



VERDE RIVER

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MARICOPA COUNTY
DEPARTMENT OF PLANNING & DEVELOPMENT
BY JAW

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MP 90-4



VERDE RIVER

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DEPARTMENT OF PLANNING & DEVELOPMENT
BY JAW

MP 90-4

VERDE RIVER DEVELOPMENT MASTER PLAN

AN AMENDMENT TO
TONTO VISTA DEVELOPMENT MASTER PLAN AMENDMENT

PREPARED FOR:

WESTERN RIO VERDE, INC.
23150 North Pima Road
Scottsdale, Arizona 85255

PREPARED BY:

LANDMARK LAND COMPANY OF ARIZONA, INC.
23150 North Pima Road, Suite #8
Scottsdale, Arizona 85255
602-483-2871

Steve Barrett
Tom Fisher - Engineer
Valgroup
585-3818

October 1990

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EXECUTIVE SUMMARY

Verde River is a 491 acre master planned community located in the Rio Verde Valley in northeast Maricopa County, adjacent to the proposed Tonto Verde development and near the existing Rio Verde community. The Development Master Plan (DMP) is an amendment to the previously approved Tonto Vista DMP Amendment. The reason for the amendment is the involvement of Landmark Land Company of Arizona, Inc., as the Master developer and re-evaluation of the 491 acre site. Changes have occurred by adding a golf course, redesigning course layouts, reducing the overall number of dwelling units from 737 to 606, and deleting the commercial area.

The proposed DMP will consist of a 36-hole golf facility and a maximum of 606 dwelling units. The development concept is designed to provide a quality, low density, residential/golf course environment with a gross density factor of 1.23 units per acre. When fully developed a population of 1,333 is projected.

Residential units will consist of (1) single family housing, 474 units on 146.16 acres, that lie within Maricopa County's urban residential/very low density (UR/VL) and urban residential/low density (UR/L) land use categories and (2) cluster housing, 132 units on 16.6 acres, which falls within Maricopa County's urban residential/medium density (UR/M) land use criteria. The various housing products will be designed to compliment the Sonoran Desert landscape and maximize views afforded by the natural area open space, fairway frontage, water features, surrounding mountain ranges, and Verde River Valley.

The golf courses will be constructed on approximately 301 acres utilizing the existing Sonoran desert landscape as a design criteria. The total turf area for both Verde River courses will be 150 acres, leaving over 50% of the native desert state or revegetation as such. The courses and open space corridors will be located to facilitate drainage and water retention, and to provide views and panoramas for the residents.

Development of Verde River is scheduled to occur in four phases, beginning in 1991 with the construction of the first golf course and a temporary clubhouse, followed by residential development. Completion of Verde River is projected for 1999.

The continued success and development of the Fountain Hills and Rio Verde communities coupled with the projected continued growth for the northeast corridor equates to a demand for housing in the area. Verde River will help meet that demand with the establishment of a quality master planned community that will feature an active lifestyle and open space.

PROJECT LOCATION

Verde River is a 491 acre master planned community located in the Rio Verde Valley of northeast Maricopa County, adjacent to the proposed development of Tonto Verde and near the existing Rio Verde community. The site is 28 miles northeast of downtown Scottsdale and 9 miles north of the newly incorporated community of Fountain Hills. The south boundary of Verde River abuts the 20,200 acre McDowell Mountain Regional Park. To the east lies the proposed Tonto Verde development. To the north and west is vacant desert land.

The exhibits and table listed below will help identify the location of Verde River and the surrounding area.

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PARCEL NO. 1: THE WEST HALF OF SECTION THIRTY-SIX {36}, TOWNSHIP FIVE {5} NORTH, RANGE SIX {6} EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN; EXCEPT THAT PART LYING WEST OF THE WEST RIGHT-OF-WAY LINE OF THE PARCEL OF LAND DESCRIBED IN INSTRUMENT RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN DOCKET 9208, PAGE 765.

PARCEL NO. 2: THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION THIRTY-SIX {36}, TOWNSHIP FIVE {5} NORTH, RANGE SIX {6} EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN.

PARCEL NO. 3: THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION THIRTY-SIX {36}, TOWNSHIP FIVE {5} NORTH, RANGE SIX {6} EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN.

PARCEL NO. 4: THE WEST 15 ACRES OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION THIRTY-SIX {36}, TOWNSHIP FIVE {5} NORTH, RANGE SIX {6} EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN.

PARCEL NO. 5: THE WEST 15 ACRES OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION THIRTY-SIX {36}, TOWNSHIP FIVE {5} NORTH, RANGE SIX {6} EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN.

PARCEL NO. 6: THE WEST 15 ACRES OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION THIRTY-SIX {36}, TOWNSHIP FIVE {5} NORTH, RANGE SIX {6} EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN.

PARCEL NO. 7: THE WEST 15 ACRES OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION THIRTY-SIX {36}, TOWNSHIP FIVE {5} NORTH, RANGE SIX {6} EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN.

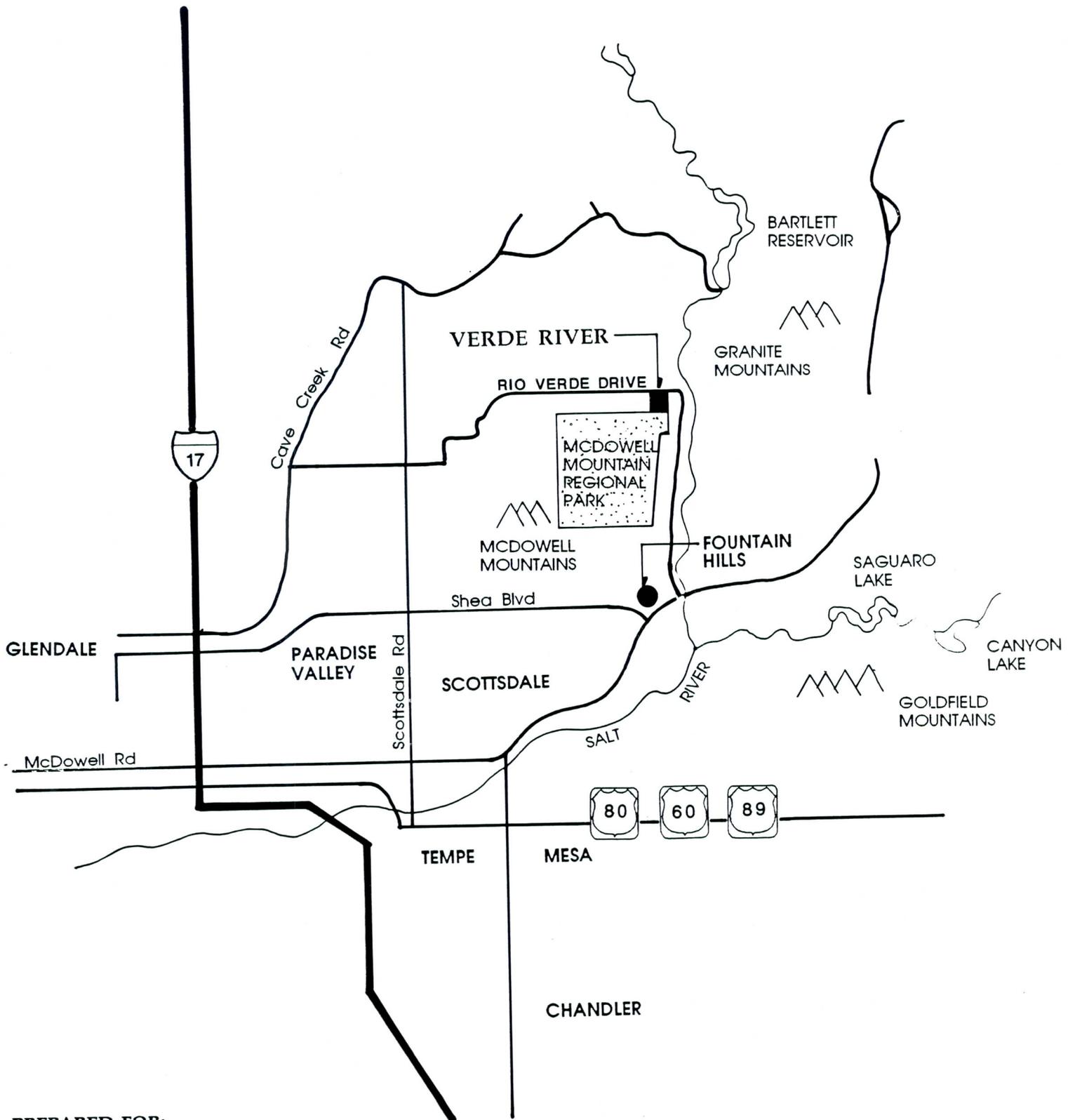
PREPARED FOR:
WESTERN RIO VERDE, INC.
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SCOTTSDALE, ARIZONA 85255

PREPARED BY:
LANDMARK LAND COMPANY OF ARIZONA, INC.
23150 NORTH PIMA ROAD
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SEPTEMBER 24, 1990



EXHIBIT A
LEGAL DESCRIPTION
VERDE RIVER



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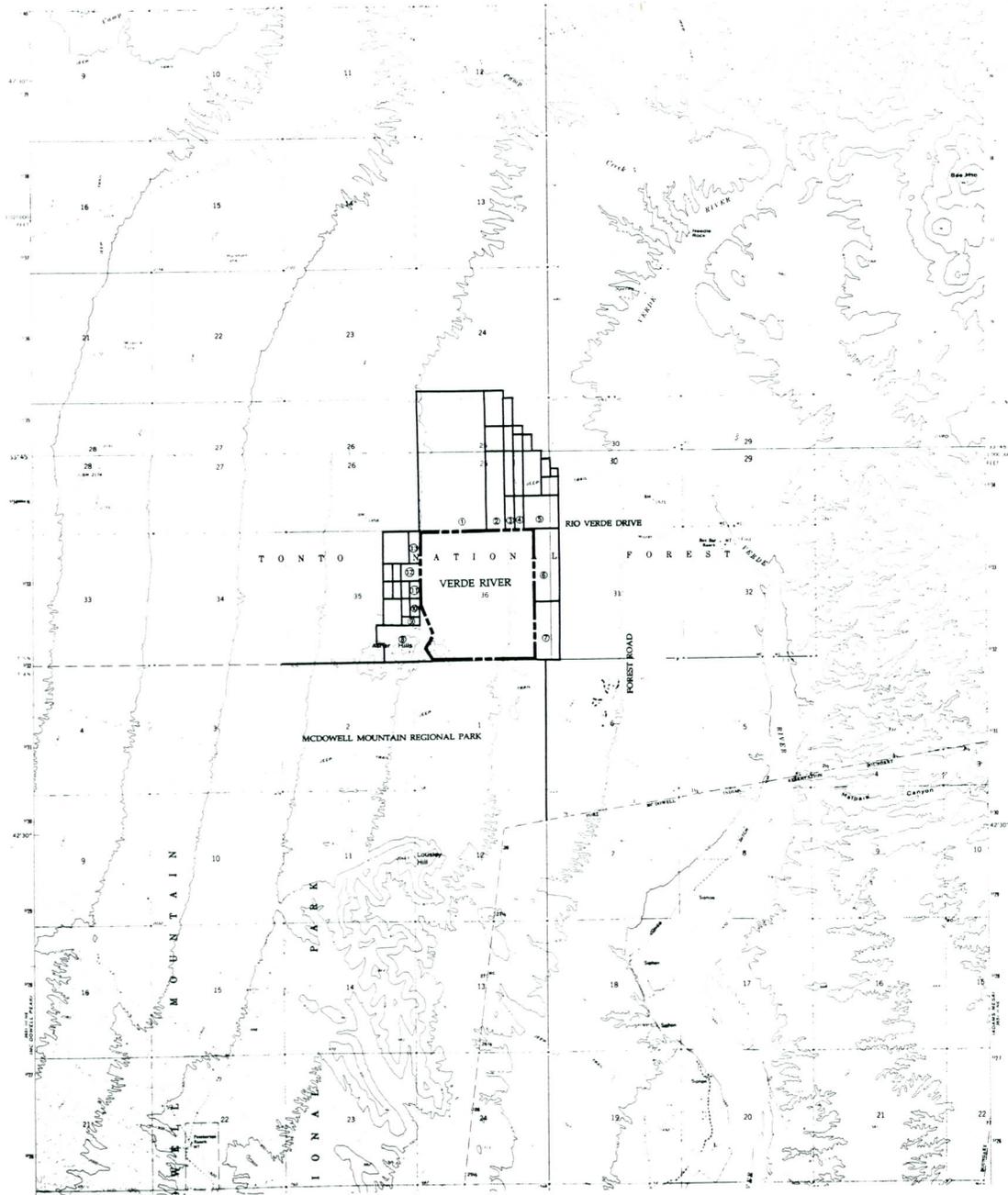
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 LANDMARK LAND COMPANY OF ARIZONA, INC.
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SCALE: 1" = 6 MILES

SEPTEMBER 24, 1990



EXHIBIT B
 VICINITY MAP
VERDE RIVER



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PARCEL

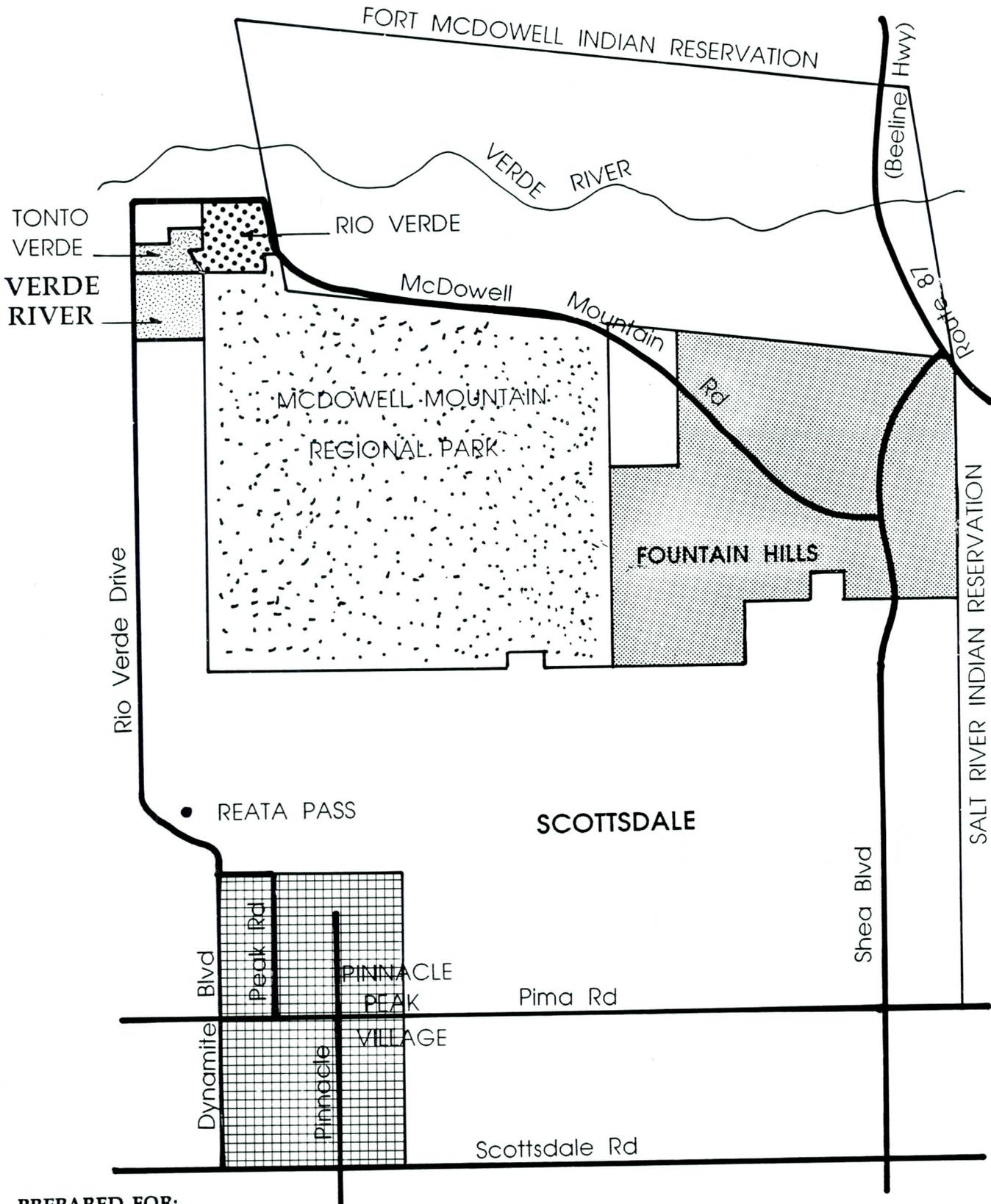
- 1
- 2 - 5
- 6 - 7
- 8 - 9
- 10
- 11
- 12
- 13

OWNER(S)
 RIO VERDE PARTNERSHIP
 BARBARA S. NELSON TRUST ETAL
 SECOND ARIZONA RIO VERDE COMPANY
 BILLIE NELSON PURCHASE TRUST
 DELBERT J. & HAZEL P. WEST
 FERRELL M. & JEAN H. ANDERSON
 DONALD & MARGARET M. STRAWSER
 ROMAN CATHOLIC CHURCH DIOCESE OF PHOENIX

APPROVED: _____ SEPTEMBER 24, 1990
 REVISED: _____
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 BOARD OF SUPERVISORS REVISED: _____



EXHIBIT C
 ADJACENT PROPERTY OWNER'S MAP
VERDE RIVER



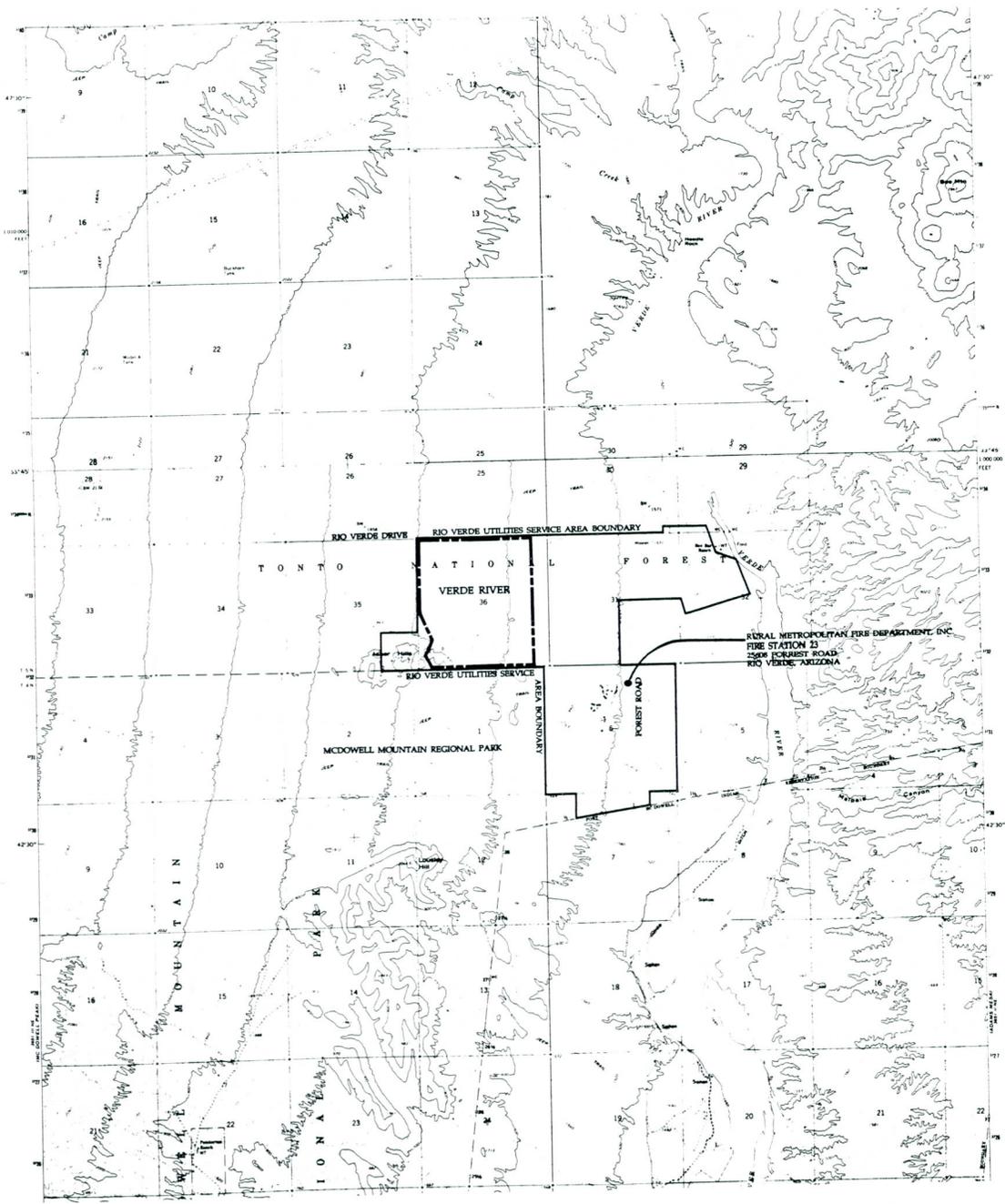
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SCALE: 1" = 2 MILES

SEPTEMBER 24, 1990





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APPROVED:

SEPTEMBER 24, 1996

REVISED:

REVISED:

REVISED:

BOARD OF SUPERVISORS

REVISED:

NOTES:

1. NO SCHOOL DISTRICT OR EXISTING SCHOOL FACILITIES EXIST WITHIN 3 MILES OF THE PROJECT SITE.
2. RIO VERDE UTILITIES (SEWER AND WATER) SERVICE AREA BOUNDARIES PROVIDED BY RIO VERDE UTILITIES.
3. NO MUNICIPAL ANNEXATION OR STRIP ANNEXATION BOUNDARIES EXIST WITHIN 3 MILES OF THE PROJECT SITE.
4. NO AIRPORT, RELATED NOISE OR HAZARD AREA BOUNDARIES EXIST WITHIN 3 MILES OF THE PROJECT SITE.
5. REFER TO MAP FOR NEAREST FIRE STATION.
6. MARICOPA COUNTY SHERIFF SUBSTATION 1835 SACILARIO BOULEVARD FOUNTAIN HILLS, ARIZONA APPROXIMATELY 9 MILES FROM PROPOSED SITE.

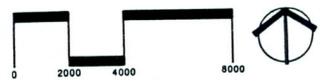


EXHIBIT E
 SERVICES AREA MAP
VERDE RIVER

Table 1, below, indicates approximate distances from Verde River to various destinations in the Phoenix Metropolitan area.

TABLE 1
Destinations

<u>Destination</u>	<u>Distance in Miles</u>
Carefree	28 miles
Fountain Hills	9 miles
Phoenix (Downtown)	41 miles
Pinnacle Peak Village	15 miles
Scottsdale (Airport)	21 miles
Scottsdale (Downtown)	28 miles
Sky Harbor Airport	40 miles

SITE ANALYSIS

Existing Land Use Characteristics

In general, the area surrounding Verde River is dominated by vacant desert land and scattered housing. The terrain slopes to the east toward the Verde River with the McDowell and Granite Mountains surrounding the area. Major vehicular access is via Rio Verde Drive, McDowell Mountain Road, and Forest Road.

Verde River, currently vacant desert land, is bordered on the east by the proposed Tonto Verde development, on the north and west by privately owned, vacant desert land, and on the south by the McDowell Mountain Regional Park. The land uses adjacent to Verde River are illustrated on the Existing Land Use Map, Exhibit F, located on page 10.

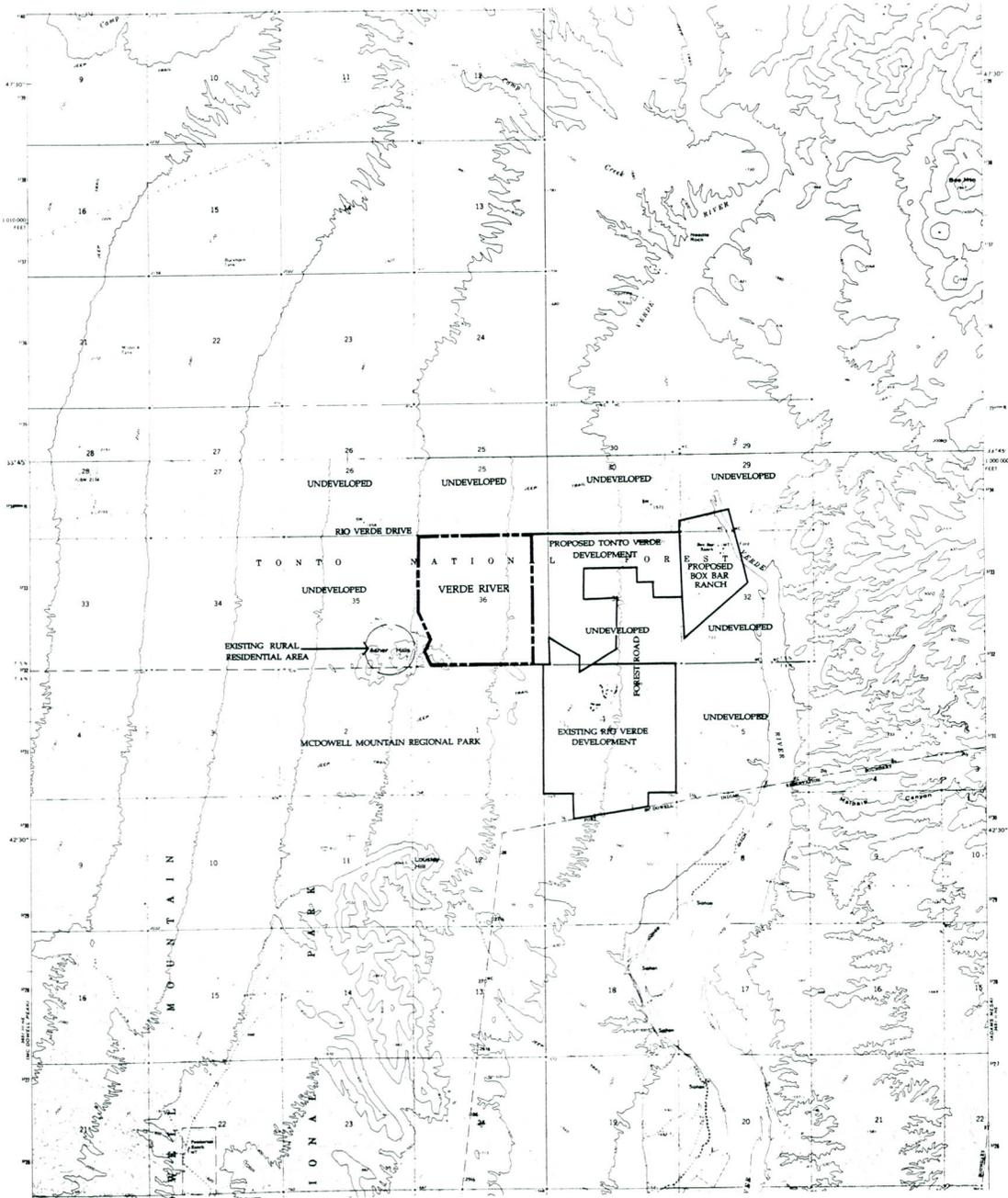
Existing Zoning

The Verde River property is currently zoned Rural 43 with 737 dwelling units already approved. Properties abutting the north, east, and west are also zoned Rural 43. The McDowell Mountain Regional Park, zoned Rural 190, is adjacent to the south. The zoning of Verde River and areas adjacent are shown on the Existing Zoning Map, Exhibit G, located on page 11.

Physical Features

Verde River is currently native desert with a west to east grade of 2.5% except throughout the extreme southeastern corner which is rolling rills and ridges with side slopes up to 4%, and the extreme southwestern corner which consists of a cluster of small hills with side slopes up to 15%. The site has a characteristic braided wash drainage system with fairly well defined channels. There is no apparent flood hazard in the subject property and no major physical feature relating to the site that would have a major impact on development.

Lakes - A system of lakes was constructed on site in 1986. They are supplied by Rio Verde Utilities with non potable well water and will be used for golf course irrigation. They are serviced by the 16" non-potable irrigation line from existing well fields. On site there is a system of transmission pipelines that distributes the water via a gravity system to the various lake clusters. The service area of the lakes is approximately 9 acres which consists of 11 bodies of water. The lake system is state of the art with pvc linings, an eroded concrete shore, and pressurized recirculation system.



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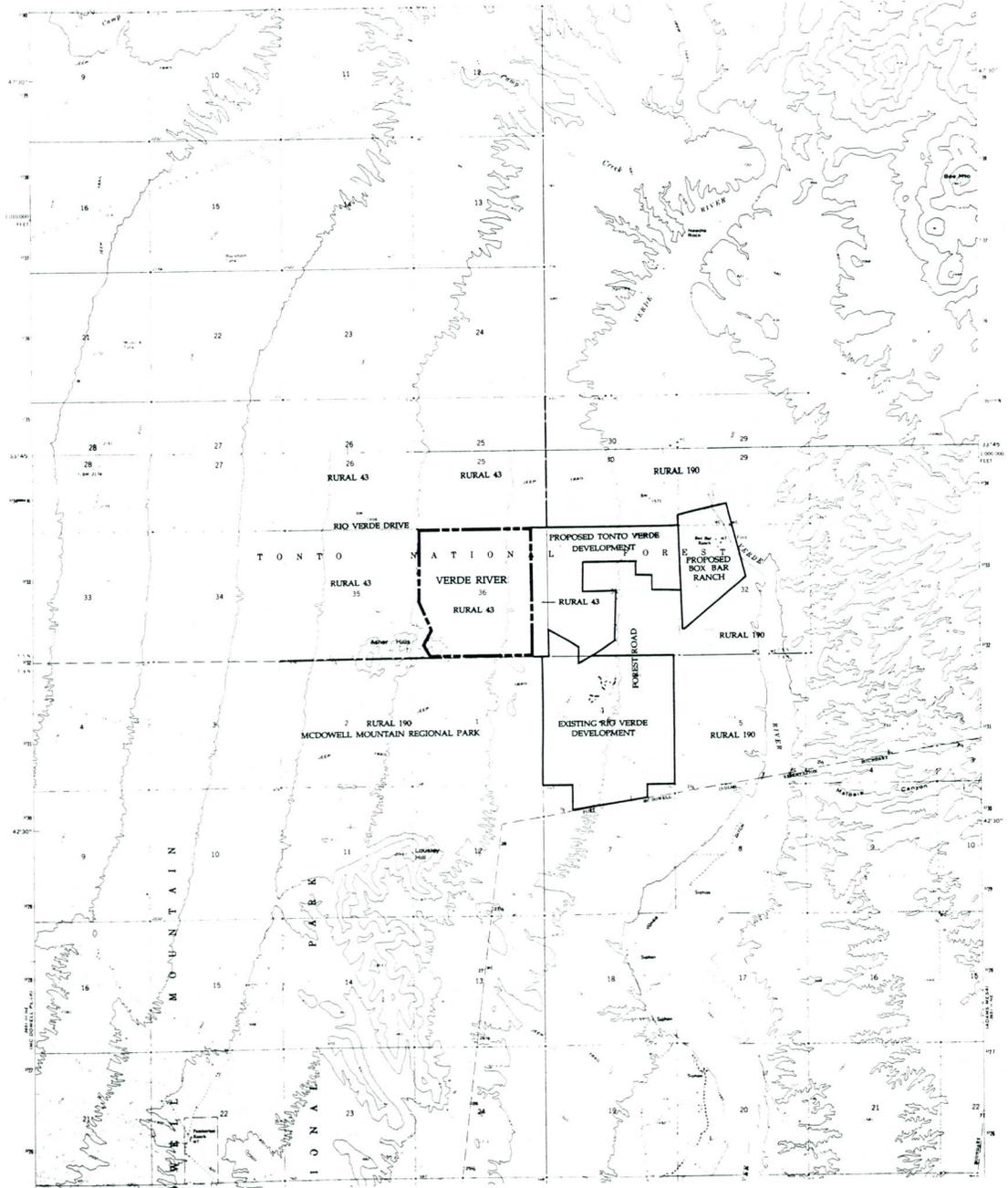
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EXHIBIT F
 EXISTING LAND USE MAP
VERDE RIVER



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EXHIBIT G
 EXISTING ZONING MAP
VERDE RIVER

Physical Features (Continued)

Soil Conditions - The soil on the site is classified in the General Soil Map for Maricopa County Arizona as the Ebon-Pinant-Tremant Association. The Association consists of deep, gravelled loam to very cobbled loam solid on gently sloping to moderately sloping old alluvial fans. The soils of this Association are used for seasonal grazing, homesites, recreation and wildlife habitat.

Soil limitations for dwellings are slight. Moderate limitations may exist on slopes of 8 to 10%. There is a potential for moderate shrink-swell. Limitations are slight to moderate for local roads and streets. A moderate degree of soil limitation can be overcome or modified by special planning, design or maintenance.

Vegetation - The type of vegetation on the site includes the Palo Verde-Saguaro community. This plant community is composed of small trees, such as the Foothill Palo Verde and Ironwood; shrubs such as Creosote and Bursage; the giant Saguaro and several other species of cacti such as Fishhook, Hedgehog, Cholla and Prickly Pear. The existing vegetation is typical Sonoran Desert plant density and is not considered dense.

Exhibit H located on page 13 illustrates the physical features of the site.

Right-of-Ways/Roadways/Easements

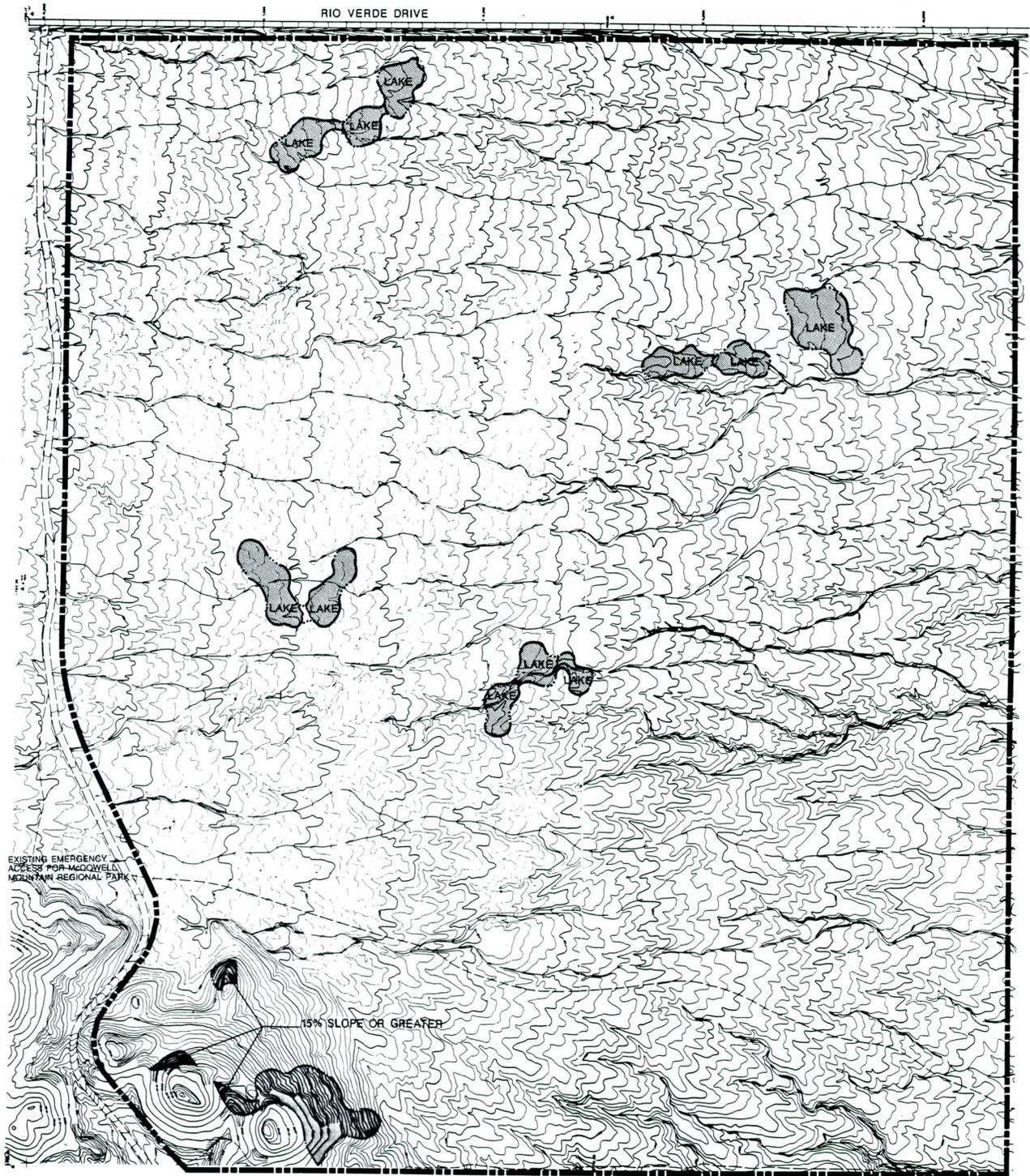
The Maricopa County Highway Department has roadway right-of-ways on the north and west section lines of the property. The easement parallel with the north property line is 200 feet wide with 100 feet to the south of the section line. This is the alignment of Rio Verde Drive, a 28 foot wide asphalt road.

There is also a 200 foot dedicated right-of-way along the west boundary from the north section line to the mid-section line. At the mid-section line, the easement narrows to 180 feet and continues to the south property line curving around the east side of Asher Hills. In this right-of-way, an existing 22 foot wide gravel road provided public access to the McDowell Mountain Regional Park before the main entrance from the east side of the park, four miles south, was constructed. The road is no longer used for public access, although the County continues to use it as an emergency access road to the Park.

A 12" domestic water line follows the alignment of Rio Verde Drive as does a 16" non-potable irrigation line from existing well fields thus providing domestic and irrigation water service to the site. Rio Verde Utilities is the operator and provider for the area.

An easement for a 12kv electric power line 10 feet wide, 5 feet each side of center line, is located in section thirty-six (36), 825 feet west of the section line of section 31 belonging to Salt River Project Agricultural Improvement and Power District.

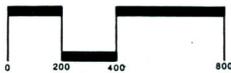
The Right-of-Way Map, Exhibit I located on page 14, illustrates the existing right-of-ways, roadways and easements.



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GENERAL NOTES
 1. NO FLOODPLAINS, RIVERS, LAND SUBSIDENCE OR EARTH FISSURES EXIST ON THE SUBJECT PROPERTY



EXHIBIT H
 PHYSICAL FEATURES MAP
VERDE RIVER

GENERAL PLAN INFORMATION

Phasing

Development of the Verde River community is projected to begin in 1991 and will occur in four phases as shown on the Phasing Plan, Exhibit J located on page 16 and summarized in Table 2 on page 17. Phase I will include the first golf course, a temporary or permanent clubhouse, the loop road to service the temporary or permanent clubhouse and housing areas (see Exhibit J, page 16), and the emergency access road on the western boundary of the property. Golf course phasing is scheduled for three year increments and is determined by membership sales. The second 18-hole golf course, Phase III, is scheduled for construction in 1994.

Residential phasing is projected in four year increments with Phase II anticipated for development in 1991 and Phase IV in 1995. Completion of Phase IV is projected by 1999. Actual development of the residential areas however will depend upon housing demand. Phase lines may be revised during the course of development as marketing demand requires.

The development concept for Verde River is to provide a quality environment of low density residential/golf course living. A maximum of 606 units is planned. The Verde River Development Master Plan (DMP) illustrated on the Land Use Display Map, Exhibit K on page 18, will be consistent with those concepts found at Rio Verde and the proposed Tonto Verde development. It is anticipated that nine various housing products will be developed to respond to market demand and to attract a wide range of home buyers.

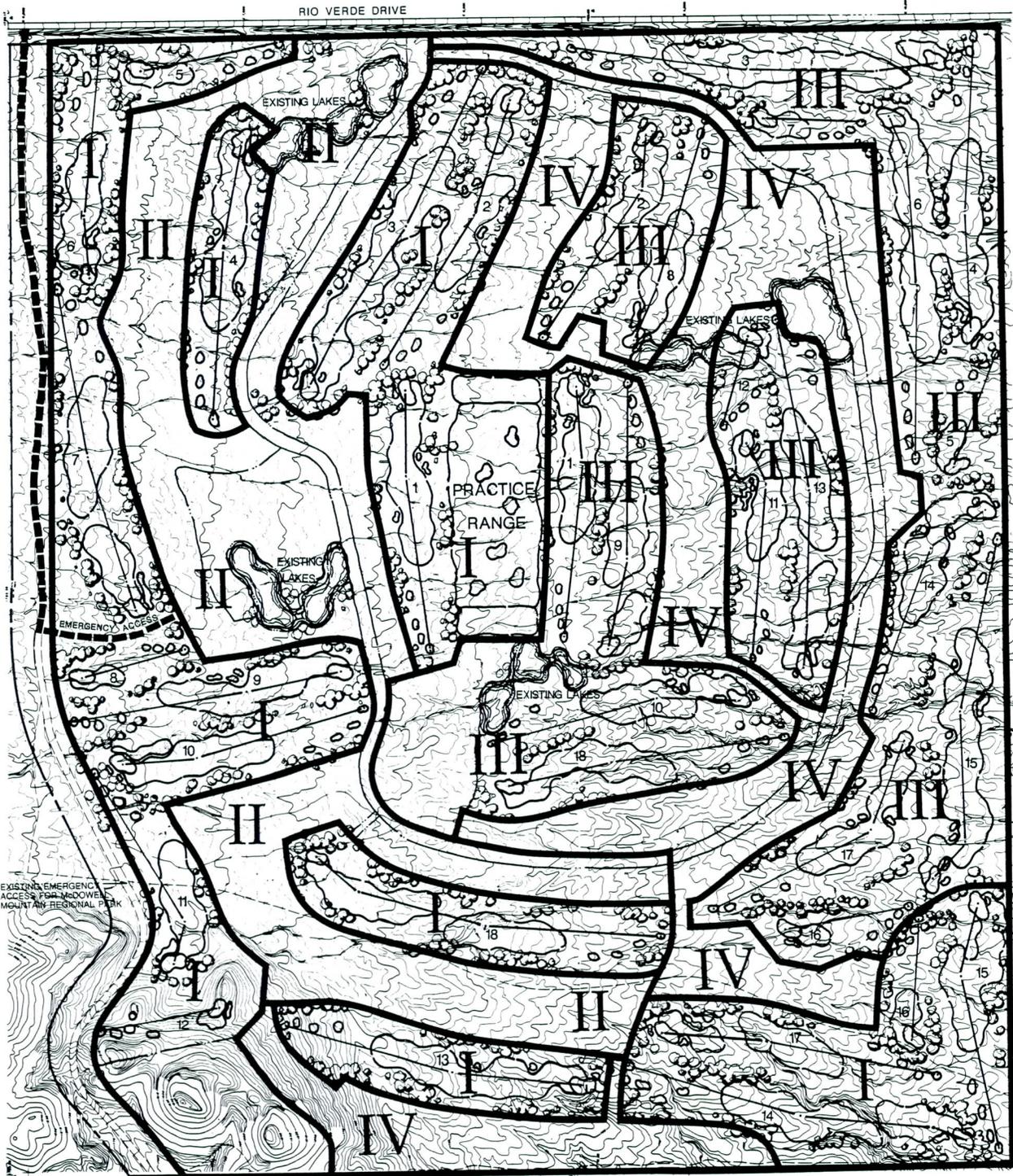
Land Use Summary

The Verde River DMP being proposed will consist of single family and cluster housing with densities varying from 2.79 dwelling units per acre to 7.96 dwelling units per acre. Total dwelling units shall not exceed 606. Two golf courses and a clubhouse will be built on approximately 310 acres to provide permanent open space, facilitate drainage and water retention, and furnish local recreational facilities. Table 3, located on page 19 illustrates the land use summary for Verde River.

Circulation Plan

The Circulation Map for Verde River is shown on Exhibit L, page 20. The proposed interior collector and arterial street, Verde River Boulevard, is the main entry to the development and the loop roadway within the project.

Ingress and egress to the site is via Rio Verde Drive which presently exists as a two lane paved road on the north boundary of Verde River and is maintained by Maricopa County. The other perimeter roadway is the unpaved gravel road adjacent to Verde River's western boundary that is now utilized as an emergency access road to Mc Dowell



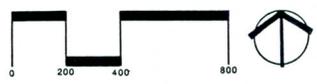
EXISTING EMERGENCY ACCESS FOR MOUNTAIN PROFESSIONAL PARK

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SCOTTSDALE, ARIZONA 85255

PHASE	LAND USE	YEAR
I	WEST GOLF COURSE	1991
II	RESIDENTIAL	1991
III	EAST GOLF COURSE	1994
IV	RESIDENTIAL	1995

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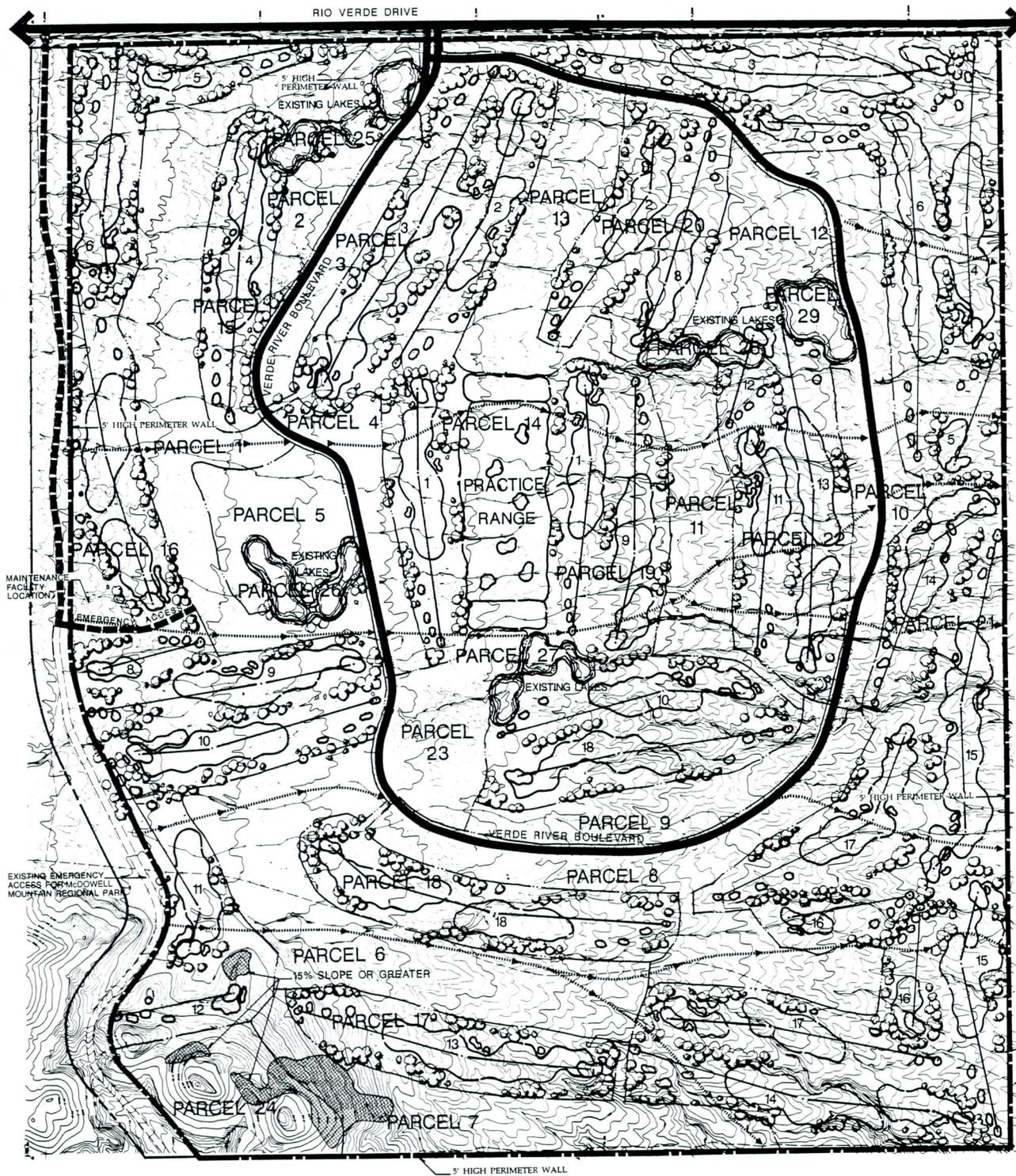
GENERAL NOTES
 1. EMERGENCY ACCESS ROAD TO BE PROVIDED IN PHASE I



EXHIBIT J
 PHASING PLAN
VERDE RIVER

TABLE 2
Phasing Schedule

<u>PHASE I</u> <u>1991</u>		<u>Parcel(s)</u>	<u>Acres</u>	<u>Du/Acre</u>	<u>Dwelling</u> <u>Units</u>
<u>Land Use</u>					
Golf course		14-18 & part of 21	170.56		
Open Space		24	9.62	-----	---
Subtotal Phase I			180.18	N/A	N/A
<u>PHASE II</u> <u>1991</u>		<u>Parcel(s)</u>	<u>Acres</u>	<u>Du/Acre</u>	<u>Dwelling</u> <u>Units</u>
<u>Land Use</u>					
Single Family Residential		1-4, 6	74.56	2.94	219
Cluster Residential		5	8.30	7.96	66
Existing Lakes		25, 26	4.56	-	-
Subtotal Phase II			87.42	3.26	285
Subtotal Phase I & II			267.60	1.07	285
<u>PHASE III</u> <u>1994</u>		<u>Parcel(s)</u>	<u>Acres</u>	<u>Du/Acre</u>	<u>Dwelling</u> <u>Units</u>
<u>Land Use</u>					
Golf Course		19, 20 part 21	130.80	-	-
Clubhouse		22, 23	8.26	-	-
Existing Lakes			4.44	-	-
Subtotal Phase III			143.50	N/A	N/A
<u>PHASE IV</u> <u>1995</u>		<u>Parcel(s)</u>	<u>Acres</u>	<u>Du/Acre</u>	<u>Dwelling</u> <u>Units</u>
<u>Land Use</u>					
Single Family Res.		7, part 8, 9-11, & 13	71.60	3.56	255
Cluster Residential		12	8.30	7.96	66
Subtotal Phase IV			79.90	4.02	321
Subtotal Phase III & IV			223.40	1.44	321
Grand Total Phase I - IV			491.00	1.23	606

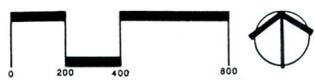


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APPROVED: SEPTEMBER 24, 1990
REVISED: 11-09-90

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LAND USE SUMMARY TABLE

PARCEL	LAND USE CATEGORY	TYPE OF LAND USE	GROSS ACRES	GROSS DENSITY	DWELLING UNITS
1	UR/VL	RESIDENTIAL	25.43	3.87	73
2	UR/VL	RESIDENTIAL	4.15	3.37	14
3	UR/VL	RESIDENTIAL	4.97	3.50	23
4	UR/VL	RESIDENTIAL	5.23	3.46	25
5	UR/VL	RESIDENTIAL	5.30	3.76	41
6	UR/VL	RESIDENTIAL	23.87	2.81	67
7	UR/VL	RESIDENTIAL	14.72	2.79	55
8	UR/VL	RESIDENTIAL	19.66	3.80	37
9	UR/VL	RESIDENTIAL	7.80	3.44	40
10	UR/VL	RESIDENTIAL	14.49	4.63	68
11	UR/VL	RESIDENTIAL	10.28	3.60	37
12	UR/M	RESIDENTIAL	8.50	7.96	66
13	UR/VL	RESIDENTIAL	13.75	3.74	44
14	OS	C.F.G.C.	45.63	---	---
15	OS	C.F.G.C.*	30.45	---	---
16	OS	C.F.G.C.*	56.73	---	---
17	OS	C.F.G.C.*	12.15	---	---
18	OS	C.F.G.C.*	14.60	---	---
19	OS	C.F.G.C.*	34.83	---	---
20	OS	C.F.G.C.*	16.73	---	---
21	OS	C.F.G.C.*	89.53	---	---
22	OS	C.F.G.C.*	20.71	---	---
23	OS	C.F.G.C.H.*	8.24	---	---
24	OS	NATURAL	9.82	---	---
25	OS	EXISTING LAKES	2.19	---	---
26	OS	EXISTING LAKES	2.97	---	---
27	OS	EXISTING LAKES	1.51	---	---
28	OS	EXISTING LAKES	1.21	---	---
29	OS	EXISTING LAKES	1.72	---	---

* C.F.G.C. (COMMUNITY FACILITIES / GOLF COURSE)
* C.F.G.C.H. (COMMUNITY FACILITIES / GOLF COURSE CLUBHOUSE)

LAND USE SUMMARY TABLE

LAND USE CATEGORY	TOTAL GROSS ACRES	AVERAGE GROSS DENSITY	DWELLING UNITS
URBAN RESIDENTIAL/VERY LOW DENSITY	131.47	3.09	406
URBAN RESIDENTIAL/LOW DENSITY	14.69	4.63	68
URBAN RESIDENTIAL/MEDIUM DENSITY	18.60	7.96	132
OPEN SPACE	328.24	---	---
TOTAL ACRES FOR DEVELOPMENT:	493.0 ACRES	---	---
AVERAGE DENSITY FOR RESIDENTIAL PARCELS	---	1.23 DU/AC	---

EXHIBIT K
LAND USE DISPLAY MAP
VERDE RIVER



Table 3
LAND USE SUMMARY TABLE

PARCEL	LAND USE CATEGORY	TYPE OF LAND USE	GROSS ACRES	GROSS DENSITY	DWELLING UNITS
1	UR/VL	Residential	25.43	2.87	R 1-10
2	UR/VL	Residential	4.16	3.37	R 1-10
3	UR/VL	Residential	6.57	3.50	R 1-10
4	UR/VL	Residential	7.23	3.46	R 1-10
5	UR/M	Residential	8.30	7.96	R 3
6	UR/VL	Residential	23.87	2.81	R 1-10
7	UR/VL	Residential	14.72	2.79	R 1-10
8	UR/VL	Residential	19.66	2.80	R 1-10
9	UR/VL	Residential	7.80	3.46	R 1-10
10	UR/L	Residential	14.69	4.63	R 1-8
11	UR/M	Residential	10.28	3.60	R 1-10
12	UR/VL	Residential	8.30	7.96	R 3
13	OS	Residential	11.75	3.74	R 1-10
14	OS	CFGC*	45.63	---	---
15	OS	CFGC*	10.45	---	---
16	OS	CFGC*	56.73	---	---
17	OS	CFGC*	12.15	---	---
18	OS	CFGC*	14.60	---	---
19	OS	CFGC*	34.83	---	---
20	OS	CFGC*	16.73	---	---
21	OS	CFGC*	89.53	---	---
22	OS	CFGC*	20.71	---	---
23	OS	CFGCCH**	8.26	---	---
24	OS	Natural	9.62	---	---
25	OS	Existing Lakes	2.19	---	---
26	OS	Existing Lakes	2.37	---	---
27	OS	Existing Lakes	1.51	---	---
28	OS	Existing Lakes	1.21	---	---
29	OS	Existing Lakes	1.72	---	---

* CFGC (Community Facilities/Golf Courses)
 ** CFGCCH (Community Facilities/Golf Course Clubhouse)

LAND USE SUMMARY TABLE

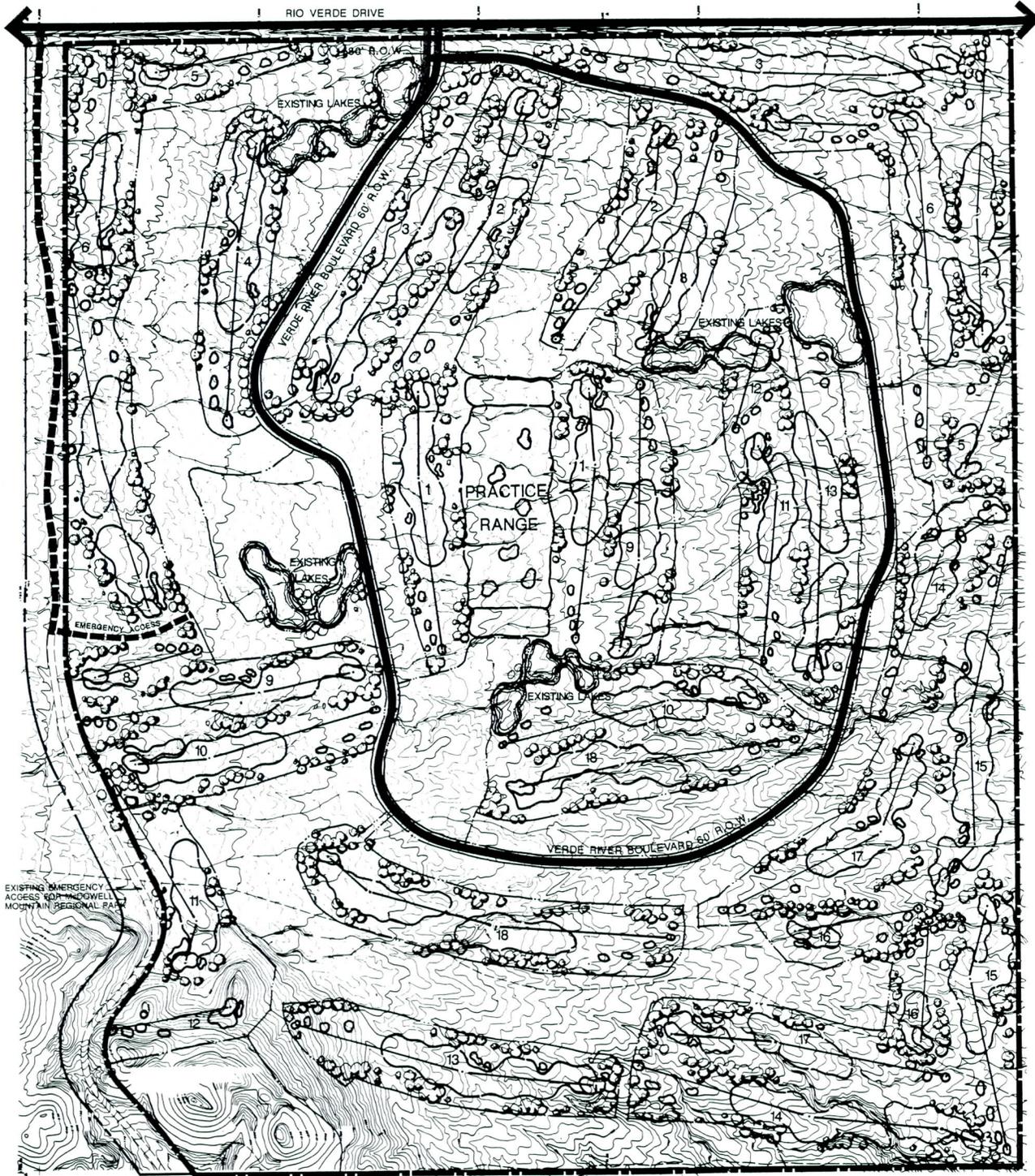
LAND USE CATEGORY	GROSS TOTAL ACRES	AVERAGE GROSS DENSITY	DWELLING UNITS
Urban Res./Very Low Density	131.47	3.09	406
Urban Res./Low Density	14.69	4.63	68
Urban Res./Medium Density	16.60	7.96	132
Open Space	328.24	----	---
Total acres for development			491 acres
Average density for residential parcels			1.23 du/ac

TABLE 3A
ZONING DISTRICT SUMMARY TABLE

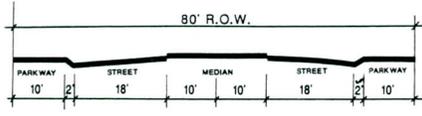
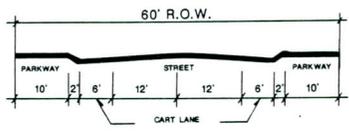
PARCEL	TYPE OF LAND USE	GROSS ACRES	GROSS DENSITY	ZONING
1	Residential	25.43	2.87	R 1-10
2	Residential	4.16	3.37	R 1-10
3	Residential	6.57	3.50	R 1-10
4	Residential	7.23	3.46	R 1-10
5	Residential	8.30	7.96	R 3
6	Residential	23.87	2.81	R 1-10
7	Residential	14.72	2.79	R 1-10
8	Residential	19.66	2.80	R 1-10
9	Residential	7.80	3.46	R 1-10
10	Residential	14.69	4.63	R 1-8
11	Residential	10.28	3.60	R 1-10
12	Residential	8.30	7.96	R 3
13	Residential	11.75	3.74	R 1-10
14	CFGC*	45.63	---	---
15	CFGC*	10.45	---	---
16	CFGC*	56.73	---	---
17	CFGC*	12.15	---	---
18	CFGC*	14.60	---	---
19	CFGC*	34.83	---	---
20	CFGC*	16.73	---	---
21	CFGC*	89.53	---	---
22	CFGC*	20.71	---	---
23	CFGCCH**	8.26	---	---
24	Natural	9.62	---	---
25	Existing Lakes	2.19	---	---
26	Existing Lakes	2.37	---	---
27	Existing Lakes	1.51	---	---
28	Existing Lakes	1.21	---	---
29	Existing Lakes	1.72	---	---

* CFGC (Community Facilities/Golf Courses)

** CFGCCH (Community Facilities/Golf Course Clubhouse)



STREET SECTIONS



PREPARED FOR:
 WESTERN RIO VERDE, INC.
 23150 NORTH PIMA ROAD
 SCOTTSDALE, ARIZONA 85255

PREPARED BY:
 LANDMARK LAND COMPANY OF ARIZONA, INC.
 23150 NORTH PIMA ROAD
 SCOTTSDALE, ARIZONA 85255

APPROVED: _____ SEPTEMBER 24, 1990
 REVISOR: 11-09-90
 REVISOR:
 REVISOR:
 BOARD OF SUPERVISORS



GENERAL NOTES
 1. ALL INTERIOR PROPOSED STREETS TO REMAIN PRIVATE



EXHIBIT L
 CIRCULATION PLAN
VERDE RIVER

Mountain Regional Park. This existing roadway will be improved up to the Verde River maintenance facility entry access point to minimum County standards and will ultimately serve a dual purpose. It will first provide access to the maintenance facility, and second, it will provide emergency access to the Verde River development. The new offsite roadway improvements will be maintained by Maricopa County. All streets interior to the project will be privately maintained.

All required roadway improvements for Verde River, either interior or exterior, will meet Maricopa County Highway Department standards and specifications.

Alternate modes of transportation within the Verde River development will be via a cart lane on Verde River Boulevard as shown on the Circulation Map, Exhibit L on page 20.

Right-of-way and pavement widths for the Verde River development are summarized in Table 4 below.

TABLE 4
Street Pavement and R.O.W. Widths

<u>Street Type</u>	<u>Proposed R.O.W.</u>	<u>Proposed Pavement Width</u>
Major Collector (Private)	80'	40'
Minor Collector (Private)	60'	36'
Neighborhood (Private)	40'	28'

Traffic Impact

The external traffic generation calculations for Verde River are based on the following assumptions:

- a) Verde River is projected to be primarily a second home community, not a retirement development or age restricted community, therefore, development related traffic will not follow typical a.m. and p.m. peak hour patterns. Traffic is more likely to be dispersed throughout the day.
- b) Amenities at Verde River will be for resident and non-resident members with the former projected to be greater than 50% of the total membership base. Therefore, significant traffic will not be generated.
- c) Trip conversion factors and roadway capacity are based on figures obtained from the City of Phoenix Long Range Planning Department and the Arizona Department of Transportation's Traffic Engineering Policy Guide and procedures manual.

Table 5 summarizes the external trips generated by the Verde River Development.

TABLE 5
External Trip Generation

<u>Land Use</u>	<u>Vehicle Trips/Day Average</u>	<u>Per</u>	<u>Unit Factor</u>	<u>Resulting External Trips/Day</u>
Single Family	3.3	Dwelling Unit	474 Units	1,564
Cluster Housing	3.3	Dwelling Unit	132 Units	<u>436</u>
Total				2,000

In order to insure that roadways are adequately sized for projected site traffic, volumes were assigned to the area road network. Due to similar drive times to destinations in Fountain Hills and north Scottsdale, directional distribution has been assumed at 50% in each direction for Forest Road and Rio Verde Drive.

A trip reduction factor based on the provision of on-site services was not taken into consideration, resulting in a conservative trip generation estimate. Table 6 below summarizes the impact of external trips generated by Verde River on the existing road network.

TABLE 6
External Traffic Impact

<u>Existing ADT (MAG 1988)</u>		<u>Existing ADT Plus Projected Traffic</u>		<u>Existing Roadway Capacity (12 hour period)</u>	
Forest Road	Rio Verde Drive	Forest Road	Rio Verde Drive	Forest Road	Rio Verde Drive
6000 ADT	1000 ADT	50% 8800 ADT	50% 3810 ADT	16800 ADT	16800 ADT

Proposed Improvements

Rio Verde Drive will be widened in the existing right of way with right and left turn pockets at the entrances to Verde River as warranted by traffic counts. A guard house will be constructed and located sufficiently away from Rio Verde Drive to preclude traffic back up onto Rio Verde Drive as a result of cars entering Verde River Boulevard. With two entering lanes, an 80 foot guard house setback will provide space for eight cars off the roadway. The improvements outlined above should be adequate even for worst case conditions. All perimeter roads will be improved as required by the County engineer.

Traffic Summary

Overall, the impact of the Verde River development upon the existing transportation corridors is expected to be minimal. Verde River is proposed as a low density second home community generating little regular commuter traffic. The current design capacity of existing transportation corridors will be capable of handling the additional traffic.

Drainage Plan

A preliminary drainage study was prepared by Wiley & Associates, Inc., Surveyors and Engineers in August, 1986. The report presents the results of a reconnaissance survey, performed by the firm, of a large drainage area and the drainage patterns contained therein. The problems that may arise in development related to potential runoff in this watershed area have been identified, and based on the findings, recommendations pertinent to the planning and construction have been made which has been incorporated in the Verde River development plan.

The report was prepared in conjunction with the Rio Verde Phase III, Part II Master Drainage Report. The Preliminary drainage design for the Verde River Master Plan has been calculated for a 100-year storm.

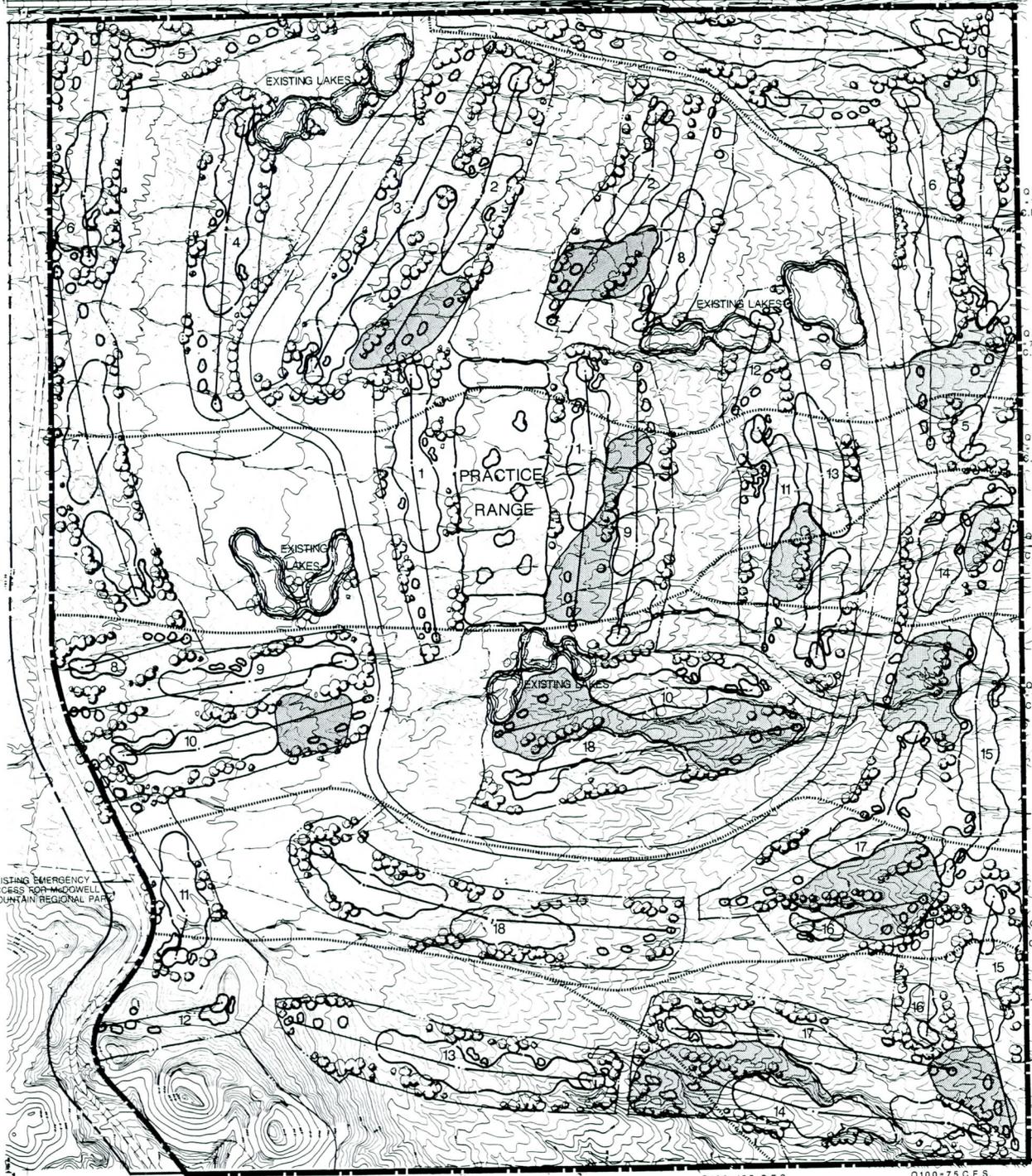
Drainage of the property will be facilitated by the golf course and fairways. The golf course has been designed to include the major washes which traverse the property. Retention and detention will be located within the golf course parcels. The general direction of stormwater flow is west to east.

All development within Verde River will be in accordance with the drainage and flood plan regulations for Maricopa County. Please refer to the Drainage Plan, Exhibit M on page 24.

Utility Plan

Water Distribution - Verde River will be served by Rio Verde Utilities, Inc., which is within a currently certified active management area (see Appendix Exhibit A on page 32 for the Department of Water Resources letter). Please refer to the Services Area Map, Exhibit E on page 7, for the Rio Verde Utilities services area. Domestic water will be supplied by the existing water main from Forest Road to the east line of Verde River as the primary source; and connected to the existing main in Avenida del Ray to close the loop as a secondary source. In the future, a main extension on Rio Verde Drive will complete the system. The proposed water distribution system is illustrated on the Utility Plan, Exhibit N on page 26. Design criteria and system demand will meet Arizona Department of Health Services and Maricopa County Health Department criteria (see Appendix Exhibit B, page 37 for details.)

RIO VERDE DRIVE



EXISTING EMERGENCY ACCESS FOR McDOWELL MOUNTAIN REGIONAL PARK

Q100-75 C.F.S.
 Q100-725 C.F.S.
 Q100-210 C.F.S.
 Q100-80 C.F.S.
 Q100-1400 C.F.S.
 Q100-175 C.F.S.

Q100-105 C.F.S. Q100-75 C.F.S.

PREPARED FOR:
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 SCOTTSDALE, ARIZONA 85255

PREPARED BY:
 LANDMARK LAND COMPANY OF ARIZONA, INC.
 23150 NORTH PIMA ROAD
 SCOTTSDALE, ARIZONA 85255

APPROVED: _____ SEPTEMBER 24, 1990
 REVISED: _____
 REVISED: _____
 REVISED: _____
 BOARD OF SUPERVISORS REVISED: _____

..... DRAINAGE ZONE BOUNDARY
 RETENTION/DETENTION AREA



GENERAL NOTE
 1. ALL DEVELOPMENT WILL BE IN ACCORDANCE WITH THE DRAINAGE AND FLOOD PLAIN REGULATIONS FOR MARICOPA COUNTY.



EXHIBIT M
 DRAINAGE PLAN
VERDE RIVER

The water for the golf course will not be on the domestic system. It is also served by Rio Verde Utilities, Inc. Reference Exhibit E on page 37 for Rio Verde Utilities, Inc.'s commitment to supply water for the golf courses.

Sewer - Verde River will be served by Rio Verde Utilities, Inc., by connecting to the existing system in Rio Verde, with appropriate expansion of the existing waste water treatment plant at Rio Verde utilities.

A map of the general system is shown on Exhibit N on page 26. The design criteria will be in accordance with Arizona Department of Health Services and Maricopa Health Department, as outlined in Exhibit D of the Appendix.

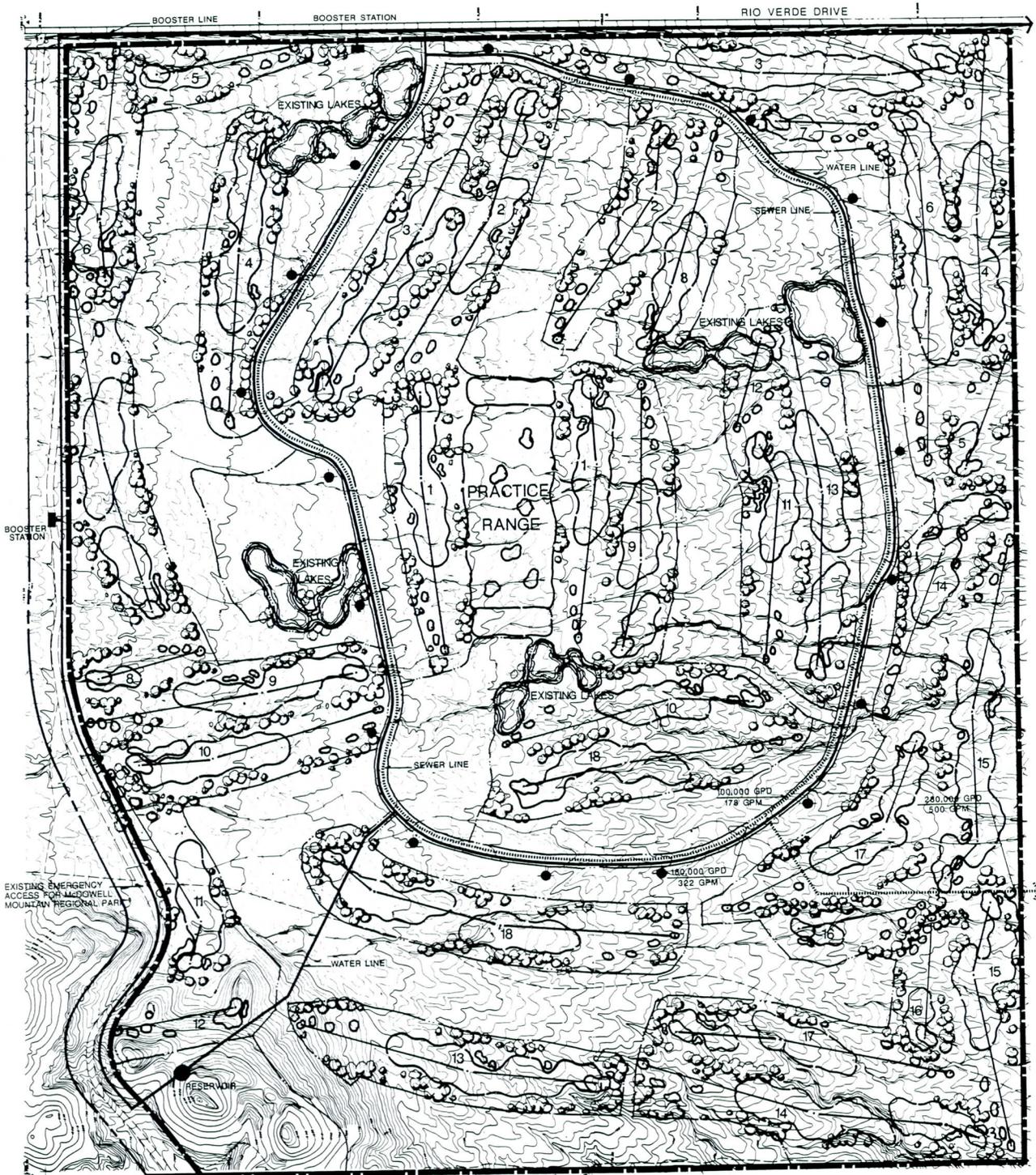
Construction of the system will depend on the location, size and proposed population of the individual subdivisions. With the first phase of construction, we will bring the sewer line from its existing terminus to Verde River.

Services

A list of the service providers for Verde River are summarized on Table 7 below.

TABLE 7
Service Providers

<u>Service</u>	<u>Provider</u>
Fire	Rural Metropolitan Fire Department Station #23
Police	Maricopa County Sheriff (Fountain Hills Substation)
Refuse	Private company
Electric	Salt River Project
Telephone	U. S. West Communications



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 23150 NORTH PIMA ROAD
 SCOTTSDALE, ARIZONA 85255

APPROVED:

SEPTEMBER 24, 1990

REVISED: 11-09-90

REVISED:

REVISED:

REVISED:

BOARD OF SUPERVISORS

SERVICE PROVIDERS

- SEWER / WATER
- ELECTRIC
- TELEPHONE
- FIRE
- POLICE
- REFUSE

- WATER
- - - SEWER
- FIRE HYDRANT

- RIO VERDE UTILITIES
- SALT RIVER PROJECT
- U.S. WEST COMMUNICATION
- RURAL METROPOLITAN FIRE DEPARTMENT #23
- MARICOPA COUNTY SHERIFF
- PRIVATE COMPANY

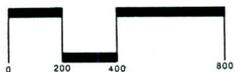


EXHIBIT N
 UTILITY PLAN
VERDE RIVER

MISCELLANEOUS

Roles and Responsibilities

The owners of the property, Western Rio Verde, Inc., will establish a homeowners association which will be responsible for maintaining all common areas and improvements, and interior roads. The homeowners association will be run by an elected board of directors with each lot owner receiving one vote in the association and being assessed association fees per platted lot. Owner/home developer lots receive five votes per lot and are also assessed association fees accordingly.

After 80% of the platted lots have been sold, the homeowner's association gains controlling interest over all common areas and improvements and interior roadways except for the golf course and related golf course facilities.

The golf courses and related golf course facilities will be owned by Western Rio Verde Inc. and operated by Landmark Land Company, Inc. The club will be run on a non-equity basis. Membership will be open to Verde River residents and property owners as well as local non Verde River residents, one who resides in Maricopa County but not in Verde River.

The owner/home developer of the property, Western Rio Verde, Inc. will maintain active involvement through all stages of Verde River development. Design standards, a design review committee, and Covenants, Conditions and Restrictions (C.C. & R.'s), will be established to monitor all project development which will help ensure the quality, design, and character of Verde River. Areas covered by the design standards and C.C. & R.'s include: architectural design, perimeter walls and treatment, set backs, landscaping, storage, loading and trash receptacle areas, parking, structural height, common area maintenance, buffering, and exterior machinery and equipment.

Landscaping

Natural desert landscaping is being proposed for all revegetation areas within the Rio Verde Drive right-of-way in front of Verde River, main loop road in Verde River (refer to street sections on the Circulation Plan, Exhibit L, page 20), non-turf areas of the golf course and clubhouse, drainage ways, non-turf areas of open space, detention/retention areas, and residential front yards.

The landscaping plan for Verde River has been designed to minimize the displacement of existing vegetation. Any mature trees of 4 inch caliber or greater, healthy cacti, 6 feet or taller, and any species of protected cacti necessarily uprooted for construction will be stockpiled and subsequently replanted. All the salvageable desert specimens will be stored in an on-site nursery and utilized as needed.

The natural desert plant palette that follows is indicative of the landscape material to be used at Verde River.

Natural Desert Plant Palette

Trees - Common Name

Argentine Mesquite
Arizona Black Walnut
Arizona Sycamore
Blue Palo Verde
Cat Claw
Chilean Mesquite
Desert Ironwood
Foothill Palo Verde
Honey Mesquite
South American Hybrid Mesquite
Texas Ebony
Velvet Mesquite
Western Desert Willow

Botanical Name

Prosopis Alba
Jaglans Ruperstris
Platanus Wrightii
Cercidium Floridum
Acacia Greggi
Prosopis Chilensis
Olneya Tesota
Cercidium Microphyllum
Prosopis Glandulosa
Prosopis Hybrid
Pithecellobium Flexicanle
Prosopis Juliflora
Chilopsis Linearis

Cactus - Common Name

Beehive Cactus
Blue Yucca
Buckhorn Cholla
Bush Cholla
Candy Barrell Cactus
Desert Christmas Cactus
Desert Prickly Pear
High Region Cholla
Ocotillo
Saguaro
Silver Dollar Cactus
Smooth Chain Fruit Cholla
Soap Tree Yucca
Strawberry Hedgehog
Sweet Potato Cactus
Teddy Bear Cholla

Botanical Name

Coryphantha Arizonica
Yucca Baccata
Opuntia Acanthocarpa
Opuntia Arbuscula
Ferocactus Wizlizeni
Opuntia Leptocaulis
Opuntia Engelmannii
Opuntia Whipplei
Fouguieria Splendens
Carnegiea Gigantea
Opuntia Chlorotica
Opuntia Fulgida
Yucca Elata
Echinocereus Englemannii
Peniocereus Greggii
Opuntia Bigelovii

Shrubs - Common Name

Botanical Name

Arizona Yellow Bells	Tecoma Stans
Blackfoot Daisy	Melampodium Leucanthum
Brittle Bush	Encelia Farinosa
Burro Bush	Hymenoclea Monogyra
Bur Sage	Franseria Deltoides
Bush Pentstemon	Pentstemon Microphyllus
Chill Weed	Baccharis Pteronoides
Chuparosa	Justicia Californica
Creosote Bush	Larrea Tridentata
Crossosoma	Crossosoma Bigelovii
Crucifision Thorn	Canotia Holocantha
Desert Broom	Baccharis Sarothroides
Desert Hackberry	Celtis Pallida
Desert Honeysuckle	Anisacanthus Thurberi
Desert Lavender	Santolina
Desert Marigold	Bailya Multirad
Fairy Duster	Calliandra Eriophylla
Goldenhead	Acamptopappus Sphaerocephal
Gold Field	Baeria Chrysoftoma
Jojoba	Simmondsia Chinensis
Lupine	Lupinus Sparcifulora
Menodora	Menodora Scabra
Mexican Tea	Ephedra Trifurca
Mormon Tea	Ephedra Nevadanensis
Pale Lycium	Lucium Pallidum
Ratany	Krameria Parvifolia
Red Barberry	Berberis Haematocarpa
Rock Verbena	Verbena Pulchella
Sagebrush	Antriplex Polycarpa
Snakeweed	Guitierrezia Lucida
Texas Sage	Salvia Greggii
Thread Leaf Groudsel	Senecio Longilobus
Turpentine Bloom	Thamnosa Montana
Turpentine Bush	Apolopappus Laricifolius
Verbena	Verbena Goodingi
Western Hackberry	Celtis Reticulata
White Ratany	Krameria Grayi
White Thorn Mescat	Acacia Constricta

Golf Course

A 36-hole golf facility is proposed for Verde River to provide local recreational needs, create permanent open space and view corridors, and to facilitate drainage and water retention. The courses will be constructed adhering to all Maricopa County and Arizona Department of Water Resources guidelines.

The clubhouse is situated on approximately 8 acres of land and is proposed to be a 32,000 +/- square foot facility. It will be designed consistent with the natural aesthetic value present in the Sonoran desert and be oriented with views overlooking the golf course and toward Four Peaks. The clubhouse will provide a pro shop, dressing room facilities, and offer food and beverage service.

The golf courses will be designed with great care and sensitivity towards and featuring the Sonoran desert landscape. They will be routed to provide balance and buffering between the housing subdivisions. The total irrigated turf area for both courses will be 150 acres which is well below the allowable acreage. Of the approximately 301 acres designated for golf, 152 acres will be revegetated with native plants or left in their natural state. Existing washes will be preserved as much as possible during the grading of the golf courses. This equates to over 50% natural open space which will be utilized for site drainage and preservation of washes and riparian vegetation.

The irrigation systems for the golf courses will be designed using the latest technology for water conservation. This will include minimizing aerial overspray and utilizing separate irrigation systems for fairways, tees and greens.

A breakdown of seasonal water usage is illustrated below for established turf area maintenance.

TABLE 8

Total acres of turf	150
2nd management period ADWR allotment per acre annually for established turf	4.6 acre feet per acre
May - September	2.6 acre feet per acre
October - April	2.0 acre feet per acre
Total annual water	690 acre feet

As previously discussed in the utility plan section, pages 23 and 24, Rio Verde Utilities will provide irrigation water for the golf courses in Verde River. A combination of non-potable well water, surface water, and tertiary treated effluent will be used on all the golf courses Rio Verde Utilities serves. Please refer to the Appendix Exhibit E, page 38 and for the letter from Rio Verde Utilities, Inc., which (a) outlines the water use for the golf courses; (b) states their commitment to provide water for Verde River; and, (c) outlines their service management area.

Community Services

The information that follows relates to the availability of retail and community facilities for Verde River.

Retail - Neighborhood services are located in Rio Verde, approximately two miles away and consist of a convenience store, gas station and post office. Major retail opportunities that encompass the full scale of needs and services can be found in Fountain Hills, approximately nine (9) miles away.

Medical Facilities - The nearest full time medical facility is in Fountain Hills at the Fountain Hills Family Health Center. Mayo Clinic and Scottsdale Memorial North Hospital are located relatively close to the site, approximately 15 and 20 miles southwest respectively. Part time medical care as well as emergency service is provided by a doctor who travels to Rio Verde once per week. Emergency medical services are also available from Rural Metro, whose response personnel are trained medical technicians.

Churches - There are no church sites planned for Verde River. Rio Verde, Fountain Hills, and north Scottsdale provide places of worship.

School Sites - Verde River is not in an organized school district and there is no significant student population projected. As mentioned previously, the market for Verde River is anticipated to be primarily out-of-state, seasonal/secondary home buyers. If there are any persons of school age, they can attend any school, but most likely would attend classes in District 48 (Scottsdale) or District 69 (Paradise Valley).

Recreation

Onsite/Local - Onsite recreational amenities planned for Verde River include a 36-hole golf course, and a clubhouse facility. Adjacent to Verde River are the proposed golf courses for Tonto Verde plus the existing and proposed golf courses at Rio Verde.

Community tennis courts and swimming pools may be provided as a part of residential development. Bicycling, jogging and walking are also forms of recreation available adjacent to or on roadways and in open space, but no designated trails, walkways or paths are proposed.

Regional Recreation - Regional recreation facilities include the 20,200 acre McDowell Mountain Regional Park adjacent to Verde River to the south. The Tonto National Forest, located north and east of the site, includes many lakes, wilderness and scenic areas which provide a variety of recreational opportunities. The Desert Foothills Scenic Drive is a 17 mile scenic corridor developed along

portions of Scottsdale and Cave Creek Roads, north of Pinnacle Peak Road. The drive serves as a natural desert highway with identification signs highlighting native plants.

APPENDIX

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Exhibit C - Sewage System Preliminary Design Criteria	38
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DEPARTMENT OF WATER RESOURCES

99 E Virginia Avenue Phoenix, Arizona 85004



BRUCE BABBITT, Governor
WESLEY E. STEINER, Director

November 9, 1981

Mr. Ray Pritchett
Chief of Subdivisions
Department of Real Estate
1645 West Jefferson
Phoenix, Arizona 85007

RE: Rio Verde Utilities, Inc.

Dear Mr. Pritchett:

This is to inform you of the designation of Rio Verde Utilities, Inc. service area as an area with an assured water supply according to the provisions of A.R.S. 45-576D. Please add the referenced water company to your list of service areas having assured water supplies. A map showing the current certificated area of the water company is enclosed for your reference.

The service area is the area of land actually being served water by the water company and additions to such area which contain an operating distribution system owned by the private water company. This designation does not apply to subdivisions served by the private water company outside of the private water company's currently certificated area.

Pursuant to A.R.S. 45-576H, developers within the designated service area are exempt from applying for and obtaining a Certificate of Assured Water Supply. However, any development within the certificated area but not served by the private water company, is considered to be outside the designated service area. The Department may revoke this designation at any time upon finding that an assured supply does not exist.

Appendix Exhibit A

Additionally, because the water company is within the Active Management Area, as designated by recent legislation, and the future management plans might change the criteria for an assured supply, designations of assured water supplies might change accordingly. A draft of the first management plan will be completed in 1983.

If you have any questions regarding the above, please contact me.

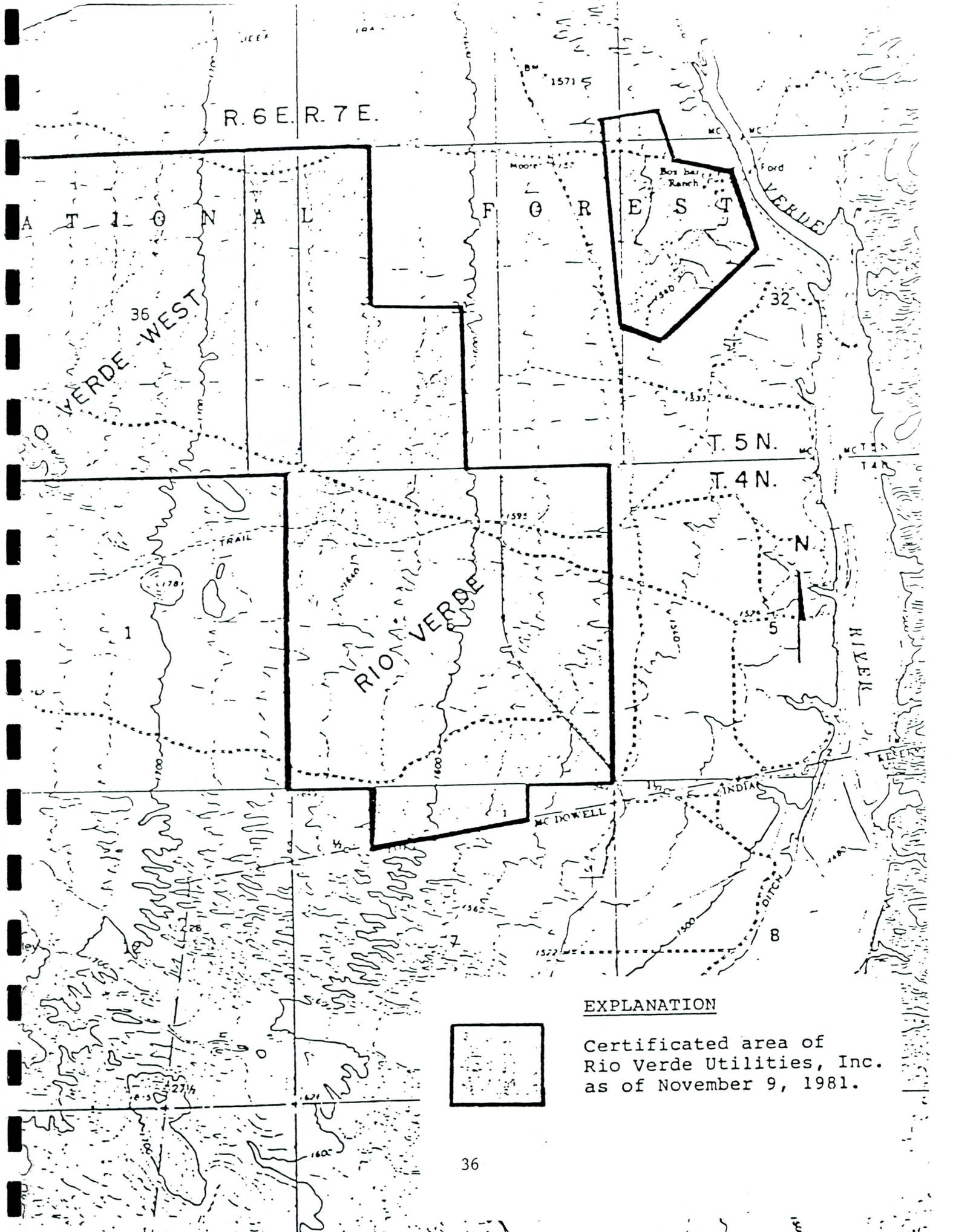
Sincerely,

E. A. Nemecek

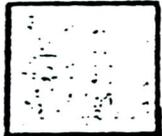
Edward A. Nemecek
Chief Hydrologist

llc
Enclosures

cc: Bill Henry, Maricopa County Recorder
Don E. McDaniel, Jr., Maricopa County Dept. of Planning
and Development
Rio Verde Utilities, Inc.



EXPLANATION



Certificated area of
Rio Verde Utilities, Inc.
as of November 9, 1981.

DOMESTIC WATER DISTRIBUTION SYSTEM

Preliminary Design Criteria

Ultimate Population: 1,333
(2.2 P/DU, 606 DU)

ADWR Criteria: 140 GPD/Capita

Ultimate Demand: 186,620 GPD

Peak Demand: $(186,620 \div 0.33) \div 1,440 = 392.72$ GPM

Use: 400 GPM

Fire Flow = 1,500 GPM. 3 hour duration

SEWAGE COLLECTION SYSTEM
Preliminary Design Criteria

Ultimate Population: 1,333

A.D.H.S. Criteria: 100 GPD/Capita

Ultimate Demand: 133,330 GPD, Use 146,630 GPF

Peak Flow: $(133,000 \div 0.33) \div 1,440 = 308.56$ GPM

Use: 310 GPM

Since 10" pipe at minimum flow of 2 FPS = 500 GPM, the maximum size within the project will be 10". All others will be 8", or when conditions permit, 6".



Maricopa County Department of Health Services

DIVISION OF PUBLIC HEALTH
Environmental Services

1845 East Roosevelt Street
Phoenix, Arizona 85006
(602)258-6381

October 25, 1990

To: Maricopa County Planning Dept. Re: Verde River MP90-4
111 South Third Avenue
Phoenix, AZ 85003 Location Code: A05063600

This project is hereby approved as a result of our staff review of the material submitted and a site survey which was made to determine compliance with current regulations of the Maricopa County Department of Health Services.

The approved domestic water supplier is Rio Verde Utilities. This supply has been designated as having an assured 100 year Water Supply by the Arizona Department of Water Resources.

The approved sewage disposal method is by the Rio Verde Utilities sewer system.

An approved refuse collection service and garbage disposal area is available to the site.

If there are any further questions regarding the Maricopa County Department of Health Services Regulations, please contact me at 258-6381.

A handwritten signature in cursive script that reads "Don Conroy".

Don Conroy, P.E., Public Health Engineer
Bureau of Public Health Engineering
Environmental Services Division

DC/ds

cc: **Landmark Land Co.**

9002:63/ds





August 22, 1990

Val-Group
23150 North Pima Road
Scottsdale, Arizona 85255

Attention: Tom Fisher

Subject: Verde River Project

Dear Tom,

As requested, attached is the copy of our recent service management area as designated by the Arizona Department of Water Resources.

As outlined in the Second Management period covering 1990 until the year 2000, the following volume of water is regulated for new golf course application.

Attached is the table VI-3 that is turf-related facility allotment schedule (acre-feet per acre per year) for the development of new golf courses. This schedule is from the Second Management program listed on pages 220 and 221.

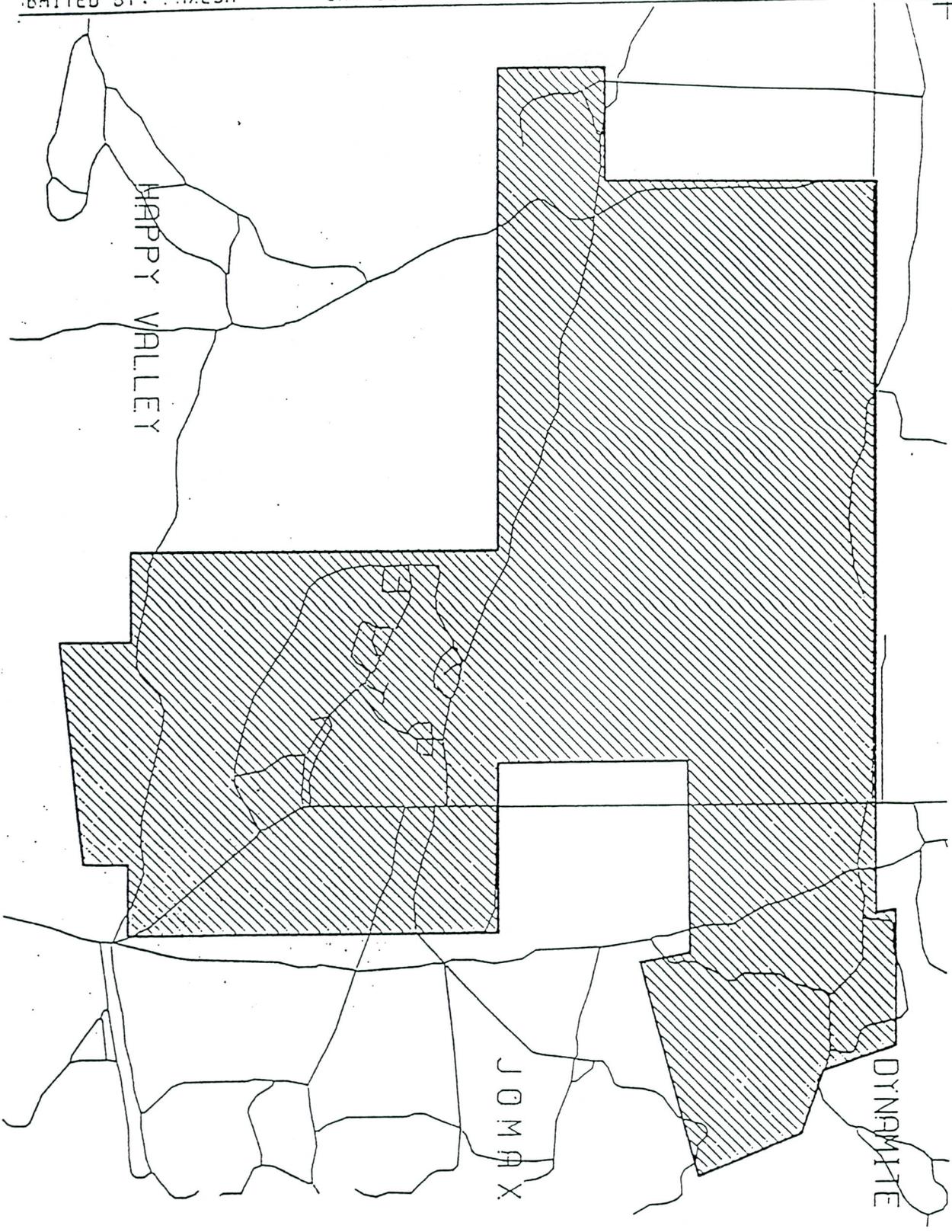
As stated, no allotment can exceed the amount calculated by multiplying the number of holes by 23.9 acre-feet unless 100 percent effluent is used. During the first year your turf is planted, you may not exceed 28.9 acre-feet per hole.

In designing your courses, the maximum amount of water available to your firm would be 280,362,200 gallons per year including the use of effluent when available. Your golf course would consume 100 percent of the effluent generated by the sewage treatment of the waste from your homes and other discharges.

Rio Verde Utilities Inc. is committed to supplying water to your firm, however, the volume will have to be agreed upon by all parties involved.

Very truly yours,

Donald R. Bush
Vice-President
General Manager



Verde River
Population Projection

<u>Type of Unit</u>	<u>Number People/ Unit</u>	<u>Number People/ Phase II</u>	<u>Number People/ Phase IV</u>	<u>Total Population</u>
Single Family	2.2	471	572	1,043
Cluster	2.2	145	145	290
		-----	-----	-----
Total		616	717	1,333

Recorded at the request of:

87 568930 Document No.

Ticor Title Insurance

1985
Recording
Date:

When recorded, mail to:
Western Rio Verde, Inc.
a/o Val Group Realty, Inc.
23150 N. Pima Road
Scottsdale, AZ 85255

RECORDED IN OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA SEP 11 1987-9 00	
KEITH POLETIS, County Recorder	
FEE 10.00	ISS 2

Esc # 211 514 BDC
87081024-25BC

Special Warranty Deed

For the consideration of Ten Dollars, and other valuable considerations, the undersigned Title USA Company of Arizona, an Arizona Corporation, as Trustee under trust No. 1052 and 1281, the grantor herein does convey to

WESTERN RIO VERDE, INC., an Indiana corporation,

the Grantee, the following real property situated in Maricopa County, Arizona:

See Exhibit "A" attached hereto and made a part hereof.

The names and addresses of the Beneficiaries of Trust No. 1281 are as disclosed in instrument recorded in Document No. 85-236933, records of Maricopa County, Arizona.

Affidavit Exempt: ARS 42-1614 B-1

Trustee named herein states that pursuant to the provisions of ARS 33-401E, the names and addresses of the Beneficiaries are as disclosed in instrument recorded in Document/Docket 15134, page 266-268, records of Maricopa County, Arizona.

* of Trust No. 1052
SUBJECT TO: Current taxes, assessments, reservations, liens, encumbrances, covenants, conditions, restrictions rights of way and easements of record.

And the Grantor hereby binds itself and its successors to warrant and defend the title, as against all acts of the Grantor herein and no other, subject to the matters above set forth.

IN WITNESS WHEREOF, the Title USA Company of Arizona, as Trustee, has caused its corporate name to be signed and its corporate seal to be affixed by the undersigned officers thereunto duly authorized this 9th day of September, 1987, A.D., 19 87.

Title USA Company of Arizona, as Trustee only and not in its proprietary corporate capacity or individually.

STATE OF ARIZONA } ss.
County of Maricopa

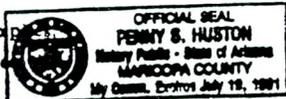
By Donna Collins
Authorized Signature

On this the 9th day of September, 19 87, before me, the undersigned officer, personally appeared Donna Collins

who acknowledged himself to be the Trust Officer, of the Title USA Company of Arizona, a corporation, and that he as such officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, as Trustee, by himself as such officer.

In witness whereof I have hereunto set my hand and official seal.

My Commission Expires



Penny S. Huston
Notary Public

Form TR-86 (Revised 4/87)

ORDER NUMBER: 87081024-05

87 568930

EXHIBIT 'A'

PARCEL NO. 1:

THE WEST HALF OF SECTION 36, TOWNSHIP 5 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THAT PART LYING WEST OF THE WEST RIGHT-OF-WAY LINE OF THE PARCEL OF LAND IN INSTRUMENT RECORDED AT DOCKET 9208, PAGE 765, RECORDS OF MARICOPA COUNTY, ARIZONA;

PARCEL NO. 2:

THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 5 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

PARCEL NO. 3:

THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 5 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

PARCEL NO. 4:

THE WEST 15 ACRES OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 5 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

PARCEL NO. 5:

THE WEST 15 ACRES OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 5 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

PARCEL NO. 6:

THE WEST 15 ACRES OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 5 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

PARCEL NO. 7:

THE WEST 15 ACRES OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 5 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

RESPONSES TO QUESTIONS/COMMENTS
FROM MARICOPA COUNTY DEPARTMENT OF PLANNING & DEVELOPMENT
11/06/90 TAC MEETING

MEMO TO FILE: MP 90-4

FROM: Maricopa County Department of Planning and Development

SUBJECT: VERDE RIVER DEVELOPMENT MASTER PLAN

FOR: T.A.C. Meeting of November 6, 1990, at 10:00 a.m.

SITE LOCATION:

1. Project site is directly west of the Tonto Verde Development and includes 492 acres of Section 36, Township 5 North, Range 6 East. The site is vacant with the exception of several lakes on the golf course. Subject property is zoned Rural-43. The McDowell Mountain Regional Park is located directly south of this request. The proposed development is located on property formerly approved in 1983 as the Tonto Vista Development Master Plan.

REQUEST:

2. The proposed development master plan request a maximum of 606 dwelling units and two golf courses with a single clubhouse. The proposed densities range from 3 to 7.96 dwelling units per acre with the average being 1.23 dwelling units per acre.

QUESTIONS:

RESPONSES TO QUESTIONS/COMMENTS
FROM MARICOPA COUNTY DEPARTMENT OF PLANNING & DEVELOPMENT
11/06/90 TAC MEETING

3. Is the existing vegetation considered to be dense? Indicate this in vegetative analysis section.

Applicant response: The existing vegetation is typical Sonoran Desert plant density which is not considered dense. See page 12 of the narrative report, vegetation paragraph.

4. Where are the "existing non-potable well fields" located?

Applicant response: The existing non-potable well fields are located within the Rio Verde Utilities, Inc. service area and are not on the Verde River property. The non-potable water is currently being serviced by an existing pipeline.

5. Show the locale of the electric easement better. Will this be an overhead line? Recommend underground if possible to protect scenic vistas.

Applicant response: The existing electric lines are overhead. If the existing electric lines on the eastern property line can be relocated underground and SRP (Salt River Project) is willing to do so, it would protect the scenic vistas for Verde River and Tonto Verde. Please see Exhibit I, Right-of-Way Map, page 14 of the narrative for a better delineation of the electric easements.

6. Will loop road infrastructure and improvements be part of Phase I?

Applicant response: The loop road will not be completed in its entirety during Phase I. It will be completed beyond the point to serve the clubhouse facility, either temporary or permanent, and housing areas. The emergency access will be installed simultaneously with this portion of the loop road. This is noted on the Phasing Plan, Exhibit J, page 16, and in the narrative on page 15, first paragraph on Phasing.

7. Any perimeter walls? Note location, type and height.

Applicant response: There will be perimeter walls around the Verde River development; they will be concrete block walls, stuccoed and painted and a minimum of 5 (five) feet in height measured from the exterior of the property. Please see the Land Use Display Map, Exhibit K, on page 18 for the approximate location of the walls.

8. Will there be vegetation in the 10 foot parkway area?

Applicant response: There will be vegetation in the 10 foot parkway area of Rio Verde Drive. Please reference the landscaping paragraph on page 27 of the narrative.

9. How will you improve access road?

Applicant response: The emergency access road will be improved to minimum County standards. Please reference the narrative, page 21, first paragraph.

10. Will existing washes be preserved?

Applicant response: The existing washes will be preserved as much as possible during grading of the golf courses. Please reference page 30 of the narrative, third paragraph.

11. What is "local non-Verde River resident?"

Applicant response: A local, non-Verde River resident is one who resides in Maricopa County but not in Verde River. Please reference page 27 of the narrative, third paragraph.

12. What about the use of effluent on turf areas?

Applicant response: 100% of the effluent generated by the Verde River development will be processed and used through the Rio Verde Utilities service area.

13. Will this be retirement or age restricted?

Applicant response: This development will not be retirement or age restricted. Please see page 21 of the narrative sub-paragraph "a" of the Traffic Impact section.

14. Show drainage arrows on base map.

Applicant response: Drainage arrows are shown on the revised Land Use Display Map, Exhibit K, page 18 of the narrative.

15. Indicate areas of 15% or greater on a slope map.

Applicant response: Areas of 15% or greater slope are shown on the Physical Features Map, Exhibit H, page 13, and on the revised Land Use Display Map, Exhibit K, page 18 of the narrative.

16. Indicate road grade for access between Parcels 6 and 7.

Applicant response: The road grade for the access between Parcels 6 and 7 will not exceed 15%.

17. Provide proof of ownership.

Applicant response: Proof of ownership is shown in the Appendix of the narrative, Exhibit G, page 43.

24. Discuss the school situation.

Applicant response: Verde River is not in an organized school district and there is no significant student population projected. For more detail, refer to the narrative on page 31.

25. A 10 foot landscaped setback should be provided along Rio Verde Drive to be consistent with the adjacent Tonto Verde development.

Applicant response: The 10 foot parkway has been covered in question #8 and it will be consistent with the adjacent Tonto Verde development.

26. Provide pedestrian access to lakes and open space.

Applicant response: Access will be provided to lakes and non-golf course open spaces upon subdivision of parcels containing lakes or open spaces.

27. Differentiate between hiking trails/bike trails on circulation plan and show both on circulation map.

Applicant response: There are no hiking/bike trails proposed for the internal interior roads in Verde River. See the recreation section, paragraph 2, page 31 of the narrative.

28. Recommend 28 foot width for private streets with curbs and sidewalks per Subdivision Regulations.

Applicant response: All streets interior in Verde River are to be privately owned and maintained. The private neighborhood streets off the loop road will be 28 feet in width with rolled curbs. No sidewalks are proposed. See Table 4, page 21 of the narrative.

29. Discuss irrigation method for golf courses.

Applicant response: The irrigation systems for the golf courses will be designed using the latest technology for water conservation. This will include minimizing aerial overspray and utilizing separate irrigation systems for fairways, tees and greens. Rio Verde Utilities, irrigation water supplier, uses a combination of non-potable well water, surface water, and tertiary treated effluent on all of the golf courses they serve. Please refer to the golf course section, paragraphs 4 and 5, on page 30 of the narrative.

RESPONSE TO QUESTIONS/COMMENTS
FROM INTEREST GROUPS IN ATTENDANCE AT
11/06/90 TAC MEETING

Maricopa County Department of Health

1. Be sure a re-use permit application is filed to allow the use of effluent for irrigation.

Applicant response: We will work with Rio Verde Utilities to see that this is done.

Maricopa County Highway Department

1. State on DMP that perimeter roads will be improved as required by the County Engineer.

Applicant response: See Exhibit L, DMP Circulation Plan on page 22 of the narrative, last paragraph of Proposed Improvements.

2. Bike/cart path on interior loop road does not work as a dual purpose. Change that situation.

Applicant response: See Exhibit L, DMP Circulation Plan on page 20 of the narrative.

3. Is the interior loop road going to be installed in its entirety or in sections? When will the emergency access be installed?

Applicant response: The loop road will not be completed in its entirety during Phase I. It will be completed beyond the point to serve the clubhouse facility, either temporary or permanent, and housing areas. The emergency access will be installed simultaneously with this portion of the loop road. This is noted in the narrative on page 15, phasing, first paragraph, and on Exhibit J, page 16.

4. Provide a turning pocket and deacceleration lane on Rio Verde Drive.

Applicant response: A left turn pocket will be provided for westbound traffic, and a deacceleration lane will be provided for eastbound traffic. They will be designed to County standards and will be reviewed and approved by the County Highway Department prior to construction.

Maricopa County Flood Control District

1. Submit a revised drainage plan per the Maricopa County Flood Control District's specifications.

Applicant response: A revised drainage report using the Flood Control District's hydrologic design manual will be completed prior to the zoning of any phases on the DMP, but not prior to

the approval of the Master Plan. This report will address all issues raised by the Flood Control District and be compatible with the adjacent properties with regard to exit points of flow and peak flow quantities.

2. Match drainage points with the Tonto Verde Development.

Applicant response: Exit drainage points from the Verde River development will match the entry points of the Tonto Verde development.

3. State that the retention system will be designed per County drainage regulations.

Applicant response: Stated on the DMP Drainage Plan, Exhibit M, page 24 of the narrative.

4. A drainage review fee must be paid.

Applicant response: We will pay the review fee prior to the Verde River DMP approval.

5. The drainage report must be signed by a registered engineer in the state of Arizona.

Applicant response: The drainage report will be signed by an engineer registered in the State of Arizona.

Rural/Metro Fire Department

1. Recommend that the Verde River DMP show the placement of fire hydrants and that they be installed and wet prior to any construction.

Applicant response: Proposed hydrant placement for the interior loop road is illustrated on the Verde River Land Use Display Map on page 18 of the narrative. Hydrant placement for the land use parcels to be developed will be shown on all maps as they are submitted for the approval to develop those parcels. All hydrants will be wet before any structural construction takes place.

Rio Verde Community Association

1. Concerned that the storage tank in the southwest corner of Verde River would reduce water pressure in Rio Verde.

Applicant response: Pressure will not be reduced.

Rio Verde Services/Development/Utilities

1. Commented that the drainage areas between Verde River and Tonto Verde should be compatible.

18. Provide information relating to easement access on western portion of property. Is it an easement or right-of-way?

Applicant response: The access on the western portion of the property is a dedicated 200 foot County right-of-way. Please note paragraph 2 of the Rights-of-Way/Roadways/Easements section on page 12 of the narrative.

19. Indicate that development will be in accordance with the Maricopa County Hillside Ordinance.

Applicant response: Development will be in accordance with the Maricopa County Hillside Ordinance.

20. Indicate the approximate location of the temporary clubhouse and golf course maintenance facility.

Applicant response: The golf course maintenance facility will be in the southern area of Parcel 16 near the emergency access. Please see Exhibit K, Land Use Display Map, page 18 of the narrative. If a temporary clubhouse is utilized, it will be located on or near Parcel 23, the permanent golf course clubhouse site, and will be accessible by Verde River Boulevard.

21. Indicate any on-site park, play areas or other recreational opportunities.

Applicant response: There are no on-site parks planned for the Verde River development. Community tennis courts and swimming pools may be provided as a part of residential development. Bicycling, jogging and walking are other forms of recreation available. Please refer to page 31 of the narrative for recreation opportunities.

22. Indicate where the nearest retail, medical and quasi-public opportunities are located.

Applicant response: The community of Rio Verde, approximately two miles away has the following services for consumers: (a) convenience store; (2) gas station; and (c) post office. Major shopping can be found in Fountain Hills which is approximately 9 miles from Verde River. The nearest full-time medical facility is located in Fountain Hills. Places of worship are located in Rio Verde, Fountain Hills, and north Scottsdale. Please refer to the community services section of the narrative on page 31.

23. Indicate what zoning districts are proposed. If the Residential Unit Plan of Development option is proposed, parcels must be 10 acres or greater (Section 2403.2).

Applicant response: Please refer to the Zoning District Summary, Table 3A on page 19a of the narrative for the zoning districts proposed.

Applicant response: The exit drainage points from Verde River will match the entry points to Tonto Verde.

Arizona Fish & Game Department

1. How will washes be maintained. Recommends that washes be left in their natural state for wildlife use.

Applicant response: We will leave the natural state of the washes as much as possible when grading. Natural vegetation will be replanted in those areas displaced. See page 30 in the narrative, paragraph #3 of the Golf Course section.

2. Recommend that animal barrier fencing be allowed in the development.

Applicant response: We will allow animal barrier fencing in the CC&R's.

3. Recommend replanting fairways with as much natural vegetation as possible.

Applicant response: This will be done; see page 30 of the narrative, paragraph #3 of the Golf Course section.

4. Recommend that aquatic plants be utilized in the lakes as a food source for fowl.

Applicant response: Aquatic plants will be provided in the lakes.

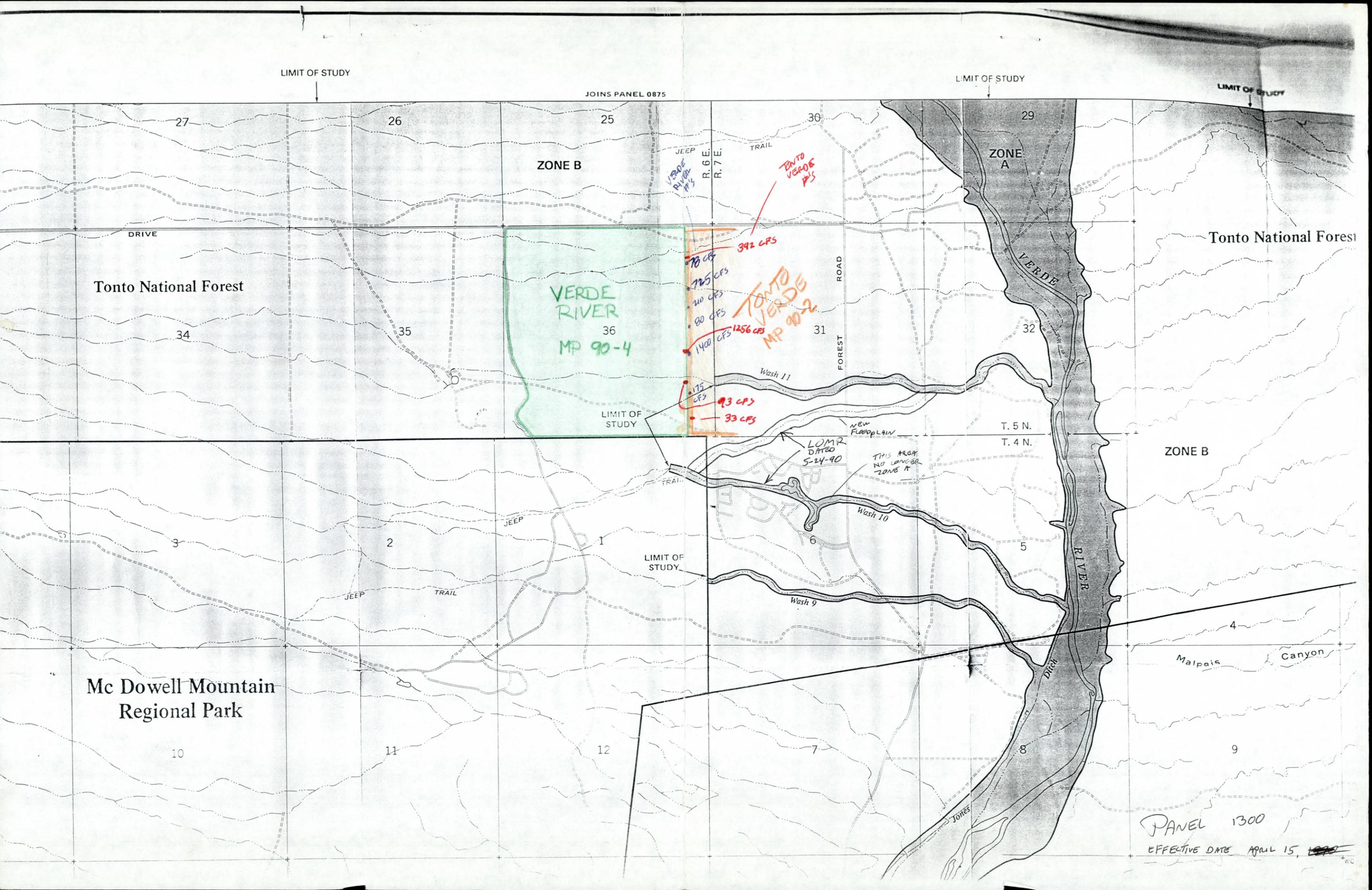
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1979.

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Desert Foothills Technical Guide. Maricopa County.
1982.

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March, 1973.

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1980 Census. Washington, D.C. Government Printing Office.



LIMIT OF STUDY

JOINS PANEL 0875

LIMIT OF STUDY

LIMIT OF STUDY

ZONE B

ZONE A

Tonto National Forest

Tonto National Forest

VERDE RIVER
MP 90-4

Tonto Verde
MP 90-2

LIMIT OF STUDY

LOMR
DATED
5-24-90

THIS AREA
NO LONGER
ZONE A

NEW
FLOODPLAIN

ZONE B

Mc Dowell Mountain
Regional Park

Malpais
Canyon

PANEL 1300
EFFECTIVE DATE APRIL 15, 1990

GREEN FROM VERDE RIVER MP 90-4

Q100 78 CFS

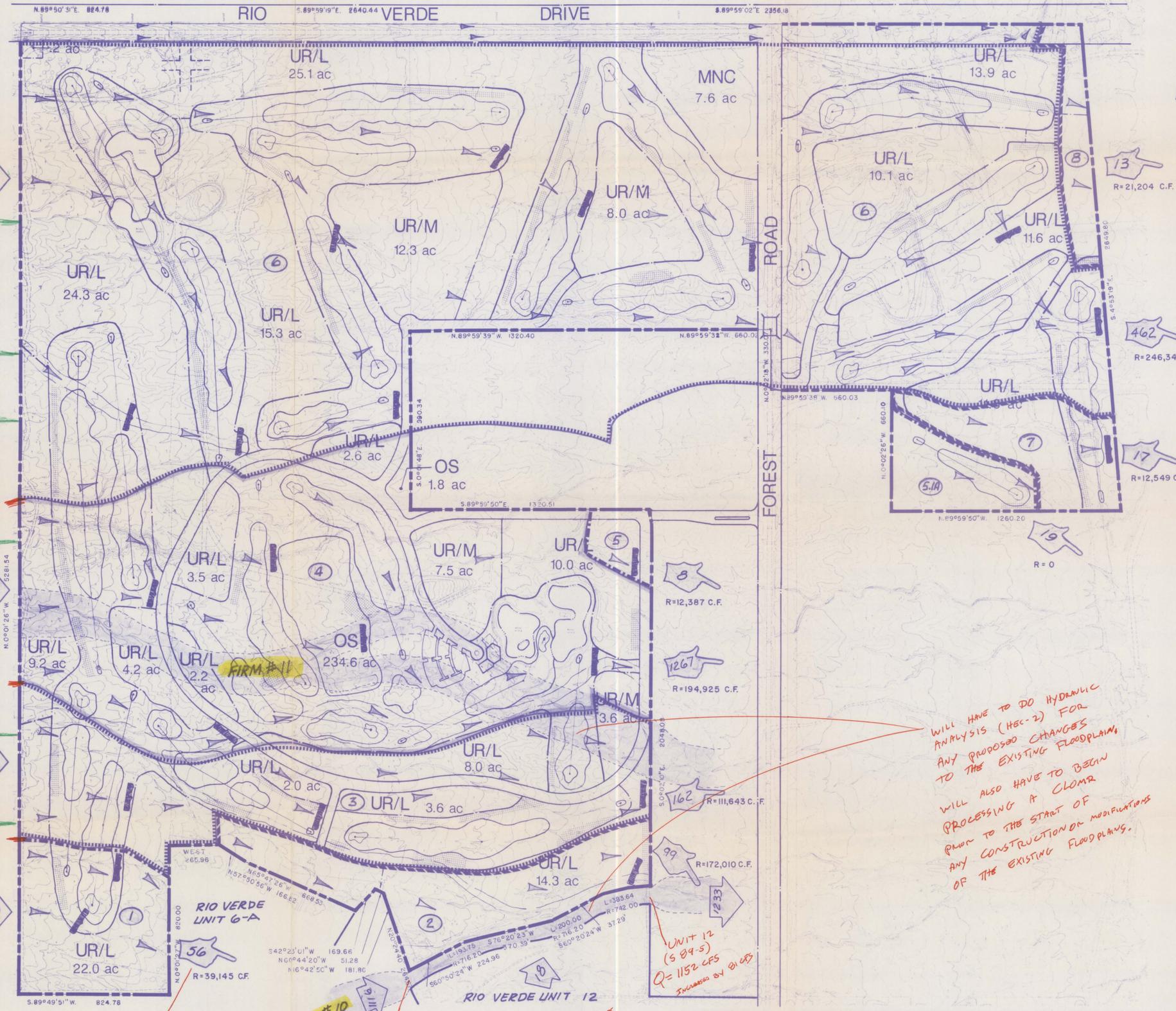
Q100 72.5 CFS

Q100 210 CFS

Q100 80 CFS

Q100 1400 CFS

Q100 175 CFS



DEVELOPMENT MASTER PLAN
Tonto Verde
 MARICOPA COUNTY, ARIZONA

Prepared for: **RIO VERDE SERVICES, INC**
 25609 Danny Lane
 Rio Verde, Arizona 85255
 602 471-7247

- DETENTION FACILITY (APPROX. LOCATION)
- EXISTING RUNOFF - PRELIMINARY (C.F.S.)
- PEAK RUNOFF, PRE-DEVELOPMENT *
- DRAINAGE DIRECTION
- OPTIONAL AND/OR SUPPLEMENTAL RETENTION AREAS
- DRAINAGE AREA
- DRAINAGE AREA BOUNDARY
- DRAINAGE AREA RETENTION REQUIRED **

PRELIMINARY DRAINAGE MAP

WILL HAVE TO DO HYDRAULIC ANALYSIS (HEC-2) FOR ANY PROPOSED CHANGES TO THE EXISTING FLOODPLAIN. WILL ALSO HAVE TO BEGIN PROCESSING A CLMOR PRIOR TO THE START OF ANY CONSTRUCTION OR MODIFICATIONS OF THE EXISTING FLOODPLANS.

THEY WILL HAVE TO DEMONSTRATE WHERE THIS FLOW GOES.

FIRM #10
 UNIT 12 (S 89-5)
 Q=1075 CFS
 FINANCED BY BLCFS

WILL HAVE TO DEMONSTRATE THAT THE INCREASE IN Q WILL HAVE NO NEGATIVE EFFECTS ON UNIT 12.

UNIT 12 (S 89-5)
 Q=1152 CFS
 FINANCED BY BLCFS

* RETENTION AND/OR DETENTION FACILITIES WILL BE PROVIDED IN THE DEVELOPMENT TO ENSURE THAT THE PEAK RUNOFFS FOR EACH AREA ARE EQUAL TO OR LESS THAN PRE-DEVELOPMENT RUNOFFS. DETAILED HYDROLOGY REPORTS WILL BE PROVIDED FOR EACH UNIT AS IT IS DEVELOPED.

** THESE FIGURES REPRESENT THE BEST ESTIMATE OF THE RETENTION AND/OR DETENTION THAT WILL BE REQUIRED FOR EACH DRAINAGE AREA TO ENSURE THAT POST DEVELOPMENT FLOWS WILL NOT EXCEED PRE-DEVELOPMENT FLOWS (2hr, 100 yr).

Leonard Gostinski
 4-19-90

WILEY & ASSOCIATES, INC.
 SURVEYORS
 3309 N. HAYDEN RD. SUITE 130
 SCOTTSDALE, AZ 85251
 (602) 947-7906

ENGINEERS
 EARLE L. SLYDER
 LEONARD GOSTINSKI
 L.S.
 P.E.

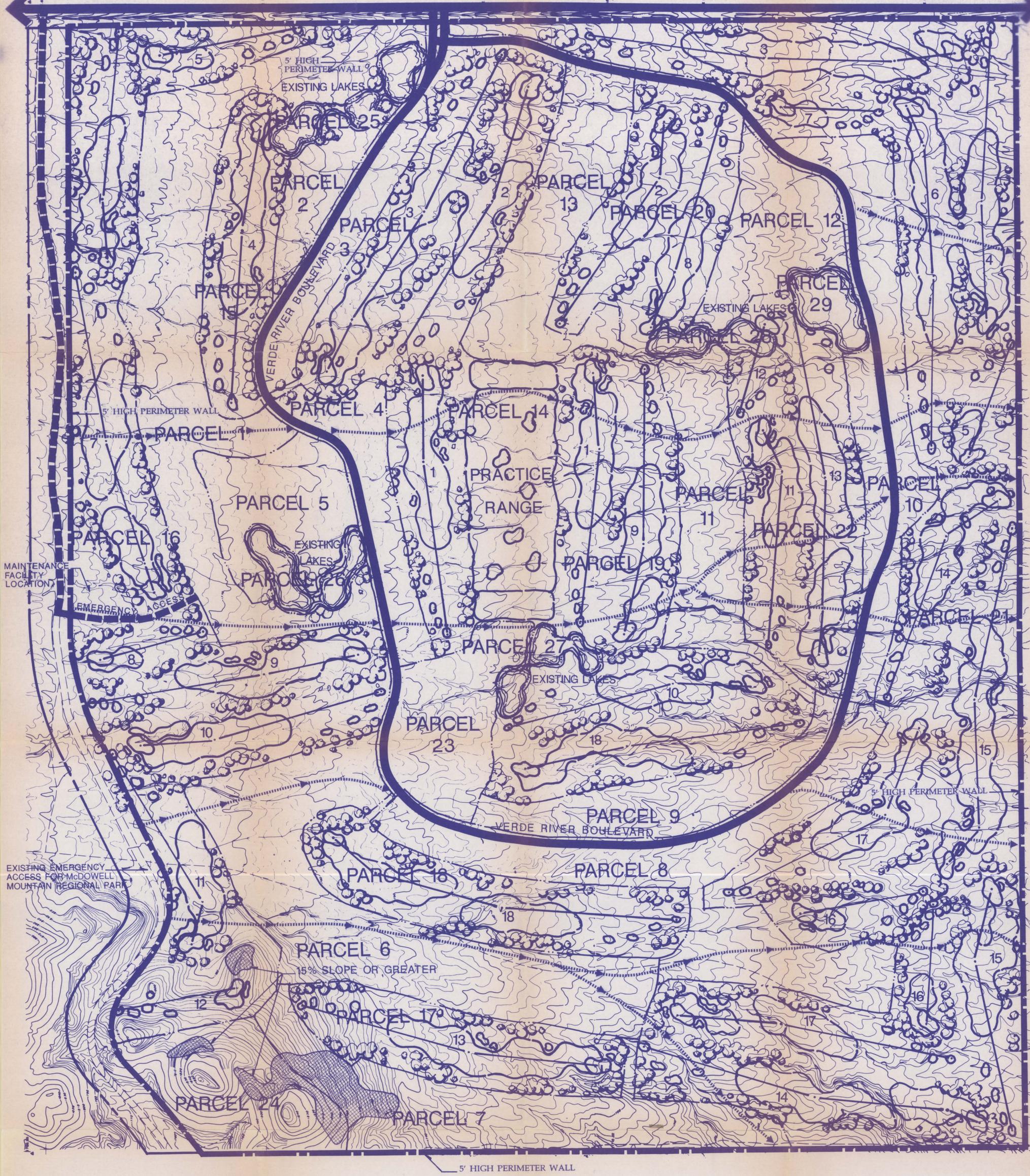


A. WAYNE SMITH & ASSOCIATES
 A Subsidiary of Cornoyer-Hedrick

W&A JOB # 3786

FLOOD CONTROL DISTRICT RECEIVED	
AUG 29 1990	
CH ENG	P & PM
DEP	INFORM
ADMIN	LIMIT
FINANCE	FILE
C & O	
ENGR	
REMARKS	

Modified 8-28-90



PREPARED FOR:
WESTERN RIO VERDE, INC.
23150 NORTH PIMA ROAD
SCOTTSDALE, ARIZONA 85255

PREPARED BY:
LANDMARK LAND COMPANY OF ARIZONA, INC.
23150 NORTH PIMA ROAD
SCOTTSDALE, ARIZONA 85255

APPROVED: SEPTEMBER 24, 1990

REVISED: 11-09-90

REVISED:

BOARD OF SUPERVISORS

REVISED:

LAND USE SUMMARY TABLE

PARCEL	LAND USE CATEGORY	TYPE OF LAND USE	GROSS ACRES	GROSS DENSITY	DWELLING UNITS
1	UR/VL	RESIDENTIAL	25.43	2.87	73
2	UR/VL	RESIDENTIAL	4.16	3.37	14
3	UR/VL	RESIDENTIAL	6.57	3.50	23
4	UR/VL	RESIDENTIAL	7.23	3.46	25
5	UR/M	RESIDENTIAL	8.30	7.96	66
6	UR/VL	RESIDENTIAL	23.87	2.81	67
7	UR/VL	RESIDENTIAL	14.72	2.79	41
8	UR/VL	RESIDENTIAL	19.66	2.80	55
9	UR/VL	RESIDENTIAL	7.80	3.46	27
10	UR/VL	RESIDENTIAL	14.69	4.63	68
11	UR/VL	RESIDENTIAL	10.28	3.60	37
12	UR/M	RESIDENTIAL	8.30	7.96	66
13	UR/VL	RESIDENTIAL	11.75	3.74	44
14	O.S.	C.F.G.C.*	45.63	—	—
15	O.S.	C.F.G.C.*	10.45	—	—
16	O.S.	C.F.G.C.*	56.73	—	—
17	O.S.	C.F.G.C.*	12.15	—	—
18	O.S.	C.F.G.C.*	14.60	—	—
19	O.S.	C.F.G.C.*	34.83	—	—
20	O.S.	C.F.G.C.*	16.73	—	—
21	O.S.	C.F.G.C.*	89.53	—	—
22	O.S.	C.F.G.C.**	20.71	—	—
23	O.S.	C.F.G.C.C.H.**	8.26	—	—
24	O.S.	NATURAL	9.62	—	—
25	O.S.	EXISTING LAKES	2.19	—	—
26	O.S.	EXISTING LAKES	2.37	—	—
27	O.S.	EXISTING LAKES	1.51	—	—
28	O.S.	EXISTING LAKES	1.21	—	—
29	O.S.	EXISTING LAKES	1.72	—	—

* C.F.G.C. (COMMUNITY FACILITIES / GOLF COURSE)
** C.F.G.C.C.H. (COMMUNITY FACILITIES / GOLF COURSE CLUBHOUSE)

LAND USE SUMMARY TABLE

LAND USE CATEGORY	TOTAL GROSS ACRES	AVERAGE GROSS DENSITY	DWELLING UNITS
URBAN RESIDENTIAL/VERY LOW DENSITY	131.47	3.09	406
URBAN RESIDENTIAL/LOW DENSITY	14.69	4.63	68
URBAN RESIDENTIAL/MEDIUM DENSITY	16.60	7.96	132
OPEN SPACE	328.24	—	—
TOTAL ACRES FOR DEVELOPMENT:		491.0 ACRES	
AVERAGE DENSITY FOR RESIDENTIAL PARCELS:		1.23 DU/AC	



EXHIBIT K
LAND USE DISPLAY MAP
VERDE RIVER