

Rezoning Request for **Glassford Heights**

Planned Area Development
Prescott Valley, Arizona

Initial Draft Application: November 2013

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GLASSFORD HEIGHTS

MASTER PLANNED COMMUNITY

PLANNED AREA DEVELOPMENT

TABLE OF CONTENTS

Project Team i

Executive Summary 1

A. Location Description and Regional Context 2

 1. Location, Description and Regional Context 2

 2. Property Legal Description and Ownership 2

 3. Regional Facilities and Infrastructure 3

 a. Existing Municipal Boundaries 3

 b. Existing Transportation 3

 c. Airport 5

 d. School Districts 5

 e. Water Service 6

 f. Wastewater Service 6

 g. Municipal Services (Fire, Law Enforcement, Refuse Collection, Library) 6

B. Site Analysis 7

 1. General Plan Analysis 7

 2. Existing Zoning 9

 3. Existing Land Use 10

 4. Existing Site Conditions 10

 a. Topography and Slope Analysis 10

 b. Drainage 10

 c. Viewsheds 11

 d. Roads, Rights-of-Way and Utilities 11

 e. Regional Trails 12

C. Master Plans / Plan Description 22

 1. Project Overview 22

 2. Land Use Plan 22

 a. R1L: Residential; Single Family Limited 23

 b. R1M: Residential; Single Family Mixed 23

 c. R2: Residential; Multiple Dwelling Units 23

 d. RS: Residential and Services 24

 e. OS: Open Space 24

 3. Parks, Open Space and Trails 24

 a. Parks 24

 b. Trails and Pathways 25

 c. Natural Open Space 26

 4. Circulation 26

 5. Drainage 27

 6. Water 28

 7. Sewer 28

 8. Management and Maintenance 29

 a. Master Association 29

 b. Sub-Associations 29

GLASSFORD HEIGHTS

MASTER PLANNED COMMUNITY

LIST OF FIGURES

Figure Number	Page Number
1. Regional Vicinity Map.....	13
2a. Property Ownership Map Within 1,000 Feet	14
2b. Property Ownership List within 1,000 Feet.....	15
3. Existing Regional Transportation.....	16
4. Existing General Plan Land Use Map.....	17
5. Existing Zoning.....	18
6. Existing Land Uses.....	19
7. Existing Topography	20
8. Slope Analysis	21
9. Preliminary Development Plan	30
10. Parks, Trails, and Open Space	31
11. Circulation Plan.....	32

LIST OF TABLES

1. Land Use Data Table.....	23
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APPENDICES

A. Legal Description and Maps (Included in PAD document).....	33
B. Traffic Impact Analysis (Separate Attachment)	
C. Preliminary Drainage Report (Separate Attachment)	
D. Water Analysis Report (Separate Attachment)	
E. Sewer Analysis Report (Separate Attachment)	

EXECUTIVE SUMMARY

Glassford Heights is a proposed 1,245-acre residentially-based master planned community located south of State Route 89A and west of the Granville master planned community. The property is currently within unincorporated Yavapai County, but is within the Town of Prescott Valley's planning area and is immediately adjacent to the Town's jurisdictional boundary. The applicant is requesting the property be annexed into the Town concurrent with a Planned Area Development (PAD) rezoning request.

The overall vision of the PAD is to create a master planned community that: 1) values the natural planning determinants of the site; 2) incorporates the various goals of the Town of Prescott Valley General Plan; 3) promotes a variety of residential product types and densities to encourage a wide range of lifestyle choices and residential diversity; 4) creates a strong sense of community by providing community-wide amenities, open spaces, and public facilities that are linked together by a comprehensive trail system; 5) allows opportunities for limited office and commercial services to promote jobs and daily needs shopping close to home; and 6) creates an efficient circulation system to serve both the community and the region. The goals within this overall vision will result in a balanced and sustainable land use plan that will be designed to create an exciting and vibrant master planned community with a superior quality of life for future residents.

Glassford Heights is within the Tier 1 Growth Area designation of the Town's General Plan, and has been designed to conform to and support the Town's General Plan Land Use Map for the area. Much of the property surrounding the site, particularly to the east and west, and been planned for residential development. The land uses proposed within Glassford Heights is compatible with the existing and proposed land uses surrounding the property. The proposed PAD rezoning request is supported by extensive analysis related to the property's opportunities and constraints, through evaluation of existing conditions and the careful consideration of the property context and access to urban infrastructure.

Land uses proposed within the property will provide opportunities for a broad range of residential housing types with various densities and lifestyle choices to serve the future growth of the Town of Prescott Valley. This will include low density single family residential south of the Iron King Trail along the base of Glassford Hill, low to medium density single family detached and attached housing within the central portion of the property, and higher density residential and multi-family opportunities north of the power line corridor. In addition, the plan includes two Residential-Shopping development parcels along the north edge of the property near the future SR-89A/Great Western Highway interchange, providing opportunities for high density housing and limited office and retail opportunities adjacent to regional transportation infrastructure. Finally, the plan will provide future residents with an abundance of open space within the property, including natural drainage corridors, hillside and steep sloped areas, the power line corridor, the Iron King Trail, active parks and connected trails, and passive open spaces for residents to enjoy the spectacular views, vistas and wildlife that is abundant within the property and immediate surrounding area.

In total, Glassford Heights will provide an overall gross density of up to 2.88 dwelling units per acre, for a maximum of 3,587 residential units. This translates to a potential residential population of up to 9,000 residences. In addition, opportunities for limited office and retail services will be permitted within the Residential-Shopping parcels, providing residents with the potential to work and/or provide daily needs shopping close to where they live.

Primary ingress and egress to Glassford Heights will include the Santa Fe Loop Road from the east through the Granville Development, and Stoneridge Drive which will connect the site to both SR-89A from the north and SR-69 from the south through the property. Additional access points will include a connection to Dells Ranch Road to the west through the Granite Dells Estates property, and a future collector road from the east through Granville north of the Iron King Trail. Public access will also be provided from Glassford Heights to the vacant State of Arizona property to the west.

A. PROPERTY DESCRIPTION AND LOCATION

1. LOCATION, DESCRIPTION AND REGIONAL CONTEXT

Glassford Heights is an approximately 1,245-acre master planned community located in an unincorporated section of central Yavapai County. It is a rectangular shaped parcel that is generally bounded by Granite Dells Estates and State Land to the west, State Route 89A to the north, the Granville Master Planned Community to the east, and open space associated with Glassford Hill to the south. See **Figure 1, Regional Vicinity Map** for regional context of the property.

The property is currently within the jurisdictional limits of unincorporated Yavapai County, and is bounded on the east by the Town of Prescott Valley and the west by the City of Prescott. It is the intent of the property owner to request annexation into the Town of Prescott Valley concurrent with the PAD rezoning of the property.

2. PROPERTY LEGAL DESCRIPTION AND OWNERSHIP

Glassford Heights is located within Sections 4 and 9, Township 14 North, Range 1 West of the Gila Salt River Base and Meridian, Yavapai County, Arizona. The more precise legal descriptions for the two Sections are as follows:

Section 4: All that portion of land as described in Book 4950 of Official Records, Pages 376 on file in the office of the Yavapai County Recorder, lying within Section 4, Township 14 North, Range 1 east of the Gila and Salt River Base and Meridian, Yavapai County, Arizona, more particularly described as follows:

All of Lots 1, 2, 3, and 4: The south half of the north half; the south half of Section 4.

Except all coal and other minerals as reserved to the United States of America in patent to said land; and also

Except that portion owned by Yavapai County, recorded in Book 3995 of Official Records, Page 489 and re-recorded in Book 4001 of Official Records, Page 28.

Containing 630.05 acres, more or less.

Section 9: All that portion of land as described in Book 4950 of Official Records, Pages 376 on file in the office of the Yavapai County Recorder, lying within Sections 9, Township 14 North, Range 1 West of the Gila and Salt River Base and Meridian, Yavapai County, Arizona, more particularly described as follows:

All of Section 9;

Except that portion conveyed to the Town of Prescott Valley in Book 4053 of Official Records, Page 250; and also

Except that portion taken by Final Judgment and Order of Condemnation recorded as Book 4114 of Official Records, Page 732; and also

Except all oil, gas and other materials, and mineral rights in and under said land recorded as Docket 51, Page 530; and also

That portion deeded in Book 2432 of Official Records, Page 464.

Containing 614.30 acres, more or less.

The property Assessor Parcel Numbers are listed below:

- APN# 103-04-008
- APN# 103-04-008A
- APN# 103-04-008B
- APN# 103-04-008C

See **Appendix A, *Legal Description and Maps*** for more detailed information and an exhibit depicting the property.

The property is entirely owned by Arizona Eco Development, LLC. The ownership of property surrounding the site is identified as follows:

- North: Fain Land and Cattle Company, Yavapai County
- East: Glassford Hill Holdings I, LLC, Town of Prescott Valley
- South: State of Arizona
- West: State of Arizona, Granite Dells Estates Properties, Inc.

See **Figure 2, *Property Ownership Map*** for surrounding property ownership.

3. REGIONAL FACILITIES AND INFRASTRUCTURE

a. Existing Municipal Boundaries

Glassford Heights is currently located within unincorporated Yavapai County, and is located immediately adjacent to the City of Prescott to the west and the Town of Prescott Valley to the east and south. The property is within the Town of Prescott Valley's municipal planning area and is designated as a future annexation area within the Town. It is the intent of the applicant to request annexation of the property into the Town of Prescott Valley concurrent with the rezoning of the property.

See **Figure 1, *Regional Vicinity Map*** for the location of the property and relationship to the Town's current municipal boundary.

b. Existing Transportation

Glassford Heights is located in an area that has significant existing transportation infrastructure, both regionally and locally. Regionally, State Route-89A is located immediately to the north; State Route-69 is located approximately 1-mile to the south; State Route-89 is located approximately 3-miles to the west; and the future Great Western Highway is planned to connect to SR-89A near the northwest corner of the property, providing an additional regional transportation option to the north. In addition to these regional highways, there are several existing and planned arterial roads in the vicinity that provide more localized access through the area, including Glassford Hill Road, Santa Fe Loop, the future Granite Dells Parkway and Stoneridge Drive to name a few. Below is a brief summary of these major transportation corridors in the vicinity of the property.

State Route-89A is a 4-lane regional highway located immediately north of the property, providing regional access to the northern areas of Prescott and

Prescott Valley, and connecting SR-69 to SR-89 through the region. This highway was originally designed at-grade, and has been improved with several grade-separated crossings over the past several years, creating a high-capacity, limited access highway through the area. SR-89A provides two grade-separated interchanges near the property at Glassford Hill Road and the Granite Dells Parkway alignments.

State Route-69 is a 4-lane regional highway located just over 1-mile south of the property, providing regional access to the Prescott Valley area via a connection from Interstate-17 to the east. This is one of the primary regional access points to the area from Phoenix. SR-69 is also the primary connector between Prescott Valley and Prescott, and includes significant commercial activity with localized frontage roads through Prescott Valley.

State Route-89 is a 4-lane regional highway located approximately 3-miles west of the property and provides north-south access from Prescott to Chino Valley and other communities to the north. SR-89 connects to SR-69 and SR-89A, providing a looped connection through the region.

Great Western Highway: Yavapai County, in conjunction with the Town of Prescott Valley, the City of Prescott and ADOT, has been evaluating various alignments for a future north/south regional transportation corridor that will provide an alternative to SR-89, and provide additional access to future growth areas north of SR-89A through the region. The Great Western Roadway Study Design Concept Report (DCR) was completed several years ago and established the preferred alignment connecting to SR-89A near the northwest corner of the subject property. This alignment will ultimately connect with Stoneridge Drive to the south, providing an additional regional connection to the north in the immediate vicinity of the subject property. The DCR is recommending flyover ramps from the Great Western Corridor to SR-89A in a 3-directional interchange (north, east and west) with an interchange at Stoneridge Drive.

Glassford Hill Road is a 4-lane major arterial road with center median with future expansion to 6-lanes, running north-south approximately ½ - 1 mile from the property. Glassford Hill provides a direct connection from SR-69 to SR-89A through the Town of Prescott Valley, and provides localized access through the Town. There is a full diamond interchange at Glassford Hill at SR-89A, with future plans to extend the road north of the interchange.

Santa Fe Loop Road is currently built as a 2-lane road with a center median, with future expansion to 4-lanes. Santa Fe Loop Road connects to Glassford Hill Road and extends through Granville, ending at the subject property immediately south of the Iron King Trail alignment. The Santa Fe Loop Road will be one of the primary access points for the property. Santa Fe Loop Road will ultimately connect to Stoneridge Drive, providing additional transportation connectivity through the area.

Granite Dells Parkway is a future roadway that will extend north and south from the recently completed Granite Dells Parkway interchange at SR-89A approximately 1.5-miles west of the subject property. Granite Dells Parkway will connect to the adjacent Granite Dells Estates property, ultimately providing access to the northern portion of the subject property via Dells Ranch Road, connecting to future Stoneridge Drive.

Stoneridge Drive is a planned 4-lane arterial roadway that will provide additional north-south connectivity through the subject property from SR-89A south to SR-69, with connections from Dells Ranch Road to the west and Santa Fe Loop Road to the east. This will be the primary connector road through the property.

See **Figure 3, Existing Regional Transportation** for the location of existing and planned transportation corridors within the vicinity of the property.

c. Airport

Prescott Municipal Airport - Ernest A. Love Field, is a city-owned public-use airport located approximately 3-miles northwest of the subject property in the City of Prescott. The airport is primarily used for general aviation but is also served by Great Lakes Airlines. The major component of the air traffic at the airport is related to training flights from Embry-Riddle Aeronautical.

This airport is included in the National Plan of Integrated Airport Systems for 2011–2015, which categorized it as a *non-primary commercial service* airport (between 2,500 and 10,000 passenger boardings per year). It covers an area of 760-acres at an elevation of 5,045 feet above mean sea level and has three asphalt paved runways: 3R/21L is 7,616 by 150 feet; 3L/21R is 4,848 by 60 feet; 12/30 is 4,408 by 75 feet.

For the 12-month period ending March 31, 2011, the airport had 244,234 aircraft operations, an average of 669 per day: 98% general aviation, 1% air taxi, <1% scheduled commercial, and <1% military. At that time there were 239 aircraft based at this airport: 87% single-engine, 11% multi-engine, 1% jet, 1% helicopter, and <1% glider.

In 2001, the City of Prescott adopted the Airport Specific Area Plan (ASAP) for the Prescott Municipal (Ernest A Love) Airport, which includes a set of goals, policies and objectives for the future development within its prescribed planning area. As the planning area encompasses approximately 50 square miles surrounding the airport, the Town of Prescott Valley, the City of Prescott, and Yavapai County have all mutually agreed to support and adopt the policies of the ASAP as part of each jurisdictions General Plan, and through an Intergovernmental Agreement.

The subject property is located southeast of the Airport within the *5-Mile Radius* boundary and the identified Outer Influence Area. The ASAP land use policies for this area recommend a residential land use designation of Medium Density with 2 – 5 dwelling units per acre.

d. School Districts

The property is located in the Humboldt Unified School District (HUSD). The nearest elementary school to the property is the Granville Elementary School located at 5250 N. Stover Drive, approximately 0.75-miles to the east of the property. The nearest middle school is Glassford Hill Middle School located at 6901 Panther Path, approximately 0.85-miles to the southeast of the property. The nearest high school is Bradshaw Mountain High School located at 6000 Long Look Drive, approximately 0.80-miles to the southeast of the property. See **Figure 1, Regional Vicinity Map** for the location of the various school sites.

e. Water Service

Glassford Heights is within the “Summit” pressure zone which currently has a base reservoir elevation of 5,370 feet. The existing Summit reservoir is an existing one million gallon steel reservoir and does not have any excess capacity for future development of the property. This reservoir is filled with an existing duplex pump station and 12-inch water main from the Tank Farm. According to the Town of Prescott Valley, there is enough existing land adjacent to the Summit reservoir to install a second steel reservoir. Existing water mains within the vicinity include a 16-inch water main at the west terminus of Santa Fe Loop Road. This 16-inch transmission main is within the Tank Farm Pressure Zone. The Glassford Heights property is divided into two pressure zones, including the Summit Zone and the Tank Farm Zone, based on the elevation ranges of the property. There is not a water main within the Summit pressure zone adjacent to the Glassford Heights boundary. The nearest main is a 12-inch line within the road Granville Fairway.

f. Wastewater Service

There are currently two existing gravity sewer mains east of Glassford Hill Road. The first is a 12-inch sewer main located at the terminus of Santa Fe Loop Road (west boundary of Granville). This sewer main flows east and increases to an 18-inch sewer main at the Granville Fairway and Santa Fe Loop Road intersection. This 18-inch sewer main continues east past Glassford Hill Road approximately 630-ft where it transitions back to the existing Town of Prescott Valley 12-inch sewer main.

The second main is located at the intersection of north Granville Parkway and Glassford Hill Road. This is a 12-inch sewer main located just east of Glassford Hill Road to service the future Granville Development north of Santa Fe Loop Road. This 12-inch sewer main continues east through Granville and Arizona State Trust Land where it connects to the existing Town of Prescott Valley sewer collection system. This second sewer main will have to be routed through the proposed Granville development via the local collector road that will service the property.

g. Municipal Services

Fire Service

The Central Yavapai Fire District serves the Town of Prescott Valley and surrounding communities. The Town has its own water supply for hydrants and Central Yavapai Fire District supplies water tender for the urban areas around the Town. The nearest Fire Station to the subject property is Station 59 at 6401 Viewpoint Drive in Prescott Valley, approximately 1.5-miles from the site.

Law Enforcement

The subject property will be served by the Town of Prescott Valley Police Department District 3 Patrol District upon annexation. The nearest police station is located at 7601 E. Civic Circle, which is approximately 1.5-miles from the site in the Town Center area.

Refuse Collection

The Town of Prescott Valley does not currently provide refuse collection services. Several companies exist within the area which provide refuse

collection services, and whose contact information may be found via the Town's website.

Library

The future residents of Glassford Heights will have access to the Town of Prescott Valley's Library facilities and system. The Town's Public Library is located at 7401 E. Civic Circle, approximately 1.5-miles from the site in the Town Center area.

See **Figure 1, Regional Vicinity Map** for the location of existing regional facilities and services within the vicinity of the property.

B. SITE ANALYSIS

1. GENERAL PLAN ANALYSIS

Glassford Heights is located within the Town of Prescott Valley's municipal planning area boundary. The *Prescott Valley General Plan 2025* addresses the various planning and development topics that affect the municipal planning area of the Town. The plan evaluates the historical and physical features that have shaped the character of the Town and evaluates the elements of growth areas, land use, housing, circulation, environmental planning and water resources, recreation and open space, development costs, and economic development. As part of the evaluations of these elements, the plan establishes goals, policies and implementation strategies that have been created to plan for future growth within the Town.

Growth Element: The Town's General Plan identifies the subject property within the Tier 1 Growth Area, which includes approximately 26,000 acres of land that is available and appropriate to accommodate the growth and related infrastructure expansion over the next 10-15 years. The Town's strategy is to direct growth within the Tier 1 areas so that new development occurs in an orderly fashion adjacent to existing development, creating logical extensions of infrastructure. The Growth Element contemplates annexation of the subject property into the Town of Prescott Valley as part of a rezoning and development process.

Land Use Element: The Land Use Element of the General Plan will guide future development decisions within the Town. This is accomplished by providing a snapshot of where Prescott Valley is today related to land use, providing the vision for where the Town is going, and presents guiding principles, goals and programs to guide the Town's development in the future, creating a "road map" for achieving the Town's vision. The Land Use Element provides a framework for the policies and exhibits in other elements of the General Plan, and serves as the basis for zoning.

The General Plan Land Use designations on the property include:

- Mixed Use: Approximately 100-acres at the northwest corner of the property. The Mixed Use designation is intended to provide a variety of integrated uses that may include residential, neighborhood commercial, general office, entertainment and open space, and be compatible with surrounding uses. Residential densities for this designation may range from 10 dwelling units per acre to a maximum of 30 dwelling units per acre.
- Medium Density Residential: Approximately 1,060 acres in the central portion of the property. This land use designation is intended for single-family residential uses with densities ranging from 4 to 8 dwelling units

per acre. Residential product types may include single-family detached and attached homes, townhomes, and other residential product types.

- **Low Density Residential:** Approximately 100-acres at the southwest portion of the property along the base of Glassford Hill. The Low Density designation is intended to provide single-family detached homes on moderate to large lots. The density for this designation is generally between 1 to 4 dwelling units per acre.

The General Plan Land Uses surrounding the property are as follows:

- North: PAD 3-1 within the Town, and Commercial/Employment within the City of Prescott.
- East: Low Density Residential and Medium-High Density Residential.
- South: Open Space (Glassford Hill Reclassification Area).
- West: Open Space for the south half; Low Density Residential and Commercial/Employment along the north half.

Some of the Goals within the General Plan Land Use Element that will be emulated within the property include:

- **LU-A4:** *Ensure that new development is compatible with surrounding land uses, the circulation network, the availability of public facilities, and with existing development constraints.*
- **LU-A7:** *Provide for a fully balanced residential mix, which includes a wide range of housing by location, type of unit, and price, to accommodate various income levels, family size, age and physical restraints, and addresses both owner and rental households.*

See **Figure 4, Existing General Plan Land Use Map** for the General Plan land uses within and surrounding the property.

The Town of Prescott Valley also recognizes the Airport Specific Area Plan (ASAP) as a component of the General Plan. The land uses designated for the property within the ASAP plan is consistent to the land uses designed in the General Plan Land Use Map, including Mixed Commercial/Employment at the northwest portion of the site, Low Density Residential at the southwest portion of the site, and Mixed Residential for the remaining portion of the property in the same general configuration as depicted in the General Plan Land Use Map.

Housing Element: The availability and affordability of housing options has been identified as a critical element in the future growth and success of the Town of Prescott Valley. The subject property is well positioned to help achieve this goal by providing opportunities for a variety of housing types and price ranges within the Tier 1 Growth Area, near existing facilities and services of the Town.

Circulation Element: The Circulation Element of the General Plan focuses on the movement of vehicles, pedestrians, bicycles and other forms of transportation through the existing and planned roadway and trail system within the Town. The Central Yavapai Metropolitan Planning Organization (CYMPO) is the designated MPO for the Town of Prescott Valley, among other Cities and Towns in the area, and Yavapai County. CYMPO developed a Regional Transportation Plan (RTP) in 2006 which was included in the Town's General Plan by Resolution. The RTP includes a Regional Transportation System Map that identifies a Future Highway called the Chino Valley Extension along the Great Western Alignment, immediately north of the subject property. As part of Regional Plan, the Great Western Corridor Feasibility Study was prepared to explore alignment, capacity and interchange

options for this future transportation corridor. This highway is planned as a controlled-access facility, which will ultimately connect to SR-89A via a flyover ramp, providing a three-way grade-separated interchange between SR-89A and the new northbound highway. Access to this interchange via the future Stoneridge Drive through the property will provide opportunities for additional connectivity to the regional transportation system for this and other nearby developments.

The Roadway System Map within the Circulation Element also identifies the future Stoneridge Drive alignment through the property, ultimately connecting SR-69 to SR-89A through the subject property, providing a new north/south connection through Town. The Santa Fe Loop will also connect to Stoneridge Drive from the east, providing an additional connection to Glassford Hill Road through the Granville development.

Environmental Planning and Water Resources Element: This Element of the General Plan addresses water resources and water quality, air quality, and nature resources with proposed development. As the subject property is planned and ultimately developed, care will be taken to ensure the development conforms with the goals defined within the Plan, including ensuring water demands are met for the project, that water and wastewater services are coordinated to appropriately serve the development, that the Town's excellent water quality will be maintained, and the Town's environmental goals and policies related to solid waste, resource conservation, air quality, and wildlife protection are appropriately addressed.

Recreation and Open Space Element: This Element addresses recreation and open space resources in the Town of Prescott Valley. It includes in inventory of existing resources, an analysis of forecasted open space needs, and implementation strategies to promote a regional system of integrated open space. The Town's Recreation and Open Space Plan identifies the Agua Fria Regional Park approximately 1-mile east of the subject property. The Plan also identifies the Iron King Trail connection (which already exists), as well as a new trail along the Agua Fria Wash, providing opportunities for non-vehicular circulation such as walking, jogging and bicycling from the subject property to the future regional park.

The Plan also identifies future parks needs and the standards for analysis based on the National Recreation and Parks Association. Prescott Valley has relied on new development to build needed local parks as well as contribute to the need for trails and open space. The Plan suggests a policy of 6.8 acres of park/land per 1,000 residents, with a minimum that five contiguous acres be developed. As the subject property is planned, consideration will be given to the specific recreational needs, size, location and programming of parks, trails and open space within the property.

2. EXISTING ZONING

Glassford Heights is currently within the jurisdiction of unincorporated Yavapai County. The Yavapai County zoning designation for the property is RCU-2A (Residential; Single-Family; Rural). Although the existing RCU-2A zoning identifies an overall development density of approximately two dwelling units per acre, the zoning designation is primarily a holding zone category for areas without municipal level public facilities, and is intended to promote orderly growth in areas of the County, which have not been rezoned, or 'master planned' for the inclusion of public facilities.

Existing zoning surrounding the property is as follows:

- North: RCU-2A (Yavapai County);
- East: RIL (Town of Prescott Valley);

- South: RCU (Town of Prescott Valley);
- West: RCU (Town of Prescott Valley); SF-35 and MF-M (City of Prescott).

Figure 5, *Existing Zoning*, illustrates the existing zoning within the property and surrounding area.

3. EXISTING LAND USES

Glassford Heights is primarily vacant, undeveloped land, and has been historically utilized for cattle grazing operations. Various cattle tanks exist throughout the property to support the cattle grazing operation. The Iron King Trail runs east-west through the southern portion of the property, providing non-vehicular recreational trail access to the general public within publicly-dedicated right-of-way. The site also includes an electric power line corridor within a 100-foot utility easement running east-west through the northern portion of the property. Just north of the power line corridor is the Aqua Fria Wash, a major drainage channel which provides regional drainage in an easterly direction through the site.

Existing land uses surrounding include the following:

- North: Vacant land at the SR-89A highway.
- East: Vacant land and planned residential subdivisions as part of the Granville community.
- South: Vacant land as part of the Glassford Hill Reclassification Area.
- West: Vacant land in permanent open space (southern half) and future residential subdivisions as part of the Granite Dells Estates community.

See **Figure 6, *Existing Land Use*** for a visual analysis of the existing on-site and off-site land uses.

4. EXISTING SITE CONDITIONS

a. Topography and Slope Analysis

Glassford Heights is situated at an elevation range of approximately 5,000 feet above mean sea level at the northern end to over 5,600 feet above mean sea level at the southern end, and is characterized as high desert rangeland. The primary topographic features on the property include Glassford Hill at the southern end of the property, and the Aqua Fria Wash at the north end of the property. Glassford Hill is the most significant topographic feature, with an increase in elevation on the site of approximately 500-feet (5,100' to 5,600'). The remainder of the site can be characterized as rolling hills and slopes with periodic drainage corridors throughout, including the Aqua Fria Wash. See **Figure 7, *Existing Topography*** for the topographic contours and spot elevations throughout the property.

A slope analysis was performed on the property to evaluate the various slope categories in 5% increments. The slope analysis illustrates that the steepest slopes occur along the higher elevations of Glassford Hill at the southern end of the property. The remainder of the property is primarily less than 15% slopes, with some occasional steeper slopes in limited areas around the property. See **Figure 8, *Slope Analysis*** for the location of the various slope categories on the property.

b. Drainage

Four existing drainage basins ranging between 102 and 1,380 acres in size were analyzed in the Glassford Heights preliminary drainage report. The site

generally slopes from the south and west to the north and east, and outlets at four design point locations on the east property line. The headwaters of the Agua Fria River begin east of the property within the drainage Basin 1 boundary, and a portion of the project contains this FEMA-designated 100-year floodplain and floodway downstream of Nelson Tank. Three stock tanks are located on the property as identified on the USGS Quad Maps. The drainage basins affecting project were analyzed for the existing 2, 10, 25, and 100-year storm events. Pre-development 100-year flows at downstream eastern property boundary range between 231 cfs and 1,700 cfs.

Soils data and classifications for the site were derived from the Custom Soil Resource Report by the United States Department of Agriculture's Natural Resources Conservation Service. Site specific rainfall data for this project was obtained from the National Oceanic and Atmospheric Administration (NOAA) Atlas 14. HEC-HMS was used for calculating the runoff for the 2, 10, 25, and 100-year storm events. Green & Ampt loss methodology and Clark Unit hydrograph methodology are outlined in the Arizona State Standard for Hydrologic Modeling Guidelines, SS10-07, Arizona Department of Water Resources (August 2007).

c. Viewsheds

Glassford Heights has opportunities to provide for stunning views and expansive viewsheds. The property is surrounded by open vistas and geological formations, providing aesthetic beauty from various locations throughout the property.

To the north and east of the property, the Black Mountains span the horizon with Mingus Mountain as the dominant feature. The scenic vista is unobstructed with a complete view of the small mountain range and is accentuated by the open grasslands and rangelands that are in the foreground of the landscape.

To the south and west of the property, the Granite Mountain wilderness extends in the distance. With rocky foothills peppered throughout the view, Granite Mountain dominates as the primary feature protruding on the horizon. However; the most stunning views are created by the Granite Dells, or Granite Gardens. These formations are created by giant granite boulders that have weathered over time which create irregular forms and attractive shapes. The eroded granite spires jut out from the ground creating mazes and random geological arrangements.

The view directly south is dominated by the Glassford Hill open space area. This provides opportunities for views to the south of Glassford Hill, as well as views looking to the north, east and west from atop or along the slopes of the topographic feature.

d. Roads, Rights-of-Way and Utilities

There are no dedicated roads on the property; however; approximately 180-feet of right-of-way for the extension of Santa Fe Loop Road to the eastern edge of the property has been dedicated to the Town for the future roadway connection through the Granville development. Additionally, Dells Ranch Road is planned as a collector road within the Granite Dells Estates community, and will extend to the western edge of the property.

There is a 100-foot wide public utility easement for a major electrical power line running east-west through the property at the northern end. There is also a 100-foot wide right-of-way for the Iron King Trail, providing for non-vehicular public trail access through the property near the base of Glassford Hill.

e. Regional Trails

The property includes abandoned railroad rights-of-way that bisect the property in an east-west direction. The “Rails to Trails” projects were completed with the assistance of the Intermodal Surface Transportation Efficiency Act (ISTEA) funding, which transformed these railway alignments into regional recreational trails.

The Iron Kings Trail opened on July 10, 2004 and begins west of Glassford Hill Road, north of Spouse Drive. The trail is approximately 4-miles long and ends at the intersection of the 3-mile mark on the Peavine trail. This trail includes a 100’ right-of-way that provides further regional access through Prescott Valley.

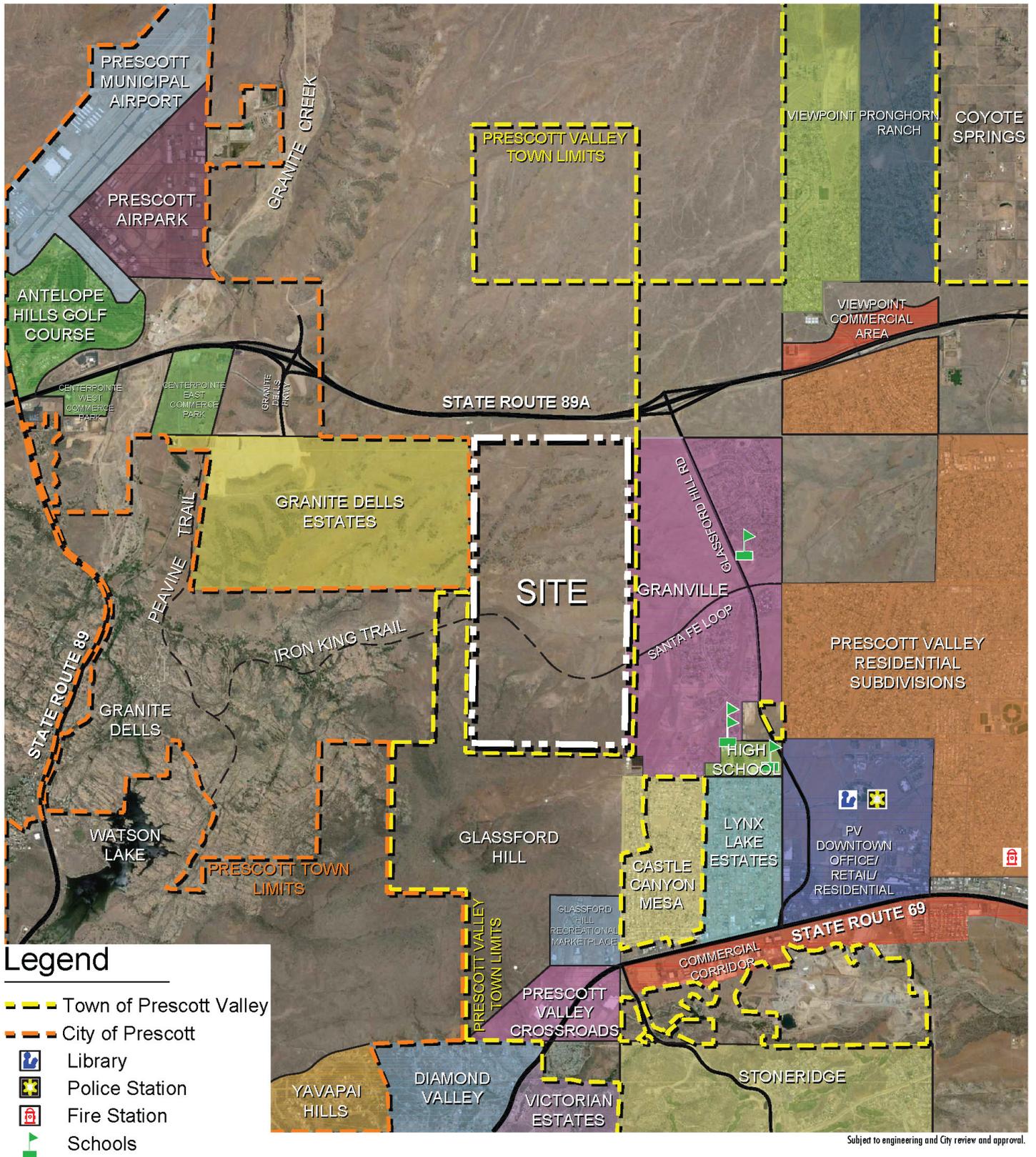


Figure 1, Regional Vicinity Map

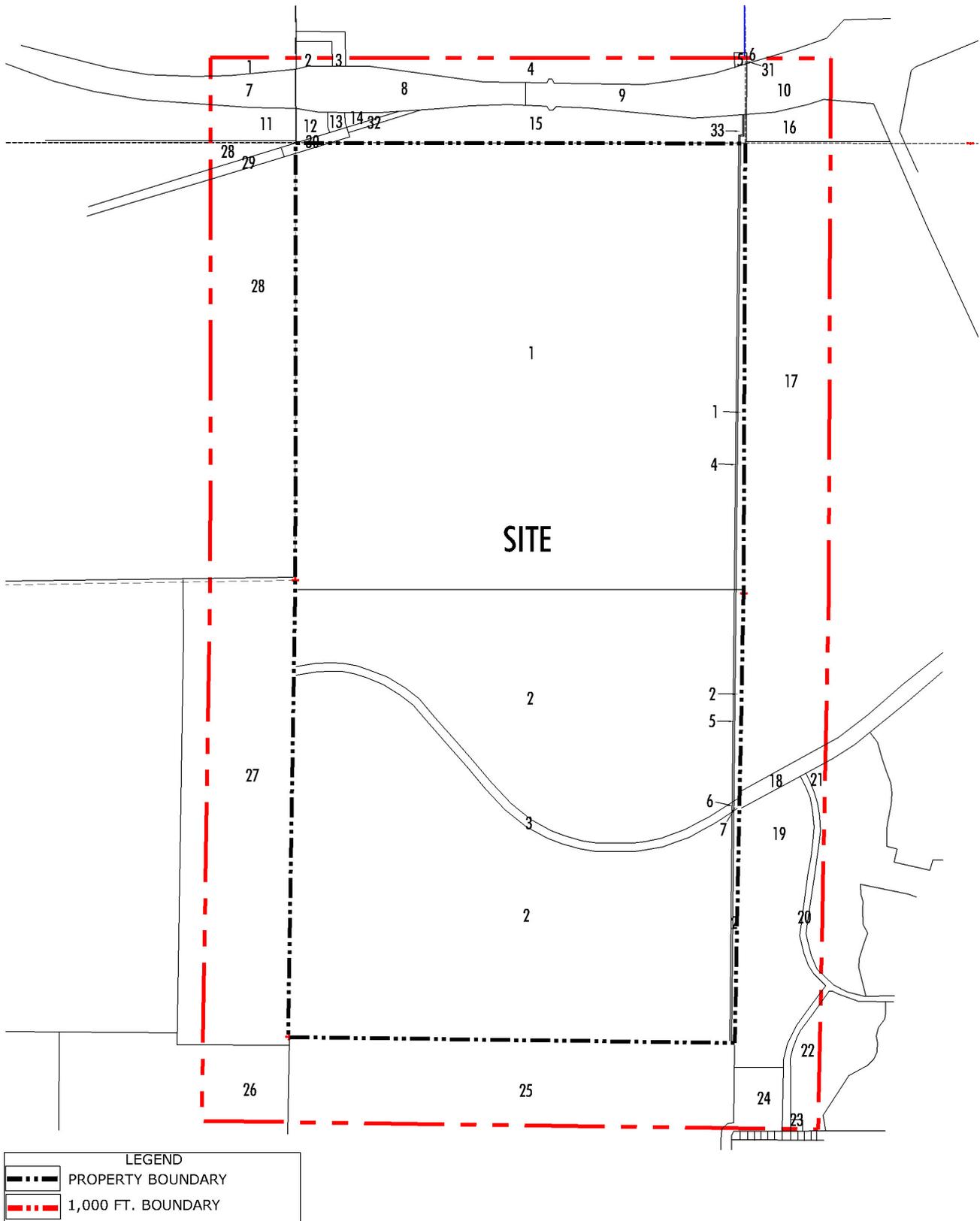


Figure 2a, Property Ownership Map within 1,000 Feet

Property Ownership within 1,000 Feet of site.

<u>Ref #</u>	<u>APN</u>	<u>Name</u>	<u>Address</u>
1	800-20-058A	State of Arizona	N/A
2	103-01-011C	Granite Dells Ranch Holding LLC	15300 N 90th St. #200 Scottsdale, AZ 85256-02772
3	800-17-052H	Yavapai County Public Works	N/A
4	103-01-011Q	Granite Dells Ranch Holding LLC	15300 N 90th St. #200 Scottsdale, AZ 85256-02772
5	103-01-011J	Prescott Valley Water Company	7501 E. Civic Circle Prescott Valley, AZ 86314
6	800-20-059F	State of Arizona	N/A
7	800-10-036N	State of Arizona Right of Way	N/A
8	800-10-038P	State of Arizona Right of Way	N/A
9	800-10-038Q	State of Arizona Right of Way	N/A
10	800-10-040A	State of Arizona Right of Way	N/A
11	800-20-058B	State of Arizona	N/A
12	800-17-053C	Yavapai County Public Works	N/A
13	800-17-053E	Yavapai County Public Works	N/A
14	103-01-011D	Granite Dells Ranches Inc	15300 N 90th St. #200 Scottsdale, AZ 85256-02772
15	103-01-012S	Fain Land & Cattle Company	3001 Main Street #2B, Prescott Valley, AZ 86314
16	800-20-059H	State of Arizona	N/A
17	103-02-764D	Glassford Hill Holdings I LLC	3001 Main St. #2B Prescott Valley, AZ 86314
18	800-12-016	Town of Prescott Valley Right of Way	N/A
19	103-02-767D	Glassford Hill Holdings I LLC	3001 Main St. #2B Prescott Valley, AZ 86314
20	800-12-016D	Town of Prescott Valley Right of Way	N/A
21	103-02-767G	Glassford Hill Holdings I LLC	3001 Main St. #2B Prescott Valley, AZ 86314
22	103-02-767K	Glassford Hill Holdings I LLC	3001 Main St. #2B Prescott Valley, AZ 86314
23	103-07-621B	Town of Prescott Valley	7501 E Civic Cir. Prescott Valley, AZ 86314
24	103-07-621	Town of Prescott Valley	7501 E Civic Cir. Prescott Valley, AZ 86314
25	800-20-062S	State of Arizona	N/A
26	800-20-034Y	State of Arizona	N/A
27	800-20-060N	State of Arizona	N/A
28	103-04-009B	Granite Dells Estates Properties	450 Whetstine Ave. Prescott, AZ 86302
29	103-04-009C	Granite Dells Ranch Holding II LLC	450 Whetstine Ave. Prescott, AZ 86302
30	800-17-102	Yavapai County Public Works	N/A
31	103-01-011M	Town of Prescott Valley	7501 E Civic Cir. Prescott Valley, AZ 86314
32	103-01-011G	Granite Dells Ranches Inc	15300 N 90th St. #200 Scottsdale, AZ 85256-02772
33	103-01-012P	Fain Land & Cattle Company	3001 Main St. #2B Prescott Valley, AZ 86314

On Site Ownership:

1	103-04-008A	Arizona Eco Development LLC	2398 E Camelback Rd. Ste 280 Phoenix, AZ 85016
2	103-04-008	Arizona Eco Development LLC	400 E. Van Buren St. Phoenix, AZ 85004
3	103-04-799C	Town of Prescott Valley	7501 E Civic Cir. Prescott Valley, AZ 86314
4	103-04-008C	Arizona Eco Development LLC	2398 E Camelback Rd. Ste 280 Phoenix, AZ 85016
5	103-04-008B	Arizona Eco Development LLC	2398 E Camelback Rd. Ste 280 Phoenix, AZ 85016
6	103-04-799B	Town of Prescott Valley	7501 E Civic Cir. Prescott Valley, AZ 86314
7	103-04-799D	Town of Prescott Valley	7501 E Civic Cir. Prescott Valley, AZ 86314

Figure 2b, Property Ownership List within 1,000 Feet

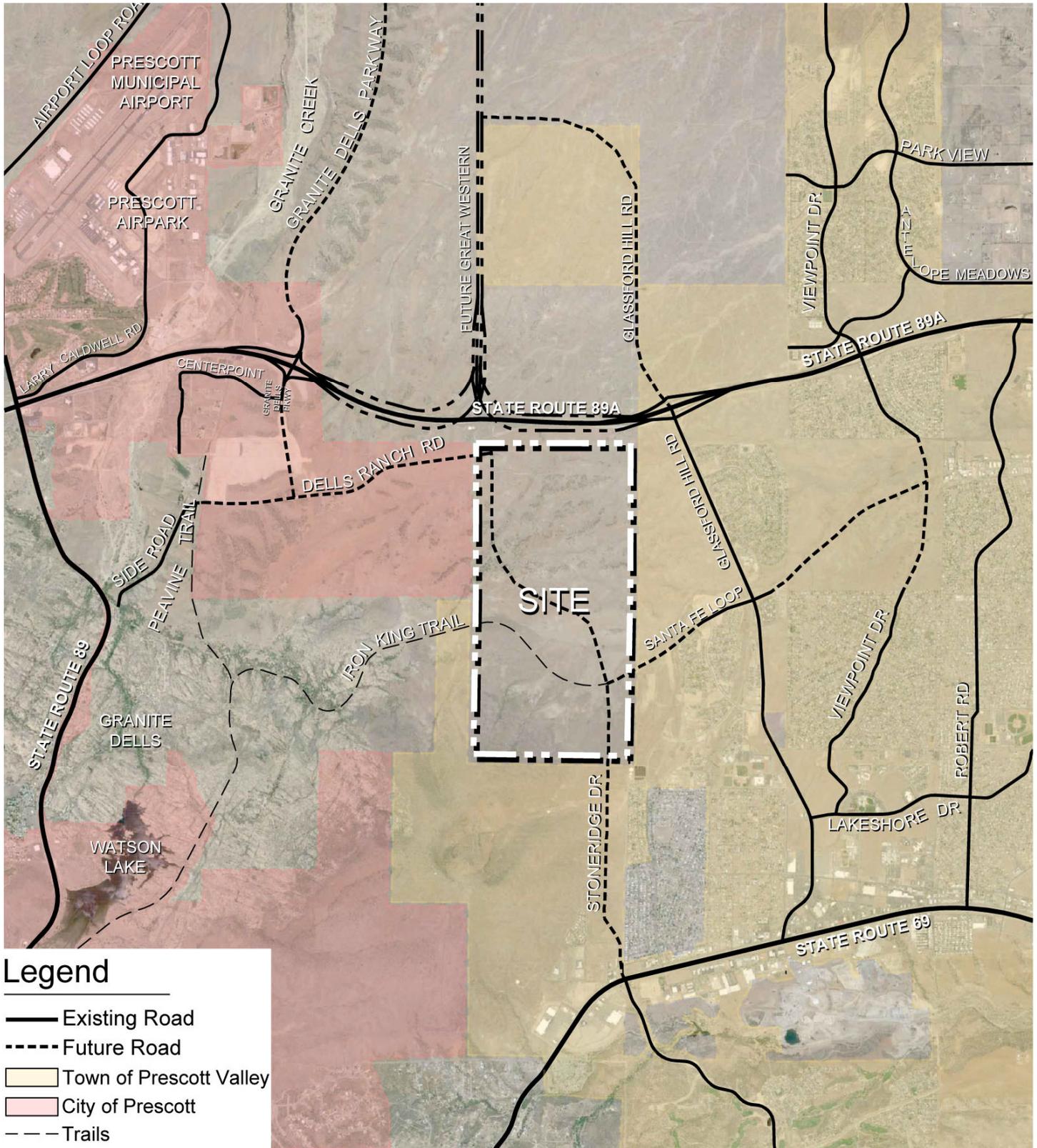


Figure 3, Existing Regional Transportation

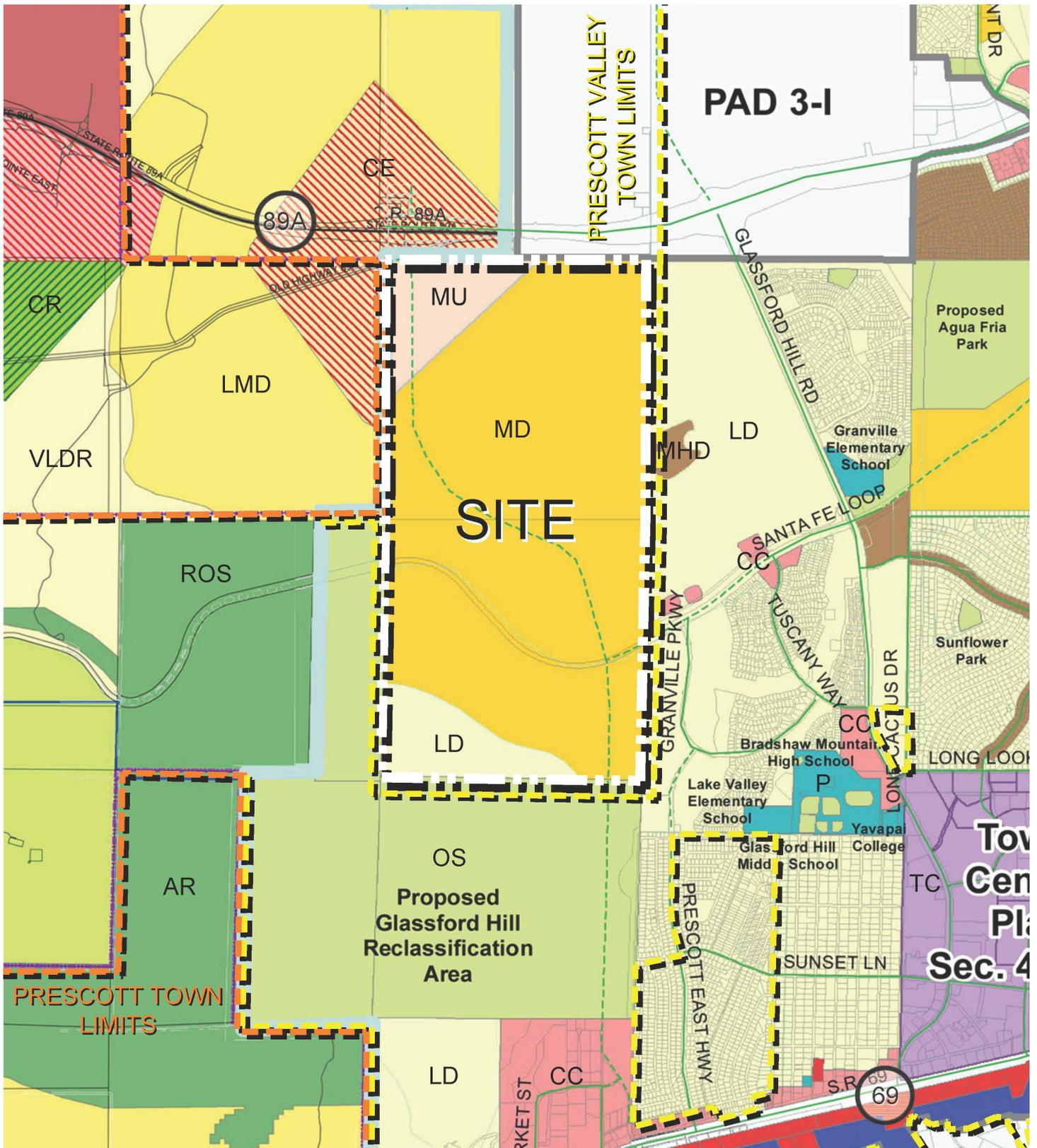


Figure 4, Existing General Plan Land Use Map

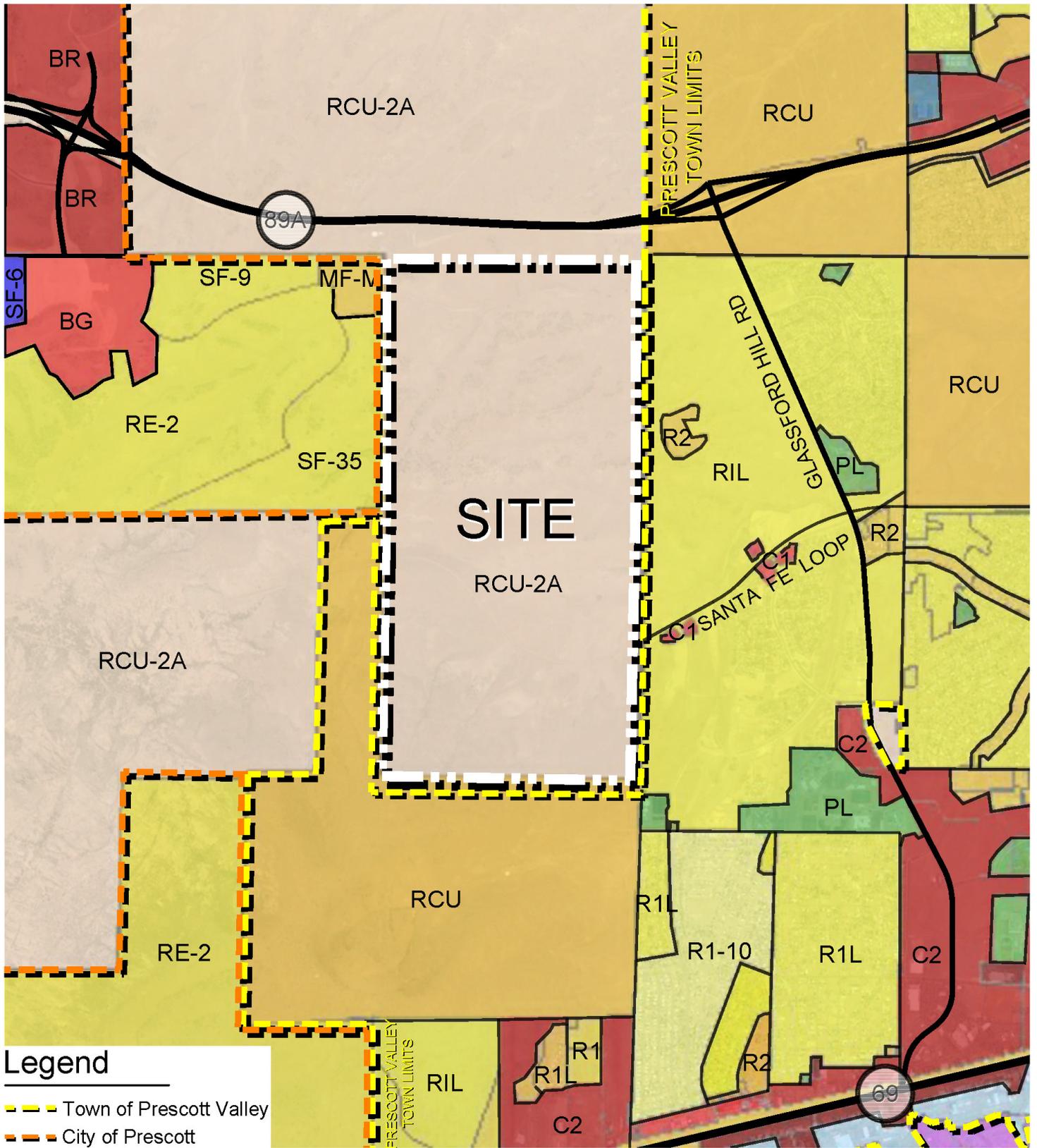


Figure 5, Existing Zoning

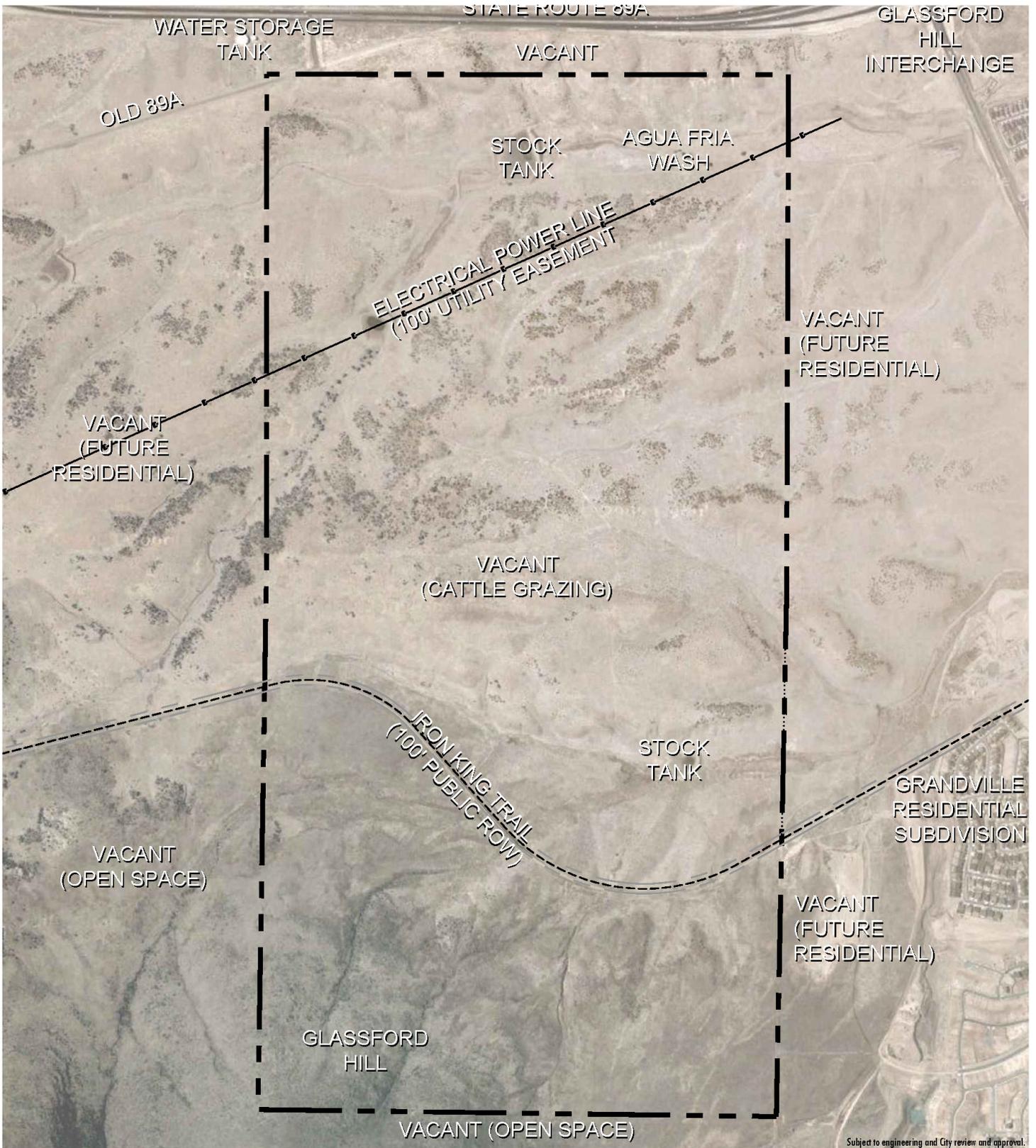


Figure 6, Existing Land Use

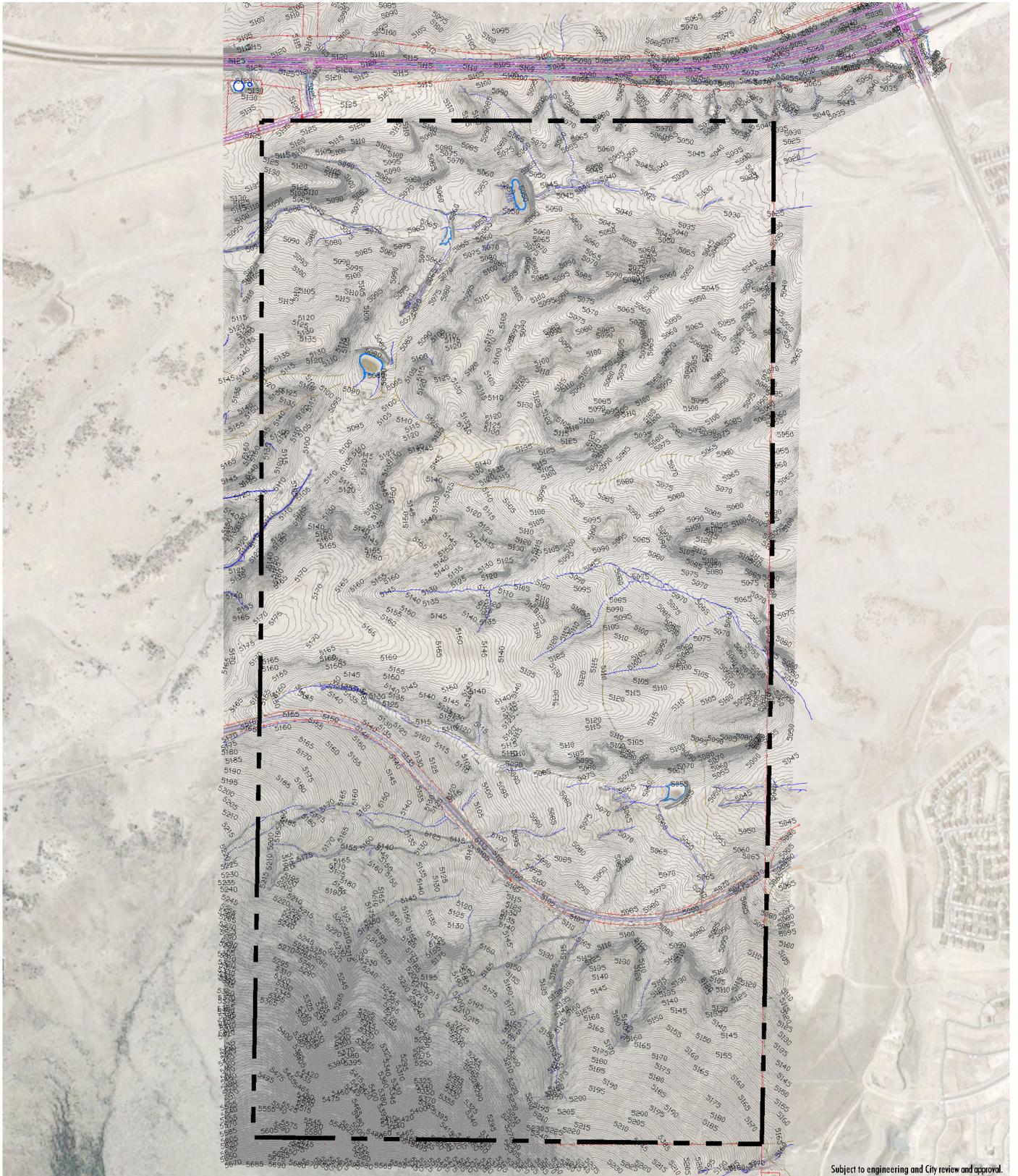


Figure 7, Existing Topography

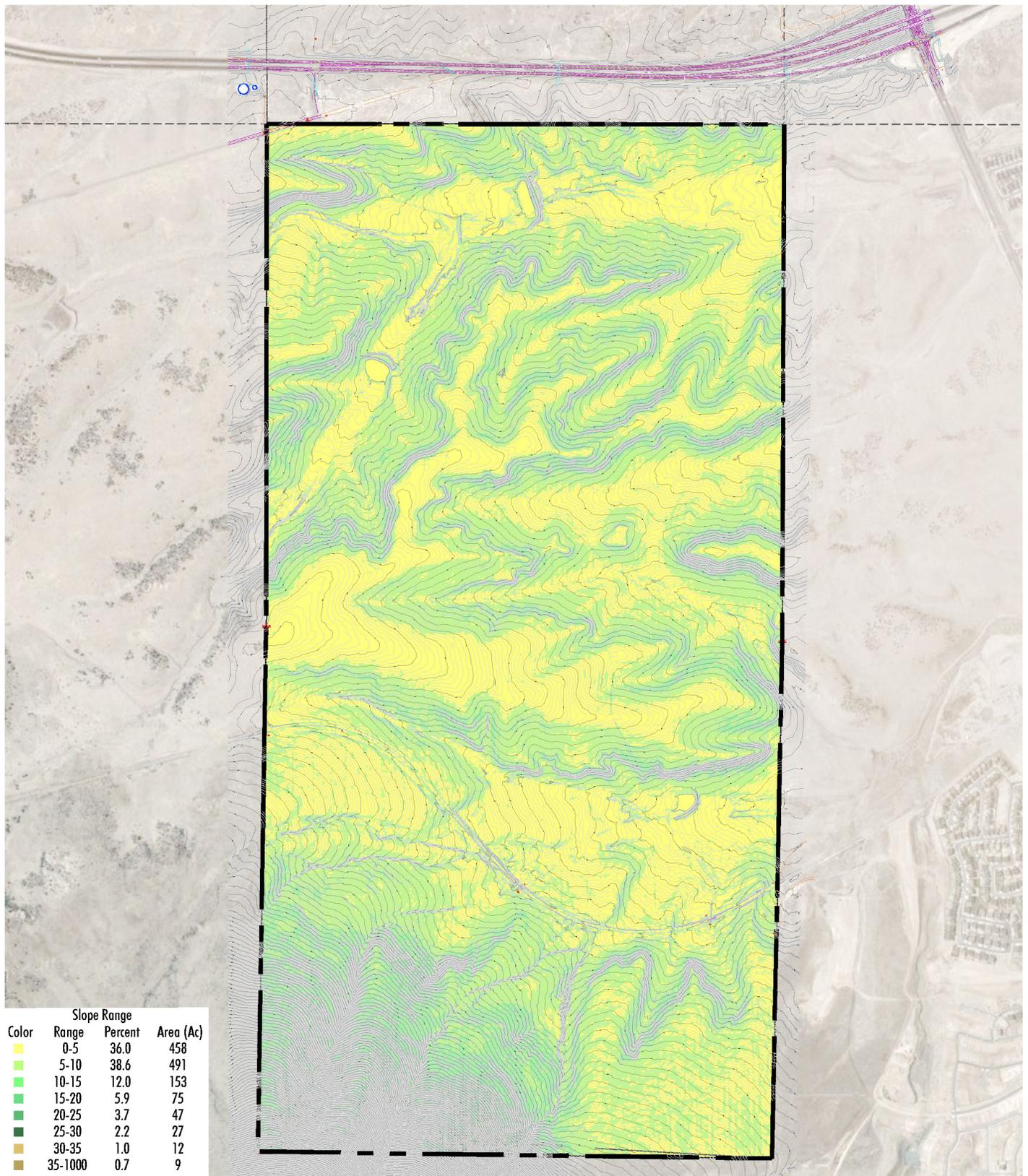


Figure 8, Slope Analysis

C. MASTER PLAN ELEMENTS

1. PROJECT OVERVIEW

Glassford Heights is an approximately 1,245-acre master planned community to be developed within the Town of Prescott Valley. The overall vision of the development is to create a master planned community that: 1) values the natural planning determinants of the site; 2) incorporates the various goals of the Town of Prescott Valley General Plan; 3) promotes a variety of residential product types and densities to encourage a wide range of lifestyle choices and residential diversity; 4) creates a strong sense of community by providing community-wide amenities, open spaces, and public facilities that are linked together by a comprehensive trail system; 5) allows opportunities for limited office and commercial services to promote jobs and daily needs shopping close to home; and 6) creates an efficient circulation system to serve both the community and the entire region. The goals within this overall vision will result in a balanced and sustainable land use plan that will be designed to create an exciting and vibrant master planned community with a superior quality of life for future residents.

The development plan envisions a broad range of housing types to include single family detached and attached, as well as multi-family residential. In general, the residential densities transition from low densities at the southern end of the property along the base on Glassford Hill, to medium densities within the central portion of the property, and higher densities north of the power line corridor. In addition, two residential/shopping parcels are proposed at the north edge of the property to take advantage of the visibility and access from the future freeway interchange at SR-89A and the Great Western freeway alignment for limited office and retail services. See **Figure 9, Preliminary Development Plan** for the overall development proposal of the community.

2. LAND USE PLAN

Glassford Heights land use plan has been designed to achieve the following objectives:

- Provides a mix of land uses and a diversity of housing types and densities;
- Promotes an appropriate distribution of residential units and densities to assure project diversity and compatibility with adjacent uses;
- Promotes a framework for the balanced distribution of parks and open space amenities;
- Provides interconnectivity and linkages to neighborhoods and open spaces through the trail and pathway network;
- Preserves open space for its visual, hydrologic, ecological and quality of life benefits;
- Locates residential units within close proximity to open space amenities and/or trails for direct access to recreational opportunities;
- Provides an efficient circulation system for local and regional access within and through the property;
- Provides for design flexibility through the PAD overlay that will allow for a creative project that can adapt to market conditions.

Glassford Heights proposes an overall gross density of 2.88 dwelling units per acre, which translates to a maximum residential unit count of 3,587 units and a

projected population of up to 9,000 residents. **Table 1**, *Land Use Data Table* provides information on each of the 15 development parcels proposed within the project, including the gross and net parcel acreage, the designated base zoning district, the target and maximum residential unit count and associated gross densities. This Table will guide the future development of the community, ensuring a balanced mix of land uses and densities throughout the development.

Table 1: *Land Use Data Table*

Prescott Valley Preliminary Land Use Data Table							
Parcel	Gross Acres	Net Acres	Zoning	Residential Unit Count		Gross Density Range	
				Target	Max.	Target	Max.
1	116	107	R1L	58	145	0.50	1.25
2	86	86	OS	0	0	0.00	0.00
3	172	172	R1L	86	215	0.50	1.25
4	122	117	R1M	336	428	2.75	3.50
5	158	152	R1M	473	551	3.00	3.50
6	64	62	R1M	177	225	2.75	3.50
7	64	59	R1M	191	223	3.00	3.50
8	136	130	R1M	409	477	3.00	3.50
9	108	103	R1M	297	378	2.75	3.50
10	28	25	R2	99	142	3.50	5.00
11	4	3	RS	25	34	6.00	8.00
12	42	39	R2	252	335	6.00	8.00
13	11	11	R2	67	89	6.00	8.00
14	91	91	OS	0	0	0.00	0.00
15	43	42	RS	216	345	5.00	8.00
TOTAL	1,245	1,198		2,685	3,587	2.16	2.88

a. R1L (Residential; Single Family Limited)

R1L the lowest density residential zoning district within Glassford Heights, and provides for an average gross density of up to 1.25 dwelling units per acre. This district is reserved for the southern portion of the property where significant topography along the base of Glassford Hill will limit densities to either large lot development and/or clusters of smaller lot development with adjacent open space. Approximately 257 acres or 20% of the property is designated as R1L within Development Parcels 1 and 3.

b. R1M (Residential; Single Family Mixed Housing)

R1M is a low to medium density residential zoning district, providing a gross density range of up to 5.0 dwelling units per acre. This category includes Development Parcels 4-9 in the central portion of the property. Approximately 659 acres or 53% of the property is designated as R1M.

c. R2 (Residential; Multiple Dwelling Units)

R2 has the broadest range of residential densities in order to promote a wide variety of higher density product types. Gross residential densities within the R2 category range from 5.0 - 20+ dwelling units per acre. Approximately 87

acres or 7% of the property is designated as R2 within Development Parcels 10, 12 and 13.

d. RS (Residential and Services)

Development Parcels 11 and 15 are designated as RS to allow for a wider variety of potential land uses depending on market conditions and the future of the regional freeway interchange at SR-89A and Great Western Freeway alignment. While a Design Concept Report was completed several years ago for the new freeway and interchange, it is still uncertain how the interchange will be designed, and the type of access that will be provided between the freeways and Stoneridge Drive. The precise land uses within the RS parcels will depend in large part on the ultimate design and access opportunities to the development. The RS category will allow primarily multi-family residential, with some smaller-scale commercial services and office uses to serve the community. Approximately 48 acres of RS is proposed, which includes about 4% of the overall property.

e. OS (Open Space)

Development Parcels 2 and 14 are designated as permanent open space associated with the steep topography of Glassford Hill and the Aqua Fria River respectively. These two open space parcels flank the southern and northern portions of the property, and include approximately 177 acres of land, or 14% of the gross property area. In addition to the open space associated with these two parcels, there will be additional active and passive open space and trails to serve the community (these are discussed in more detail in **Section 3** below).

3. PARKS, TRAILS AND OPEN SPACE

A major component of the overall planning and design effort for Glassford Heights includes the integration of an interconnected parks and open space system. This includes natural open spaces, developed open spaces (both active and passive), and trail connectivity. The parks, trails and open space system will provide numerous opportunities for people of all ages to enjoy these amenities within close proximity to where they live, encouraging active and healthy living. Parks and trails will be situated so all residents can be within convenient walking distance to open space and/or trails leading to open space. A comprehensive trail and pathway system with safe and convenient roadway crossings will provide connectivity among neighborhoods, parks, and other local and regional amenities within and outside the community.

Glassford Heights will conform to the National Parks and Recreation Association standards of 6.8 acres of parks and open space per 1,000 residents. The precise acreage will depend on the actual population within the community at build-out, but with a projection of up to 9,000 residents, Glassford Heights may provide up to 61 acres of parks, trails and open space. A more detailed description of the various types of open space amenities is provided below.

a. Parks

Developed parks and recreational areas include all public and private improved open spaces throughout the community that are intended for recreational purposes, including parks, trails, plaza, community gardens,

picnic areas, and other usable open space. The plan includes a series of developed parks and recreational area throughout the community in a variety of sizes and types to meet the community-wide and localized recreational needs within the community. The two park primary types proposed within Glassford Heights include Neighborhood Parks and Mini-Parks.

Neighborhood Parks: Two Neighborhood Parks are planned within the community, one within the southern portion of the property and one within the northern portion of the property. The Neighborhood Parks are designed to serve as the recreational and social focus for the community with both active and passive open space amenities. These parks will be at least 5-acres in size, and will be centrally located within neighborhoods or adjoining neighborhoods, providing for a service area of approximately ½-mile radius. Amenities that may be provided within each of the two Neighborhood Parks may include formal or informal play fields, play structures, picnic areas, sport courts, landscaping, trails, shade structures, and other similar amenities. See **Figure 10, Parks, Trails and Open Space** for the general location of the Neighborhood Parks. The precise location and programming of each park will be determined during the phased development of each applicable final plat.

Mini Parks: Mini Parks are improved active and passive open spaces and are generally 1-acre or smaller in size. Mini Parks will typically be more localized within an individual neighborhood or subdivision, providing close proximity to where people live. Virtually all residents within the community should be within approximately ¼-mile of a Mini Park, a trail connecting to a Mini Park, or a larger park type within the community. Amenities within these parks may include, but are not limited to small play structures, community gardens, informal play fields, trails, picnic areas, civic monuments, public art, and landscaping. As depicted on **Figure 10**, approximately eight Mini Parks will be provided within the community, relatively evenly spaces to provide close proximity to all residents. As with the Neighborhood Parks, the precise location and programming of each park will be determined during the phased development of each applicable final plat.

b. Trails and Pathways

Glassford Heights proposes a variety of trails and pathways within the community, from multi-use trails, to multi-use pathways and pedestrian sidewalks.

Multi-Use Trails: There are two primary multi-use trails proposed within the community, including the existing Iron King Trail and a new trail within the fringe of the Aqua Fria River. The Iron King Trail is a regional multi-use trail that bisects the southern portion of the property in an east-west alignment. This trail is approximately 4-miles long today, and connects to the Peavine Trail further to the west, providing a direct link to a larger trail network within the region. The Iron King Trail is within a 100-foot publicly dedicated right-of-way through the property. Multiple pedestrian access points will be provided from with the individual neighborhoods to the Iron King Trail.

The second multi-use trail is a planned trail within the Aqua Fria River at the north end of the property. This trail follows an east-west alignment, and is planned to connect directly to the future Agua Fria River Park planned approximately one-mile east of the property. The trail will also extend to the

west through the Granite Dells Estates community. The alignment of these two trails is shown on **Figure 10, Parks, Trails and Open Space**.

Additional multi-use trails may be provided within individual neighborhoods and subdivisions to connect to Neighborhood Parks and Mini Parks where appropriate. These additional potential trail alignments will be determined during the phased development of each applicable final plat.

Multi-Use Pathway: There are two multi-use pathways planned within Glassford Heights, including one along the Stoneridge Drive alignment and a second along the east/west collector road through the central portion of the project. These are planned as an extension of the public street right-of-way and will include a wider paved path on one side of the street (in lieu of the standard sidewalk), generally between 8-10 feet in width.

Sidewalks: All arterial, collector and local streets will include pedestrian sidewalks in accordance with the Town's roadway standards, completing the network of non-vehicular circulation throughout the community.

c. Natural Open Space

Glassford Heights includes two large natural open space areas at the northern and southern edged of the property. At the south edge, approximately 86 acres of natural open space will be provided along the upper slopes of Glassford Hill. This is an area of steep topography and stunning views that will be preserved as permanent open space. Trails may be provided within this area to allow residents an opportunity to hike and take advantage on the views and vistas from atop Glassford Hill.

The second natural open space area is associated with the Aqua Fria River. Approximately 91 acres of land will be left in its natural condition to facilitate regional drainage through the property. A multi-use trail will be provided along the fringe of the floodplain, but will not impact the drainage flows through the river. In total, between these two natural open space areas, approximately 177 acres of natural open space will be provided within the development, which translates to over 14% of the gross land area.

4. CIRCULATION

The proposed circulation plan for Glassford Heights is designed to conform to the Circulation Element of the Town's General Plan, and to offer multiple choices for mobility for vehicles, bicyclist, and pedestrians. A Traffic Impact Analysis (TIA) was prepared for this project and is included as **Appendix B** to this PAD. The TIA analyzes the impacts of the proposed development plan and provides information related to trip generation rates, traffic flow modeling results and a general discussion of the relationship between on-site and off-site traffic.

The on-site circulation system proposed for Glassford Heights includes a combination of arterial streets, collector streets, and local streets in accordance with the Town's street standards. See **Figure 11, Circulation Plan** for the location and classification of the various roads proposed within the development. The two primary circulation routes to and from the property include Santa Fe Loop and Stoneridge Drive, both of which are designated as arterial streets. Santa Fe Loop connects to Glassford Hill Road approximately 1-mile east of the property and extends west through the Granville development, terminating at the eastern boundary of the property. This will be a primary access point for the Glassford

Height community, particularly during the early phases of development. Santa Fe Loop will extend into the property where it will “T” into Stoneridge Drive. Santa Fe Loop will terminate at this location, although a local street extension will be provided into Parcel 1 to the west to allow local street access to future development within Parcels 1 and 3.

Stoneridge Drive is a planned new arterial road that will ultimately connect between SR-89A immediately north of the property to SR-69 approximately 1.5-miles south of the property, providing an additional north-south connection through the Town of Prescott Valley. Stoneridge Drive will bisect the property, connecting from the northwest corner of the site to the southeast corner of the site, providing regional and local access to the community. The ultimate cross section of Stoneridge Drive through the property will include two travel lanes in each direction with a center landscaped median, bicycle lanes, pedestrian sidewalks and landscaping.

Two primary collector roads are planned within the community to provide more localized access to the various development parcels. The first is a major collector road that will connect through the northern portion of Granville, providing an alternative access point to Glassford Heights from the northeast. This collector road will extend southwest through the property, intersecting with Stoneridge Drive, and ultimately providing access across the Iron King Trail to Parcel 3. An additional roadway connection will be provided off this road to access the State Trust land west of the property as shown on **Figure 11**. It should also be noted that Dells Ranch Road, a collector street within the Granite Dells Estates community, will provide an additional connection to Stoneridge Drive near the northern portion of the property, providing an alternative circulation option to the west through Granite Dells Estates and ultimately accessing the Granite Dells Interchange approximately 1.5-miles to the west.

The second collector road is a minor collector that provides localized access to several parcels within the northern portion of the property, including parcels north of the power line corridor. This road connects Stoneridge Drive to the new major collector road discussed above, providing additional access and circulation options within the community.

The final classification of road within the development is the local street. These will provide local access to individual subdivisions, site plans and lots as they are developed on a phased basis. Potential connection locations from the arterial and collector streets are depicted on **Figure 11**; however, these are simply approximate locations. The final connection locations to the arterial and collector street system will be determined in accordance with Town street standards on a phased basis as final development plans are prepared.

5. DRAINAGE

Four existing drainage basins contribute to flows analyzed in the drainage report. The site drainage is generally from the south and west to the north and east, and outlets at four locations on the east property line. The Agua Fria River headwaters begin within the drainage basin boundaries, and a portion of the project contains this FEMA-designated 100-year floodplain and floodway. The drainage basins affecting the project were analyzed for the existing 2, 10, 25, and 100-year storm events.

Project flows were calculated using the Arizona State Standard SS10-07, Green & Ampt loss and Clark Unit Hydrograph transform methods. HEC-HMS was utilized for the flow calculations. The development will not create a negative impact to upstream or downstream properties. This will be accomplished by proposed detention ponds and/or drainage rerouting throughout the project to mitigate the post-development runoff to be equal to or less than the existing pre-development condition. Refer to **Appendix C, Preliminary Drainage Report** for basin delineations and existing flows.

6. WATER

Glassford Heights will be serviced within the “Summit” pressure zone which currently has a base reservoir elevation of 5,370 feet. The existing Summit reservoir does not have any excess capacity for the Glassford Heights development, but according to the Town of Prescott Valley, does have existing land to install a second reservoir adjacent to the existing Summit reservoir. The fire reserve storage is based on a two hour fire flow of 2,000 gpm (240,000 gal). Combining the fire reserve storage with the storage required for two days of average daily demand will require a 2.0 million gallon reservoir.

To supply this reservoir with water, the a new water source (well) must be constructed together with an analysis/upgrade of the existing duplex pump station and 12-inch transmission main located at the Town of Prescott Valley Tank Farm Reservoir. This booster station and transmission main will deliver water from the proposed water source (well) into the new 2.0 million gallon reservoir. The pump station must be analyzed to ensure the proposed GH Reservoir can be filled within twelve hours from the Town system. This analysis will be completed during the final design of the first phase of development.

To service Glassford Heights from the Summit pressure zone, a transmission main will need to be extended into the proposed development. The current layout for the Summit pressure zone has a 12-inch main located within Granville Fairway of the Granville Development, or a new transmission main will need to be extended from the outlet of the existing duplex pump station to the proposed development. Based on the preliminary analysis of this master plan it is recommended that a 16-inch water main be installed from the new reservoir into Glassford Heights.

Refer to **Appendix D, Water Analysis Report** for water demand calculation and an overall water analysis to determine the minimum water main sizes to serve the Glassford Heights development.

7. SEWER

There are currently two existing gravity sewer mains east of Glassford Hill Road. The first main is a 12-inch sewer main located at the terminus of Santa Fe Loop Road (west boundary of Granville). This sewer main flows east and increases to an 18-inch sewer main at the Granville Fairway and Santa Fe Loop Road intersection. This 18-inch sewer main continues east past Glassford Hill Road approximately 630-ft where it transitions back to the existing Town of Prescott Valley 12-inch sewer main.

The second main is located at the intersection of north Granville Parkway and Glassford Hill Road. This is a 12-inch sewer main located just east of Glassford Hill Road to service the future Granville Development north of Santa Fe Loop Road. This 12-inch sewer main continues east through Granville and State of Arizona Trust Land where it connects to the existing Town of Prescott Valley Sewer collection

system. This second sewer main will have to be routed through the proposed Granville Development via the local collector road that will service the property.

The Prescott Valley Sewer Report cited above details the Town of Prescott Valley sewer mains capacity to the wastewater treatment plant, and recommends sizes based on future growth within the Town. This report identified Glassford Heights as the “Ranches, Polygon 278 & 277” and had a maximum projected yield of 3,100 residential units. Based on this report there are multiple existing sewer mains that will have to be “up-sized” to service the future Glassford Heights development.

The existing 12-inch sewer mains will be extended into Glassford Heights for the wastewater collection system. The collection system will be designed based on the current design criteria set forth by the Town and ADEQ.

Refer to **Appendix E**, *Sewer Analysis Report* for wastewater demands and existing sewer main capacity calculations.

8. MANAGEMENT AND MAINTENANCE

a. Master Association

A Master Association will be created to manage and maintain all Glassford Heights common areas, including open space and private recreation facilities, as well as administer private design guidelines for the project at the purview of the Master Association. The Master Association will govern the affairs of the community through a formal governance structure to be established by the Master Association bylaws.

b. Sub-Associations

In addition to the Master Association, sub-associations may be created to manage and maintain certain private improvements, such as common area tracts, private streets, or other common improvements, that are directly associated with a development project or group of development projects. Although these may be within the boundaries of the Master Association, sub-association improvements may or may not be managed or maintained by the Master Association.

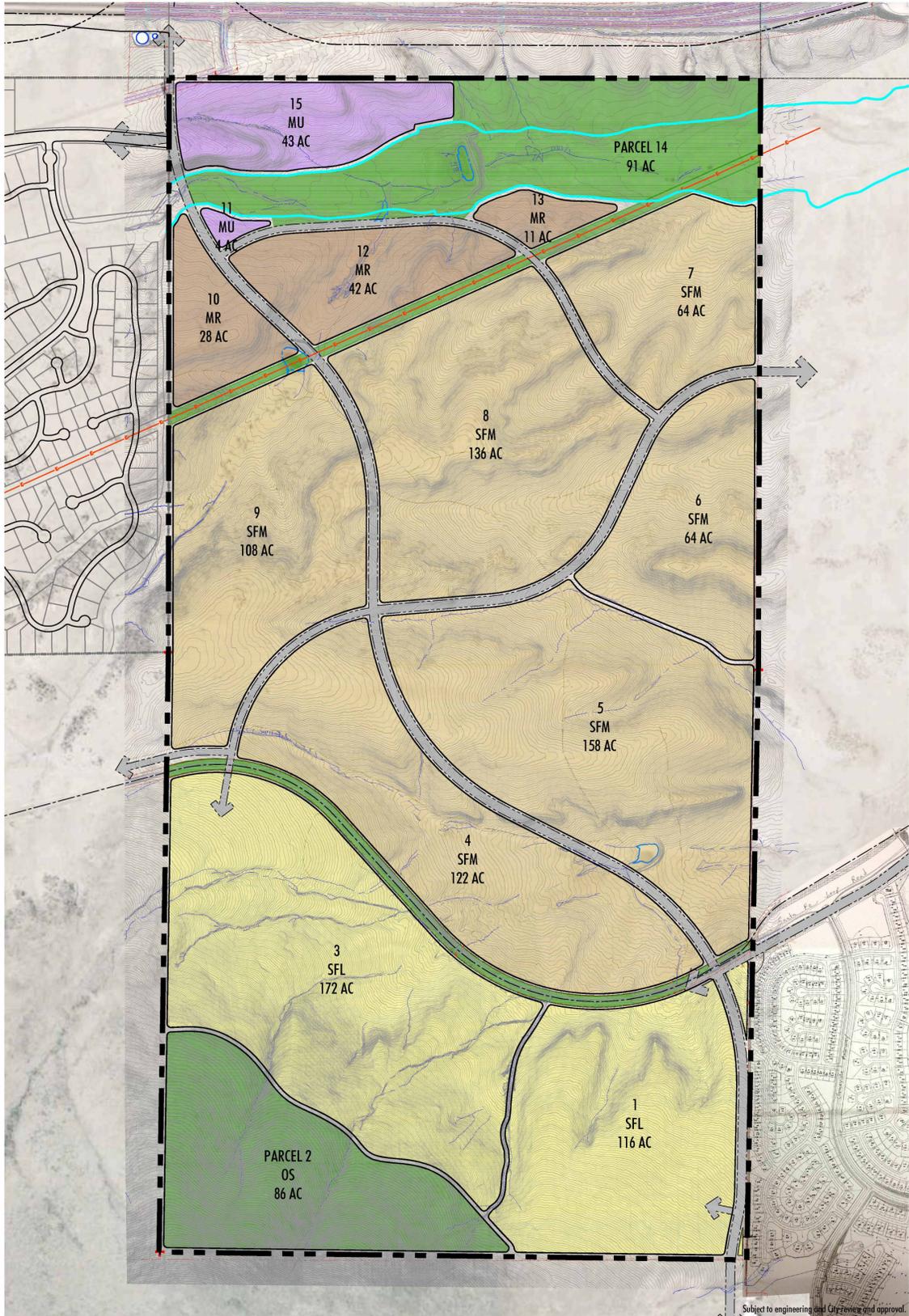


Figure 9: *Preliminary Development Plan*



Figure 10: Parks, Trails and Open Space Plan

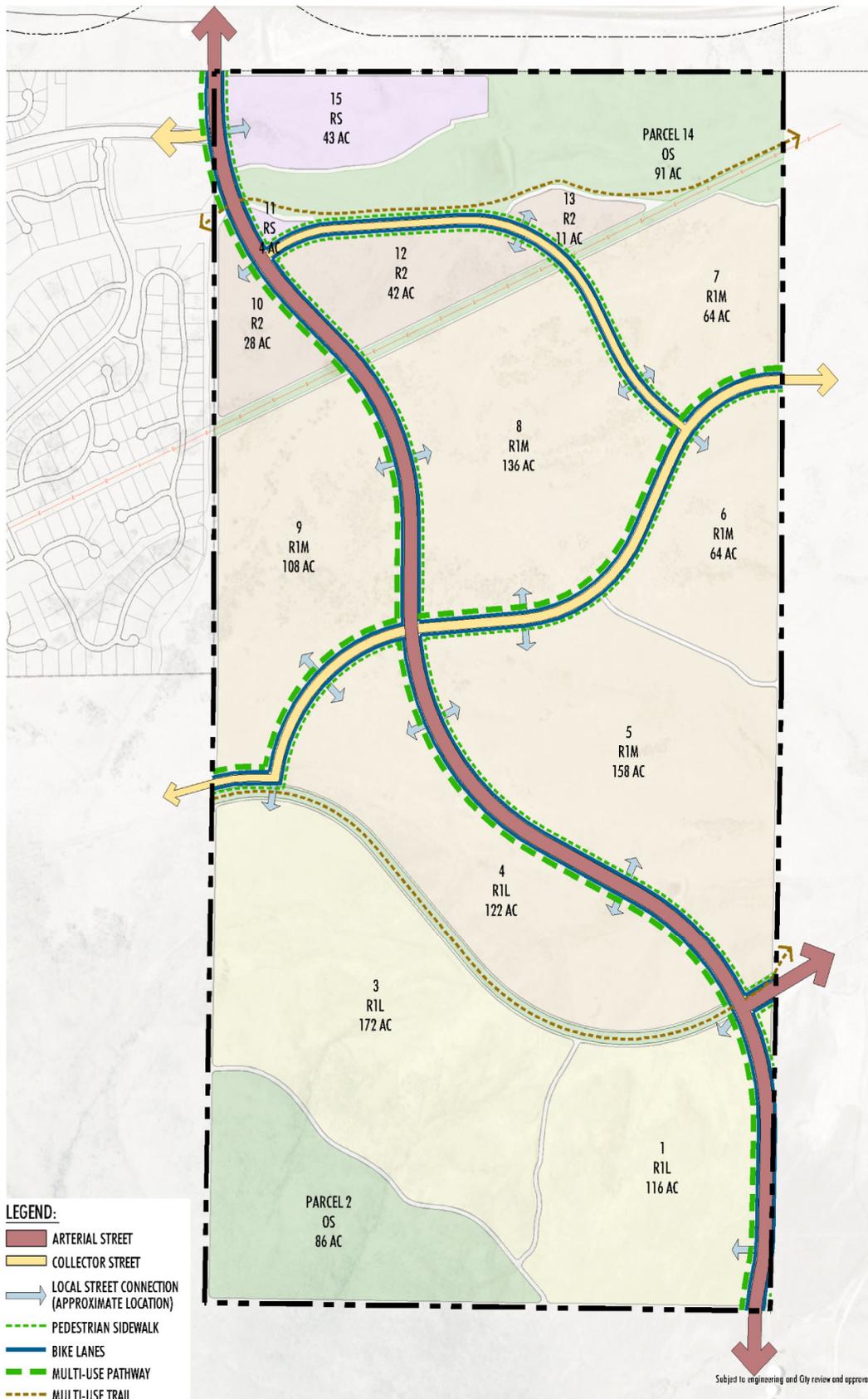


Figure 11: Circulation Plan

APPENDIX A: LEGAL DESCRIPTION AND MAPS

LEGAL DESCRIPTION

All that portion of land as described in Book 4950 of Official Records, Pages 376 on file in the office of the Yavapai County Recorder, lying within Sections 4, Township 14 North, Range 1 West of the Gila and Salt River Base and Meridian, Yavapai County, Arizona, more particularly described as follows:

All of Lots 1, 2, 3, and 4; The south half of the north half; The south half of Section 4;

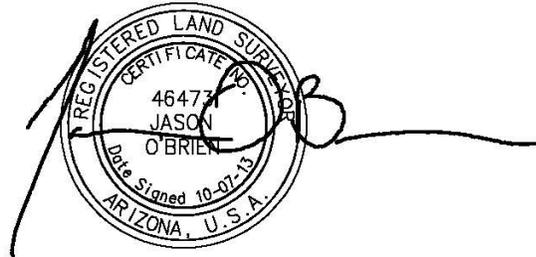
Except all coal and other minerals as reserved to the United States of America in patent to said land; and also

Except that portion owned by the Yavapai County, recorded in Book 3995 of Official Records, Page 489 and re-recorded in Book 4001 of Official Records, Page 28.

Containing 630.05 acres, more or less.

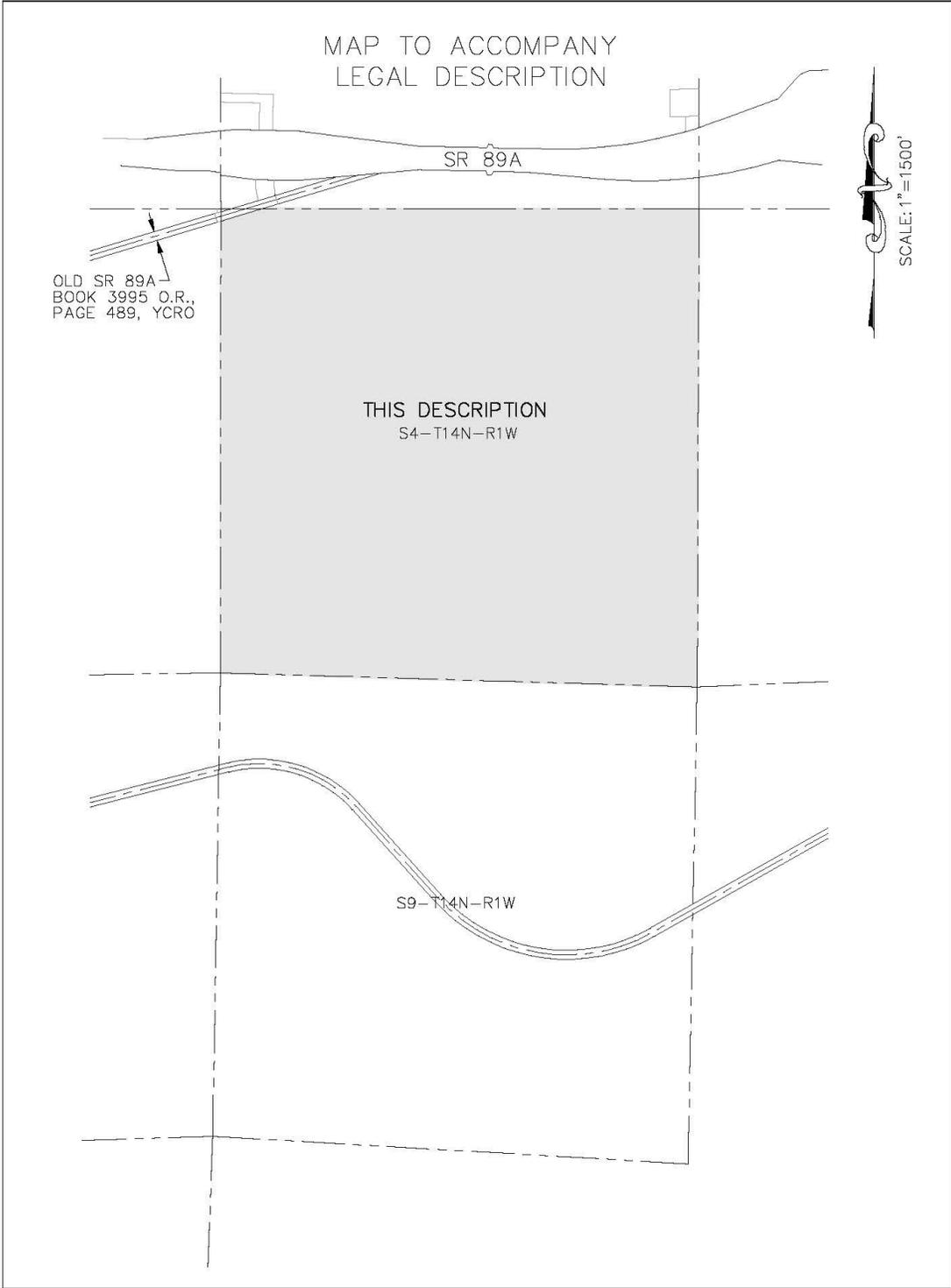
10-07-13
LE #970-01
SEC 4 LGL.doc

JASON O'BRIEN, R.L.S.



EXPIRES 6/30/16

MAP TO ACCOMPANY
LEGAL DESCRIPTION



LEGAL DESCRIPTION

All that portion of land as described in Book 4950 of Official Records, Pages 376 on file in the office of the Yavapai County Recorder, lying within Sections 9, Township 14 North, Range 1 West of the Gila and Salt River Base and Meridian, Yavapai County, Arizona, more particularly described as follows:

All of Section 9;

Except that portion conveyed to the Town of Prescott Valley in Book 4053 of Official Records, Page 250; and also

Except that portion taken by Final Judgment and Order of Condemnation recorded as Book 4114 of Official Records, Page 732; and also

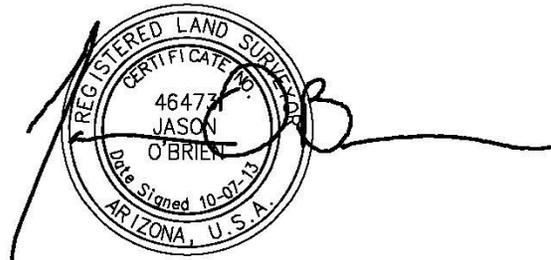
Except all oil, gas and other materials, and mineral rights in and under said land recorded as Docket 51, Page 530; and also

That portion deeded in Book 2432 of Official Records, Page 464.

Containing 614.30 acres, more or less.

10-07-13
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SEC 9 LGL.doc

JASON O'BRIEN, R.L.S.



EXPIRES 6/30/16

