



PLANNED AREA DEVELOPMENT

SONORAN MOUNTAIN RANCH

*A 710-Acre Master Planned Community
In the City of Peoria, Arizona*

*July 2000
Revised: September 2000
Revised: December 2000
Revised: August 2001
Revised: November 2002
Amended: July 2004
Amended: December 2005*

SONORAN MOUNTAIN RANCH

(previously Chalfen 700)

**A 700-ACRE MASTER PLANNED COMMUNITY
IN THE CITY OF PEORIA, ARIZONA**

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**Planned Area Development
Narrative and Standards and Guidelines Report**

**July 2000
Revised December 2000
Revised August 2001
Minor Amendments January and August, 2004
Minor Amendment December 2005**

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I. INTRODUCTION

The Standards and Guidelines Report lays the foundation for the development of unique master planned communities, such as Sonoran Mountain Ranch, within the Peoria Zoning Ordinance. The objective is to create a set of standards and guidelines that will apply to the entire project and create a unifying theme that respects the natural amenities and location of the development. Standards and guidelines apply to all parts of the Planned Area Development (PAD) to include lot standards and setbacks, building heights, open space and recreation requirements, fencing, walls, monumentation, landscaping, lighting and subdivision design.

The Sonoran Mountain Ranch PAD is consistent with the Peoria Zoning Ordinance, Section 14-33 and 14-33-2. The Sonoran Mountain Ranch PAD is also in conformance with the Peoria Comprehensive Master Plan. This project enhances Peoria's development, provides innovative residential and commercial opportunities, uses the latest in planning and engineering technology for land development, uses a creative approach in the utilization of land, and provides a compatible and stable development environment that is in harmony with the surrounding area.

The Sonoran Mountain Ranch PAD is a premier master planned community consisting of approximately 1,637 single-family residential lots located on 710.32 acres in the Northwest Valley in Peoria, Arizona. The project site is bound by the proposed Lone Mountain Road (realigned) on the north, 67th Avenue on the east, and Dynamite Boulevard on the south. The total lot counts, layouts, open space acreages and net and gross acreages are conceptual only and are subject to refinement with the preliminary and final plats,



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 CONSTRUCTION ANALYSIS

SONORAN MOUNTAIN RANCH

67TH AVENUE &
 DYNAMITE BLVD.,
 PEORIA, ARIZONA

VICINITY MAP

NOTES

TOTAL LOT COUNTS, LAYOUTS,
 OPEN SPACE ACREAGE AND
 NET AND GROSS DENSITIES
 ARE CONCEPTUAL ONLY AND
 ARE SUBJECT TO REFINEMENT
 WITH THE PRELIMINARY AND
 FINAL PLATS.



REV.

REV.

DATE JULY, 2001

SCALE NONE

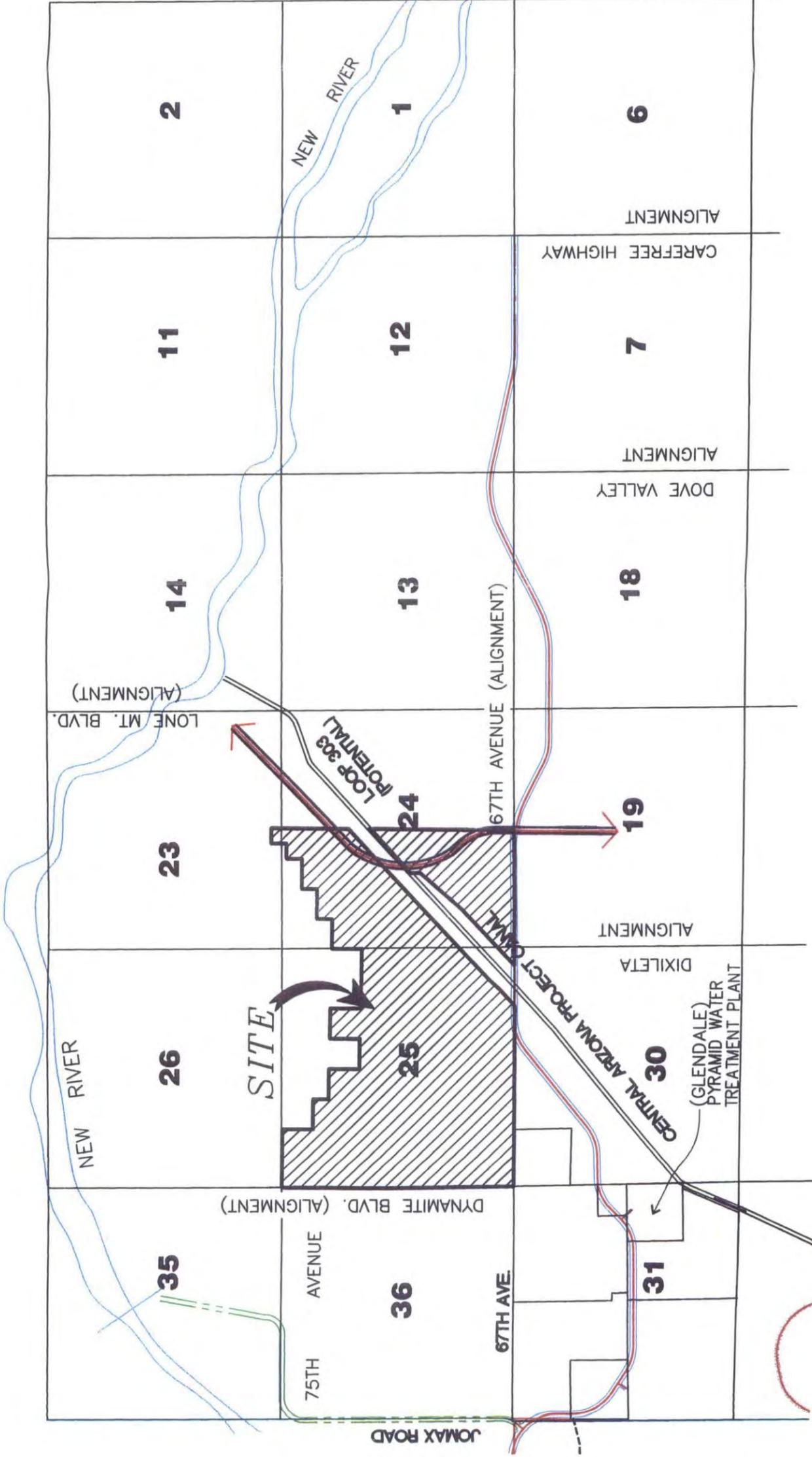
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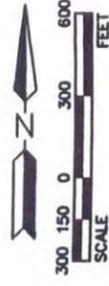
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CONSTRUCTION ANALYSIS

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MOUNTAIN RANCH
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DYNAMITE BLVD.
PEORIA, ARIZONA

AERIAL EXHIBIT

NOTES

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FINAL PLATS.



REV.

REV.

DATE JULY, 2001

SCALE 1"=300'

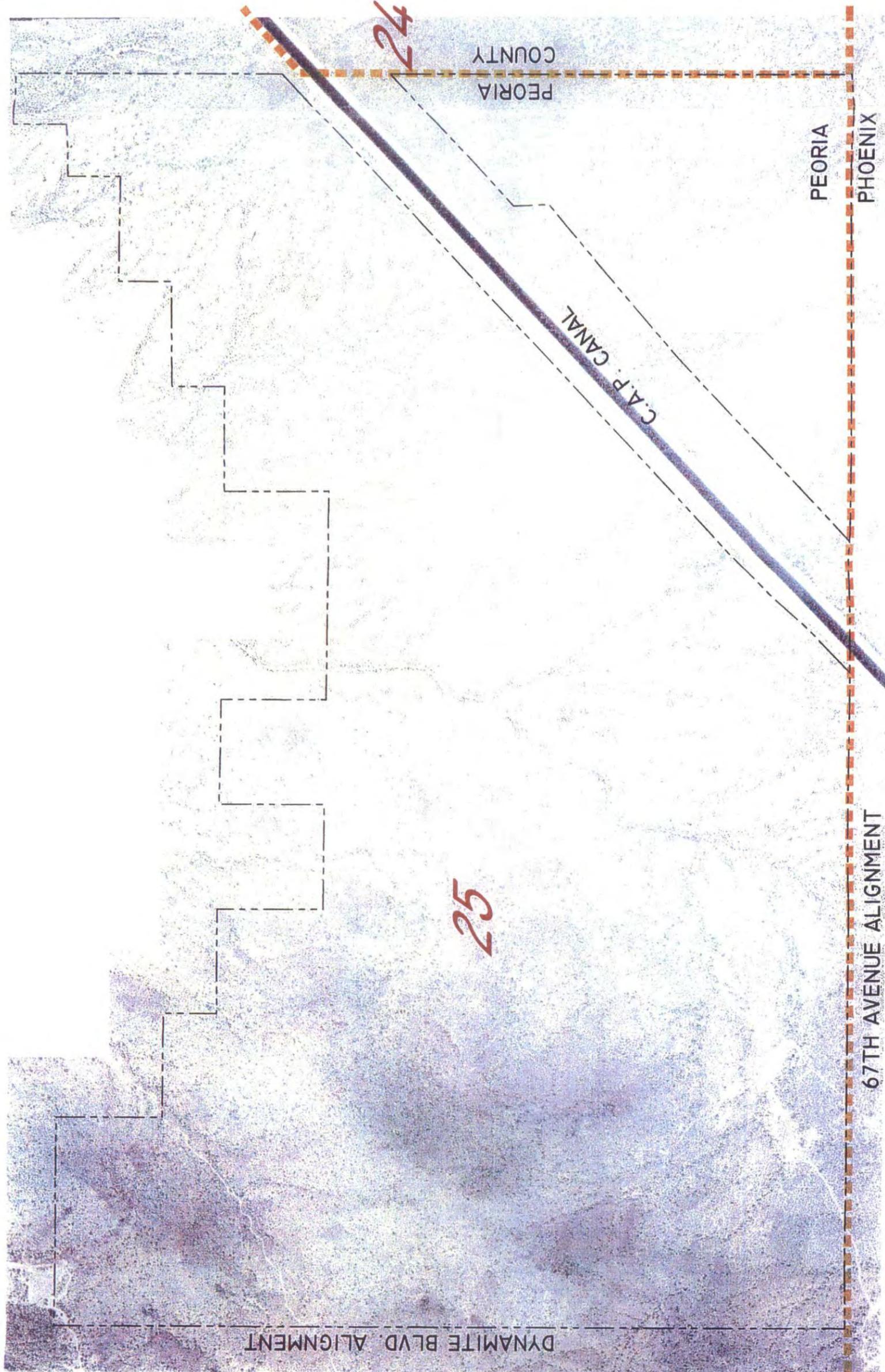
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SONORAN MOUNTAIN RANCH

Schools, parks, open space, washes and mountain/hillside preserve account for 34.8% of the land use and comprise 247.2 acres. The park and hillside alone account for 24% open space and total 169.8 acres. The school site is currently 16.44 gross acres with a park site of approximately 12.04 acres. The Central Arizona Project Canal cuts through the northeast corner of the property within an easement that contains all of the CAP flood plain. This easement is excluded from the PAD and divides a portion of the Phase I and II portions of the Sonoran Mountain Ranch PAD.

The gross density of the Sonoran Mountain Ranch PAD is 2.3 du/ac, which is in conformance with the City of Peoria General Plan that calls for a density range of 2.0 to 5.0 du/ac with a target of 3.0 du/ac.

One of the most significant aspects of the Sonoran Mountain Ranch PAD is the large amount of mountain and hillside preservation along with the preservation of significant washes. The Sonoran Mountain Ranch PAD puts an emphasis on hillside preservation. Generally, most of the areas above 25% have been preserved and the project has followed the guidance provided in the City of Peoria Hillside Overlay District. The natural, high desert beauty of this property is its signature element and a significant effort has been made to preserve these natural amenities.

The Sonoran Mountain Ranch PAD is easily accessible to the Phoenix region via auto (I-17 and AZ -101). Downtown Phoenix is located 23 miles to the south and east. The Deer Valley Airport lies six miles to the east. Significant employment opportunities exist within a few miles of the Sonoran Mountain Ranch PAD. Office opportunities include the Deer Valley Airport and USAA site. Retail opportunities include Deer Valley Village, and the Arrowhead Towne Center corridor offer significant employment opportunities. Commercial services,

SONORAN MOUNTAIN RANCH

including seven neighborhood and community commercial centers can be found within 8 miles of the property. The Arrowhead Mall regional center and Deer Valley regional center are all easily accessible within a 7-mile radius.

The Sonoran Mountain Ranch PAD will be accessible via the 67th Avenue alignment and is expected to be a major north/south arterial serving the region. In addition, the Lone Mountain Road or Estrella Freeway (Loop 303) alignment will potentially border the Sonoran Mountain Ranch PAD along its northern border. Final alignments will be dictated by the development of the Sonoran Mountain Ranch PAD and in working with the Cities of Peoria and Phoenix. Maricopa County and ADOT may also be involved in the alignment issue as it relates to the Loop 303.

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II. LEGAL DESCRIPTION

The following is the legal description of the Sonoran Mountain Ranch PAD based on the ALTA and Boundary Survey completed on July 12, 1999 by CMX Group, Inc.

Parcel No. 1 (Phase 2)

The South half of Section 24, Township 5 North, Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

Except: beginning at a point in the North boundary of the South half of said Section 24, that bears South 89 degrees 34 minutes 10 seconds East 1686.87 feet from the west Quarter corner of said section 24;

Thence along said North boundary, South 89 degrees 34 minutes 10 seconds East 413.62 feet;

Thence leaving said north boundary, South 43 degrees 04 minutes 32 seconds East 1347.03 feet;

Thence North 88 degrees 20 minutes 40 seconds East 226.70 feet;

Thence South 49 degrees 00 minutes 50 seconds East 1256.52 feet;

Thence South 43 degrees 04 minutes 32 seconds East 1160.91 feet to a point in the South boundary of said section 24 that bears North 89 degrees 45 minutes 16 seconds West 302.45 feet from the Southeast corner of said section 24;

SONORAN MOUNTAIN RANCH

Thence along said South boundary North 89 degrees 45 minutes 16 seconds West 824.72 feet;

Thence leaving said South boundary North 43 degrees 04 minutes 32 seconds West 3626.61 feet to the point of beginning; and also

Except the Southwest Quarter of the Northwest Quarter of the Northwest Quarter of the Southwest Quarter, and also

Except the Southwest Quarter of the Northwest Quarter of the Southwest Quarter; and also

Except the West half of the Northeast Quarter of the Southwest Quarter of the Southwest Quarter; and also

Except the Southeast Quarter of the Southwest Quarter of the Southwest Quarter, and also

Except the West half of the Southwest Quarter of the Southwest Quarter; and also

Except all minerals in said land as reserved to the United States in patent and excepting all uranium, thorium or other material which is or may be determined to be peculiarly essential to the production of fissionable materials, whether or not, of commercial value pursuant to the provisions of the act of August 1, 1946 (60 stat. 755), as set forth in the patent of said land.

SONORAN MOUNTAIN RANCH

Parcel No. 2 (Phases 1A and 1B)

Section 25, Township 5 North, Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

Except: beginning at a point in the East boundary of said Section 25, that bears South 00 degrees 00 minutes 16 seconds West 322.16 feet from the Northeast corner of said section 25;

Thence along said East boundary South 00 degrees 00 minutes 16 seconds West 841.85 feet;

Thence leaving said East boundary, North 43 degrees 04 minutes 32 seconds West 368.93 feet;

Thence North 47 degrees 50 minutes 24 seconds West 300.99 feet;

Thence North 43 degrees 04 minutes 32 seconds West 954.65 feet to the North boundary of said section 25;

Thence along said North boundary South 89 degrees 45 minutes 16 seconds East 824.72 feet to a point that bears North 89 degrees 45 minutes 16 seconds West 302.45 feet from the Northeast corner of said section 25;

Thence leaving said North boundary, South 43 degrees 04 minutes 32 seconds East 442.82 feet to the point of beginning; and also

Except the West half of the Northwest Quarter; and also

SONORAN MOUNTAIN RANCH

Except the West half of the Northeast Quarter of the Northwest Quarter; and also

Except the Southwest Quarter of the Southeast Quarter of the Northwest Quarter; and also

Except the West half of the Northwest Quarter of the Southwest Quarter; and also

Except the Northeast Quarter of the Northwest Quarter of the Southwest Quarter; and also

Except the West half of the Southeast Quarter of the Northwest Quarter of the Southwest Quarter; and also

Except the West half of the West half of the Southwest Quarter of the Southwest Quarter; and also

Except all minerals in said land as reserved to the United States in patent and excepting all uranium, thorium or other material which is or may be determined to be peculiarly essential to the production of fissionable materials, whether or not of commercial value pursuant to the provisions of the act of August 1, 1946 (60 stat. 755), as set forth in the patent of said land.

III. CONSISTENCY WITH PEORIA PLANNING DOCUMENTS

General/ Comprehensive Plan

The Sonoran Mountain Ranch PAD is consistent with the Peoria General Plan land use designations (as depicted on the Peoria Comprehensive Plan Land Use Map, August, 1998) and the goals, objectives and policies established within. The Peoria General Plan, of August 1998, calls for a residential density range of between 2.0 du/ac and 5.0 du/ac with a target density of 3.0 du/ac. The Sonoran Mountain Ranch PAD proposes 2.3 du/ac, which falls within this density range and equals the target density.

The calculation for density within the Peoria Comprehensive Plan is:

$$D = \frac{du}{A-(c+l+p+s)}$$

Where

- D = Residential Density
- du = Total number of dwelling units in project
- A = Total site area (gross acres)
- c = Total commercial land area (acres)
- l = Total industrial land area (acres)
- p = Park sites (not dedicated)
- s = School sites (not dedicated)

The calculation for density within Sonoran Mountain Ranch PAD is:

$$D = \frac{1637}{710.32-(0+0+12.04+16.44)}$$

SONORAN MOUNTAIN RANCH

Where

- D = Residential Density
- du = Total number of dwelling units in project
- A = Total site area (gross acres)
- c = Total commercial land area (acres)
- I = Total industrial land area (acres)
- p = Park sites (not dedicated)
- s = School sites (not dedicated)

Using this formula from the Comprehensive Plan, the Sonoran Mountain Ranch PAD has a residential density of 2.3 du/ac.

The Sonoran Mountain Ranch PAD parcels containing court homes are allowable within the residential land use designations in the Peoria General Plan and as depicted on the Peoria Comprehensive Master Plan Land Use Map. Currently, the Peoria General Plan is being updated. Once this update is complete the Sonoran Mountain Ranch PAD may be updated, although the current idea is to go forward under current General Plan assumptions under the grandfathering concept.

The Sonoran Mountain Ranch PAD provides an efficient transportation network, pedestrian and bicycle trails, open spaces, parks, naturally preserved wash corridors, naturally preserved hillside/mountainside, a school site and a variety of housing types.

Northwest Valley Transportation Study

The Sonoran Mountain Ranch PAD follows the requirements of the Northwest Valley Transportation Study. 67th Avenue and the Lone Mountain/Loop 303 have been aligned to conform with the study's recommendations and right-of-way

SONORAN MOUNTAIN RANCH

requirements. The traffic study (submitted under separate cover) modeled both the Lone Mountain alignment option and the Loop 303 option. The current property owner and the developer are NOT in favor of the Loop 303 concept along or within the Sonoran Mountain Ranch Community due to both visual and noise impacts to the community. Should this become the Loop 303 alignment, the developer is prepared to incorporate its design should that become necessary. If changes are required due to the location of the 303, reconfiguration of the parcels and lots may be handled through a City administrative review process rather than a formal zoning/subdivision process, as determined by City staff. Initial construction of 67th Avenue is consistent with the plans for the 2010 and 2020 projections contained in the Northwest Valley Transportation Study.

Rivers and Trails Plan

The Sonoran Mountain Ranch PAD follows the requirements of the Rivers and Trails Plan. In addition to private internal trails, the Sonoran Mountain Ranch PAD will allow for a public trail system along the CAP Canal and the East Wing Mountains. The trail along the CAP will fall within a future 15-foot trail easement located within the CAP Canal right-of-way. The CAP trails will consist of an unpaved multi-use path/ equestrian trail as required by the Peoria Trails plan. The CAP is in agreement with the general trail location within their right-of-way. However, an agreement in the future will be required between the City of Peoria and the Bureau of Reclamation at such time as the Bureau has funding, before the trail will be constructed. In addition, an unpaved multi-use trail will traverse the community through the East Wing Mountains and a small trail will encircle the mountains to the north of the CAP. The on-street bike lane for the Lone Mountain Loop 303 will be considered, but is unlikely in the face of this becoming

SONORAN MOUNTAIN RANCH

either a freeway or (at a minimum) a high-speed parkway. The Rivers Plan applies primarily to the New River Flood Plain, which is located outside of the Sonoran Mountain Ranch PAD. The concepts for this Flood Plain area are consistent with development of the Sonoran Mountain Ranch PAD and its overall theme.

Desert Lands Conservation Plan

Significant features identified within the Desert Lands Conservation Plan include the East Wing Mountains, which rise to an altitude of around 2,500 feet. Vegetation and wildlife corridors will be preserved along jurisdictional washes and in the hillside preserve area of this project.

The Sonoran Mountain Ranch PAD will preserve the East Wing Mountains and the major jurisdictional washes in accordance with the Desert Lands Conservation Plan. These preserved areas will be left generally undisturbed except for road and utility crossings, and trails. Some grading disturbance of Parcel 20 may be required for the construction of the loop 303 or Lone Mountain Road, depending on the final alignment required by the City and/or ADOT. Other than minor disturbances as noted above, the significant grading of the project will lie outside of Parcels 13 and 20 and the jurisdictional washes.

The developer will complete a desert plants salvage plan that will catalog, salvage, nursery and eventually replant healthy specimens of cactus and trees throughout the community. The overall native Sonoran Desert theme throughout the community will also ensure that the Sonoran Mountain Ranch PAD and nature can coexist as a community.

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As part of this project, an Army Corps of Engineers 404 jurisdictional delineation was completed and submitted on January 12, 2000 to ensure that washes of significance would be preserved. The jurisdictional delineations were accepted and agreed to by the Army Corps of Engineers on February 28, 2000. All of these jurisdictional washes have been preserved where possible and incorporated into the community. Disturbance of the jurisdictional washes will be limited to roadway and utility crossings, trail improvements, and minor grading. A 404 permit will be filed, if required, to the Army Corps of Engineers prior to permitting.

Any protected plants, such as the Saguaro, and protected species of wildlife, such as the Gila Monster, will be dealt with according to State and Federal Law and within the guidelines of the Peoria Desert Lands Conservation Plan.

IV. GENERAL SITE INFORMATION AND EXISTING SITE CONDITIONS

This section details the general site information and existing conditions of the 710.32-acre Sonoran Mountain Ranch PAD site.

1. Existing Land Uses

The Sonoran Mountain Ranch Property consists of mostly virgin Sonoran Desert. East Wing Mountain and its associated foothills are found along the southern boundary. Several jurisdictional washes cut through the property and vegetation consists of mostly Ironwood, Mesquite, Saguaro Cactus and others. There is little evidence of disturbance or grazing in recent years. A significant man-made structure, the CAP Canal, cuts through the northeast corner of the property but is not a part of this development.

The land uses bordering the Sonoran Mountain Ranch PAD site consist of vacant Sonoran Desert. Residential development begins about one mile to the south with plans for residential (Maukus-Johns-Tait, PHX Z-02-99-1 and Z-104-99-1) reaching up to the southeast property line.

2. Existing Zoning

The Sonoran Mountain Ranch Property was originally zoned as County Rural 43 until its annexation. Current zoning within Peoria is AG General, a similar zoning district to County Rural 43. The proposed zoning for the Sonoran Mountain Ranch is PAD District. The current General Plan designates this property as 2 du/ac to 5

du/ac with a target 3.0 du/ac. Any PAD rezoning will be consistent with this land use designation.

The property to the north and east lies within Phoenix City limits and is zoned S-1. The property to the south and west is within the City of Peoria and is zoned AG General or SR-43 (Peoria Z-92-01). The Preserve at Boulder North development is in the planning stages in Phoenix and is to be located to the east along the southern half of the site. Its zoning is R1-8 PRD. The land to the south is owned by the Arizona State Land Department. The land to the west is part of the Maricopa County Flood Control District. Both the State Land and Flood Control District properties have no zoning designation or an AG zoning designation.

3. Existing, Predevelopment Conditions

a. Topography and Physical Features

The southwestern quadrant of the Sonoran Mountain Ranch PAD contains the East Wing Mountains that rise to heights of just under 2000 feet. A small range of hills lies to the north of the CAP Canal along the north central boundary of Sonoran Mountain Ranch. Slopes in these areas run from less than 5% to over 40%. The New River is located to the west with a large impoundment for flood control behind the New River Dam. The floodplain encroaches on only a small portion of the Sonoran Mountain Ranch PAD at the northwest corner of the site. Several significant and well-defined washes cut across the property as well.



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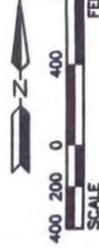
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**SONORAN
 MOUNTAIN RANCH**
 67TH AVENUE &
 DYNAMITE BLVD.
 PEORIA, ARIZONA

EXISTING CONDITIONS
 & ZONING

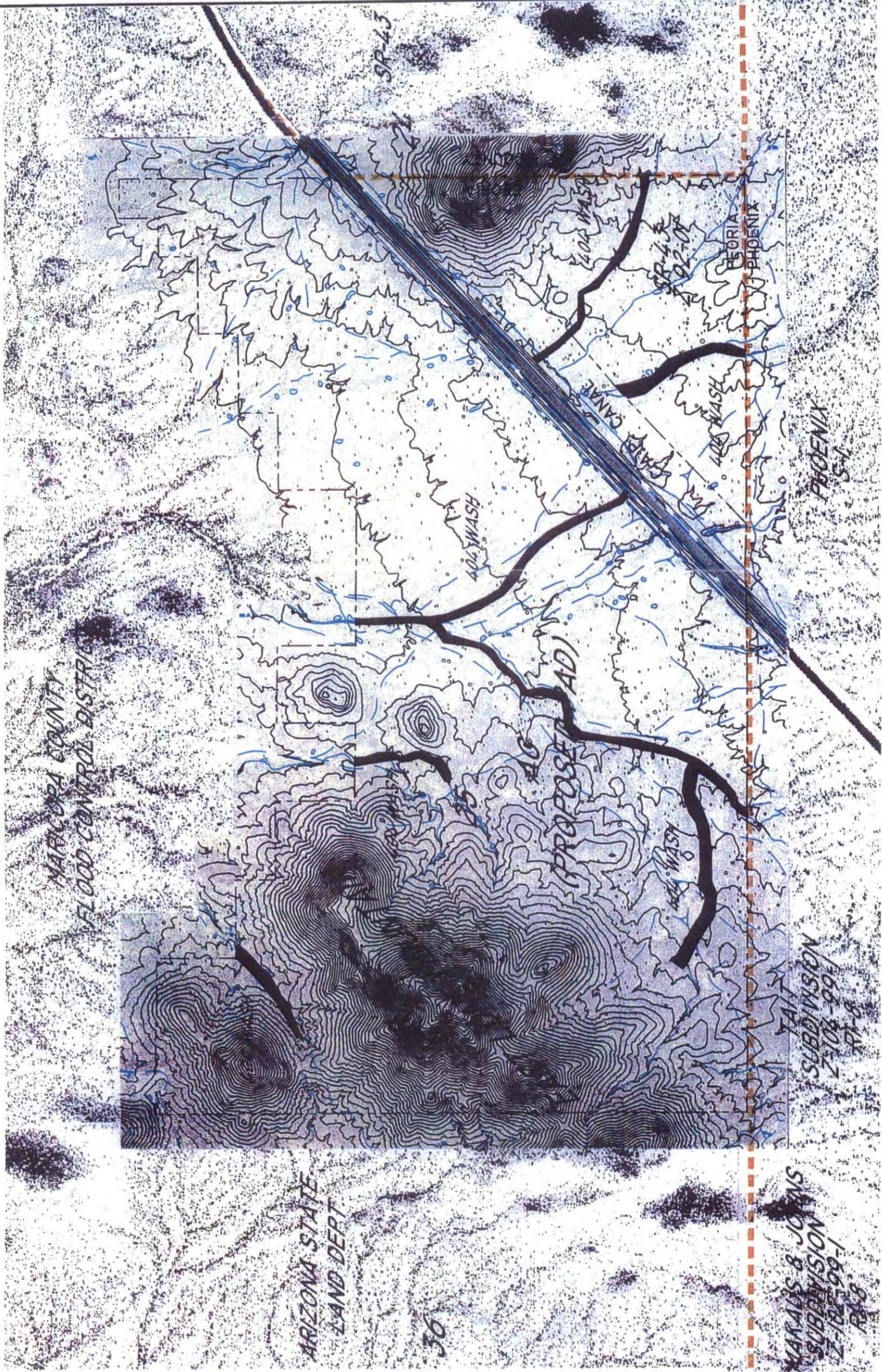
NOTES

TOTAL LOT COUNTS, LAYOUTS,
 OPEN SPACE ACREAGE AND
 NET AND GROSS DENSITIES
 ARE CONCEPTUAL ONLY AND
 ARE SUBJECT TO REFINEMENT
 WITH THE PRELIMINARY AND
 FINAL PLATS



| | |
|-------------|------------|
| REV. | |
| REV. | |
| DATE | JULY, 2001 |
| SCALE | 1"=400' |
| DESIGNED | SB |
| DRAWN | DKK |
| APPROVED | SB |
| CMX JOB NO. | 6446 |

DWG. NO. | OF |





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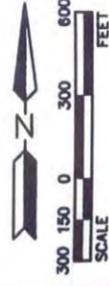
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 PEORIA, ARIZONA

TOPOGRAPHY EXHIBIT

NOTES

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REV.

REV.

DATE JULY, 2001

SCALE 1"=300'

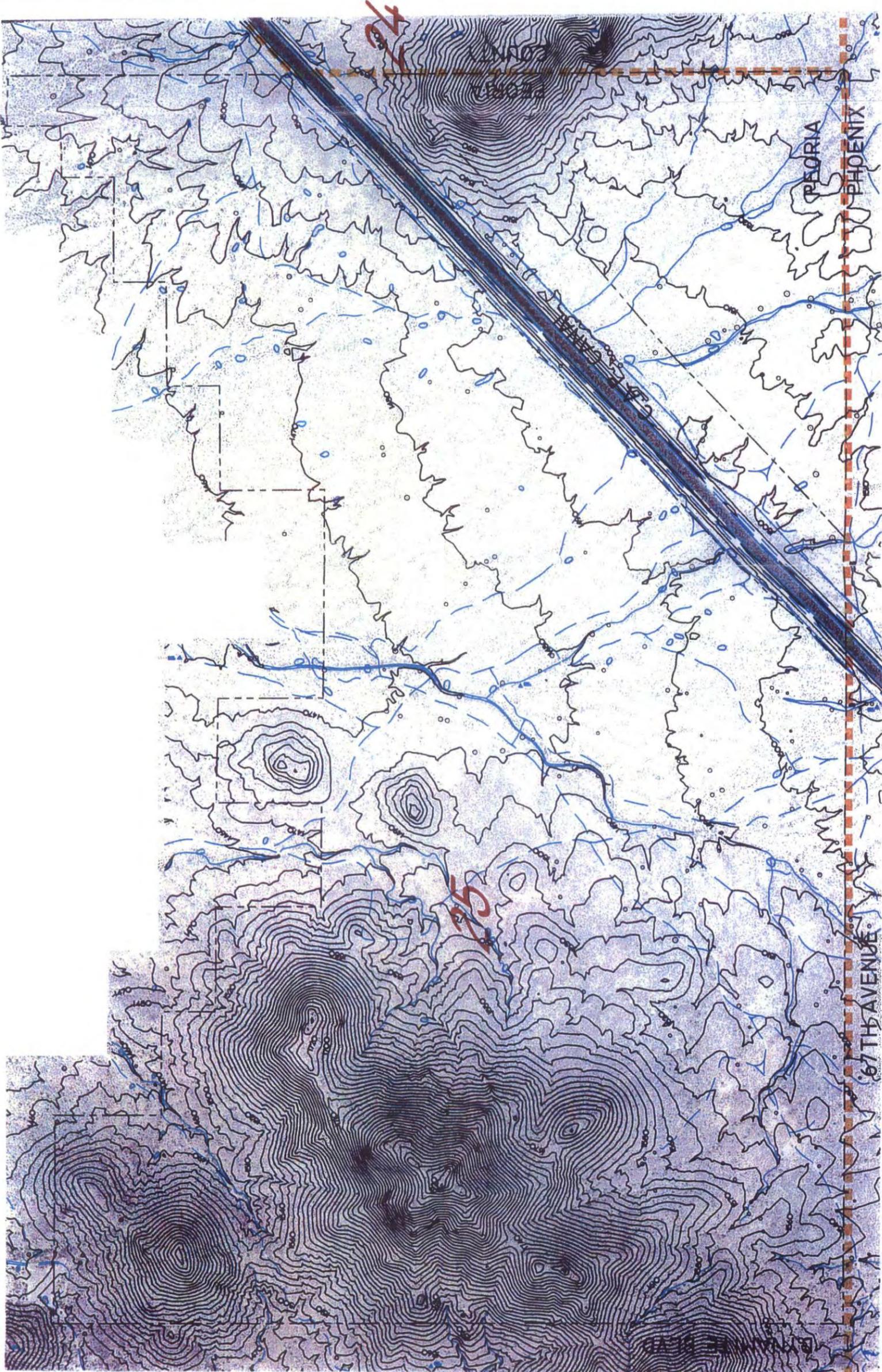
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b. Drainage

Drainage paths are characterized by washes which are both well-defined and less-defined alluvial fans, with mild banks and grades. The offsite drainage areas for Sonoran Mountain Ranch originate from the mountains to the northeast and south of the site. The earthen embankment located along the Central Arizona Project (CAP) canal has intercepted drainage from the northeast watershed. The CAP embankment is 11 to 24 feet in height at the project location. The widened right-of-way for the canal exists to impound flows behind the embankment and discharge them through a 48-inch pipe. The canal is considered a hydrologic barrier for much of the site, most notably the northwestern part of the site south of the canal, interrupting the historical flows. No significant offsite drainage from the City of Phoenix impacts the site due to the construction of the CAP embankment.

The majority of the onsite flows originate in the East Wing Mountains to the south. These flows run from the mountain ridges, down the north face where they are intercepted by larger washes running from east to west. These flows eventually end up in the New River.

Most of the site (98%) is not within a flood prone area and will not be impacted by the 100-year floodplain. The site is located within Zone "X" which is defined by FEMA as areas outside the 100-year floodplain, areas of 100-year sheet flow

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flooding where average depths are less than one foot, areas of 100-year stream flooding where the contributing drainage area is less than one square mile, or areas protected from the 100-year flood by levees. There is a very small area northeast of the CAP canal, which will not affect development that lies in Zone "A" due to the ponding behind the canal during a storm. This area lies generally outside the property boundary and is defined by the flood insurance rate zone as the 100-year floodplains that are determined in the FIS by approximate methods. Because detailed hydraulic analyses are not performed for such areas, no flood elevations or depths are shown within this zone. Only a small area (less than 2% of the site area) located at the northwest corner of the site lies within the 100-year floodplain for the New River. This area is planned to be removed from the floodplain by Letter of Map Revision, as the assumptions used in the current FEMA mapping warrant a revised study (refer to the Master Drainage Report). The floodplain limits are shown in the drainage report. No onsite retention is proposed (other than silt/sedimentation basins) for this project, as the conceptual Drainage Report indicates there is no significant increase in runoff in the post development condition and the downstream property owned by the Maricopa County Flood Control District is entirely within the floodplain. The floodplain delineation to the west was used to create the west property line of Sonoran Mountain Ranch. The developer will provide small detention basins for sedimentation and silt control, sized to store the first half-inch flush.

EXHIBIT "B-2"

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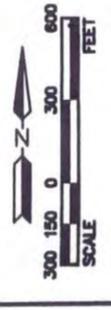
SONORAN MTN.
 RANCH
 67TH AVENUE &
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FEMA FLOODPLAIN

NOTES
 (MAP #04013C-0765E)
 AND
 (MAP #04013C-1180E)

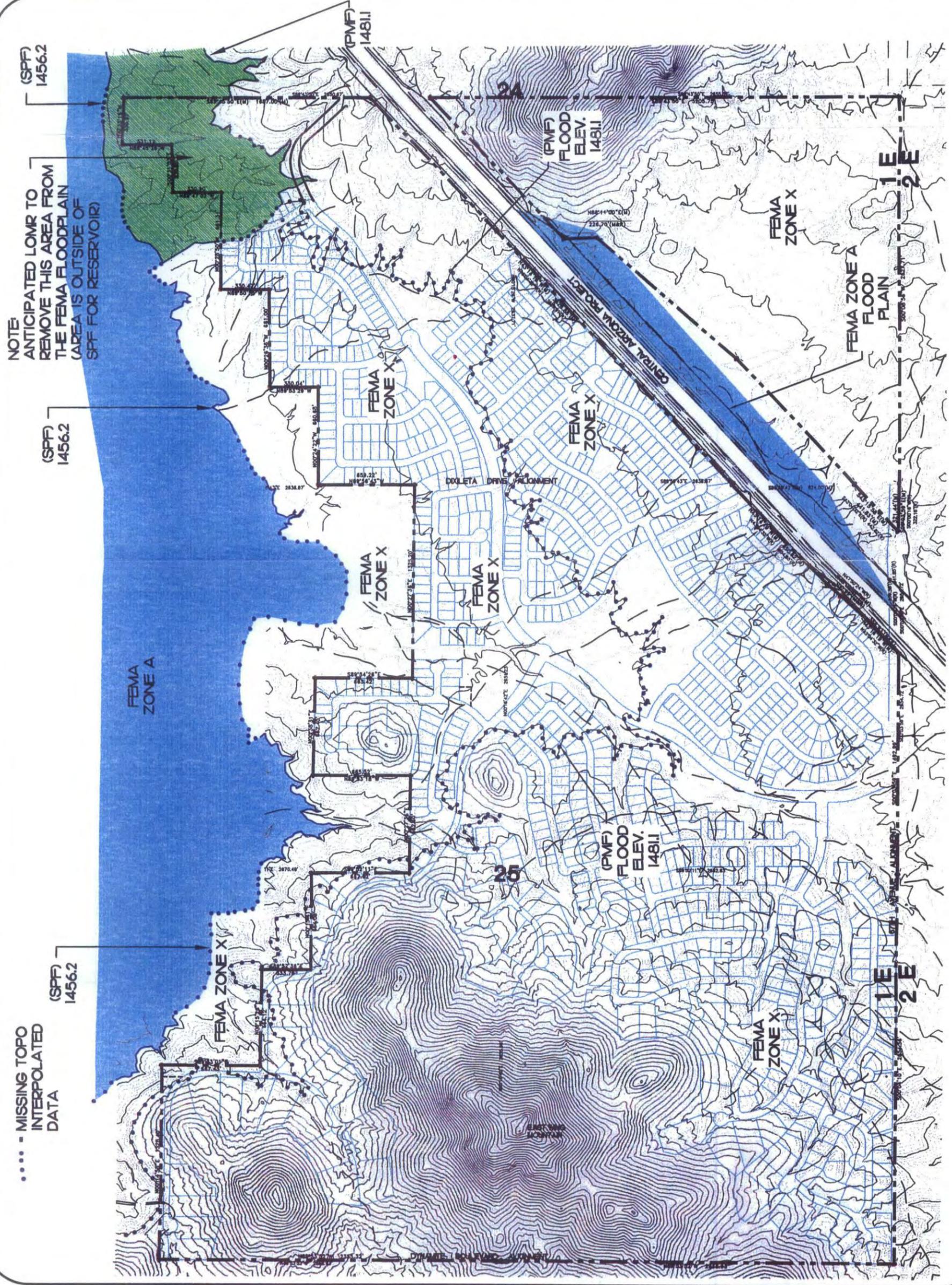
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 OPEN SPACE ACREAGE AND
 NET AND GROSS DENSITIES
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 WITH THE PRELIMINARY AND
 FINAL PLATS.

SPF - STANDARD PROJECT
 FLOOD
 PMF - POTENTIAL MAXIMUM
 FLOOD



| | |
|-------------|------------|
| REV. | |
| REV. | |
| DATE | JULY, 2001 |
| SCALE | 1"=300' |
| DESIGNED | SB |
| DRAWN | DK/KLD |
| APPROVED | SB |
| CMX JOB NO. | 6146 |

DWG. NO. | OF |



..... MISSING TOPO
 INTERPOLATED
 DATA

(SPF)
 1456.2

NOTE:
 ANTICIPATED LOMR TO
 REMOVE THIS AREA FROM
 THE FEMA FLOODPLAIN
 (AREA IS OUTSIDE OF
 SPF FOR RESERVOIR)

(SPF)
 1456.2

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c. Vegetation and Wildlife

The vegetation on the Sonoran Mountain Ranch site is typical of the Lower and Upper Sonoran climate zone, which is characterized by the Palo Verde Tree, Mesquite Tree, Ironwood Tree, Bursage, Barrel Cactus, Cholla Cactus, Ocotillo and the signature species – the Saguaro Cactus. The species distribution and plant density vary with the slope, moisture retention, and soils of the area.

d. Roads, Rights-of-Way and Utilities

There are currently no paved roads, utilities, easements or rights-of-way located on the Sonoran Mountain Ranch property. However, the CAP Canal divides the property in two.

4. Proposed Zoning and Land Use

It is the intent of the Sonoran Mountain Ranch PAD to create a unique master planned community that respects the native desert vegetation, washes, and hillsides located within the project.

The request to rezone the 710.32-acre Sonoran Mountain Ranch property from AG General to PAD is consistent with the Peoria Comprehensive Plan and will contain approximately 2.3 residential du/ac.

SONORAN MOUNTAIN RANCH

The total project comprises 710.32 acres and consists of two phases. Phase I contains 559.04 acres and is the area south of the CAP, including parcels 1 thru 13 and excluding parcels 14 and 15. Phase II contains 151.29 acres and will include parcels 14, 15, 16, 17, 18, 19, and 20. The acreage of each parcel is detailed on the following table:

SONORAN MOUNTAIN RANCH

APPROXIMATE ACREAGE BY PARCEL*

*Parcel acreages may be amended slightly through the preliminary and final plat process.

| Parcel Number | Apprx. Acreage |
|----------------------|-----------------------|
| 1 | 29 |
| 2 | 22 |
| 3 (school) | 17 |
| 4 | 46 |
| 5 | 18 |
| 6 | 28 |
| 7 | 31 |
| 8 (park) | 12 |
| 9a | 52 |
| 9b | 20 |
| 10 | 48 |
| 11 | 47 |
| 12 | 58 |
| 13 (hillside/ OS) | 132 |
| 14 | 23 |
| 15 | 23 |
| 16 | 19 |
| 17 | 26 |
| 18 | 18 |
| 19 | 17 |
| 20 (hillside/ OS) | 26 |
| Total | 710 |

V. PRELIMINARY DEVELOPMENT PLAN

1. Project Overview

The Sonoran Mountain Ranch Property is an approximate 710-acre master planned community to be developed primarily with single-family residential land uses. However, the project is designed to offer a wide range of housing types from court homes to estate homes. The plan recognizes the site's significant natural features such as the 157.8 acres (or 22% of total gross acres) of hillsides and additional substantial washes and the park site. The plan strives to preserve these features in their natural state. The various residential densities are achieved by the use of higher densities along the Central Arizona Project to lower densities as they enter the hillsides of the mountains to the south.

The plan has incorporated the several natural features of the site into the design of the Land Plan. The Central Arizona Project physically separates the northeastern corner from the balance of the development. This corner is also located at the intersection of two major arterials (67th Avenue and Lone Mountain Boulevard). Mountains have a significant presence on this site, as do the many washes. This provides the opportunity to have extensive natural open space. The hillside north of Lone Mountain Road and the bulk of the East Wing Mountains will provide natural open space. The internal useable open space for all parcels, including hillsides and washes, is 203.8 acres or 28.7% of the total property. Large estate lots will be used to transition into the steep open spaces of East Wing Mountain located in the site's southern area.

DEVELOPMENT SUMMARY

| PARCEL | AREA ac | LOT SIZE | TOTAL LOT | DENSITY du/a | ZONING |
|-----------|---------|-----------------|-----------|--------------|-----------|
| PARCEL 1 | 29.42 | 50'X110' | 125 | 4.3 | R1-6 PAD |
| PARCEL 2 | 22.40 | 50'X110' | 104 | 4.7 | R1-6 PAD |
| PARCEL 3 | 16.44 | SCHOOL/50'X110' | 70 | 4.1 | R1-6 PAD |
| PARCEL 4 | 45.71 | 55'X110' | 190 | 4.1 | R1-6 PAD |
| PARCEL 5 | 18.00 | 50'X110' | 93 | 5.2 | R1-6 PAD |
| PARCEL 6 | 27.80 | 50'X110' | 116 | 4.1 | R1-6 PAD |
| PARCEL 7 | 30.72 | 60'X120' | 117 | 3.8 | R1-7 PAD |
| PARCEL 8 | 12.04 | PARK | N/A | N/A | O.S. PAD |
| PARCEL 9A | 51.98 | 60'X120' | 133 | 2.6 | R1-7 PAD |
| PARCEL 9B | 20.02 | 60'X120' | 38 | 1.9 | R1-7 PAD |
| PARCEL 10 | 47.83 | 70'X125' | 148 | 3.1 | R1-8 PAD |
| PARCEL 11 | 46.84 | 90'X130' | 58 | 1.2 | R1-10 PAD |
| PARCEL 12 | 58.24 | CUSTOM | 46 | 0.9 | R1-10 PAD |
| PARCEL 13 | 131.59 | HILLSIDE | N/A | N/A | O.S. PAD |
| PARCEL 14 | 22.63 | 50'X110' | 93 | 4.0 | R1-6 PAD |
| PARCEL 15 | 23.25 | COURT | 136 | 5.9 | COURT PAD |
| PARCEL 16 | 18.84 | 70'X120' | 40 | 2.1 | R1-8 PAD |
| PARCEL 17 | 25.68 | 70'X120' | 56 | 2.2 | R1-8 PAD |
| PARCEL 18 | 17.90 | 70'X120' | 39 | 0.5 | R1-8 PAD |
| PARCEL 19 | 16.80 | 70'X120' | 35 | 2.1 | R1-8 PAD |
| PARCEL 20 | 26.18 | HILLSIDE | N/A | N/A | O.S. PAD |
| TOTAL | 710.31 | | 1637 | 2.3 | |

NOTE:
AREA CALCULATION IS GROSS AREA WHICH INCLUDES PRIVATE AND PUBLIC HALF STREET AREAS.

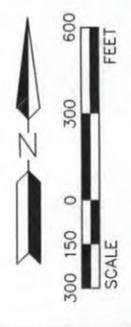


PLANNING, ENGINEERING,
PROJECT ADMINISTRATION,
CONSTRUCTION ANALYSIS

SONORAN MTN.
RANCH
67TH AVENUE &
DYNAMITE BLVD.
PEORIA, ARIZONA

SITE PLAN EXHIBIT

NOTES:
TOTAL LOT COUNTS, LAYOUTS,
OPEN SPACE ACREAGE AND
NET AND GROSS DENSITIES
ARE CONCEPTUAL ONLY AND
ARE SUBJECT TO REFINEMENT
WITH THE PRELIMINARY AND
FINAL PLATS.



| REV. | DATE | SCALE | DESIGNED | DRAWN | APPROVED | CMX JOB NO. |
|------|------------|---------|----------|-------|----------|-------------|
| | JULY, 2002 | 1"=300' | SB | DDK | SB | 6146 |

East Wing will remain as an undeveloped open space preserve as identified by the August 1998 Peoria Comprehensive Master Plan.

2. Land Use Plan

The Sonoran Mountain Ranch PAD is a mixed-use planned area development, having a total gross area of approximately 710 acres and 2.3 du/ac. Although the majority of the project is proposed as single family residential, the master planned community also offers a school site, park site and significant amounts of hillside preserve/open space. The park site and hillside preserve areas will be dedicated to the City of Peoria and maintained by the City of Peoria. Total lot counts, layouts, open space acreage and net and gross densities for the Sonoran Mountain Ranch PAD are conceptual only and are subject to refinement with the preliminary and final plats.

DEVELOPMENT SUMMARY

| PARCEL | AREA AC | MIN. LOT SIZE | TOTAL # LOTS | DENSITY du/a | ZONING |
|-----------------|---------------|-----------------|--------------|--------------|-----------|
| PHASE 1 | | | | | |
| PARCEL 1 | 29.46 | 50'X110' | 123 | 4.2 | RI-6 PAD |
| PARCEL 2 | 23.78 | 50'X110' | 104 | 4.5 | RI-6 PAD |
| PARCEL 3 | 14.79 | SCHOOL/50'X110' | N/A | N/A | RI-6 PAD |
| PARCEL 4 | 45.60 | 55'X110' | 190 | 4.2 | RI-6 PAD |
| PARCEL 5 | 18.00 | 50'X110' | 93 | 5.2 | RI-6 PAD |
| PARCEL 6 | 28.58 | 50'X110' | 116 | 4.0 | RI-6 PAD |
| PARCEL 7 | 31.31 | 60'X120' | 117 | 3.7 | RI-7 PAD |
| PARCEL 8 | 13.62 | PARK | N/A | N/A | O.S. PAD |
| PARCEL 9A | 46.20 | 60'X120' | 133 | 2.9 | RI-7 PAD |
| PARCEL 9B | 18.28 | 60'X120' | 38 | 2.0 | RI-7 PAD |
| PARCEL 10 | 50.14 | 70'X120' | 148 | 3.1 | RI-8 PAD |
| PARCEL 11 | 39.90 | 90'X130' | 58 | 1.4 | RI-10 PAD |
| PARCEL 12 | 58.66 | CUSTOM | 46 | 0.8 | RI-10 PAD |
| PARCEL 13 | 141.25 | HILLSIDE | N/A | N/A | O.S. PAD |
| SUBTOTAL | 559.57 | | 1166 | 2.10 | |
| PHASE 2 | | | | | |
| PARCEL 14 | 22.34 | 50'X110' | 95 | 4.2 | RI-6 PAD |
| PARCEL 15 | 22.60 | COURT | 139 | 6.2 | COURT PAD |
| PARCEL 16 | 18.84 | 70'X120' | 40 | 2.1 | RI-8 PAD |
| PARCEL 17 | 25.68 | 70'X120' | 56 | 2.2 | RI-8 PAD |
| PARCEL 18 | 17.90 | 70'X120' | 39 | 2.2 | RI-8 PAD |
| PARCEL 19 | 16.80 | 70'X120' | 35 | 2.1 | RI-8 PAD |
| PARCEL 20 | 261.8 | HILLSIDE | N/A | N/A | O.S. PAD |
| SUBTOTAL | 150.34 | | 404 | 2.7 | |
| TOTAL | 710.30 | | 1570 | 2.2 | |

LEGEND:

| | | | |
|--|---------------------|--|---------------|
| | RI-6 PAD (50' WIDE) | | RI-10 PAD |
| | RI-6 PAD (55' WIDE) | | O.S. PARK PAD |
| | RI-7 | | RI-6 PAD |
| | O.S. PAD | | SCHOOL SITE |
| | RI-8 PAD | | COURT PAD |
| | RI-10 PAD | | RM-1 PAD |
| | PC-2 PAD | | PC-2 PAD |

NOTE:
AREA CALCULATION IS GROSS AREA WHICH INCLUDES PRIVATE AND PUBLIC HALF STREET AREAS.



7140 N. 16TH ST. STE 100
PHOENIX AZ 85020
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FAX 6025671901

PLANNING, ENGINEERING,
PROJECT ADMINISTRATION,
CONSTRUCTION ANALYSIS

SONORAN MTN.
RANCH
67TH AVENUE &
DYNAMITE BLVD.
PEORIA, ARIZONA

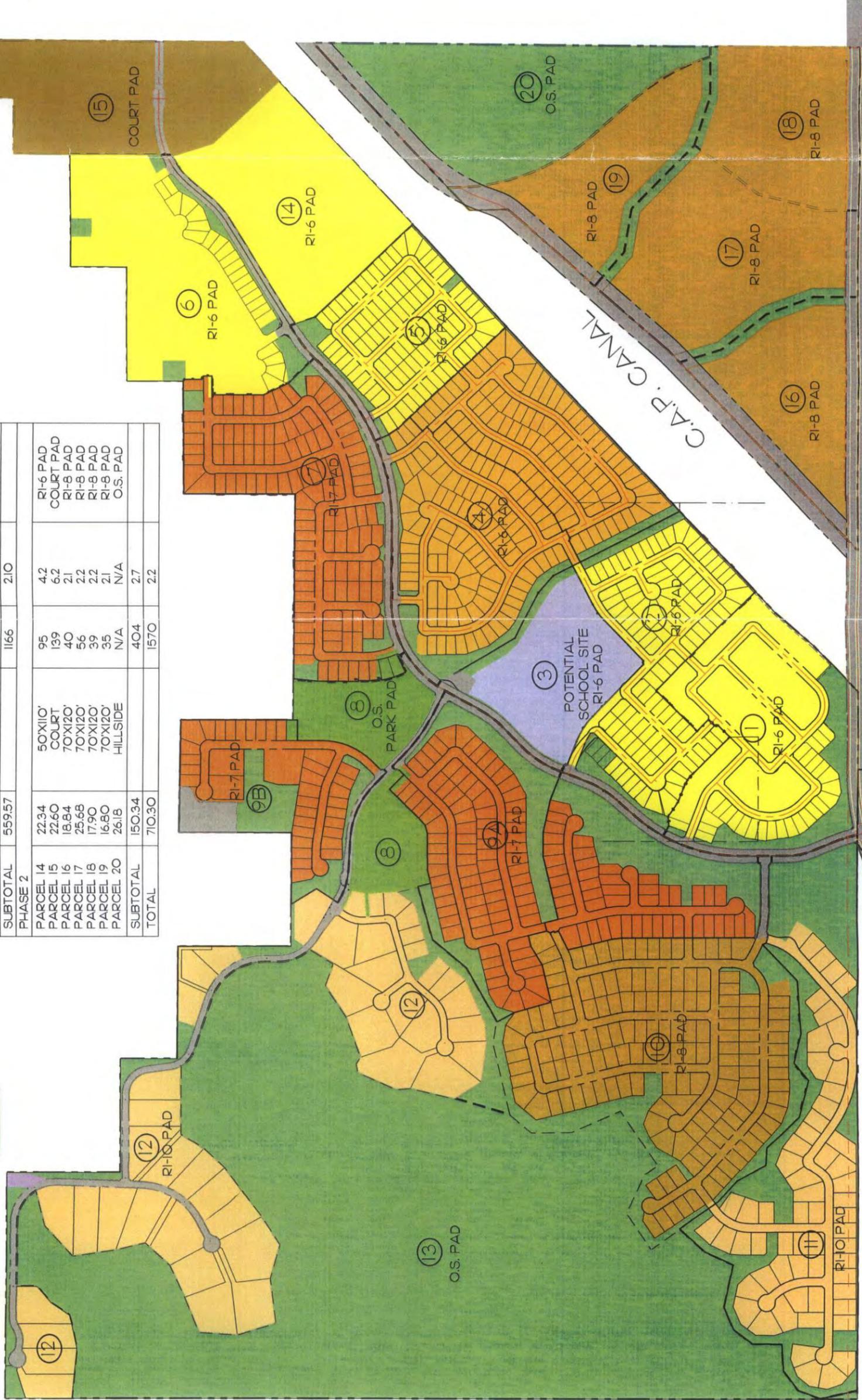
LAND PLAN &
PAD ZONING EXHIBIT

NOTES:

TOTAL LOT COUNTS, LAYOUTS,
OPEN SPACE, ACREAGE AND
NET AND GROSS DENSITIES
ARE CONCEPTUAL ONLY, AND
ARE SUBJECT TO REFINEMENT
WITH THE PRELIMINARY AND
FINAL PLATS.

| | | | |
|-------------|--------------|--|--|
| REV. | | | |
| REV. | | | |
| DATE | AUG 25, 2005 | | |
| SCALE | 1"=300' | | |
| DESIGNED | SB | | |
| DRAWN | LC | | |
| APPROVED | SKK | | |
| CMX JOB NO. | 6876 | | |

PYRAMID PEAK PARKWAY (67TH AVENUE ALIGNMENT)



DWG. NO. | OF |

SONORAN MOUNTAIN RANCH

LAND USE SUMMARY (Parcel acreages may be amended slightly through the subdivision process)

| PARCEL | USE/ZONE | APPRX. ACRES | EST. UNITS | DU/acre |
|----------------------|-------------------------|--------------|---------------------|---------|
| 1 | R1-6 PAD | 29 | 125 ⁽²⁾ | 4.3 |
| 2 | R1-6 PAD | 22 | 104 ⁽²⁾ | 4.7 |
| 3 | School Site R1-6 PAD | 17 | 70 | 4.1 |
| 4 | R1-6 PAD | 46 | 190 ⁽²⁾ | 4.1 |
| 5 | R1-6 PAD | 18 | 93 ⁽²⁾ | 5.2 |
| 6 | R1-6 PAD | 28 | 116 ⁽²⁾ | 4.1 |
| 7 | R1-7 PAD | 31 | 117 ⁽²⁾ | 3.8 |
| 8 | OS PAD | 12 | --- | --- |
| 9a | R1-7 PAD | 52 | 133 ⁽²⁾ | 2.6 |
| 9b | R1-7 PAD | 20 | 38 ⁽²⁾ | 1.9 |
| 10 | R1-8 PAD | 48 | 148 ⁽²⁾ | 3.1 |
| 11 | R1-10 PAD | 47 | 58 ⁽²⁾ | 1.2 |
| 12 | R1-10 PAD | 58 | 46 ⁽²⁾ | 0.8 |
| 13 | OS PAD | 132 | --- | --- |
| 14 | R1-6 PAD | 23 | 93 ⁽²⁾ | 4.0 |
| 15 | Court PAD | 23 | 136 ⁽²⁾ | 5.9 |
| 16 | R1-8 PAD | 19 | 40 ⁽³⁾ | 2.1 |
| 17 | R1-8 PAD | 26 | 56 ⁽³⁾ | 2.2 |
| 18 | R1-8 PAD | 18 | 39 ⁽³⁾ | 0.5 |
| 19 | R1-8 PAD | 17 | 35 ⁽³⁾ | 2.1 |
| 20 | OS PAD | 26 | --- | --- |
| Total OS | | (207.0)* | --- | --- |
| Total Project | | 710 | 1637 ⁽¹⁾ | 2.3 |

- (1) Includes school site lotting of 70 units. (2) Based on total acreage, less commercial, park & school. * Total open space from each parcel plus washes, hillside, and park-part of 710.32 total acres, but not counted twice.
- (2) Actual number based on approved subdivision plat.
- (3) If Parcels 16, 17, 18 and 19 are developed as an integrated unit, the total number of allowable units is 170.

SONORAN MOUNTAIN RANCH

The Sonoran Mountain Ranch Property is designed with a variety of land uses. The uses have been placed to respond to the August 1998 Peoria Comprehensive Master Plan.

a. Residential

The Sonoran Mountain Ranch PAD is predominately a single-family residential development consisting of R1-6 PAD, R1-7 PAD, R1-8 PAD, and R1-10 PAD. Other residential uses include court homes (Court PAD). The single-family residential parcels have a general density of 0.8 to 5.3 du/ac and the court homes have a density of 5 to 8 du/ac with a target of 6.0. Court homes may consist of single family homes in either attached or detached units. If a Court Home parcel is developed with single-family lots at a lower density (4-5 du/ac), it will be developed in accordance with the standards identified for the R1-6 PAD, 50-foot wide lots, described in Section VII. Diversity of residential densities is promoted throughout the development. Higher density single-family is located to the north area just south of the Central Arizona Project. The higher densities in the north and central part of the site transition to the lower densities as they enter the hillsides of the mountains to the south.

b. Hillside, Washes, and Open Space

Parcels 13 and 20 contain the bulk of the hillside preserve area and constitute 157.77 acres, or 22% of the total Sonoran Mountain Ranch acreage. The areas to be

SONORAN MOUNTAIN RANCH

preserved would be the land generally above the 25% slope line. Disturbance limits were generally located below the 25% slope line, however, in some cases, disturbance was required above the 25% slope for lot accessibility. The only disturbance anticipated on the hillside preserve areas will be for disturbance that may be required for the loop 303 or Lone Mountain Road construction on Parcel 20.

All significant washes on the Sonoran Mountain Ranch site have been officially delineated as jurisdictional by the Army Corps of Engineers and will be preserved in their natural state except for minor disturbances such as road, utility and trails crossings.

When you combine the preserved washes, hillsides, and park, the total open space for the project is approximately 228.8 acres or 32% of the total land uses. The areas considered as useable open space total approximately 203.8 acres, or 28.7% of the total gross site area. Refer to the Useable Open Space Exhibit on the following page.

All hillside preserve areas (Parcel 13) and natural washes, along with the Park site (Parcel 8), will be dedicated to the City of Peoria and maintained by the City of Peoria.

c. School Site

Parcel 3 has been set aside for a potential elementary/middle school for the Deer Valley Unified School

USEABLE OPEN SPACE

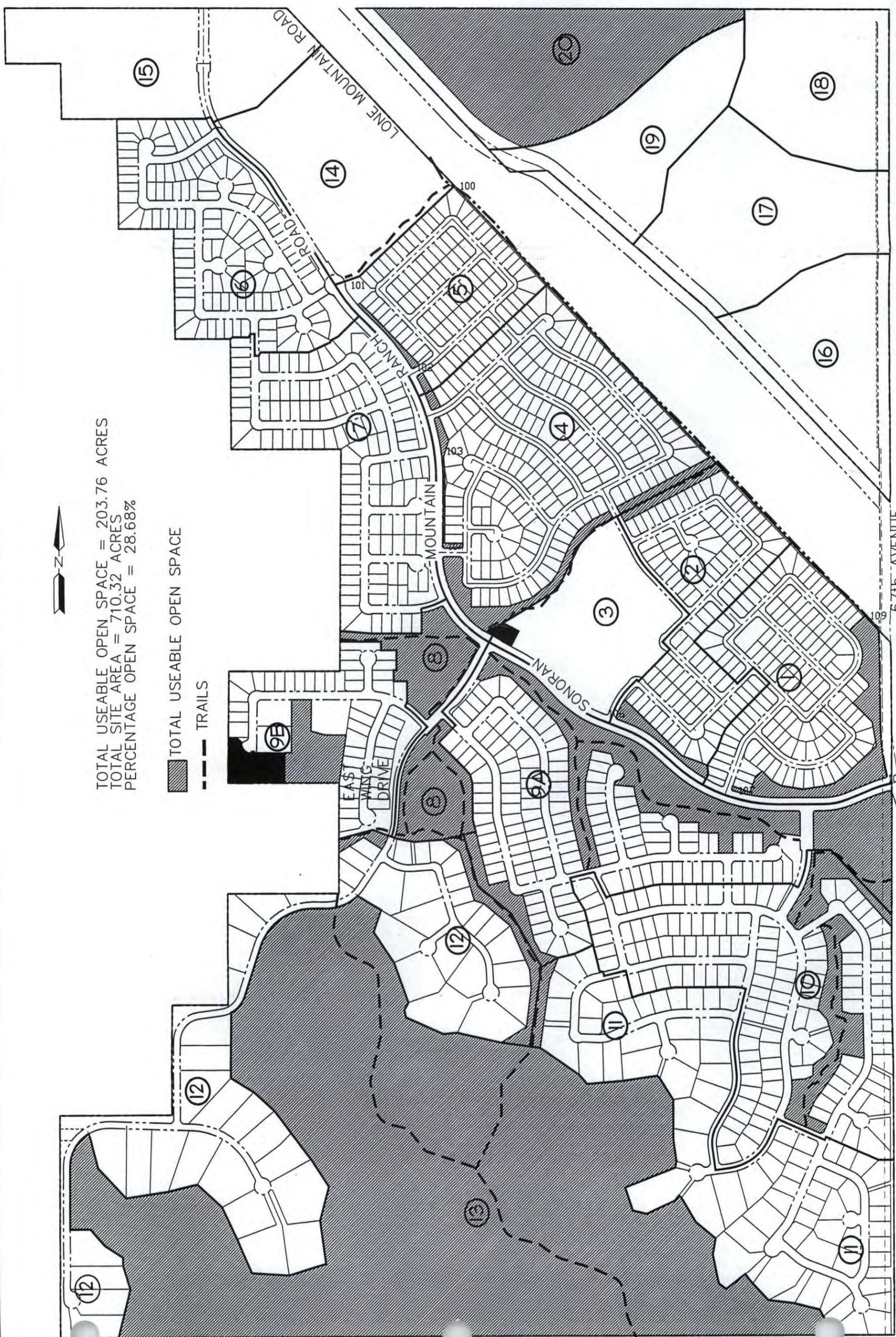
SONORAN MTN. RANCH
67TH AVE. & DYNAMITE BLVD.
PEORIA, AZ

| | | | | |
|---------------------|------------------|---------------|--------------|----------------|
| CMX JOB NO. 6146.10 | DATE: JULY, 2001 | SCALE: N.T.S. | DRAWN BY: PV | CHECKED BY: PV |
|---------------------|------------------|---------------|--------------|----------------|

CMX GROUP INC.
ENGINEERING
PROJECT ADMINISTRATION
CONSTRUCTION ANALYSIS

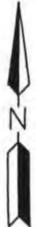


1515 E. MISSOURI
PHOENIX, AZ 85014
PH (602)279-8436
FAX (602)265-1191



TOTAL USEABLE OPEN SPACE = 203.76 ACRES
TOTAL SITE AREA = 710.32 ACRES
PERCENTAGE OPEN SPACE = 28.68%

■ TOTAL USEABLE OPEN SPACE
- - - TRAILS



SONORAN MOUNTAIN RANCH

District. The school district has been a part of the discussion over size (16.44 acres gross) and location (in the middle of the community). The developer has met with the school district and agreed to donate the 16.44 site for an elementary school. The school site contains an underlying zoning of R1-6 PAD, 50x110 lot size, and a total of 70 lots, if for some reason the district changes their mind and decides not to construct a school on the property. If the school is not constructed as expected, then the park site will need to be increased by 4 to 5 acres. This revision to the land use plan is not expected to be required, but would be handled with staff should the need arise, and would be required prior to platting Parcel 3.

d. Park

A park site of approximately 12.04 acres has been located in the north central portion of the Sonoran Mountain Ranch community. This park will incorporate both native vegetation and improvements for use by the community. Park improvements may include soccer and ball fields, gazebos, barbecue grills, ramadas, and playground equipment. The park would be dedicated to the City and maintained by the City. The park will not be used for retention.

The land use plan for The Sonoran Mountain Ranch PAD was created with four specific goals in mind. Those goals are as follows:

1. CREATE A SENSE OF IDENTITY AND PRIDE OF OWNERSHIP.

SONORAN MOUNTAIN RANCH

2. PROVIDE READILY AVAILABLE AMENITIES AND SERVICES.
3. CREATE INTERACTION AMONG THE RESIDENTS.
4. CREATE NEIGHBORHOOD STABILITY.

Many elements, which have been incorporated into the plan, help achieve all four goals. In addition, all of the goals are interactive. Achieving any given goal will help accomplish the other goals as well. The following is a discussion of the elements, which have been incorporated into the plan in an attempt to achieve the respective goals.

GOAL NO. 1: CREATE A SENSE OF IDENTITY & PRIDE OF OWNERSHIP:

Pride of ownership refers to not only being proud of the home, which the owner will occupy, but also being proud of residing within The Sonoran Mountain Ranch PAD. In order to accomplish this, the Sonoran Mountain Ranch PAD must have a strong sense of identity and an image residents will be proud of. To provide this, strong entry statements will be provided at the project's main entrances. A major entry feature with boulders, lush native landscaping, monumentation and signage will be provided at the intersection of 67th Avenue and the main collector street. Additional entry features including boulders, native landscaping, and signage will be provided when the collector street is connected to Lone Mountain Road. Specialty paving and medians may also be incorporated at the main entrances to further create a sense of arrival. The specialty paving of the main entrance may consist of the following:

- Integrally colored concrete with contrasting colors and/or finishes, or
- Unit pavers over a slab with contrasting concrete bands and accents

All specialty pavement sections will be determined in accordance with soil conditions, traffic loading, geotechnical reports, and City standards.

SONORAN MOUNTAIN RANCH

Monumentation, including planters and native landscaping, will also be provided at individual subdivision entrances. Subdivision entrances may not have any signage or subdivision names in order to promote being a part of the master planned community and not of individual subdivisions. In addition to the efforts taken at the entrances, wall detailing along the arterial street perimeter of the Sonoran Mountain Ranch PAD will be unique.

Theme walls will underscore the project image as well as provide buffering to or from surrounding uses. Fieldstone columns and earth-tone block will be incorporated into the design of the walls and accentuate the beauty of the community's natural, Sonoran Desert setting.

Additionally, landscaping provided along the collector streets and arterial streets will reflect the native desert with liberal use of mature desert plants and cacti from the plant inventory and salvage efforts.

Additionally, the natural preservation of the mountains and washes contained within the Sonoran Mountain Ranch PAD will enhance the community's identity with the natural desert environment.

GOAL NO. 2: PROVIDE READILY AVAILABLE AMENITIES & SERVICES:

The proposed collector street system for the Sonoran Mountain Ranch PAD is reflected on the project site plan. The collector system provides easy access throughout the community, yet is curvilinear in nature, and provides several traffic circles, to promote slower and safer traffic as well as create interest. The collector system will allow easy access within the Sonoran Mountain Ranch PAD.

Bicycle and pedestrian ways (multi-use trails) will also be provided along the

SONORAN MOUNTAIN RANCH

collector street and washes throughout the Sonoran Mountain Ranch PAD which will help connect the various subdivisions to each other as well as to surrounding development, open space and mountains. The proposed multi-use paths will also follow the main wash corridors. In order to provide close and easy access to park amenities for all residents, a large approximately 12.04-acre park is proposed within the Sonoran Mountain Ranch PAD.

An elementary/middle school site has also been located within the Sonoran Mountain Ranch PAD. In addition, Mountain Ridge High School is located 3 miles south of the Sonoran Mountain Ranch PAD.

GOAL NO. 3: PROMOTE INTERACTION AMONG RESIDENTS:

In order to create a strong sense of community, interaction among residents is critical. Single-family parcels of varying lot sizes have been dispersed throughout the project. Wash Corridors and Mountain Preserves have been provided adjacent to and within many of the neighborhoods. View walls will be provided at the rear of washes and adjacent to mountains/hillsides, which will help foster interaction among residents. The provision of a centrally located park within the Sonoran Mountain Ranch PAD, together with the proposed elementary/middle school, will provide meeting places for neighborhood activities. In the event the school site is not developed and is used for residential uses, a portion of Parcel 3 will be added to the park area (4 to 5 acres) to accommodate City Parks' Dept. needs for the development. In addition, hiking trails connecting the mountains and open space will provide further chances for community and resident interaction.

GOAL NO. 4: CREATE NEIGHBORHOOD STABILITY:

Neighborhood stability is created to a great degree by providing amenities, easy access to services, having quality elementary/middle schools and high schools

SONORAN MOUNTAIN RANCH

close by, and creating pride of ownership in the neighborhood. All of these items have been discussed above. It is also imperative that the community provide a large choice of homes, with varying price ranges for the homeowner as they go through various stages in life. Initially, the typical homeowner does not need a large home, as they are either single or married without children. Generally, as the homeowner matures, the size of the family increases and their buying power increases, resulting in both the need and ability to purchase a larger home. In later years, the family size typically reduces, and many homeowners will be move-down buyers looking for a higher quality yet smaller home with lower maintenance requirements. Providing a large mix of housing types allows the homeowner to stay within the community as they grow and go through these various stages.

The Sonoran Mountain Ranch PAD will encourage this type of stability by providing a wide range of housing types and price ranges. Included within the Sonoran Mountain Ranch PAD is a multi-family parcel and other parcels with seven distinctly different lot sizes, which will all have different product lines. In addition to the different lot sizes, there will also likely be a gated, custom home development located along the northwestern slopes of the mountains.

VI. PERMITTED, CONDITIONAL, AND ACCESSORY USES

All permitted, conditional or accessory uses within the Sonoran Mountain Ranch PAD conform to the City of Peoria Zoning Ordinance unless a designated standard is set forth in the Sonoran Mountain Ranch PAD. Designated standards in the Sonoran Mountain Ranch PAD shall take precedence over the City of Peoria Zoning Ordinance where the two cover the same standard.

Unless stated otherwise, The Sonoran Mountain Ranch PAD will comply with the City of Peoria Parking Standards, Landscaping Standards, Site Plan Process, Subdivision Process, Design Review Process, for all attached single-family and detached single-family areas.

A separate table comparing the existing code for single-family residential uses with the proposed PAD standards is included as a table in the Project Development Standards portion of this report.

VII. PROJECT DEVELOPMENT STANDARDS

DEVELOPMENT STANDARDS - RESIDENTIAL

The table below details the proposed development standards and setbacks for each type of residential use proposed. Because there is no comparable zoning code for Court homes within the Peoria Zoning Ordinance, there is nothing which to compare the Court PAD zoning category.

ARCHITECTURAL STANDARDS – RESIDENTIAL

The builder will provide detailed information at the time of the preliminary-plat relating to residential architecture. In general, there will be a variety of housing product type and size, various floor plans, no less than 3 elevations per floor plan, various colors and individual architectural details. All residential housing will be designed to blend with the desert and hillsides, especially as it relates to color choices.

**SONORAN MOUNTAIN RANCH
PEORIA RESIDENTIAL CODE / PROPOSED AMENDED DEVELOPMENT STANDARDS COMPARISON (3)
August, 2005 - Minor Amendment**

excluding chimneys

| ZONING | COURT | | R1-6 | | R1-7 | | R1-8 | | R1-10 | | PAD X (HILLSIDE) | | PAD X (HILLSIDE) | |
|--------------------------------|-----------|---------|--------------|------------|------------|------------|---------|--------------------|---------------|------------|------------------|------------|------------------|------------|
| | (code) | PAD | (code) | PAD | (code) | PAD | (code) | PAD | (code) | PAD | (code) | PAD | (code) | PAD |
| PARCEL # | 15 (8) | | | | | | | | | | | | | |
| MINIMUM LOT AREA (s.f.) | 2,000 | 6,000 | 1,223,5,6,14 | 4 | 7,9A,9B | 6,900 | 8,000 | 10, 16, 17, 18, 19 | 10,000 | 11,250 | 11,250 | 12 | 11,250 | 11,250 |
| TYPICAL LOT AREA | 3,200 | --- | 5,500 | 6,050 | 7,200 | 8,750 | --- | --- | --- | 11,700 | 11,700 | 11,700 | 11,700 | 11,700 |
| TYPICAL LOT SIZE | 40' X 75' | --- | 50' X 110' | 55' X 110' | 60' X 120' | 70' X 125' | --- | --- | --- | 90' X 130' | 90' X 130' | 90' X 130' | 90' X 130' | 90' X 130' |
| LOT WIDTH (min) | 40' | 50' | 50' | 55' | 60' | 70' | 70' | 70' | 70' | 70' | 70' | 70' | 70' | 70' |
| LOT DEPTH (min) | 70' | 100' | 105' | 105' | 115' | 115' | 100' | 100' | 100' | 100' | 100' | 100' | 100' | 100' |
| LOT DEPTH (typ) | 75' | --- | 110' | 110' | 120' | 125' | 125' | 125' | 125' | 130' | 130' | 130' | 130' | 130' |
| BUILDING HEIGHT | 30' | 25' | 30' | 30' | 30' | 30' | 25' | 25' | 25' / 28' (d) | 30' (d) | 30' (d) | 30' (d) | 30' (d) | 30' (d) |
| SETBACKS | | | | | | | | | | | | | | |
| GENERAL: | | | | | | | | | | | | | | |
| FRONT | 15' | (a) | (1) | (1) | (1) | (1) | (a) | (a) | (a) | (1) | (1) | (1) | (1) | (1) |
| flag lot | n/a | 20 | 20 | 20 | n/a | n/a | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 20 |
| side entry garage | 10' | n/r | 10' | 10' | 10' | 10' | n/a | n/a | n/a | 20 (4) | 20 (4) | 20 (4) | 20 (4) | 20 (4) |
| min | 3' | 5' & 8' | 5' & 8' | 5' & 8' | 5' & 8' | 5' & 8' | 5' & 8' | 5' & 8' | 5' & 8' | 5' & 8' | 5' & 8' | 5' & 8' | 5' & 8' | 5' & 8' |
| SIDE | 6' | 13 | 13 | 13 | 13 | 13 | 13 | 13 | 13 | 13 | 13 | 13 | 13 | 13 |
| total | 8' | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 |
| street | 8' | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 |
| AGG. ADJ. LOTS | 8' | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 |
| REAR | n/r | 15' (a) | 15' | 15' | 15' | 15' | 15' (a) | 15' (a) | 15' (a) | 15' | 15' | 15' | 15' | 15' |
| REAR | n/r | n/r | n/r | n/r | n/r | n/r | n/r | n/r | n/r | n/r | n/r | n/r | n/r | n/r |
| ENCROACHMENTS | | | | | | | | | | | | | | |
| FRONT | (2) | (2) | (2) | (2) | (2) | (2) | (b) | (b) | (b) | (2) | (2) | (2) | (2) | (2) |
| SIDE | (3) | (3) | (3) | (3) | (3) | (3) | (c) | (c) | (c) | (2) | (2) | (2) | (2) | (2) |
| REAR | (2) | (2) | (2) | (2) | (2) | (2) | (c) | (c) | (c) | (2) | (2) | (2) | (2) | (2) |
| LOT COVERAGE | (e) | 60% | 45% | 48% | 45% | 45% | 40% | 49% | 40% | 45% | 40% | 40% | 40% | 35% |

CODE NOTES:

(a) building setbacks from all property lines which form the perimeter of the P.A.D. shall be no less than 20' into a structure which is a primary front entry way or porch and which is not fully enclosed and is not more than 11 feet in width may extend into a minimum required front yard setback, but in no event for more than 3'.
 (b) ornamental features may project not more than 6 inches over into any required yard and a chimney or pilaster may project not more than 8 feet in dimension paralleling the nearest lot line.
 (c) max. unit height / no building shall exceed a height of 30 feet above the natural grade of the land at any section through the structure no comparable code
 (d) perimeter PAD setback is not required where the adjacent land use is permanent open space.
 (e) fire places, chimneys, bay windows and decorative features may encroach into setbacks in addition to (b) and (c)
 (f) maximum of 1/3 of lots may be less than the minimum standards by as much as 10%
 (g) hillside flag lots will have a minimum 30' width "flag" and will be 90' minimum width at the front setback which is established 20' from the intersection of the flag and the useable portion of the lot, maximum flag length is 250 feet
 (h) the slope category for a lot in hillside is that slope category which covers the majority of the lot
 (i) For Parcels 10, 11, 16, 17, 19 and 19 of Sonoran Mountain Ranch, when a minimum twenty (20) foot setback from a front entry garage is maintained, (1) the minimum front yard setback to livable space shall be ten (10) feet, and (2) front porches may extend five (5) feet into the front yard setback. For side entry garages/casitas, the minimum front yard setback shall be ten (10) feet.
 (j) Bay windows, porticos including their cornices and eaves, fireplaces, and entertainment niches may project into any required side yard not more than three (3) feet provided that the sum of such projection on any wall does not exceed 1/3 the length of the wall and provided further that in no case shall such projections be nearer than five (5) feet to the property line.
 (k) If a Court Home Parcel is developed with single-family lots at a lower density (4-5 du/ac), it will developed in accordance with the standards identified for the R1-6 PAD 50' wide lots. (Applies to Parcel 15 only)
 (l) amended standard from code proposed

PAD NOTES:

(1) building setbacks from all property lines which form the perimeter of the P.A.D. shall be no less than 20' into a structure which is a primary front entry way or porch and which is not fully enclosed and is not more than 11 feet in width may extend into a minimum required front yard setback, but in no event for more than 3'.
 (2) ornamental features may project not more than 6 inches over into any required yard and a chimney or pilaster may project not more than 8 feet in dimension paralleling the nearest lot line.
 (3) max. unit height / no building shall exceed a height of 30 feet above the natural grade of the land at any section through the structure no comparable code
 (4) perimeter PAD setback is not required where the adjacent land use is permanent open space.
 (5) fire places, chimneys, bay windows and decorative features may encroach into setbacks in addition to (b) and (c)
 (6) maximum of 1/3 of lots may be less than the minimum standards by as much as 10%
 (7) hillside flag lots will have a minimum 30' width "flag" and will be 90' minimum width at the front setback which is established 20' from the intersection of the flag and the useable portion of the lot, maximum flag length is 250 feet
 (8) the slope category for a lot in hillside is that slope category which covers the majority of the lot
 (9) For Parcels 10, 11, 16, 17, 19 and 19 of Sonoran Mountain Ranch, when a minimum twenty (20) foot setback from a front entry garage is maintained, (1) the minimum front yard setback to livable space shall be ten (10) feet, and (2) front porches may extend five (5) feet into the front yard setback. For side entry garages/casitas, the minimum front yard setback shall be ten (10) feet.
 (10) Bay windows, porticos including their cornices and eaves, fireplaces, and entertainment niches may project into any required side yard not more than three (3) feet provided that the sum of such projection on any wall does not exceed 1/3 the length of the wall and provided further that in no case shall such projections be nearer than five (5) feet to the property line.
 (11) If a Court Home Parcel is developed with single-family lots at a lower density (4-5 du/ac), it will developed in accordance with the standards identified for the R1-6 PAD 50' wide lots. (Applies to Parcel 15 only)
 (12) amended standard from code proposed

VIII. SIGNAGE STANDARDS

The Sonoran Mountain Ranch PAD will comply with the guidelines specified in Article 14-34 Signs of the City of Peoria Zoning Ordinance for all residential development.

In addition, the Sonoran Mountain Ranch PAD is permitted On-site Subdivision Advertising signs subject to the guidelines as specified below from Article 14-34 Signs of the City of Peoria Zoning Ordinance in lieu of Master Planned Development signage.

26. *On-Site Subdivision Advertising. A temporary sign used to advertise a recorded subdivision. The sign is located on premises.*
 - a. *Such signs may be maintained for a period of three (3) years, or until all the lots in the subdivision are sold, whichever occurs first; extensions to the three (3) year time limit may be requested from the Planning and Zoning Commission.*
 - b. *Such signs may be externally indirectly illuminated only, but shall not be located within one hundred (100) feet of any existing structure;*
 - c. *Only one such sign shall be displayed per street frontage (perimeter), with a maximum of two (2) such signs per recorded subdivision;*
 - d. *Total signage area for all subdivision advertising signs per recorded subdivision shall not exceed ninety-six (96) square feet; maximum height shall be sixteen (16) feet; (Ord. No. 97-31);*
 - e. *Final design and location submitted as part of a signage package to be reviewed and approved by the Plans Review Committee;*
 - f. *Such signs shall be in accordance with the sight distance requirements for arterial and collector streets as described in the City of Peoria Infrastructure Guidelines. (Ord. No. 00-30)*
 - g. *Sign permit required.*

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XI. LANDSCAPING STANDARDS

PHILOSOPHY

Located in the northern area of Peoria, Arizona at the base of East Wing Mountain in the Sonoran Desert, Sonoran Mountain Ranch is a unique master planned community. Residents will enjoy spectacular mountain and natural desert views with direct access to natural preserve areas. The development will blend into the unique natural surroundings while creating a series of distinct neighborhoods and promote a sense of privacy and community. The project devotes a large portion of the development to open space with a majority of it in a pristine natural state through preservation of washes and hillside areas. These natural areas will interconnect the project both internally and outwardly to the adjoining areas.

A comprehensive "paseo" walkway system is proposed within these natural areas and improved bicycle paths and walkways are located along community and neighborhood corridors. This will allow residents convenient and safe access to the project's public school, community park, neighborhood open space areas, office and commercial center. It will also provide connections to the future regional recreational facility by the New River Dam and Thunderbird Park in close proximity to the community in both the cities of Peoria and Phoenix.

The intent of these guidelines is to maintain a delicate balance with the natural desert environment by developing a consistent design philosophy for landscaping, monumentation, walls and signage to form a high level of design quality and cohesive image for Sonoran Mountain Ranch.

GOALS

A deep understanding and appreciation for the natural desert environment and the need to blend and integrate development with the site, requires sensitive planning and design goals. Sonoran Mountain Ranch incorporates the following goals for project development with subsequent materials explaining standards to accomplish these goals and create a distinctive and unique community.

- Create an attractive, quality landscape consistent with the Sonoran Desert and provide a neat and well-maintained appearance throughout the community. The landscape theme, walls, monumentation and signage will help to integrate the various elements of the project.

SONORAN MOUNTAIN RANCH

- Design for the functional aspects of the landscape, such as:
 - defining clear circulation patterns for the pedestrian and motorist and foster community interaction and access by alternative methods of transportation other than automobile to schools, parks and shopping.
 - pathway connections and access within wash corridors and common areas.
 - provide visual buffering between land uses of differing character.
 - screening of parking areas and other functions.
 - modification of micro climates, including shading of parking and pedestrian areas.
 - developing pleasant outdoor areas for residents and visitors.
 - use plant materials that provide color and texture to create pedestrian-scale interest and detail.

- Provide a xeriscape landscape which can address functional and aesthetic opportunities while minimizing water use. Techniques to reduce consumption include efficient irrigation system design and installation of low water use plants will be utilized. The xeriscape plant palette has proven to be both colorful and dependable throughout the entire seasonal year. All plant material, with the exception of turf will be from the approved Phoenix Active Management Area Low Water Use Plant List.

- All plantings will be grouped by combining plants of similar water requirements to avoid excessive or inadequate watering of individual plants. By grouping, it is possible to zone the irrigation system accordingly, providing for proper water application to each plant species.

- Utilize specimen plant materials that have been salvaged onsite to define and provide immediate visual interest at major entries and along major streets and open space areas.

- All arterial and collector street rights-of-way and adjacent tracts and common areas will be landscaped using the appropriate plant densities and species as identified in the City of Peoria Zoning Ordinance, Article 14-35. Landscaping and Design Review Manual Section 20-70-12.C within pedestrian passages will be completed to the same standards as collector streets.

- Provide external connections to existing or proposed bicycle/pedestrian paths and trails of parallel classification that will connect to existing and future recreational and commercial developments.

CONCEPTUAL LANDSCAPE MASTER PLAN

SONORAN MOUNTAIN RANCH

CONCEPTUAL PLANT LEGEND

| NATIVE / NATURAL ZONE | ENHANCED DESERT ZONE | RECREATIONAL / TURF ZONE |
|---|--|--|
| TREES BLUE PALO VERDE FOOTHILLS PALO VERDE IRONWOOD VELVET MESQUITE | TREES BLUE PALO VERDE PALO BREA IRONWOOD THORNLESS MESQUITE | TREES BLUE PALO VERDE PALO BREA SISSO TREE EVERGREEN ELM THORNLESS MESQUITE |
| SHRUBS DESERT BAILEYA GLOBEMALLOW BRITTLE BUSH CREOSOTE BUSH SHRUBBY GOLDENYEA DESERT HACKBERRY LITTLELEAF PENSTEMON FOURWING SALTBUSH WHITETHORN | SHRUBS DESERT BAILEYA BRITTLE BUSH YELLOW BIRD OF PARADISE VALENTINE BUSH BAJA RUELLIA FAIRY DUSTER TEXAS RANGER JOJOBA | SHRUBS YELLOW BIRD OF PARADISE VALENTINE BUSH BAJA RUELLIA FAIRY DUSTER TEXAS RANGER JOJOBA |
| CACTI / ACCENTS BARREL CHOLLA PRICKLYPEAR SAGUARO OCOTILLO | CACTI / ACCENTS BARREL PRICKLYPEAR SAGUARO OCOTILLO DESERT SPOON RED YUCCA | CACTI / ACCENTS DESERT SPOON RED YUCCA |
| GRASSES ARIZONA COTTONTOP SAND DROPSIED SIDEGRASS GRAMA BUSH MUHLY DESERT NEEDLEGRASS PURPLE THREEAWN | GROUND COVERS LANTANA SPECIES BACCHARIS CENTENNIAL TRAILING ACACIA COMMON BERRUDDA | GROUND COVERS LANTANA SPECIES BACCHARIS CENTENNIAL TRAILING ACACIA COMMON BERRUDDA |

THE FINAL PLANT PALETTE FOR THE NATIVE/NATURAL ZONE WILL BE REFINED BASED ON THE RESULTS FROM THE BIOLOGICAL STUDY OF THE WASH AREAS.

LANDSCAPE CONCEPT

THE LANDSCAPE THEME FOR THIS PROJECT WILL BE A COMBINATION OF PRESERVATION, RESTORATION AND ENHANCEMENT OF THE NATIVE SONORAN DESERT. THE PROJECT HAS THREE LANDSCAPE ZONES (NATURAL / NATIVE, ENHANCED DESERT AND RECREATION / TURF) THAT WILL BE USED THROUGHOUT THE PROJECT.

ZONE #1 - NATURAL / NATIVE

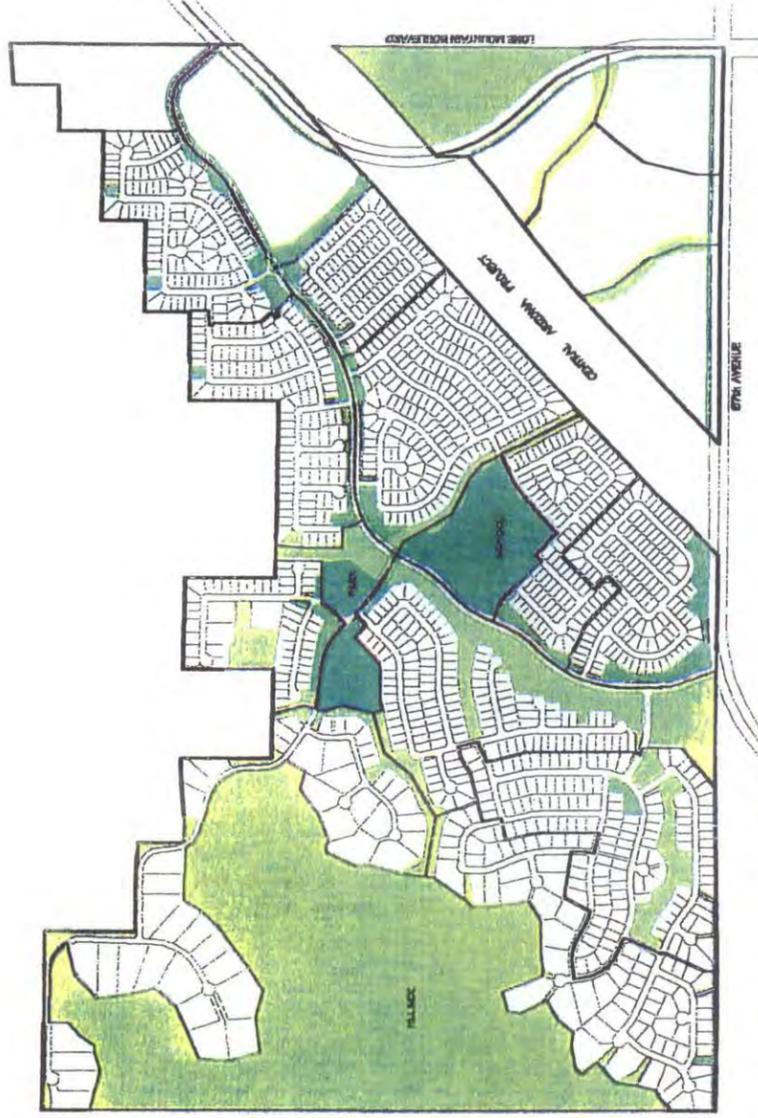
THIS ZONE IS BROKEN DOWN INTO TWO SEPARATE AND DISTINCT PLANT ZONES (HILLSIDE / DESERT AND RIPARIAN). THE DESIGN INTENT IS TO PRESERVE THE EXISTING PLANT MATERIAL AND DESERT FLOOR. THE AREAS WITHIN THIS ZONE THAT WILL BE RESTORED BY THE DESERT DEVELOPMENT OF THIS PROJECT WILL BE REVEGETATED AND THE DESERT FLOOR WILL BE RECREATED BY RAKING THE NATIVE SOIL / GRANITE. THE QUANTITY AND SIZE OF THE PROPOSED LANDSCAPE PLANT MATERIAL WILL BE DETERMINED BY THE ADJACENT PRESERVED DESERT. A TEMPORARY IRRIGATION SYSTEM WILL BE INSTALLED TO ESTABLISH THE PROPOSED PLANT MATERIALS. THE USE OF ONSITE SALVAGED PLANT MATERIAL WILL BE USED IN THIS ZONE.

ZONE #2 - ENHANCED DESERT

THIS ZONE WILL BE USED IN THE DISTURBED AREAS THAT ARE NOT ADJACENT TO ANY PRESERVED NATIVE AREAS. TYPICALLY THIS ZONE WILL BE USED BETWEEN THE PROPOSED ROADWAYS AND LOTS. THE PLANT MATERIALS AND QUANTITIES WILL BE DETERMINED BY THE STANDARDS TO HELP SCREEN THE VISUALITY NEARBY. AN AUTOMATIC DRIP SYSTEM WILL BE INSTALLED WITHIN THIS ZONE TO MAINTAIN THE HEALTH OF THE PLANT MATERIAL. THE USE OF ONSITE SALVAGED PLANT MATERIAL WILL BE USED IN THIS ZONE.

ZONE #3 - RECREATIONAL / TURF

THIS ZONE WILL BE USED WITHIN THE PROPOSED PARK SITE. THIS LANDSCAPE ZONE WILL PROVIDE A LARGE AREA OF TURF TO BE UTILIZED FOR RECREATIONAL USES. THE PROPOSED PLANT MATERIAL SIZES AND QUANTITIES WILL BE DETERMINED WITH THE PARKS DEPARTMENT. AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM (DRIP AND TURT SPRAYS) WILL BE INSTALLED TO MAINTAIN THE HEALTH OF THE PLANT MATERIALS. THE USE OF ONSITE SALVAGED PLANT MATERIAL MAY BE USED IN THIS ZONE.



DEVELOPMENT MASTER PLAN

DEVELOPMENT LANDSCAPE GOALS

- CREATE AN ATTRACTIVE, QUALITY LANDSCAPE CONSISTENT WITH THE SONORAN DESERT AND PROVIDE A NEAT AND WELL MAINTAINED APPEARANCE THROUGHOUT THE COMMUNITY. THE LANDSCAPE THEME WILL HELP TO INTEGRATE THE VARIOUS ELEMENTS OF THE PROJECT.
- DESIGN FOR THE FUNCTIONAL ASPECTS OF THE LANDSCAPE, SUCH AS:
 - DEFINING CLEAR CIRCULATION PATTERNS FOR THE PEDESTRIAN AND MOTORIST.
 - PROVIDE VISUAL BUFFERING BETWEEN LAND USES OF DIFFERING CHARACTER.
 - SCREENING OF PARKING AREAS AND OTHER FUNCTIONS.
 - MODIFICATION OF MICRO CLIMATE, INCLUDING SHADING OF PARKING AND PEDESTRIAN AREAS.
 - DEVELOPING PLEASANT OUTDOOR AREAS FOR RESIDENTS AND VISITORS.
- PROVIDE A WATER CONSERVING LANDSCAPE WHICH CAN ADDRESS FUNCTIONAL AND AESTHETIC OPPORTUNITIES WHILE MINIMIZING WATER USE. TECHNIQUES TO REDUCE CONSUMPTION INCLUDE EFFICIENT IRRIGATION SYSTEM DESIGN AND INSTALLATION OF LOW WATER USE PLANTS.
- ALL PLANTINGS SHALL BE GROUPED BY COMBINING PLANTS OF SIMILAR WATER REQUIREMENTS TO AVOID EXCESSIVE OR INADEQUATE WATERING OF INDIVIDUAL PLANTS. BY GROUPING, IT IS POSSIBLE TO ZONE THE IRRIGATION SYSTEM ACCORDINGLY, PROVIDING FOR PROPER WATER APPLICATION TO EACH PLANT SPECIES.
- ALL ARTERIAL AND COLLECTOR STREET RIGHTS-OF-WAY AND ADJACENT TRACTS AND COMMON AREAS SHALL BE LANDSCAPED USING THE APPROPRIATE PLANT IDENTITIES AND SPECIES AS IDENTIFIED IN THE CITY OF PEORIA ZONING ORDINANCE SECTION 14-25. LANDSCAPING WITHIN PEDESTRIAN PASSAGES SHALL BE COMPLETED TO THE SAME STANDARDS AS COLLECTOR STREETS.

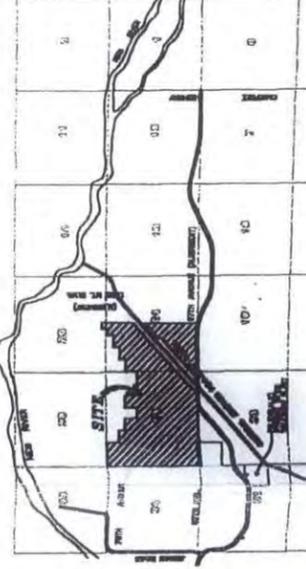
SALVAGE NOTES

THE DEVELOPER WILL CONTRACT WITH A SALVAGE CONTRACTOR TO PERFORM A NATIVE TREE AND CACTUS INVENTORY WITHIN THE PROJECT LIMITS. THE DEVELOPER AND CONTRACTOR SHALL DEVELOP A LIST OF SALVAGE PLANT MATERIALS BASED ON SIZE, HEALTH AND SALVAGEABILITY TO BE REPLANTED WITHIN THE PROJECT LIMITS. FOLLOWING IS A PROPOSED LIST OF SALVAGE PLANT MATERIAL. A FINAL LIST WILL BE PREPARED AFTER THE INVENTORY HAS BEEN PERFORMED.

- TREES
 - BLUE PALO VERDE
 - FOOTHILLS PALO VERDE
 - NATIVE MESQUITE
 - IRONWOOD
- CACTUS
 - BARREL
 - SAGUARO
 - PRICKLY PEAR
 - CHOLLA
 - OCOTILLO

EXHIBIT KEY

- LANDSCAPE MASTER PLAN COVER PAGE IX - A
- LANDSCAPE THEME MASTER PLAN IX - B
- CONCEPTUAL STREET MASTER PLAN IX - C
- MONUMENTATION / WALL MASTER PLAN IX - D
- MONUMENTATION / WALL CONCEPTS IX - E
- CONCEPTUAL TRAIL / MASTER PLAN IX - F
- CONCEPTUAL TRAIL / TRAILS CONCEPT IX - G



VICINITY MAP



SHEET D.A.

SONORAN MOUNTAIN RANCH LANDSCAPE MASTER PLAN

SCALE: VARIOUS
DATE: 11/2/00

URBAN CONCEPTS
Landscape Architecture
2400 N. 13TH
PHOENIX, AZ 85016-2818
Tel: (602) 998-1200
Fax: (602) 998-1202

NTS

LANDSCAPE THEORY

Natural Areas and Washes

One of the most important amenities of Sonoran Mountain Ranch is the natural open spaces, wash corridors and the hillside areas. These natural areas will remain in their natural state and where past disturbances have occurred, they will be revegetated. The plant material selected will be consistent with the natural vegetation and arranged in naturalistic compositions and massings which duplicate the adjacent natural landscaping.

The primary washes as defined by the Drainage Master Plan form the boundaries of subdivision development. The plant material adjacent to these washes will remain in a natural state or enhanced as necessary for trails and street crossings to provide an attractive community and neighborhood amenity.

City of Peoria Rivers and Trails Master Plans

All trails will conform to the City of Peoria Rivers and Trails Master Plans. Two public trails are required on-site for Sonoran Mountain Ranch. A multi-use trail in the hillside area of the southern portion of the project to provide a connection from the New River Dam area to the east which will tie into a future trail system and a second trail which will loop the hillside area north of the Lone Mountain alignment. A multi-use trail and equestrian path is also required within the Central Arizona Project right-of-way which bisects the project.

Project Character

A primary design element for Sonoran Mountain Ranch is to preserve the natural landscaped areas and provide a softened transition to the areas of enhanced landscape with additional transition to the recreation areas. This will be accomplished by planting in similar densities and patterns to complement the existing vegetation with a subtle transition of materials and densities. Supplemental plant material will be used in common areas and streetscapes with enhanced desert and recreational uses.

The landscape theme for this project will be a combination of preservation, restoration and enhancement of the native Sonoran Desert. The project has three landscape zones (natural / native, enhanced desert, and recreation / turf) that will be used throughout the project. A conceptual landscape palette has been composed to form the base for the plant theme for each zone.

SONORAN MOUNTAIN RANCH

Zone #1 - Natural / Native

This zone is broken down into two separate and distinct plant zones (hillside / desert and riparian). The design intent is to preserve the existing plant material and desert floor. The areas within this zone that will be disturbed by the development of this project will be revegetated and the desert floor will be recreated by raking the native soil / granite. The quantity and size of the proposed landscape plant material will compliment the adjacent preserved desert. A temporary irrigation system will be installed to establish the proposed plant materials. Once the disturbed and revegetated areas have been restored to natural state, the supplemental watering will be discontinued. This will assure the plating to develop and maintain a natural appearance. The use of onsite salvaged plant material will be used in this zone.

Zone #2 - Enhanced Desert

This zone will be used in the disturbed areas that are not adjacent to any preserved native areas. Typically this zone will be used between the proposed roadways and lots. The plant material sizes and quantities will meet the City of Peoria standards to help screen the adjacent neighborhood. An automatic drip system will be installed within this zone to maintain the health of the plant material. The use of onsite salvaged plant material will also be used.

Zone #3 - Recreational / Turf

This zone will be used within the proposed park site and small internal neighborhood parks. This landscape zone will provide a large area of turf to be utilized for recreational uses. The proposed plant material sizes and quantities will be coordinated with the City of Peoria Parks Department. An automatic underground irrigation system (drip and turf sprays) will be installed to maintain the health of the plant materials. The use of onsite salvaged plant material may be used in this zone. Salvaged plant material will not be used adjacent to turf areas to assure natural appearance and health of the plants. Actual use of plant material will depend upon final salvage quantities and placed in area of greatest visual impact and benefit for the community.

The majority of plant material will be chosen from the following plant schedule and be consistent within each zone to further emphasize and continue the theme areas or zones.

SONORAN MOUNTAIN RANCH

CONCEPTUAL LANDSCAPE THEME

Table IX - 1

| NATURAL / NATIVE | ENHANCED DESERT | RECREATIONAL / TURF |
|--|---|---|
| TREES | | |
| Blue palo verde Foothills palo verde Ironwood Velvet mesquite | Blue palo verde Palo brea Ironwood Thornless mesquite | Blue palo verde Palo brea Sisso tree Evergreen elm Thornless mesquite |
| SHRUBS | | |
| Desert baileya Globemallow Brittle bush Creosote bush Shrubby goldeneye Desert hackberry Littleleaf penstemon Fourwing saltbush Whitethorn | Desert baileya Brittle bush Yellow bird of paradise Valentine bush Baja ruellia Fairy duster Texas ranger Jojoba | Yellow bird of paradise Valentine bush Baja ruellia Fairy duster Texas ranger Jojoba |
| CACTI / ACCENTS | | |
| Barrel Cholla Pricklypear Saguaro Ocotillo | Barrel Pricklypear Saguaro Ocotillo Desert spoon Red yucca | Desert spoon Red yucca |
| GRASSES | GROUND COVERS | |
| Arizona cottontop Sand dropseed Sideoats grama Bush muhly Desert needlegrass Purple threeawn Native soil / rock | Lantana species Baccharis centennial Trailing acacia Decomposed granite Native rock | Lantana species Baccharis centennial Trailing acacia Midiron bermuda Decomposed granite |
| <p>note: The final plant palette for the native/natural zone will be refined based on the results from the biological study of the wash areas.</p> | | |

PROPOSED CITY OF PEORIA PARK SITE
 THE DEVELOPMENT OF THE PARK WILL BE COORDINATED WITH THE PARKS DEPARTMENT. THE OWNERSHIP AND MAINTENANCE OF THE PARK WILL BE BY THE CITY OF PEORIA

PROPOSED PARK AMENITIES

- TOTLOUT AREA
- RESTROOM BUILDING
- BASKETBALL COURT
- SOFTBALL FIELD
- PICNIC TABLES
- BENCHES
- B.B.O. GRILLS

GATED ENTRY / ENTRY MONUMENT
 THIS SUBMISSION WILL BE GATED TO RESTRICT THE TRAFFIC INTO THE NEIGHBORHOOD.

COLLECTOR STREET TREATMENT
 THE DESIGN INTENT FOR COLLECTOR STREET WILL BE TO PROVIDE VISUAL INTEREST AND SCREENING OF THE ADJACENT HOMES. THE PROPOSED PLANT MATERIAL WILL BE SELECTED FROM THE ENHANCED DESERT ZONE.

WASH CORRIDOR TREATMENT
 THE DESIGN INTENT FOR THE WASH CORRIDOR AREAS WILL BE TO PRESERVE THE EXISTING PLANT MATERIALS THAT WILL BE OBTAINED BY REVEGETATED DEVELOPMENT THAT ADJACENT NATURAL CORRIDOR. THE PROPOSED PLANT MATERIALS WILL BE SELECTED FROM THE NATURAL / NATIVE ZONE.

MAJOR ENTRY MONUMENT
 ENTRY MONUMENT WILL BE DEVELOPED TO PROVIDE A SENSE OF ARRIVAL / OWNERSHIP FOR THE NEIGHBORHOOD.

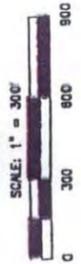
ARTERIAL ROAD TREATMENT
 THE DESIGN INTENT FOR ARTERIAL STREET WILL BE TO PROVIDE VISUAL INTEREST AND SCREENING OF THE ADJACENT HOMES. THE PROPOSED PLANT MATERIAL WILL BE SELECTED FROM THE ENHANCED DESERT ZONE.

GATED ENTRY / ENTRY MONUMENT
 THIS SUBMISSION WILL BE GATED TO RESTRICT THE TRAFFIC INTO THE NEIGHBORHOOD.



LANDSCAPE LEGEND

- NATIVE / NATURAL ZONE
- ENHANCED DESERT ZONE
- RECREATIONAL / TURF ZONE



SONORAN MOUNTAIN RANCH LANDSCAPE THEME MASTER PLAN

SCALE: 1"=300'
 DATE: 11/7/00

Urban Concepts
 Planning & Urban Design
 11111 North Central Expressway
 Suite 1000
 Dallas, TX 75243-3918
 (972) 991-1122
 Fax: (972) 991-1122



EXHIBIT IX.B

SONORAN MOUNTAIN RANCH

LANDSCAPE DEVELOPMENT GUIDELINES

All planting will be in conformance with City of Peoria Ordinance, Article 14-35 Landscaping and Design Review Manual Section 20-70-12.C. which stipulate the criteria for landscape development.

Plant Salvage

Sonoran Mountain Ranch is located in a significant Palo Verde - Saguaro plant community. The project's native plants will be protected through a plant preservation and salvage program. The Developer will contract with a salvage contractor to perform a native tree and cactus inventory within the project limits. The Developer and Contractor will develop a list of salvage plant materials based on size, health and salvageability. These plant material will be selectively used within Sonoran Mountain Ranch to enhance project entrances, community corridors, revegetated areas and locations requiring visual accent. The plant inventory will include trees such as blue palo verde, foothills palo verde, native mesquite, ironwood and cacti such as barrel, saguaro, prickly pear, cholla and ocotillo. A final list of salvage plant material will be prepared after the inventory has been performed.

Arterial and Collector Street Standards

The design intent for the arterial and collector streets is to provide visual interest and screening of the adjacent homes. The proposed plant material will be selected from the Enhanced Desert Zone.

Landscape tracts have been incorporated between the lots backing or siding to the rights-of-way for 67th Avenue, Lone Mountain and the Sonoran Mountain Ranch's internal collector to increase the visual openness adjacent to the streets. The tract width varies to create interest and to allow the multi-use trail to meander within the landscaped area. The open areas will be a minimum of 20' for arterial streets and 10' for collectors in addition to landscaped areas within the right-of-way. (Sonoran Mountain Ranch Enhanced Standard)

Plant material will be provided on all interior collectors and arterial streets in the amount equal to or greater than one (1) tree and three (3) shrubs with vegetative ground cover for each thirty (30) feet of lineal street frontage. This minimum quantity will be located in the street right-of-way landscaped area, or within the front twenty-five (25) feet of the required on-site landscaped areas. Decomposed granite will be used in these areas. An automatic drip system will be installed to maintain the health of the plant material. (City of Peoria standard)

SONORAN MOUNTAIN RANCH

The trees provided along collector and arterial streets will have a minimum of 50 percent (50%) of all trees to be 24" box size or larger, and all shrubs will five gallon sizes. Native plant material that has been salvaged on-site will be utilized within these areas if possible, depending upon the findings of the native plant inventory study. (Sonoran Mountain Ranch Enhanced Standard)

The sidewalk adjacent to the Sonoran Mountain Ranch collector will be increased to 8' in width within 1/4 mile of the proposed school site to increase safety for school pedestrian traffic. Developer will work in combination with City Staff to determine specifically where the 8' wide sidewalk will be constructed.

Street Tree Theme

Trees and cacti are the dominant feature of the Enhanced Desert zone which will be utilized to create revegetated and enhanced areas and streetscapes. The trees and cacti will be arranged in patterns which enhance views, existing planting, topography, spacial definition, entries and special features. Major and collector streets will have a consistent theme established through the use of a selected plant palette of street trees. Shrubs will be used to enhance the tree theme, define spaces and provide color and texture through simple massings. The ground plane will be a combination of decomposed granite and native stone. This stone will be carefully selected for appropriate size and form and then utilized for accent and ground plane transitions.

CONCEPTUAL THEME STREET TREES

Table IX - 2

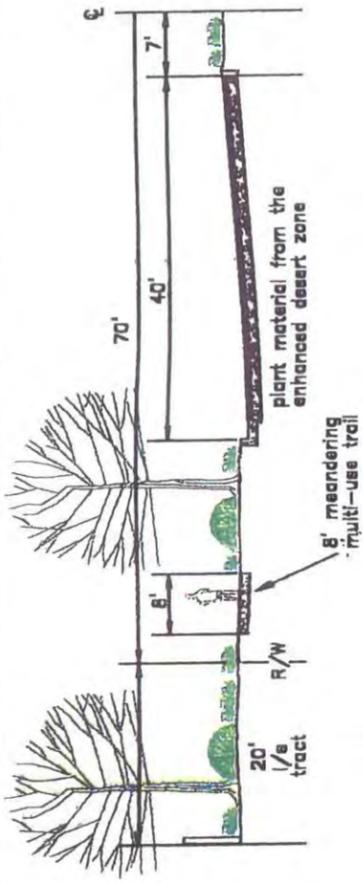
| | Theme Tree (50% of required trees) | Accent Tree (20% of required trees) | Secondary Tree (30% of required trees) |
|-------------------------|--|---|--|
| Arterial Street | Thornless Mesquite | Palo Brea | Blue Palo Verde Ironwood |
| Collector Street | Blue Palo Verde | Sweet Acacia | Thornless Mesquite Ironwood |
| Park | Sisso | Palo Brea | Evergreen Elm Thornless Mesquite |

Note: A final list of salvage plant material will be prepared after the inventory has been performed and may result in changes to the street tree themes.

Wash Corridors

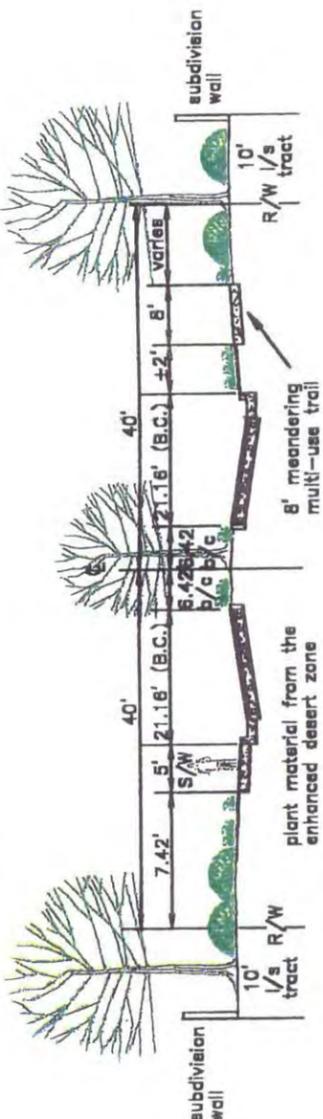
The design intent for the wash corridor areas is to preserve the existing plant materials. The areas that will be disturbed by the development of this project will be revegetated to mimic the adjacent natural desert. The plant material selected will be consistent with the natural vegetation and arranged in naturalistic compositions and masses which duplicate the corresponding natural landscaping. The proposed plant materials will be selected from the Natural / Native Zone.

To enhance the natural areas and provide a transition to the revegetated areas, native grasses and wildflowers will be incorporated to soften the areas.



ARTERIAL STREET-CROSS SECTION

SECTION A-A NTS



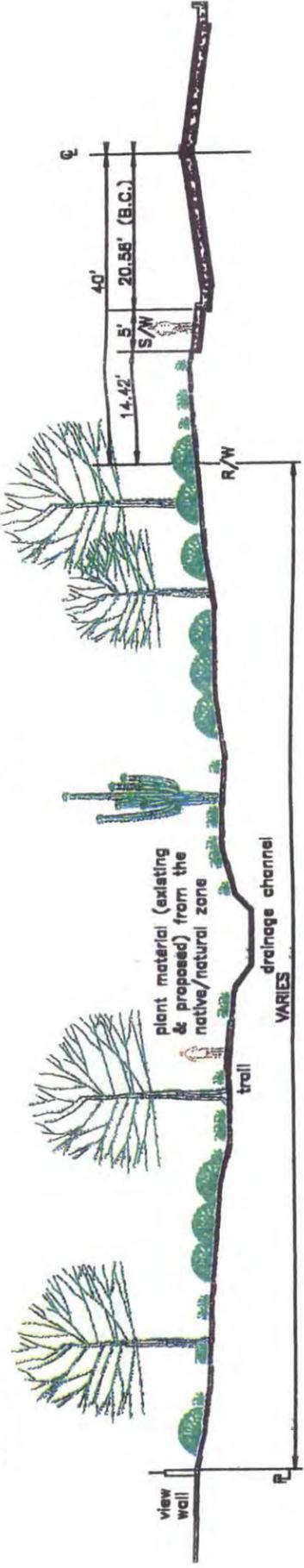
MAJOR COLLECTOR STREET- WITH MEDIAN

SECTION B-B NTS



MAJOR COLLECTOR STREET- WITHOUT MEDIAN

SECTION C-C NTS



MAJOR WASH ADJACENT TO COLLECTOR STREET-CROSS SECTION

SECTION D-D NTS



DEVELOPMENT MASTER PLAN

NTS



SONORAN MOUNTAIN RANCH
CONCEPTUAL STREET MASTER PLAN
 SCALE: N.T.S.
 DATE: 11/2/00
 Urban Concepts
 Planning & Urban Design
 1000 North Central Expressway
 Suite 1000, Phoenix, AZ 85028-3818
 Phone: (602) 991-1777
 Fax: (602) 991-1888

EXHIBIT K.C

SONORAN MOUNTAIN RANCH

WALLS & SIGNAGE

All development monumentation, walls and signage within the boundaries of Sonoran Mountain Ranch will be designed to provide visual continuity and be a compliment with the surrounding natural environment. This is accomplished through the use of materials, colors and construction design techniques and will be consistent throughout the entire Sonoran Mountain Ranch Master Plan. All walls and signage will conform to City of Peoria Zoning Ordinance, Articles 14-35 Landscaping, 14-34 Signs, and Design Review Manual Section 20-70-12.C.

Major Entry Monumentation

All monumentation and signage entities have been designed as open and low profile elements so as not to obstruct but enhance the scenic views available with this development. Specimen salvaged plant material will be utilized in these areas to create immediate visual definition and character.

The major entry into Sonoran Mountain Ranch is from the east where the internal collector street meets 67th Avenue. The monument will serve as a major element in creating and conveying the natural Sonoran theme and sense of arrival and ownership for the community.

Subdivision Entry

Entries into individual neighborhoods will have accent treatments similar to the entry monumentation to maintain the theme and create a sense of arrival within the neighborhoods. The location of subdivision entries, street markers, temporary builder directional and temporary off-site project identification/directional signs will be determined based on a final subdivision layout.

Subdivision Entry - Gated Neighborhood

In Sonoran Mountain Ranch, the hillside and adjacent areas provide a unique opportunity for a portion of the community to be gated. This will create another aspect of a balanced housing opportunity. The area is located in the south portion of the project at the base of East Wing Mountain. Private entry gates will be placed at the two entrances to the neighborhood. The gates have been designed for continuity with the wall and signage theme.

Theme Walls

A comprehensive wall plan is proposed to assure a consistency of design throughout Sonoran Mountain Ranch. Project theme walls will be placed along all arterial and collector streets, neighborhood / subdivision entrances where lots side or back and

SONORAN MOUNTAIN RANCH

open spaces. View walls will be provided where lots back to large open space areas and other areas as determined by the Developer and will conform to all pool fencing regulations.

Arterial Theme Walls:

Theme walls / sound walls for the perimeter of Sonoran Mountain Ranch will be provided adjacent to 67th Avenue and Lone Mountain and will be eight (8) feet in height with a horizontal and vertical undulating pattern. Horizontal undulations will occur once every 100 feet or every other lot line, whichever is less and will be a minimum of one lot length in length and will meet a minimum offset of three (3) feet. Vertical undulations will also be incorporated and will be determined by a detailed study completed with construction drawings.

Collector, Retention Areas and Open Space Theme Walls

Perimeter walls adjacent to collectors, retention areas and open spaces will be six (6) feet in height with a horizontal and vertical undulating pattern. Horizontal undulations will occur once every 100 feet or every other lot line, whichever is less, and will be a minimum of one lot in length and still meet a minimum offset of three feet. Columns will be located in these areas to add visual interest. Vertical undulations will also be incorporated and will be determined by a detailed study completed with construction drawings.

View Walls

The wash corridors and open space areas are an important drainage, circulation, and aesthetic amenity critical to maintaining a high quality of life in the project. The design intent for these areas is to provide a sense of openness. This will encourage pedestrian use and provide vistas of both distant and close views. Adjacent Homeowners will also enjoy a sense of an enlarged yard. A view fence will be provided where lots back to wash corridors and interior open space areas. They will not be required where lots back to arterial or collector streets. The wall will consist of either 4' solid masonry and 2' view fencing combined or 2' solid masonry with 4' wrought iron. A maximum of 40% of each lot's rear fence can be a solid wall. The vertical face of any portion of the wall will not exceed six (6) feet in height. Side yard fences along corridor frontages may be six (6) feet solid masonry to assure privacy for the Homeowner. (Sonoran Mountain Ranch Enhanced standard)

In all residential developments where swimming pools are allowed, perimeter walls and fences will be built to meet City of Peoria pool certification standards.

Residential Hillside Walls

Walls within the hillside areas will be restricted to privacy walls attached to/or directly

SONORAN MOUNTAIN RANCH

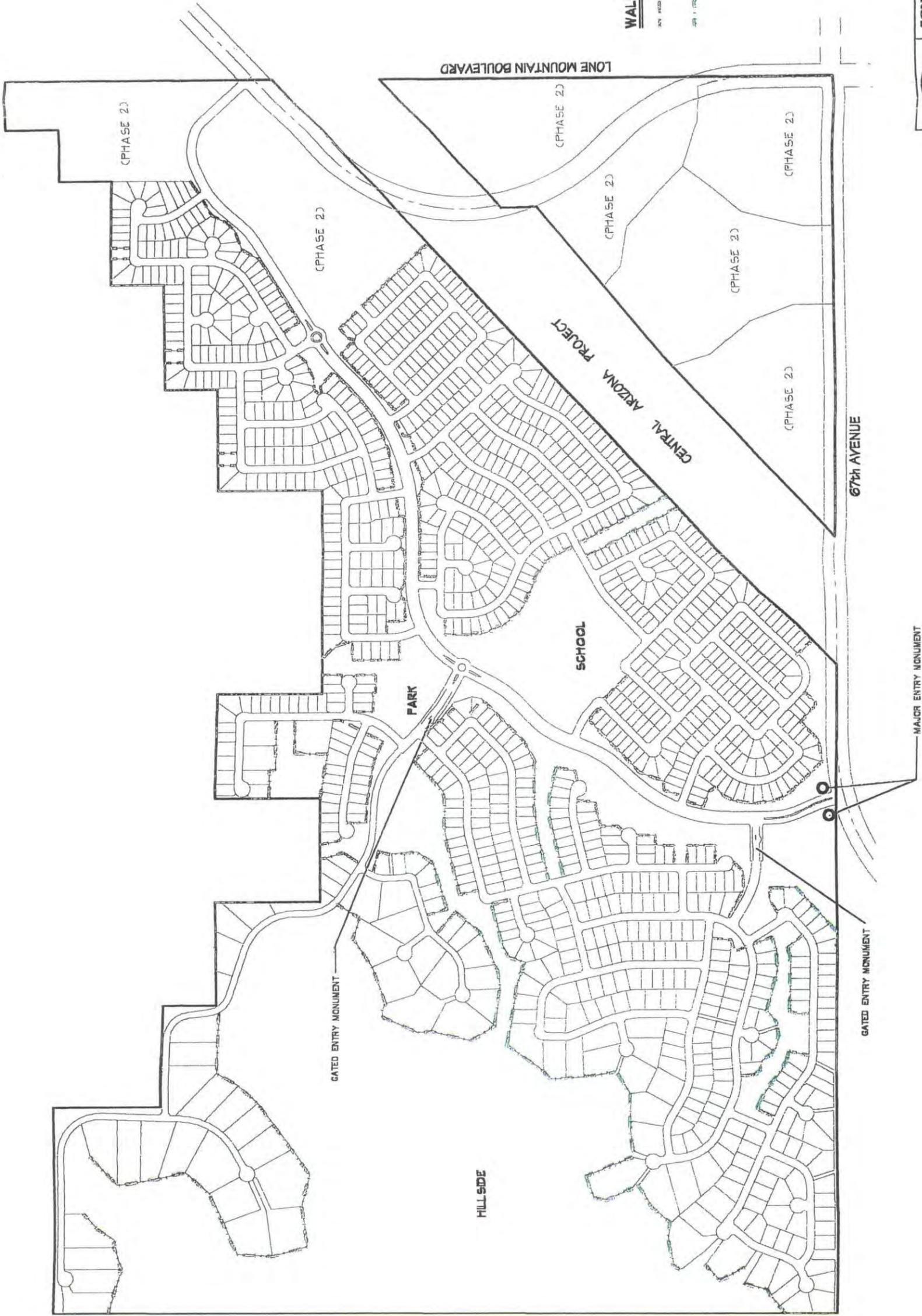
screening a portion of the main residence. Within the 10 - 15% slope category, exceptions to these requirements may be granted by City of Peoria.

Retaining Walls

Sonoran Mountain Ranch's has undulating slopes resulting from the hillside areas. In order to best complement the natural grades with proposed development it is necessary to incorporate retaining walls. Typically, retaining walls will be 4' maximum height. In areas where existing grades require additional elevation changes, the wall will be offset a minimum of four (4) feet separation between retaining walls to create a stepping effect to soften the transition. All wall plans and details will be approved by the City. Privacy and/or view walls may be placed on retaining walls.

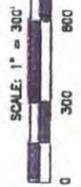
Buffer Walls

All court yard homes' parking areas will be provided with appropriate buffering walls, natural berming and plant material to screen and buffer their impact on adjacent areas and views.



WALL LEGEND

- THEME WALL
- VIEW WALL

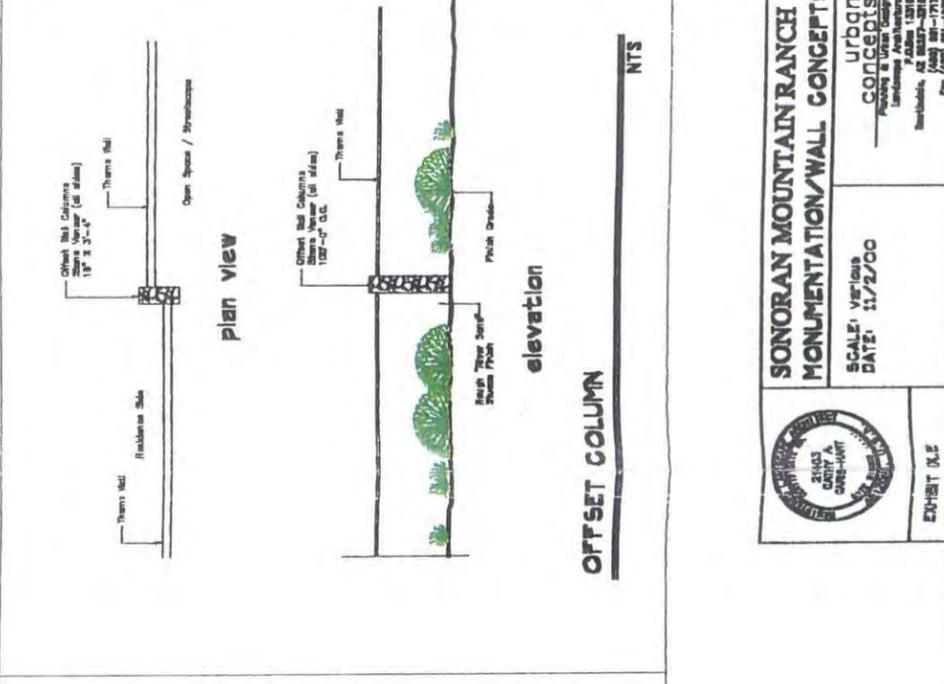
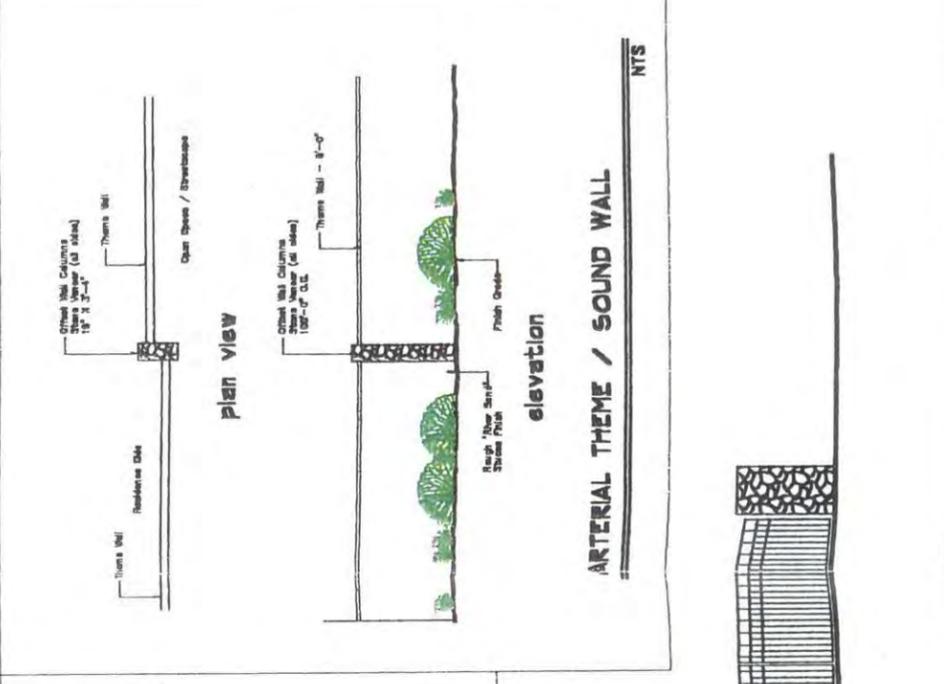
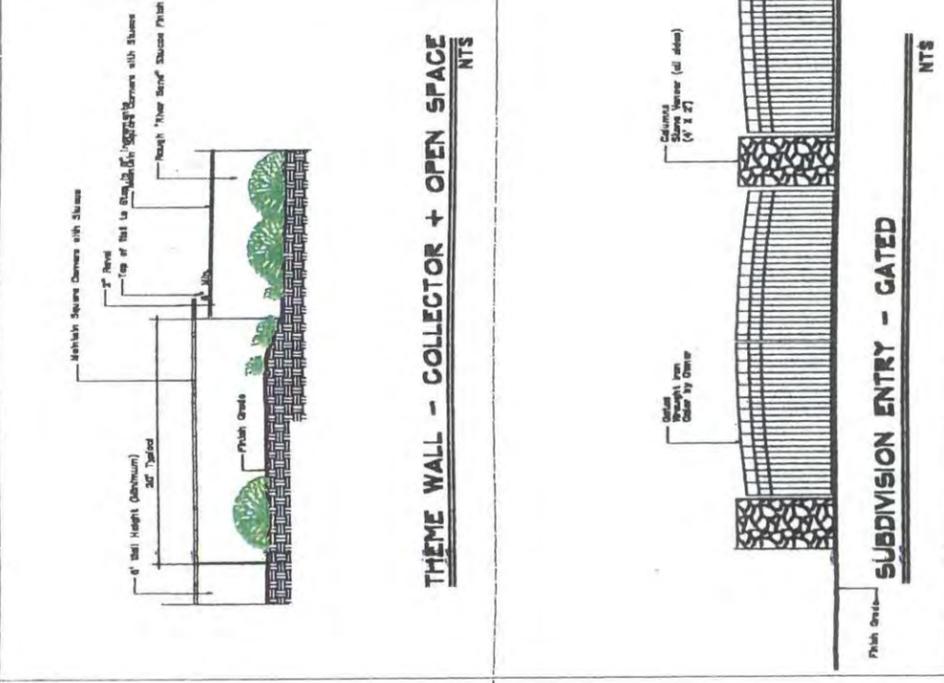
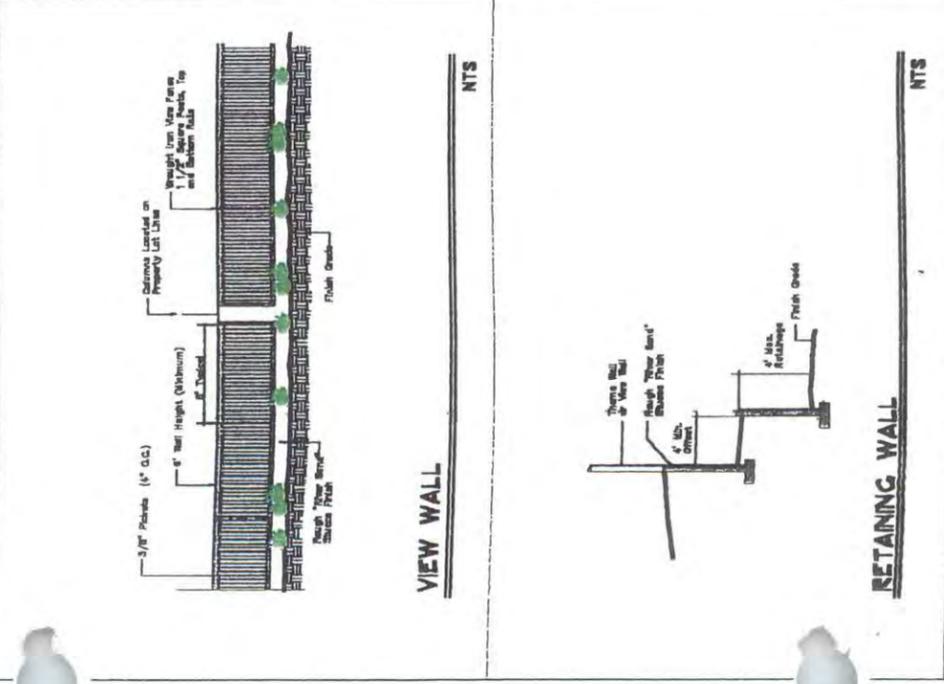
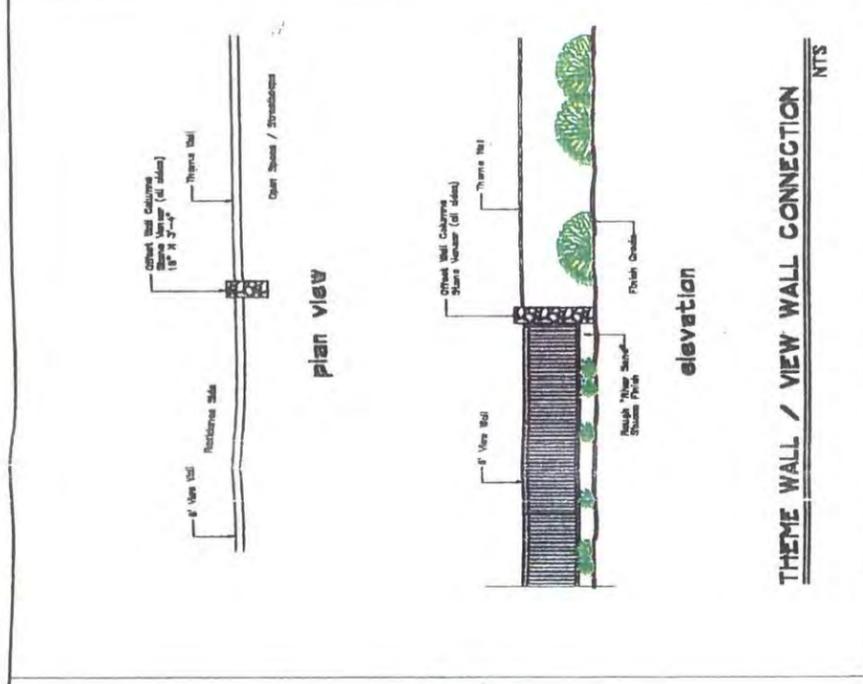
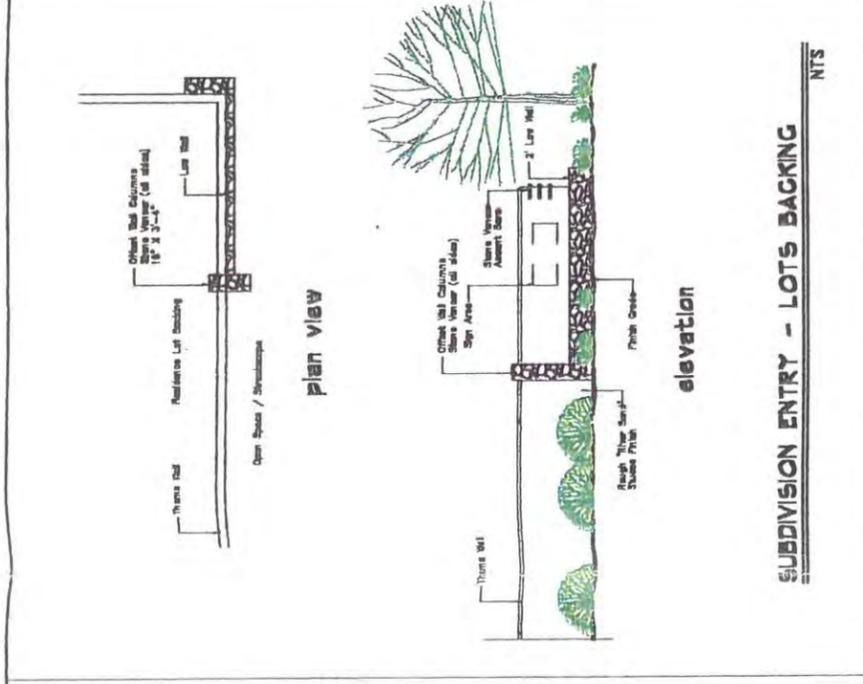
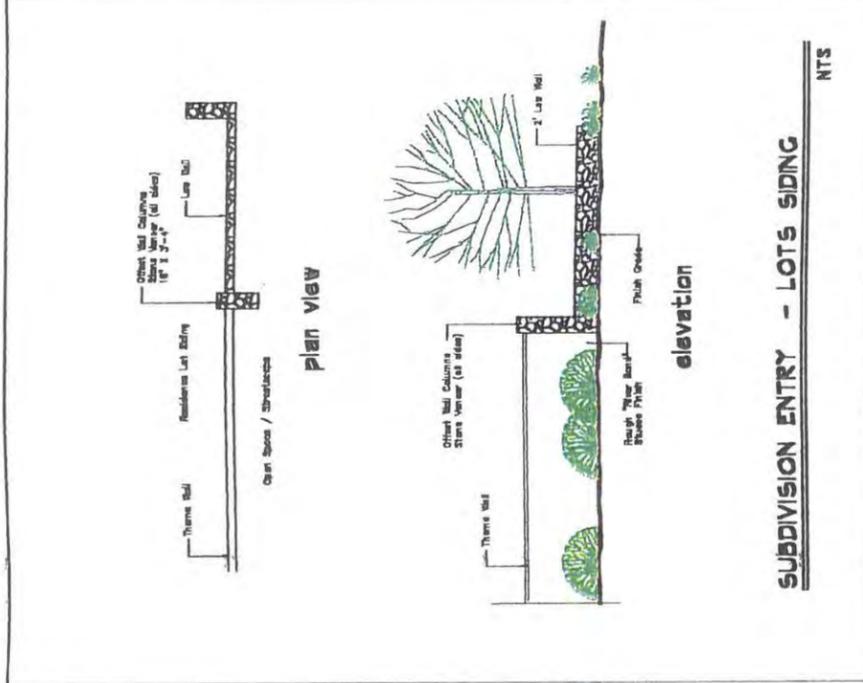
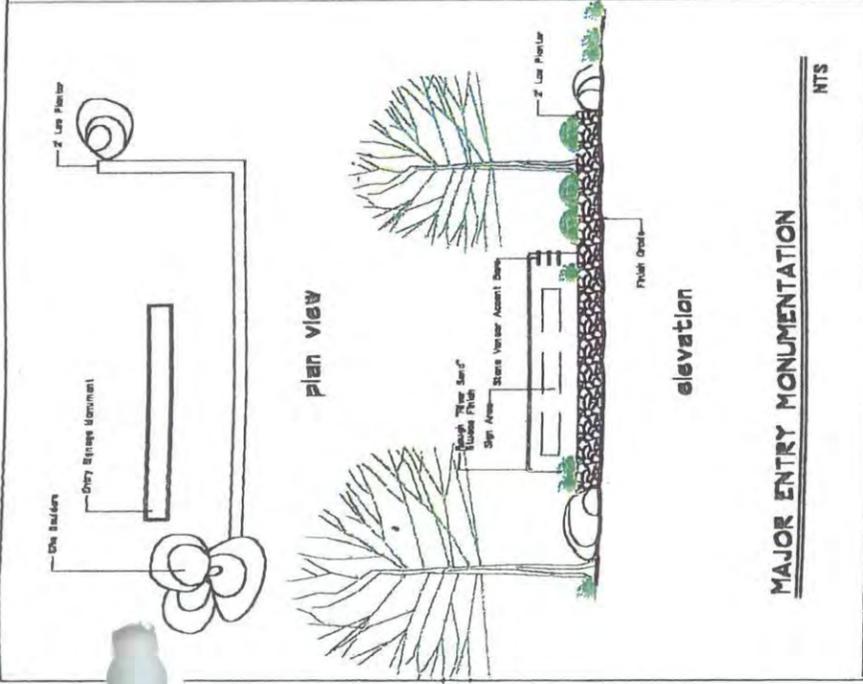


**SONORAN MOUNTAIN RANCH
MONUMENTATION / WALL PLAN**

Scale: 1" = 300'
Date: 11/2/00

Urban
CONCEPTS
Planning & Urban Design
10000 N. 19th Avenue, Suite 15018
Scottsdale, AZ 85261-3018
(480) 941-1772
Fax: (480) 941-1800

EXHIBIT D.D



**SONORAN MOUNTAIN RANCH
MONUMENTATION/WALL CONCEPTS**

SCALE: VARIOUS
DATE: 11/2/00

URBAN
CONCEPTS
Landscape Architecture
7400 N. 19TH
TUCSON, AZ 85745-3918
Tel: (520) 881-1100
Fax: (520) 881-1102

EXHIBIT D/E

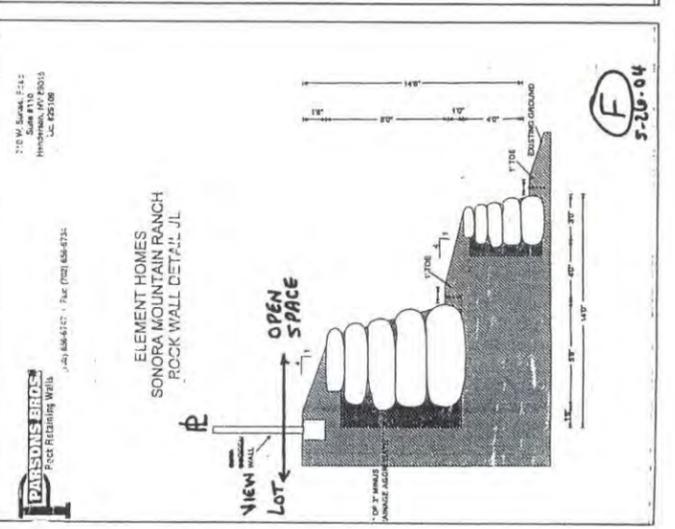
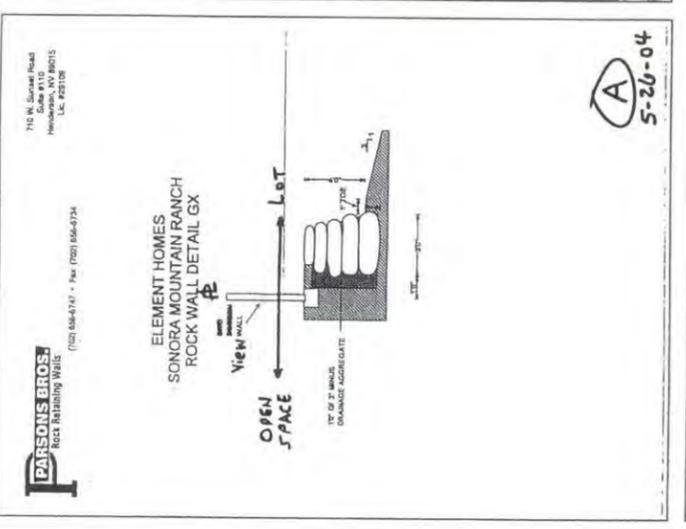
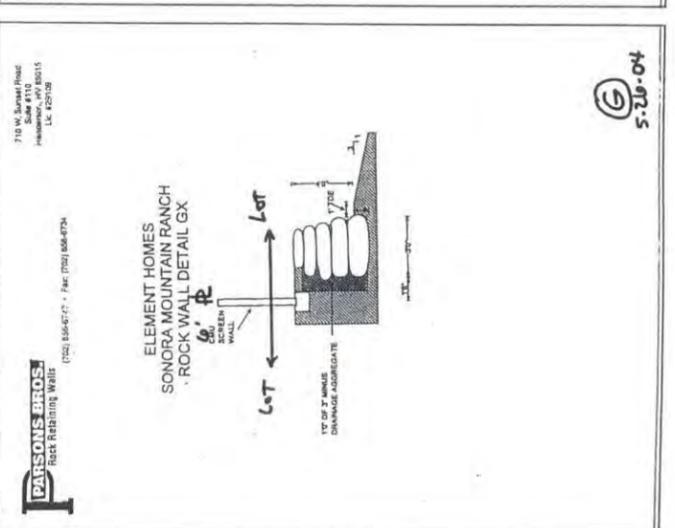
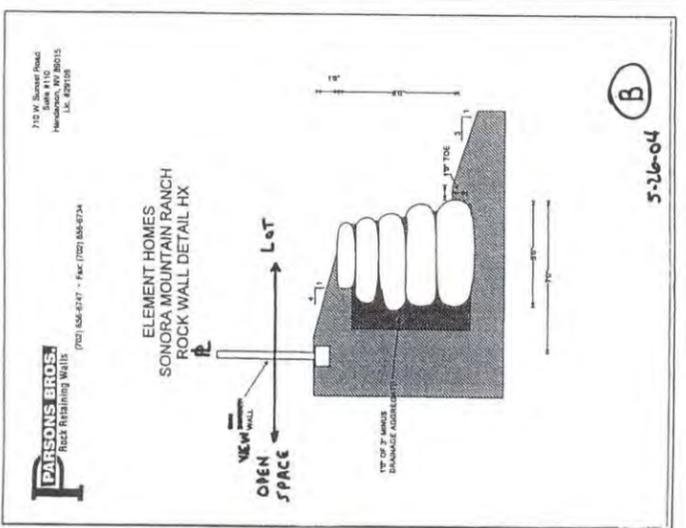
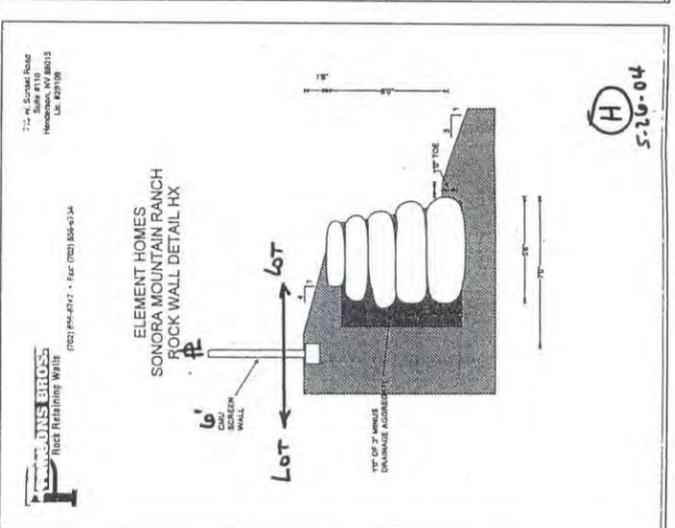
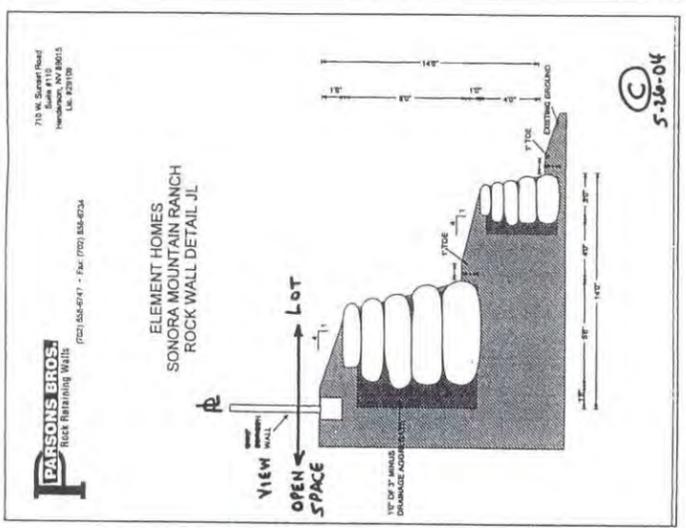
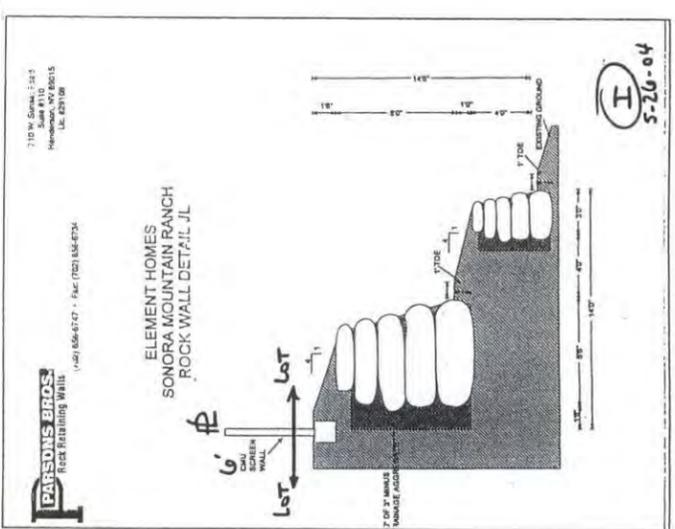
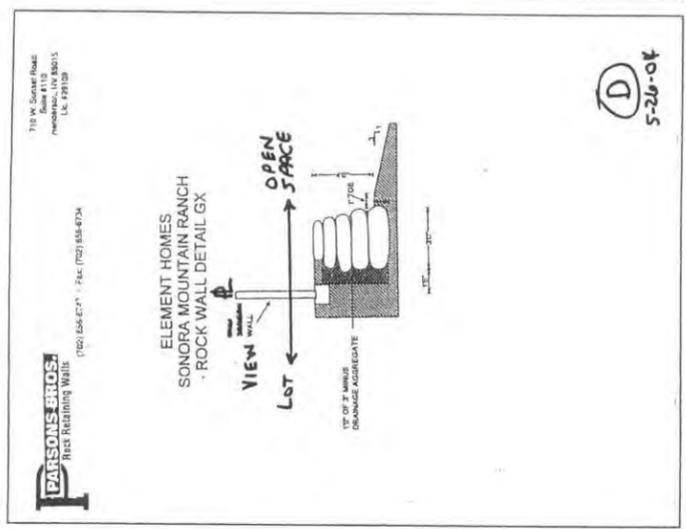
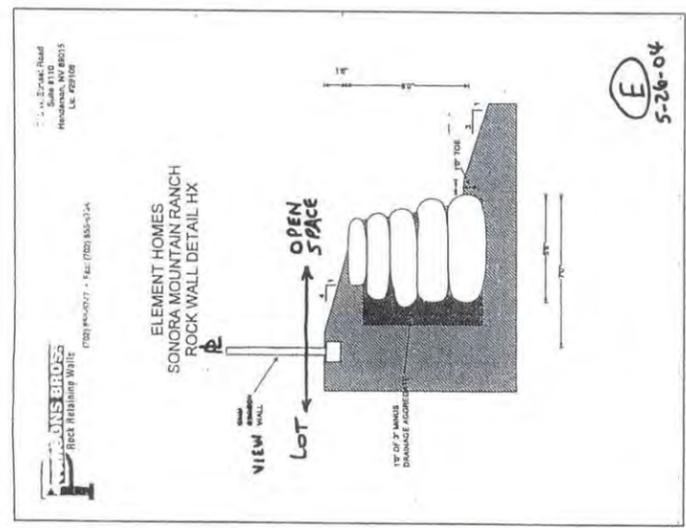


7740 N. 16TH ST. STE.100
PHOENIX, AZ 85020
PH (602) 567-1900
FAX (602) 567-1901
www.cmxinc.com

SONORAN MOUNTAIN RANCH
67th AVENUE & DYNAMITE RD
PEORIA, ARIZONA
TYPICAL ROCK RETAINING WALL DETAILS EXHIBIT IX.E.1

CMX PROJ: 6876-50
DATE: 06-02-04
SCALE: N.T.S.
DRAWN BY: CMX
CHECKED BY: SKK

X:\6800\6876\6876-50\Exhibits\RETAIN-WALL-DETAILS.dwg 06-02-2004 - 2:15pm



SONORAN MOUNTAIN RANCH

COMMUNITY OPEN SPACE / AMENITIES

Sonoran Mountain Ranch will provide a wide option of recreational amenities and experiences for the residences both active and passive in nature. A comprehensive "natural" walkway system is proposed within undisturbed and enhanced natural areas and improved bicycle paths and walkways are located along community and neighborhood corridors to allow residents convenient and safe access to the project's public school, community park, neighborhood open space areas, as well as connections to the future regional parks.

All development will conform to Design Review Manual Section 20-70-12 C.1.k. Amenities provided will include enhanced signage, ramadas and pedestrian areas along the multi-use trails provided adjacent to the collector street. These areas will have benches and decorative paving treatment.

Community Park

A recreational community park is provided within Sonoran Mountain Ranch. The park will be dedicated to and maintained by the City of Peoria. Park amenities will include a tot lot and playground area for various age groups, ramadas, restroom building, lighted basketball court, large turf open play area, picnic tables, benches, barbeque grills and perimeter lighted walking path. The park development will be coordinated with the City of Peoria Park Department.

Trails

Multi-use trails are located along community and neighborhood corridors in Sonoran Mountain Ranch to link residential areas and provide convenient and safe access to the project's public school, community park, neighborhood open space areas, as well as connections to the trail system connecting to future regional parks in close proximity to the community.

It is anticipated that Lone Mountain will be a major arterial street and the 303 Freeway will not be constructed. If the latter is required, the trails' plan will be revised to exclude trails along Lone Mountain. Sufficient trail connections and routing corridors are provided within the development to accommodate both options. All multi-use and trail street crossings will be signed for safety per the City of Peoria. The multi-use trails will be 8' in width.

CAP Trails

The Central Arizona Canal (CAP) bisects the project and provides a unique opportunity for expanded trail connections for Sonoran Mountain Ranch. The CAP has been designated as a regional utility corridor which will provide a community wide pedestrian,

SONORAN MOUNTAIN RANCH

bicycle and equestrian path system both inter and intra city systems. This trail will require an agreement between City of Peoria and the Bureau of Reclamation, at such time as the Bureau has funding. The trail is shown for conformance with the City of Peoria's Trail's Master Plan only and will not be constructed as part of this project.

Bicycle Paths

Bicycle paths provided within Sonoran Mountain Ranch will consist of two different Classes as described in the City of Peoria's Trail's Master Plan section 6.5. Class 1 bicycle paths will be located adjacent to streets and will be located within an 8' multi-use trail which meanders within the landscape right-of-way and the adjacent tracts. Class 3 bicycle paths which share right-of-way with moving vehicles will be located within the residential neighborhoods on local streets.

Paved Multi-Use Paths

Multi-use paths are provided along 67th Avenue, Lone Mountain and the Sonoran Mountain Ranch internal collector. A landscape tract has been incorporated between the lots backing or siding to the right-of-way to increase the visual openness. The tract width varies to create interest and allow the multi-use trail to meander within the landscaping. The minimum width of the landscape tract is twenty (20) feet for arterial streets and ten (10) feet for collector streets. The concrete surface path will be 8' in width and offset from the back of curb. The trail will be designed and constructed to meet the current A.D.A. Standards for Accessible Trails and Sidewalks. (Sonoran Mountain Ranch Enhanced standard)

Unpaved Multi-use Trail - Public

Per the City of Peoria's Trail's Master Plan, a public trail will be provided in the hillside area in the southern portion of the project to provide a connection from the New River Dam area to the east which will tie into a future trail system. A second trail will loop the hillside area north of the Lone Mountain alignment. Unpaved multi-use trails consist of an unpaved surface located away from vehicular corridors. The trails will provide secondary connectors to other trail classifications for bicyclers, walkers, hikers, equestrians and others within the Sonoran Mountain Ranch community. They are located within the wash corridors and hillside areas. The standard trail will be 8' in width with 10' vertical clearance and have a native dirt trail surfacing.

Unpaved Multi-use Trail - Private

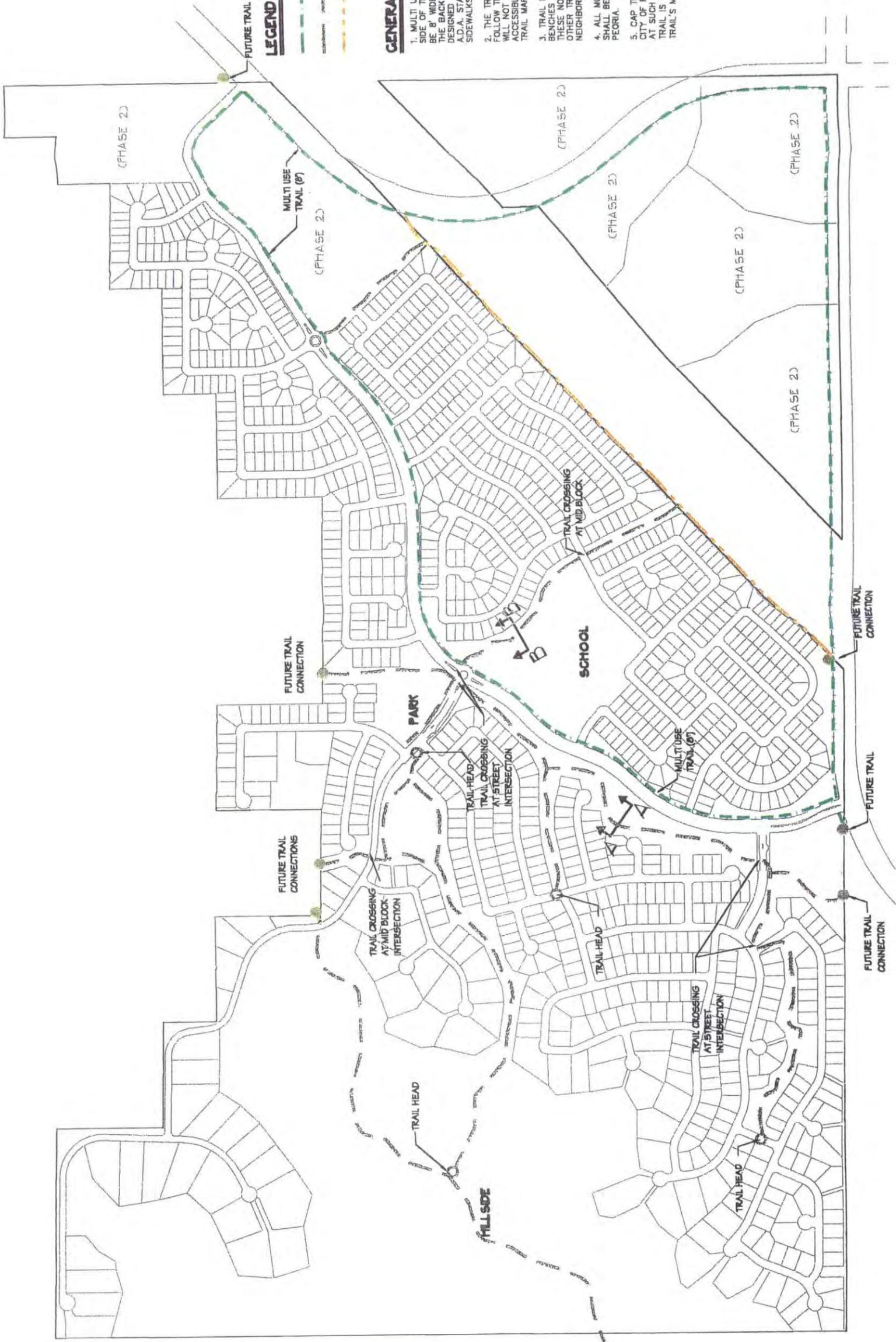
Wash corridors will be multi-functional and utilized for recreational "spines". They will be preserved open space areas with an unpaved multi-use trail system within. The minimum width for these areas is typically 80' - 100' to allow sufficient buffer and trail

SONORAN MOUNTAIN RANCH

system and allow the natural drainage patterns to remain intact. Improved paths will be 8' wide and meander throughout the open space. The paths will have a minimum of 10' vertical clearance with a decomposed granite path surface. Paths will be placed a minimum of 10' from residential property lines. The trails within the wash areas will follow the natural wash bottom. The trail will not be improved and will not be A.D.A. accessible. The trails will be marked with trail markers.

Open space areas for walkways, trails and paths which access the trail systems from residential neighborhoods will have a minimum cross-section width of twenty (20) feet with a minimum of ten (10) feet dedicated to pedestrian circulation and ten (10) feet dedicated to landscaping directly adjacent to the walkway, trail or path.

Trail nodes both public and private will be provided with signage, shaded pedestrian refuge areas. Regular placement of bench seating areas will be located along trails and paths.



LEGEND

- FUTURE TRAIL
- MULTI-USE TRAIL (PAVED)
- - - MULTI-USE TRAIL (UNPAVED)
- - - MULTI-USE TRAIL AND EQUESTRIAN EASEMENT (by others)

GENERAL TRAIL NOTES

1. MULTI USE TRAIL SHALL BE LOCATED ALONG ONE SIDE OF THE COLLECTOR STREET. THE TRAIL SHALL BE 8' WIDE CONCRETE SURFACE AND OFFSET FROM THE BACK OF CURB. THIS TRAIL SHALL BE DESIGNED AND CONSTRUCTED TO MEET THE CURRENT A.D.A. STANDARDS FOR ACCESSIBLE TRAILS AND SIDEWALKS.
2. THE TRAILS WITHIN THE WASH AREAS SHALL FOLLOW THE NATURAL WASH BOTTOM. THE TRAIL WILL NOT BE IMPROVED AND WILL NOT BE A.D.A. ACCESSIBLE. THE TRAILS WILL BE MARKED WITH TRAIL MARKERS.
3. TRAIL NODES WILL BE PROVIDED WITH SIGNAGE, BENCHES AND NATURAL SHADE FROM DESERT TREES. THESE NODES WILL ALSO PROVIDE CONNECTIONS TO OTHER TRAILS AND SIDEWALKS WITHIN THE NEIGHBORHOODS.
4. ALL MULTI USE AND TRAIL STREET CROSSINGS SHALL BE SIGNED FOR SAFETY PER THE CITY OF PEORIA.
5. CAP TRAIL WILL REQUIRE AN AGREEMENT BETWEEN CITY OF PEORIA AND THE BUREAU OF RECLAMATION, AT SUCH TIME AS THE BUREAU HAS FUNDING. TRAIL IS SHOWN FOR CONFORMANCE WITH CITY'S TRAIL'S MASTER PLAN ONLY.

**SONORAN MOUNTAIN RANCH
CONCEPTUAL TRAIL MASTER PLAN**

SCALE: 1"=300'
DATE: 12/11/00

urbq
CONCEPTS
Planning & Urban Design
Landscape Architecture
P.O. Box 1320
Scottsdale, AZ 85261
Tel: (480) 947-1717
Fax: (480) 947-1833



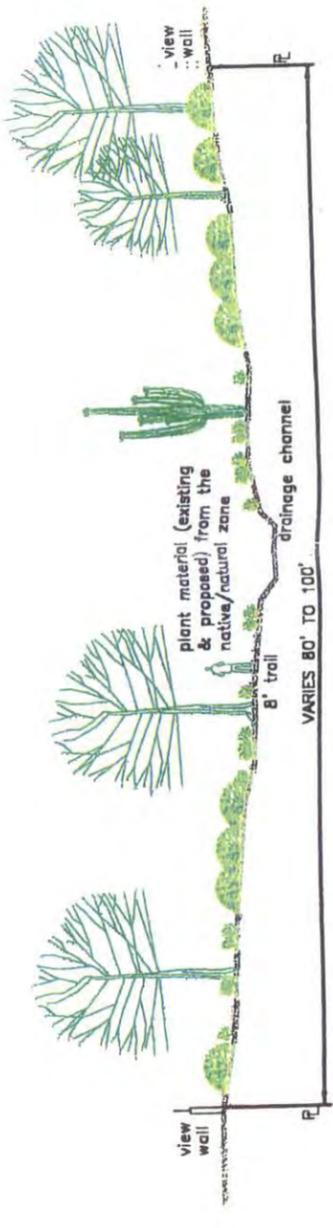
21403
CITY OF PEORIA
CONCEPTUAL TRAIL MASTER PLAN

EXHIBIT 18.F



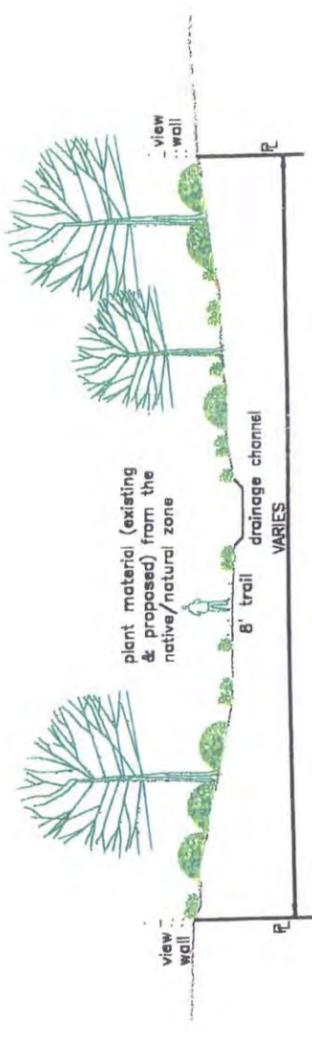
COMMUNITY PARK CONCEPT

NTS



WASH SECTION - MAJOR section A-A

NTS



WASH SECTION - MAJOR section B-B

NTS



**SONORAN MOUNTAIN RANCH
COMMUNITY PARK / TRAILS**

SCALE: VARIOUS
DATE: 12/11/00

Urban
CONCEPTS
Planning & Landscape Architecture
P.O. Box 13315
Scottsdale, AZ 85267-3315
(480) 941-1332
Fax: (480) 941-1332

EXHIBIT IX.C

SONORAN MOUNTAIN RANCH

MAINTENANCE

The Master Developer will be responsible for the maintenance of all common areas not deeded to the City of Peoria until sufficient residences are present. At that time a Sonoran Mountain Ranch Homeowner's Association will be established to govern development and assure and protect quality standards throughout the community and the remaining open space areas and trails will be deeded to the Association. These areas include greenbelts, drainage channels, all signage and monumentation, theme walls, common areas, and landscaped portions of collector and arterial street rights-of-way.

Sonoran Mountain Ranch design standards will be developed within Covenants, Conditions and Restrictions (CC&R's) for the project. The CC&R's will be utilized to control the size, type and quality of development, to require proper maintenance, to assure quality standards, protect property values and enhance community appeal.

The park and hillside areas will be dedicated to The City of Peoria who will be responsible for the maintenance of the open space and trails, right-of-ways, adjacent sidewalks. The Developer will establish a Maintenance Improvement District (MID) to assure long term project maintenance quality.

All installation and maintenance will conform to City of Peoria Ordinance, Article 14-35, Section 14-35-6, Landscape Installation and Maintenance.

LANDSCAPE DEVELOPMENT STANDARDS SUMMARY

General Design Standards

- All planting will be in conformance with City of Peoria Ordinance, Article 14-35 Landscaping and Design Review Manual Section 20-70-12.C. which stipulate the criteria for landscape development.
- All plant material, with the exception of turf will be from the approved Phoenix Active Management Area Low Water Use Plant List.
- All planting will be grouped by combining plants of similar water requirements to avoid excessive or inadequate watering of individual plants.
- All required trees will be a minimum of 15 gallons in size and at least 25 percent (25%) of those trees must be twenty-four (24) inch box or larger in size. All required shrubs will be a minimum of five (5) gallon in size unless otherwise stated.
- At the time of installation, all trees will conform with the standards established in the Arizona Nursery Association Grower's Committee Recommended Tree specifications.
- Decomposed granite may not exceed 60% of the total coverage area. Remaining 40% will be coverage area of trees, shrubs and vegetative ground cover at maturity.
- Turf will be limited to areas outside the public rights-of-way.
- All landscaped areas will be finished with a natural topping material which will include turf, ground cover, planting, decomposed granite, natural rock/earth.
- An automatic irrigation system will be installed to maintain the health of the plant material. All irrigation systems and landscaped areas will be designed, constructed and maintained so as to promote water conservation and prevent water overflow or seepage onto the street, sidewalk, or parking areas.
- For total landscaping, no one tree or shrub species may exceed 60% of the total proposed trees or shrubs.

Arterial and Collector Street Standards

- Landscape tracts will be a minimum of 20' for arterial streets and 10' for collectors in addition to landscaped areas within the right-of-way. (Sonoran Mountain Ranch Enhanced Standard)
- Plant material will be provided on all interior collectors and arterial streets in the amount equal to or greater than one (1) tree and three (3) shrubs with vegetative ground cover for each thirty (30) feet of lineal street frontage. This minimum quantity will be located in the street right-of-way landscaped area, or within the front twenty-five (25) feet of the required on-site landscaped areas.
- Decomposed granite will be used in these areas.
- An automatic drip system will be installed to maintain the health of the plant material.
- The trees provided along collector and arterial streets will have a minimum of 50 percent (50%) of all trees to be 24" box size or larger, and all shrubs will five gallon sizes. (Sonoran Mountain Ranch Enhanced Standard)
- Native plant material that has been salvaged on-site will be utilized within these areas if possible. (Sonoran Mountain Ranch Enhanced Standard)
- The sidewalk adjacent to the Sonoran Mountain Ranch collector will be increased to 8' in width within 1/4 mile of the proposed school site to increase safety for school pedestrian traffic.
- Street trees will conform to Conceptual Theme Street Trees Table IX - 2.

Walls & Signage

- All walls and signage will conform to City of Peoria Zoning Ordinance, Articles 14-35 Landscaping, 14-34 Signs, and Design Review Manual Section 20-70-12.C.
- Freestanding monument signs will be a maximum of 6' in height and will be a maximum of 8' at any point from the top of the sign structure to the top of curb.

Arterial Theme Walls:

- Project theme walls will be placed along all arterial and collector streets, neighborhood / subdivision entrances where lots side or back and open spaces.

SONORAN MOUNTAIN RANCH

- Theme walls / sound walls will be provided adjacent to 67th Avenue and Lone Mountain.
- Walls will be eight (8) feet in height with a horizontal and vertical undulating pattern.
- Horizontal undulations will occur once every 100 feet or every other lot line, whichever is less and will be a minimum of one lot length in length and will meet a minimum offset of three (3) feet.
- Vertical undulations will also be incorporated and will be determined by a detailed study completed with construction drawings. (City of Peoria standard)

Collector, Retention Areas and Open Space Theme Walls

- Perimeter walls adjacent to collectors, retention areas and open spaces will be six (6) feet in height with a horizontal and vertical undulating pattern.
- Horizontal undulations will occur once every 100 feet or every other lot line, whichever is less, and will be a minimum of one lot in length and still meet a minimum offset of three feet. Columns will be located in these areas to add visual interest.
- Vertical undulations will also be incorporated and will be determined by a detailed study completed with construction drawings. (City of Peoria standard)

View Walls

- A view fence will be provided where lots back to wash corridors and interior open space areas. They will not be required where lots back to arterial or collector streets.
- The wall will consist of either 4' solid masonry and 2' view fencing combined or 2' solid masonry with 4' wrought iron.
- A maximum of 40% of each lot's rear fence can be a solid wall.
- The vertical face of any portion of the wall will not exceed six (6) feet in height.
- Side yard fences along corridor frontages may be six (6) feet solid masonry to assure privacy for the Homeowner. (Sonoran Mountain Ranch Enhanced standard)
- In all residential developments where swimming pools are allowed, perimeter walls and fences will be built to meet City of Peoria pool certification standards.

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Residential Hillside Walls

- Walls within the hillside areas will be restricted to privacy walls attached to/or directly screening a portion of the main residence. Within the 10 - 15% slope category, exceptions to these requirements may be granted by City of Peoria.

Retaining Walls

- Typically, retaining walls will be 4' maximum height. In areas where existing grades require additional elevation changes, the wall will be offset a minimum of four (4) feet separation between retaining walls to create a stepping effect to soften the transition.
- Privacy and/or view walls may be placed on retaining walls
- All wall plans and details will be approved by the City.

Trails

- All multi-use and trail street crossings will be signed for safety per the City of Peoria.

Paved Multi-Use Paths

- The concrete surface path will be 8' in width and offset from the back of curb.
- The trail will be designed and constructed to meet the current A.D.A. Standards for Accessible Trails and Sidewalks.
- Bicycle paths will conform to the City of Peoria's Trail's Master Plan section 6.5.

Unpaved Multi-use Trail - Public

- The standard trail will be 8' in width with 10' vertical clearance and have a native dirt trail surfacing.

Unpaved Multi-use Trail - Private

- Improved paths will be 8' to 10' wide depending upon the location and meander throughout the open space.
- The paths will have a minimum of 10' vertical clearance with a decomposed granite path surface.

SONORAN MOUNTAIN RANCH

- Paths will be placed a minimum of 10' from residential property lines.
- The trails within the wash areas will follow the natural wash bottom.
- The trail will not be improved and will not be A.D.A. accessible.
- The trails will be marked with trail markers.
- Open space areas for walkways, trails and paths which access the trail systems from residential neighborhoods will have a minimum cross-section width of twenty (20) feet with a minimum of ten (10) feet dedicated to pedestrian circulation and ten (10) feet dedicated to landscaping directly adjacent to the walkway, trail or path.
- Trail nodes both public and private will be provided with signage and shaded pedestrian refuge areas.

Equestrian Trails

- CAP trail will be a 10' width multi-use path/equestrian trail.
- The standard trail will be have 10' vertical clearance with a native dirt surfacing, decomposed granite or gravel.
- A 3' clear area will be maintained on both side of the trail with materials a maximum of 3' in height.

X. SLOPE ANALYSIS AND HILLSIDE PRESERVATION

The most challenging part of developing the Sonoran Mountain Ranch Master Planned Community relates to the topographical features of the site. The two most prominent topographical features are the small mountain to the north of the CAP canal and the East Wing Mountains which make up a significant portion of the property on the south side of Sonoran Mountain Ranch. Several smaller knolls are found along the west central portion of the PAD as well.

The Sonoran Mountain Ranch PAD was designed to preserve and incorporate as much of the hillside and mountains into the project as possible. Along with wash preservation, this will create a unique, natural, upscale desert community for north Peoria. Refer to Section III for more detail on preservation.

The approach to incorporating these mountains into the community was to start with a computer slope analysis. A 25-foot grid computer slope analysis was created (see Exhibit Slope Analysis). Once the slope analysis was completed, a land plan was developed to integrate the hillside into residential lotting configurations. Once an overall land plan was put in place, with the lowest densities near the mountains, a grading analysis was performed and the lots were laid out with respect to the City of Peoria Hillside Overlay District. Refer to the tables on the following pages for summaries of the slope category calculations from the hillside slope analysis study. These summaries will vary moderately with final refinements with the preliminary plat and final plat.

Most all of the areas above the 25% slope line represent parcels 13 and 20 for a total of 157.77 acres or 22% of the entire project. These areas will be set aside as mountain preserve and open space and left in their natural state. The two knolls located in the west central part of the project will also be preserved.

SONORAN MOUNTAIN RANCH

To minimize the impact of development near the mountain preserve, only large lots and homes will abut the preserve where slopes are between 15% and 25%. Also, roadways through the steeper portions of the hillside developments will use a 40-foot cross-section to lessen the impact of development even further.

A color copy of the overall slope analysis that is located at the end of this section was done using the 25-foot computer grid. The Hillside Ordinance (Section 14-22A-2) allows a certain maximum number of lots calculated per each slope category. Based on this analysis, 189 lots were identified as "hillside" if one-third or more of the lot was above the 10% slope line. Many of these hillside lots (106 lots) will be mass graded, as allowed under a hillside waiver granted on June 27, 2001. The remaining 76 hillside lots will not be mass graded, and will be disturbed in accordance with the City Hillside Guidelines. An exhibit called "Hillside Lots" at the end of this section, identifies hillside lots that will be mass-graded and other lots considered hillside that are not mass graded.

Based on Peoria hillside hearing officer approval, 189 hillside lots (lots with 1/3 or more of lot area above 10% slope) were approved above the 156 lots allowed using the density calculations in the Peoria Hillside Ordinance (Section 14-22A-2). The focus was not on the number of lots above 10%, but a focus on the topographic limitations such as minor washes and knoll proximity.

Section 14-22A-4 of the Hillside Development Overlay District requires lots with slope areas exceeding 20% be one-acre minimum, for lots in the 10-15% slope range to be 10,000 square foot minimum, and for lots in the 15-20% slope range to be 32,000 square foot minimum. 58 lots in the hillside slope analysis study were identified which do not meet these minimum lot areas. A waiver for these minor lot area deviations was granted by the City hillside hearing officer on June 27, 2001. Lots were counted in a specific slope category if at least one-third of

SONORAN MOUNTAIN RANCH

the lot is above the 10% slope line, and the slope category that covered the majority of the lot was used to determine the minimum lot area. A waiver was granted to allow the lot sizes as shown on the preliminary plats and zoning applications submitted to date, and as shown on enclosed slope analysis plots for the hillside slope analysis study.

According to the Hillside Development guidelines, prorated disturbable areas were calculated for each lot. Refer to the hillside slope analysis study submitted to the City under separate cover. The summary of waiver request, located later in this section, identifies the square footage within each parcel that is within the 10 to 15% slope range and the square footage within the slope categories above 15%. According to the Hillside Development Overlay District, the total disturbable area allowed for Parcel 13, which will be dedicated to the City as a hillside preserve, is 1,339,293 square feet. This area far exceeds the area for which the Sonoran Mountain Ranch development will mass grade within the 10 to 15% slope category (340,257 square feet), and therefore is permitted to be transferred down to lots in the 10 to 15% range per the Hillside ordinance.

In consideration of the hillside waivers that were granted on June 27, 2001, the developer has agreed to donate Parcel 13 of the property (a portion of the East Wing Mountains) to the City of Peoria. This donation creates a preserve that can tie to the adjacent City of Phoenix hillside preservation areas.

The Sonoran Mountain Ranch PAD sets aside the main bulk of the East Wing, Mountains, the small landmark knolls, and creates the possibility of a mountain preserve to be connected to the City of Peoria and Phoenix existing preserve lands. We believe the Sonoran Mountain Ranch PAD meets the requirements and intent of the Hillside Overlay District while allowing reasonable development in the flatter, more non-descript portions of the community.

Density Calculations

MAXIMUM NO. LOTS ALLOWED PER SECTION 14-22A-2

| Slope Category | Site Acreage | Maximum no. lots per gross acre | Maximum no. of lots |
|----------------|--------------|---------------------------------|---------------------|
| 0 - 10% | 324.8 | N/A to Hillside Ordinance | |
| 10 - 15% | 48.4 | 1.5 | 72.6 |
| 15 - 20% | 35.4 | 1 | 35.4 |
| 20 - 25% | 27.8 | 0.7 | 19.5 |
| 25 - 30% | 24.0 | 0.5 | 12.0 |
| 30 - 35% | 21.3 | 0.3 | 6.4 |
| 35 - 40% | 21.0 | 0.2 | 4.2 |
| 40% and over | 56.3 | 0.1 | 5.6 |
| Total | 559.0 | | 156 |

NUMBER OF LOTS PROVIDED IN HILLSIDE AREA**

| TOTAL LOT AREAS ABOVE 10% SLOPE LINE (SQUARE FEET) | | AVG LOT SIZE | AREA ABOVE 10%/AVG LOT SIZE = NO. OF LOTS | NO. OF LOTS WITH 1/3 OR MORE ABOVE 10% SLOPE LINE |
|--|------------------|--------------|---|---|
| PARCEL 1 | 0 | 6,227.81 | 0.0 | |
| PARCEL 2 | 9,283 | 6,286.41 | 1.5 | |
| PARCEL 3 | 2,850 | SCHOOL | N/A | |
| PARCEL 4 | 0 | 7,015.80 | 0.0 | |
| PARCEL 5 | 0 | 5,816.52 | 0.0 | |
| PARCEL 6 | 43,658 | 7,319.10 | 6.0 | |
| PARCEL 7 | 78 | 7,976.14 | 0.0 | |
| PARCEL 9A | 205,151 | 8,048.70 | 25.5 | |
| PARCEL 9B | 159,184 | 10,215.55 | 15.6 | |
| PARCEL 10 | 346,631 | 10,247.53 | 33.8 | |
| PARCEL 11 | 1,153,100 | 21,923.51 | 52.6 | |
| PARCEL 12 | 1,736,809 | 43,402.91 | 40.0 | |
| TOTAL | 3,656,744 | | 175 | 189 |

**Note that many lots are away from the mass of the hillside, are at washes, or at a knoll in Parcels 9A & 10, and are not "true" hillside lots.

Sonoran Mountain Hillside Areas Phase 1

| PARCEL | SUMMARY OF HILLSIDE SQUARE FOOTAGE PER PARCEL | | | | | | | | | | | |
|-----------|---|-----------|---|-----------|---|-----------|---|-----------|---|-----------|---|--|
| | 10 TO 15% | | 15 TO 20% | | 20 TO 25% | | 25 TO 30% | | 30 TO 35% | | OVER 35% | |
| AREA (SF) | NO. LOTS WITH PORTION IN SLOPE CATEGORY | AREA (SF) | NO. LOTS WITH PORTION IN SLOPE CATEGORY | AREA (SF) | NO. LOTS WITH PORTION IN SLOPE CATEGORY | AREA (SF) | NO. LOTS WITH PORTION IN SLOPE CATEGORY | AREA (SF) | NO. LOTS WITH PORTION IN SLOPE CATEGORY | AREA (SF) | NO. LOTS WITH PORTION IN SLOPE CATEGORY | |
| 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| 2 | 9,283 | 10 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| 5 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| 6 | 29,477 | 18 | 14,181 | 11 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| 7 | 78,405 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| 8A | 152,335 | 66 | 47,250 | 20 | 2,525 | 11,378 | 2 | 869 | 1 | 5,029 | 2 | |
| 8B | 64,973 | 25 | 24,800 | 6 | 20,129 | 6,863 | 7 | 0 | 0 | 0 | 0 | |
| 9 | 265,322 | 80 | 80,362 | 39 | 24,274 | 35,993 | 16 | 13,462 | 9 | 0 | 0 | |
| 10 | 521,940 | 68 | 372,338 | 49 | 197,802 | 234,531 | 32 | 89,999 | 17 | 40,458 | 11 | |
| 11 | 420,022 | 43 | 593,466 | 38 | 350,662 | 29 | 73 | 288,765 | 57 | 45,487 | 13 | |
| Total | 1,453,430 | 311 | 1,122,397 | 163 | 595,391 | 73 | 288,765 | 104,330 | 27 | 45,487 | 13 | |

Note: Some lots are counted more than once, due to having portions of the lot within several slope categories, so totals do not reflect a lot count.

| SUMMARY OF WAIVER REQUEST | | NO. OF LOTS WITH 1/3 OR MORE ABOVE 10% SLOPE LINE (SEE NOTE 1) | NO. OF LOTS WITH 1/3 OR MORE ABOVE 10% SLOPE FOR MINIMUM LOT AREA | COMMENTS |
|--|--|--|---|--|
| HILLSIDE AREAS TO BE MASS GRADED IN 10 TO 15% SLOPE RANGE, ABOVE THAT ALLOWED BY HILLSIDE ORDINANCE (SQUARE FEET) (SEE NOTE 1) | HILLSIDE AREAS TO BE MASS GRADED ABOVE 15% SLOPE LINE (SEE NOTE 1) | | | |
| PARCEL 1 | 0 | 0 | 0 | |
| PARCEL 2 | 4,177 | 0 | 0 | |
| PARCEL 3 | 1,282 | 0 | 0 | SCHOOL SITE |
| PARCEL 4 | 0 | 0 | 0 | |
| PARCEL 5 | 0 | 0 | 0 | |
| PARCEL 6 | 13,285 | 8 | 3 | |
| PARCEL 7 | 35 | 0 | 0 | |
| PARCEL 8A | 68,551 | 27,376 | 13 | |
| PARCEL 8B | 13,357 | 1,869 | 6 | |
| PARCEL 9 | 114,895 | 63,568 | 42 | 32 OF 32 ARE IN 15-20% SLOPE CATEGORY; REMAINING ARE IN 10-15% |
| PARCEL 10 | 116,612 | 55,214 | 60 | 10 OF 10 ARE IN 15-20% SLOPE CATEGORY; REMAINING ARE IN 20-25% |
| PARCEL 11 | 0 | 0 | 39 | |
| PARCEL 12 | 332,174 | 155,827 | 184 | |
| TOTAL | 1,339,293 | 155,827 | 0 | |
| TOTAL TRANSFERABLE FROM PARCEL 13 NET REQUIRING WAIVER | 0 | 155,827 | 0 | |

NOTES:
 1) SEE WORKSHEETS FOR EACH PARCEL (BOTTOM OF PAGE) FOR CALCULATION
 2) PARCEL 12 WILL NOT BE MASS GRADED.

HILLSIDE LOTS

SONORAN MTN. RANCH

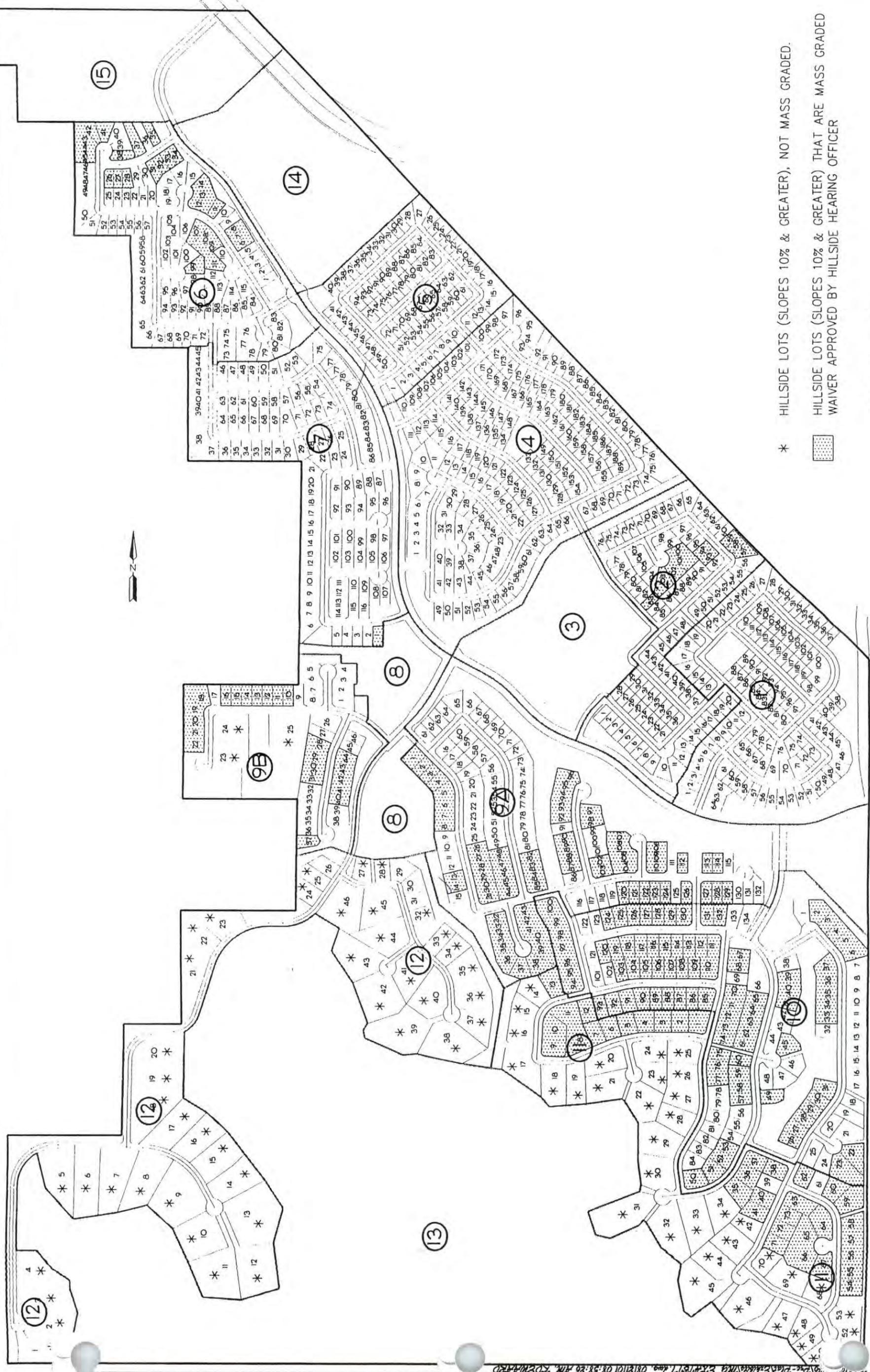
EXHIBIT
PEORIA, ARIZONA

| | | | | |
|---------------------|------------------|---------------|---------------|-----------------|
| CMX JOB NO. 6146.10 | DATE: JULY, 2001 | SCALE: N.T.S. | DRAWN BY: JSM | CHECKED BY: SKK |
|---------------------|------------------|---------------|---------------|-----------------|

CMX GROUP INC.
ENGINEERING
PROJECT ADMINISTRATION
CONSTRUCTION ANALYSIS



1515 E. MISSOURI
PHOENIX, AZ 85014
PH (602)279-8436
FAX (602)265-1191



- * HILLSIDE LOTS (SLOPES 10% & GREATER), NOT MASS GRADED.
- HILLSIDE LOTS (SLOPES 10% & GREATER) THAT ARE MASS GRADED WAIVER APPROVED BY HILLSIDE HEARING OFFICER

SPECIAL NOTE:
LOT WAS CONSIDERED HILLSIDE IF ANY OF THE LOT IS IN SLOPE CATEGORY OF 10% OR GREATER

DATE: 07/17/01 08:30 AM, SIGNED: [Signature]

HILLSIDE LOTS

SONORAN MTN. RANCH

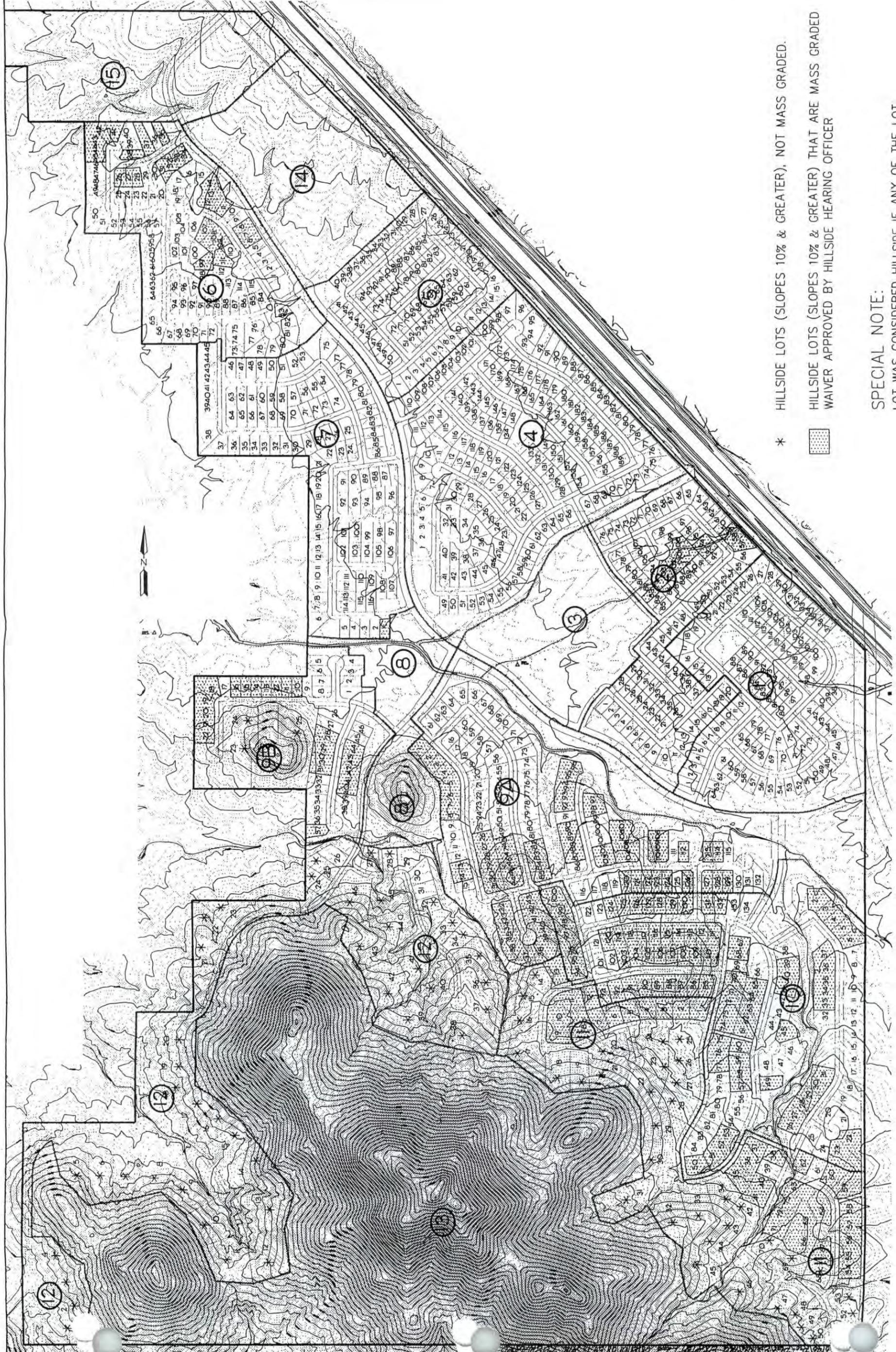
EXHIBIT
PEORIA, ARIZONA

| | | | | |
|---------------------|------------------|---------------|---------------|-----------------|
| CMX JOB NO. 6146.10 | DATE: JULY, 2001 | SCALE: N.T.S. | DRAWN BY: JSM | CHECKED BY: SKK |
|---------------------|------------------|---------------|---------------|-----------------|

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1515 E. MISSOURI
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HILLSIDE LOTS (SLOPES 10% & GREATER) THAT ARE MASS GRADED
WAIVER APPROVED BY HILLSIDE HEARING OFFICER



SPECIAL NOTE:
LOT WAS CONSIDERED HILLSIDE IF ANY OF THE LOT
IS IN SLOPE CATEGORY OF 10% OR GREATER

XI. PROJECT PHASING AND DEVELOPMENT SCHEDULE

The total project comprises 710.32 acres and consists of two phases. Phase I contains 559.04 acres and is the area south of the CAP, including parcels 1 through 13 and excluding parcels 14 and 15. Phase II contains 151.29 acres and will include parcels 14, 15, 16, 17, 18, 19, and 20.

Phase I of the Sonoran Mountain Ranch PAD will likely be broken into several sub-phases, which shall be identified at the preliminary plat stage.

Construction of portions of Phase I would likely begin within eighteen months. Phase II would be predicated upon the completion of the 67th Avenue bridge over the CAP Canal, something unlikely to occur before 2005.

The roadway improvements for Phase 1 will include the collector street that runs through the property to a cul-de-sac turnaround at the northern limits of the project. Phase 1 improvements will also include the extension of 67th Avenue (as required for the Sonoran Mountain Ranch development only) from the southeast through the City of Phoenix to the site's main entrance on the east side of the development. The roadway improvements for Phase 1 will also include the local street running southwesterly from the on-site collector road, to the southwest corner of the site.

Phase 2 roadway improvements may include a connection from the on-site collector street to Lone Mountain, if the City determines a

SONORAN MOUNTAIN RANCH

connection is desired. If the northern roadway is the 303, then no connection to the collector street will occur. Phase 2 is not anticipated to develop until the bridge improvements across the CAP are constructed by either the City of Peoria or the City of Phoenix, or another entity.

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1515 E. MISSOURI
PHOENIX, AZ 85014
PH 602/779-8436
FAX 602/779-0223

PLANNING, ENGINEERING,
PROJECT ADMINISTRATION,
CONSTRUCTION ANALYSIS

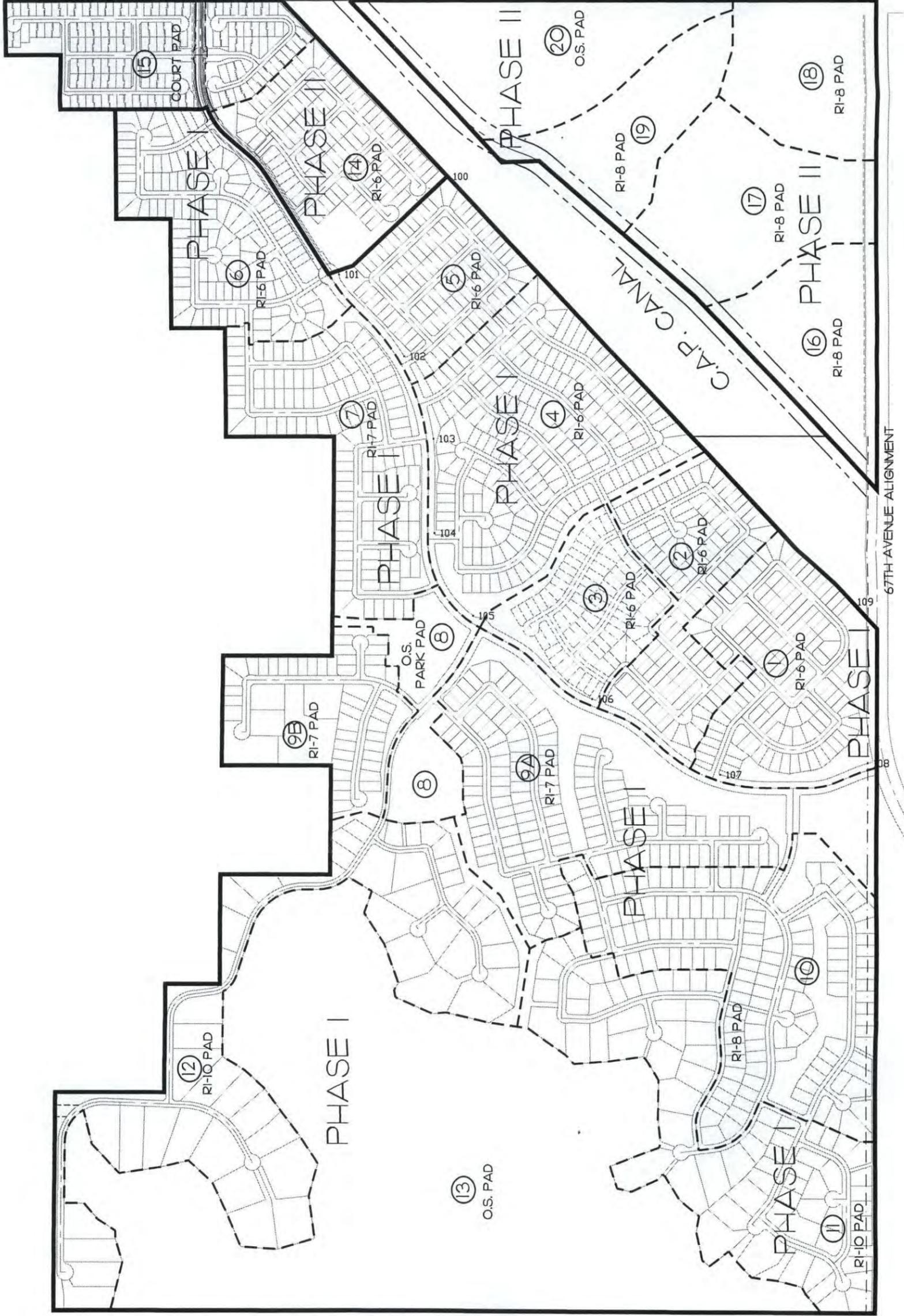
SONORAN MTN.
RANCH
67TH AVENUE &
DYNAMITE BLVD.
PEORIA, ARIZONA

PHASING EXHIBIT

NOTES:

| | |
|-------------|-----------|
| REV. | |
| REV. | |
| DATE: | DEC. 2005 |
| SCALE: | 1"=400' |
| DESIGNED: | SB |
| DRAWN: | DDK |
| APPROVED: | SB |
| CMX JOB NO. | 6146 |

DWG. NO. | OF |



XII. UTILITIES

NATURAL GAS

Natural gas is available in Happy Valley Road and 67th Avenue from a Southwest Gas line. The line is also in 67th Avenue north of Happy Valley Road into the Tremor Subdivision. Service will need to be brought up 67th Avenue to the collector road as part of this project. The line will also have to be extended north of the CAP canal to service Phase II.

WATER AND SEWER

The Sonoran Mountain Ranch property creates many challenges for servicing the site with all utilities. Originally, four utility service options were considered but one was chosen as summarized below.

The off-site sewer system would connect the project's internal sewerage with the proposed City of Peoria sewer line at Pinnacle Peak Road and 71st Avenue. A 15-inch sewer line would be extended from the Sonoran Mountain Ranch property's southwest corner, along the west side of the State Land Parcel south of Sonoran Mountain Ranch and along the 75th Avenue alignment, to Jomax Road. A lift station would be required at Jomax Road and 75th Avenue, which would pump via a force main along Jomax Road to 67th Avenue. A 15-inch gravity sewer line would then drain southerly along 67th Avenue to Pinnacle Peak Road and then westerly along Pinnacle Peak Road to the connection to the City system at 71st Avenue.

The offsite water system would extend from a proposed 30-inch water line in Jomax at the 75th Avenue alignment, along the west boundary line of the State Land property south of Sonoran Mountain Ranch, to the southwest corner of Sonoran Mountain Ranch.

SONORAN MOUNTAIN RANCH

The water system will include one storage tank and two booster stations in Phase one, and another storage tank and booster station in phase two. A well site shall be developed offsite to provide a redundant water supply, as required by the City of Peoria, in the case when the CAP water supply may be shutdown.

Master Water and Sewer reports are included in the appendix.

TELEPHONE

U.S. West Communications will be supplying the telephone service to the area. Service will have to be extended north from Tamarac along the 67th Avenue right-of-way.

ELECTRICAL POWER

Electrical power will be supplied by Arizona Public Services. Electrical power lines currently run north along 67th Avenue to the Jomax road alignment near the Pyramid water treatment plant. All overhead electrical lines larger than 12KV in size will not be undergrounded as part of this project.

XIII. TRAFFIC AND CIRCULATION

Ingress and egress to the Sonoran Mountain Ranch Property will be obtained from 67th Avenue at the eastern boundary. Lone Mountain Boulevard will be designed as a major arterial and will run from 67th Avenue to the west along the site's northern boundary. Lone Mountain may become the future Loop 303 alignment depending on the outcome of discussions among the City of Peoria, the City of Phoenix, and Maricopa County Department of Transportation. The entire 150-foot right-of-way may run through the site's northern end. If this alignment becomes the Loop 303, the right-of-way will likely convert to 300 feet. In this scenario, the Loop 303 would be constructed as a four-lane highway with median as an interim condition. A collector will be constructed to carry the development's traffic from 67th Avenue to the site's northwestern boundary with an 80-foot right-of-way. The local streets will be designed with a 50-foot right-of-way with the exception of the hillside local streets at the site's southwestern vicinity, which will be constructed with a 40-foot right-of-way to lessen the impact on the hillside area.

A traffic study and transportation/circulation exhibit was prepared by Task Engineering for the Sonoran Mountain Ranch Master Planned Community. Two reports were prepared: one assuming the roadway along the north side of the site is an arterial, and one assuming it is the 303 freeway. The traffic study is submitted as an appendix of this report.

TASK Engineering has performed the investigation into the traffic impacts and needs for the proposed Sonoran Mountain Ranch mixed-use site. The site will be located in the northeastern portion of the City of Peoria. Build-out is anticipated to be in 2005. This analysis is for ultimate year 2020 conditions with

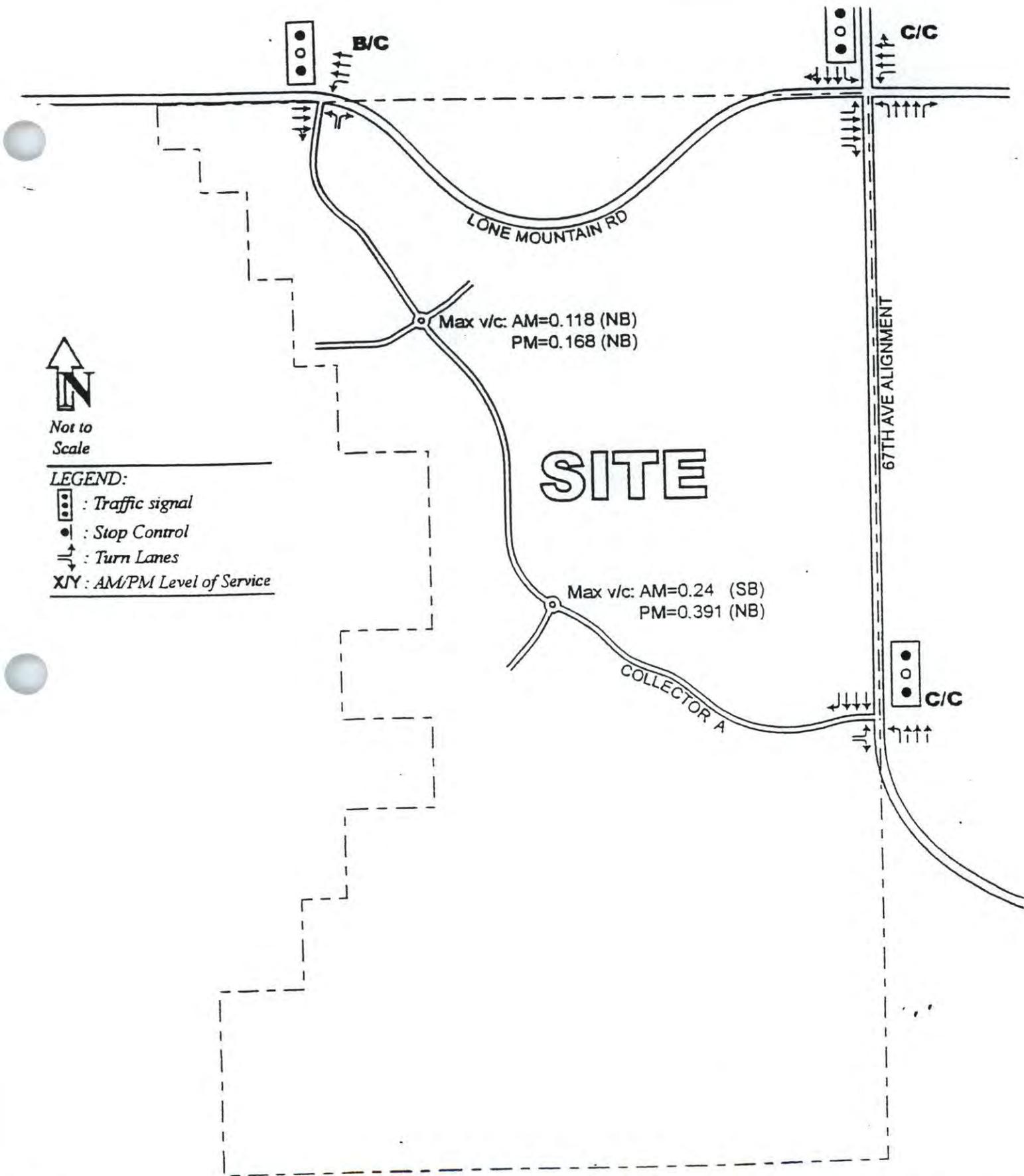
background traffic added to the forecasted site traffic. The initial findings stated here might be refined based on final findings.

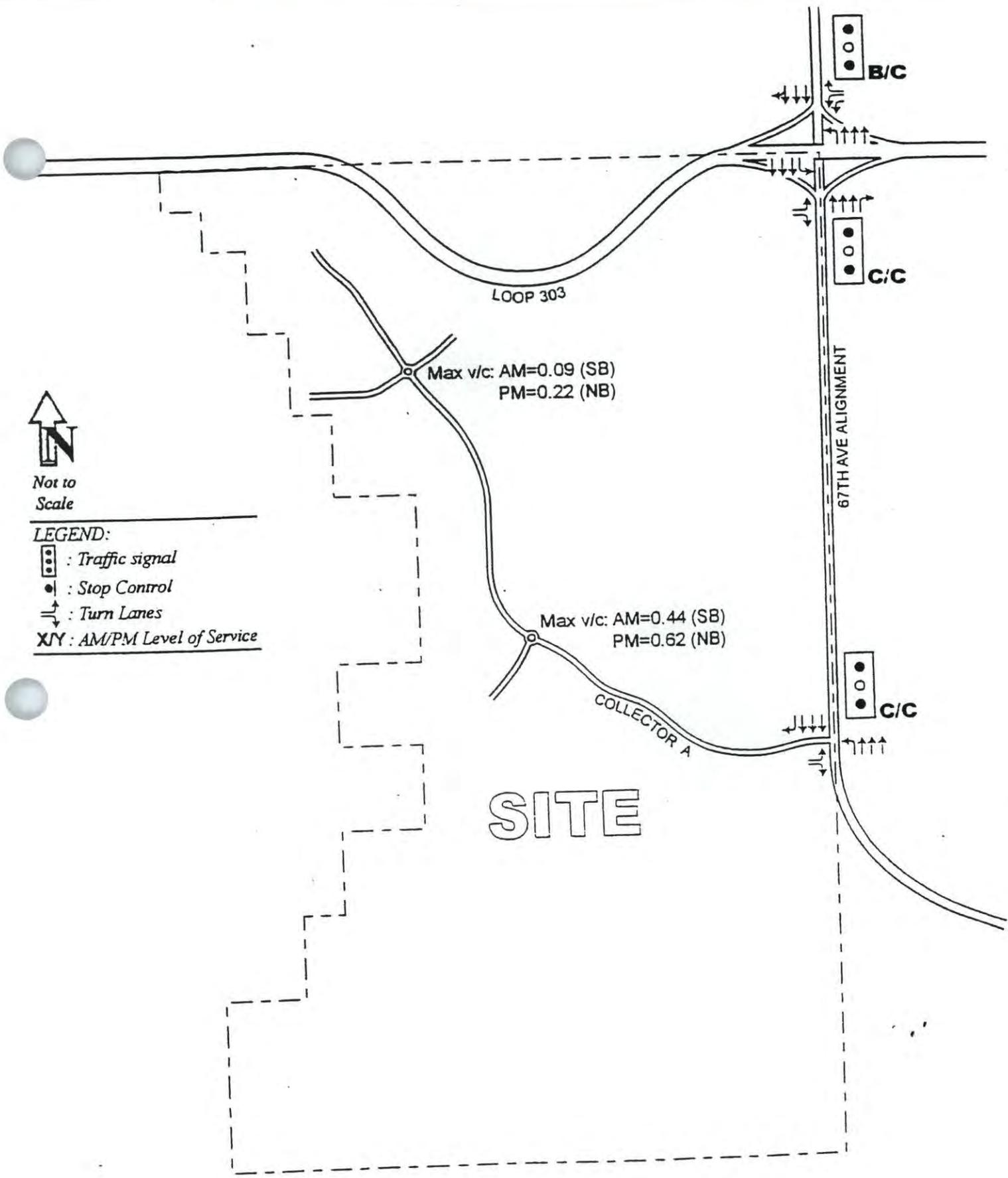
A summary of findings and recommendations is shown on the attached Exhibits (one for each option analyzed). The initial analysis revealed that the intersection of Lone Mountain Road (or the 303) and 67th Avenue would require traffic signal control. Additionally, the intersections of the site Collector Road "A" at 67th Avenue will require traffic signal control. The intersection of Collector Road "A" and Lone Mountain Road may warrant signalization in the future. If the 303 is constructed in the "Lone Mountain" location, then there will be no connection from the collector Road "A" to the 303. Two internal intersections are proposed as roundabouts. These intersections will operate adequately as roundabouts with one-lane approaches. All other internal intersections will operate adequately with STOP sign control.

Lone Mountain Road should be built as a six-lane major arterial built on 150 feet of right of way according to the City of Peoria Parkway cross-section. Sixty-seventh Avenue should be built as a six-lane major arterial built to City of Phoenix cross-section "A" standard on 130 feet of right of way. The internal collector road "A" should be built according to City of Peoria standards for a minor collector on 60 feet of right-of-way.

Because of the unique topographic and geographic issues within the Sonoran Mountain Ranch community, alternative roadway geometry standards may be developed at the pre-plat stage. The alternative roadway geometry may better incorporate the transportation and circulation needs of the Sonoran Mountain Ranch community and reduce the need for excessive cut and fill.

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SITE

XIV. APPENDICES

- A. Traffic Study
- B. Preliminary Water Plan
- C. Preliminary Sewer Plan
- D. Preliminary Drainage Plan
- E. City of Peoria correspondence



City of Peoria

8401 West Monroe Street, Peoria, Arizona 85345

July 5, 2001

Ms. Stephanie K. Kinsey, P.E.
CMX Group, Inc.
1515 E. Missouri
Phoenix, AZ 85014

RECEIVED

JUL 09 2001

Re: A 01-02 Sonoran Mountain Ranch
N.W.C. 67th Avenue and Dynamite Boulevard
Appeal from Article 14-22A of the Peoria City Code
(1977 edition)

CMX GROUP INC

Dear Ms. Kinsey:

On June 27, 2001, the Administrative Hillside Hearing Officer denied your request as filed and approved 5 waivers as outlined below:

1. Allow mass grading on the lots requested with the following exception: Parcel 10, Lot 85, Parcel 11, Lots 67-69, 14-16.
2. The maximum number of hillside lots shall be limited to 189 as requested in Exhibit A.
3. Waive the minimum lot area and lot width requirement for 58 lots as referenced in Exhibit D.
4. Allow perimeter fencing for lots approved for mass grading. All other lots shall be restricted per the requirements in the Hillside Ordinance.
5. Allow privacy walls atop retaining walls only on lot sides which abut open space or hillside areas. Such privacy walls shall be limited to 6 feet in height (no more than 3 feet constructed of solid or opaque materials) and open in design (view wall). This design should not contain chain-link or wood materials.

Should you have further questions in this regard, please contact me at 623-773-7609.

Sincerely,

Chris Jacques, AICP
Senior Planner

cj:js

SMK
Zoning



City of Peoria

8401 West Monroe Street, Peoria, Arizona 85345

March 30, 2004

RECEIVED

APR 06 2004

CMX

CMX, LLC
c/o Stephanie Kinsey
7740 N. 16th Street, Suite 100
Phoenix, AZ 85020

Re: Z 00-11A.1 Minor Amendment to approved PAD
Sonoran Mountain Ranch

Dear Ms. Kinsey:

This letter is in response to your request for a Minor Amendment to the Development Standards, approved as part of the Sonoran Mountain Ranch PAD. The amendment proposes minor changes to the standards for Parcels 10 and 11 (R1-8 PAD & R1-10 PAD) and with respect to maximum lot coverage and setbacks.

The request has been reviewed by the City of Peoria. To this end, the Minor Amendment to the approved Sonoran Mountain Ranch PAD has been approved by the City. The approval herein is subject to the condition stated below:

1. The approval entered herein shall not negate any of the prior conditions attached to Case Z 00-11 (*Sonoran Mountain Ranch PAD*). Those conditions shall remain in force for the PAD.

Please see attached Development Standards Chart (stamp approved 3/30/04). A stamped copy of this chart will be provided in the PAD document. Should you have any questions in this regard, please contact the undersigned at 623-773-7200.

Sincerely,

Chad Daines
Planning Manager

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City of Peoria

8401 West Monroe Street, Peoria, Arizona 85345

September 8, 2004

Element Homes
Attn: Thomas E. Cheney
426 N 44th Street, Ste 240
Phoenix, AZ 85008

Re: Z00-11A.3

Minor Amendment to approved P.A.D.
Sonoran Mountain Ranch Planned Area Development

Dear Mr. Cheney:

This letter is in response to your request for a Minor text amendment to the adopted Sonoran Mountain Ranch Planned Area Development Standards and Guidelines Report. Specifically, you have requested an amendment to permit building heights up to thirty (30) feet in all development parcels and to permit R1-6 development standards in addition to court home development standards for Parcel 15.

The Minor Amendment to the approved Planned Area Development Standards and Guidelines Report has been approved by the City. The approval herein is subject to the conditions stated below:

- 1. The development shall be subject to the approved Sonoran Mountain Ranch Standards and Guidelines Report stamp dated September 8, 2004 and as otherwise amended herein. Except where amended herein, all other stipulations of approval shall remain in place.
- 2. All Improvement plans shall comply with the City of Peoria Infrastructure Guidelines.
- 3. The applicant shall submit two full copies of the amended PAD Standards and Guidelines Report for the file.

Should you have any questions in this regard, please contact the undersigned at 623-773-7200.

Sincerely,

A handwritten signature in black ink, appearing to read "Chad Daines".

Chad Daines
Planning Manager

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