

# Project Profile

<b>Project Name</b>	Rancho Maria
<b>Property Owner</b>	Anderson Land & Development Attn: Jeff Dana 7890 E. McClain Dr. Suite 5 Scottsdale, AZ 85260
<b>APNs</b>	503-39-015E (35.18 acres) 503-39-014 (39 acres) 503-39-013 (39 acres) 503-39-012 (37.19 acres)
<b>Project Location</b>	Southwest corner of U.S. 60 (Grand Avenue) and Crozier Road Wittman, Maricopa County, Arizona
<b>Project Area</b>	128.97 gross acres (125.5 net acres)
<b>Current Zoning</b>	Maricopa County R 1-7 (Single-Family residential Zoning District 7,000 Square Feet Per Dwelling Unit) with an RUPD (Residential Unit Plan of Development) Overlay and C-1 (Neighborhood Commercial Zoning District)
<b>Density</b>	383 Residential Units, 3.05 du/ac
<b>Development Team</b>	<b>Land Planning &amp; Engineering</b> Civiltec Engineering Chris Duzsa Larry Aungst 20410 N. 19 <sup>th</sup> Ave. Suite 110 Phoenix, AZ 85027  <b>Legal Counsel</b> Tiffany & Bosco Dustin Jones Third Floor Camelback Esplanade 2525 E. Camelback Rd. Suite 300 Phoenix, AZ 85016

Description	R 1-7 RUPD Standards
Minimum Lot Area	Parcel A – 8,400 sf. Parcel B – 6,900 sf. Parcel C – 5,750 sf.
Minimum Lot Width	Parcel A – 70 ft. Parcel B – 60 ft. Parcel C – 50 ft.
Front Yard Setback	20 ft.
Rear Yard Setback	25 ft.
Side Yard Setback	5 ft.
Street Side Setback	10 ft.
Maximum Lot Coverage	40%
Building Separation	15 ft.
Maximum Building Height	30 ft./2 stories
Average Lot Area Per Dwelling Unit	Parcel A – 20,000 sf. Parcel B – 9,000 sf. Parcel C – 7,200 sf.
Wall / Monument Standards	See attached exhibits

### **On-Site and Off-Site Drainage**

On-site and off-site drainage will be addressed in accordance with development standards as set forth by Maricopa County. Ultimate location, size and configuration of retention areas are anticipated to be provided as a part of the subdivision plat and construction plan review processes. Ample storm water retention will be provided at well designed locations so as to open areas along roadways, create trail connections internally within the development and to reduce the “tightness” in the appearance of the future homes.

### **Water and Sewer**

Water and sewer lines will be extended to provide services to the Rancho Maria community. Rancho Maria is located within the West End Water Company service area. Rancho Maria has partnered up with Walden Ranch to jointly construct the water production facilities that will serve the communities. Two wells have been drilled - one on Rancho Maria that produces 2000gpm of very clean water and one on the Walden Ranch site that produces 1200gpm. Rancho Maria’s portion of the construction costs is 21% of the total. The current projected cost per lot for offsite water service is \$1950. The application for a 100 year Assured Water Certificate is under review at ADWR.

The developer is also participant in the developer phase of the City of Surprise’s SPA 5 waste water treatment Plant (WWTP) program to establish a private regional wastewater treatment plant with Walden Ranch and Broadstone Ranch. The plant is scheduled to start construction in the next few months and should be complete in the 4<sup>th</sup> quarter of 2008. The WWTP will be constructed on a parcel of State Trust Land that will be purchased by the developers and then donated along with the plant to the City. The developer phase will provide for 1.2mgd capacity – completely enough for Rancho Maria’s 383 lots, all of Walden Ranch, and the private portion of the Broadstone Ranch. Rancho Maria’s portion of the costs is equal to 9.7% of the total or approximately \$3,000 per lot.

When you compare these costs (offsite water and sewer) to those of other municipalities, you will find that our fees are substantially below the average impact fees.

### **Utilities and Services**

The following utilities and services will be provided for Rancho Maria:

Sewer	Regional WWTP (owned/operated by the City of Surprise)
Electric	Arizona Public Service (APS)
Telephone	Qwest Communications
Water	West End Water Company
Gas	El Paso Gas Company
Cable	Cox Communications
Police	Maricopa County Sheriff's Department
Fire	Wittman Fire District
Solid Waste	Private hauler for collection & disposal to approved landfill; Contracted w/HOA
Schools	Nadaburg School District

### **Access and Circulation**

Rancho Maria lies approximately midway between Wickenburg and Surprise, Arizona. Regional access to the site is afforded by U.S. 60 (Grand Avenue) on the Northeast, Crozier Road on the East, Dove Valley Road on the North and Lone Mountain Road along the South edge of the property.

The Preliminary Plat envisions three (3) points of access to the community, at Patrick Nash Drive on the North and South and W. Myers Street on the East. Design of the community provides view corridors from each access point. The internal circulation system is designed to afford flexibility for ingress and egress from all directions, while negatively affecting existing surroundings residential development. The community street pattern is design with both flexibility and safety, while maintaining a natural flow of traffic throughout. A mixture of curvilinear and straight streets, cul-de-sacs and short block lengths are incorporated into the development plan in order to reduce linear character and create an interesting streetscape throughout the community.