>
<td>E</td>
<td>83' x 130'</td>
<td>9130</td>
<td>38.3</td>
<td>87</td>
<td>2.3</td>
<td>10.1%</td>
</tr>
<tr>
<td><strong>LDR Subtotal</strong></td>
<td></td>
<td></td>
<td><strong>276.7</strong>*</td>
<td><strong>860</strong></td>
<td><strong>3.12</strong></td>
<td><strong>100%</strong></td>
</tr>
<tr>
<td><strong>MDR</strong></td>
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<td></td>
<td>47.2</td>
<td>377</td>
<td>8.0</td>
<td></td>
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<tr>
<td>School</td>
<td></td>
<td></td>
<td>15.4</td>
<td></td>
<td></td>
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<tr>
<td>R.O.W</td>
<td></td>
<td></td>
<td>29.0</td>
<td></td>
<td></td>
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<td>Dedication</td>
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<td></td>
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<td>Wash/C.P. Open Space</td>
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<td></td>
<td>112.0 (+39.2)</td>
<td></td>
<td></td>
<td>31.5%</td>
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<tr>
<td><strong>Total</strong></td>
<td></td>
<td></td>
<td><strong>480.3</strong></td>
<td><strong>1237</strong></td>
<td><strong>2.58</strong></td>
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* Zoning lot category acreage includes local open interior space (local parks) of 39.2 acres
  
Total open space is major wash corridor/central park of 112.0 acres + local park/open space of 39.2 acres = 151.2 acres
ZONING REQUEST

The proposed PAD zoning for Mesquite Mountain Ranch is in conformance with the City of Surprise General Plan, as well as Section 17.28 of the City of Surprise Ordinances. The proposed lot matrix requires 28 points from design List B and 14 points from Design List D. The land plan as presented far exceeds these requirements. The following represents a summary of the points credited towards Mesquite Mountain Ranch:

Design List A

Mesquite Mountain Ranch will meet all requirements as established in design List A.

Design List B

As discussed above, Mesquite Mountain Ranch must provide a minimum of 28 points from Design list B. A minimum of 32 points have been provided for in the design as discussed below:

A. For each forty gross acres included in a residential development project, provide at least three cul-de-sacs (or other street features such as a knuckle or single-loaded street) with a diversity feature such as a landscaped island, access to common open space, etc. 1 point

The land plan being proposed includes 21 cul-de-sacs and 12 knuckles that allow direct access to open space. In addition, the development contains a minimum of nine single or non loaded street sections with direct access to open space. Finally, the development also includes one section of street approximately 2,100 feet in length which directly abuts the large community park system.

B. Option 2 - On all corner lots, construct an eight foot wide landscaped tract between the property line of the lot and abutting street right-of-way. Convey such landscape tracts to a homeowners' association and require the association to maintain the tracts and the adjacent rights-of-way to the same standard as other tracts and common areas maintained by the homeowners' association. 2 points

A minimum of 8 feet is provided, with 10 feet being the standard width of these landscaped open areas.
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**

Numerous open space amenities have been provided for adjacent to both residential and arterial streets, as can be seen on the proposed project layout contained in Appendix E.

H. Along arterial streets, provide at least six hundred feet of open space per mile, as measured along the linear boundary between the residential development project and adjacent arterial street right-of-way. 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 points**

Mesquite Mountain Ranch maintains adjacency to two arterial streets. 227th Avenue extends for a distance of approximately 5,280 linear feet through the development. Of this length, a total of 1,760 linear feet is subject to open space (representing 33% of linear frontage). Deer Valley Parkway lies adjacent to approximately 4,000 linear feet of the project. A total of 2,550 linear feet is adjacent to dedicated open space (representing 64% of total frontage).

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**

3. Plant enhanced landscaping along the sidewalk adjacent to all arterial and collector streets with a canopy tree planted every fifty 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 twenty-five feet on center. Fifty percent of the trees must be twenty-four 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**

These facilities will be incorporated throughout the development.
J. Incorporate view corridors with open space areas throughout the development to take advantage of the mountain views; utilize view fences around houses abutting these view corridors so that the open space and mountain views are visible from the houses; 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. 4 points

Mesquite Mountain Ranch has utilized this design criteria as the backbone of the planning philosophy for the project. All of the development has been planned to maximize view corridors to the White Tank mountain range to the south, as well as the Hieroglyphic mountain range to the north. The proposed land plan maximizes the use of cul-de-sac openings, single loaded streets and other techniques to insure that all of the residents of the Mesquite Mountain Ranch community are afforded numerous view corridor opportunities to the inherent natural beauty of the region.

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 points

Mesquite Mountain Ranch has been designed to provide miles of contiguous interconnected open space as shown in Figure 3 of Appendix E. The project design presents an opportunity to interconnect with all of the regional developments to unite this portion of the City of Surprise into an integrated linear open space system, while allowing each master planned community the ability to maintain individuality.

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. 2 points

As described herein, Mesquite Mountain Ranch has been designed to provide for a unique system of smaller residential enclaves within the overall development. These enclaves provide a community within the overall community for the residents. Each community will maintain its own identity signage at its’ entrance. In addition, hardscape features will be provided for trail systems, etc. as expressed in this item.
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 points

These features are considered critical to creating the high quality atmosphere desired for Mesquite Mountain Ranch and shall be incorporated throughout the development.

The description above results in a total of 32 points based on the City of Surprise system. This is in excess of the 28 points required of the development. It should be pointed out that the proposed Mesquite Mountain Ranch project embodies the principles that are the driving force behind the point system itself. The main design feature of the project is vast interconnected open space designed for utilization by all of the residents of the community. A review of the design guidelines utilized for MMR indicates this philosophy to be paramount. Mesquite Mountain Ranch upholds the very essence of design as contained in the City of Surprise guidelines.

Design List C

The architectural standards as referred to in design List C and the SFR Product design Guidelines shall be met by all builders within the Mesquite Mountain Ranch community.

Design List D

The PAD for Mesquite Mountain Ranch dictates that a total of 14 points must be earned by the open space design elements for the project. A minimum of 22 points are attributed to the development as follows:

C. 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 points

E. Construct and convey to a homeowners’ association a large open space corridor, with a minimum width of 75 feet, and an average width of 100 feet, through the residential
development project. The corridor must be planted with mature trees and other plants listed on the city’s approved plant list, and must provide view corridors and a trail system. Lots which back up to the corridor on at least one side shall be bordered by view fences which create view 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. Require a homeowners’ association to maintain the corridor to the same standard as other common areas maintained by the homeowners association. (4 points; however, points will be doubled each time the minimum and average corridor widths are doubled, up to a maximum of 12 points.) 8 points

This design guideline represents one of the fundamental elements of Mesquite Mountain Ranch. It is the intent of the project to bring all of the development into the project through the utilization of open space and open fencing.

H. Provide open space in excess of ten 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 points for each one percent of the gross acreage of the residential development project which is provided as open space in addition to the required ten percent minimum, up to a maximum of 10 points). 10 points

It is important to note that the Mesquite Mountain Ranch project exceeds the landscape/open space point requirement by 60%. The entire development is predicated on the philosophy of major open space facilities designed to integrate with the associated residential components inherent to the project. The driving force of this philosophy has been adherence to the existing General Plan and design guidelines which form the basis of the City of Surprise development philosophy.

THEME

The intent of Mesquite Mountain Ranch is to provide an overall community that also allows for individuality of each smaller residential component within the development. As can be seen in Appendix B, each residential “pod” has also been provided a separate identity. This allows for each resident to be able to further identify with their neighbors resulting in “sub-communities” within the overall Mesquite Mountain Ranch development. In addition, each sub-community will also maintain
it's own street tree identity as outlined in the Development Standards discussed herein. This will create a further identity for each subdivision. The result of the development approach to Mesquite Mountain Ranch is that each resident of the community will identify themselves as a member of two distinct groups, the overall Mesquite Mountain Ranch addition, as well as their individual neighborhood.

The Mesquite Mountain Ranch development is designed to utilize distinctive entry features and monumentation. Several layouts and perspectives of the main entry and individual neighborhood entry can be found in Appendix C.

LAND USE

The location of Mesquite Mountain Ranch Phase Two in relation to the City of Surprise Land Use Plan is displayed in Appendix D. The region is currently indicated as Low density Residential (LDR) with a target density of 3.0-5.0 du/ac. It must be noted that the project contains five distinct single family detached dwelling lot sizes, as well as a medium density residential product. **The overall density of the project, including the MDR product is 2.50 du/ac., and maintains a total open space in excess of 31%.** While the proposed density is less than the minimum called for in the City of Surprise Land Use plan, extensive amenities and open space features have been integrated into the development. These amenities include the following, which are described in more detail throughout the body of this document:

* Open Space in excess of 31%
* 11 separate neighborhood parks ranging in size from 0.5 acre - 1.6 acres
* Large Community Park with significant active and passive uses
* Interconnected open space corridors throughout the development
* All lots within safe, easy access to recreational facilities including tot lots and large active facilities
* Five distinct single family lot sizes, providing for a mix of housing and densities within the community
* Compatibility with adjacent land uses
* Circulation System
Compatibility with adjacent land uses is always a critical component of land use determination and land use planning. Mesquite Mountain Ranch allows for continuation of the main recreational facility for the region. In addition, the City of Surprise General Plan identifies all of the land within the region to consist of similar development activity. It is anticipated that the region will develop into numerous high end master planned communities similar in nature to Mesquite Mountain Ranch.

PARK/OPEN SPACE SYSTEM

Mesquite Mountain Ranch is designed around the open space goals, objectives and policies upon which the City of Surprise General Plan is founded. The design of the Parks/Open Space system consists of a blend of smaller “mini-parks” spread throughout each internal subdivision with ample Neighborhood Park/Playground to serve the overall development. In addition, an elaborate system of multi-purpose and local community trails together with bike paths and other facilities as described herein are proposed. These facilities provide a high level of community inter-connectivity designed to bring the residents of Mesquite Mountain Ranch together, while also serving the more regional City wide goals embodied by the General Plan.

The Mesquite Mountain Ranch Park/Open Space System has been designed with the following open space goals and objectives:

* **To provide enhanced active open space within the City** - the Mesquite Mountain Ranch open space master plan provides an unusually high level of enhanced open space for use of all of the residents.

* **To provide opportunities for major greenways and open space corridors utilizing existing APS power corridor** - the Open Space Master Plan for Mesquite Mountain Ranch provides for a truly usable regional active/passive open space. Active components include soccer, baseball, volleyball, basketball, horseshoes, etc. Passive activities are highlighted by natural preserve areas that will be enhanced with native vegetation and pedestrian walkways. The park system provides for a true openness, where the major facility allows for establishment of view corridors for the entire development towards the White tanks Mountains. In addition, the corridor should be continued in a similar fashion within neighboring developments resulting in a truly regional green space corridor. The major recreational park area is interconnected to the entire development by multiple forms of trails and bike paths.
To value the heritage and naturally sensitive areas within the area - Mesquite Mountain Ranch provides for several methods of regional linkage that tie directly to the interior open spaces. The main linkage for the interior development is provided through the permanent establishment of open space corridors designed to preserve existing washes. The wash areas shall be enhanced with native vegetation, and will be maintained in perpetuity in green space dedications ranging in width from 50 feet to over 250 feet in width. These areas shall all be maintained by the MMR master homeowner association. As referred to in the Community Vision section of Chapter 3.0 - "Strategic Framework" - this design philosophy will result in "strong neighborhoods that are woven together by trails, greenbelts and public areas". No other statement better defines the design philosophy that embodies the development referred to as Mesquite Mountain Ranch.

To Administer a variety of recreational facilities for new and existing residents - as is evidenced by the Mesquite Mountain Ranch Parks/Open Space Master Plan, the development provides a wide variety of community recreational opportunities. While the facilities are primarily localized, the proposed multi-purpose trail is designed to connect to future regional facilities in conformance with the City of Surprise General Plan.

The Mesquite Mountain Ranch Parks/Open Space Master Plan can be found in Appendix E. The following features are primary to the overall recreational open space theme:

Centralized Community Park
The main community park within Mesquite Mountain Ranch consists of approximately 53.6 acres centrally located. The park is designated for use by all of the communities residents. Easily accessible for pedestrian and vehicular access, the park also provides an open feeling for traffic along 227th Avenue. Recreational opportunities include soccer, basketball, baseball, sand volleyball, horseshoe pits, and a structural ramada designed for community events. The park is directly accessible from the pedestrian paths which traverse through the entire development as well as 227th Avenue. A minimum amount of off-street parking is provided. A significant portion of the community park is also dedicated to a nature preserve/passive area. The passive element will include natural settings, with a walking path, periodic resting benches, etc. This passive park area provides a completely separate element for those who desire a recreational alternative to sport court type opportunity. A detail of the community park can be found in Appendix F.
Neighborhood Parks
A total of eleven neighborhood parks are strategically located within Mesquite Mountain Ranch. Within the Mesquite Mountain Ranch development all parks classified as mini-parks maintain an acreage in excess of approximately 1/2 acre. While dependant upon final percolation rates, it is the intent that all mini-parks shall maintain a minimum of 50% dry, non retention acreage. This allows for the parks to be truly usable community recreation and gathering points. A paramount land planning theme for Mesquite Mountain Ranch is that each residential community within the development shall have its own mini-park strategically located near the entrance to the subdivision. This provides for further openness experienced not only within each subdivision, but also along the main interior circulation facility. Typical details of Mesquite Mountain Ranch mini-parks can be found in Appendix G.

Wash Corridors
One of the key park elements called for in the General Plan is preservation of natural corridors. Mesquite Mountain Ranch maintains four distinct natural corridors, with open space passageways ranging between one hundred feet and two-hundred fifty feet in width. These corridors shall have natural vegetation (with supplemental desert vegetation plantings) and pedestrian pathways designed to link all of the communities to the central community park. View corridors shall be established using a mixture of full height and partial view fences spread along the length of the wash corridors.

Hardscape Design
The overriding theme inherent to Mesquite Mountain Ranch is significant use of rock material. All of the wash corridors and corresponding bridge structures shall be constructed of various height rock facilities. These shall be a mixture of single 5'-6' high rock walls as well systems of multiple layer smaller walls, i.e. two - 3' high walls set approximately twenty-five feet apart. Architectural displays of these features can be found in Appendix H.

The design intent is to bring the rock features into the subdivision as the main architectural theme. Entry features into the main project as well as each individual subdivision will mirror this rock theme. Mail kiosks and other features will also rely on predominant rock statements.

In addition, curvilinear walls are to be utilized at all main entrance features, secondary subdivision entries, as well as in the open space and park areas. The intent of this design feature is to provide for a hardscape that flows into the main development and carries into each residential area as well.
DEVELOPMENT STANDARDS

General
It is the intent of Taylor Woodrow to provide a high level of excellence throughout the Mesquite Mountain Ranch development. At a minimum all stipulations as contained in the City of Surprise Planning and Design Guidelines will be strictly adhered to. All home builders within the development shall meet or exceed criteria as established in the City of Surprise Single Family Residential Home Product Design Guidelines. All homes shall be designed to maximize diversity in both architectural style as well as color, garage orientation, etc.

Street Trees
One of the innovative ideas to be utilized throughout the development is the mandatory placement of street trees within a fifteen foot zone adjacent to the residential right of way. Each sub-division within the development will be assigned a tree species. Each lot will be mandated to the placement of a minimum of one of the trees within the fifteen foot region. No other large tree will be allowed within the zone, however, heavy shrub and other low growth vegetative material will be allowed and encouraged within the zone. The resulting street appeal is anticipated to be unique and very pleasing to the residents of Mesquite Mountain Ranch.

CIRCULATION

Mesquite Mountain Ranch is being designed in exact conformance to the City of Surprise “Transportation/Circulation Goals, Objectives and Policies” as established in the General Plan. A Traffic Impact Study (TIS) has been submitted in conjunction with the PAD submittal for Mesquite Mountain Ranch. The following roadways provide the major circulation components for Mesquite Mountain Ranch:

227th Avenue
Classified as a Major Arterial Street, 227 Street provides the main access to Mesquite Mountain Ranch. The arterial provides access directly from Sun Valley Parkway, and connects to the north to the proposed Deer Valley Parkway. It is anticipated that the majority of MMR traffic shall be provided ingress/egress from 227th Avenue.
**Deer Valley Parkway**

Deer Valley Parkway lies adjacent to the north boundary of the subject tract. Deer Valley Parkway is classified as a “Parkway” within the city, which requires a 200 foot right of way and an unusual turning sequence. The interested reader is referred to the City of Surprise for details. The MMR development will be responsible for construction of three lanes wherever the roadway abuts the subject tract.

While Deer Valley Parkway does not provide significant access during the interim period, it will be a critical thoroughfare in the future, particularly when it is extended eastward to Bell Road.

**Sun Valley Parkway**

Sun Valley Parkway serves as the main access point for Mesquite Mountain ranch. The parkway currently consists of four lane divided roadway section with a median. A median break is currently provided for 227th Avenue.

**Beardsley Road**

Beardsley Road will serve as a secondary access point for Mesquite Mountain Ranch. Beardsley Road is classified as a Minor Arterial Street, and will be extended to the east to 219th street in conjunction with the project.

**Traffic Impact Study**

A detailed Traffic Impact Study has been prepared and submitted to staff in conjunction with this zoning case. The TIS indicates a high level of service provided to the residents of the Mesquite Mountain Ranch development as provided by the circulation elements discussed herein.

**MUNICIPAL IMPACTS**

**Water Distribution System**

Mesquite Mountain Ranch is an original participant in the West Surprise Land Owners Group (WSLG). The WSLG is currently coordinating with the City of Surprise to provide the potable water system for SPA 3. The water system will be designed as a regional solution per staff requirements.
Sanitary Sewer System
As discussed above, MMR is a participant in the WSLG, which will also be responsible for construction of the initial phases of the regional wastewater treatment facilities for SPA 3. The wastewater system shall be designed as a regional solution per staff requirements.

Schools
Mesquite Mountain Ranch lies within the Wickenberg Unified School District. The developers of MMR are currently coordinating with other regional developers to determine the timing relative to school construction. A 15 acre site has been site aside within the development to facilitate future construction of an elementary school.

DRAINAGE
Mesquite Mountain Ranch lies within the “Whittman Area Drainage Master Study Update” (WADMSU). Two major washes and one minor wash impact the subject property. These wash corridors are being maintained in their natural state, with minimum 250 foot wide preservation zones (large washes) and 100 foot preservation zone (small wash). The preservation zones can be found displayed in Appendix E. The natural zones will utilize wall sections at the outer edge to define the zones and protect the residences from stormwater flows.

The overall drainage concept will be compliant with all City of Surprise Municipal Codes, as well as Flood Control District of Maricopa County regulations. A request for a Conditional Letter of Map Revision from FEMA has been submitted in conjunction with the project. This submittal is also being reviewed by the City of Surprise for compliance with City Codes. All drainage design will be performed in accordance with the City of Surprise, the City of Surprise Municipal Code (Chapters 15 and 16) the WADMSU and FCDMC hydrology and hydraulics design manuals. All proposed onsite retention basins shall provide a minimum of one foot (1') of freeboard and all high water surface elevations will be at least one foot (1') below adjacent finished floor elevations. Finally, all grading shall be in accordance with the methods and procedures detailed in the project geotechnical report.

DEVELOPMENT PHASING
Mesquite Mountain Ranch is anticipated to be constructed in three phases. The current phasing plan can be found in Appendix B.
SUMMARY
Mesquite Mountain Ranch has been shown to be an innovative development grasping the guidelines and vision established in the City of Surprise General Plan. The proposed project represents a diverse master planned development designed to provide a high quality of living for its residents while setting the standard for residential development in the region.
## Vicinity Map

1" = 6000'

### Goodwin Marshall

**Civil Engineers - planners - Surveyors**

**Mesquite Mountain Ranch, Phase One**

**City of Surprise, Maricopa County, Arizona**

**Scale:** NA

**Date:** FEB 2006

**Job No.:** IO233A

**Drafted:** MJB

**Checked:** DMG

### Key to Map

- **Jomax Road**
- **T. 5 N.**
- **T. 4 N.**
- **RR 43 WW**
- **Happy Valley Road**
- **T. 5 N.**
- **T. 4 N.**
- **RR 32 WW**

### Grid Layout

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### Project Location

500 KV Power Transmission Line

- **Deer Valley Road**
- **Pinnacle Peak Road**
- **Beardsley Road**
- **Sun Valley Parkway**
Appendix A

Zoning Display
Appendix B

Subdivision Community Exhibit
Phasing Plan
### PHASING SCHEDULE

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<th>PHASE</th>
<th>BEGIN* CONSTRUCTION</th>
<th>COMPLETE* CONSTRUCTION</th>
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*CONSTRUCTION DATES ARE PRELIMINARY AND SUBJECT TO CHANGE
### MMR 1 LAND USE SUMMARY

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<th># OF LOTS</th>
<th>DWELLING UNITS PER ACRE</th>
<th>LOT %</th>
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**DEVELOPER:**
Taylor Woodrow Homes, Inc.
810 North Scottsdale Road #390
Scottsdale, AZ 85251
Phone: 480-905-3000
Fax: 480-994-1001

**ENGINEER/PLANNER:**
Goodwin & Marshall, Inc.
Civil Engineers - Planners - Surveyors
3911 East Northern Ave, Suite 400
Phoenix, AZ 85028
Phone: 602-866-1360
Fax: 602-866-1361

**SUBDIVISION EXHIBIT**
of MESQUITE MOUNTAIN RANCH
SITUATED IN THE
CITY OF SURPRISE, MARICOPA COUNTY, ARIZONA
FEBRUARY 2000
Appendix C
City of Surprise Land Use Plan
Appendix D

Conceptual Entry Monumentation Details
Appendix E

Conceptual Landscape / Open Space Plan
Appendix F

Centralized Community Park
Appendix G

Neighborhood Park
Appendix H

Conceptual Hardscape Details
1. Bridge character/drainage structure

2. 3'-0" tiered rock retaining wall w/trail

3. 6'-0" rock retaining wall

4. 3'-0" rock retaining wall
Appendix I

Typical Streetscape
Appendix J

Typical Traffic Circle