

**QUAIL CREEK
SPECIFIC PLAN UPDATE**

APRIL, 2016

PREPARED FOR:

**TOWN OF SAHUARITA
375 WEST SAHUARITA CENTER WAY
SAHUARITA, ARIZONA 85629**

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1. INTRODUCTION

Quail Creek is an age restricted residential community including commercial and recreational land uses. Approximately 2500 residential lots have been recorded to date. The 2360 acre subject property is located in the southeastern portion of the Town of Sahuarita, approximately 12 miles south of the City of Tucson and three miles east of Interstate 19 (See Figure 1, Vicinity Map).

The Quail Creek Specific Plan has and will establish the type, location and character of development. The Plan focuses on optimizing the site, coordinating a mix of single family attached and detached homes, support commercial and residential lodging, providing adequate circulation, open space and recreational amenities.

The original Quail Creek Specific Plan, (the Plan), covering approximately 1,306 acres was adopted by the Pima County Board of Supervisors on April 4, 1989, by Ordinance No. 1989-33, and was recorded in the Pima County Recorder's Office as Docket 8548 page 805. Subsequent amendments are summarized as follows:

1. Quail Creek Specific Plan Amendment, October 2000
2. Quail Creek Specific Plan "Minor" Amendment, November 2005
3. Quail Creek Specific Plan "Minor" Amendment, July, 2013

The October 2000 amendment amended the Specific Plan for Parcel 1 (original 1306 acres), added Parcel 2 (approximately 1200-acres) and added Parcel 3 (approximately 240-acres) (See Figure 2, Area Map). This amendment also included a Development Agreement (herein referred as "The Agreement") between the Town of Sahuarita and Robson Ranch Quail Creek LLC as recorded under Sequence Number 20001780234, of the Pima County recorder (See Appendix E).

A minor amendment in November 2005 added Parcel 3A to the Specific Plan and the minor amendment in July 2013 returned the previously removed attached residential dwelling product within Residential Area A.

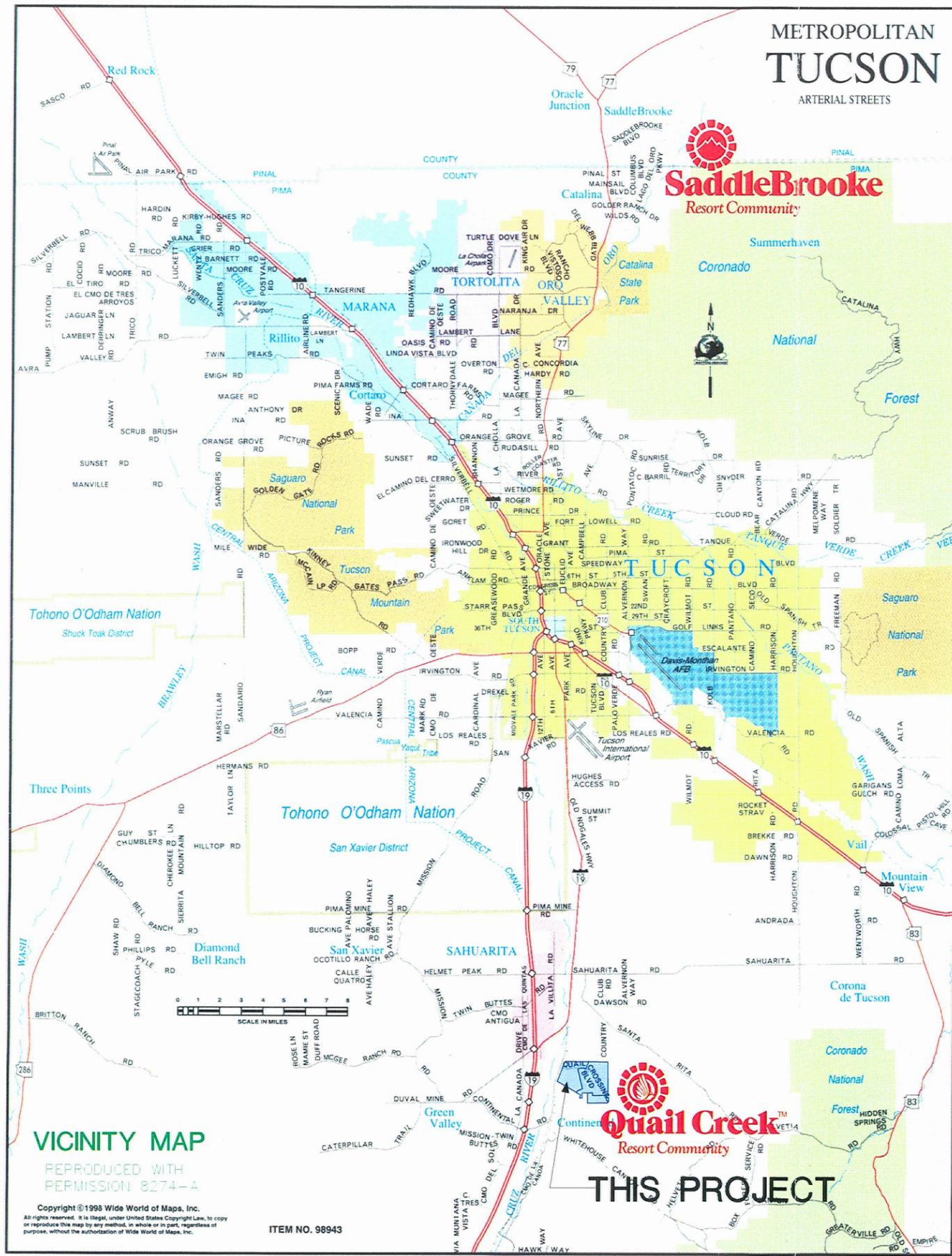
The purpose of this plan is to update the Specific Plan incorporating the original plan and subsequent amendments. The Specific Plan conforms to the Town of Sahuarita General Plan which includes previous Quail Creek Specific Plans and Amendments.

It is important to note that this update does not propose to increase the Specific Plan cap of 5,000 dwelling units, which was approved by Pima County in the original Plan. Thus, population-related impacts of the updated plan on the surrounding land, such as traffic and utility services, will not change from the existing Specific Plan.

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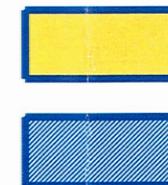
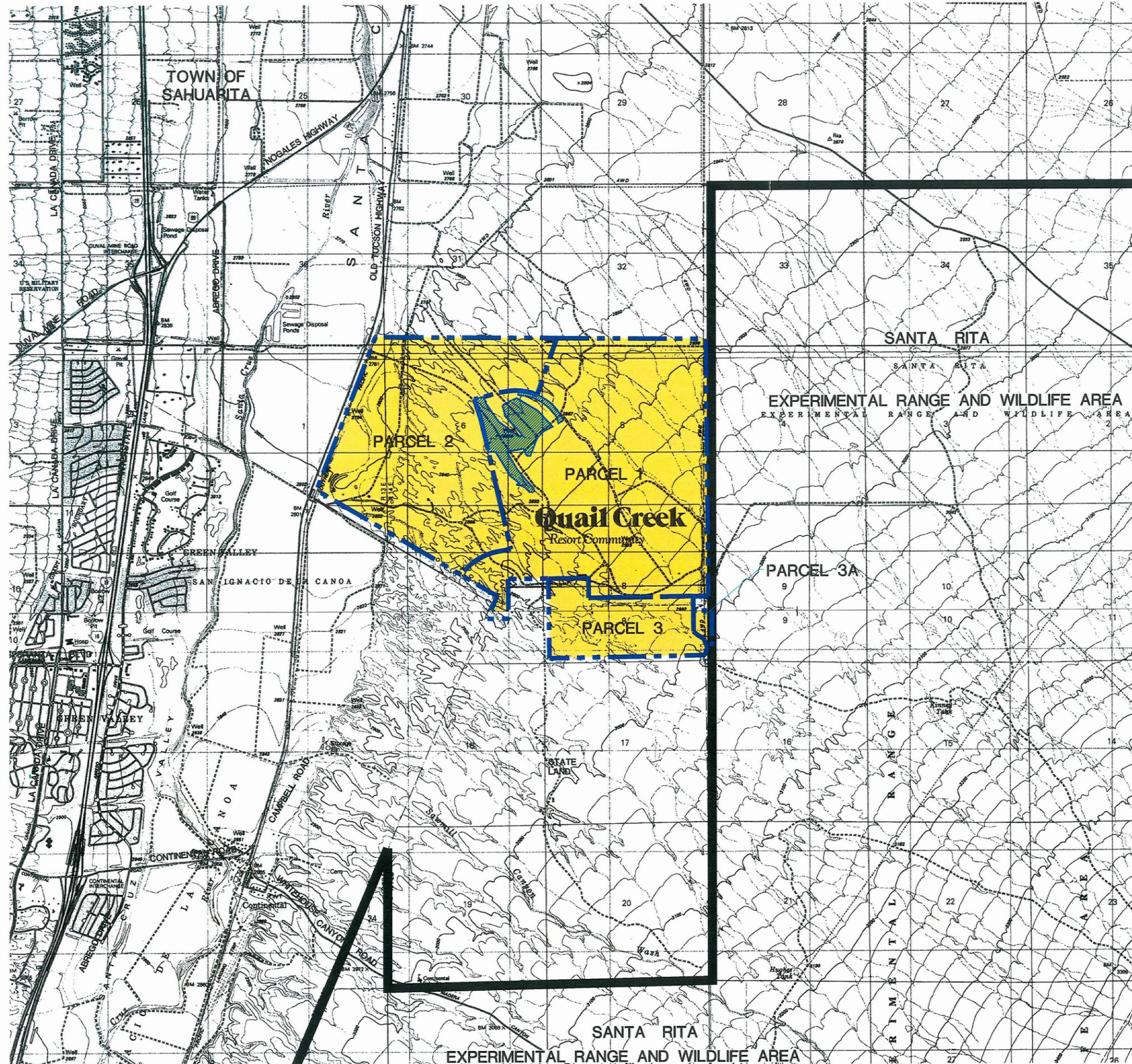
THE TOWN OF SAHUARITA SPECIFIC PLAN AMENDMENT FOR QUAIL CREEK VICINITY MAP





THE TOWN OF SAHUARITA SPECIFIC PLAN AMENDMENT FOR QUAIL CREEK

AREA MAP



- EXISTING SPECIFIC PLAN
- INCLUDED WITHIN THE 1989 QUAIL CREEK SPECIFIC PLAN, NOT A PART OF 2000 AMENDMENT AND SUBSEQUENT AMENDMENTS.

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2. STATEMENT OF FINDINGS

A. Introduction

The Quail Creek Specific Plan consists of a planned age-restricted community, golf courses, clubhouses, recreational facilities and commercial. The proposed designation as a residential community is supported by its location in the Town of Sahuarita north of the Madera Highlands community.

The Quail Creek Specific Plan is a long-range plan allowing for a progressive community commitment to the concept of an age-restricted residential village. The village concept goal is to establish a neighborhood social area by creating a sense of community identity and fostering neighboring among residents.

This area of the Town of Sahuarita has its own unique desert characteristics. It is a relatively flat terrain with the Santa Rita Mountains to the southeast and the Santa Cruz River to the west. Development is suitable for this location.

Master planned communities are based on concepts defining the growth, quality and direction of the Town of Sahuarita's built environment. Specific planning establishes a variety of residential home types, retail and employment opportunities and greater amenity features.

The adoption of this Specific Plan will establish the type, location, intensity, development, character and required infrastructure for development to take place. The Specific Plan also shapes development to respond to the physical constraints of the site, coordinates the mix of residential use types and product types and provides adequate circulation, recreation and public facilities.

The Specific Plan is a device used to implement general plans in a more detailed way for a focused area. The Specific Plan articulates the planning considerations for such parcels and imposes regulations or controls on the use of such parcels. The Quail Creek Specific Plan is the combination of concepts, procedures and regulations of numerous planning documents combined into one.

B. Authority and Scope

The Quail Creek Specific Plan has been prepared pursuant to the provisions of the Arizona Government Code, Title 11, Chapter 6, Article 2, Section 11-825. The Arizona Revised Statutes authorizes jurisdictions to adopt specific plans by ordinance as regulation. Hearings are required by both the Town Council and Planning and Zoning Commission after which the Specific Plan Ordinance must be adopted by the Town Council to be in effect.

The Quail Creek Specific Plan is a regulatory plan which will serve as the zoning for the subject property. Proposed development plans, or agreements, tentative plats and any other development approval must be consistent with the Specific Plan. Projects which are found consistent with the Specific Plan will be deemed consistent with the Town's Land Use Plan.

The intent of this Specific Plan is to provide a concise development plan for the subject property. This Specific Plan will serve to implement the development of the approved plan within the bounds of the regulations provided herein and will be adopted by ordinance as a regulatory document.

C. Plan Objectives

The plan objectives recognize major development issues, the landowners objectives and Town requirements. The following set of Quail Creek Specific Plan objectives are:

1. To implement the goals and policies of the Town of Sahuarita;
2. To ensure coordinated, responsible planning through the use of cohesive procedures, regulations, standards and guidelines;
3. To provide land uses, based on current, anticipated and future demands with a range of opportunities;
4. To provide uniform regulations for land use, circulation and landscaping;
5. To identify and clarify development standards for direct implementation;
6. To provide a backbone infrastructure system and public facilities to support development in an efficient and timely manner;
7. To provide design guidelines to establish a framework for the evolution of a comprehensive and aesthetic community plan.

D. Alternative Planning Tools

The use of the Specific Plan for this property is extremely appropriate. It establishes a flexible, orderly, cost effective and environmentally sound framework for development.

This property has been planned as an age-restricted residential community with two 18-hole golf courses. Its location, based on present and future growth trends, transportation and infrastructure planning, is highly suited to such a designation. The use of the Specific Plan will allow a commitment to this plan and the basis of coordinated growth in the Town of Sahuarita. Its adoption will provide a long term commitment to the uses and standards for a substantive parcel in a rapidly growing area.

Development regulations will be more detailed and appropriate for the site and region than those found under conventional zoning categories which apply to the entire Town. The Specific Plan will provide a means of responding to existing plan policies that piecemeal rezoning requests will not permit.

E. Plan Consistency

The Quail Creek Specific Plan is consistent with the Town of Sahuarita General Plan.

F. Zoning Consistency

The Quail Creek Specific Plan is consistent with the Town of Sahuarita Zoning Code regarding the relative importance of surrounding private and public interests. The Specific Plan will enhance the broad based planning efforts in the region and will increase surrounding property values.

G. Community Benefits

The Town of Sahuarita and surrounding areas has a bright outlook for growth. As the population increases, the demand for housing and services increase. A portion of the community's needs will be met with this residential village. The plan's long term commitment to quality development, land use designations, development standards, design guidelines and implementation plan, will provide benefits to the neighborhood, community and region. The property owners within and adjacent to the plan area, as well as the region, will benefit similarly from the increased certainty regarding future land uses.

H. Context Compatibility

The Quail Creek Specific Plan is a project which addresses present and future growth in the Town of Sahuarita and surrounding area and provides the framework for appropriate land uses and the provision of needed services. The plan provides for a sensitivity to the region, the neighborhood and the site.

Planned as an area of residential/recreational activity, the community will provide the vitality for a high quality of life. The development will reduce the need for excessive travel by providing opportunities for neighborhood services.

The existing land uses in the immediate area have been planned, are in construction or are in the initial phases of planning. Undeveloped State Land is adjacent to the property to the north. To the southwest, Madera Highlands is currently being developed. The properties to the west, southeast and east are undeveloped.

I. Environmental Suitability

The Specific Plan area is environmentally suitable for development. The area is characterized as typical Arizona Upland - Sonoran Desert. It contains two major plant communities, the Mixed Shrub-Cacti and Desert Riparian Habitat.

The parcel is relatively flat, gradually sloping westerly to the Santa Cruz River. There are no major geologic formations on site effecting the health, safety and welfare of residents.

The visual environment contains dominant long range views of the Santa Rita Mountains. These are dramatic and provide an opportunity to maximize those views through appropriate land use planning.

Overall, the specific plan area is environmentally suitable for development. Environmental elements include washes and habitats. These elements will be respected and planned for in the Specific Plan.

J. Public Services Suitability

Present and planned public services are suitable for development within this Specific Plan area.

The plan area is within the service area of the Quail Creek Water Company. Tucson Electric Power Company and Southwest Gas provides service to the area.

The plan area is highly suited for development based on existing and future transportation plans. Interstate 19, Old Nogales highway and Campbell Avenue are on the major Streets and Routes Plan.

The Green Valley Wastewater Treatment Facility provides wastewater capacity for the development. The facility has expanded in past years to accommodate additional wastewater generated within the specific plan area.

The specific plan is an age-restricted community which does not necessitate a need for elementary or high school sites or services.

Veterans Municipal Park is located at the intersection of Old Nogales Highway and Quail Crossing Blvd on the western boundary of the site. Anamax Park is located approximately 3 miles to the northwest. Existing golf courses are located in the Quail Creek development and in nearby Green Valley.

Medical needs are served by Kino Hospital at Ajo Way in Tucson, approximately 19 miles to the north.

The plan area is protected by the Town of Sahuarita Police Department. Private fire protection is available through Green Valley Fire District. Emergency medical service is available through Southwest Ambulance. Waste Management Inc. provides solid waste collection.

The present and planned public services are suitable for the proposed uses within this Specific Plan.

3. SITE ANALYSIS

The project has been previously divided into four parcels as presented in previous Amendments:

1. The 1,300-acre parcel, (Parcel 1), comprising the original Quail Creek Specific Plan.
2. The 800-acre parcel, (Parcel 2), comprising the land between Parcel 1 and Old Nogales Highway.
3. The 240-acre parcel, (Parcel 3), comprising the southerly addition.
4. The 9-acre parcel, (Parcel 3A), comprising an addition to Parcel 3.

Legal descriptions together with exhibits showing the precise boundary of parcels 1,2, 3 and 3A are included in Appendix A.

A Phase I Environmental Site Assessment Update, dated June 23, 1999 by Dames & Moore (D&M) was prepared for this project. This report also includes adjacent properties that may affect the subject property. The D&M report did not identify any recognized environmental conditions on the subject property except potential pesticide/herbicide residuals in the soil due to past agricultural operations.

Parcel 1

Development has taken place on the Parcel 1, including construction of subdivisions, infrastructure, an 18-hole golf course, clubhouse/pro shop, restaurant and fitness center.

Parcel 2, 3 and 3A

The future development and existing land characteristics of Parcels 2, 3 and 3A are similar to Parcel 1 and are described in this section.

A. Existing Land Uses

The overall project site is bounded by State Land on the North, Old Nogales Highway on the west, State Land on the south and the Santa Rita Experimental Range on the east.

1. Existing Zoning

Project Site: Specific Plan

North: RH (Rural Homestead)

West: RH, B-1 (Local Business), B-2 (General Business)

South: Specific Plan (Madera)

East: RH

2. Existing Land Uses

Project Site: Developed

North: Vacant

West: Mixed Use

South: Residential (Madera) and Vacant State Land

East: Vacant - Santa Rita Experimental Range

B. Topography

The topography of the site is flat to gently rolling and slope at an average of 3% from southeast to northwest. Slopes 15%-25% are primarily located in the southwest and west section of the site. These slopes are primarily associated with the larger washes traversing the site. There are no restricted peaks, ridges or rock outcrops on the project site.

C. Soils

The project site is composed of a number of soil series. The majority of the area is covered by Sonoita Series, Sonoita-Tubac Complex, and Tubac Series. Erosion is characterized as slight for these groups. Runoff is slow for the Sonoita series and medium for the Tubac soils. There is moderate permeability for the Sonoita soils and slow permeability for the Tubac soils. Detailed soils reports will be prepared and submitted as a part of the normal processing procedure as improvement plans are developed.

D. Vegetation

The Specific Plan area is located in the Arizona Upland Subdivision of the Sonoran Desertscrub biome. It is within the Paloverde-Cati-Mixed Scrub Series. Also within this Sonoran biome is the streamside association, Sonoran Riparian Scrubland. The plant series within the drainageways are the same as those found in the adjacent desertscrub, low to medium height, but too dense to be considered desertscrub.

The dominant species within the Paloverde-Cacti-Mixed Scrub series is *Cercidium* and *Opuntia*. The dominant species of Riparian vegetation is *Acacia* and *ProsPis*. Other vegetation found within the Specific Plan area include:

Foothill Palo Verde	<i>Cercidium microtheca</i>
Netleaf Hackberry	<i>Celtis reticulata</i>
Velvet Mesquite	<i>Prosopis velutina</i>
Catclaw	<i>Acacia greggii</i>
Creosote	<i>Larrea tridentata</i>
Desert Broom	<i>Baccharis sarothoides</i>
Ocotillo	<i>Fouquieria splendens</i>
Barrel cactus	<i>Ferocactus wislizenii</i>

Cholla	<i>Opuntia</i>
Prickly Pear	<i>Opuntia</i>
Saguaro	<i>Carnegiea gigantea</i>

A variety of forbes and grasses also exist on the site.

E. Hydrology

A series of southeast to northwest trending washes traverse the site ultimately discharging to the Santa Cruz River. The Master Drainage Report for Quail Creek II dated February 26, 1998, by David Evans and Associates, calculated existing 100-year flows as they enter the property. A map showing the offsite watersheds that contribute to these flows is included in Appendix D. Detailed hydrological information is required as a part of the development permit process.

F. Wildlife and Riparian Areas

There are riparian areas located within the site particularly surrounding the washes traversing the site. This habitat is an extension of riparian habitat and every effort is being made to minimize the impacts of development and maintain the natural beauty of the project site.

There are no known listed special status animal species on the site based on a determination from the Arizona Game and Fish in a letter included in the original Specific Plan, which has been included in this document as Appendix F.

G. Cultural Resources

Development will continue to be in compliance with State and Federal Regulations.

H. Public Facilities

Quail Creek - Veterans Municipal Park is located near the intersection of S Old Nogales Road and E Quail Crossing Blvd.

I. Recreation and Trails

There are no adopted public trails in the vicinity of the site. Existing golf courses are located in the Quail Creek development and in nearby Green Valley.

J. Viewsheds

The viewshed analysis was conducted by onsite and offsite reconnaissance, along with aerial photography and topographic interpretation. This site is relatively flat, sloping gently from the southeast to the northwest.

Distant views from adjacent properties, across the site, are the Santa Rita Mountains to the east and the Santa Cruz River/Green Valley to the west. These offsite vistas are long range and seen above the canopy level of onsite vegetation.

K. Traffic

The subject property is located 1-1/4 miles east of Interstate 19 with the western boundary bordering Old Nogales Highway. Access to the site from Old Nogales Highway is provided via Quail Crossing Boulevard. A traffic study included in Appendix C discusses internal trip generation.

L. Sewers

The Pima County Wastewater Treatment Plant will continue to serve the Quail Creek development.

M. Schools

Since the existing development and proposed expansion are an age-restricted development, school sites are not a requirement, and the project has no negative impact on area schools.

4. DEVELOPMENT PLAN

The proposed development consists of an expansion of the existing Quail Creek, age restrictive, active adult community. This proposal includes amending the existing, approved Specific Plan to allow the current developer the flexibility to build the types of housing product that they have found to be successful. It is also intended that the proposed development be a private, gated community. The Town of Sahuarita and the developer have agreed to cooperate in taking appropriate steps to ensure public streets within Quail Creek will be made private.

Characteristics of the proposed development include a continuation of planning and construction of residential housing, addition of golf courses and related facilities, and addition of commercial facilities.

Existing Land Uses

Within Parcel 1, existing land uses related to the Quail Creek development will remain and continue to be expanded. Prior to undergoing development, the remaining areas will be used as grazing property or grazing related uses.

Topography

The gently sloping, (3%), terrain lends itself to a grading concept that does not require significant cuts or fills. The grading concept is to generate fill material by lowering the golf course holes and utilizing this material to build up adjacent building pads.

An important feature of the land plan will be to leave many of the washes that traverse the site in their natural state, where possible, in an effort to preserve the area's natural beauty.

Grading Concept

The grading concept is to create pads which are above the 100-year flood event. The golf courses will be lowered to generate the material needed to build up the pads. The washes will be incorporated within the golf course. Retention/detention basins and drainage ways will be incorporated within the overall golf course design and outside wildlife habitat corridors.

Because of the relatively mild cross slope of the project, very few design features will be necessary to mitigate impacts from site disturbances. Special care will be taken to minimize cut and fill slopes along the project's perimeter, a condition attainable due to the natural topography. The extensive use of retaining walls as a grading measure is not anticipated and the site can be designed to obtain dirt balance.

Hydrology

A master drainage study and additional studies were prepared for the original Specific Plan and subsequent amendments. More detailed drainage reports will be required and submitted as a part of the tentative approval process. Appendix D contains additional hydrological information.

In general, offsite flows will be routed through the development in the existing natural washes. Onsite, post development flows will be directed to the washes, to drainage conveyances contained in the golf courses and to detention/retention basins located throughout the development. All drainage design will be in accordance with Town of Sahuarita requirements and Section 404 of the Clean Water Act.

Wildlife and Vegetation

Preservation of certain wash-related corridors as natural open space will help to minimize the impact on wildlife habitat and native vegetation. When feasible, individual plants have and will be relocated. All development will comply with Section 404 of the Clean Water Act. No other Town of Sahuarita or Pima County habitat mitigation, native plant preservation, or similar municipal or county ordinances will apply to the property.

Soils

The soils found on the site are suitable for the proposed development. A detailed soils report on each subdivision will be required prior to approval of individual grading plans.

Viewsheds

Since the property is relatively flat, views from offsite will not be materially affected.

Traffic

Traffic studies have been submitted and are on file with the Town. Since the original Specific Plan density will not be exceeded, the traffic impact on surrounding areas will not be materially affected.

Street Standards

The street sections for Quail Creek have been previously established and implemented. Street cross-sections vary depending upon their functional requirements and specific setting. Local streets have a right-of-way width of 45' while collector streets vary from 90' to 150'.

Street Circulation

The circulation plan, on file with the Town, has largely been implemented and constructed. Campbell Road has been constructed from the Madera Highlands subdivision to Quail Crossing Boulevard. The Quail Crossing Boulevard loop has been completed to provide access to Parcels 3 and 3A.

A preliminary traffic study is included in Appendix C, which addresses internal trip generation for the combined parcels. The overall impact of the revised project on existing streets will not change from the originally approved plan, since the cap Specific Plan density is not being exceeded. (See Figure 6).

Pedestrian Circulation

This development proposes sidewalks on one side of collector roadways and may be planned on one side of selected local streets. In addition, pathways may be planned along selected open space and wash corridors not impacted by golf courses, linking to the sidewalk system, providing a destination-oriented pedestrian walkway system throughout the community. Pedestrian circulation will be planned in accordance with the Pre Annexation and Development Agreement. (See Appendix E).

Construction and Maintenance

Construction of all streets within this development have and will be in accordance with Town of Sahuarita requirements. With the exception of Campbell Road and the existing

Quail Crossing Blvd along the southwesterly boundary outside the development gates, all streets within Quail Creek are proposed to be private, and will be maintained by a homeowner's association.

Sewers

Capacity is available in the Pima County Wastewater Treatment Plant located northwest of the project site. All residences and other restroom facilities on the project will be served by a sanitary sewer. Sewers will be located in streets or approved easements. A conceptual master plan of sanitary sewer facilities is shown in Figure 7.

Water

Quail Creek Water Company will provide water to serve the development. The water system will be on-site, consisting of a series of wells, storage tanks, pumping facilities and transmission and distribution lines. Much of the described system is currently in place. Some of the existing on-site wells will be utilized in the system, as well as additional wells to be drilled at a later date. All facilities will comply with ADEQ, ADWR and water company requirements. A certificate of assured water supply for all Parcels has been obtained. A master water plan is shown in Figure 8.

Effluent

Golf courses will be irrigated with effluent from the Pima County Wastewater Treatment Plant and/or existing Type I water rights. All applications of effluent and/or Type I water will be in conformance with State Regulations.

Schools

Being an adult community, this project will not have a negative impact on schools. On the contrary, the development will contribute property taxes to schools without adding to the pupil load.

Recreation

On site recreation will be provided in many forms, including golf, health and fitness, walking and hiking, and many others. A homeowners' association will hold ownership of the common open space and natural open space areas.

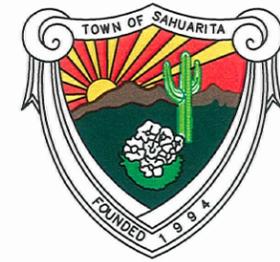
Cultural Resources

Development will be in compliance with State and Federal Regulations.

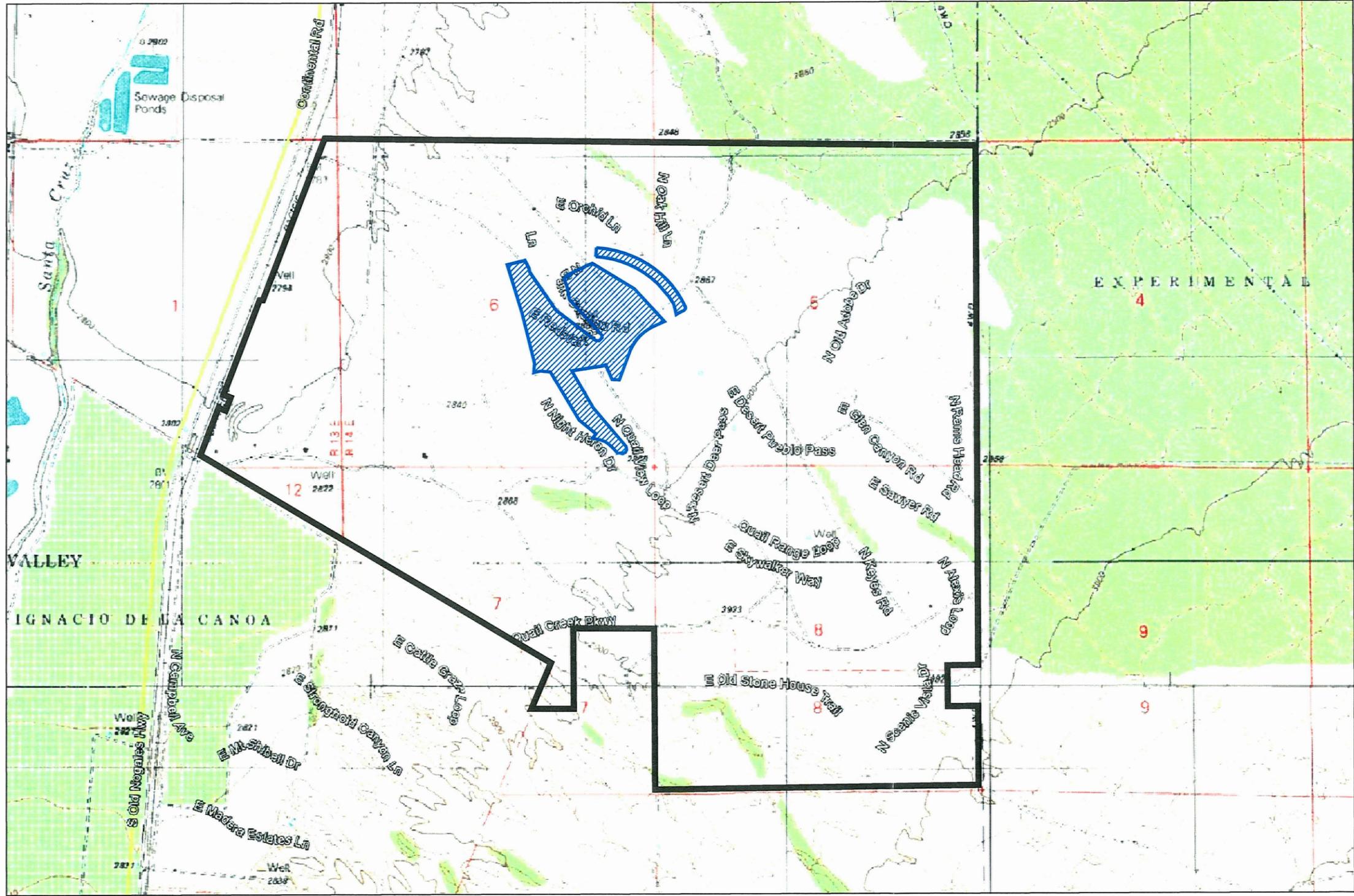
Air Quality

While the air quality will be incrementally affected by the addition of more automobiles in the area, this project will have very little affect on the overall air quality of the region. No

industrial or other activities that may affect air quality are planned for the project. All grading operations will be conducted in accordance with Town of Sahuarita requirements for dust control.



**THE TOWN OF SAHUARITA
SPECIFIC PLAN
FOR QUAIL CREEK
SITE ANALYSIS**



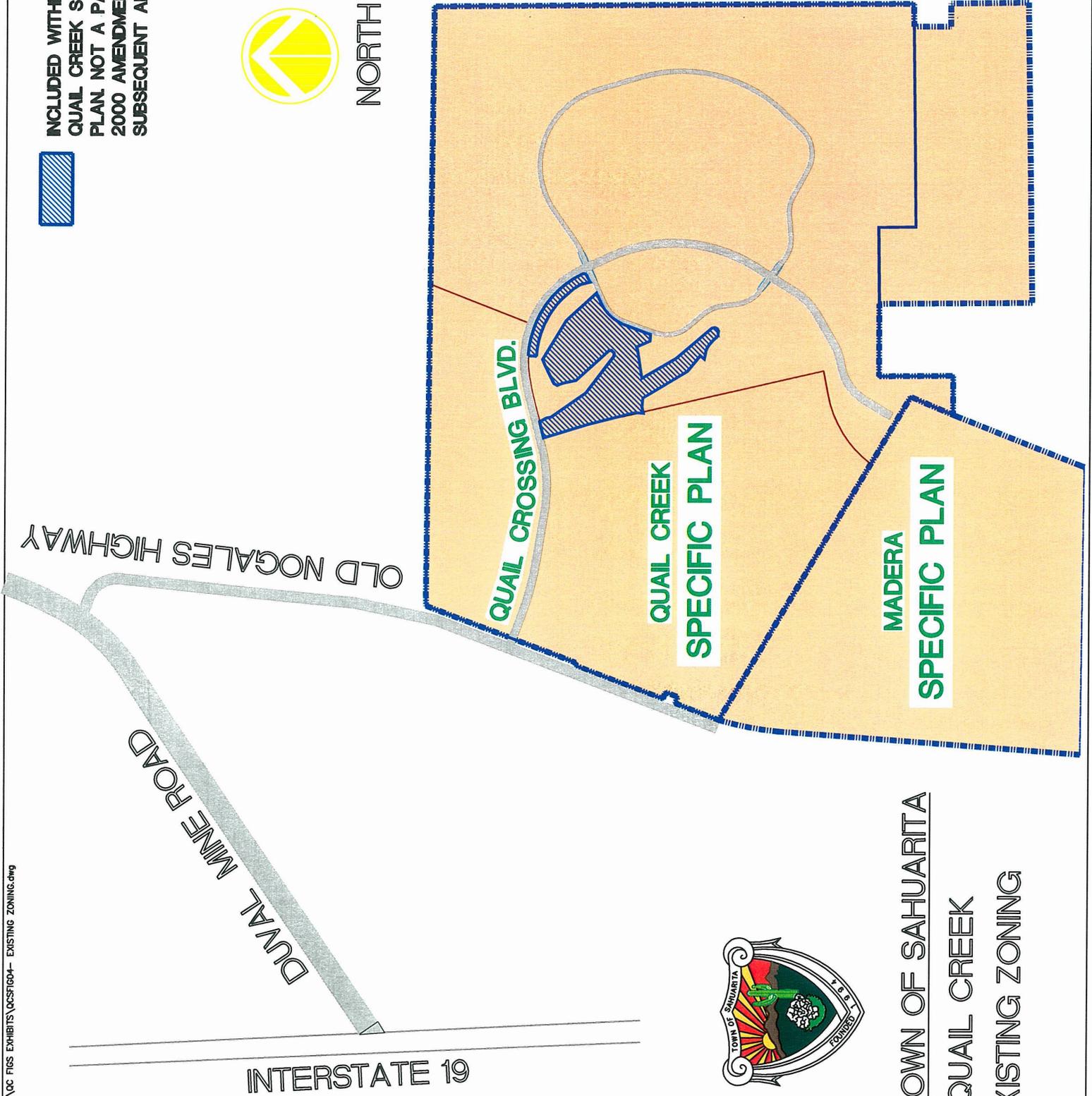
**INCLUDED WITHIN THE 1989
QUAIL CREEK SPECIFIC
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INCLUDED WITHIN THE 1989
QUAIL CREEK SPECIFIC
PLAN NOT A PART OF
2000 AMENDMENT AND
SUBSEQUENT AMENDMENTS.



NORTH



THE TOWN OF SAHUARITA
QUAIL CREEK
EXISTING ZONING

FIGURE 4

5. DEVELOPMENT REGULATIONS

It is the intent of this update to apply the development standards of the original Specific Plan, previous amendments to the Specific Plan, the Pre-Annexation and Development Agreement. This section includes development standards applicable to the Quail Creek development. Where not covered by the Specific Plan, as previously amended, or the Pre-Annexation and Development Agreement, Town of Sahuarita regulations will apply. It is the intent of this document to summarize current entitlement approvals and to ensure that the Developer will continue to have the right to develop the project within the confines and guidelines that have been in force and effect on the property to date and with the specific changes listed below.

LAND USE PLAN SUMMARY

LAND USE	ACRES (APPROXIMATE)
RESIDENTIAL "A"	1136
MIXED USE RESIDENTIAL (MU)	38
COMMERCIAL	42
CLUBHOUSE SITE AND RECREATIONAL FACILITIES	40*
GOLF COURSE, DRAINAGE AND OPEN SPACE	814
TOTAL (FOR THE ABOVE LISTED LAND USES)	2070

*Note: The approximate area and location of the clubhouse site and recreational facilities is preliminary, subject to change or be adjusted by the developer.

Definitions

Note: The following definitions were included in the original Specific Plan dated April 4, 1989 and adopted by Pima County Ordinance 1989-33. Due to subsequent Specific Plan amendments, the original definitions may not be applicable to the current development.

The terms and definitions used in this Plan shall mean those defined in Chapter 18.03 of the Pima County Zoning Code, with the following exceptions:

1. Average Area per Dwelling Unit A measurement of density based on the calculation of total gross acres within a planning area divided by the total number of dwelling units within the planning area. This measurement allows the flexibility to cluster dwelling units.

2. Builder The person or entities who acquire planning areas (as defined below) in the Quail Creek Specific Plan Area from the Master Developer.
3. Building Height The vertical distance between the level of the average finished grade and (1) the highest point of the parapet of a flat roof, or (2) the decline of a mansard roof, or (3) the mean average point between the eaves and ridge of the highest gable or other roof element.
4. Congregate Care A residential complex with security measures that provides assisted living conditions for individuals who are semi-independent but need additional support such as meals and/or medical assistance.
5. Planning Areas Areas described on the Land Use Plan are each "planning areas", a designated sub-area of the Specific Plan with specified permitted uses and regulations covering the development of those uses.
6. Desert Trees Mesquite, Paloverde, Ironwood and Acacia.
7. Dwelling Unit Cap The maximum number of dwelling units permitted within the Specific Plan.
8. Floor Area Floor Area includes the sum of the enclosed horizontal areas of each floor of a building measured from the exterior faces of the exterior walls, excluding areas used for elevator shafts, stairwells, floor space used for mechanical equipment room, attic space, off-street parking and loading, ways for ingress and egress from vehicular parking and loading areas.
9. Floor Area Ratio The floor area ratio is the proportion of building square footage permitted for each square foot of land area of the development site or lot. It is computed by dividing the floor area by the lot area. (For example, a 30,000 square foot building area on a ten thousand square foot building area on a ten thousand square foot lot has a floor area ratio of 3.0).
10. Gross Acres The total number of acres within a planning area.
11. Master Developer The corporation or individual who owns and/or is responsible for the planning and development of the Quail Creek Specific Plan; Emerald Homes, Inc., 210 West Continental Road, Suite 228, Green Valley, Arizona 85614.
12. Maximum Density The maximum residence per acre (RAC) of a development area, or portion thereof, as permitted by the applicable density range.
13. Minimum Landscape Coverage That area (by %) to be landscaped (including all required buffers, trees, shrubs, ground cover, hydro-seeded areas and preserved

and/or salvaged native plants) of the gross area being developed as a development plan and/or plat.

14. Planning Area Areas A, B, C, M, CB, CH, G and OS as described on the land use plan are each "planning areas", a designated sub-area of the Specific Plan with specified permitted uses and regulations covering the development of those uses.
15. Quail Creek Design Review Committee The Quail Creek Design Review Committee shall include five members including: two representative from the Developer, one business owner and two homeowners.
16. Recreational Facility Any private or public land use which relates to the pursuit of active or passive movement to refresh body or mind, such as; tennis, golf, baseball, soccer, swimming, walking, jogging, etc.
17. Residential Lodging Living quarters designed to provide lodging for compensation to guests.
18. Salvageable On-site plant materials, as determined by a registered landscape architect, horticulturalist or botanists, able to be reasonably transplanted (generally healthy/desert trees, having a trunk diameter of four (4) inches dbh [diameter at breast height, or approximately four to five feet above grade], and healthy saguaro cactus less than fifteen (15) feet in height, having few or no arms) without undue cost or burden to the Master Developer or builders.

General Provisions

Note: The following general provisions were included in the original Specific Plan dated April 4, 1989 and adopted by Pima County Ordinance 1989-33. Due to subsequent Specific Plan amendments, the original general provisions may not be applicable to the current development.

1. If an issue, condition or situation arises or occurs that is not sufficiently covered or provided for or to be clearly understandable, those regulations of the Pima County Zoning Code that are applicable are as follows:
 - Area A: Closest equivalent is CR-3 (18.25) Single Residential.
 - Area B: Closest equivalent is CR-4 (18.27) Mixed Dwelling.
 - Area C: Closest equivalent is CR-3 (18.25) Single Residential.
 - Area M: Closest equivalent is MU (18.37) Multiple Use.
 - Area CB: Closest equivalent is CB-1 (18.37) Local Business.
 - Area CH: Closest equivalent is CB-1 (18.37) Local Business.
 - Golf: Closest equivalent is GC (18.59) Golf Course.
2. (Omitted in original Specific Plan)

3. This Specific Plan may be amended by the same procedure as it was adopted by ordinance. Each amendment shall include all sections or portions of the Specific Plan that are affected by the change. See Section VIII-G
4. Any persons, firm or corporation, whether a principal, agent, employee or otherwise, violating any provisions of these regulations shall be made to comply with the Pima County Zoning Code pertaining to zoning violations.
5. Whenever a use has not specifically been listed as being a permitted use in a particular zone classification within the Specific Plan, adherence must be established with Section 18.90.080 of the Specific Plan Ordinance.
6. This plan does not propose changes to Pima County Zoning Code Chapter 18.73,18.75,18.77 or 18.79.
7. The Quail Creek Specific Plan shall be in conformance with the age restriction parameters set forth in the Fair Housing Amendments Act of 1988, Public Law 100-430 [H.R. 1158]; September 13, 1988.
8. The Pima County Zoning Code will be replaced by the land uses and regulations found within this chapter.

Residential Area A

1. Definitions:
 - a. "Casita" means: An attached or detached structure used for residential purposes (primarily by members of the family occupying the main dwelling and their guests) in conjunction with or as part of a single family residence and containing various living areas not to include a range or oven. Small appliances such as microwaves, portable hot plates, and toaster ovens shall not be considered ranges or ovens for the purpose of this definition. A Casita is not considered an Accessory Structure.
2. Uses Permitted:
 - a. Single Family Detached or Attached Residential
 - b. Recreational Facilities
 - c. Model Homes
 - d. Accessory Structures
 - e. Casitas with Detached Residential
3. General Development Standards:
 - a. Casitas are permitted in front, side, or rear yards
 - b. Minimum Lot Size: 3,000 square feet (Attached); 5,000 square feet (Detached)
 - c. Minimum Lot Width: 35' (Attached); No minimum lot width for detached

- d. Maximum Lot Coverage: 60% (main building, accessory structures and "Casitas")
- e. Maximum Building height: Not to exceed 24'
- f. Parking Requirements: Shall be in accordance with the Town of Sahuarita Parking Regulations.
- g. Maximum Density: Twelve (12) RAC for Attached Residential and six (6) RAC for Detached Residential. The Amended Specific Plan cap of 5,000 dwelling units shall not be exceeded by any combination of the attached and detached dwellings. A casita does not constitute a dwelling unit.
- h. Minimum Individual Lot Setbacks - Attached Residential:
 - Front: 5 feet
 - Side: None
 - Rear: 8 feet
- i. Minimum Individual Lot Setbacks - Detached Residential:
 - Main Building Front: 20 feet
 - Side Entry Garage Front: 10 feet
 - Front Entry Garage Front: 19 feet
 - Side: None
 - Rear: 10 feet
 - Attached or Detached Casita Front: 10 feet
 - Attached or Detached Casita Rear: 5 feet
- j. Detached Accessory Structure Minimum Setbacks:
 - Front: 20 feet
 - Side: 5 feet
 - Rear: 5 feet

Mixed Use Residential

- 1. Uses Permitted:
 - a. Residential
 - b. Residential Lodging/Hotel
 - overnight lodging
 - restaurant/drinking establishment
 - recreational activities, i.e., pool, spa, game courts, etc.
 - fitness/exercise, etc.
 - congregate care
 - c. Recreational Facilities
- 2. General Development Standards
 - a. Residential
 - 1) Cluster housing minimum 4 attached units, maximum 8 attached units.
 - 2) Maximum Building Height: Not to exceed 24'
 - 3) Parking Requirements: Shall be in accordance with Town of Sahuarita Parking requirements.

- 4) Maximum Density: Eighteen (18) RAC and shall not exceed the overall Specific Plan dwelling unit cap of 5,000 units.
- 5) Building Setback Minimum Front: 15'
Building Setback Minimum Side: 10'
Building Setback Minimum Rear: 15'

b. Residential Lodging/Hotel

- 1) Minimum Site Area: Two acres
- 2) Minimum Density: One guest room per four thousand square feet of the site area.
- 3) Maximum Height: Not to exceed 34'
- 4) Permitted Coverage: 40% of the gross site
- 5) Parking Requirements: Shall be in accordance with Town of Sahuarita Parking Requirements.
- 6) Building Setback Minimum Front: 30'
Building Setback Minimum Side: None
Building Setback Minimum Rear: 15'
- 7) Landscape Requirements: 15% coverage of the gross site area.
- 8) Guest rooms are not included within the Quail Creek residential maximum of 5,000 dwelling units.

Commercial

1. Uses Permitted as outlined in Chapter 18.43 Pima County Zoning Code:

A. Any use as permitted in Section 18.31.010 (TR Transitional Zone).

B. The following uses, as restricted in Section 18.43.020(A):

1. Air conditioning, heating, and ventilating fixtures or supplies: Retail, all within enclosed building;
2. Antique store;
3. Apparel store;
4. Art needlework or hand-weaving establishment;
5. Art gallery or store: The "patio" architectural design concept is allowed;
6. Art or drawing supply store;
7. Auto mechanical repair: In conjunction with service stations on state or federal highways only, provided there is no outside storage of autos or parts, and no body or fender work, painting or upholstering;
8. Auto parking lot (within or without a building): Subject to the provisions of Section 18.75.030(B) (Off-Street Parking and Loading Standards);
9. Automobile accessories, parts and supplies; provided, that there is no installation, repair, rebuilding, modification, or outside storage of parts on the premises;

10. Automobile lubrication and oil change operation;
11. Automobile tires, batteries and accessories installation in conjunction with a department store;
12. Bakery;
13. Bank, (except non-chartered financial institutions);
14. Barbershop;
15. Beauty shop;
16. Bicycle shop: No sales or servicing of motor scooters or motorcycles;
17. Billiard or poolhall;
18. Book, newspapers, or magazine store;
19. Burglar alarm service;
20. Cafe or lunchroom:
 - a. Provided no dancing is allowed and no alcoholic beverages sold except beer and wine,
 - b. The "patio" architectural design concept is allowed;
21. Catering service;
22. Church;
23. Cigar store;
24. Cleaning, dyeing, laundry collection agency;
25. Confectionery store;
26. Custom dressmaking, millinery, hemstitching or pleating;
27. Custom weaving or mending;
28. Dealer in coins, stamps or similar collector's items;
29. Delicatessen;
30. Dental laboratory;
31. Department store;
32. Drugstore;
33. Dry goods or notions store;
34. Electrical appliance store;
35. Feed store: No sales or storage of hay;
36. Fix-it shop, small appliances;
37. Florist shop;
38. Frozen food locker;
39. Fruit or vegetable store;
40. Furniture store;
41. Garage: For public storage only;
42. Gasoline service station (incidental repairing only); subject to:
 - a. The provisions of Section 18.07.030(A) (General Regulations and Exceptions),

- b. No gasoline or other flammables be stored above ground level, except in legally accepted containers of fifty-five gallons or less and no more than three such containers, and
 - c. The dispensing of gasoline or any flammables into a fuel tank or into a legally accepted container, using manually controlled nozzles only, shall be under the supervision of a competent attendant at all times;
43. Gift, curio, or novelty shop;
 44. Grocery store;
 45. Hardware store;
 46. Hotel;
 47. House furnishing store;
 48. Ice cream store: The "patio" architectural design concept is allowed;
 49. Ice station: For packaged sales only;
 50. Interior decorator;
 51. Jewelry and watch repair;
 52. Jewelry store;
 53. Large scale retail establishment: In accordance with Section 18.39.080(A)(3);
 54. Laundromat, laundry and dry cleaning units, provided the same occupy no more than three thousand square feet of gross floor area;
 55. Leather goods store;
 56. Library: Rental or public;
 57. Liquor store: For packaged sales only, including wine tasting;
 58. Locksmith;
 59. Meat, fish or dressed poultry market, provided no live poultry are kept on premises;
 60. Mechanical and electronic games arcade: In districts containing a minimum of four commercial acres and at least seven thousand eight hundred square feet of net leasable area;
 61. Medical laboratory;
 62. Messenger office;
 63. Music, phonograph or radio store;
 64. Office: Business, professional or semi-professional;
 65. Orthopedic appliances (trusses, wheelchairs, etc.);
 66. Pet grooming;
 67. Pet shop;
 68. Photograph studio;
 69. Photographic supply store;
 70. Plant nursery: All landscape contractor's supplies, fertilizers and chemicals shall be stored indoors;
 71. Plumbing fixtures and supplies: Retail, all within enclosed building;

72. Postal station;
73. Pressing establishment;
74. Reducing salon: Not to include massage establishments;
75. Refreshment stand;
76. Religious rescue mission or temporary revival;
77. Safe depository;
78. School: Barber or beauty culture;
79. School: Business;
80. School: Dancing;
81. School: Dramatic;
82. School: Handicraft, painting or sculpture;
83. School: Music;
84. School, private, parochial and charter.
85. Self-service car wash; provided, that neither steam cleaning nor engine repair shall be allowed on the premises;
86. Shoe repair shop;
87. Shoe store;
88. Shopping center, neighborhood: In accordance with Chapter 18.39;
89. Shopping center, small: In accordance with Chapter 18.39;
90. Shopping center, regional: In accordance with Sections 18.39.080(A)(1) and 18.39.080A3;
91. Sidewalk sales associated with existing retail business, lasting no longer than three days, in any thirty-day period;
92. Sporting goods, hunting and fishing equipment store;
93. Station: Bus or stage;
94. Stationery store;
95. Tailor shop;
96. Taxicab stand;
97. Taxidermist;
98. Theater: Except drive-in or outdoor theater;
99. Tire store: Including incidental repair of shocks and brakes with no outdoor storage or display;
100. Tool or cutlery sharpening;
101. Toy or hobby shop;
102. Trailer rental: In conjunction with service stations on state or federal highways only, provided there is no outside storage of autos or parts, and no body or fender work, painting or upholstery;
103. Trust company;
104. Upholstery shop and supplies;
105. Variety store;
106. Veterinary outpatient clinic for small animals:

- a. No boarding allowed;
- b. Overnight confinement for clinic treatment permitted for a maximum of five animals;

107. Wallpaper sales, paper hanging;

108. Water, telephone or telegraph distribution installation or electrical receiving or distribution station (within or without a building): Subject to the provisions of Section 18.07.040(B) (General Regulations and Exceptions);

109. Wholesale of oil: In conjunction with service stations on state or federal highways only, provided there is no outside storage of autos or parts, and no body or fender work, painting or upholstering;

110. Other similar enterprise or business of the same class, which in the opinion of the board of supervisors, as evidenced by resolution of record, is not more obnoxious or detrimental to the welfare of the particular community than the enterprises or businesses above enumerated.

C. Retail sale, rental or display of:

- 1. Clothing or accessories;
- 2. Household appliances;
- 3. Office equipment and business machines: Repair work permitted, but limited to no more than twenty-five percent of gross floor area of the business;
- 4. Oxygen equipment for medical outpatient uses;
- 5. Painting equipment or supplies, including varnish;
- 6. Secondhand goods: Personal, furniture, books, magazines; no secondhand auto parts;
- 7. Venetian blinds;
- 8. Window shades.

D. Accessory building or use (not involving open storage): When located on the same building site.

E. Trailer or manufactured or mobile home for caretaker: In conjunction with a permitted use in a rural area, as determined by the zoning inspector.

F. Administrative, engineering, scientific research and development, design or experimentation facility, and such treatment, processing, and fabrication as may be necessary thereto; provided, that:

- 1. All such operations be completely housed within buildings located on a site of not less than ten thousand square feet;
- 2. All such buildings shall be set back not less than twenty-five feet from any property line abutting a residential zone;
- 3. A dust-proofed, off-street parking area be provided for all vehicles incidental to said operation;

4. One additional parking space be provided for each three persons regularly employed on said premises;
5. Buffering and screening provided in accordance with Chapter 18.73, Landscaping, Buffering and Screening Standards;
6. Any activity conducted on said premises shall be free of dust, noxious smoke, fumes, odors or unusual vibrations or noise discernible beyond the property line;
7. The architecture of all structures shall be compatible with the surrounding area; and
8. All open areas of an improved lot shall be maintained in a dust-free condition by landscaping with trees, shrubs, suitable ground cover, undisturbed natural growth, or by covering with material that will provide an all-weather surface.

G. Restaurant, including a restaurant liquor license:

1. Upon condition that the cocktail lounge or bar has no separate outside entrance; and
2. A dance floor with a maximum of two hundred square feet is permitted for customer dancing only.

H. Trailer or manufactured or mobile unit for temporary office use: Only during the construction of a permanent building not to exceed a period of twelve months.

I. The following uses, as restricted in Section 18.43.020(B):

1. Blueprinting;
2. Photostating;
3. Engraving, photo-engraving;
4. Duplicating, mimeographing, multigraphing;
5. Addressographing;
6. Newspaper office;
7. Printing or publishing.

J. Self-storage facility:

1. The maximum site area shall not exceed three acres;
2. All access to the facility shall be from arterial or collector streets;
3. All access lanes within the facility shall be of a paved or concrete surface;
4. There shall be a landscaped bufferyard with a minimum six-foot or maximum eight-foot decorative masonry wall;
5. There shall be no razor or barbed wire;
6. The facility shall be single story with a maximum height of nineteen feet;
7. The facility's exterior facade visible from adjoining residential properties or the public street shall use earth tone colors and masonry or stucco materials or materials with a similar appearance;

8. Lighting shall be in accordance with the county outdoor lighting code (Title 15);

9. All walls, doors, and roofs visible from adjoining property shall have surfaces that have less than eighty percent reflectivity;

10. The maximum size of an individual storage unit shall not exceed two hundred square feet;

11. All storage shall be in an enclosed building.

(Ord. 2011-2 § 11, 2011; Ord. 2009-59 § 4, 2009; Ord. 2005-105 § 5, 2005; Ord. 2001-165 § 1 (part), 2001; Ord. 1998-36 § 15, 1998; Ord. 1997-28 § 2, 1997; Ord. 1993-55 § 1, 1993; Ord. 1989-96 § 1 (part), 1989; Ord. 1988-150 § 1, 1988; Ord. 1985-171 § 1 (part), 1985; Ord. 1985-82 (part), 1985)

2. General Development Standards

a. Maximum Floor Area Ratio: 1.0

b. Maximum Building Coverage: 60% at ground level

c. Minimum Lot Area: None

d. Minimum Lot Width: None

e. Maximum Building Height: Not to exceed 34'

f. Parking Requirements: Shall be in accordance with Town of Sahuarita Parking Requirements.

g. Minimum Landscape Coverage: 15% of gross site area

h. Minimum Distance Between Buildings: 10'

i. Average Area per Unit: None

j. Building Setback Minimum Front: 15'

Building Setback Minimum Side: None

Building Setback Minimum Rear: 10'

Clubhouse Area

1. Uses Permitted:

a. Clubhouse

b. Recreational Facilities

c. Restaurant/Drinking Facilities

d. Specialty Commercial

2. General Development Standards:

a. Maximum Floor Area Ratio: 1.0

b. Maximum Building Coverage: 60%

c. Maximum Building Height: Not to exceed 34'

d. Maximum Lot Area: None

e. Maximum Lot Width: None

f. Parking Requirements: Shall be in accordance with Town of Sahuarita Parking Requirements.

g. Minimum Landscape Coverage: 15% of gross site area

Golf Course

1. Uses Permitted:
 - a. Golf Courses
 - b. Recreational Facilities
 - c. Functional Open Space
 - d. Habitat Extension
 - e. Utilities, Drainage Facilities

2. General Development Standards:
 - a. Shall be in conformance with Town of Sahuarita Zoning Code Chapter 18.59.
 - b. Parking Requirements: Shall be in accordance with Chapter 18.75 of the Town of Sahuarita Zoning Code. Up to 30% of the required parking spaces may be golf cart spaces.

Natural Open Space

1. Uses Permitted:
 - a. Utility and road crossings other than indicated within this plan.
 - b. Maintenance Road
 - c. Drainage Retention/Detention Facilities.

2. General Development Standards:
 - a. Utility and road crossings, as required, per Section 404 of the Clean Water Act.

6. DESIGN GUIDELINES

Note: The following Design Guidelines were included in the original Specific Plan dated April 4, 1989 and adopted by Pima County Ordinance 1989-33. Due to subsequent Specific Plan amendments, the original design guidelines may not be applicable to the current development.

A. Introduction

The design guidelines are intended to guide the developer/designer through the design development process toward the expression of an overall community character. The guidelines address areas of circulation, landscaping, architecture, and recreation/open space.

The purpose of these guidelines is to promote high quality development, creating a sense of continuity and protecting the investment of those who locate within the Specific Plan area. The design guidelines provide design direction to be implemented by developers, architects, engineers, landscape architects, builders and other professionals to assure a high quality community character and appearance, and land use compatibility within Quail Creek.

They are also presented to give guidance to County staff, the Planning and Zoning Commission and the Board of Supervisors in their review of development projects within the Specific Plan Area.

Goals, general statements of desired future conditions, will serve to direct the overall planning and design effort. The following goals outline the intent of the guidelines.

- o Provide direction to individual design efforts so Quail Creek maintains high quality design developments with a strong sense of community identity and character.
- o Ensure quality design, thereby maximizing property values and enhancement of investments.
- o Encouragement of imaginative and innovative planning and design of facilities and sites with flexibility to respond to changes in market demand.

As guidelines, if there is any conflict with existing Pima County ordinance, the most restrictive will apply.

B. Site Planning

Site planning concentrates on the proper placement of buildings, roads, and services within the site. This requires an understanding of existing site

opportunities and constraints. It also requires an understanding of building form, orientation, coverage, setbacks, parking and such support services as utilities, loading, storage and driveway location.

Goal: Create an appropriate age-restricted neighborhood environment that has a balance of land uses interlaced with recreation and open space with an overall design theme.

Objectives:

- o Site buildings in a manner sensitive to topography, drainage, native vegetation, soil stability and views.
- o Achieve a cohesiveness identity within Quail Creek Specific Plan area.
- o Protect uses and ensure non-encroachment of conflicting uses.

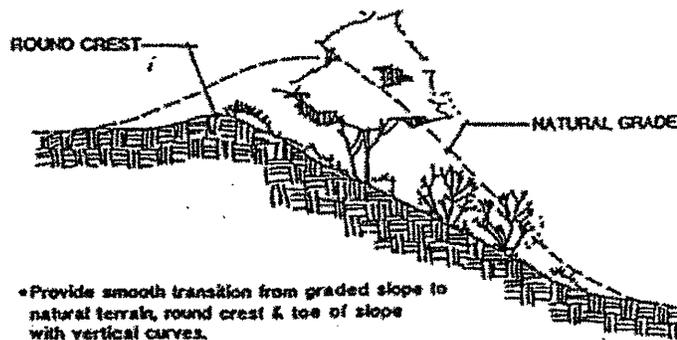
1. Grading

Grading guidelines are formulated with the intent of preserving and enhancing natural landscape whenever feasible.

Site grading design should complement and reinforce the architectural and landscape design character by helping to screen parking, loading and service areas, by helping to reduce the perception of height and mass on larger buildings, by providing reasonable transitions between on-site uses, by providing elevation transitions contributing to the efficiency of on-site and off-site movement systems, and by providing reasonable transitions between lots.

The grading of the site terrain should reflect the natural topography and result in a harmonious transition of the man-made grade with the natural terrain. Tops and toes of all slopes should be rounded.

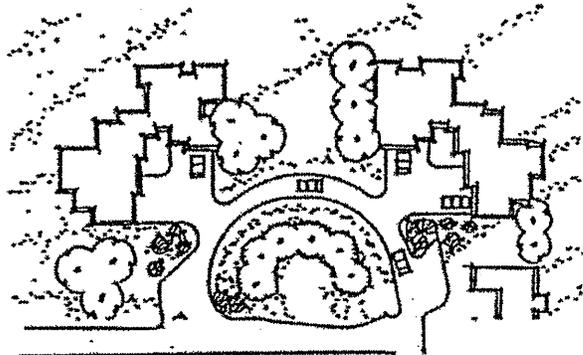
ROUND CREST & TOE OF SLOPE



• Provide smooth transition from graded slope to natural terrain, round crest & toe of slope with vertical curves.

• Plant material of varying form & density to conceal and soften slope plane.

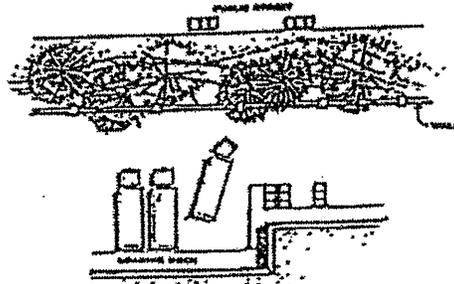
In attached product type projects, individual units should be clustered and oriented in a variety of ways to avoid the monotony of garage door corridors.



- Maximize the feeling of open space, include curving streets, open areas to create vistas.
- Cluster units in a variety of ways to avoid monotony of garage door corridors.

5. Loading, Storage, Refuse and Servicing Areas

Loading dock areas should be set back, recessed, or screened so as not to be visible from adjacent lots or sites, neighboring properties or streets.



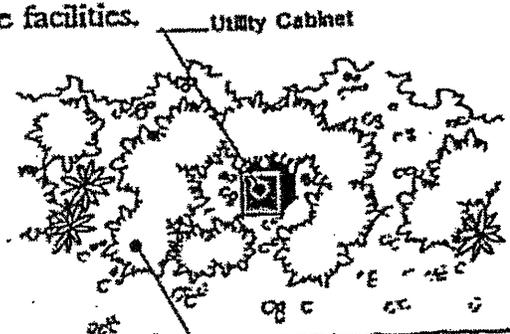
Loading area should be screened from view.

In the community/commercial area, no materials, supplies or equipment, including trucks or other motorized vehicles, should be stored on-site except in a closed building or behind a visual barrier screen so as not to be visible from neighboring properties and streets. Storage areas screened by visual barriers should be located on the rear portions of the site.

Walls or hedges are required as screening for a service yard, if any, to enclose all above-ground garbage and trash containers, clotheslines and other outdoor maintenance and service facilities.



ELEVATION



PLAN VIEW

6. Utilities and Exterior Equipment

All exterior on-site utilities including, but not limited to, sewers, gas lines, water lines, electrical, telephone and communication wires and equipment should be installed and maintained underground wherever possible (exception: existing dedications and surface easements).

Solar panels should be "flush-mounted" onto roof plane or fully screened so as not to create any adverse visual impact on any portion of the community. Natural silver aluminum frames are discouraged. Support solar equipment should be enclosed and screened from view.

Locate exterior transformers, utility pads, cable television and telephone boxes out of view in public rights-of-way, or screen with walls, fences, or vegetation when possible.

All utility and other public rights-of-way should be landscaped and maintained.

C. Landscape

The landscape theme will create a community framework for all common and public areas for Quail Creek. The goals and objectives for the community landscape theme are as follows:

Goal: A landscape theme for the community which acts to unify and reinforce the community form of Quail Creek.

Objectives:

- o Utilized a set landscape palette for public rights-of-way, streets, parking lots, and setbacks.
- o Establish landscape design guidelines for development of residential and community areas, including street trees, street furniture and view corridors.
- o Landscape elements contribute significantly to the overall visual and developmental character of a project area. Community character is reinforced through the coordinated design and choice of landscape materials, with an emphasis on special design elements. To achieve uniformity, guidelines for the following categories include:
 - Streetscapes
 - Entries
 - Project Edges
 - Hardscape Design Elements
 - Drainageways
 - Retention/Detention

Consistent landscape plantings of native Arizona Sonoran Desert vegetation, or other drought tolerant species, are encouraged.

1. Streetscape

- a) **Internal Streets:** The streetscapes have been designed so that the core road should have a "theme" landscape element, providing a strong sense of community identity. This will identify it as the primary circulation feature.

Based on the history of the area and existing pecan groves in the surrounding area, the core road streetscape concept will have an agrarian concept. Plant materials associated with Arizona ranching and farming will be emphasized.

Recommended Plant Palette, see Page VII-8-10.

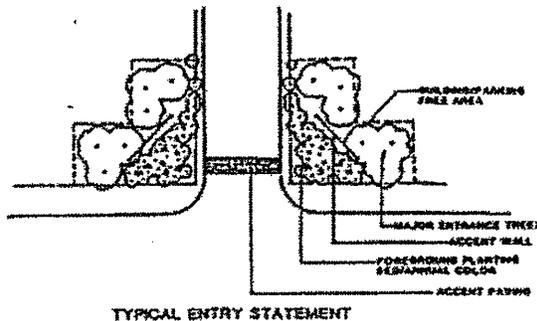
- b) **Parking Areas:** All parking should be visibly screened from roadways by appropriate landscaping. Screening may include a combination of berming and plantings. Also, large areas of asphalt or concrete parking lots can be uninteresting and can deflect heat into nearby buildings. Landscaping the parking lots with groundcover and shade trees can reduce the paved areas.

Plant material for these areas should be of predominantly southwestern urban character, page VII-8-10.

2. Entries

The major entry into the project should serve as the focus of the core development. The design of the entry should symbolically form a gateway and transition. Special landscape treatments should be used to emphasize and contrast the entryway with the rest of the environment.

The major entry monumentation, combined with accent trees, and plantings, should be consistent with the secondary entrances.



QUAIL CREEK LANDSCAPE RECOMMENDED PLANT PALETTE

A. Major Streetscape Trees (Access Road)

Heritage Oak	<i>Quercus virginiana</i>
Fan-Tex Ash	<i>Fraxinus velutina</i> 'Rio Grande'
Cork Oak	<i>Quercus suber</i>
Chilean Mesquite	<i>Prosopis chilensis</i>

B. Secondary Streetscape

Chilean Mesquite	<i>Prosopis chilensis</i>
Velvet Mesquite	<i>Prosopis velutina</i>
Acacia species	<i>Acacia</i> spp.

C. Accent Trees at Entries/Intersections

Pecan	<i>Carya illinoensis</i> , many cvs.
Atlas Pistache	<i>Pistacia atlantica</i>
Mondel Pine	<i>Pinus eldarica</i>
Aleppo Pine	<i>Pinus halepensis</i>

D. Parking Lot Trees

Chilean Mesquite	<i>Prosopis chilensis</i>
Blue Palo Verde	<i>Cercidium floridum</i>
Mexican Palo Verde	<i>Parkinsonia aculeata</i>
Netleaf Hackberry	<i>Celtis reticulata</i>
Silver Dollar Gum	<i>Eucalyptus polyanthemos</i>

RECOMMENDED PLANT PALETTE (cont.)

E. Drainageway & Retention/Detention Basin Trees and Shrubs

Velvet Mesquite	<i>Prosopis velutina</i>
Blue Palo Verde	<i>Cercidium floridum</i>
Desert Willow	<i>Chilopsis linearis</i>
Netleaf Hackberry	<i>Celtis reticulata</i>
Catclaw	<i>Acacia greggii</i>
Jojoba	<i>Simmondsia chinensis</i>
Brittlebush	<i>Encelia farinosa</i>
Desert Broom	<i>Baccaris sarothoides</i>
Desert Honeysuckle	<i>Anisacanthus thurberi</i>
Fairy Duster	<i>Calliandra eriophylla</i>

F. General Plant Palette

Trees

Native Mesquite	<i>Prosopis juliflora</i> , var. <i>velutina</i>
Chilean Mesquite	<i>Prosopis chilensis</i>
Sweet Acacia	<i>Acacia minuta</i>
Mexican Palo Verde	<i>Parkinsonia aculeata</i>
Blue Palo Verde	<i>Cercidium floridum</i>
Abyssinian Acacia	<i>Acacia abyssinica</i>
Desert Willow	<i>Chilopsis linearis</i>
Saguaro	<i>Carnegiea gigantea</i>
Yucca	<i>Yucca species</i>

Shrubs

Texas Ranger	<i>Leucophyllum frutescens</i>
Desert Spoon	<i>Dasyliirion Wheeleri</i>
Hopbush	<i>Dodonaea viscosa</i>
Purple Hopbush	<i>Dodonaea viscosa</i> 'Purpurea'
Green Cassia	<i>Cassia nemophylla</i>
Phyllodinea	<i>Cassia phyllodinea</i>
Feathery Cassia	<i>Cassia artemisioides</i>
Condoleana	<i>Cassia condoleana</i>
Red Bird of Paradise	<i>Caesalpinia pulcherrima</i>

RECOMMENDED PLANT PALETTE (cont.)

Yello Bird of Paradise	<i>Caesalpinia gilliesii</i>
Texas Mountain Laurel	<i>Sophora secundiflora</i>
Tombstone Rose	<i>Rosa banksiae</i>
Jojoba	<i>Simmondsia chinensis</i>
Red Fountain Grass	<i>Pennisetum 'Cupreum'</i>
Aloe	<i>Aloe saponaria</i>
Quail Bush	<i>Atriplex Lentiformis</i>

Groundcover

Texas Sage	<i>Salvia greggii</i>
Fairy Duster	<i>Calliandra eriophylla</i>
Native Verbena	<i>Verbena gooddingii</i>
Peruvian Verbena	<i>Verbena peruviana</i>
Verbena	<i>Verbena tenuisecta</i>
Prostrate Indigo Bush	<i>Dalea greggii</i>
Trailing Lantana	<i>Lantana montevidensis</i>
Red Yucca	<i>Hesperaloe parviflora</i>

3. Project Edges

The perimeter edge of the project should not be an abrupt edge but should be a transition to the surrounding landscape. Visual screening and noise buffering will also preserve the privacy of the residents.

The landscaping concept for the perimeter edges is to develop a lush desert scene, creating a definition between the development and the surrounding environment. Internal plant groupings should be encouraged. Fences and walls to a height of six feet (6)' should be allowed.

Selected Plant Palette on pages VII-8-10.

4. Walls and Fences

All walls and fences used within the residential communities should be of a material compatible with the architectural design of the structures. They should be a visual extension of the architecture of the residence. The texture and color of walls should conform to the same color standards as the main residence. Walls should not exceed six feet in height. Wall systems along major streets should respect the designated setback requirement and should have a stepped, varied or non-linear appearance.

The following materials should be allowed for walls and fences subject to Quail Creek Design Review Committee:

- Concrete masonry: Integral color (consistent with building color)
- Concrete: Textured, brushed, hammered, rock salt, sandblasted, integral color (consistent with building color)
- Stucco: Integral or painted color (consistent with building color).
- Brick
- Wrought Iron

5. Drainageways

Drainageways should include a buffer of enhanced native riparian plant materials found within the site. Enhancement should include of plants found within the riparian area. Indigenous vegetation shall be

preserved as much as possible and existing plant material can be transplanted from other parts of the site to enhance the drainageways.

6. Retention/Detention Areas

Retention and detention areas should be designed and utilized as multi-purpose areas for: drainage, open space, active and passive recreation, etc. Landscaping should conform to Pima County Standards.

D. Architectural Guidelines

The following guidelines are not intended to limit designs, but to provide a flexible framework to accomplish an overriding design concept and to encourage quality development.

Goal: Architectural design ensuring quality development that reinforces the community theme within Quail Creek Specific Plan area.

Objectives:

- o Establish architectural design criteria to give guidance on the desired external three dimensional building form, materials and appearance.
- o Encourage and utilize a high quality and variety of indigenous Arizona architectural styles to be constructed within the Quail Creek Specific Plan area.

Architecture, or building design, is an element contributing significantly to create a visual and spatial expression that identifies the area with special design considerations and solutions. All architecture is intended to appear as an integrated part of an overall site design concept.

1. Architectural Themes

The architectural theme for Quail Creek should reflect the integration of structures within the overall desert environment, specifically the southwestern ranch or farm. Themes of southwestern style, such as "Territorial," "Spanish Colonial," "Mission," "Santa Fe," "Santa Barbara Mission," or modern variations thereof, should be encouraged.

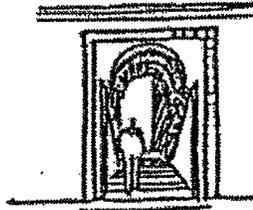
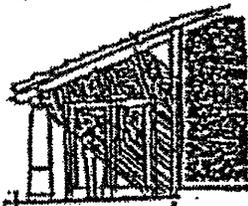
Exterior building materials should be consistent with the overall community character. Recommended major colors are subdued earthtone colors such as browns, tans and greys with additional accent colors. Recommended building materials are:

- Masonry
- Concrete block
- Stucco
- Adobe
- Slump Block

Other materials and colors may be approved by the Quail Creek Design Review Committee.

Recessed door, window and wall openings are characteristic elements of the intended architectural style and convey the appearance of thick protective exterior walls. Fully recessed openings are encouraged, although plaster projections and projecting windows may be used to add articulation to wall surfaces.

Every building should have shadow relief. Offsets, pop-outs, overhangs and recesses, all may be used to produce effective shadow interest areas. Larger buildings required more shadow relief than do smaller buildings. Large, unbroken expanses of wall should be avoided.

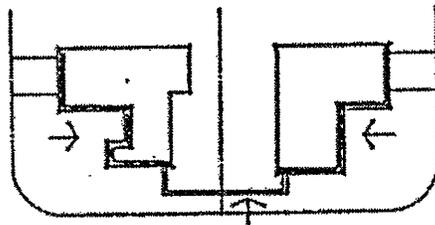


Lighting is part of an architectural vocabulary, helping to create and dramatize a nighttime image of a structure; and is also necessary for the functional requirements of safety, security and identification. Lighting should be designed to coordinate with the community theme. Lighting should be directed downward onto the pavement/property and not onto neighboring areas. High pressure sodium lights are encouraged.

2. Residential

The pitch and form of "roofs" are a visible community feature. A range of roof forms and roof pitches can add an appealing visual impact to the community/streetscape.

The roofing material should be constructed of non-reflective materials and exhibit muted earth tones.



MATERIALS & COLORS COMPATIBLE

All walls and fences used within the residential area should be of material compatible with the architectural design of the structure. Walls should not exceed six feet in height. If the fence or wall connects two separate units, they should be of the same color and material, and be compatible with the color and material of the architecture.

Rectangular plans and variations of the rectangle may assure compatibility and variation. Variety and interest can be developed with rectangular plans by varying dimensions and positions of structures.

All parking structures, either free-standing or garages, should incorporate the same design element as the dwelling unit.

3. Commercial/Community Buildings

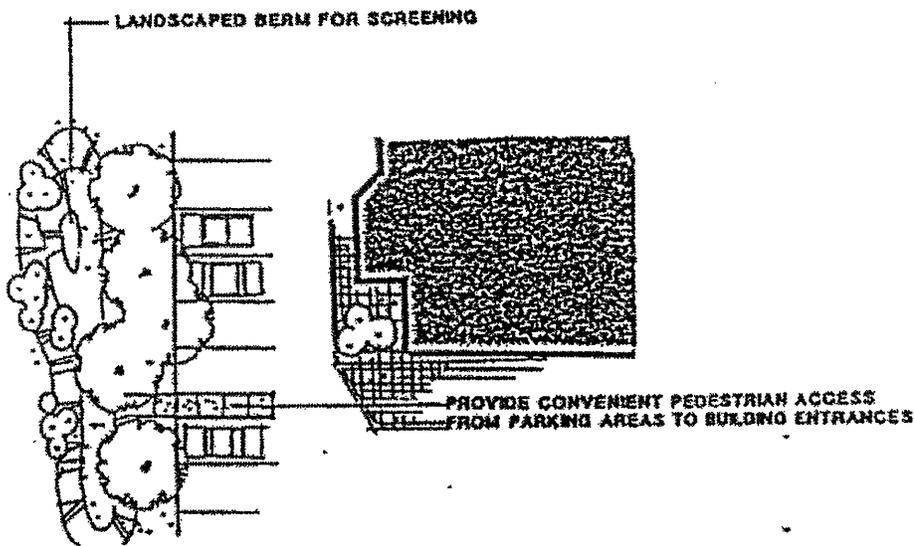
Roof projections over windows are encouraged. Roofs should be constructed of clay tile, slate, metal, concrete or asphaltic compound shingles.

Flat roofs with parapet walls to screen rooftop equipment are appropriate, although buildings with angular forms and changes in roof planes are encouraged. All vents and other projections should be colored to blend with the roof.

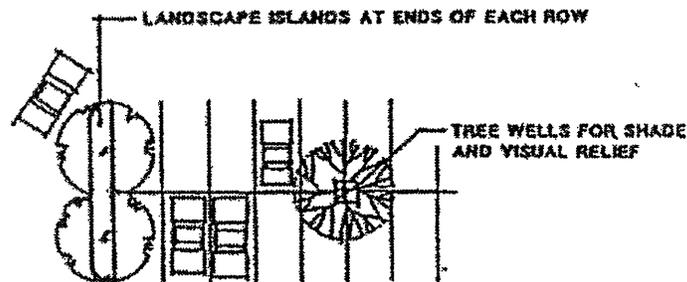
Perimeter walls should not exceed a height of 6 feet above finished grade. Walls should match primary buildings with respect to color, texture and overall design.

Whenever possible, avoid long linear vistas and building edges by varying and articulating building facades, heights and rooflines.

Whenever possible, parking should be located to the side and/or rear portion of the site.



Parking lots should be landscaped with a minimum of one shade tree per 10 stalls.



Parking lots and driveway lighting should provide uniform illumination with accent illumination at key points, such as entrances, exits, and loading zones.

7. SPECIFIC PLAN IMPLEMENTATION AND ADMINISTRATION

Note: The following section was included in the original Specific Plan dated April 4, 1989 and adopted by Pima County Ordinance 1989-33. Due to subsequent Specific Plan amendments, the original specific plan implementation and administration section may not be applicable to the current development.

A. Purpose

Development will be implemented in conformance with the regulations and guidance contained within the Specific Plan. This section contains the procedures for administration of the provisions contained herein, including a Phasing Plan for the development of the proposed planning areas which define the type, location, intensity and timing of development. Programs for the projected sequence of development are also included. A monitoring program is required so that the County may track the progress of the Specific Plan development and monitor associated improvements and budgetary needs.

Other information covered in this chapter pertains to general administration, subdivision, amendment procedures, and the linkage between these elements. In addition, the Quail Creek Specific Plan shall be implemented through the subdivision process. Concurrent with Specific Plan processing will be submittal of Tentative Plat Maps where properties are to be separately financed, sold, leased or otherwise conveyed. The subdivision process will allow for the creation of lots as tentative plat maps which will allow for implementation of the project phasing. The interrelationship of the Specific Plan and implementation components are generally diagrammed on page VIII-2. The Santa Cruz Valley Area Plan (1989), the SaddleCreek Community Plan (1989), the Quail Creek Specific Plan and its survey Ordinance Map will set the stage for platting and development plans for the next 20 years.

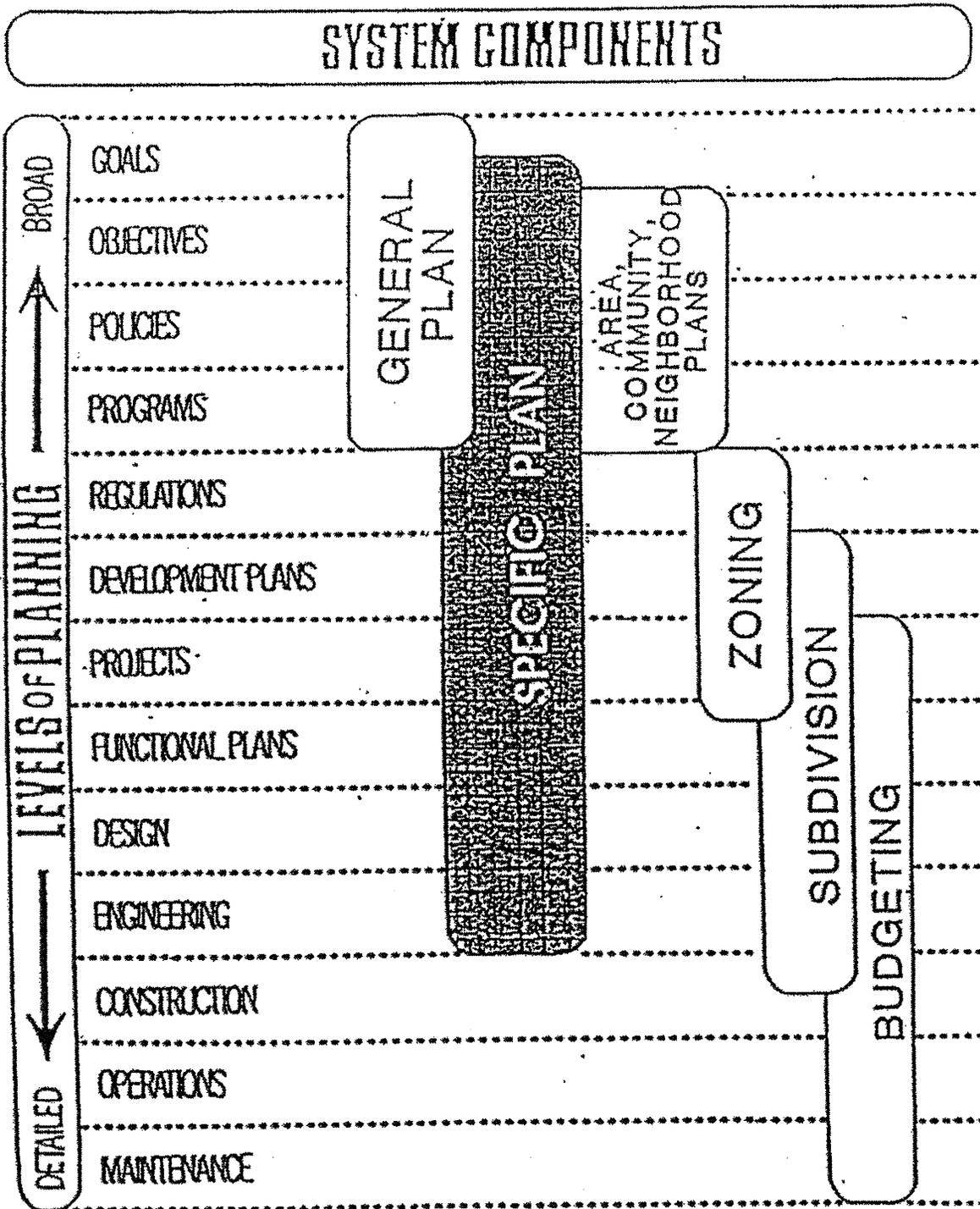
B. Definitions

For the purpose of identifying those responsible for implementation of the improvements for Quail Creek, two entities must be identified. These are the master developer and the builder.

The master developer is the entity responsible for insuring that the basic infrastructure facilities are planned and constructed to serve the development areas within the Quail Creek Specific Plan. Emerald Homes, Inc. is the master developer.

The builder is the purchaser of a development area, or portions of a development area, who will either build or provide for building within their areas of ownership.

RELATIONSHIPS OF PLANNING SYSTEM COMPONENTS



C. Phasing Plan

The Quail Creek Specific Plan will generally be developed in four phases as indicated on page VIII-4 in conformance with the Santa Cruz Valley Area Plan policies relating to phasing. This will allow an adequate level of infrastructure to be built to accommodate the development in each phase. Attention has also been placed on market considerations in order to stagger the introduction of a variety of units onto the housing market.

In preparing the phasing plan for this development, certain assumptions have been made. These include: 1) The rate of growth for this project will remain consistent and as calculated, 2) The rate of growth of other regional projects which were used in assessing accumulative impacts on phased infrastructure and services, will remain consistent and as calculated, and 3) The market need for proposed adult-oriented residential product type and mix will remain the same throughout the phasing period.

These assumptions are necessary to establish a phasing plan for the proposed development scenario. However, if any of these assumptions change during the project build-out time, the Phasing Plan and County monitoring program must be flexible enough to make adjustments in corresponding infrastructure and service requirements. If the build-out rate in surrounding projects accelerates, for example, key infrastructure improvements may have to occur earlier than shown on the Phasing Plan. Likewise, if projected build-out in surrounding projects occurs at a slower rate, certain improvements to infrastructure may not be required until a later phase than what is shown on the Phasing Plan.

The first phase provides the initial backbone of the project. It is during this phase that a significant level of infrastructure for the project will be completed.

Phase one will include a mix of residential uses, and nine holes of golf, open space and commercial.

Phase two will include residential uses, mixed use, a clubhouse, eighteen holes of golf, open space and commercial.

Phase three includes residential uses, commercial, nine holes of golf and open space.

Phase four includes residential uses and open space.

The following table identifies the four phases and the land acreage per phase.

PHASING

<u>Phase</u>	<u>Acres</u>
<u>Phase 1</u>	
Residential A	140.0
Residential B	32.0
Commercial (CB)	5.0
Open Space	87.5
Total	264.5
<u>Phase 2</u>	
Residential A	284.7
Residential B	39.0
Mixed-use	15.1
Commercial (CB)	13.0
Open Space	188.4
Total	540.2
<u>Phase 3</u>	
Residential A	184.8
Residential B	28.5
Commercial (CB)	22.0
Open Space	114.1
Total	349.4
<u>Phase 4</u>	
Residential B	64.0
Residential C	13.5
Open Space	35.9
Total	113.4

It is the primary intention of the phasing plan to relate infrastructure requirements to proposed development. While a sequence is implied, there is nothing in this plan to preclude a different order of development, or even a different combination of sub-phases, so long as the related infrastructure is adequately in place. The Specific Plan provides for this flexibility because the actual sequence of development may be affected by numerous factors not now predictable.

Sewer, water facilities , streets, drainage and grading that will serve the project will be constructed and extended as necessary to meet the requirements of the phased build-out of the project (Exhibits VIII-7-9).

A water master plan will be prepared and submitted by the Master Developer prior to final plat approval.

Implementation of the Quail Creek Specific Plan shall be the responsibility of the master developer and the builders, except as noted. The master developer shall be responsible for engineering and implementation of the spine infrastructure systems. The spine infrastructure systems are defined as those systems which are necessary to provide for development of the individual development areas. These include three spine washes and trails associated retention/detention basins, the core road, residential collector and their associated streetscapes, the trunk sewers, water mains, electric lines, gas lines and telephone and cable television facilities in the major streets. The builder is responsible for implementation of those facilities within each of the development areas, and ancillary facilities within the spine infrastructure system that would be damaged or destroyed by secondary development if installed by the master developer.

Minor modifications in the boundaries and acreage of planning areas or adjustments because of final road alignments, drainage (including retention/detention) and golf course design will occur during technical refinements in the tentative plat map process and shall not require an amendment to the Specific Plan. Maximum dwelling units per cumulative planning area will not thereby be affected. The Quail Creek Specific Plan residential dwelling unit maximum shall be 5,000 dwelling units plus the residential lodging/hotel.

D. General Implementation Responsibilities

Implementation of the Quail Creek Specific Plan shall be the responsibility of the master developer and the builders, except as noted. The master developer shall be responsible for engineering and implementation of the

spine infrastructure systems. The spine infrastructure systems are defined as those systems which are necessary to provide for development of the individual development areas. These include retention/detention basins, the access road, residential collector and their associated streetscapes, the trunk sewers, water mains, electric lines, gas lines and cable television facilities in the major streets. The builder is responsible for implementation of those facilities within each of the development areas, and ancillary facilities within the spine infrastructure system that would be damaged or destroyed by secondary development if installed by the master developer.

An acceptable survey ordinance map will be recorded to provide for development-related studies, assurances and dedications (as required by the appropriate agencies) and any conditions that are approved by the Board of Supervisors. If this survey ordinance map is not recorded, the specific plan will be referred to the Planning and Zoning Commission for consideration of amendment or repeal.

Approval of a subdivision plat, development plan or building permit is subject to the following:

1. Conformance with the Quail Creek Specific Plan as adopted.
2. Provision of development-related assurances as required by the applicable agencies.
3. Dedication of appropriate rights-of-way for roads and drainage by plat, or by separate instrument if the property is not to be subdivided.

E. Circulation Phasing Plan

The circulation system shall be implemented in four phases, (page VIII-7). The required major street improvements as shown on the Specific Plan Circulation Map, will be provided by the master developer to county standards prior to the release of assurances or certificates of occupancy.

F. Public Facilities Phasing Plan

1. Sewer System Implementation

The master developer will implement the off-site sewer conveyance facilities required to provide service to the Quail Creek Specific Plan area. Onsite sewer collection facilities generally located within the primary street system, will also be implemented. Phasing of the sewer construction will coincide with phasing of the streets.

Onsite Sanitary Sewers

The master developer will be responsible for providing sewer lines of a size adequate to accommodate development of the planning areas within the primary street system adjacent to each planning area. The builder(s) will be responsible for the installation of those manholes in the sewer line necessary to provide points of connection and the extension of facilities throughout the planning areas.

2. Water Distribution System

Water service and storage facilities for the project will be provided by the SaddleCreek Water Company. The master developer will be responsible for installation of water mains in the primary street system. Construction of the water system shall be phased in accordance with the phasing plan. The builder(s) will be responsible for the installation of water facilities throughout the planning areas.

3. Utilities

Utility service, i.e., electric, telephone, gas and cable television, shall be provided in accordance with the tariffs of the utility companies maintaining the various improvements and the regulations and provisions of the Arizona Corporation Commission. Utility phasing will be determined by each utility company according to their requirements.

G. Transfer of Density

To ensure the orderly growth of a well-balanced community, the designated planning areas within the Quail Creek Specific Plan shall be developed at densities consistent with or less than the designated density ranges except as provided for in a density transfer. Minor modifications in the boundaries and acreage of planning areas or adjustments because of final road alignments, drainage (including retention/detention) will occur during technical refinements in the tentative plat map process and shall not require an amendment to the Specific Plan. Maximum dwelling units per cumulative planning area will not thereby be affected. The Quail Creek Specific Plan residential dwelling unit cap shall be 5,000 dwelling units.

A transfer of residential density from one residential planning area to another residential area may be permitted within the Specific Plan in accordance with the following provisions:

In no case shall transfers of dwelling units result in:

1. Exceeding the overall plan cap of 5,000 dwelling units.
2. Allocating excess units outside of the planning area.
3. A change in the density classification range.
4. Exceeding the capacity of the circulation system or other public facilities as established for the Specific Plan area.

At the time of approval of the respective tentative plats by the Planning Commission, a revised Specific Plan map and planning area summary shall be submitted for all transfers of density. Said map and table shall also indicate the remaining number of units, if any, that may be accommodated without exceeding the maximum density cap. Said exhibit and table shall be dated accordingly. Transfers of density will be reviewed for conformance with this Specific Plan.

H. Monitoring Program

The purpose of the Specific Plan Monitoring Program is to provide assurances to the County and developer that the Specific Plan is working as development is built out. The monitoring program for this Specific Plan will serve two functions. The primary function is to establish a system to monitor the phasing of development and the implementation of corresponding required infrastructure. This information can then be compared with development that is occurring on a regional scale. The secondary function of the monitoring program is to establish a system whereby periodic adjustments in density and dwelling unit types within the project planning area may be accomplished and documented. The monitoring program effectively establishes an accounting system to insure that all changes, upon approval, are properly recorded at the scale of the total project and each planning area reflected in this Specific Plan.

The first phase of project monitoring deals with phasing of development and the implementation of corresponding required infrastructure. This program will ensure that the required infrastructure is in place at the completion of each phase. The phasing plan is responsive to the needed facilities and services for each level of development. Each phase has a corresponding monitoring sheet which indicates required facilities and services to be completed with the phasing of planning areas.

I. Site Plan Review Procedures

The Specific Plan shall be implemented through the review process of development plans and/or plats (Pima County Subdivision Ordinance). The review process shall include the developer and the County. No plans and no amendment or restatement of any existing plan shall be recorded with respect to the Quail Creek Specific Plan unless the full content has been approved in writing by Quail Creek Design Review Committee (See definition, page VI-3) to Pima County. The committee's role is to review plans for conformance with the plan community theme, design guidelines and any C. C. & R.s. A plan shall be required for all development within the Specific Plan area requiring a building permit in accordance with the Pima County Subdivision Code, 18.69. Review will not be required for interior alterations where there is no square footage increase or use intensification.

All proposed projects within the Specific Plan area shall be required to have an approved plan prior to issuance of building permits or concurrent with subdivisions, conditional use permits or any other Pima County permit for the property. The plan review procedure is necessary for the following reasons:

1. To ensure consistency with the Specific Plan, the Comprehensive Land Use Plan and all implementing ordinances.
2. To promote the highest contemporary standards of site design.
3. To adapt to specific or special development conditions that occur from time to time while continuing to implement the Specific Plan and conform development to the Comprehensive Land Use Plan and implementing ordinances.
4. To facilitate complete documentation of land use entitlements authorized and conditions pertinent thereto.
5. To adapt to substantial changes that may occur with respect to the circumstances under which the project is undertaken.

Procedures

Development Plans and/or plats shall be submitted to the County staff for review and comment. Applicants are encouraged to submit preliminary plans for review and comment by the Planning and Development Services Department prior to the final preparation of a Development Plan or plat.

Comment from other County departments and service agencies shall be sought by the staff prior to preparing a recommendation on the finalized plans.

Applicants should insure that they have obtained a copy of the design guidelines contained within the Specific Plan Appendix. This will assist the developer in achieving consistency with the Specific Plan and generally facilitate a quality project.

Upon determination that the Development plan or plat complies with the provisions of the Specific Plan and the review factors described in the design guidelines, the County Staff shall prepare a staff report with recommendations which shall be submitted along with the development plan/plat to the Planning Commission at the earliest possible regular meeting. The Planning Commission shall approve, conditionally approve, or if not consistent with the Specific Plan, modify or deny the proposal.

J. Substantial Change

The Quail Creek Specific Plan shall be administered and enforced by Pima County Planning and Development Services Department in accordance with the provisions of the Pima County Zoning Code with input from the Quail Creek Development Review Committee.

Certain changes to explicit provisions in the Specific Plan may be made administratively by the Planning Director, subject to appeal to the Planning Commission and, subsequently, the Board of Supervisors.

- a. The addition of new information to the Specific Plan maps or text that does not change the effect of any regulations or guidelines.
- b. Changes to the community infrastructure, such as drainage, water, and sewer systems which do not have the effect of increasing or decreasing development capacity in the Specific Plan area, nor change the concepts of the Plan.
- c. The determination that a use be allowed which is not specifically listed as permitted but which may be determined to be similar in nature to those uses explicitly listed as permitted.

8. HYDROLOGY

The Master Drainage Report prepared for the original Specific Plan dated February 26, 1998, by David Evans and Associates, provides the basis for the hydrologic calculations for the current Quail Creek boundary. Additional information presented in Appendix D, and described below, supplements the original drainage plan with updated watersheds for the addition of parcels 2,3 and 3A.

Parcel 2 receives offsite drainage from two main watersheds including portions of the 1,200 acres at Quail Creek (See Offsite Hydrology). The existing on-site 100-year flows have been calculated using the Pima County Method (with modified basin factors), and are labeled on the Onsite Hydrology figure. Three on-site watersheds have been delineated for the main washes within Parcel 2. Main washes are defined as any wash, which carries more than 100cfs, and has an associated floodplain. Currently, the above-referenced Master Drainage Report, established floodplain and erosion hazard setback limits for the Parcel 1. For this report, the floodplain limits within Parcel 2 have been shown pictorially, and do not constitute any calculated limits. The calculated limits for the floodplain will be determined in individual unit Drainage Reports. In general, the washes within Parcel 2 consist of braided sand bottom washes with natural desert vegetation along the banks.

Parcel 3 and 3A receive offsite drainage from two main watersheds. These watersheds also impact Parcel 1 and 2 and are quantified in Appendix D.

9. STREET STANDARDS/CIRCULATION

Street Standards

The street sections for Quail Creek have been previously established and implemented. Street cross-sections vary depending upon their functional requirements and specific setting. Local streets have a right-of-way width of 45' while collector streets vary from 90' to 150'.

Street Circulation

The circulation plan, on file with the Town, has largely been implemented and constructed. Campbell Road has been constructed from the Madera Highlands subdivision to Quail Crossing Boulevard. The Quail Crossing Boulevard loop has been completed to provide access to Parcels 3 and 3A.

A preliminary traffic study is included in Appendix C, which addresses internal trip generation for the combined parcels. The overall impact of the revised project on existing streets will not change from the originally approved plan, since the cap Specific Plan density is not being exceeded. (See Figure 6).

Pedestrian Circulation

This development proposes sidewalks on one side of collector roadways and may be planned on one side of selected local streets. In addition, pathways may be planned along selected open space and wash corridors not impacted by golf courses, linking to the sidewalk system, providing a destination-oriented pedestrian walkway system throughout the community. Pedestrian circulation will be planned in accordance with the Pre Annexation and Development Agreement. (See Appendix E).

Construction and Maintenance

Construction of all streets within this development have and will be in accordance with Town of Sahuarita requirements. With the exception of Campbell Road and the existing Quail Crossing Blvd along the southwesterly boundary outside the development gates, all streets within Quail Creek are proposed to be private, and will be maintained by a homeowner's association.



THE TOWN OF SAHUARITA SPECIFIC PLAN AMENDMENT FOR QUAIL CREEK

MAJOR STREETS AND SCENIC ROUTES PLAN

LEGEND

-  STATE & INTERSTATE ROUTES
(ALL STATE HIGHWAY DESIGNATED
SCENIC ROUTES)
-  SCENIC MAJOR ROUTES
-  MAJOR ROUTES

 INCLUDED WITHIN THE 1989
QUAIL CREEK SPECIFIC PLAN.
NOT A PART OF 2000
AMENDMENT AND SUBSEQUENT
AMENDMENTS.



10. PUBLIC UTILITY STANDARDS

Since the original Specific Plan density cap on the project remains the same, impacts on utilities will not significantly change.

A. Sewer

A conceptual master plan of sanitary sewer facilities for the combined existing and proposed addition to Quail Creek is shown in Figure 7. Sanitary sewer service will continue to be provided by Pima County from the Green Valley Wastewater Treatment Plant located northwest of the Specific Plan Area.

B. Water

A master water plan for the combined parcels is shown in Figure 8. Quail Creek Water Company will continue to provide water service to the property. A certificate of assured water supply for all Parcels has been obtained.

C. Effluent

Golf courses will be irrigated with effluent from the Pima County Wastewater Treatment Plant and/or existing Type I water rights. All applications of effluent and/or Type I water will be in conformance with State Regulations.

11. GRADING CONCEPT

The grading concept is to create pads which are above the 100-year flood event. The golf courses will be lowered to generate the material needed to build up the pads. The washes will be incorporated within the golf course. Retention/detention basins and drainage ways will be incorporated within the overall golf course design and outside wildlife habitat corridors.

Because of the relatively mild cross slope of the project, very few design features will be necessary to mitigate impacts from site disturbances. Special care will be taken to minimize cut and fill slopes along the project's perimeter, a condition attainable due to the natural topography. The extensive use of retaining walls as a grading measure is not anticipated and the site can be designed to obtain dirt balance.

12. OPEN SPACE/NATIVE PLANT/WILDLIFE HABITAT PLAN

The open space/recreation component of the Quail Creek Specific Plan is the focus of the community. Approximately 34% of the site is open space/recreation based on current planning and may be revised as planning and designs are finalized. The open space includes golf courses, natural drainage ways and wildlife habitat corridors. As previously established within the Specific Plan and the Agreement, all development will be required to comply with Section 404 of the Clean Water Act. No other Town of Sahuarita or Pima County habitat mitigation, native plant preservation, or similar municipal or county ordinances will apply to the property.



THE TOWN OF SAHUARITA SPECIFIC PLAN AMENDMENT FOR QUAIL CREEK

CIRCULATION PLAN



LEGEND

 PROPERTY BOUNDARY

 INCLUDED WITHIN THE 1989
QUAIL CREEK SPECIFIC PLAN.
NOT A PART OF 2000
AMENDMENT AND SUBSEQUENT
AMENDMENTS.

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THE TOWN OF SAHUARITA SPECIFIC PLAN AMENDMENT FOR QUAIL CREEK

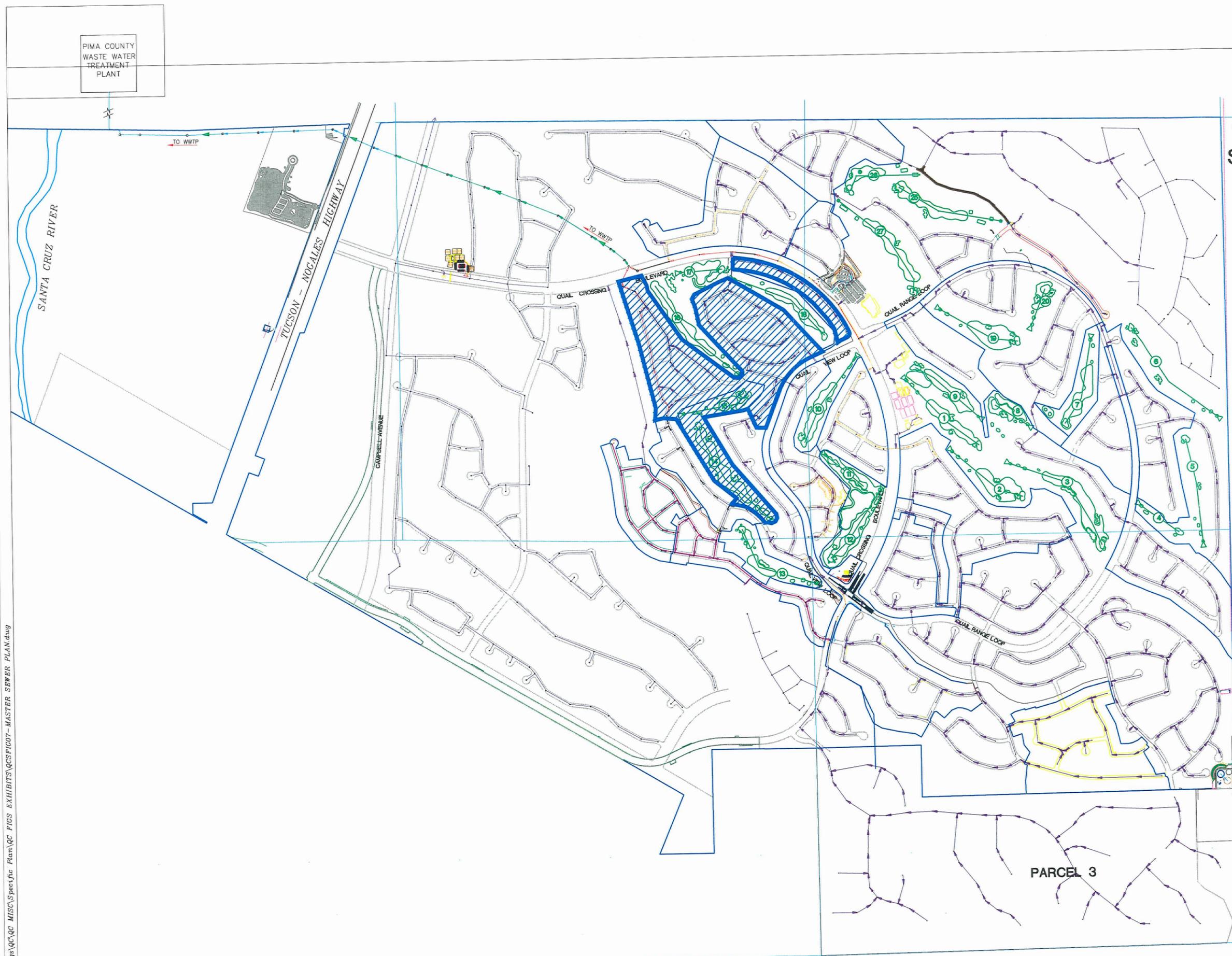
MASTER SEWER PLAN



LEGEND

-  21" SEWER LINE
-  15" SEWER LINE
-  12" SEWER LINE
-  10" SEWER LINE
-  8" SEWER LINE

 INCLUDED WITHIN THE 1989
QUAIL CREEK SPECIFIC PLAN.
NOT A PART OF 2000
AMENDMENT AND SUBSEQUENT
AMENDMENTS.



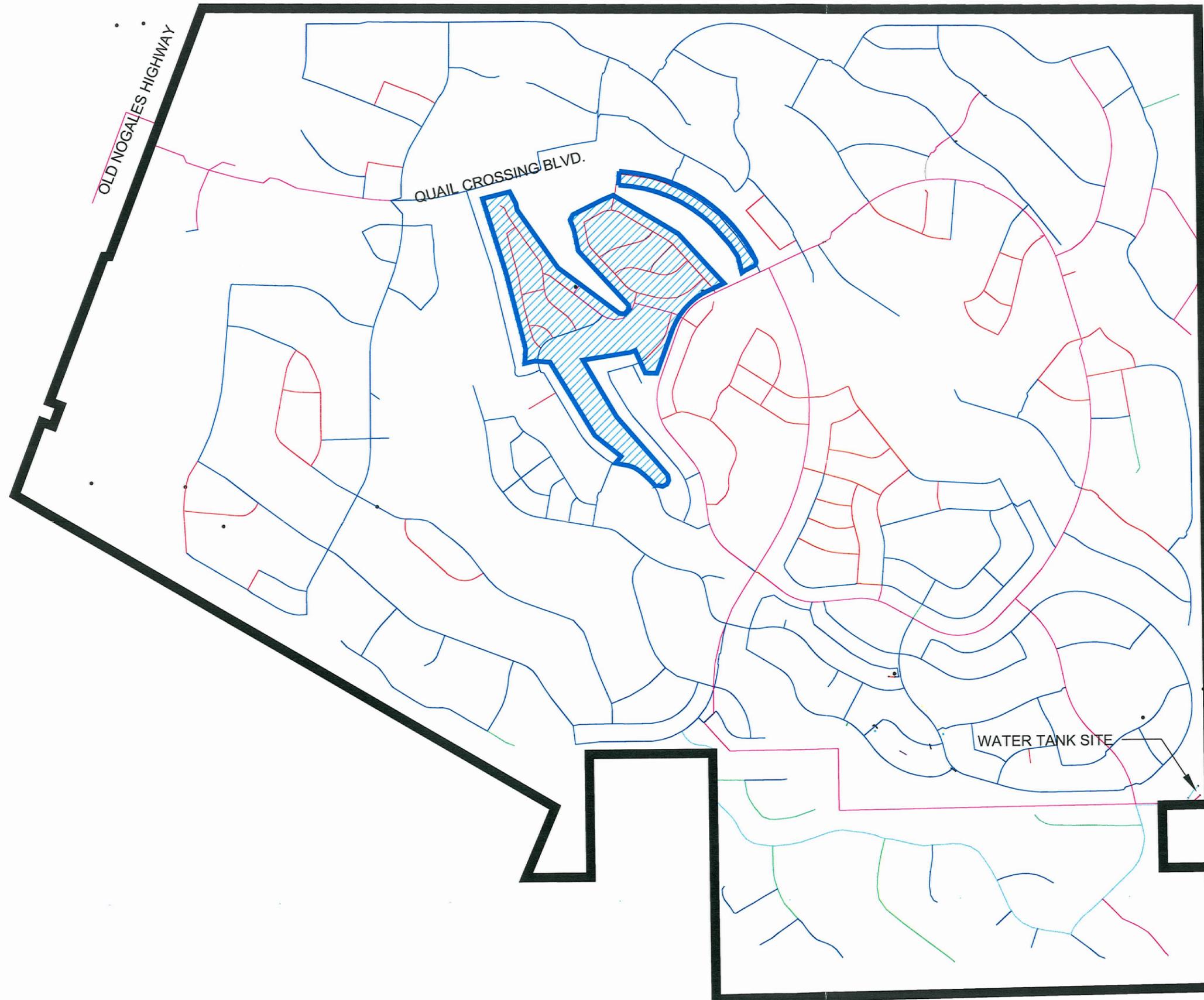
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**THE TOWN OF SAHUARITA
SPECIFIC PLAN
FOR QUAIL CREEK
MASTER WATER PLAN**



N.T.S.



Color Coding Legend
Pipe: Diameter (in)

	<= 6.0
	<= 8.0
	<= 10.0
	<= 12.0
	Other

INCLUDED WITHIN THE 1989
QUAIL CREEK SPECIFIC PLAN.
NOT A PART OF 2000
AMENDMENT AND SUBSEQUENT
AMENDMENTS.

APPENDIX A

LEGAL DESCRIPTION AND EXHIBIT

LEGAL DESCRIPTION
QUAIL CREEK – SPECIFIC PLAN AMENDMENT

July 18, 2000

PARCEL 1

All of Blocks 1-64 per Final Plat Quail Creek II Blocks 1-64, Book 51, Page 58, Pima County Recorder.

EXCEPTING Quail Creek Lots 1-306 & Common Areas "B", "C", & "D", Book 43, Page 39, P.C.R.

The above-described parcel contains 1,241.81 acres, more or less.

PARCEL 2

Being portions of Section 1 and Section 12, Township 18 South, Range 13 East, and portions of Section 5, Section 6 and Section 7, Township 18 South, Range 14 East, G&SRM, Pima County, Arizona, more particularly described as follows:

BEGINNING at a point on the North line of said Section 5, distant thereon S89°24'40"E, 328.16 feet from the Northwest corner of said Section, said point marked by a ½" iron rod tagged R.L.S. #12122 as shown on Final Plat, Quail Creek II, Blocks 1 – 64, per map recorded in Book 51 of Maps & Plats, page 58-4, records of Pima County;

THENCE along the Northeasterly line of the future Campbell Avenue half right-of-way, 75 feet wide, as shown on said plat, S21°22'16"W, 1,903.97 feet to a point on a curve on the centerline of Quail Crossing Boulevard, 150.00 feet wide, said point marked by a 2 inch BCSM tagged R.L.S. #22245 as shown on said plat, said curve being concave Southerly and having a radius of 1,800 feet,

THENCE Westerly along said centerline and said curve through a central angle of 30°21'17", an arc distance of 953.62 feet to a point on the beginning of a compound curve, concave Southeasterly, having a radius of 5,000.00 feet, said point marked by a 2 inch BCSM tagged R.L.S. # 22245 as shown on said plat;

THENCE continuing Westerly along said centerline and said compound curve through a central angle of 06°15'30", an arc distance of 546.14 feet to a point of tangency, said point being marked by a 2 inch BCSM tagged R.L.S. #22245 as shown on said plat;

THENCE continuing along said centerline S74°45'29"W, 595.00 feet to a ½" iron rod tagged R.L.S. #12122 as shown on said plat;

THENCE, leaving said centerline S17°46'29"E, 820.00 feet along the Southwesterly boundary of Final Plat of Quail Creek, Block 1, recorded in Book 43 of Maps and Plats, page 39, records of Pima County;

LEGAL DESCRIPTION

QUAIL CREEK – SPECIFIC PLAN AMENDMENT

July 18, 2000

THENCE continuing along said Southwesterly line and the Southwesterly line of said Final Plat of Quail Creek II, S12°52'00"E, 4,337.12 feet to an angle point in said boundary of Final Plat of Quail Creek II, said point marked by a ½" iron rod tagged R.L.S. #12122;

THENCE, continuing along said boundary S79°22'49"W, 420.00 feet to a point on the beginning of a tangent curve concave Southeasterly, having a radius of 2,000.00 feet, said point marked by a ½" iron rod tagged R.L.S. #12122 as shown on said last mentioned plat;

THENCE Westerly along said curve through a central angle of 42°35'36", an arc distance of 1,486.79 feet to a point on the Northeasterly line of the San Ignacio De La Canoa Land Grant, said point marked by a G.L.O. brass cap marked 25 mi. COR.S.I.D.L.C. Land Grant as shown on said last mentioned plat;

THENCE along the Northeasterly line of said Land Grant, N59°30'41"W, 2,662.66 feet to a G.L.O. Brass Cap;

THENCE, continuing along said Northeasterly line, N59°30'38"W, 19.99 feet to its intersection with the West line of said Section 7, said intersection marked by a G.L.O. Brass Cap;

THENCE continuing along said Northeasterly line N59°30'29"W, 2,367.93 feet to the South line of said Section 1, marked by a ½" iron rod tagged R.L.S. #12122;

THENCE along said Northeasterly line, N59°30'28"W, 217.56 feet;

THENCE, leaving said Northeasterly line, N20°44'22"E, 828.19 feet to the Southwesterly line of Docket 2611, page 33;

THENCE along the Southwesterly line of said docket S69°15'40"E, 125.00 feet to the Southeasterly line thereof;

THENCE along the Southeasterly line, N20°44'20"E, 230.00 feet to the Northeasterly line of said docket;

THENCE along said Northeasterly line N69°15'37"W, 125.00 feet;

THENCE N20°44'22"E, 1,651.18 feet;

THENCE N89°52'32"E, 53.51 feet;

LEGAL DESCRIPTION

QUAIL CREEK – SPECIFIC PLAN AMENDMENT

July 18, 2000

THENCE N20°44'22"E, 2,823.41 feet to a point on the North line of said Section 1, said point marked by a ½" iron rod tagged R.L.S. #12122;

THENCE along said North line N88°35'10"E, 188.40 feet to the Northwest corner of said Section 6;

THENCE along the North line of said Section 6, S89°25'48"E, 2,547.84 feet to the North quarter corner thereof;

THENCE along the North line of the Northeast quarter of said Section 6, S89°25'26"E, 2,631.23 feet to the Northeast corner of said Section 6;

THENCE along the North line of said Section 5, S89°24'40"E, 328.16 feet to the point of beginning.

The above-described parcel contains 807.39 acres, more or less.

PARCEL 3

A parcel of land located in Section 8, T18S, R14E, G&SRM, Pima County, Arizona, more particularly described as follows:

BEGINNING at the Southwest corner of Section 8 as shown on ALTA/ACSM Land Title Survey, Section 8, T18S, R14E, G&SRM, Pima County, Arizona, by Cella Barr Associates, Inc., dated June, 1999;

THENCE along the West line of said Section 8 and the West line of the deeded boundary in Book 4757, Page 34, County of Pima, County Recorder N00°31'37"W, 2,625.29 feet to the North boundary of said deeded property, and the South boundary of Quail Creek II, as shown on Quail Creek Final Pat Blocks 1-64, book 51, page 58-1, Pima County, Arizona;

THENCE along the East-West midsection line of said Section 8, the North line of said deeded property, and the said South line of Quail Creek II N89°18'44"E, 1,320.32 feet;

THENCE leaving said East-West midsection line and along said deeded boundary and said Quail Creek Boundary the following described courses:

LEGAL DESCRIPTION

QUAIL CREEK – SPECIFIC PLAN AMENDMENT

July 18, 2000

THENCE S00°28'48"E, 655.34 feet;

THENCE N89°16'11"E, 1,319.79 feet to the North-South midsection line of said Section 8;

THENCE N89°15'28"E, 2,142.16 feet;

THENCE leaving said dedeed boundary S00°19'53"E, 1,164.76 feet;

THENCE S43°37'05"E, 128.73 feet;

THENCE S59°02'59"E, 280.11 feet;

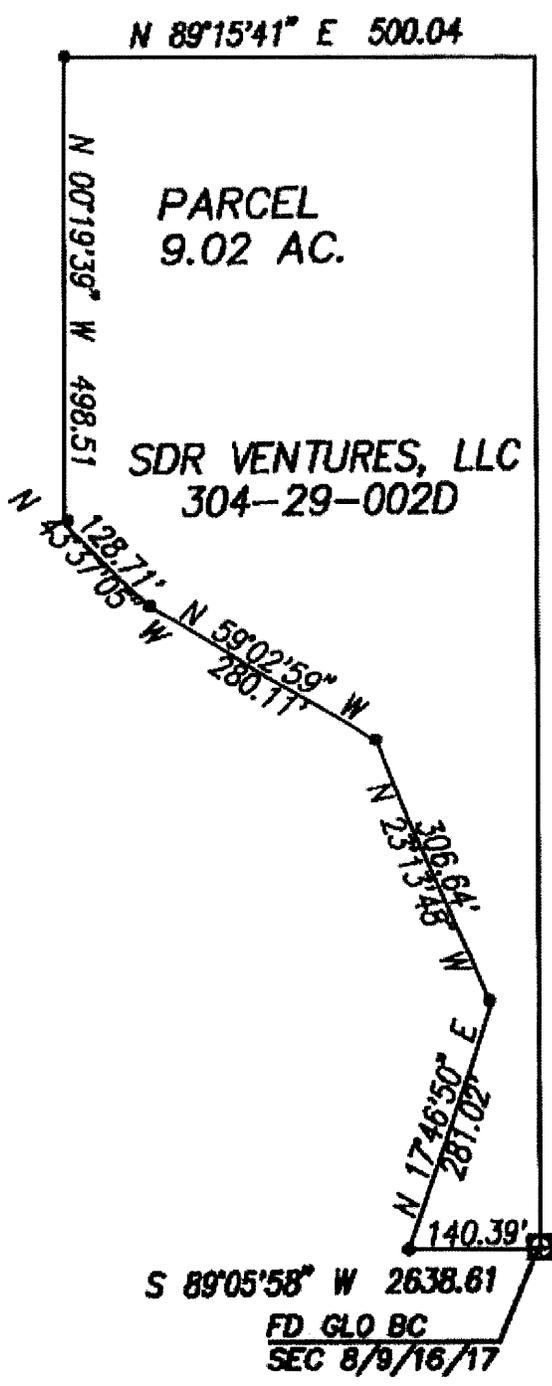
THENCE S23°13'48"E, 306.64 feet;

THENCE S17°46'50"W, 280.94 feet to the South line of the southeast quarter of said section 8 and said dedeed boundary;

THENCE along the South line of said Section 8 and the South boundary of said dedeed property S89°05'40"W, 2,498.36 feet to the South quarter corner of said section 8;

THENCE along the South line of said Section 8 and said dedeed boundary S89°08'29"W, 2,636.39 feet to the southwest corner of said section 8 and the POINT OF BEGINNING;

The above-described parcel contains 241.03 acres, more or less.



STATE OF
ARIZONA
VACANT
LAND (RH)
SANTA RITA
EXPERIMENTAL
RANGE &
WILDLIFE
REFUGE



Exhibit "A"

A portion of the South half of Section 8,
Township 18 South, Range 14 East, G&SRM
Town of Sahuarita, Pima County, Arizona,
described as follows:

The True Point of Beginning at a G.L.O. brass
capped monument at the southeast section corner
of said Section 8, Township 18 South, Range 14
East, G&SRM, Pima County Arizona;

Thence South 89° 05' 58" W, 140.39 feet along
the South line of said Section 8;

Thence North 17° 46' 50" E, 281.02 feet;

Thence North 23° 13' 48" W, 306.64 feet;

Thence North 59° 02' 59" W, 280.11 feet;

Thence North 43° 37' 05" W, 128.71 feet;

Thence North 00° 19' 39" W, 498.51 feet;

Thence North 89° 15' 41" E, 500.04 feet;

Thence South 00° 19' 39" E, 1289.37 feet along
the East line of the South half of said Section 8
to the True Point of Beginning.

ARIZONA
STATE
TRUST LAND

9.03 Acre Parcel

A PORTION OF THE SOUTH 1/2 OF
SECTION 8 T18S, R14E, G&SRB&M,
PIMA COUNTY, ARIZONA

SCALE: 1"=200'
SHEET 1 OF 1

LANDMARK
ENGINEERING INC
3045 N. BUSINESS CENTER DR., SUITE 102, TUCSON, AZ 85700
PHONE: (520) 880-1200 FAX: (520) 880-1202

APPENDIX B
MASTER ASSURANCES

ASSURANCE AGREEMENT FOR
CONSTRUCTION OF SUBDIVISION IMPROVEMENTS
(Third Party Trust)

SA12 ___ - ___

THIS AGREEMENT is made and entered into by and between ROBSON RANCH QUAIL CREEK, LLC, a Delaware limited liability company ("Subdivider"), LAWYERS TITLE OF ARIZONA, INC., an Arizona corporation ("Trustee"), as trustee under Trust No. 7916-T; and the TOWN OF SAHUARITA, ARIZONA ("Town").

1. RECITALS

1.1 Subdivider is the beneficiary and Trustee is the trustee of a trust which owns land ("the Land") located in the Town of Sahuarita and described in paragraph 2.1 of this agreement.

1.2 The Town, Subdivider and Trustee wish to establish specific terms, conditions, and guidelines, relating to the subdivision of the Land and construction of related improvements to comply with A.R.S. 11-806.01.

2. AGREEMENT

Based on the foregoing recitals, which are incorporated here as the intent of the parties, and in consideration of Town approval of a final plat for the Land, Town, Subdivider and Trustee agree as follows:

2.1 *Property Description.* The Land is all of the real property which is the subject of the subdivision plat ("the Subdivision Plat") identified as _____ and Plats at Page _____ on the _____ day of _____, 20____, recorded in Book _____ of maps in the Office of the Pima County Recorder.

2.2 *Construction of Subdivision Improvements.* As a condition of subdivision approval, Subdivider hereby agrees to construct all subdivision improvements ("the Subdivision Improvements") contemplated by the Subdivision Plat, including but not limited to streets, sanitary sewers (if necessary), water and electric utilities, drainage and flood control improvements.

2.3 *Existing Utilities.* Any relocation or modification of existing utilities or public improvements required in order to construct the Subdivision Improvements shall be done at no expense to the public. Subdivider's performance of this requirement shall be considered in determining whether to release assurances under paragraphs 2.5 and 2.6.

2.4 *Assurance of Construction.* This Agreement is submitted as an assurance that Subdivider will construct the Subdivision Improvements, as required by A.R.S. 11-806.01 and the Sahuarita Zoning code Chapter 18.69.

2.5 *Limitation of Transfer of Title.* Trustee shall not convey title to any of the land without obtaining prior written approval from the Town in the form of a Release of Assurance. A Release of Assurance shall not be provided by the Town until the Subdivision Improvements are completed in accordance with Paragraph 2.11.

2.6 *Partial Release of Assurances.* The Town shall issue a Release of Assurance for some of the lots depicted on the Subdivision Plat if both of the following have occurred:

A. All of the Subdivision Improvements required in connection with the released lots have been completed in accordance with paragraph 2.11, and

B. The Town finds that the released lots and the Subdivision Improvements required in connection with them can be used and maintained separately from the Subdivision Improvements not yet completed in accordance with paragraph 2.11

2.7 *Deposit receipt Agreements.* Notwithstanding paragraph 2.5, Trustee may enter into a deposit receipt agreement for the sale of the Land or a portion of it if the agreement clearly states that no portion of the Land shall be conveyed until Subdivider performs its obligations under this Agreement.

2.8 *Bulk Sales.* Notwithstanding paragraph 2.5, Trustee may sell and convey all of the land in one transaction to a single purchaser who has entered into a satisfactory assurance agreement with the Town, assuring completion of the Subdivision Improvements.

2.9 *Conveyance Out of Trust for the Purpose of Encumbrance.* Notwithstanding paragraph 2.5, Trustee may convey all or part of the Land to the Subdivider for the sole purpose of encumbering the Land by the recording of mortgages or deed of trust, provided that the land is thereafter immediately reconveyed into the trust.

2.10. *Substitution of Assurances.* Subdivider may submit substitute assurances in a form and amount acceptable to the Town at any time during which Subdivider is not in default under this agreement.

2.11. *Completion of the Subdivision Improvements.* The Subdivision Improvements shall be completed by Subdivider not more than four years after the date of this Agreement. The Subdivision Improvements shall not be considered completed until after they have been constructed in accordance with all applicable plans and after the Town has inspected them and finds them to be in compliance with the plans.

2.12. *Acceptance of the Subdivision Improvements.* The Town shall not accept maintenance responsibility for any of the Subdivision Improvements unless and until all of the following have occurred:

A. They have been completed in accordance with paragraph 2.11.

B. They have been dedicated to the Town by the Subdivision Plat or by some other instrument of record.

C. The dedication has been accepted by the Mayor and Council as evidenced by approval of the dedication on the Subdivision Plat or By some other formal action.

2.13 *Town's Option to Re-Plat upon Default.* At the Town's sole option, if Subdivider or Trustee defaults in its obligations under this Agreement, the Town may re-plat all or a portion of the Land for the purpose of returning the portions of Land which are the subject of the re-plat to approximately the same boundary configurations of record which existed before the recording of the Subdivision Plat. Subdivider hereby authorizes the Town to execute on behalf of the Subdivider the re-plat described in this section. The re-plat may exclude any dedications to the public which were made on the Subdivision Plat which are deemed necessary to serve either portions of the Land which are not re-platted, or to serve the public. Subdivider shall pay the reasonable costs incurred in re-platting. First class mailed notice to the last known address of the Subdivider and Trustee shall be given not less than thirty days before the Town exercises its option to re-plat under this paragraph.

2.14. *Termination.* This Agreement shall remain in full force and effect until one of the following has occurred:

A. The Subdivision Improvements have been completed and accepted by the Town in accordance with paragraph 2.11 and a Release of Assurances with respect to all the Land has been recorded in the Office of the Pima County Recorder in accordance with paragraph 2.5; or

B. A new subdivision plat has been recorded for the land in compliance with any and all applicable laws and regulations; or

C. A substitute assurance agreement has been executed by and between Subdivider and Town in accordance with paragraph 2.10.

2.15 *Effective Date.* This Agreement is effective on the ____ day of _____, 20____, which is the date of approval of this Agreement by the Mayor and Council.

TOWN OF SAHUARITA, ARIZONA

SUBDIVIDER

ROBSON RANCH QUAIL CREEK, LLC

By _____
Mayor

By _____

Its _____

ATTEST:

TRUSTEE:

LAWYERS TITLE OF ARIZONA, INC., an Town Clerk
Arizona corporation, as Trustee under Trust
7916-T

By _____
Joyce M. Rodda, Asst. Vice President

APPENDIX C
TRAFFIC STUDY

June 20, 2000

Steve Magelli, PE
Pima County Department of Transportation and Flood Control District
201 North Stone Avenue
Tucson, AZ 85701



Re: Quail Creek Subdivision
Internal Trip Generation
Street Section for Quail View Loop and Quail Range Loop

Dear Mr. Magelli:

B&R Engineering is in the process of submitting improvement plans for Quail Creek (see Figure 1) to Pima County for their approval. As part of the process, Pima County is asking for clarification that will address turn lanes and golf cart operations. Sufficient trip generation data does not currently exist to guide the designers in making these recommendations.

Purpose: The purpose of this report is to; 1) document the buildout trip generation and trip assignment for Quail Creek, 2) provide the daily and peak hour turn volume projections at key locations throughout Quail Creek, 3) indicate the length of left turn lanes at the key intersections, and 4) make a recommendation for the typical section for Quail View Loop and Quail Range Loop that accommodate golf carts.

Methodology: The following steps are required; 1) trip generation, daily - vehicles per day (vpd) 2) trip assignment (daily - vpd) at each entrance to Quail Creek and screenlines throughout the interior of the property, 3) intersection turn movement projections (daily - vpd, and peak hour in vehicles per hour - vph), 4) calculation for turn lane storage, 5) taper length requirements, 6) need for future signalization and 7) the typical section for Quail View Loop and Quail Crossing Boulevard.

Trip Generation: Trip generation factors for age-restricted communities have been collected at several sites in Maricopa County and southern Pinal County. The findings have been reasonable consistent. Each dwelling unit generates from 5.0 to 5.5 total one-way trips (tpdu). Of these trips, 2 tpdu are contained within the community. The balance is destined to locations outside the community. For this analysis, 5.5 tpdu will be used.

Attached are three spreadsheets used to calculate the daily trip generation. Each spreadsheet is divided into 18 zones that were used to divide Quail Creek into areas that had unique trip characteristics. A-1 shows the external trip generation at each of the three entrances to Quail Creek. A-2 and A-3 were used to forecast total trips (external plus internal) trips across 12 screenlines within Quail Creek. A-2 is the input matrix that the percent of vehicles from each zone that is expected to cross each screenline is estimated. The estimate is done separately for

HDR Engineering, Inc.

Park One
2141 East Highland Avenue
Suite 250
Phoenix, Arizona
85016-4736

Telephone
602 508-6600
Fax
602 508-6606

Employees Owned

the internal and external trip. A-3 provides the estimated number of trips for each zone, for both internal and external trip, across each screenline within Quail Creek.

Intersection Turn Movement Projection. From the trip generation data, the following is done to get the intersection turn movement projection; 1) total the internal and external movement by intersection (vpd), 2) convert the daily trip to hourly trip using a highest hour factor (k) of 0.90, 3) convert the one-way trip to a two-way trip using a factor of 0.50. Figure 2 shows the screenline and intersections turn volume forecast for Quail Creek. Figure 3 was developed to illustrate the projected low turn volumes between the residential streets and the collector streets.

Intersection Turn Lane Queue Lengths. The Maricopa County DOT *Roadway Design Manual* (see attachments) states, "the minimum left turn storage length shall be 75 feet..." The Arizona DOT procedures (attached) specify a braking distance of 20' minimum (or 80 desirable) and a queue length of 25' that translates to a storage length of 45' minimum (105' desirable). Based on the volumes projected for each intersection, the ADOT criteria for intersections turn lane queue lengths were used to generate the lengths shown in Table 1.

TABLE 1
Turn Lane Storage Length Recommendations

Intersecting Streets		Direction of Approach			
		NB Left	SB Left	EB Left	WB Left
QCB	West Int.	100'	NA	125'	125'
QCB	Quail Range Loop - North	125'	200'	100'	100'
QCB	Quail Range Loop - South	125'	125'	100'	100'

The minimum recommended turn lane length for Quail Crossing Boulevard (QCB) is 125'. The minimum recommended length for the intersecting streets (West Intersection and Quail Range Loop) is 100'. This is consistent with Pima County standards, Exhibit 2-18 for speed limits of 40 mph and 30mph respectively. All the projected turn volumes were low enough that the minimum length controlled, except for the SB left turn from Quail Crossing Boulevard to Quail Range Loop.

Taper Rates. The Maricopa County DOT *Roadway Design Manual* (see attachments) states, "auxiliary lanes should be added with an 8:1 taper for operating speeds of 30 mph or less." The Arizona DOT procedures (attached) specify a gap of 60' for speed 40 mph or less, which translates to a 5:1 taper. The MCDOT criteria are consistent with the Pima County criteria while the ADOT criteria results in a shorter taper length. Pima County requires a 15:1 taper for speeds of 40 mph or higher.

The highest posted speed limit will be on Quail Crossing Boulevard at 35 mph. Quail Range Loop and Quail View Loop will be posted at 30 mph. Golf carts will be a substantial part of the vehicle mix and have a top end speed of 25 mph. There are numerous residential streets that

intersect with these streets. If excessive taper lengths are required, fewer turn lanes can be provided. Fewer turn lanes will result in more U-turn maneuvers and a higher concentration of trips past residents where turn lanes are provided.

Based on the overall safety and operations of the Development, we ask that Pima County permit an 8:1 taper or reverse curves that cover this same length be used for all lane transition tapers.

Future Signalization. The internal traffic volumes are low enough that traffic signals will never be warranted. This excludes consideration of external traffic going through this community.

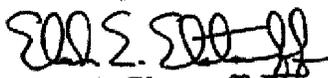
Typical Sections. The current plan for Quail View Loop and Quail Range Loop includes a roadway section with a 16' raised median and a 20' wide roadway in each direction of travel. The plan was that the 20' provides for a 12' wide general use lane and an 8' wide multi-use lane. The proposed new typical section provides a 14' two-way-left-turn-lane (twl) instead of the 16' raised median. Figure 4 shows both sections.

We suggest the removal of the median is a correction to a plan concept that was aesthetically pleasing, but operationally prohibitive. Raised medians are normally used on parkways or on facilities that provide limited access and carry high traffic volumes. Such is not the case on these two streets. Closely spaced driveways and intersections run the length of these streets. The projected volumes on through streets and side streets are low. The appropriate solution is to provide continuous access.

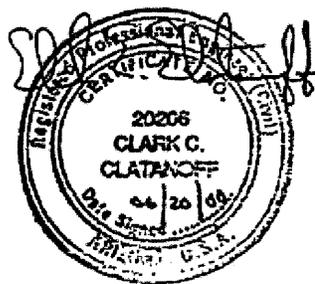
If you have any questions, please don't hesitate to call me at (602) 508-6630.

Regards,

HDR Engineering, Inc.



Clark C. Clatanoff, PE
Senior Transportation Engineer



Cc: Ken Marks, B&R
File

PLAN

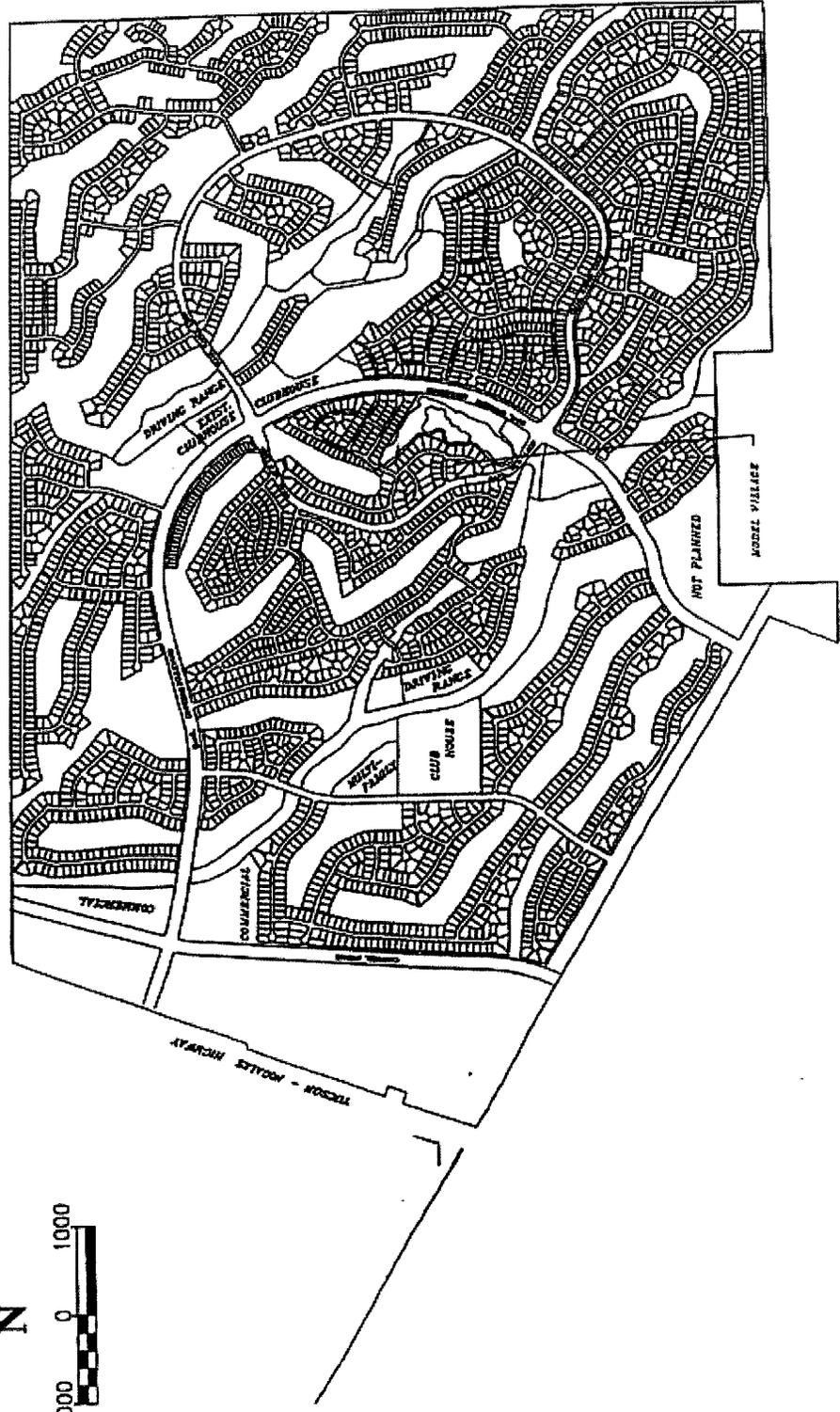


Figure 1

SITE PLAN

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Quail Creek

PLAN

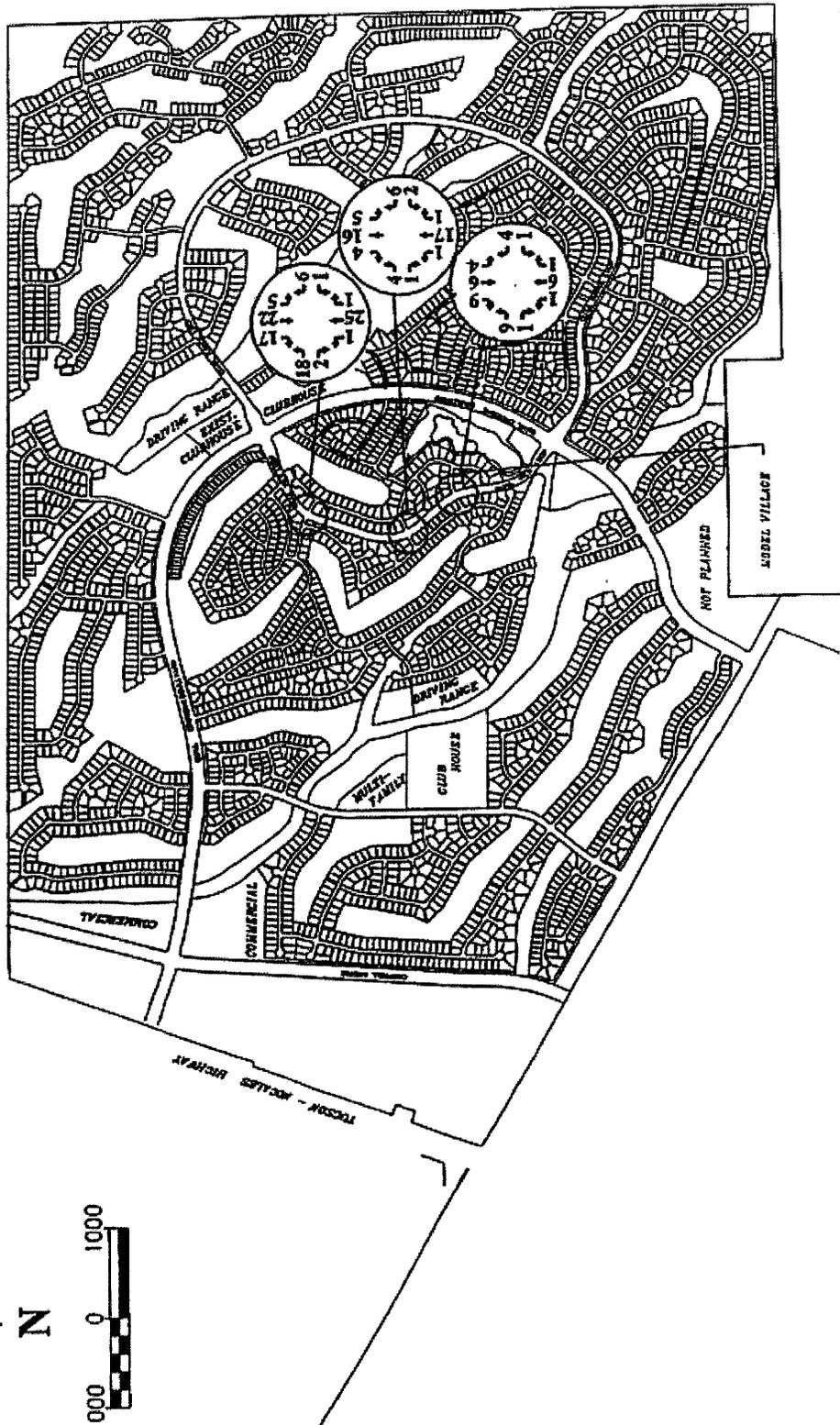
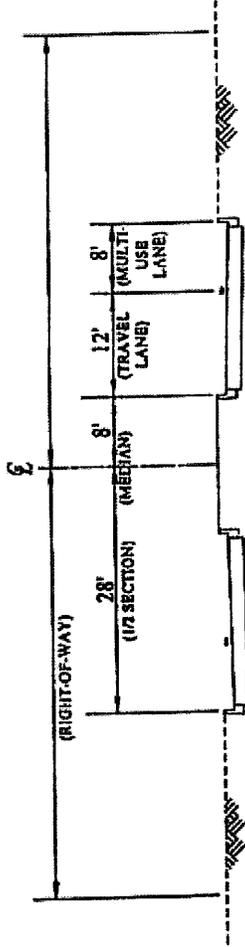


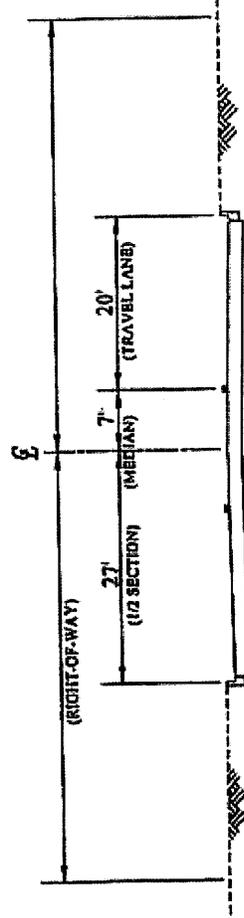
Figure 3
 Typical Peak Hour Turn Volumes
 Residential Street

project:07775019\QV Report Figures 06-20-00.ppt

Quail Creek



APPROVED COLLECTOR STREET



PROPOSED COLLECTOR STREET

**TYPICAL SECTIONS
COLLECTOR STREET**

QUAIL VALLEY									
Entrance Roadways									
Zone	Dwelling Units	Factor	Dwelling Units	Screenline A		ScreenlineB		ScreenlineC	
				%	Trips/ Zone	%	Trips/ Zone	%	Trips/ Zone
1	225	1	225	100%	788	0%	0	0%	0
2	283	1	283	95%	941	0%	0	5%	50
3	157	1	157	100%	550	0%	0	0%	0
4	190	1	190	100%	665	0%	0	0%	0
5	308	1	308	90%	970	10%	108	0%	0
6	427	1	427	50%	747	50%	747	0%	0
7	337	1	337	5%	59	95%	1121	0%	0
8	307	1	307	100%	1075	0%	0	0%	0
9	36	1	36	100%	126	0%	0	0%	0
10	123	1	123	100%	431	0%	0	0%	0
11	105	1	105	100%	368	0%	0	0%	0
12	305	1	305	100%	1068	0%	0	0%	0
13	94	1	94	0%	0	100%	329	0%	0
14	162	1	162	100%	567	0%	0	0%	0
15	160	1	160	100%	560	0%	0	0%	0
16	110	1	110	90%	347	0%	0	10%	39
17	163	1	163	10%	57	0%	0	90%	513
18	238	1	238	0%	0	35%	292	65%	541
Total	3730		3730		9316		2596		1143

Zone	Dwelling Units	Distribution Trips															
		D	E	F	G	H	I	J	K	L	O	P	Q				
1	225	788	788	0	0	0	0	0	0	0	0	0	788	788	0	0	0
2	283	428	428	23	14	0	0	0	0	0	0	0	68	23	0	0	0
3	157	941	941	50	50	0	0	0	0	0	0	0	941	941	0	0	0
4	180	638	638	28	17	0	0	0	0	0	0	0	85	28	0	0	0
5	308	550	550	0	0	0	0	0	0	0	0	0	550	550	0	0	0
6	427	298	298	13	9	0	0	0	0	0	0	0	47	16	0	0	0
7	337	665	665	0	0	0	0	0	0	0	0	0	665	665	0	0	0
8	307	361	361	19	11	0	0	0	0	0	0	0	57	19	0	0	0
9	36	0	0	0	0	0	0	0	0	0	0	0	970	970	0	0	0
10	123	0	0	0	0	0	0	0	0	0	0	0	92	31	31	25	0
11	105	25	25	0	0	0	0	0	0	0	0	0	747	747	0	0	0
12	305	0	0	0	0	0	0	0	0	0	0	0	85	26	17	0	0
13	94	0	0	0	0	0	0	0	0	0	0	0	59	59	0	0	0
14	162	0	0	0	0	0	0	0	0	0	0	0	13	7	7	0	0
15	160	0	0	0	0	0	0	0	0	0	0	0	270	13	0	0	0
16	110	0	0	0	0	0	0	0	0	0	0	0	0	1075	0	0	0
17	163	12	12	0	0	0	0	0	0	0	0	0	31	583	583	307	0
18	238	0	0	0	0	0	0	0	0	0	0	0	0	126	0	0	0
Total	3730	4668	2754	171	1736	38	1227	2188	4197	6735	9302	2603	1675				

Roadway Design Manual

Adopted November 3, 1993

*Maricopa County
Department of Transportation
2901 W. Durango Street
Phoenix, AZ 85009*



6.1 GENERAL CONTROLS

Originator: Traffic Engineering Division

INTERSECTION ANGLE

Roads shall intersect each other at no less than 80 degrees.

INTERSECTION SPACING

Signalized intersections should preferably be spaced at half mile intervals, with quarter mile intervals as a minimum. Nonsignalized intersections must be spaced at least 660 feet apart on collector and arterial roads. Two 'tee' intersections adjacent to one another shall have a minimum distance of 660 feet between them, or the minimum storage and taper requirements based on future traffic volumes for back to back left turn lanes.

INTERSECTION LOCATION

Arterials should have straight approaches of at least 330 feet between the intersection and horizontal curves.

INTERSECTION SIGHT DISTANCE

Intersection sight distance shall be provided at all intersections. This distance is measured from the assumed driver's eye. This point is 18 feet off the traveled way and 6 feet off the centerline of the intersection approach being designed. The required sight distance (left and right) is found in Figure 6.1. The distance should be measured in the profile view, from a driver's eye height of 3.5 feet to the top of an object at 4.25 feet above the pavement.

LEFT TURN LANE STORAGE

At unsignalized intersections, the minimum left turn storage length shall be 75 feet. At signalized intersections, the minimum left turn storage length shall be two times the length required to store the predicted design volume that would accumulate per cycle.

AUXILIARY LANE TRANSITION TAPERS

Auxiliary lanes should be added with an 8:1 taper for operating speeds of 30 mph or less. At speeds over 30 mph, auxiliary lanes should be added with a 15:1 taper for temporary construction. For permanent construction with a curb, an asymmetrical reverse curve shall

be used. (For illustration, see Fig. 7.15, Chapter 7, Section 15) For through lane transition taper requirements see Chapter 5, Section 2.

LANE REQUIREMENTS

Enough lanes should be provided on an intersection approach so that the total design traffic volume does not exceed 450 vehicles per lane per hour. When the design right turn volume exceeds 300 vehicles per hour, a separate right turn lane should be constructed. When the design left turn volume exceeds 100 vehicles per hour, a separate left turn lane should be constructed. When the design left turn volume exceeds 300 vehicles per hour, a double left turn lane should be constructed.

Taper lengths will be reduced by a proportional amount based on the proportion of widening on each side, e.g., by 1/2 for symmetrical widening. Similar adjustments must be made for other lane widths than the standard 12' illustrated.

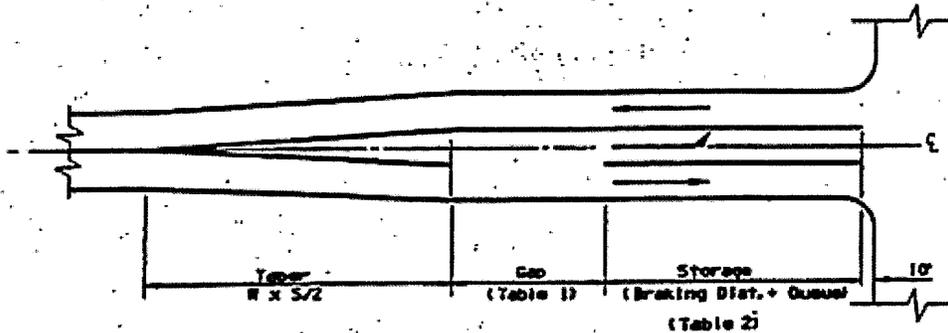


FIGURE 430-B - SYMMETRICAL WIDENING

Example:

$W = 12'$

$S = 65 \text{ mph}$

$T = \frac{12 \times 65}{2} = 390'$

$Gap = 140'$

(From Table 430-1)

$Storage = 415' * + 50' = 465'$

* From Table 430-2

low ADT, minimum trucks

$Total Length = 390' + 140' + 465' = 995'$

Gap Length

Table 430-1 provides the length of the gap for left turn lanes. See Standard Drawing 4-M-1.03 for the turn lane standard.

TABLE 430-1 - GAP LENGTHS

POSTED or DESIGN SPEED (mph)	GAP (feet)
< 40	60
40 - 50	90
> 50	140

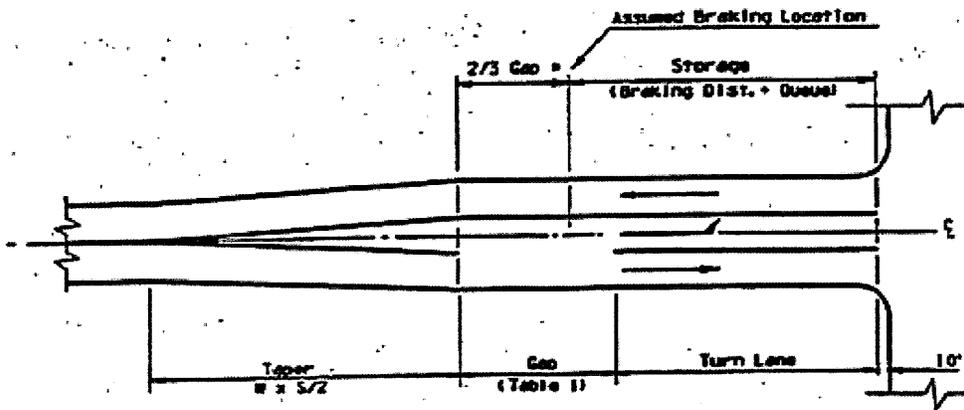
is a combination of the braking distance (Table 430-2) and a queue length anticipated traffic control for the intersection and the traffic demand at the

$$\text{storage length} = \text{braking distance} + \text{queue length}$$

TABLE 430-2 - BRAKING DISTANCE

DESIRABLE		MINIMUM		
BRAKING SPEED (mph)	BRAKING DISTANCE (feet)	ENTERING SPEED (mph)	BRAKING SPEED (mph)	BRAKING DISTANCE (feet)
29	80	20	20	20
34	115	25	25	40
38	150	30	29	50
43	200	35	34	85
47	245	40	38	120
52	300	45	42	145
56	360	50	47	200
60	415	55	52	265
64	490	60	56	315
70	585	65	61	400

* braking distance shown in Table 430-2 is based on the assumption that a vehicle has lost a few miles per hour through retardation by the vehicle's engine and is about to begin braking and that braking will actually begin when the vehicle is fully into the turn lane. The "Minimum" braking distance shown is based on the assumption of: (a) a reduction in the average speed of a vehicle by the time it begins to enter the opening or the turn lane; (b) there will be a further reduction in speed through engine retardation in the turn lane; and (c) assumed braking will begin once the vehicle is 2/3 of the way into the turn lane (see Figure 430-C).



* $\frac{2}{3}$ Gap: 40' for < 40 mph
 60' for 40 - 50 mph
 95' for > 50 mph

FIGURE 430-C - MINIMUM BRAKING DISTANCE

Example:

$W = 12'$

$S = 65 \text{ mph}$

$T = \frac{12 \times 65}{2} = 390'$

** Gap = 140'

$\frac{2}{3}$ Gap = 95'

difference = 45'

** From Table 430-1

Storage = 265' *** + 50' = 315'

*** From Table 430-2

low ADT, minimum trucks

Total Length = 390' + 95' + 315' = 800'

Turn Lane Length = 315' - 45' = 270'

The queue length is the portion of the storage length required to temporarily store turning traffic until conditions allow the turning maneuver to be completed in a safe manner. It is in addition to the length required for braking. The queue length is dependent on the anticipated traffic control for the intersection and the traffic demand at the turn. A traffic analysis may be needed to determine arrival rates and queue lengths.

- **Signal Control** - The queue length depends on the signal cycle length, the signal phasing arrangement, and the rate of arrivals and departures of left-turning vehicles. Allow 1.5 to 2 times the average number of vehicles that would queue per cycle for periodic heavy demand in traffic flow.

- **Cross Road Stop Sign Control** - The queue length is based on the number of turning vehicles likely to arrive in the average two minute period within the peak hour. The length should be adjusted for a lack of adequate gaps in opposing through traffic.
- **All-Way Stop Sign Control** - The queue length is based on the number of turning vehicles likely to arrive in the average two minute period within the peak hour. The length should be further adjusted for a lack of adequate gaps in both opposing through traffic and cross road traffic activity.

Each passenger vehicle and each truck are assumed to be 25 and 60 feet in length, respectively.

The minimum queue length for all traffic control situations shall accommodate two passenger vehicles or one passenger vehicle and one truck when the truck percentage is greater than 10%, i.e., 50 foot and 85 foot minimum queue lengths, respectively.

Where a two-way left-turn lane is to be interrupted with a one-way left-turn lane, the two-way left-turn lane shall end a sufficient distance in advance of the interruption to allow the placement of a minimum gap and necessary storage (see Standard Drawing 4-M-1.03).

RIGHT TURN LANES

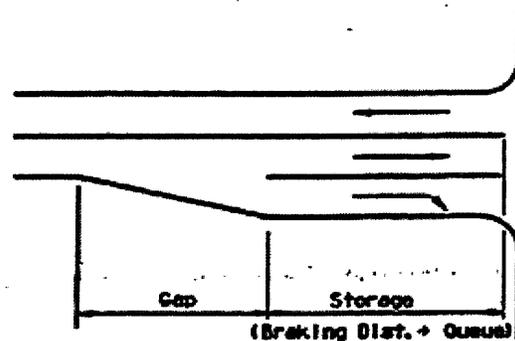


FIGURE 430-D - RIGHT TURN LANES

Taper Length

Lengthy tapers are generally not required for right turn lanes, and similarly for left turn lanes where the median width is 30 feet or greater, since the lane may be simply added to the outside of the traveled way; however, a shorter taper equal in length to the gap (Table 430-1) is provided to transition the edge line from the normal pavement cross section to the edge of the turn lane.

Gap Length

The gap for right turn lanes is the same as that for left turn lanes (see Table 430-1).

Storage Length

The storage length for right turn lanes is the same as that for left turn lanes; however, when space available for a turn lane is limited and a yield condition or free-flowing right turn is provided, it may be appropriate to assume that braking continues, not to a stop as with left turns, but rather to the turning speed at the intersection radius return. Where traffic slows to 10 mph to turn right, 20 feet may be deducted from the right turn lane queue length.

SUMMARY

These guidelines assume that the intersection is not skewed, is on relatively flat grade, does not contain significant vertical or horizontal curves, has adequate sight distance, and has 12-foot wide through lanes.

The "Desirable" design is normally used for new construction or reconstruction of a roadway. The "Minimum" design is normally used for retrofits or minor intersection improvements.

It is recognized that design methodology must be somewhat flexible in meeting the highway users' needs and that circumstances vary from one location to another so that rigid application of rules or guidelines may not fit every situation. Engineering judgment must frequently be exercised in determining the end product. For instance, shorter turn lanes than the minimum established by this guideline may be acceptable if approved in writing by the Regional Traffic Engineer having jurisdiction.

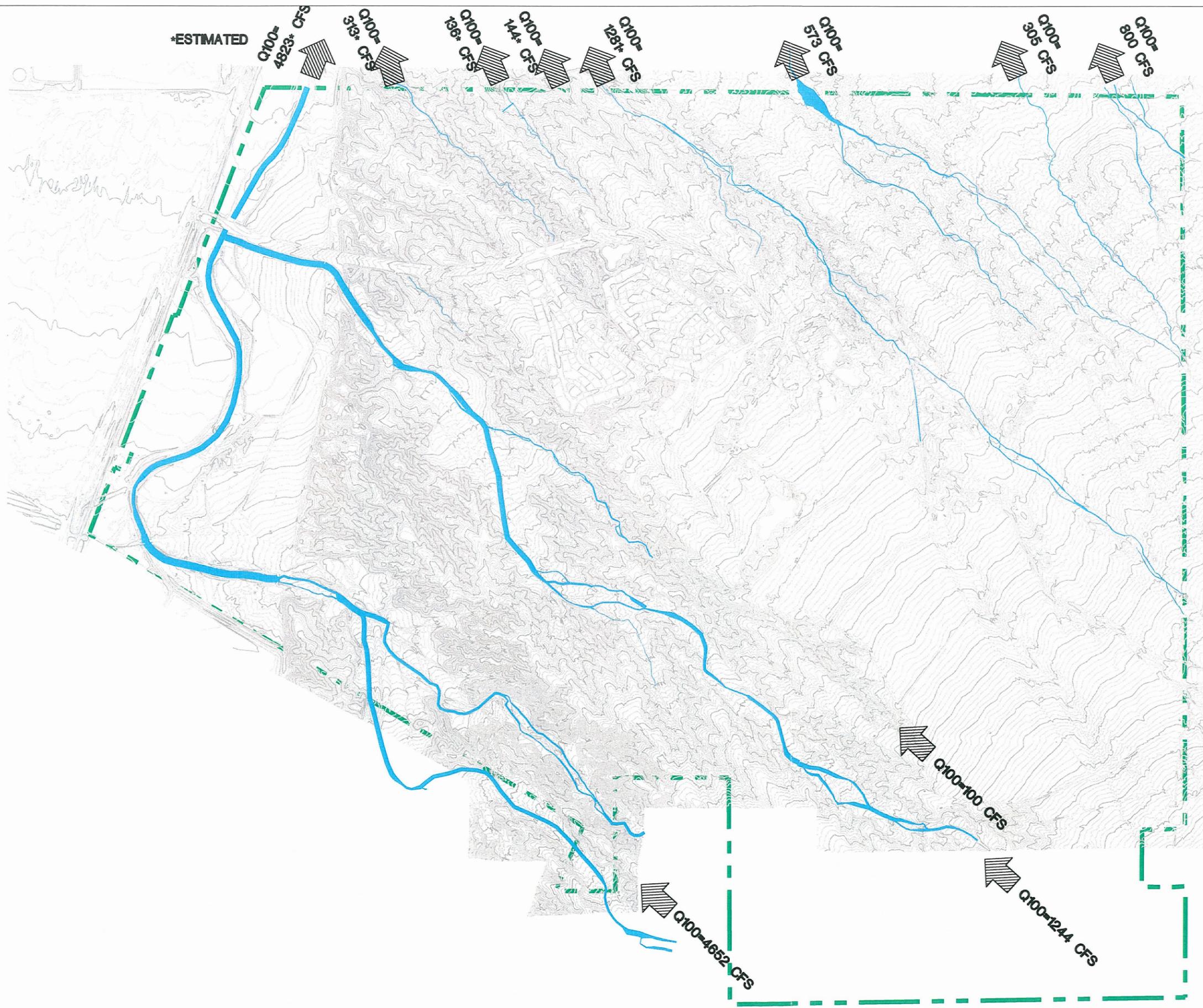
APPENDIX D
HYDROLOGY

HYDROLOGY

The Master Drainage Report for Quail Creek II Specific Plan dated February 26, 1998, by David Evans and Associates, calculated existing 100-year flows as they enter the property from the adjacent offsite watersheds. In addition, this report also estimated existing 100-year flows for the site. For the purposes of this Amended Specific Plan, we have assumed that all existing offsite and onsite flows for the 1200 acres at Quail Creek have already been established and have not been recalculated as part of this report.

The 800-acre parcel directly adjacent to Quail Creek received offsite drainage from two main watersheds including portions of the 1200 acres at Quail Creek (See Offsite Hydrology). The existing on-site 100-year flows have been calculated using the Pima County Method (with modified basin factors), and are labeled on Onsite Hydrology. Three onsite watersheds have been delineated for the main washes within the 800-acre site. Main washes are defined as any wash which carries more than or equal to 100 cfs and has an associated floodplain. Currently, the above-referenced Master Drainage Report established floodplain and erosion hazard setback limits for the 1200-acre parcel. For this report the floodplain limits on the 800-acre parcel have been shown pictorially and do not constitute any calculated limits. The calculated limits for the floodplain will be determined in a Revised Master Drainage Report for Quail Creek, which will be submitted to the City of Sahuarita prior to Tentative Plat approvals.

In general, the washes within the 800 acres consist of braided sand bottom washes with natural desert vegetation along the banks.



LEGEND
 - - - - - PROPERTY BOUNDARY



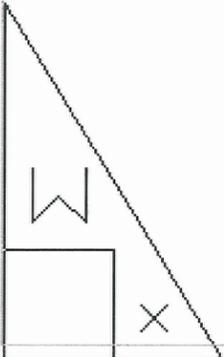
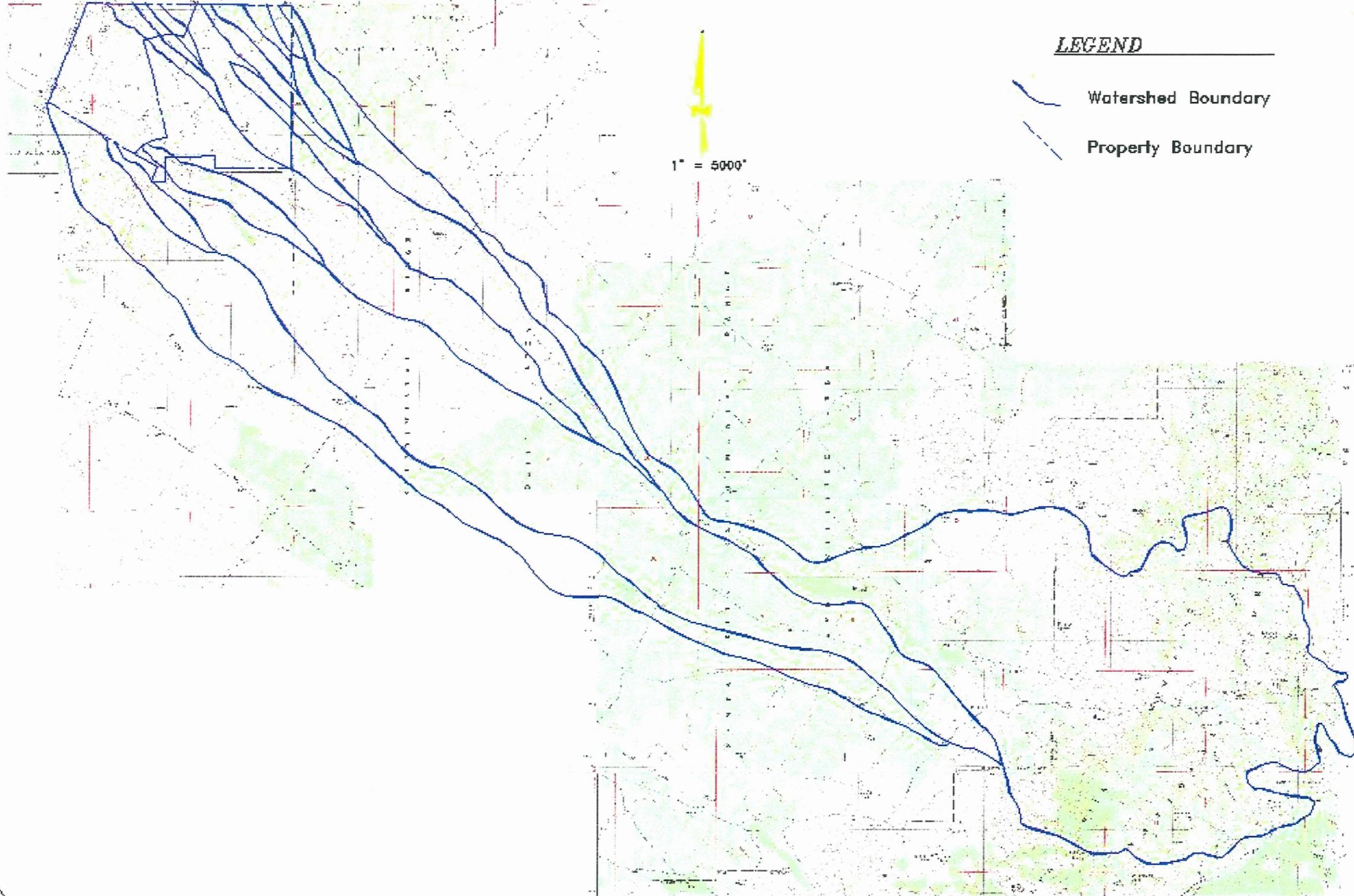
**ON-SITE
 HYDROLOGY**

OFF-SITE HYDROLOGY

LEGEND

-  Watershed Boundary
-  Property Boundary

1" = 5000'



APPENDIX E

PRE-ANNEXATION AND DEVELOPMENT AGREEMENT

F. ANN RODRIGUEZ, RECORDER
RECORDED BY: CRT
DEPUTY RECORDER
0234 ROOD

STATE
TOWN OF SAHUARITA
PO BOX 879
SAHUARITA AZ 85629



DOCKET: 11382
PAGE: 625
NO. OF PAGES: 26
SEQUENCE: 20001780234
09/13/2000
AG 16:02
MAIL
AMOUNT PAID \$ 18.50

Attn: Peter M. Gersman

PRE-ANNEXATION AND DEVELOPMENT AGREEMENT
FOR THE
QUAIL CREEK RESORT COMMUNITY

11382-625-26

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PRE-ANNEXATION AND DEVELOPMENT AGREEMENT
FOR THE
QUAIL CREEK RESORT COMMUNITY

This Pre-Annexation And Development Agreement (the "Agreement") is entered into by the TOWN OF SAHUARITA, an Arizona municipal corporation (the "Town"), and ROBSON RANCH QUAIL CREEK, LLC, a Delaware limited liability company, duly licensed to do business in Arizona ("Developer").

RECITALS

- A. Developer is the owner of the property located within Pima County, Arizona, consisting of approximately 2,500 acres, as legally described on Exhibits A (the "Specific Plan Property"), B (the "Exhibit B Property"), and C (the "Sahuarita Property"), other than the real property described on the attached Exhibit D (the "Sold Property"). The Sold Property consists of residential lots and interests in golf membership lots that are part of the Specific Plan Property and were sold previously by Developer or its predecessors in interest. Developer has executed an agreement to purchase the real property described on the attached Exhibit E (the "Escrow Property"). The Exhibit B Property and the Escrow Property are collectively referred to in this Agreement as the "Non-Specific Plan Property". The Specific Plan Property, the Non-Specific Plan Property and the Sahuarita Property are collectively referred to in this Agreement as the "Property". An illustration of the Property is attached to this Agreement as Exhibit F. The Specific Plan Property and the Non-Specific Plan Property (collectively, the "Unannexed Property") are not currently within the town limits of the Town. The Sahuarita Property was annexed into the Town previously.
- B. Developer currently is developing a master planned residential community known as Quail Creek Resort Community on the Specific Plan Property. The Specific Plan Property currently is subject to the Quail Creek Specific Plan (the "Original Specific Plan"), adopted by Pima County in 1989 by Ordinance No. 1989-33, which entitles Developer to construct two eighteen-hole golf courses and up to 5,000 homes on the Specific Plan Property. Developer desires to develop the Non-Specific Plan Property as part of the Quail Creek Resort Community and to spread the 5,000 homes permitted under the Original Specific Plan over both the Specific Plan Property and the Non-Specific Plan Property.
- C. Developer and the Town desire that the Unannexed Property be annexed into the corporate limits of the Town and be developed as an integral part of the Town. The Town also desires to annex other property contiguous to the Property, none of which is owned or controlled by Developer.

NOW, THEREFORE, in consideration of the foregoing premises and the mutual promises and agreements set forth herein, the parties hereto state, confirm and agree as follows:

Property, rather than just to the Specific Plan Property, (b) provide for and approve the densities, intensities, land uses, services and infrastructure improvements, and other matters set forth in the final Master Plan for the Property, and (c) contain such additions, modifications and other provisions as are agreed upon in this Agreement or are otherwise mutually agreed upon in writing by the Town and Developer. The Master Plan shall be part of the Amended Specific Plan. The Town agrees that, to the extent possible, the adoption of this Agreement shall provide that the approval of the Amended Specific Plan shall also act to amend the Town general plan to be consistent with the Amended Specific Plan. Notwithstanding this provision, Developer and the Town contemplate that the Town shall amend the Town's general plan as permitted by law, to include the Property. The amended general plan will be consistent, but less detailed, than the Amended Specific Plan, and the Amended Specific Plan will be in substantial conformance with the Town's general plan, as so amended. The Town acknowledges that a general plan amendment consistent with the Master Plan will not constitute a substantial alteration of the Town's land use mixture or balance as established in the Town's existing general plan land use element.

5. **Density.** The Amended Specific Plan shall permit 5,000 residential units on the Unannexed Property (the "Maximum Density"), with the actual number of residential units, up to the Maximum Density, to be as determined by Developer. Regardless of any reallocation or density transfer, Developer shall not exceed the Maximum Density for the Property (other than as a result of development on the Sahuarita Property) without first amending the Amended Specific Plan, which amendment shall be up to the discretion of the Town Council. Provided Developer does not exceed the Maximum Density, Developer shall have the right to develop any parcels at a density equivalent to one hundred twenty percent (120%) of the density stated in the Amended Specific Plan. The actual development density for each development parcel will be determined by dividing the total number of proposed dwelling units for a parcel by the actual gross acreage of said parcel.
6. **Golf Course Development.** The Original Specific Plan provides that Developer has the right to develop two eighteen-hole golf courses on the Specific Plan Property. As provided in the Master Plan, the Amended Specific Plan shall provide that Developer is entitled to construct twenty-seven (27) holes of golf on the Specific Plan Property and eighteen (18) holes of golf on the Non-Specific Plan Property. The Amended Specific Plan shall reflect that at Developer's election, the golf courses may include all associated uses typically found with golf courses, such as driving ranges, putting greens, clubhouses and similar amenities.
7. **Transportation Issues.** Except as otherwise expressly provided in the Master Plan or as otherwise agreed in writing by Developer and the Town, all streets within the Property shall be private and, at Developer's option, gated. In addition, Developer shall have the right to install gates and other access control structures within the medians of the private streets. The Town shall have the right of ingress and egress over the private streets for police, ambulance, garbage collection and other similar public purposes. The Town acknowledges that some of the streets on the Property may currently constitute public rights of way, and the Town shall cooperate to abandon the public rights-of-way or easements currently located on the Property, except as specified in the Master Plan, so that the streets shall constitute private streets. In addition, the Town agrees to the proposed alignment of Campbell Road indicated

Town's general plan contemplated by this Agreement, the parties shall cooperate in good faith to attempt to resolve such challenge or referendum as soon as is reasonably possible.. If any such referendum petition satisfies all legal requirements such that a referendum vote is required, then the Town will use good faith efforts to schedule the vote as soon as is reasonably possible. This paragraph is not intended to require the Town to reject any referendum, nor oppose any litigation or object filed against it, and the parties agree that the Town shall have full authority to take any position it chooses on any referendum, complaint, litigation or other objection to any occurrence listed above.

11. **Over-Sizing.** In no event shall the Town require Developer or any of its affiliates to over size any utility lines or other facilities so as to be available to serve other projects or properties unless the Town pays or causes a third party to pay the proportionate share of the cost of planning, designing, engineering, permitting and constructing the utility line or other facility. The parties' respective shares of the costs of the applicable line or facility shall be proportionate to their projected use of the line or other facility and shall be paid as costs are incurred.
12. **Sidewalks and Trail System.** The Town agrees that no sidewalks shall be required on the residential streets on the Property, except that the Town shall have the right to require sidewalks on one side of the collector streets on the Property. The trail system shall be as indicated on the Master Plan or as otherwise agreed by Developer and the Town.
13. **House Plans and Permits.** The Town recognizes that this project is a master planned community with a limited number of house designs and styles available at any one time. The Town agrees that once the Town has approved a particular house plan for use in the community, except for a site plan and similar plans, there will be no need for the Town to review the construction plans for use thereafter at other locations within the community unless there are significant changes to the plans, such as structural matters.
14. **Lot Coverage.** In recognition of the different requirements of housing for older persons, the Town agrees to, and the Amended Specific Plan for the Property shall provide for, a sixty percent (60%) permitted lot coverage of residences on the Property.
15. **Plant Preservation.** The Original Specific Plan currently applicable to the Specific Plan Zoned contains certain provisions requiring the preservation of certain native plants. The Town agrees to apply such provisions of the Original Specific Plan to the entire Property in lieu of any other native plant preservation or similar ordinance.
16. **Non-Potable Water.** The Town shall not restrict Developer or Quail Creek Water Company from developing a non-potable water system that utilizes effluent and/or other non-potable water sources to serve various needs of the Property, including supplying water for golf course irrigation, provided the system complies with applicable state and federal laws.
17. **Wastewater Services.** The parties expect that wastewater collection, storage, treatment, and disposal systems for the Property will be handled by Developer, its affiliate or the County, and the Town agrees to cooperate reasonably in connection therewith, provided the Town is not required to bear any material expense or liability.

18. **Growth Boundaries.** The Town agrees that it shall take all reasonable actions legally available to it to include the Property within any growth boundary, urban boundary, or other similar purpose land use regulatory device that may be established by the Town or local or state law, referendum, or initiative in the future (collectively, "Growth Boundary") and to support the Property's inclusion in any such Growth Boundary. Except as required by law, the Town shall not take any affirmative action or position that would have the effect of subjecting the timing or development of the Property to procedures and limitations that may be a part of any Growth Boundary.
19. **Out of Sequence Review of Plans.** Developer shall have the right, at Developer's own risk, to submit preliminary plats, final plats, construction plans, site plans, reports and other items to the Town for its review, processing and approval on an accelerated basis and out of sequence, provided Developer first discusses with the appropriate Town staff members the items to be submitted out of sequence and the reason for such out of sequence submittals. The Town shall use its best efforts to accommodate Developer's design, planning and construction schedules, even if this entails considering items out of the Town's standard sequence. For example, the Town may begin processing final plats and construction plans when the preliminary plat is substantially complete, even if it has not yet been finalized.
20. **Expeditions Review and Decision Making.** The Town acknowledges the necessity for expeditious review by the Town of all plans and other materials ("Submitted Materials") submitted by Developer to the Town hereunder or pursuant to any zoning procedure, permit procedure, or other governmental procedure pertaining to the development of the Property. The Town agrees to use its best efforts to accomplish an expeditious review of the Submitted Materials whenever possible. Without limitation, the Town acknowledges the express desire of Developer to complete the annexation and rezoning process as soon as possible. To help accommodate Developer in this regard, the Town agrees that prior to the adoption of the Annexation Ordinance and adoption of the Amended Specific Plan, the Town shall at Developer's request, review without commitment or obligation, any preliminary plats or other Submitted Materials. In such case, however, Developer shall be required to pay the reasonable cost of such review, including the cost of the Town's outside consultants, and Developer shall indemnify the Town from any claim relating to such early or preliminary review. Developer agrees that any costs, filing fees, or other expenses incurred shall be non-refundable, even if the annexation or rezoning is later disapproved. The parties agree that if at any time Developer believes that an impasse has been reached with the Town Staff on any issue affecting the Property, Developer shall have the right to immediately appeal to the Town Manager for an expedited decision pursuant to this paragraph. If the issue on which an impasse has been reached is an issue where a final decision can be reached by the Town Staff, the Town Manager shall give Developer a final decision within five (5) business days after the request for an expedited decision is made. If the issue on which an impasse has been reached is one where a final decision requires action by the Town Council, the Town Manager shall be responsible for scheduling the matter before the Town Council within three (3) weeks after the request for an expedited decision is received. Both parties agree to continue to use reasonable good faith efforts to resolve any impasse pending any such expedited decision.

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21. Outside Consultants. In the event the Town, pursuant to the provisions hereof, is unable to provide sufficient personnel (either in-house staff or outside consultants to the Town) to review the Submitted Materials within the time desired by Developer, Developer and Town may agree that Developer may pay the reasonable costs incurred by the Town to retain such consultants or other experts as the Town may reasonably deem necessary to review the Submitted Materials on behalf of the Town. Developer acknowledges that the consultants' recommendations will be subject to review and revision by the Town Staff and that the Town shall not be bound by any of the consultant's recommendations unless adopted by the Town Council or other board or person having final approval rights on each Submitted Material. If Developer agrees to pay the fees of any consultant, then Developer's shall indemnify and hold the Town harmless from any claims relating to any such consultant's fees for services rendered pursuant to this paragraph.
22. Conveyance of Site for Municipal Purposes. The Master Plan provides that an approximately twenty (20) acre portion of the Sahuarita Property may be used for municipal purposes. Developer agrees to convey such site (the "Municipal Site") to the Town, by special warranty deed with no easements, restrictions, or other impediments created by Developer (except with the Town's consent and/or as provided herein), within thirty (30) days after the Town provides Developer with a written certification as follows, provided such certification is provided to Buyer within twenty-five (25) years after the date of this Agreement: (a) the Town desires to use any portion of the Municipal Site for a library, park, Town administration office, police station, fire station, or other municipal use approved by Developer in writing; (b) the Town has obtained all or substantially all governmental permits and approvals required to construct the improvements intended by the Town for the Municipal Site, including but not limited to any required amendments to any flood plain maps or similar designations affecting the Municipal Site; (c) the Town has obtained all financing required by the Town to construct the improvements intended by the Town for the Municipal Site; (d) the Town intends and expects to commence construction of the improvements on the Municipal Site within one (1) year after the Municipal Site is conveyed to the Town and to complete such construction within three (3) years after the Municipal Site is conveyed to the Town. The Municipal Site shall be conveyed to the Town subject to recorded restrictions that provide that: (1) the Municipal Site shall not be used for any purpose or use other than as specified in clause (a) of this paragraph; (2) without Developer's prior written consent, the Municipal Site shall not be used for vehicle repair or storage, for a supply or industrial yard, for water, sewer or other utility purposes, or for any industrial or manufacturing purposes; and (3) title to the Municipal Site shall revert to Developer if the improvements contemplated for the Municipal Site are not commenced within one (1) year after the Municipal Site is conveyed to the Town or are not substantially complete within three (3) years after the Municipal Site is conveyed to the Town. Developer's obligation to convey the Municipal Site to the Town shall be contingent upon the Town agreeing in writing to be bound by such restrictions. The boundaries of the Municipal Site may be modified or amended at any time by mutual agreement of the Town and Developer.

development of the Property and has concluded that development of the Property in accordance with the Master Plan and this Agreement will not unreasonably impair natural areas, wildlife habitat, air quality or scenic values.

24. **No Moratorium.** No moratorium on development may be implemented that is applicable to the Property unless in compliance with A.R.S. §9-463.06 in effect as of the date hereof, except that if the Town must comply with an amended version thereof or with a new law in order to avoid being in violation of the law, the Town will do so as well.
25. **Notices.** All notices, filings, consents, approvals and other communications provided for in this Agreement or given in connection herewith shall be validly given, filed, made, delivered or served if in writing and delivered personally or by overnight carrier, or sent by United States first class (or registered or certified) mail, postage prepaid, addressed as follows:

If to the Town: Town of Sahuarita
 P.O. Box 379
 Sahuarita, Arizona 35629
 Attention: Jerry Flannery, Town Manager

with a copy to: Daniel J. Hochuli & Associates, P.C.
 220 East Wetmore Road
 Tucson, Arizona 85705
 Attn: Daniel Hochuli, Esq.

If to Developer: Robson Ranch Quail Creek, LLC
 9532 East Riggs Road
 Sun Lakes, Arizona 85248-7411
 Attention: Steven Soriano

with a copy to: Robson Communities, Inc.
 9532 East Riggs Road
 Sun Lakes, Arizona 85248-7411
 Attention: Peter M. Gerstman

or to such other addresses as either party hereto may from time to time designate in writing and delivery in a like manner. Notices, filings, consents, approvals and communication given by personal delivery, or by overnight carrier, shall be deemed given, received and effective upon delivery, and if given by mail shall be deemed delivered forty-eight (48) hours following deposit in the U.S. mail, postage prepaid and addressed as set forth above.

26. **Hierarchy of Documents.** In the event of a conflict or inconsistency between or among any or all of the Agreement, the Amended Specific Plan and/or Master Plan, the documents shall take priority in the order set forth in this sentence. All of such documents shall take precedence over the applicable ordinances, rules, regulations, permit requirements, development fees, other requirements, and/or official policies of the Town as provided in this Agreement.

organization or entity not a party hereto, and no such other person, organization or entity shall have any right to cause of action hereunder.

36. **Entire Agreement.** This Agreement constitutes the entire agreement between the parties hereto pertaining to the subject matter hereof. All prior and contemporaneous agreements, representations and understandings of the parties, oral or written, are superseded and merged into this Agreement.
37. **Amendment.** This Agreement may be amended only by a written amendment executed by the Town and Developer.
38. **Good Standing; Authority.** Developer represents and warrants to the Town that (a) Developer is a limited liability company duly formed and validly existing under the laws of the State of Delaware, (b) Developer is qualified to do business in the State of Arizona, and (c) the individual executing this Agreement on behalf of Developer are authorized to do so. The Town represents and warrants to Developer that (i) the Town is a municipal corporation duly formed and validly existing under the laws of the State of Arizona, and (ii) the individual(s) executing this Agreement on behalf of the Town are authorized to do so.
39. **Severability.** If any portion of any provision of this Agreement or the Amended Specific Plan is declared void or unenforceable, such portion shall be severed from this Agreement and/or the Amended Specific Plan and the remainder of the provision and the remainder of this Agreement and of the Amended Specific Plan shall remain in full force and effect. The parties acknowledge and agree that, although the parties believe that the terms and conditions contained in this Agreement do not constitute an impermissible restriction of the police power of the Town, and that it is their express intention that such terms and conditions be construed and applied as provided herein, to the fullest extent possible, it is their further intention that, to the extent any such term or condition is found to constitute an impermissible restriction of the police power of the Town, such term or condition shall be construed and applied in such lesser fashion as may be necessary to reserve to the Town all such power and authority that cannot be restricted by contract.
40. **Status Statements.** Any party to this agreement (the "requesting party") may, at any time, and from time to time, deliver written notice to any other party requesting such other party (the "providing party") to provide in writing that, to the knowledge of the providing party, (a) this Agreement is in full force and effect and a binding obligation of the parties, (b) this Agreement has not been amended or modified either orally or in writing, and if so amended, identifying the amendments, and (c) the requesting party is not in default in the performance of its obligations under this Agreement, or if in default, to describe therein the nature and amount of any such defaults (a "Status Statement"). A party receiving a request hereunder shall execute and return such Status Statement within twenty (20) days following the receipt thereof. The Town Manager or any Assistant Town Manager shall have the right to execute any Status Statement requested by Developer hereunder. The Town acknowledges that a Status Statement hereunder may be relied upon by transferees and mortgagees. The Town shall have no liability for monetary damages to Developer, and transferee or mortgagee, or any other person in connection with, resulting from or based upon the issuance of any Status Statement hereunder.

41. **Governing Law.** This Agreement shall be governed by and construed in accordance with the laws of the State of Arizona, and the parties consent to jurisdiction and venue in Pima County, Arizona. In particular, this Agreement is subject to the provisions of A.R.S. § 38-511.

IN WITNESS WHEREOF, the parties have executed this Agreement to be effective on the date and at the time an ordinance approving and adopting this Agreement is approved by the Town Council of the Town of Sahuarita.

Date: August 31, 2000

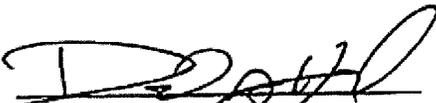
TOWN OF SAHUARITA, an Arizona municipal corporation

ATTEST:


for Len Olson, Town Clerk

By 
Mayor Gordon Van Camp

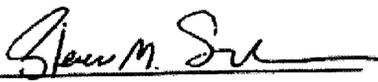
APPROVED AS TO FORM AND AUTHORITY
The foregoing Agreement has been reviewed by the undersigned attorney who has determined that it is in proper form and within the power and authority granted under the laws of the State of Arizona to the Town of Sahuarita.


Daniel J. Hochuli, Esq.
Attorney for Town of Sahuarita

Date: August 31, 2000

ROBSON RANCH QUAIL CREEK, LLC,
a Delaware limited liability company

By **Arlington Property Management Company,**
its Manager

By 
Its VP,

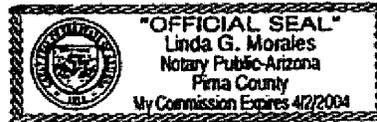
STATE OF ARIZONA)
)
County of Pima)

The foregoing instrument was acknowledged before me this 1st day of Sept., 2000, by Gordon Van Camp and Len Olson, the Mayor and Town Clerk, respectively, of the Town of Sahuarita, an Arizona municipal corporation, on behalf of the municipal corporation.

[Signature]
Notary Public

My Commission Expires:

4-2-2004

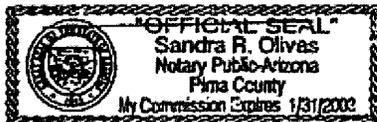


STATE OF ARIZONA)
) ss
County of Pima)

The foregoing instrument was acknowledged before me this 31 day of August, 2000, by STEVE M. SORIANO the VICE PRESIDENT of Arlington Property Management Company, the Manager of Robson Ranch Quail Creek, LLC, a Delaware limited liability company, on behalf of the limited liability company.

[Signature]
Notary Public

My Commission Expires:



11300N 0141

List of Exhibits

- | | |
|------------------|--|
| Exhibit A | Legal Description of Specific Plan Property |
| Exhibit B | Legal Description of Exhibit B Property |
| Exhibit C | Legal Description of Sahuarita Property |
| Exhibit D | Legal Description of Sold Property |
| Exhibit E | Legal Description of Escrow Property |
| Exhibit F | Illustration of the Property |
| Exhibit G | Master Plan |

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Exhibit A Specific Plan Property

All of Blocks 1-64 per Final Plat Quail Creek II Blocks 1-64, Book 51, Page 58, Pima County Recorder.

Lots 1-306 and Common Areas B, C and D of QUAIL CREEK, Block 1, a subdivision of Pima County, Arizona, according to the map or plat thereof of record in the office of the County Recorder of Pima County, Arizona, in Book 43 of Maps and Plats at Page 39 thereof, and as amended by Declaration of Scrivener's Error recorded in Docket 8999 at Page 338.

2000000000

THENCE continuing along said Northeasterly line N59°30'29"W, 2,367.93 feet to the South line of said Section 1, marked by a ½" iron rod tagged R.L.S. #12122;

THENCE along said Northeasterly line, N59°30'28"W, 217.56 feet;

THENCE, leaving said Northeasterly line, N20°44'22"E, 828.19 feet to the Southwesterly line of Docket 2611, page 33;

THENCE along the Southwesterly line of said docket S69°15'40"E, 125.00 feet to the Southeasterly line thereof;

THENCE along the Southeasterly line, N20°44'20"E, 230.00 feet to the Northeasterly line of said docket;

THENCE along said Northeasterly line N69°15'37"W, 125.00 feet;

THENCE N20°44'22"E, 1,651.18 feet;

THENCE N89°52'32"E, 53.51 feet;

THENCE N20°44'22"E, 2,823.41 feet to a point on the North line of said Section 1, said point marked by a ½" iron rod tagged R.L.S. #12122;

THENCE along said North line N88°35'10"E, 188.40 feet to the Northwest corner of said Section 6;

THENCE along the North line of said Section 6, S89°25'48"E, 2,547.84 feet to the North quarter corner thereof;

THENCE along the North line of the Northeast quarter of said Section 6, S89°25'26"E, 2,631.23 feet to the Northeast corner of said Section 6;

THENCE along the North line of said Section 5, S89°24'40"E, 328.16 feet to the point of beginning.

The above-described parcel contains 807.39 acres, more or less.

11332044

Exhibit B Property

Being portions of Section 1 and Section 12, Township 18 South, Range 13 East, and portions of Section 5, Section 6 and Section 7, Township 18 South, Range 14 East, G&SRM, Pima County, Arizona, more particularly described as follows:

BEGINNING at a point on the North line of said Section 5, distant thereon S89°24'40"E, 328.16 feet from the Northwest corner of said Section, said point marked by a ½" iron rod tagged R.L.S. #12122 as shown on Final Plat, Quail Creek II, Blocks 1-64, per map recorded in Book 51 of Maps & Plats, page 58-4, records of Pima County;

THENCE along the Northeasterly line of the future Campbell Avenue half right-of-way, 75 feet wide, as shown on said plat, S21°22'16"W, 1,903.97 feet to a point on a curve on the centerline of Quail Crossing Boulevard, 150.00 feet wide, said point marked by a 2 inch BCSM tagged R.L.S. #22245 as shown on said plat, said curve being concave Southerly and having a radius of 1,800 feet,

THENCE Westerly along said centerline and said curve through a central angle of 30°21'17", an arc distance of 953.62 feet to a point on the beginning of a compound curve, concave Southeasterly, having a radius of 5,000.00 feet, said point marked by a 2 inch BCSM tagged R.L.S. #22245 as shown on said plat;

THENCE continuing Westerly along said centerline and said compound curve through a central angle of 06°15'30", an arc distance of 546.14 feet to a point of tangency, said point being marked by a 2 inch BCSM tagged R.L.S. #22245 as shown on said plat;

THENCE continuing along said centerline S74°45'29"W, 595.00 feet to a ½" iron rod tagged R.L.S. #12122 as shown on said plat;

THENCE, leaving said centerline S17°46'29"E, 820.00 feet along the Southwesterly boundary of Final Plat of Quail Creek, Block 1, recorded in Book 43 of Maps and Plats, page 39, records of Pima County;

THENCE continuing along said Southwesterly line and the Southwesterly line of said Final Plat of Quail Creek II, S12°52'00"E, 4,337.12 feet to an angle point in said boundary of Final Plat of Quail Creek II, said point marked by a ½" iron rod tagged R.L.S. #12122;

THENCE, continuing along said boundary S78°22'49"W, 420.00 feet to a point on the beginning of a tangent curve concave Southeasterly, having a radius of 2,000.00 feet, said point marked by a ½" iron rod tagged R.L.S. #12122 as shown on said last mentioned plat;

THENCE Westerly along said curve through a central angle of 42°35'36", an arc distance of 1,486.79 feet to a point on the Northeasterly line of the San Ignacio De La Canea Land Grant, said point marked by a G.L.O. brass cap marked 25 mi. COR.S.I.D.L.C. Land Grant as shown on said last mentioned plat;

THENCE along the Northeasterly line of said Land Grant, N59°30'41"W, 2,662.66 feet to a G.L.O. Brass Cap;

THENCE, continuing along said Northeasterly line, N59°30'38"W, 19.99 feet to its intersection with the West line of said Section 7, said intersection marked by a G.L.O. Brass Cap;

Exhibit C Sahuarita Property

A parcel of land located in Sections 1 and 2, T18S, R14E, and Section 35, T17S, R13E, G&SRM, Pima County, Arizona, more particularly described as follows:

The East 150 feet of Section 35, T17S, R13E, G&SB&M, Pima County, Arizona, lying Southeasterly of the Southeasterly right-of-way line of the Tucson Nogales Highway (US Highway 89) as described in Final Order of Condemnation entered December 27, 1952 in Superior Court, Cause No. 37018, Pima County, Arizona.

ALL of Section 1, T18S, R13E, G&SB&M, Pima County, Arizona.

EXCEPT that portion lying within the boundaries of the San Ignacio de la Canoa Private Land Grant; and

EXCEPT that portion conveyed to the State of Arizona by Deed recorded January 24, 1938 in Book 202 of Deeds at page 334, Pima County records; and

EXCEPT that portion conveyed to Julia Baxter by Deed recorded September 26, 1922 in Book 87 of Deeds at page 326, Pima County records; and

EXCEPT any portion lying within the boundaries of the right-of-way of the Tucson-Nogales Railroad; and

EXCEPT that portion conveyed to Tucson Gas and Electric by Deed recorded November 2, 1965 in Docket 2611 at page 33, Pima County records;

All that portion of Section 2, T18S, R13E, G&SB&M, Pima County, Arizona, described as follows:

BEGINNING at the Northeast corner of said Section 2;

THENCE Westerly along the North line of said Section 2, a distance of 33 feet to a point;

THENCE S04°00'W West, a distance of 3,254.50 feet to a point, said point being the intersection with the North line of the San Ignacio de la Canoa Private Land Grant;

THENCE S59°20'E along the North line of said Land Grant, a distance of 220.88 feet to a point on the East line of said Section 2;

THENCE N01°15'E along said East line, a distance of 3,360.00 feet to the Northeast corner of said Section 2, and the POINT OF BEGINNING.

The above-described parcel contains 442.03 acres, more or less.

1130220640

Exhibit D Sold Lots

Lots 2-15, 19-21, 23, 26-38, 40-41, 44-47, 50-55, 57, 61, 69, 73-75, 77, -78, 81-83, 85, 87, 91-94, 96-100, 102-103, 105-106, 109-114, 137-141, 143-147, 151, 172, 236, 242-246, 248-256, 261-270 285-286, QUAIL CREEK, Block 1, a subdivision of Pima County, Arizona, according to the map or plat thereof of record in the office of the County Recorder of Pima County, Arizona, in Book 43 of Maps and Plats at Page 39 thereof, and as amended by Declaration of Scrivener's Error recorded in Docket 8999 at Page 338,

AND

an undivided eight-tenths (0.8) interest in Lot 1M; an undivided nine-tenths (0.9) interest in Lot 39M; an undivided seven-tenths (0.7) interest in Lot 48M; an undivided nine-tenths (0.9) interest in Lot 62M; an undivided six-tenths (0.6) interest in Lot 63M; an undivided nine-tenths (0.9) interest in Lot 79M; an undivided eight-tenths (0.8) interest in Lot 80M; an undivided eight-tenths (0.8) interest in Lot 86M.

AND

all that portion of Lot 257M of QUAIL CREEK, Block 1, a subdivision of Pima County, Arizona, according to the map or plat thereof of record in the office of the County Recorder of Pima County, Arizona, in Book 43 of Maps and Plats at Page 39 thereof.

BEGINNING at the West corner common to Lots 256 and 257 of said QUAIL CREEK COUNTRY CLUB;

THENCE South 65 degrees 11 minutes 24 seconds East, 89.53 feet to the East corner common to said Lots 256 and 257M;

THENCE North 56 degrees 49 minutes 33 seconds West, 85.77 feet to the South line of said Lot 257M;

THENCE South 45 degrees 20 minutes 00 seconds West, 13.32 feet to the POINT OF BEGINNING.

EXCEPTING from said Parcels set forth above, any portion thereof lying within QUAIL CREEK II, a subdivision of Pima County, Arizona, according to the map or plat thereof of record in the office of the County Recorder of Pima County, Arizona, in Book 51 of Maps and Plats at page 58 thereof;

AND EXCEPTING FROM SAID PARCELS SET FORTH ABOVE, any portions thereof lying within property described in instruments recorded in Docket 9535 at Page 505, in Docket 8964 at Page 314 and in Docket 8313 at Page 236.

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Exhibit E Escrow Property

A parcel of land located in Section 8, T18S, R14E, G&SRM, Pima County, Arizona, more particularly described as follows:

BEGINNING at the Southwest corner of Section 8 as shown on ALTA/ACSM Land Title Survey, Section 8, T18S, R14E, G&SRM, Pima County, Arizona, by Cella Barr Associates, Inc., dated June, 1999;

THENCE along the West line of said Section 8 and the West line of the deeded boundary in Book 4757, Page 34, County of Pima, County Recorder N00°31'37"W, 2,625.29 feet to the North boundary of said deeded property, and the South boundary of Quail Creek II, as shown on Quail Creek Final Pat Blocks 1-64, book 51, page 58-1, Pima County, Arizona;

THENCE along the East-West midsection line of said Section 8, the North line of said deeded property, and the said South line of Quail Creek II N89°18'44"E, 1,320.32 feet;

THENCE leaving said East-West midsection line and along said deeded boundary and said Quail Creek Boundary the following described courses:

THENCE S00°28'48"E, 655.34 feet;

THENCE N89°16'11"E, 1,319.79 feet to the North-South midsection line of said Section 8;

THENCE N89°15'28"E, 2,142.16 feet;

THENCE leaving said deeded boundary S00°19'53"E, 1,164.76 feet;

THENCE S43°37'05"E, 128.73 feet;

THENCE S59°02'59"E, 280.11 feet;

THENCE S23°13'48"E, 306.64 feet;

THENCE S17°46'50"W, 280.94 feet to the South line of the southeast quarter of said section 8 and said deeded boundary;

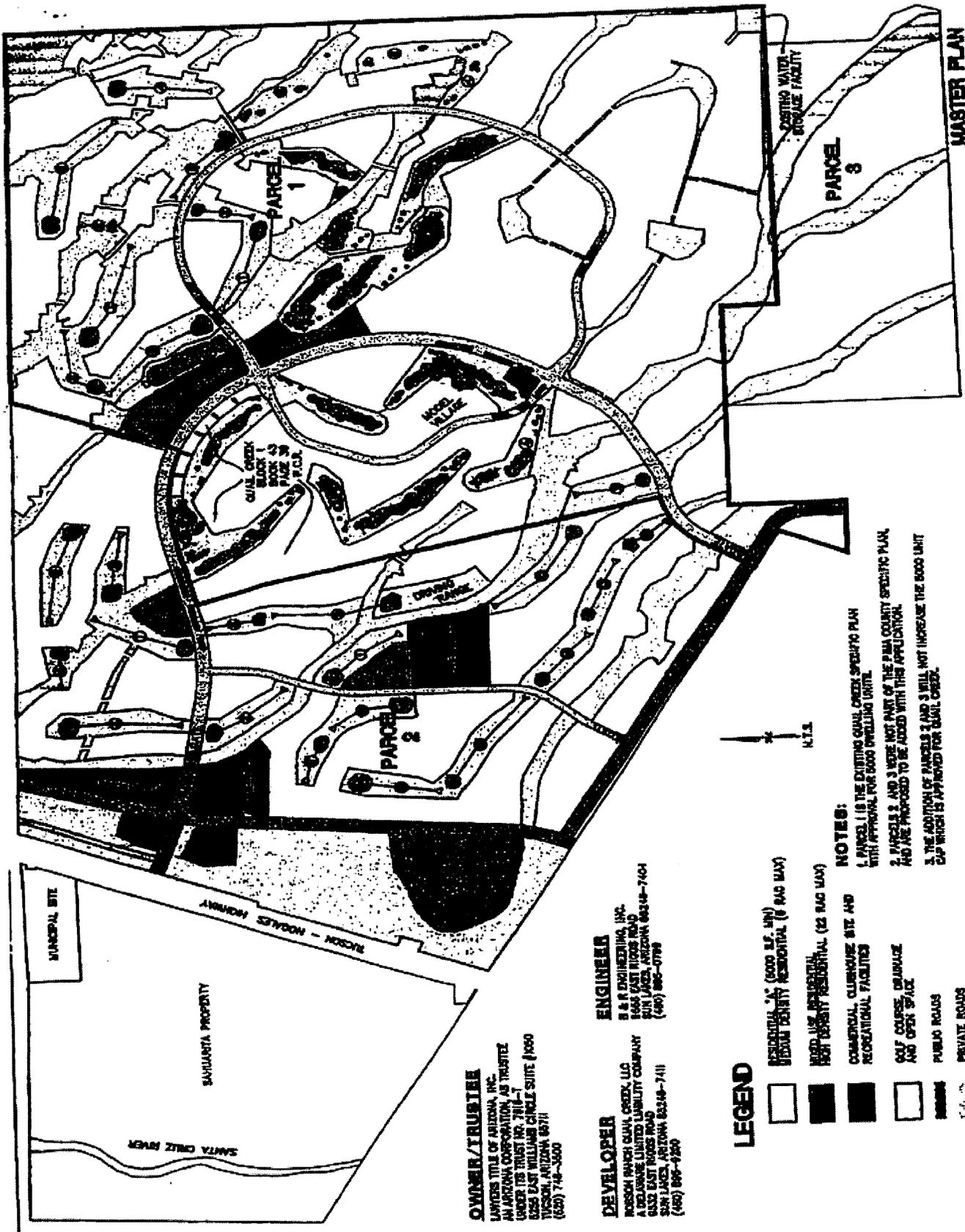
THENCE along the South line of said Section 8 and the South boundary of said deeded property S89°05'40"W, 2,498.36 feet to the South quarter corner of said section 8;

THENCE along the South line of said Section 8 and said deeded boundary S89°08'29"W, 2,636.39 feet to the southwest corner of said section 8 and the POINT OF BEGINNING;

The above-described parcel contains 241.03 acres, more or less.

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**MASTER PLAN
EXHIBIT G**

OWNER/TRUSTEE
 LAWRENCE TITLE OF ARIZONA, INC.
 AN ARIZONA CORPORATION, AS TRUSTEE
 UNDER THE TRUST AGREEMENT DATED
 03/25/83 EAST WILLOW CIRCLE SUITE 1000
 TUCSON, ARIZONA 85711
 (602) 748-3500

DEVELOPER
 MOONBAY CHULI CREEK, LLC
 A DELAWARE LIMITED LIABILITY COMPANY
 6332 EAST HOBBS ROAD
 SUN LANEZ, ARIZONA 85348-7411
 (480) 895-9250

ENGINEER
 B & B ENGINEERING, INC.
 845 EAST WILLOW ROAD
 SUN LANEZ, ARIZONA 85348-7401
 (480) 895-0788

LEGEND

- RESIDENTIAL (8,000 S.F. MIN) MED-DENSITY RESIDENTIAL (8 RAO MAX)
- MED-DENSITY RESIDENTIAL (12 RAO MAX)
- COMMERCIAL, CLUBHOUSE SITE AND RECREATIONAL FACILITIES
- GOLF COURSE, COURSE AND OPEN SPACE
- PUBLIC ROADS
- PRIVATE ROADS
- BOUNDARY OF EXISTING SPECIFIC PLAN

NOTES:

1. PARCEL 1 IS THE EXISTING CHULI CREEK SPECIFIC PLAN WITH APPROVAL FOR GOOD DWELLING UNIT.
2. PARCELS 2 AND 3 WERE NOT PART OF THE PIMA COUNTY SPECIFIC PLAN AND ARE PROPOSED TO BE ADDED WITH THIS APPLICATION.
3. THE ADDITION OF PARCELS 2 AND 3 WILL NOT INCREASE THE MOONBAY CAP WHICH IS APPLIED FOR CHULI CREEK.

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APPENDIX F

ARIZONA GAME AND FISH RESPONSE

APPENDIX V

EVAN MECHAM, Governor

Commissioners
FRED S. BAKER, Esq., Chairman
LARRY D. AGANS, Saltwell City
FRANCES W. WENNER, Tucson
THOMAS G. WOODS, JR., Phoenix
PHILIP W. ASHCROFT, Esq.

Director
TEMPLE A. REYNOLDS

Assistant Director
DANIEL L. SHOUPE



ARIZONA GAME & FISH DEPARTMENT

2222 West Johnny Road Phoenix Arizona 85023 942-3000

November 12, 1987

Ms. Irene F. Ogata
Project Planner
950 North Finance Center Drive, Suite 210
Tucson, Arizona 85710

Dear Ms. Ogata:

The Arizona Game and Fish Department has reviewed the area in Sections 5, 6, 7, and 8, T18S, R14E, and we wish to provide the following information.

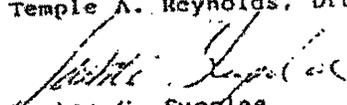
The Department's Data Management System was accessed for the site, and there are no State listed special status (threatened or unique) species in the area. However, we wish to note that within this area are two class one riparian habitats which function as significant habitat extensions from the Santa Rita Experimental Range.

We recommend that site development preserve those drainages as natural open space, and that open space be provided on the uplands adjacent to these drainages.

Also be advised that any bank protection of these washes in excess of one acre will require a 404 permit from the U.S. Army Corps of Engineers (Phone 213-894-5606).

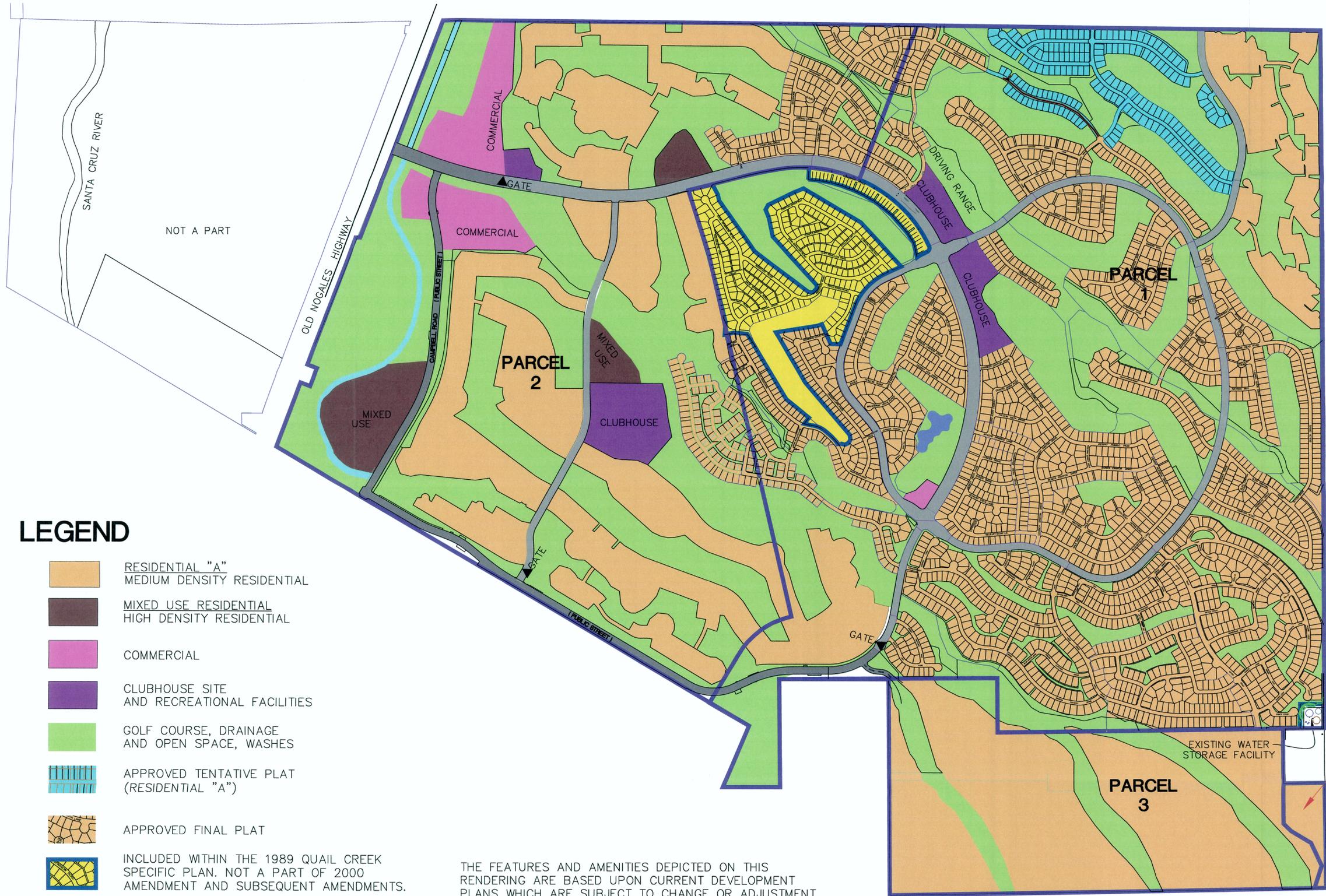
Sincerely,

Temple A. Reynolds, Director


Vashita C. Supplee
Habitat Specialist
Tucson Regional Office

VCS:nir

G:\drga\QC\QC MISC\Specific Plan\QC FICS EXHIBITS\QCSFIC09-SPECIFIC PLAN AMENDMENT.dwg 4/5/2016 4:45 PM



OWNER/TRUSTEE

LANDMARK TITLE ASSURANCE
 AGENCY OF ARIZONA
 UNDER ITS TRUST NO. 7916-T
 2730 E. BROADWAY BLVD.
 TUCSON, ARIZONA 85716
 (520) 901-4438

DEVELOPER

ROBSON RANCH QUAIL CREEK, LLC
 A DELAWARE LIMITED LIABILITY COMPANY
 9532 EAST RIGGS ROAD
 SUN LAKES, ARIZONA 85248-7411
 (480) 895-9200

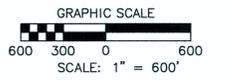
ENGINEER

B & R ENGINEERING, INC.
 9666 EAST RIGGS ROAD, SUITE 141
 SUN LAKES, ARIZONA 85248-7404
 (480) 895-0799

LEGEND

- RESIDENTIAL "A"
MEDIUM DENSITY RESIDENTIAL
- MIXED USE RESIDENTIAL
HIGH DENSITY RESIDENTIAL
- COMMERCIAL
- CLUBHOUSE SITE
AND RECREATIONAL FACILITIES
- GOLF COURSE, DRAINAGE
AND OPEN SPACE, WASHES
- APPROVED TENTATIVE PLAT
(RESIDENTIAL "A")
- APPROVED FINAL PLAT
- INCLUDED WITHIN THE 1989 QUAIL CREEK
SPECIFIC PLAN. NOT A PART OF 2000
AMENDMENT AND SUBSEQUENT AMENDMENTS.
- PRIVATE STREETS
- PUBLIC STREETS
- GATE
ENTRANCE GATE
- BOUNDARY OF EXISTING SPECIFIC PLAN

THE FEATURES AND AMENITIES DEPICTED ON THIS
 RENDERING ARE BASED UPON CURRENT DEVELOPMENT
 PLANS WHICH ARE SUBJECT TO CHANGE OR ADJUSTMENT
 BY THE DEVELOPER.



PARCEL 3A



SPECIFIC PLAN

FIGURE 9