

# Planned Area Development for Sorrento

Pinal County, Arizona

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# Sorrento - PAD Application

## Table of Contents

<u>Section</u>	<u>Page #</u>
<b>1. PURPOSE OF REQUEST</b> .....	<b>1</b>
<b>2. PROJECT SUMMARY</b> .....	<b>1</b>
2.1 Location.....	1
<b>3. PROPOSED LAND USES</b> .....	<b>2</b>
3.1 Project Description .....	2
3.2 Residential Housing Development .....	2
3.3 Trails, Open Space, Parks and Recreation System .....	3
3.4 Commercial Development .....	4
3.5 Signage .....	4
<b>4. COMPREHENSIVE OPEN SPACE AND AMENITY PLAN</b> .....	<b>4</b>
4.1 Master Landscape Plan/ Open Space.....	4
<b>5. RELATIONSHIP TO SURROUNDING PROPERTIES</b> .....	<b>5</b>
5.1 Existing Land Use .....	5
5.2 Existing Zoning.....	5
5.3 Existing Topography.....	5
5.4 Adjacent Zoning .....	5
5.5 Site Relationship to Surrounding Properties.....	6
5.6 Existing Flood Conditions .....	6
5.7 Onsite Storm Water Retention.....	6
5.8 Proposed Flood Control Measures.....	6
<b>6. LOCATION AND ACCESSIBILITY</b> .....	<b>7</b>
6.1 Location.....	7
6.2 Vehicular Access.....	8
6.3 Proposed On-Site Roadway Infrastructure.....	8
<b>7. TIMING OF DEVELOPMENT</b> .....	<b>9</b>
7.1 Project Phasing .....	9
<b>8. PUBLIC UTILITIES AND SERVICES</b> .....	<b>9</b>
8.1 Potable Water and Wastewater/Sanitary Sewer Service.....	9
8.2 Solid Waste Handling .....	9
8.3 Electrical Service .....	9
8.4 Natural Gas .....	10

# Sorrento - PAD Application

## Table of Contents

<u>Section</u>	<u>Page #</u>
8.5 Telephone .....	10
8.6 Cable TV .....	10
8.7 Fire Protection and Ambulance Service .....	10
8.8 Law Enforcement .....	10
8.9 Schools and Libraries .....	10
<b>9. MAINTENANCE OF STREETS AND COMMON AREAS.....</b>	<b>11</b>
9.1 Streets .....	11
9.2 Common Areas .....	11
<b>10. CITIZEN REVIEW PROCESS.....</b>	<b>11</b>
<b>11. CONCLUSION .....</b>	<b>12</b>

# Sorrento - PAD Application

## Directory of Exhibits

### **EXISTING CONDITIONS**

Pinal County Comprehensive Plan Land Use Map .....	Exhibit A
Vicinity Map, Surrounding Zoning and Development .....	Exhibit B-1
Maricopa Feedlots One Mile Perimeter .....	Exhibit B-2
Boundary and Topo Data.....	Exhibit C
Regional Access Map .....	Exhibit D
Sorrento Four Square Mile Traffic Circulation Plan .....	Exhibit E
City of Maricopa Proposed City Limits.....	Exhibit F

### **PROPOSED DEVELOPMENT**

Preliminary Development Plan .....	Exhibit G
Preliminary Parcel Data .....	Exhibit H
Preliminary Land Use Data Summary .....	Exhibit I
Zoning District Plan.....	Exhibit J
Residential Development Standards Comparison	
CR-3 Single Residence 45' - 65' Lot.....	Exhibit K
Commercial Development Standards Comparison	
CB-1 Local Business .....	Exhibit L-1
Typical Lot Layouts	
CR-3 Single Residence 45' – 65' Lot Layout.....	Exhibit M
Preliminary Phasing Plan .....	Exhibit N
Roadway Location and Classification .....	Exhibit O
Preliminary Design Guidelines.....	Exhibit P
Flood Plain Map .....	Exhibit Q

### **CITIZEN REVIEW PROCESS**

January 27, 2004 Neighborhood Meeting Notification .....	Exhibit R
January 27, 2004 Neighborhood Meeting Sign-In Sheet.....	Exhibit S
January 27, 2004 Neighborhood Meeting Minutes.....	Exhibit T

### **SURROUNDING PROPERTY OWNERSHIP**

Surrounding Property Ownership List .....	Exhibit U
Surrounding Property Owners Map.....	Exhibit V

### **LANDSCAPE EXHIBITS**

Master Landscape Plan .....	Exhibit W.1
Master Trails Plan .....	Exhibit W.2
Primary Entry Monument .....	Exhibit W.3
Secondary Entry Monument.....	Exhibit W.4
Builder Entry.....	Exhibit W.5
Typical Streetscape Planting Plans & Cross Sections .....	Exhibit W.6
Typical Open Space & Ramada .....	Exhibit W.7
Amenities & Materials .....	Exhibit W.8

## **1. PURPOSE OF REQUEST**

The intent of this application is to successfully rezone 642.58 acres currently in agricultural production and bounded by the Santa Cruz Wash on the west, Bowlin Road to the north, Hartman Road on the east and Farrell Road to the south in the newly incorporated city of Maricopa from General Rural to a PAD Overlay district to include the CR-3 Single-Family residential, and CB-1 Local Business commercial zoning classification. This PAD Overlay responds to the existing and future needs of the community by providing new residential units, commercial uses and an elementary school. This application and related narrative is presented to fulfill the objectives and requirements of the Pinal County Zoning Ordinance and to secure successful rezoning and establishment of a PAD overlay district for the subject property.

The proposed use of this site is consistent with the existing long-range land use plan for this area of Pinal County as declared in the Pinal County Comprehensive Plan approved by the voters of Pinal County. The Pinal County Comprehensive Plan designation for this project is Transitional Area, which is described as "...those areas currently rural in character but which are anticipated for growth in the future." The Transitional Area designation is retained on an interim basis and may be reclassified to Rural Community designation whereas public services and utility infrastructure is provided within the area. The Maximum Density Guideline, under Pinal County Comprehensive Plan's Transitional Area designation, for Planned Area Developments is 4.0 units to the acre, the Sorrento project has been designated to have a gross density of 3.5 units to the acre, which falls within the Comprehensive Plans' Guidelines for Single Family.

*Reference Exhibit A – Pinal County Comprehensive Plan Land Use Map*

*Reference Exhibit F – City of Maricopa City Limits*

*Reference Exhibit J – Sorrento Property Zoning District Plan*

## **2. PROJECT SUMMARY**

### **2.1 Location**

Sorrento is a 642.85- acre (gross) parcel of agricultural land located in Section 32, Township 4 South, Range 4 East, Pinal County, Arizona bounded on the west by the Santa Cruz Wash, Bowlin Road to the north, Hartman Road on the east and to the south by Farrell Road. North of the site is the Rancho Mirage Estates development. To the northeast of the site is the approved Anderson Farms development. Undeveloped farmland is to the east, west and south of Sorrento.

*Reference Exhibit B-1 – Vicinity Map, Surrounding Zoning and Development*

### 3. PROPOSED LAND USES

#### 3.1 Project Description

The underlying zoning requested for this Planned Area Development (PAD) Overlay is Single-Family Residence (CR-3) with an elementary school and CB -1 Local Business Zone. Open space parks and a trail system are included within the CR-3 Single-Family Residence zoning classification. The project consists of 3 different neighborhoods that are separated by open space linkages and parks. The combination of location, access, and surrounding development creates a need and opportunities for quality housing, commercial services, and an elementary school - for both existing and future residents.

#### 3.2 Residential Housing Development

**Single Family Housing:** The 642.58 gross acre site will be developed at gross density of 3.5 du/ac. A variety of housing opportunities will be available with three lot sizes. The lot sizes will range between a minimum of 5175 s.f. and 8775 s.f. Maximum lot sizes will be in the range of 12,000 s. f. on cul-de-sacs and knuckles.

**Residential Community Character:** This application is for the rezoning and site-specific ordinance/stipulations for future site development and construction. At this time it does not include specific housing details such as styles, material, and size, which may change with market fluctuations. Additionally, the builder(s) are not selected at this time. Preliminary Design Guidelines have been prepared and are included in Exhibit O. These project guidelines were developed to guide each individual builder in a shared direction. This will allow the builder(s) own architectural vernacular in which they excel. These guidelines and the subsequent CC&R's are developed to guide all project visioning in a shared direction. All builders will be encouraged to offer as much variety in home design and building materials as possible. A minimum of three (3) floor plans, each with a minimum of three (3) varied front elevations will be used for each parcel throughout the Sorrento project to provide a variety of housing alternatives and increase visual interest. The overall community character of the Sorrento will be that of a rural agrarian theme. It will be the goal of this project to fit into the existing fabric of the surrounding community. These preliminary guidelines will be the basis of future CC&R's that will be utilized to guide, create and maintain a high-quality development that fits well with the visions and desires of Pinal County and the surrounding area.

Sorrento is envisioned to consist of traditional-style neighborhoods and architectural styles that evoke the rural/agrarian characteristics of the area. The architectural character of the project will lean towards simple, strong, elegant designs. It is expected that major building materials will include concrete tile and parapet roofs, earthen paint tones and other compatible materials. Durability and ease of maintenance are a priority.

*Reference Exhibit G – Preliminary Development Plan*

*Reference Exhibit P – Preliminary Design Guidelines*

### 3.4 Commercial Development

The 642.58-acre site will include two parcels, proposed as Local Business zone (CB-1) located in the northeast corner and the southeast corner of the site at the arterial street intersections. The Pinal County Comprehensive Plan Transitional Area Land Use designation provides for a mixture of zoning applications that would allow an urban or rural community uses, which include business or commercial activities that would serve or support the surrounding residences. The amount of residences (2,127 proposed lots) for Sorrento would be more than adequate to support the two 17-acre commercial parcels proposed at the southwest corner of Bowlin Road and Hartman Road and northwest corner of Farrell Road and Hartman Road.

### 3.5 Signage

Signage for all land uses within Sorrento shall meet Pinal County Ordinances, codes, and guidelines. Signage shall be in accordance with Article 22 of the Pinal County Zoning Ordinance, Signs, Billboards, Name Plates and other Outdoor Advertising.

## **4. COMPREHENSIVE OPEN SPACE AND AMENITY PLAN**

### 4.1 Master Landscape Plan/ Open Space

The Sorrento project open space has been designed to enhance the quality of life for the residents as well as the surrounding community of Maricopa. The well-planned neighborhoods were designed around the open spaces to ensure that recreational and leisure activities be accessible.

#### *Reference Exhibit W-1 – Master Landscape Plan*

The community theming style chosen for Sorrento reinforces the agrarian use of the site through the integration of traditional southwest ranch elements. The entryways into the development will be defined with large specimen mesquite trees and a structure on each side featuring a working fireplace, an element that simply and elegantly conveys the idea of welcoming as one would into the home and hearth. Each entryway will be defined with a structure that replicates early ranch buildings, whether an out-building or main house, the notion of large stone columns, rustic steel outriggers and a rusted corrugated steel roof were common elements to such structures.

#### *Reference Exhibit W-2 – Master Landscape Trail Plan*

The use of open, rustic wood and rusted steel gates and a rustic ranch fence element will visually connect the entryway structures with the frontage theme wall system and streetscape. The entry drive surface is presented as a diagonally scored colored and textured concrete paving with large river stone embedded to give the appearance, feel, and sound of a rustic entry drive.

An enhanced native plant palette with consideration to alternating seasons of bloom display will be used throughout Sorrento. Tree groves as accent plantings will designate entryways and intersections as well as alternate along path and trails to provide shade. Turf areas will

be located where they can provide active and passive recreation areas. A 2-inch depth of decomposed granite will be used throughout the landscaped areas. The overall proposed landscape theme for Sorrento incorporates water efficient plant material along the project roadways and throughout the open space tracts.

*Reference Exhibit W-3 – Project Entry Monument and Wall Elevations*

*Reference Exhibit W-4 – Typical Streetscape Planting Plans & Cross Sections*

*Reference Exhibit W-5 – Typical Open Space Area*

*Reference Exhibit W-6 – Amenities & Materials*

## **5. RELATIONSHIP TO SURROUNDING PROPERTIES**

### **5.1 Existing Land Use**

The site is currently undeveloped and in agricultural production.

### **5.2 Existing Zoning**

Sorrento is currently zoned as General Rural zone (GR) which allows for uses such as: single-family dwelling unit, commercial agricultural uses, public and quasi-public uses; fruit, vegetable or agricultural products packing or processing plant; livestock sales yard or auction yard, a stand limited to 200 square feet for the sale of farm products; public riding stables and boarding stables; accessory building or use; housing for seasonal farm labor, private stable and dairy.

*Reference Exhibit B-1 – Vicinity Map, Surrounding Zoning and Development*

### **5.3 Existing Topography**

Historically used as farmland and graded for flood irrigation, the site is relatively flat and drains from the south in a northwesterly direction with a 10-foot change in elevation.

*Reference Exhibit C – Boundary and Topo Data*

### **5.4 Adjacent Zoning and Land Use**

The majority of the area surrounding the Sorrento project site is primarily zoned as General Rural zone, (GR). The area to the north is the Rancho Mirage Estates, which is proposed for Single-Family Residence zone CR-3, Local Business zone CB-1 zoning. The area to the northeast is Anderson Farms, which is recently approved for Single-Family Residence zone CR-3 and Local Business zone CB-1 zoning. The property due east, south, and west is undeveloped farmland zoned General Rural zone, (GR), designated as Industrial Land Use to the south and Transitional Land Use to the east and west.

A portion of the property is affected by an odor buffer zone due to the nearby feedlots. The four acres of the Sorrento project, located in the southwest corner of the property, lie within the odor buffer zone can be designated for commercial use, industrial use, or open space until such time the odor buffer zone is eliminated due to the discontinued use of the feedlots.

*Reference Exhibit B-2 – Maricopa Feedlots One Mile Perimeter*

## 5.5 Site Relationship to Surrounding Properties

Some of the land uses surrounding Sorrento are:

- North of the Site: Rancho Mirage Estates, (PAD approval pending)
- Northeast of the Site: Anderson Farms, (approved PAD)
- South of the Site: Undeveloped farmland (designated as Industrial land use and zoned as General Rural)
- West of the Site: Undeveloped farmland (designated as Transitional Area land use and zoned as General Rural)
- East of the Site: Undeveloped farmland (designated as Transitional Area land use and zoned as General Rural)

*Reference Exhibit A – Pinal County Comprehensive Plan Land Use Map*

*Reference Exhibit B-1 – Vicinity Map and Surrounding Development*

## 5.6 Existing Flood Conditions

The Sorrento project is classified as Flood Zone A – “Areas of 100- year flood; base flood elevations and flood hazard factors not determined and Flood Zone C – Areas of minimal flooding. The Pinal County, Arizona Unincorporated Areas, Flood Insurance Rate Map (FIRM) panel number 450 of 1525, community panel number 040077450D and panel 675 of 1525, community panel number 040070675D, both maps revised May 4, 1987.

*Reference Exhibit Q – Flood Plain Map*

## 5.7 On-Site Storm Water Retention

The common area open space tracts within the proposed development of Sorrento will provide on-site storm water retention/detention as required by Pinal County Ordinance 100798-DO. If additional retention/detention is required, it will be provided within the trail system of the individual parcels. Retention for the on-site will be provided to contain storm water runoff generated from the 100-year, 1 hour storm. The storm water runoff produced during the design will not be allowed to pond a depth greater than 3 feet, measured from the bottom of the basin to the high 100-year 1 hour water surface elevation in retention basins. Detention basins will be designed to drain in 36 hours per Pinal County’s requirements. A portion of the open space allocated as recreation amenities will be high and dry.

## 5.8 Proposed Flood Control Measures

An existing regional Maricopa Flood Control District drainage channel is located immediately south of the Sorrento Project boundary, which is also Farrell Road. It has been determined that this drainage channel has capacity to intercept the existing offsite drainage flows impacting this project from the south. The drainage channel incepts storm water and carries it west to Fuqua Road, where the flows turn to the north. As mentioned, the drainage channel top of bank is located just south of the section line, which is also the centerline of Farrell Road. As part of the design of this project, Farrell Road will be offset 25-feet north. This will create a 25-foot safety zone between the proposed edge of pavement and top of the existing drainage channel. Farrell Road will be offset in this manner from Fuqua Road east to a point approximately 600 feet west of Hartman Road. At this point a taper in the

roadway is proposed to move the roadway south and back to the current alignment, so as to line up with the Farrell Road east of Hartman Road. As the roadway moves south, closer to the existing top of bank of the drainage channel, guard rail and bank protection will be installed as determined during the final engineering and design. All along Farrell Road an earthen berm will also be designed to further protect the proposed residential homes from historical flooding. This berm will range in height from 2 to 3 feet and will be located in the proposed landscape tract. The berm will be designed as a flood control element but will be landscaped and tailored to blend into the landscape theme throughout the rest of the project.

As mentioned, the existing channel flows west to Fuqua Road, then north. Along Fuqua Road the existing Maricopa Flood Control District channel has been constructed with the existing centerline of the channel being also the existing section line. This channel has also been designed to convey all offsite flows impacting this project north across Bowlin Road. The existing channel will remain in place along Fuqua Road; however channel improvements and landscaping will be installed along the eastern bank. A trail, landscaping, and re-grading of the eastern channel bank are proposed. Doing this will improve the appearance of the channel and will also reduce the amount of erosion which could take place in the channel. No roadway improvements are proposed for along the Fuqua Road alignment. The existing channel travels north along the Fuqua Road alignment for the next several miles.

In the future it is planned that Farrell Road will be extended west of this project. For this project it is intended that Farrell Road be installed as a dipped crossing as it crosses the Fuqua Road alignment. Hartman Road, Farrell Road and Bowlin Road will serve this project from the northeast as high and dry access roads providing safe access for resident traffic and emergency service vehicles during the 100-year-storm event. A complete final master drainage study will be prepared for approval by the Pinal County Public Works Department prior to preliminary plat.

## **6. LOCATION AND ACCESSIBILITY**

### **6.1 Location**

The Property is located west of the Santa Cruz Wash, south of Bowlin Road, west of Hartman Road and north of Farrell Road. Sorrento will have access points from Bowlin Road, Farrell Road and Hartman Road.

This particular area is located within the corporate boundary of the newly incorporated City of Maricopa.

*Reference Exhibit B-1 – Vicinity Map, Surrounding Zoning and Development*  
*Reference Exhibit C – Boundary and Topo Data*

## 6.2 Vehicular Access

**Maricopa-Casa Grande Highway (SR238):** Sorrento is approximately 1 mile north of the Maricopa-Casa Grande Highway (SR238), which provides direct access to the city of Casa Grande and to Interstate 10 to the southwest.

**Interstate 10:** Sorrento is approximately 10 miles west of the Interstate 10.

**John Wayne Parkway:** Sorrento is approximately 4 miles east of State Highway 347, which provides access to the Gila Bend Highway 84 to the south and to Interstate 10 to the north. This Parkway creates a direct link from Sorrento to metro Phoenix and other outlying communities.

*Reference Exhibit D – Regional Access Map*

*Reference Exhibit E – Sorrento Four Square Mile Traffic Circulation Plan*

## 6.3 Proposed On-Site Roadway Infrastructure

Sorrento intends to have standard rights-of-ways throughout the site on the arterial, collectors and local streets. All primary project access roads (collectors and arterials) in the Sorrento project will be public roadways. Construction methods and techniques of all streets within the subject property shall be built in accordance with Pinal County Subdivision Regulations.

Arterial roadway improvements include half-street improvements along Farrell Road, Hartman Road, and Bowlin Road along the project frontage as shown in Exhibit O. As outlined in Section 5.8 Proposed Flood Control Measures, no roadway improvements are proposed along Fuqua Road. This is due in part to the location and size of the existing Maricopa Flood Control District drainage channel. Also, as shown in the traffic impact study, roadway improvements along Fuqua Road are not necessary. Improvements along Hartman Road, Farrell Road, and Bowlin Road, when combined with the internal collector roadway improvements, more than adequately meet the current and future traffic needs of this project and surrounding community.

An internal collector roadway system is also planned for this project which will serve the entire project. The collector system will link each internal neighborhood, school site, and park sites within the project with the arterial roadways. The proposed collector and local street cross sections are also shown in Exhibit O.

As mentioned, roadway improvements along Farrell Road will be made adjacent to this project. In the future it is planned that Farrell Road will be extended west of this project. For this project it is intended that Farrell Road be installed as a dipped crossing as it crosses the Fuqua Road alignment. Hartman Road, Farrell Road and Bowlin Road will serve this project from the northeast as high and dry access roads providing safe access for resident traffic and emergency service vehicles during the 100-year storm event.

While construction methods and techniques of all roadways within Sorrento are to be built to Pinal County standards, the arterial and collector roads have been enhanced with additional landscape buffers. These buffers are provided, in some cases, to include flood control, drainage or retention elements and structures but primarily, in all cases, they are designed as part of the roadway system so as to provide a more pleasant, lush and aesthetic

streetscape and to function as screening elements for residential development along these vehicular corridors to screen out traffic noise, odors and visuals. (See Section 3.3 of this text for a more detailed description of landscaped buffer improvements to Sorrento's roadway system.)

*Reference Exhibit O – Roadway Location and Classification*

## **7. TIMING OF DEVELOPMENT**

### **7.1 Project Phasing**

This site will be developed in three phases. It is anticipated that roadway and infrastructure engineering, processing, and construction will commence immediately following acceptance of the rezoning, review, acceptance and recordation of all required plats and construction documents. Development is estimated to begin the first quarter of 2005. Phase I and Phase II will each include a commercial parcel. Phase III will include the school site.

*Reference Exhibit N – Preliminary Phasing Plan*

## **8. PUBLIC UTILITIES AND SERVICES**

### **8.1 Potable Water and Wastewater/Sanitary Sewer Service**

There are two alternatives to obtaining water and sewer service to the Sorrento project.

The Santa Cruz Water Company is an existing operating utility provider whose boundary includes the project as a result of the recent 208 Amendment. Santa Cruz anticipates having sewer and water trunk lines installed to within 3 ½ miles of the NWC of the project within the next 12 months. Santa Cruz has amended their CC&N service area to include the Sorrento project. This scenario includes a Hook Up Fee (HUF) of \$2,500/unit for sewer and water. Any cost of constructing the offsite sewer and water trunk line would be credited against the HUF.

The 387 Special Purpose District, with Sonoran Utilities as the utility provider, has been formed within 3 miles of the SWC of the Sorrento project south of the railroad tracks. Thus allowing us to annex into this existing District. This alternative would require a regional lift station to be built on either Anderson Farms or the Sorrento project along the 7-mile force main constructed in order to get to the Waster Water Treatment Plant (WWTP) Sonoran utilities is proposing. The actual development timeline of the WWTP is unknown.

### **8.2 Solid Waste Handling**

The site will be serviced by the City of Maricopa.

### **8.3 Electrical Service**

This property and others in this area are currently serviced by Electrical District # 3 (ED-3). There are above ground electrical 6.5 kV lines running along Hartman Road, Bowlin Road, and Fuqua Road. There is also a 230 kV line running along Farrell Road on the northern edge of El Dorado's property outside and south of the future Farrell Road ROW. The 65 kV

line running along Hartman will require relocation. There appears to be adequate service capacity for this project and the surrounding area; however, new facilities may be required as this area develops, such as substations and additional 12 kV lines feeding off of the 69 kV lines. The improvement costs associated with relocating the 65 kV electrical line of Hartman are not extraordinary costs for a project of this size.

#### 8.4 Natural Gas

This property and others in this area will be service by Southwest Gas Corporation.

#### 8.5 Telephone

This property and others in this area are currently serviced by Qwest Communications. As this area develops, new service lines will be provided by Qwest.

#### 8.6 Cable TV

This property and others in this area are currently serviced by Orbitel Communications. There are no existing cable TV manholes or junction boxes currently in place.

#### 8.7 Fire Protection and Emergency Services

The fire and emergency services will be provided for through by Maricopa Fire District upon availability of service. Impact fees will be proposed with all new development and are currently under review with the Maricopa Fire District. The recently approved Anderson Farm PAD has designated a proposed Fire Station facility near Murphy Road. This proposed facility is approximately 1 mile northeast of Sorrento and will provide the four minute response time for Sorrento.

#### 8.8 Law Enforcement

Pinal County Sheriff's Department will respond to public safety calls for the residents of the Sorrento. Prior to the recordation of the first Final Plat within the Sorrento PAD, the Owner/applicant shall enter into a Development Agreement with Pinal County to provide financial contributions to Pinal County to pay for the increased cost incurred by the Pinal County Sheriff's Department related to serving the Sorrento PAD. This financial contribution shall be for a period of two years commencing on the date the first Certificate of Occupancy is issued within the Sorrento PAD.

#### 8.9 Schools

A 12 -acre parcel will be dedicated for a school within the Sorrento project. Currently, the Maricopa Unified School District has several schools, one located on the west side of John Wayne Parkway, north of Honeycutt Avenue. The school currently handles K through 12 grade students. Other schools have been proposed in the area within the approved and proposed Planned Area Developments of Anderson Farms and Rancho Mirage Estates. An additional elementary school has been constructed within the Rancho El Dorado Project.

## **9. MAINTENANCE OF STREETS AND COMMON AREAS**

### **9.1 Streets**

Construction methods and techniques of all streets within the subject property shall be in accordance with Pinal County Subdivision Regulations. All streets will be constructed, installed, and maintained by the developer until the final inspection and acceptance by Pinal County. At that time of dedication with final plat, acceptance by Pinal County, the maintenance of those roads will transfer to Pinal County. The Sorrento Homeowner's Association will maintain the landscape tracts in the arterials and collectors.

### **9.2 Common Areas**

There will be a variety of common areas within this development ranging from open space to be used for recreation areas, mini parks within the parcels, open space and trail corridors adjacent to the collector roads and through neighborhoods and neighborhood parks. Open space and landscape tracts within the residential component will be owned and maintained by the Sorrento Homeowner's Association.

## **10. CITIZEN REVIEW PROCESS**

A neighborhood meeting was held at the Maricopa Unified School District cafeteria on Honeycutt Avenue in Maricopa, on January 27, 2004 at 6:30 pm. Of the 9 people in attendance, 5 attendees are members of the City of Maricopa Planning and Zoning Commission, and a member of the Maricopa Fire District. The purpose of the meeting was to acquaint the interested neighbors and the Planning and Zoning council members of the City of Maricopa of the various proposed aspects of this development and to gather their responses and to understand their concerns with this development.

For the neighborhood meeting, notification was sent by mail to property owners within 300 feet of the project. A large billboard type sign was installed on the southeast corner of Hartman Road and Bowlin Road.

## 11. CONCLUSION

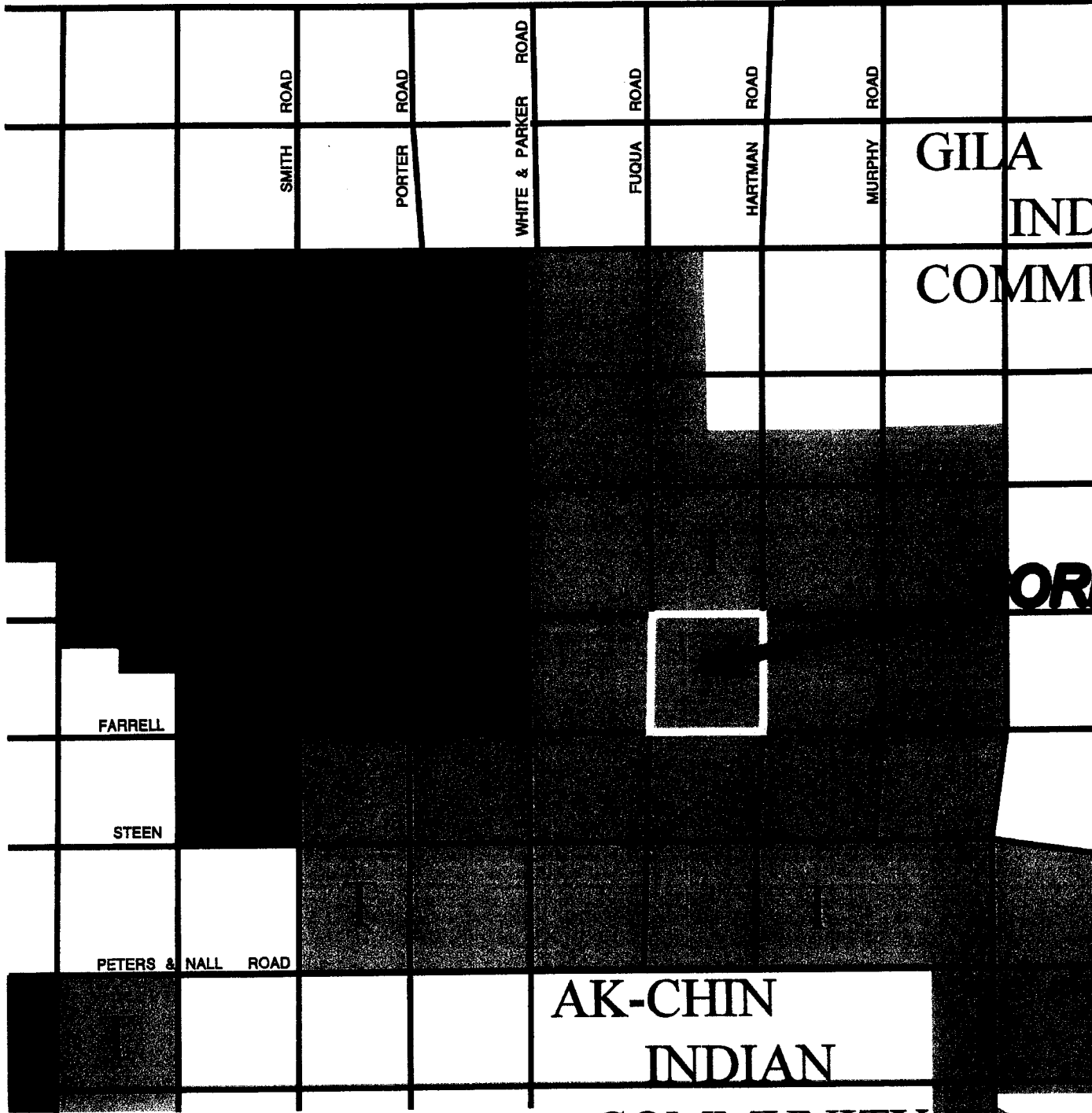
Sorrento is a project that portrays quality and diversity in uses while providing compatibility with existing and proposed development in the area. This project is poised to meet current and future needs of the surrounding community. The project will be an asset and compliment to the area.

As with any properly executed community addition, each increment of further design and engineering provides the owner/developer/consultants an opportunity for more detailed design studies which will lead to project refinements. The design/development process will respond to continued market and needs analysis. The enclosed site plan meets the requirement for rezoning and establishing an approved PAD Overlay district while at the same time allows the owner/developer enough flexibility to allow the detailing of the project to take a synergetic route.

We are pleased to present Sorrento to you. We respectfully request your review and look forward to working with you on creating this neighborhood community.

**Sorrento Development Team  
Westpac Development Corporation  
Protitlement  
Coe & Van Loo Consultants, Inc.**





**Transitional Area**  
 Transitional Area designation is retained on an interim basis and may be reclassified to Rural Community designation whereas public services and infrastructure is provided within the area.

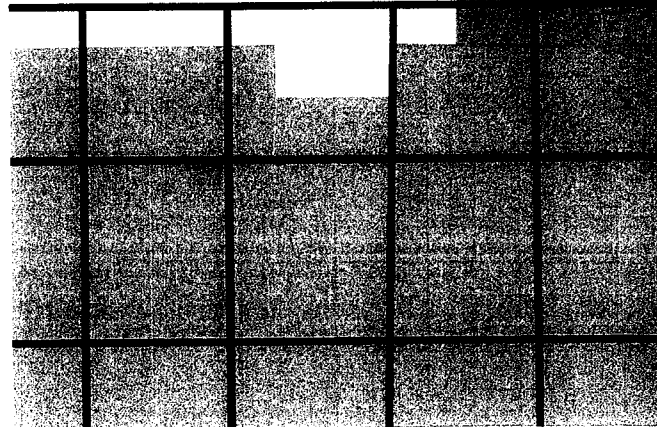
**Rural Community Area**  
 The Rural Community Area designation is a growth area that currently maintains a rural lifestyle which will provide goods, services and increased residential uses. Growth of these areas tends to be slow to moderate.

Growth should be based on the availability and capacity of public services, facilities, and infrastructure. A rural activity center allowing for commercial, business, governmental activity, health and educational facilities, industrial uses, parks and recreation areas should be an integral part of the design.

**Maximum Density Guidelines**

Single Family	3.5 du/ac
Attached (town houses, patio homes etc., apartments are not included)	5.0 du/ac
Multi family (apts)	12.0 du/ac
Planned Area Developments (All residential units are included)	4.0 du/ac

(With increased open space from the required 15% the density may increase.)





RANCHO EL DORADO

SMITH - ENKE ROAD

PRIMROSE

GR

HONEYCUTT ROAD

PROPOSED

CR-3

PROPOSED

RANCHO

MIRAGE

ESTATES

GR

SMITH FARM

BOWLIN ROAD

AK-CHIN

PROPOSED

CR-3

CB-1

PROPOSED

SORRENTO

GR

GR

PORTER ROAD

WHITE & PARKER ROAD

FUQUA ROAD

FARRELL ROAD

MARICOPA - CASA GRANDE HIGHWAY

GR

GR

FEED LOTS

STEEN ROAD

FEED LOTS

FEED LOTS

PETERS & NALL ROAD

AK-CHIN INDIAN COMMUNIT



Subject

W. BOXLIN ROAD

W. HENRIK ROAD

ROAD

W. HENRIK ROAD

ROAD

ROAD

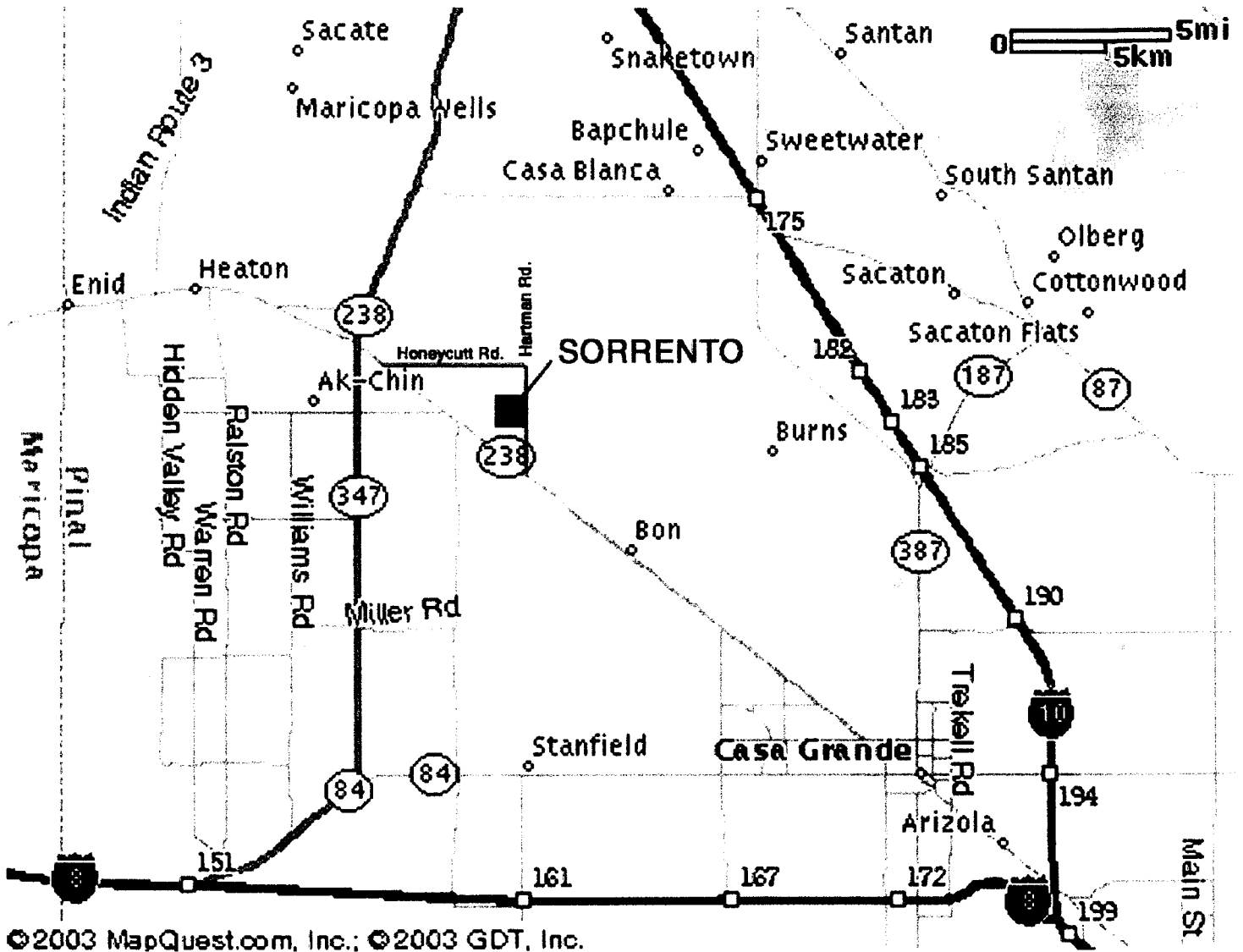
MARICOPA







# Sorrento Regional Access Map



©2003 MapQuest.com, Inc.; ©2003 GDT, Inc.

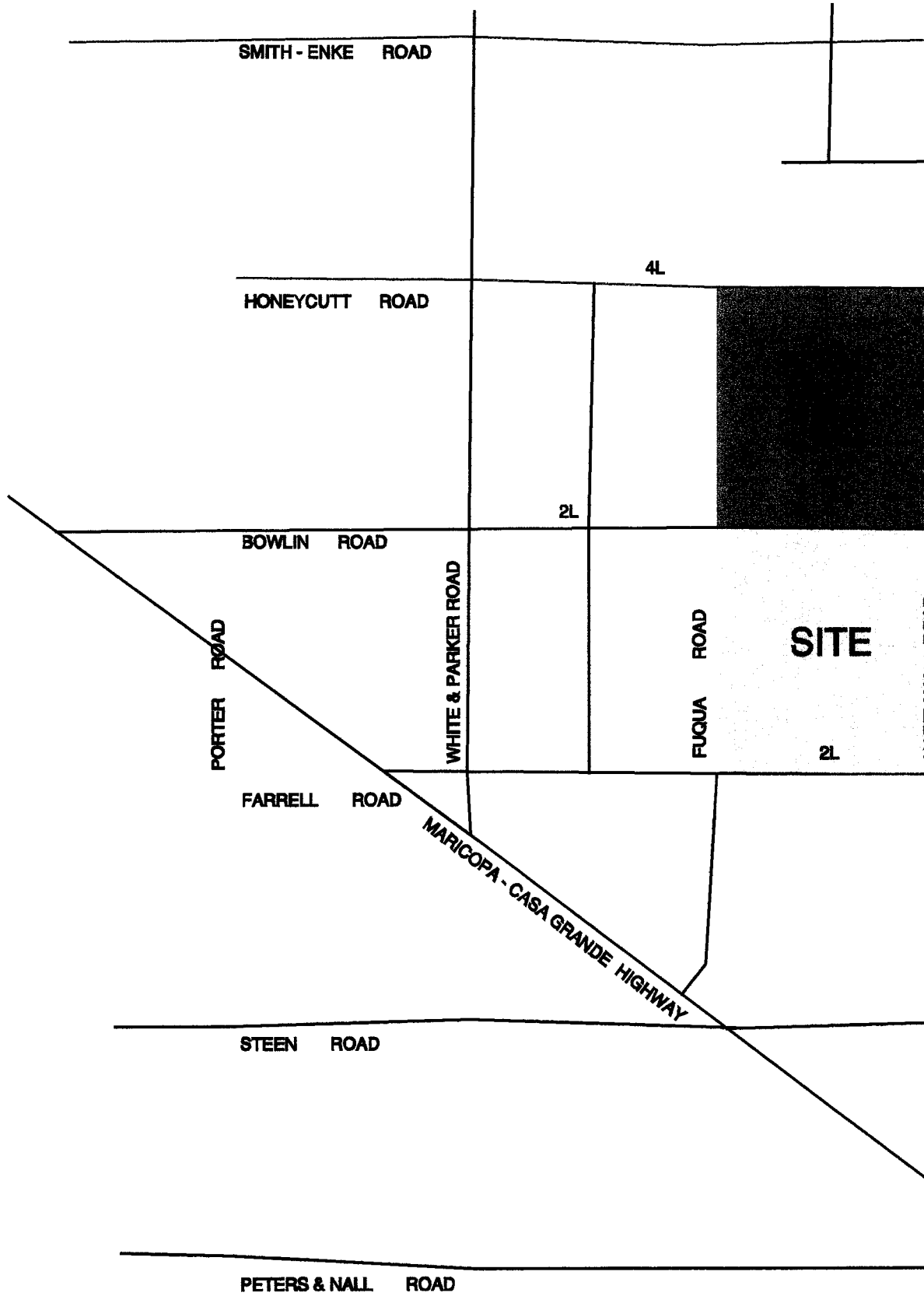
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TIME: 10:23  
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EXHIBIT D

DATE: 1-20-04  
N.T.S.

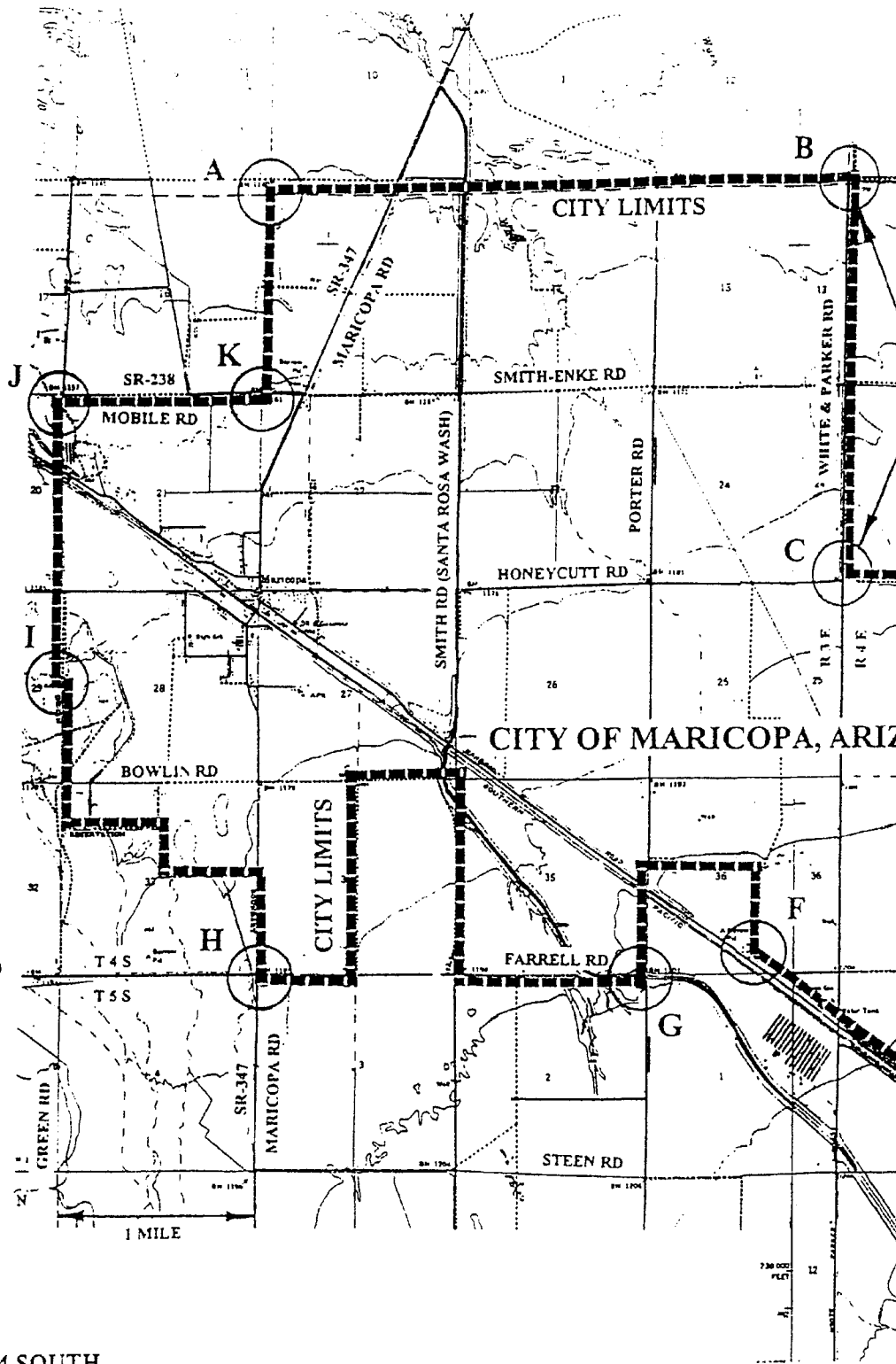






DATE- Dec. 16, 2003  
TIME- 10:28:47  
FILE- m:\00042\land\plac-site.dgn





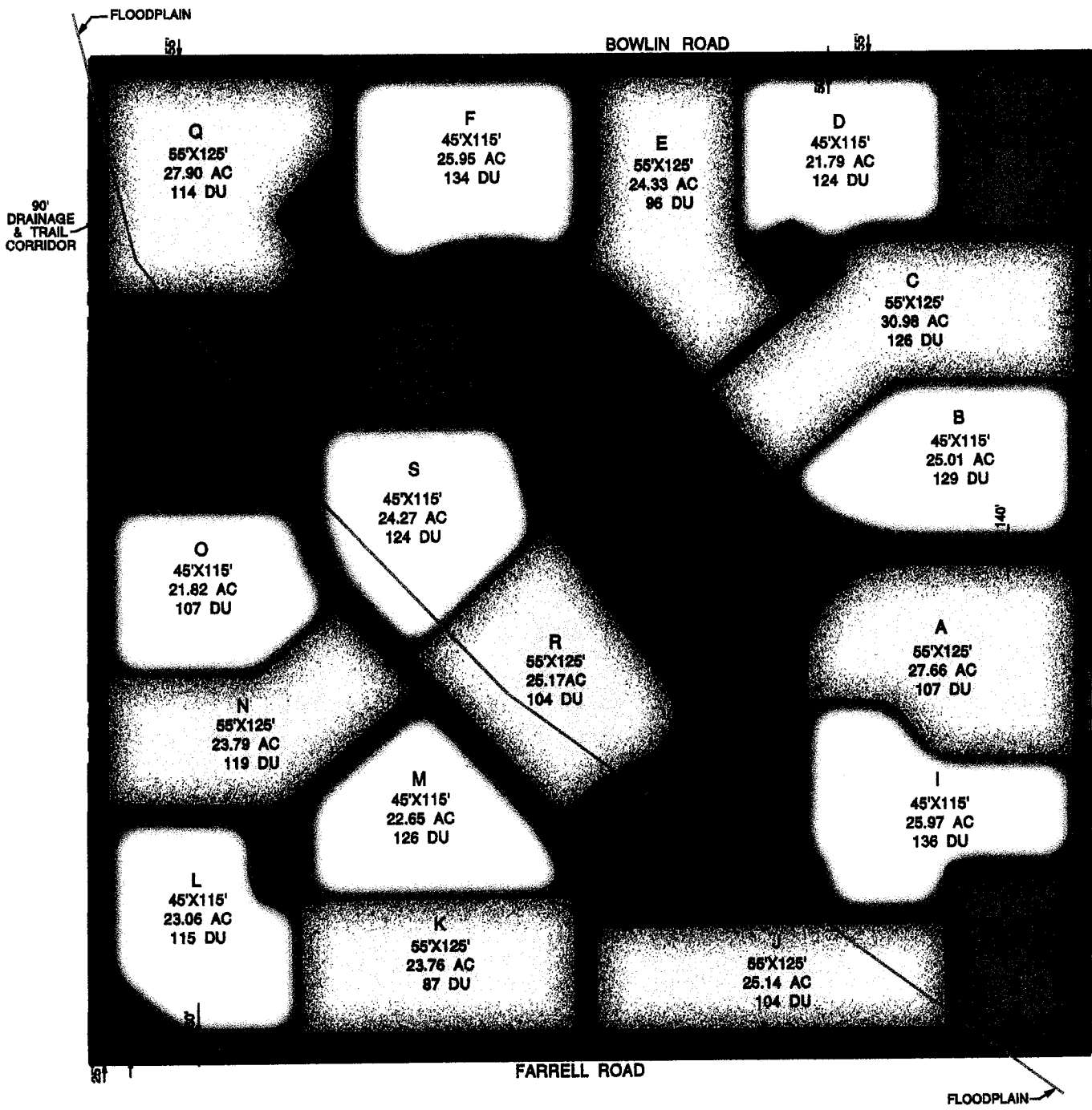
**BASIS OF MAP:**

- 1.) USGS, 7.5 MINUTE QUADRANGLE, "MARICOPA", PHOTOINSPECTED 1978
- 2.) USGS, 7.5 MINUTE QUADRANGLE, "SACATON BUTTE", PHOTOREVISED 1967

A PORTION OF TOWNSHIP 4 SOUTH AND TOWNSHIP 5 SOUTH; RANGE 3 EAST AND RANGE 4 EAST; GILA & SALT RIVER BASE & MERIDIAN, PINAL COUNTY, ARIZONA

**CITY OF MARICOPA, ARIZONA**  
**PROPOSED CITY LIMITS**





DATE: Dec. 10, 2002  
 TIME: 08:20:00  
 FILE: s:\2002\12\10\121010\121010.dwg



## Sorrento Preliminary Parcel Data

Parcel	Proposed Zoning	Land Use	Areas in Acres
A	CR-3	Single Family Residential Development	27.66
B	CR-3	Single Family Residential Development	25.01
C	CR-3	Single Family Residential Development	30.98
D	CR-3	Single Family Residential Development	21.79
E	CR-3	Single Family Residential Development	24.33
F	CR-3	Single Family Residential Development	25.95
G	CR-3	Single Family Residential Development	31.41
H	CR-3	Single Family Residential Development	25.52
I	CR-3	Single Family Residential Development	25.97
J	CR-3	Single Family Residential Development	25.14
K	CR-3	Single Family Residential Development	23.76
L	CR-3	Single Family Residential Development	23.06
M	CR-3	Single Family Residential Development	22.65
N	CR-3	Single Family Residential Development	23.79
O	CR-3	Single Family Residential Development	21.82
P	CR-3	Single Family Residential Development	28.28
Q	CR-3	Single Family Residential Development	27.90
R	CR-3	Single Family Residential Development	25.17
S	CR-3	Single Family Residential Development	24.27
T	CR-3	School	12.00
	<b>NET RESIDENTIAL AREA</b>		<b>496.46</b>
		Master Plan Open Space	76.57*
		Major Right-of -Way	34.94
	<b>Total CR-3</b>		<b>607.97</b>
U	CB-1:	Commercial	17.18
V	CB-1:	Commercial	17.43
	<b>Total Commercial</b>		<b>34.61</b>
	<b>Grand Total</b>		<b>642.58</b>

Note:

\*Total Open Space acreage for the site shall be a minimum of 15% and/or 91.2 acres, 14.63 acres of that open space is included in the Net Residential Area as Subdivision Open Space.

*Reference Exhibit F – Preliminary Development Plan*

**Exhibit H**



## Sorrento Preliminary Land Use Data Summary

Land Use Designation	Gross Acres	
<b>CR-3: Single Residence*</b> , Single Family Residential Development	607.97	
* Includes		
Open Space Tracts, Right-of-Way & School		
<b>Open Space Requirements (for Residential Parcels)</b>	<b>Acres</b>	<b>% of Gross</b>
Subdivision Open Space Provided	14.63	2.4%
Master Plan Open Space Provided	76.57	12.6%
<b>Total Open Space Provided</b>	<b>91.2</b>	<b>15.0%</b>

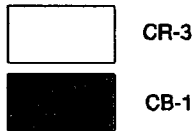
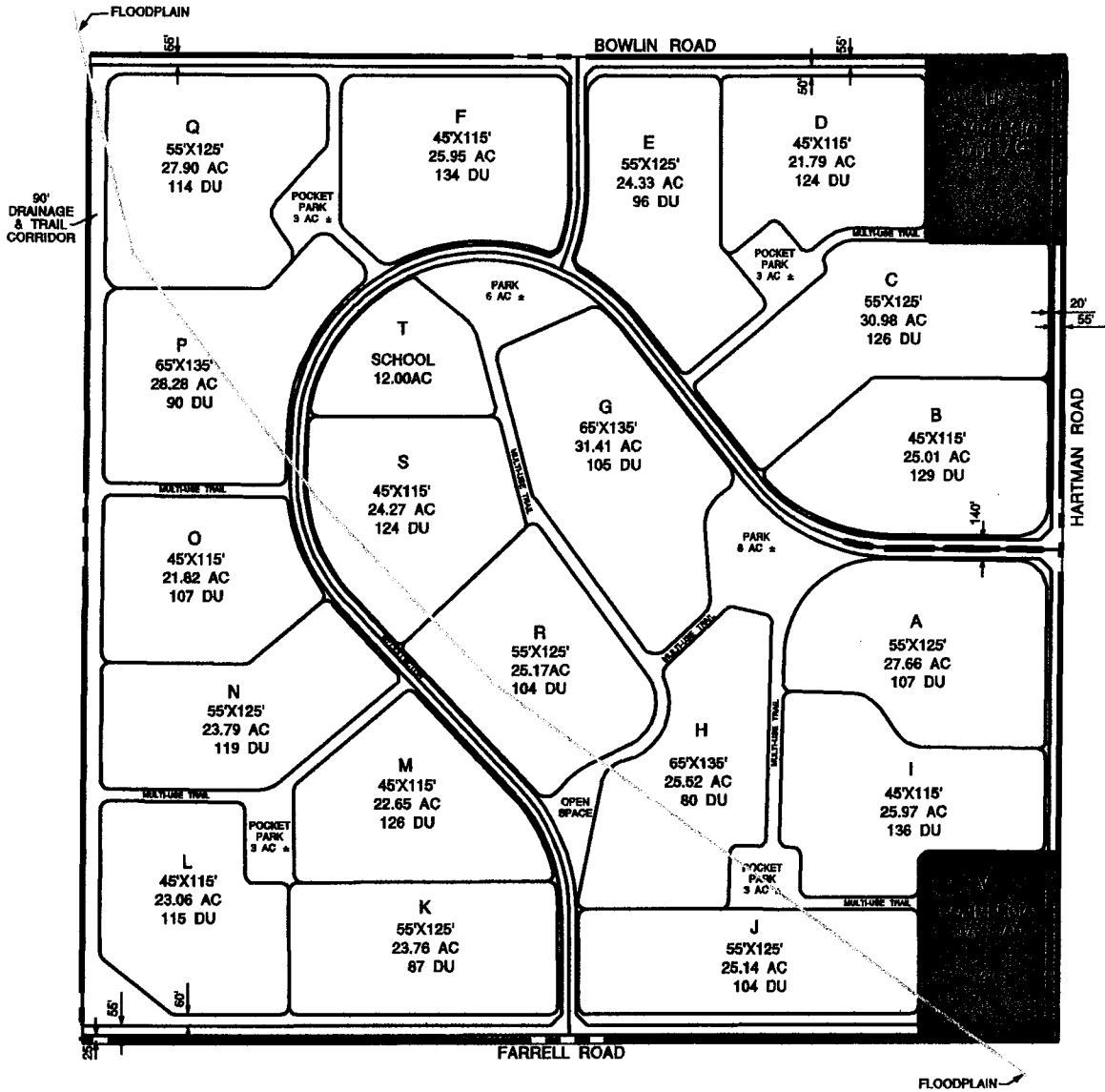
Density Calculations	Acres (1)	Density (2)	# of Lots
<b>Total Site</b>	642.58		
CR-3	607.97	3.5	2127
<b>Total</b>			

**Notes:**

1. Acreage calculations for the residential parcels do not exclude area for internal circulation/streets.
2. Density may change during Final Platting.



# Sorrento Zoning District Plan



DATE: 1-06-03  
 TIME: 08:48:55  
 FILE: n:\303042\land\plac-zdp.dgn



**EXHIBIT J**

DATE: 1-20-04  
 N.T.S.





## Sorrento

### CR-3 P.A.D. Single Residence Standards Comparison 45' – 65' Lot

<b>Development Standard</b>	<b>Required</b>	<b>Proposed</b>	<b>Variation</b>
BUILDING HEIGHT	Maximum height of any structure shall be 30 feet	30 feet	None
MINIMUM LOT AREA	7,000 SF	5,175 SF	1,825 SF decrease
MINIMUM LOT WIDTH	60 feet	45 feet	15 feet decrease
MINIMUM AREA PER DWELLING UNIT	7,000 SF	5,175 SF	1,825 SF decrease
MINIMUM FRONT YARD	25 feet	18 feet garage, 10 feet to livable or side entry garage	7 feet less, 15 feet less to livable or side entry garage
MINIMUM SIDE YARD	8 feet	5 feet	3 feet less
MINIMUM REAR YARD	25 feet	15 feet	10 feet less
MINIMUM DISTANCE BETWEEN MAIN BLDGS	16 feet	10 feet	6 feet less
BUILDABLE AREA	Not to exceed 40% of the lot, including all structures, except swimming pools.	Not to exceed 45% of the lot, including all structures, except swimming pools.	5% additional percentage of the lot area.
<b>DETACHED ACCESSORY BUILDINGS</b>			
<b>Development Standard</b>	<b>Required</b>	<b>Proposed</b>	<b>Variation</b>
PERMITTED COVERAGE:	One-third of the total area of the rear and side yards.	one-third of the total area of the rear and side yards.	None
MAXIMUM HEIGHT	20 feet	20 feet	None
MINIMUM DISTANCE TO MAIN BUILDING	7 feet	5 feet	2 feet less
MINIMUM DISTANCE TO FRONT LOT LINE	60 feet	60 feet	None
MINIMUM DISTANCE TO SIDE AND REAR LOT LINES	4 feet	4 feet	None
Accessory buildings shall be detached from the main building except that they may be attached by means of an enclosed structure that has only one wall not over 6 feet high which shall be placed on only one side of the structure.		No Change	None

**Exhibit K**



## Sorrento

### CB-1 P.A.D. Local Business Standards Comparison

Development Standard	Required	Proposed	Variation
BUILDING HEIGHT	Maximum height of any structure shall be 30 feet	30 feet	None
MINIMUM LOT AREA	None except for uses listed in section 1501-b and 1501-f	No Change	None
MINIMUM LOT WIDTH	None except for uses listed in section 1501-b and 1501-f	No Change	None
MINIMUM AREA FOR DETACHED DWELLING UNIT	3,500 SF for residential uses	3,500 SF	None
MINIMUM FRONT YARD	20 feet	20 feet	None
MINIMUM SIDE YARD	None for uses listed in Section 1501-B thru 1501-F; 7 feet each for residential uses	No Change	None
MINIMUM REAR YARD	25 feet, except as provided in Section 2316 for corner lot, which may be used to meet off-street parking requirements, or as part of off-street parking lot.	25 feet	None
MINIMUM DISTANCE BETWEEN MAIN BLDGS	None for uses listed in Section 1501-b thru 1501-f; 14 feet between residence and business	No Change	None

# Sorrento

## CB-1 P.A.D. Local Business Standards Comparison

<b>Development Standard</b>	<b>Required</b>	<b>Proposed</b>	<b>Variation</b>
<b>DETACHED ACCESSORY BUILDINGS</b>			
<b>Development Standard</b>	<b>Required</b>	<b>Proposed</b>	<b>Variation</b>
PERMITTED COVERAGE	40% of the minimum rear yard and any additional space within the buildable area.	40% of the minimum rear yard and any additional space within the buildable area.	None
MAXIMUM HEIGHT	20 feet within the required rear yard, 2 stories or 30 feet within the buildable area.	20 feet within the required rear yard; 2 stories or 30 feet within the buildable area.	None
MINIMUM DISTANCE TO MAIN BUILDING	7 feet	7 feet	None
MINIMUM DISTANCE TO FRONT LOT LINE	20 feet	20 feet	None
MINIMUM DISTANCE TO SIDE LOT LINES	None	None	None
MINIMUM DISTANCE TO REAR LOT LINE	4 feet	4 feet	None



## Sorrento

### CB-2 P.A.D. General Business Standards Comparison

<b>Development Standard</b>	<b>Required</b>	<b>Proposed</b>	<b>Variation</b>
BUILDING HEIGHT	Maximum height of any structure shall be 35 feet	35 feet	None
MINIMUM LOT AREA	None except for uses listed in section 1601-f and 1601-g	No Change	None
MINIMUM LOT WIDTH	None	No Change	None
MINIMUM AREA PER DWELLING UNIT	3,500 SF for residential uses	3,500 SF	None
MINIMUM FRONT YARD	15 feet	15 feet	None
MINIMUM SIDE YARD	None for uses listed in Section 1601-a thru 1601-j; 7 feet each for residential uses	No Change	None
MINIMUM REAR YARD	10 feet	10 feet	None
MINIMUM DISTANCE BETWEEN MAIN BLDGS	None for uses listed in Section 1601-a thru 1601-j; 7 feet each for residential uses	No Change	None
<b>DETACHED ACCESSORY BUILDINGS</b>			
<b>Development Standard</b>	<b>Required</b>	<b>Proposed</b>	<b>Variation</b>
PERMITTED COVERAGE	40% of the minimum rear yard and any additional space within the buildable area.	40% of the minimum rear yard and any additional space within the buildable area.	None
MAXIMUM HEIGHT	20 feet within the required rear yard, 35 feet within the buildable area.	20 feet within the required rear yard; 35 feet within the buildable area.	None
MINIMUM DISTANCE TO MAIN BUILDING	7 feet	7 feet	None
MINIMUM DISTANCE TO FRONT LOT LINE	15 feet	15 feet	None
MINIMUM DISTANCE TO SIDE LOT LINES	4 feet	4 feet	None
		No Change	None

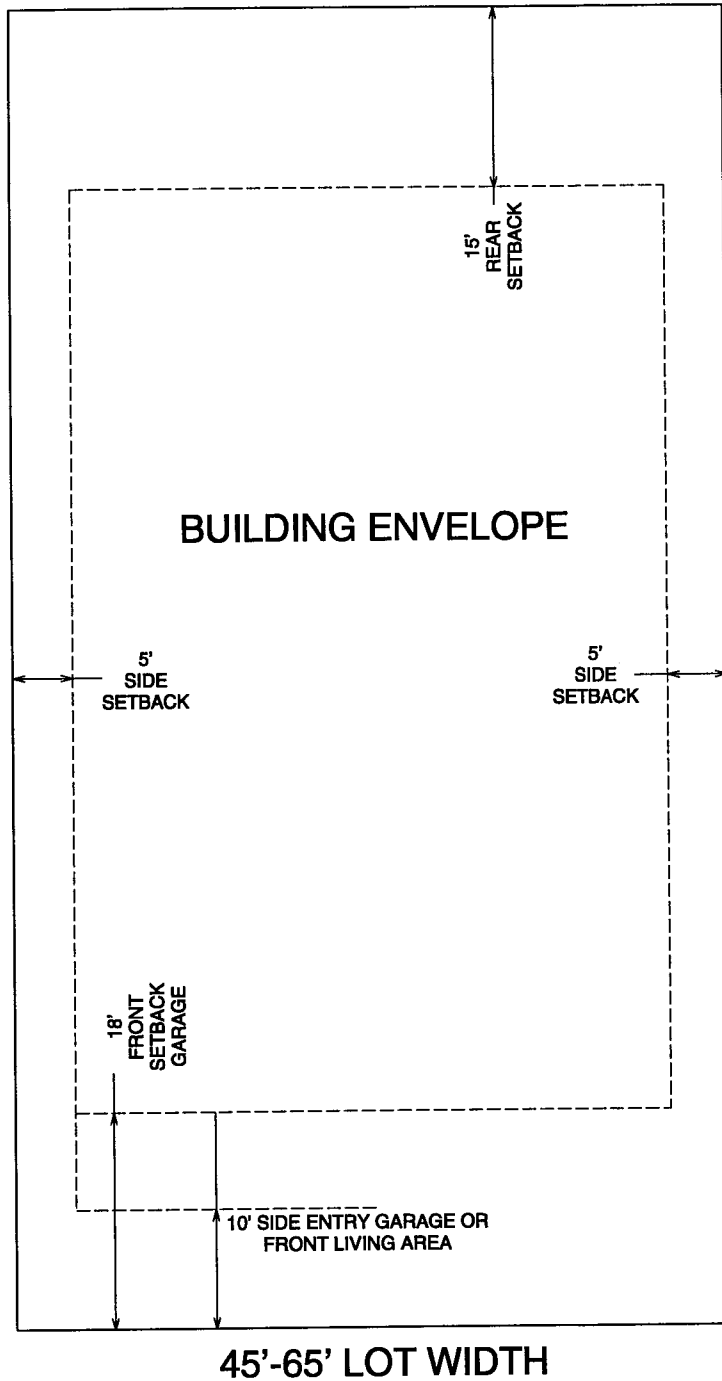
Accessory buildings shall be detached from the main building except that they may be attached by means of an enclosed structure that has only one wall not over 6 feet high which shall be placed on only one side of the structure.



# Sorrento

## 45' - 65' Wide

### Lot Layout



DATE- Dec. 10, 2004  
TIME- 13:09:00  
FILE- n:\030002\manc\psh-hyplc.dgn

EXHIBIT M

DATE: 1-20-04  
N.T.S.

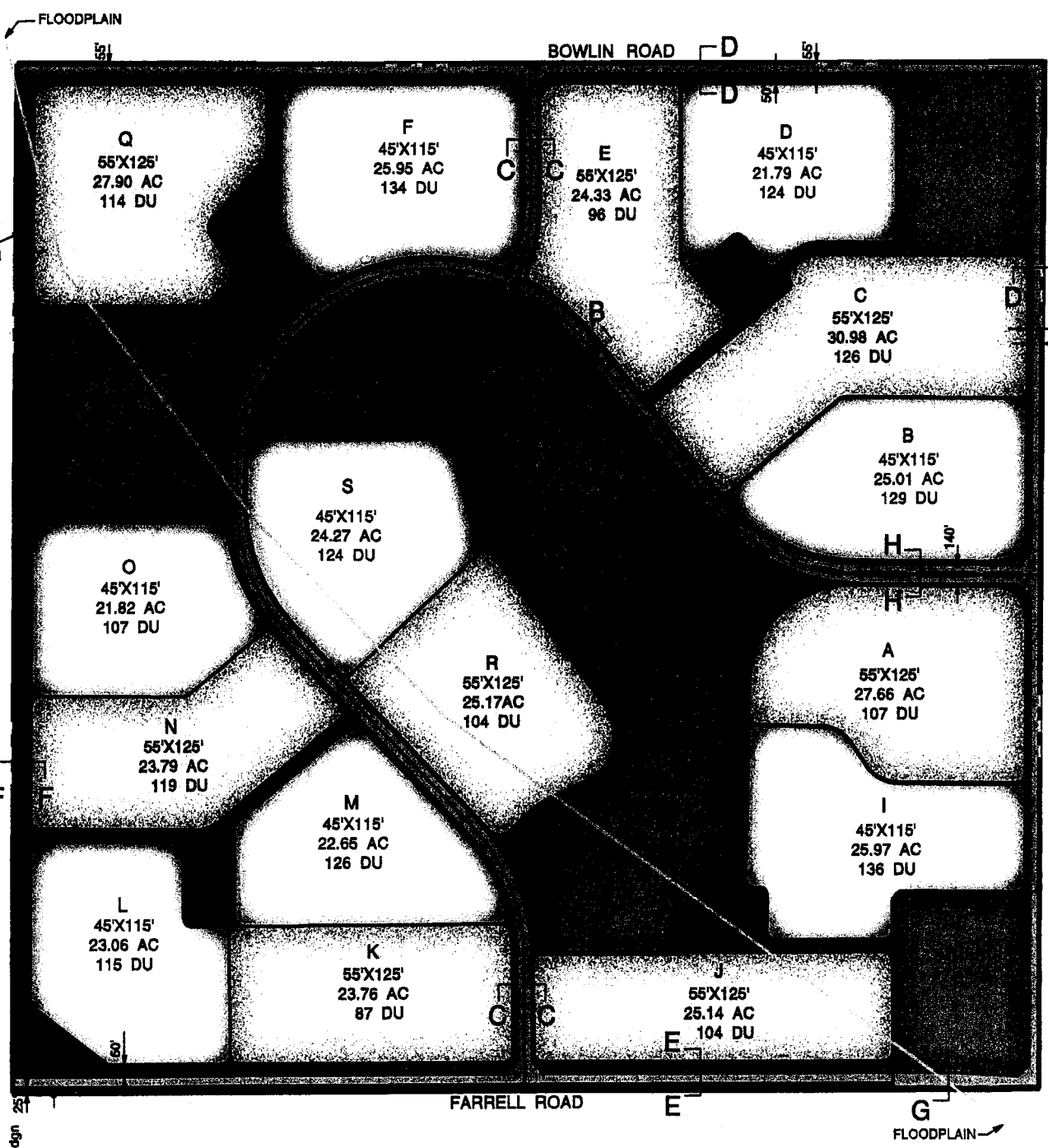


**CVL**









90'  
DRAINAGE  
& TRAIL  
CORRIDOR

FLOODPLAIN

BOWLIN ROAD

FARRELL ROAD

HARTMAN ROAD

FLOODPLAIN

DATE: Dec. 11, 2003  
 TIME: 07:54:44  
 FILE: n:\030042\land\plac-rd\loc.dgn

VARES  
10' MIN.  
LANDSCAPE  
TRACT &  
S/W ESM

B' VER  
CURB &  
M.A.O.  
(TYPE B)

VARES  
15' MIN.  
LANDSCAPE  
TRACT &  
S/W ESM

B' VER  
CURB  
M.A.O.  
(TYPE B)

TYPE

33' R/W POOT

ITROL



**Preliminary Design Guidelines  
Exhibit P**

# **Sorrento**

## **Preliminary Design Guidelines**

The overall community character of Sorrento will be that of a rural agrarian theme. It will be the goal of this project to fit into the existing fabric of the surrounding community. These preliminary guidelines will be the basis of future CC&R's that will be utilized to guide, create and maintain a high-quality development that fits well with the visions and desires of Pinal County and the surrounding area.

### Residential Architecture

While each individual builder has their own architectural vernacular in which they excel, these guidelines and the subsequent CC&R's are developed to guide all project visioning in a shared direction. All builders will be encouraged to offer as much variety in home design and building materials as possible. Each parcel will have a minimum of four (4) floor plans, each with a minimum of three (3) varied front elevations will be used throughout Sorrento project to provide a variety of housing alternatives and increase visual interest.

Varied architecture reflecting differing styles and materials will be utilized for each grouping of homes provided by all builders within this development. A minimum of three (3) different color values will be necessary for the roof material and exterior paint colors. Colors chosen for the buildings must be an earth tone of similar soft hue – no bright or “gaudy” colors will be permitted.

There should also be some variety in entry door, garage door and window treatments for the different home models from each builder. It will be required that homes adjacent to each other use differing architectural details and floor plans to create varied forms, massing, materials, and architectural proportions throughout the Sorrento community. These variations will be achieved through the use of carefully designed reveals, recesses, trim treatments, courtyards, porches/patios, and landscape.

Builders will be encouraged to reduce the visual impact that garages make on each streetscape throughout the community. Side entry garages, especially on the larger lots will be encouraged along with the recessing and staggered garage setbacks for the smaller lots.

All heating and cooling equipment shall be placed on the ground or otherwise be screened so as not to be visible from the front or side streets of the community. Any screening utilized should match the architectural features, materials, and colors of the dwelling unit to which it services.

### Walls and Fences

All walls and fences used throughout the development shall be designed and detailed to enhance the community's rural theming.

Perimeter/Theme walls will utilize materials that are complimentary and harmonious to the building types. CMU block, both smooth and textured as well as stucco and split rail may be

used. Other materials may be utilized as long as they are in concert with materials used within the project.

Interior/Privacy walls may be used within the project as long as they are not directly in view from off-site. These wall colors and materials may vary as long as they correspond to the materials used on the perimeter/theme walls and blend with the building styles.

View fencing may be utilized within Sorrento.

### Homeowners Association

A Homeowners Association will eventually be organized and funded through monthly/yearly collected funds from each homeowner within the Sorrento community. This association will be charged to ensure long-term compliance and enforcement with the CC&R's for the community. It will also organize and oversee the maintenance and upkeep of all shared/public components of the property.

### Landscaping and Open Space

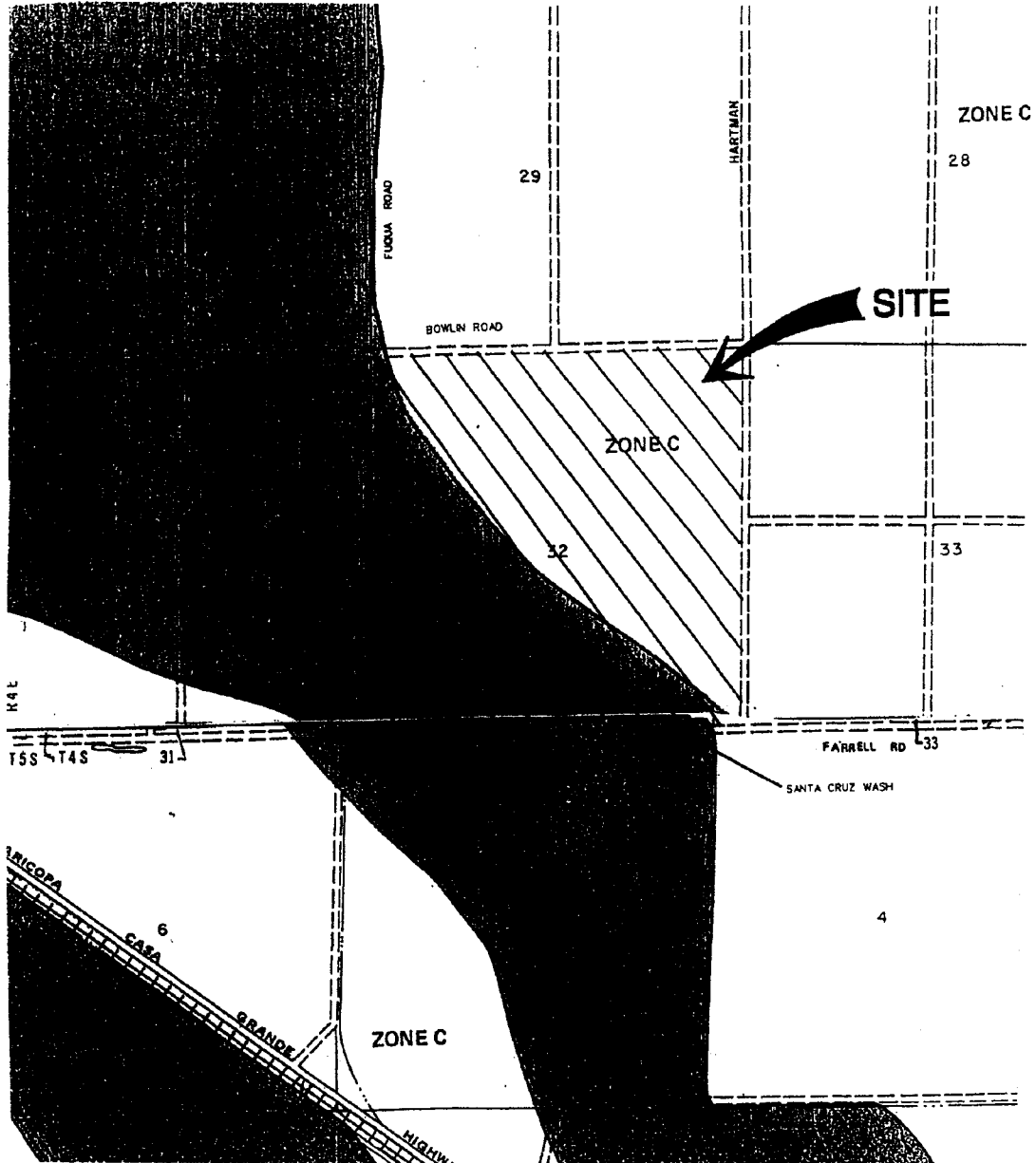
Any areas dedicated to open space, parks or landscaped tracts shall be landscaped and maintained by the Homeowners Association. Low-water (xeric) plant material will be encouraged. Homeowners will be allowed the flexibility in selecting plants for their front yards from a future plant list that will be included in the CC&R's. Each homebuilder will be required to landscape the front yards within 30 days of occupancy.

### CC&R's – Covenants, Conditions, & Restrictions

The future CC&R's for Sorrento will set forth rules and regulations governing homeowner's rights and responsibilities as they pertain to their real property. These CC&R's will list items that are allowed within the community as well as any restrictions/prohibitions as it relates to a homeowner's lot and dwelling unit.



# Sorrento Flood Plain Map



Zone A: Areas of 100-year flood; base flood elevations and flood hazard factors not determined.

Zone C: Areas of minimal flooding. (No shading)



EXHIBIT Q

DATE: 1-20-04  
N.T.S.





**January 27, 2004**  
**Neighborhood Meeting Notification**  
**Exhibit R**



January 15, 2004

Dear Neighbor:

I'd like to introduce myself as the representative for Westpac Development Corporation. Westpac Development Corporation is proposing a zoning change for the property located at the southwest corner of Bowlin Road and Hartman Road. The property contains 642 acres and consists of Section 32, Township 4 South, Range 3 East, Pinal County Arizona. The property is currently undeveloped, in agricultural production and zoned as General Rural with the proposed zoning request as Single Family Residential (CR-3) to include an elementary school along with two commercial parcels, General Business (CB-1). A location map is provided below for your information.

A Neighborhood meeting has been scheduled to inform adjacent owners and other interested individuals as to the details for the proposed development of this property. The meeting is scheduled for Tuesday, January 27, 2004, at 6:30 p.m. at the Maricopa Unified School District Cafeteria located at 45012 W. Honeycutt, Maricopa Arizona. We look forward to your participation.

Should you have any questions or concerns please feel free to contact me at 602.264.6831.

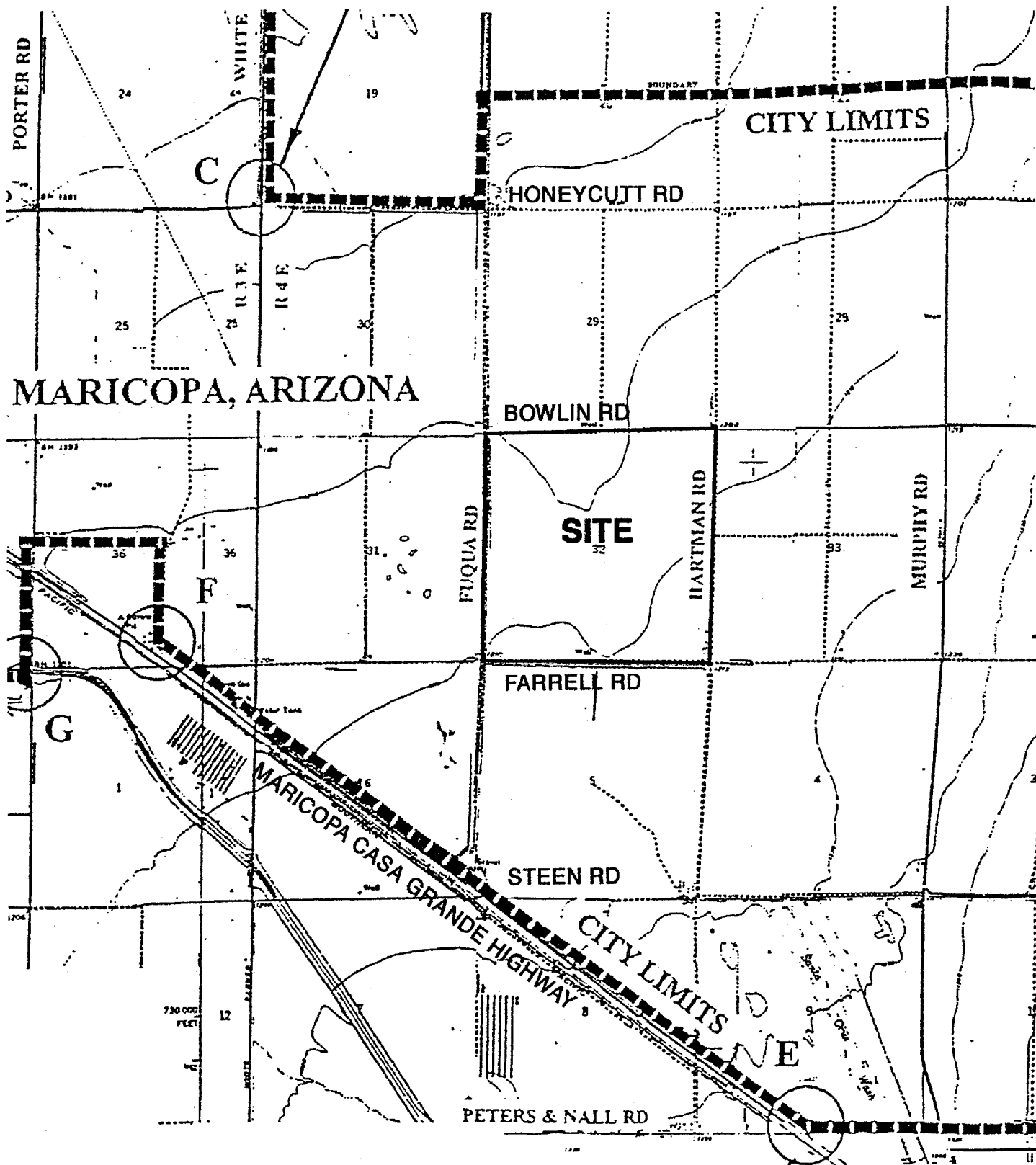
Sincerely,

COE & VAN LOO  
Consultants, Inc.

George Cannataro  
Project Manager

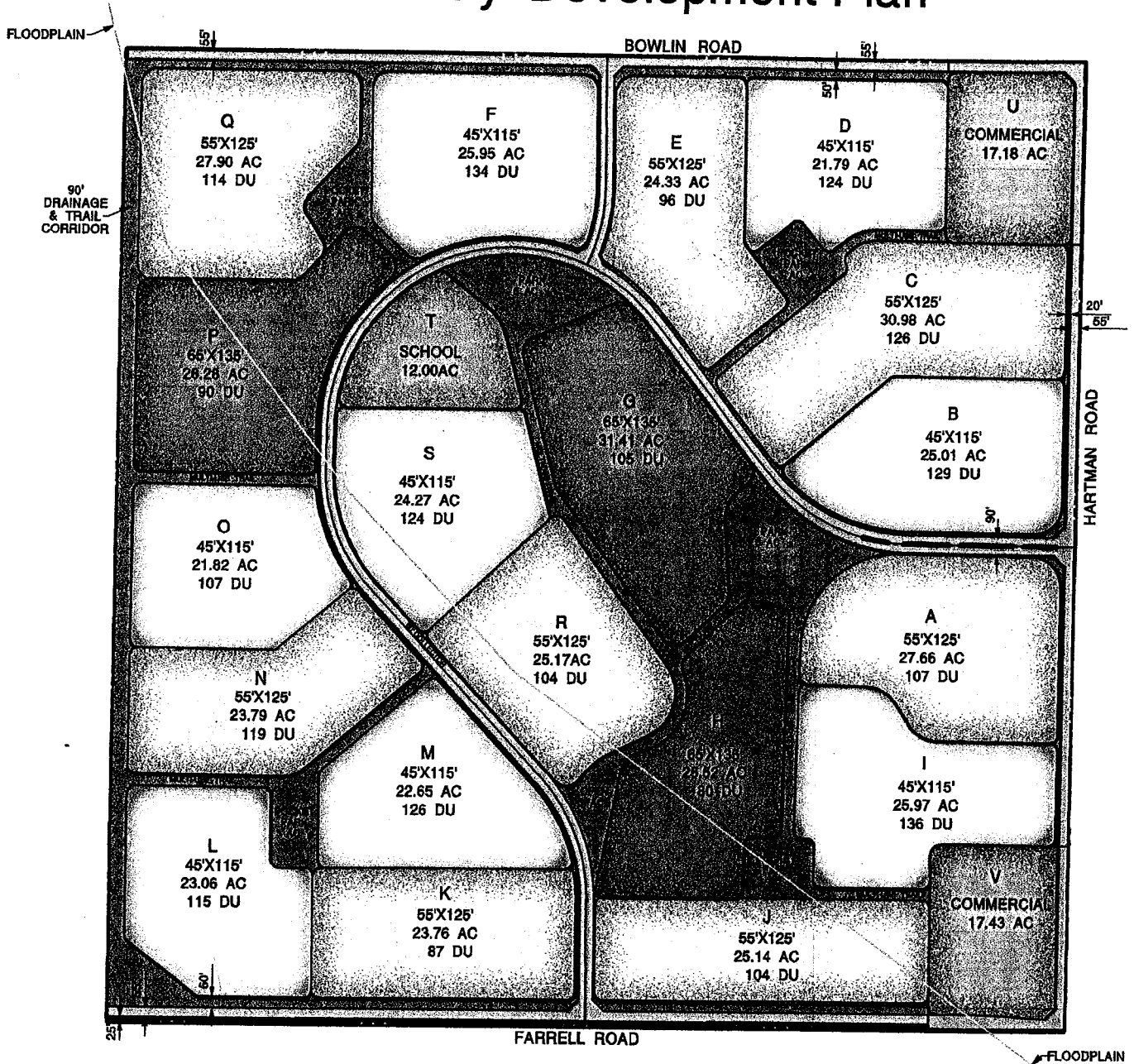
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# Sorrento Vicinity Map



# Sorrento

## Preliminary Development Plan



### SITE DATA

GROSS AREA	642.58	AC +/-
COMMERCIAL AREA	34.61	AC +/-
GROSS RESIDENTIAL	607.97	AC +/-
MAJOR R.O.W.	34.94	AC +/-
OPEN SPACE		
MASTER PLAN	76.57	AC +/- (12.6%)
SUBDIVISION	14.63	AC +/- ( 2.4%)
TOTAL	91.2	AC +/- (15.0%)
NET RESIDENTIAL AREA	496.46	AC +/-
YIELD	2,127	DU/s
GROSS DENSITY	3.5	DU/AC

### LAND USE DATA SUMMARY

PROPOSED ZONING	LAND USE	AREA GROSS ACRES
CB-2	COMMERCIAL	34.61
CR-3	SINGLE FAMILY	607.97
TOTAL		642.58

NOTE: ALL AREAS ARE APPROXIMATE



DATE: 12-12-03  
REV: 1-13-04  
N.T.S.



**January 27, 2004  
Neighborhood Meeting Sign-In Sheet  
Exhibit S**





January 27, 2004  
Neighborhood Meeting Minutes  
Exhibit T

# Sorrento

## NWC of Farrell Road and Hartman Road Pinal County, AZ

### Neighborhood Meeting – January 27, 2004 – 6:30 P.M. Maricopa Unified School District Cafeteria

#### Meeting Minutes

Westpac Development  
Corporation:  
Coe & Van Loo:  
Coe & Van Loo:

Kelly Hall, Project Manager  
George Cannataro, Project Manager  
Ryan Weed, P.E. Project Manager,

#### Presentation (6:30 PM – 7:30 PM):

I. Introduction:

Mr. Kelly Hall of Westpac Development Corporation, the owner/applicant/developer of Sorrento, provided a short greeting, introductions and an overview of the project and the developer.

II. Project Presentation to Neighbors:

Mr. George Cannataro of Coe & Van Loo Consultants, Inc. presented, with the help of graphic presentation exhibit boards, a “big picture” description of the project goals, existing site and surrounding conditions, proposed land uses, open space concepts, trail system linkage, parks and park improvements, and project themeing. Both Mr. Hall and Mr. Cannataro made a point to clearly demonstrate for the benefit of attendees how the proposed Sorrento development plan would comply with the five main criteria for master planned residential development within Pinal County. Those five criteria being; (1) a maximum density of 3.5 dwelling units per gross acre, (2) a minimum of 15% open space, (3) a minimum of three (3) lot size variation with a minimum lot size of 4,400 square feet, (4) at least one lot size variation to be a minimum of 7,000 square feet, and (5) that once the amended development standards are finalized all proposed housing products would fit entirely within the established building setback lines.

Mr. Ryan Weed of Coe & Van Loo Consultants, Inc. then presented an overview of the engineering aspects of the project addressing proposed improvements related to flood control, flood plain mitigation, the Santa Cruz Wash, arterial and collector roadways and water and sewer facilities and delivery systems.

The meeting was then opened to questions for meeting attendees. The following are comments and questions:

III. Questions and Answers from the Neighbors Around Sorrento:

**Flood Issue**

Further to CVL'S comments regarding the flood plain: the ditches do overflow especially at the corner of Farrell Road and Hartman Road. The engineer explained the different sections on Farrell Road – at the intersection with the cut-off wall; the berm for freeboard in tract west of Hartman.

**(Dave Zaiser)**

**Flood Issue**

Have we been in contact with FEMA and/or Army Corps of Engineers? Process takes a long time.

**(Dave Zaiser)**

Yes, we have been in contact with fema and a jurisdictional determination with the corps.

**Schools**

Do we have a school site and/or a donation agreement with the District?

**(Margaret Jackson)**

Yes, a prelim agree from meeting with district superintendent .

**Busing**

Will there be a transportation site provided with the school site?

**(Ed Rodriguez)**

Depends on school districts site plan

**Fire**

Funded through impact fees and taxation impact fees to be determined.

Pinal County may require an agreement with the Maricopa Fire District as a condition of approval.

ISO requires – 1.5 miles radius from station - 5 planned in area – we are 1 mile from station planned for Anderson Farms

**(Ed Rodriguez)**

**Bridge on Hartman?**

For flooding? Requirement for 2 emergency access points so no bridge with this project

**(Dave Zaiser)**

**Arterial Roads**

Maricopa is considering a requirement for 4 lanes with median and turn lanes for arterial streets

**(Mike Cooler)**

**Parks and Recreation Committee**

Maricopa is recommending Recommend to Council – re distribution of parks. Desire for large areas next to school – less area to tot lots. Based on survey from phx parks deptarks dept – showed tot lots not used much.

Maricopa Council would like to see 17 – 18% OS vs. County requirement for 15%.

Maricopa Council stated that this would provide justification to reduce lot sizes as play area provided in parks and not the yards.

Greenbelt preferred to tot lot – instead of play stations provide park shelter with bike paths, etc.

Put largest park next to school

Provide amenity for younger and older children in same park area vs, baby park/big kids park.

**(J. W. Salazar & Margaret Jackson)**



**Sorrento  
Surrounding 300' Property Ownership List**

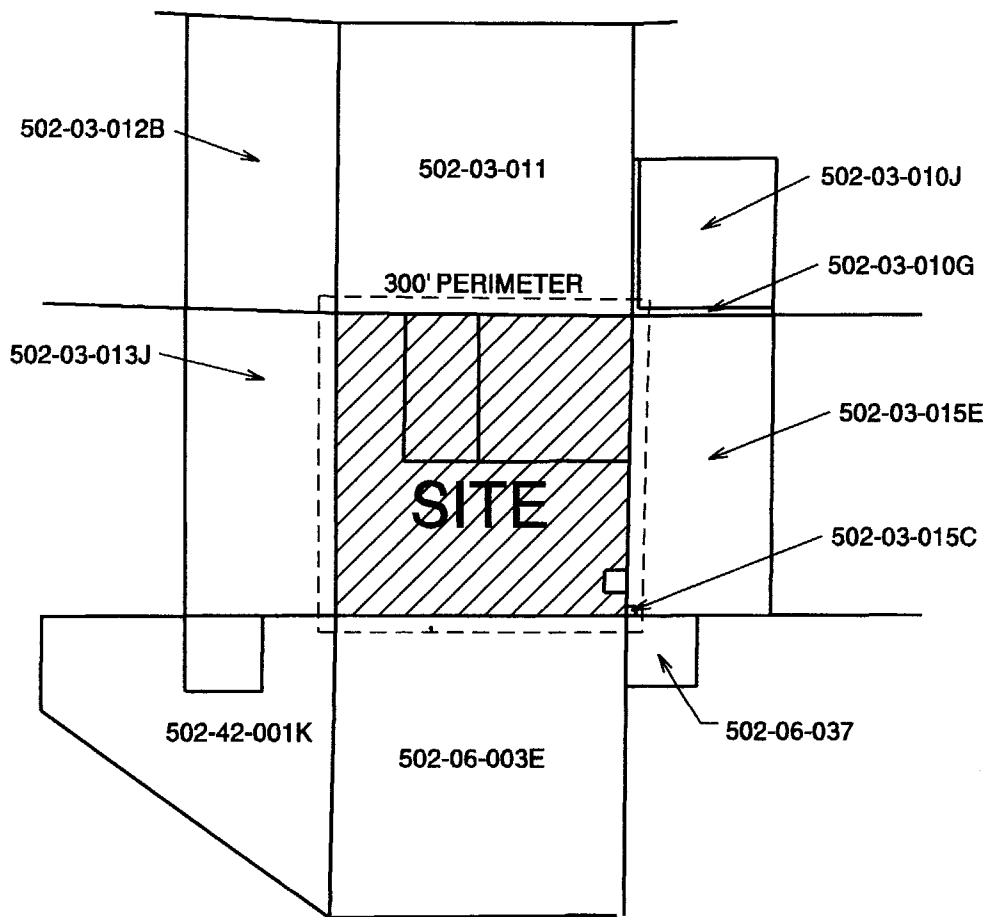
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<b>502 - 03</b>	<b>010G</b>	<b>Clinton Oliver &amp; Herminia Anderson 35840 W. Farrell Road Maricopa, AZ 85239</b>
<b>502 - 03</b>	<b>010J</b>	<b>Anderson Palmisano Farms 35840 W. Farrell Road Maricopa, AZ 85239</b>
<b>502 - 03</b>	<b>015C</b>	<b>Clinton Oliver &amp; Herminia Anderson 35840 W. Farrell Road Maricopa, AZ 85239</b>
<b>502 - 03</b>	<b>015E</b>	<b>Anderson Palmisano Farms 35840 W. Farrell Road Maricopa, AZ 85239</b>
<b>502 - 06</b>	<b>003E</b>	<b>Maricopa Casa Grande Hwy 813 LC 426 N. 44<sup>th</sup> Street, Suite 100 Phoenix, AZ 85008</b>
<b>502 - 06</b>	<b>037</b>	<b>Charles F. Murphy Desert Sunrise LLC. 7890 E. McClain Drive, Suite 4 Scottsdale, AZ 85260</b>
<b>502 - 03</b>	<b>012B</b>	<b>WAC Properties LLC. 14300 N. Northsight Blvd. #119 Scottsdale, AZ 85260</b>
<b>502 - 03</b>	<b>013J</b>	<b>Aubrey Pat Jr. &amp; Pennee TRS 426 N. 44<sup>th</sup> Street #100 Phoenix, AZ 85008</b>
<b>502 - 42</b>	<b>001K</b>	<b>Western Pinal Industrial Park LLC 426 N. 44<sup>th</sup> Street #100 Phoenix, AZ 85008</b>

*Reference Exhibit B – Vicinity Map and Surrounding Development  
Reference Exhibit V – Surrounding Property Ownership Map*

**Exhibit U**



# Sorrento 300' Surrounding Property Ownership Map



DATE: 10s 12 2003  
TIME: 12:50:25  
FILE: r:\30042land\pleh-cvram.dgn

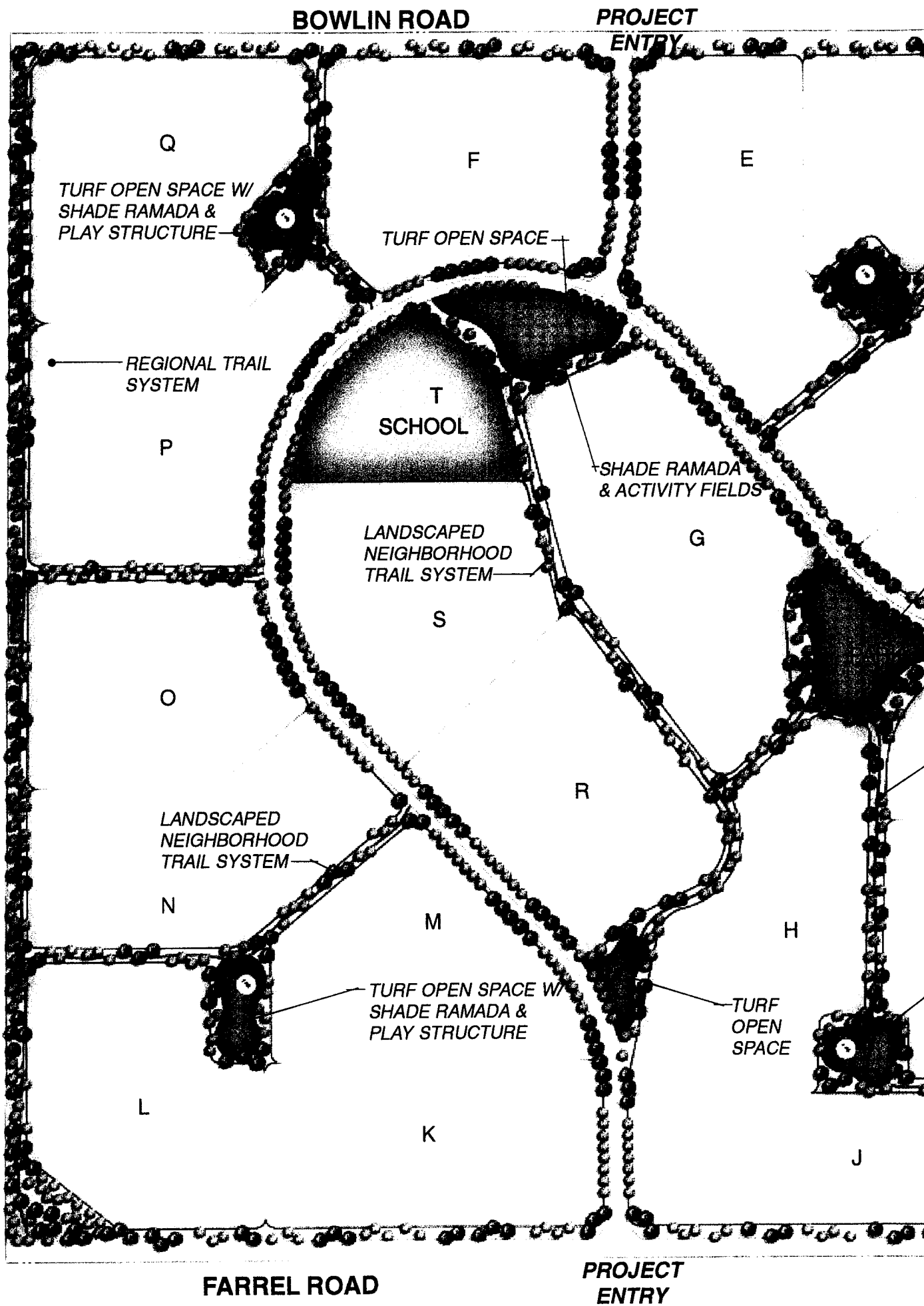
EXHIBIT V

DATE: 1-20-04  
N.T.S.



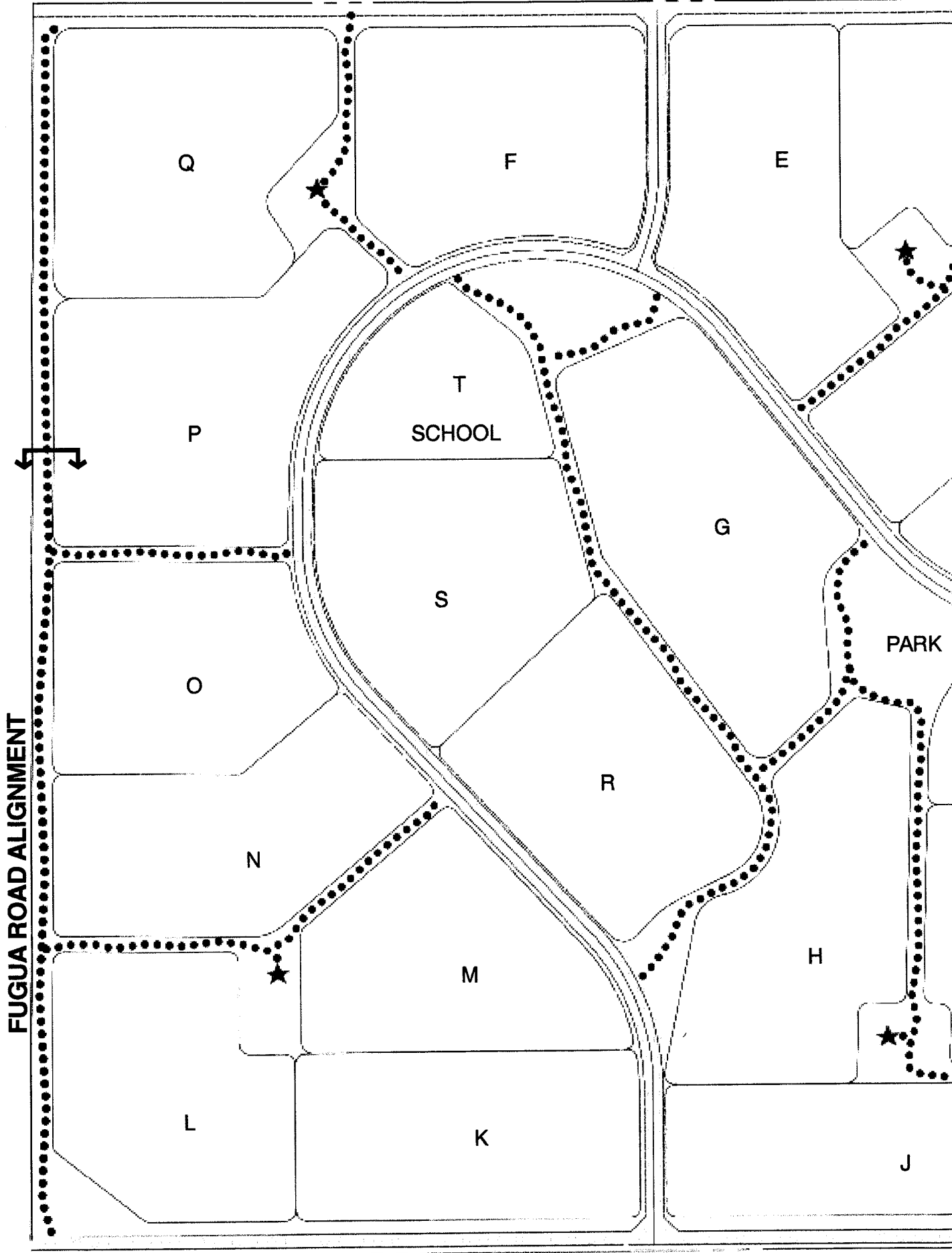
**CYL**







BOWLIN ROAD



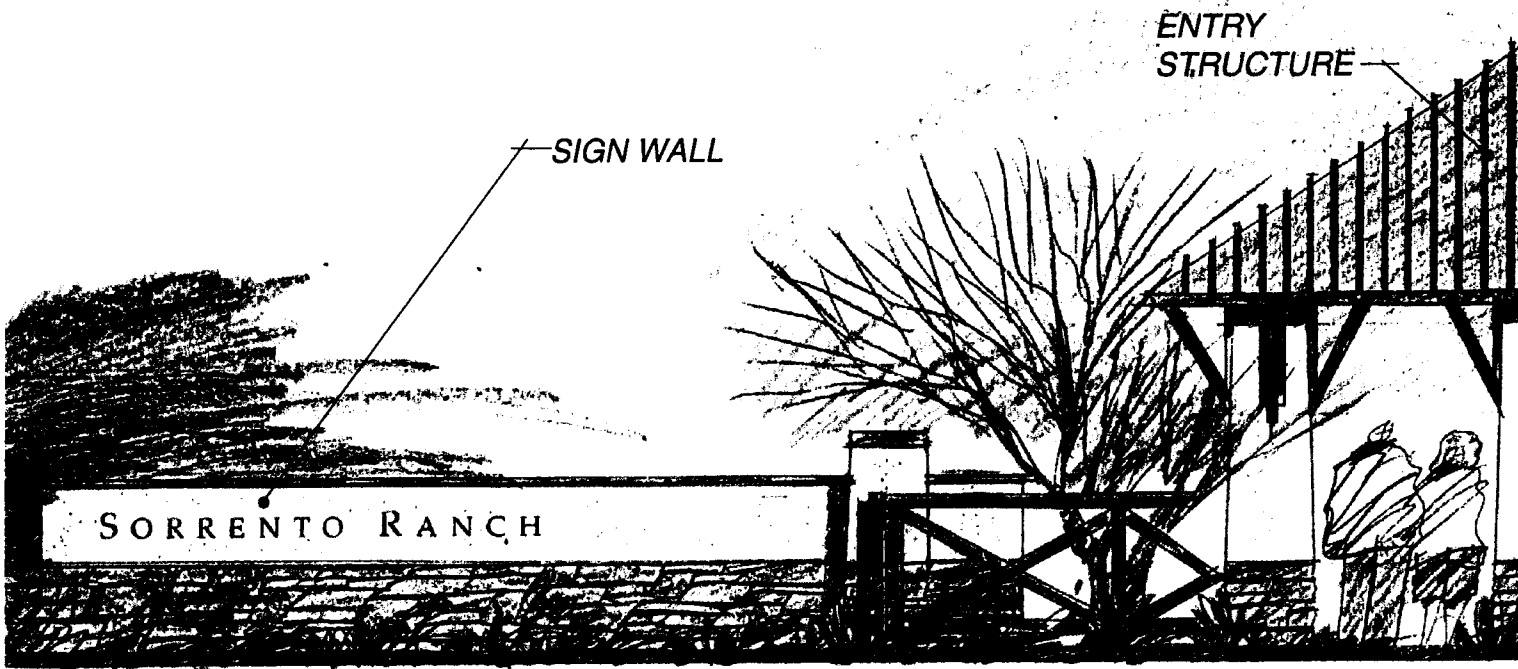
FUGUA ROAD ALIGNMENT

T SCHOOL

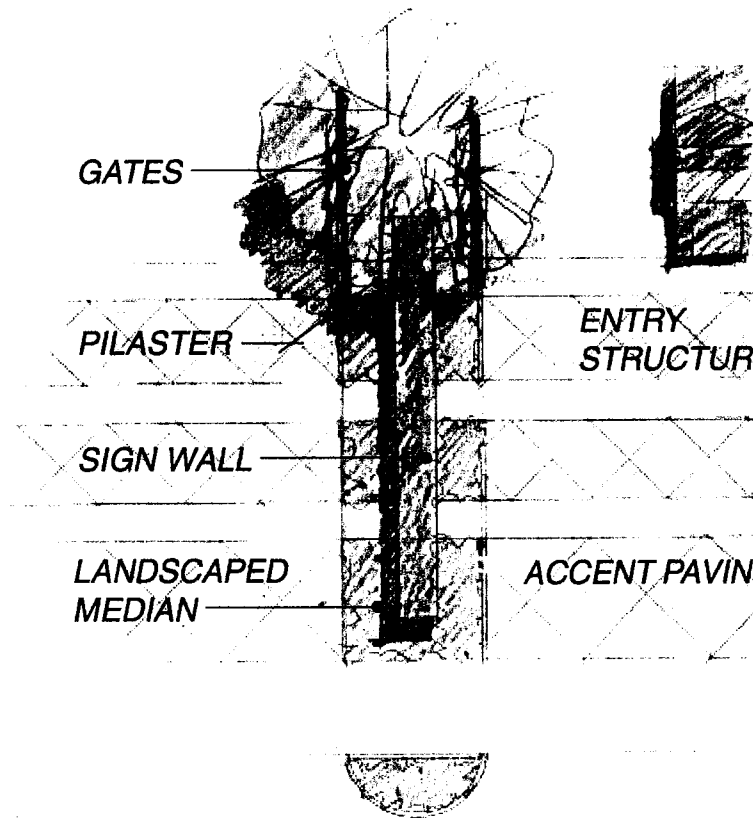
PARK

FARREL ROAD





**ELEVATION VIEW** *not to scale*



**PLAN VIEW** *not to scale*

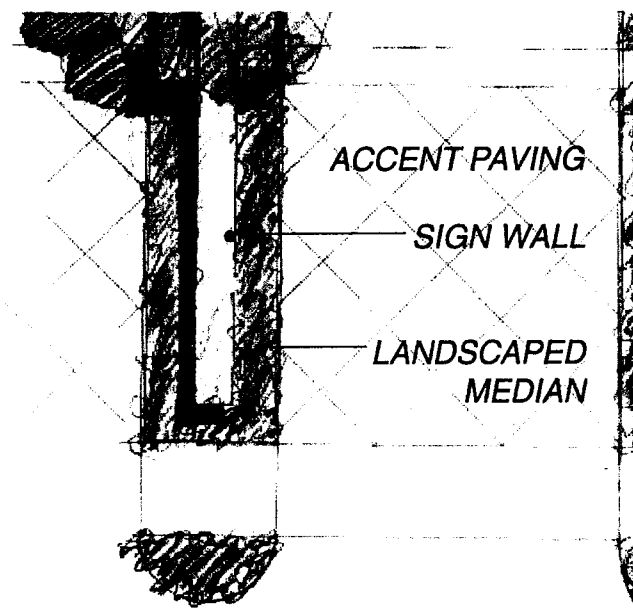




*ELEVATION VIEW not to scale*

PILASTER

RAIL FENCE PANEL



*PLAN VIEW not to scale*





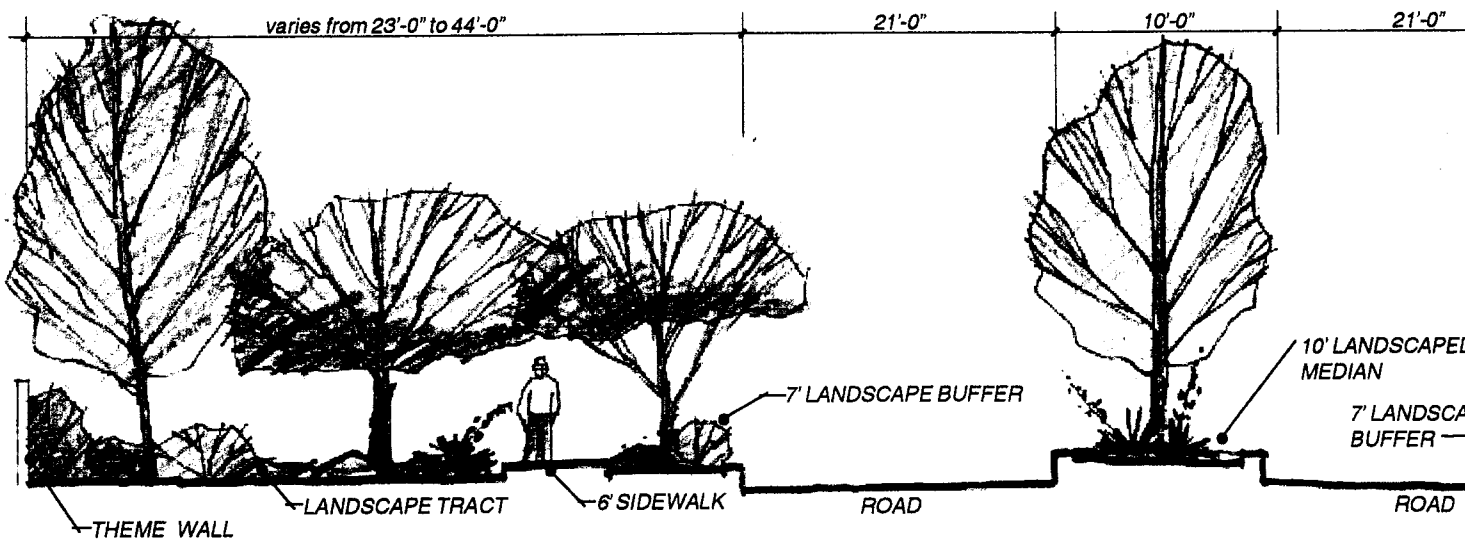
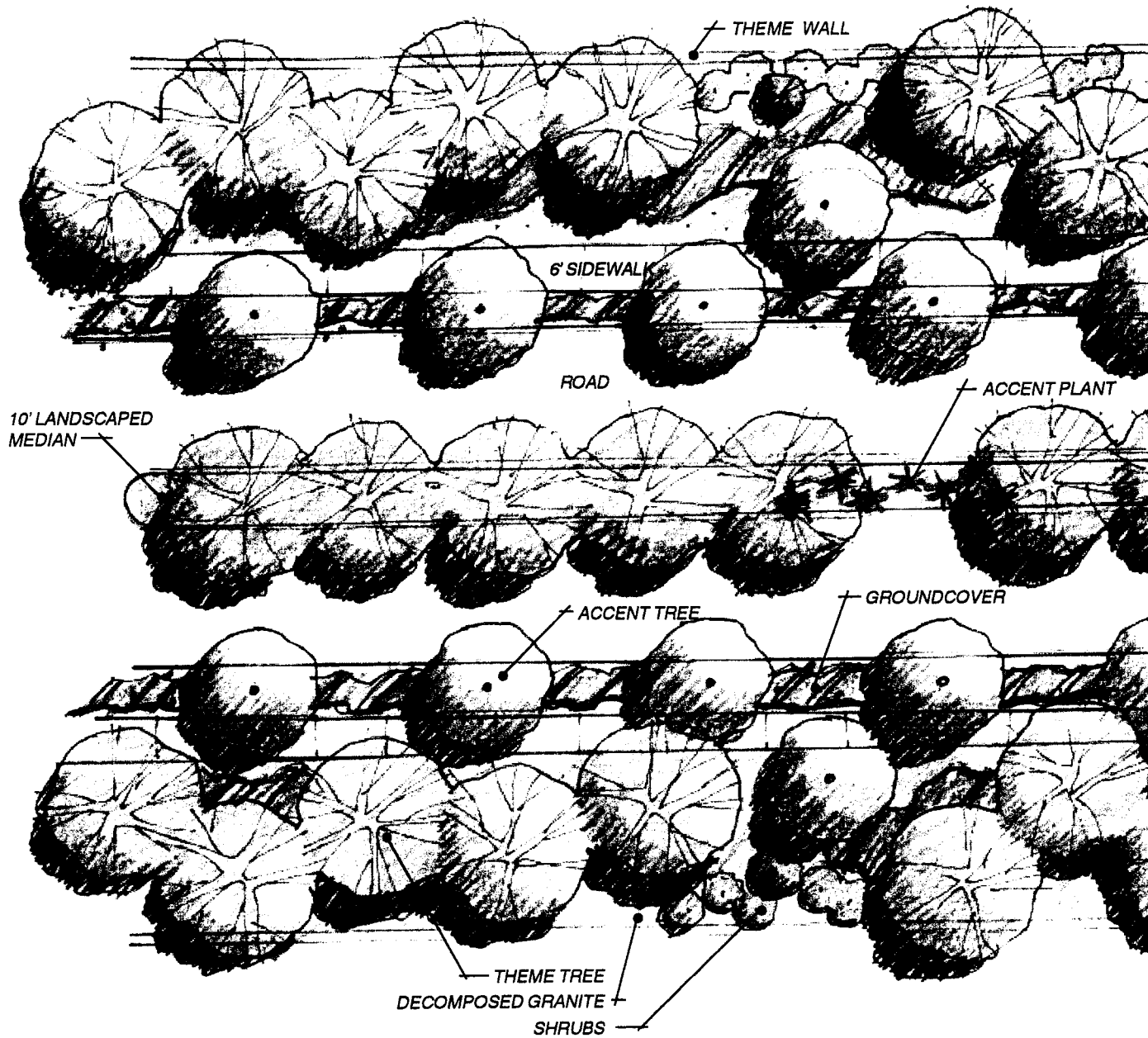
**ELEVATION VIEW** *not to scale*



**ACCENT PAVING**

**PLAN VIEW**

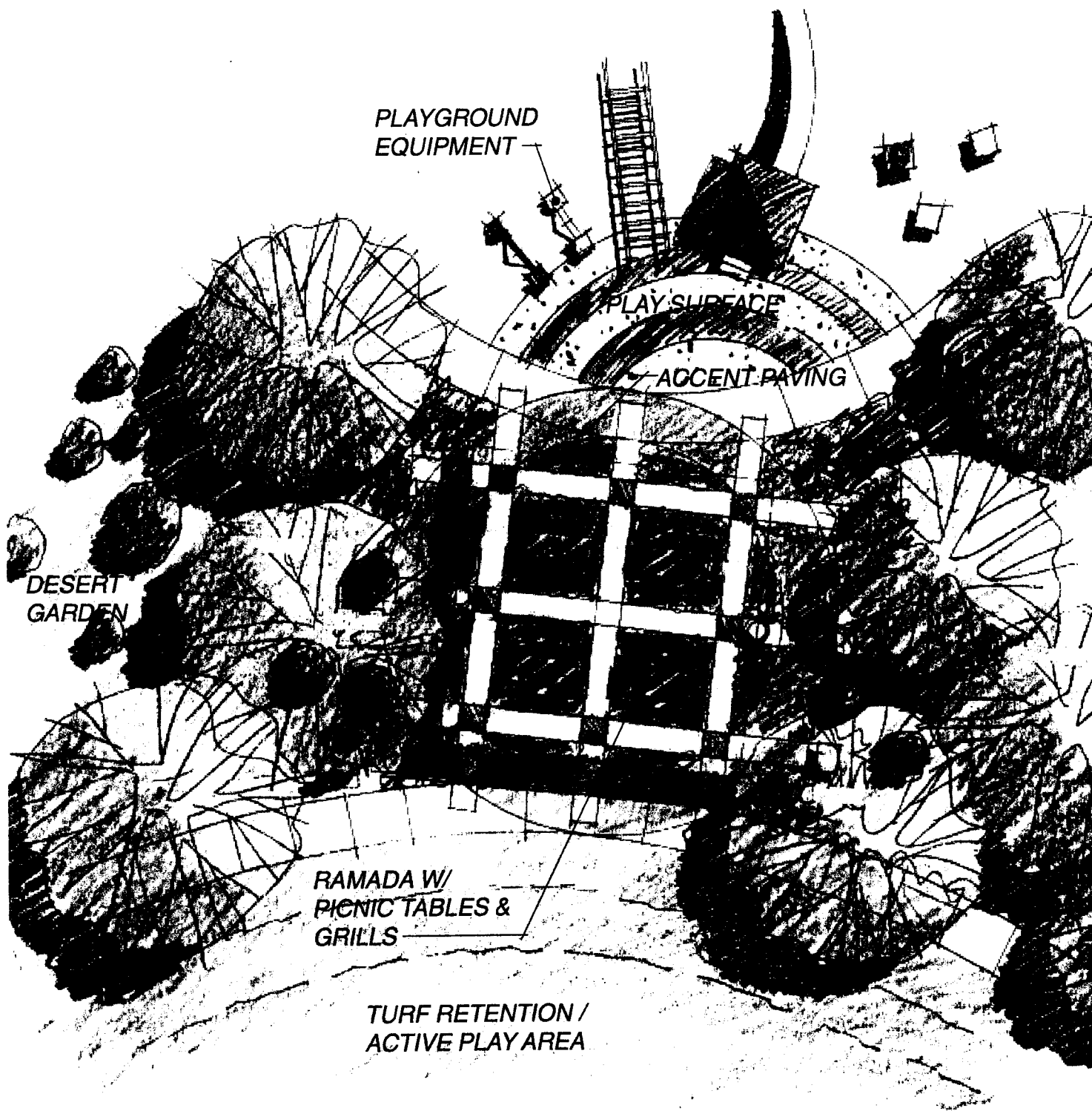




**COLLECTOR WITH MEDIAN**

SECTION scale 1" = 10'-0"





PLAYGROUND  
EQUIPMENT

PLAY SURFACE

ACCENT PAVING

DESERT  
GARDEN

RAMADA W/  
PICNIC TABLES &  
GRILLS

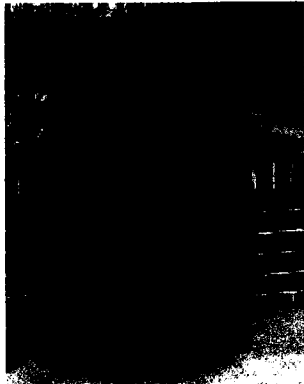
TURF RETENTION /  
ACTIVE PLAY AREA

PLAN VIEW *not to scale*





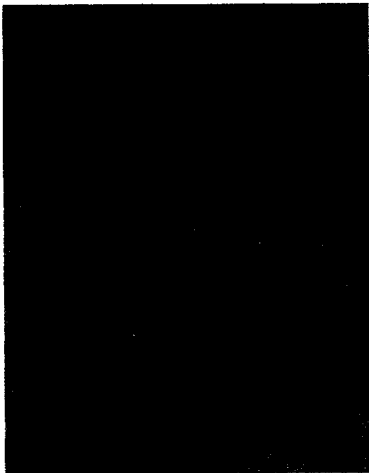
*DRINKING  
FOUNTAIN*



*TRASH RECEPTACLE*



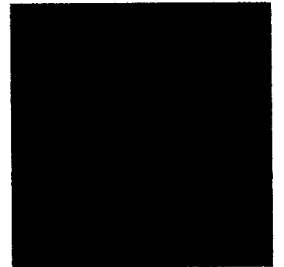
*RAMADA*



*GRILL*



*STONE PATTERN FOR ENTRY SIGNAGE &  
COLUMN BASES*



*MASONRY WALL  
BLOCK*



*SPLASH PAD*