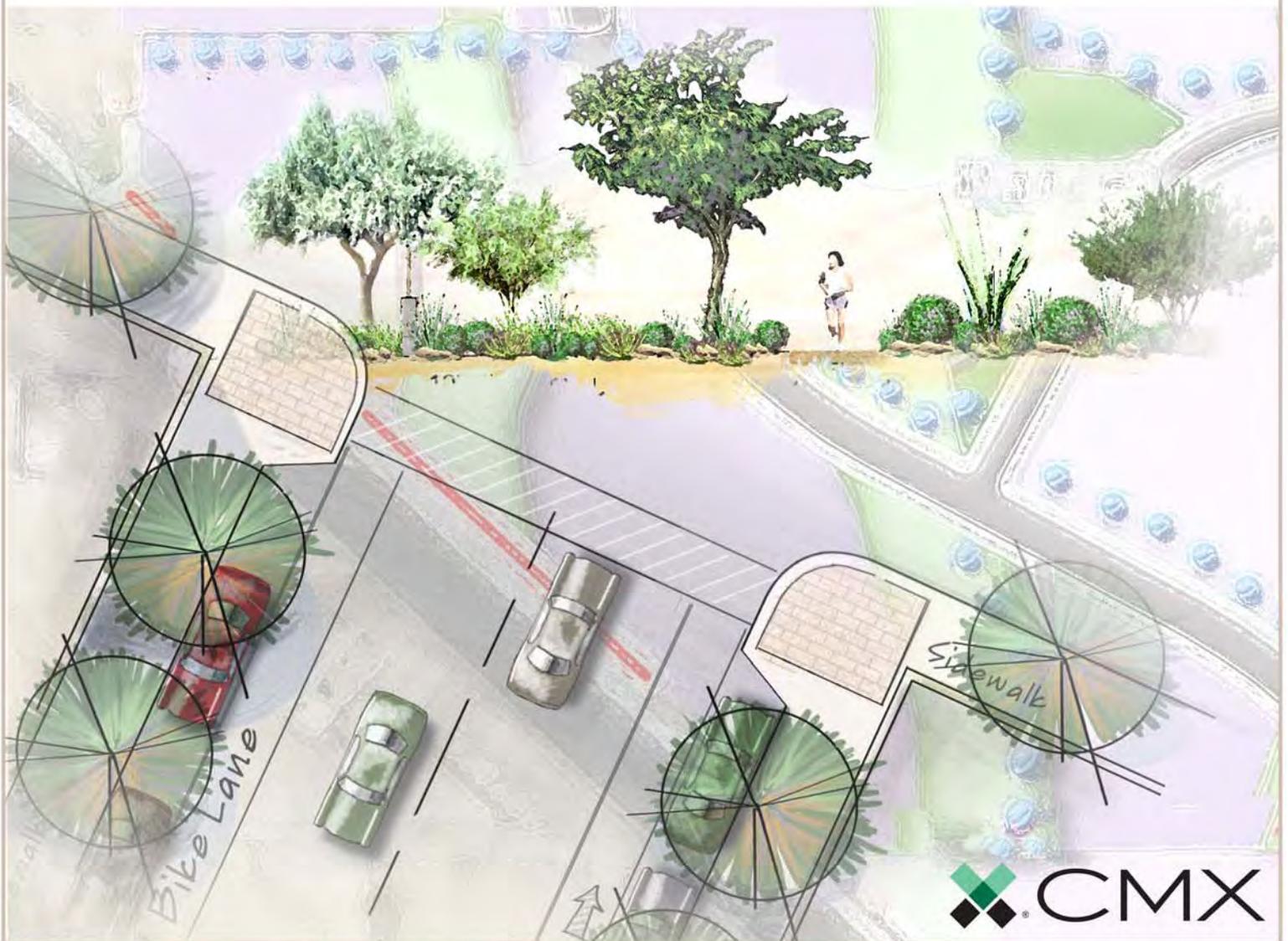


Cielo Crossing

PLANNED AREA DEVELOPMENT NARRATIVE REPORT

3RD SUBMITTAL JUNE 2008



Cielo Crossing

Planned Area Development Narrative Report

3rd Submittal

Surprise, Arizona

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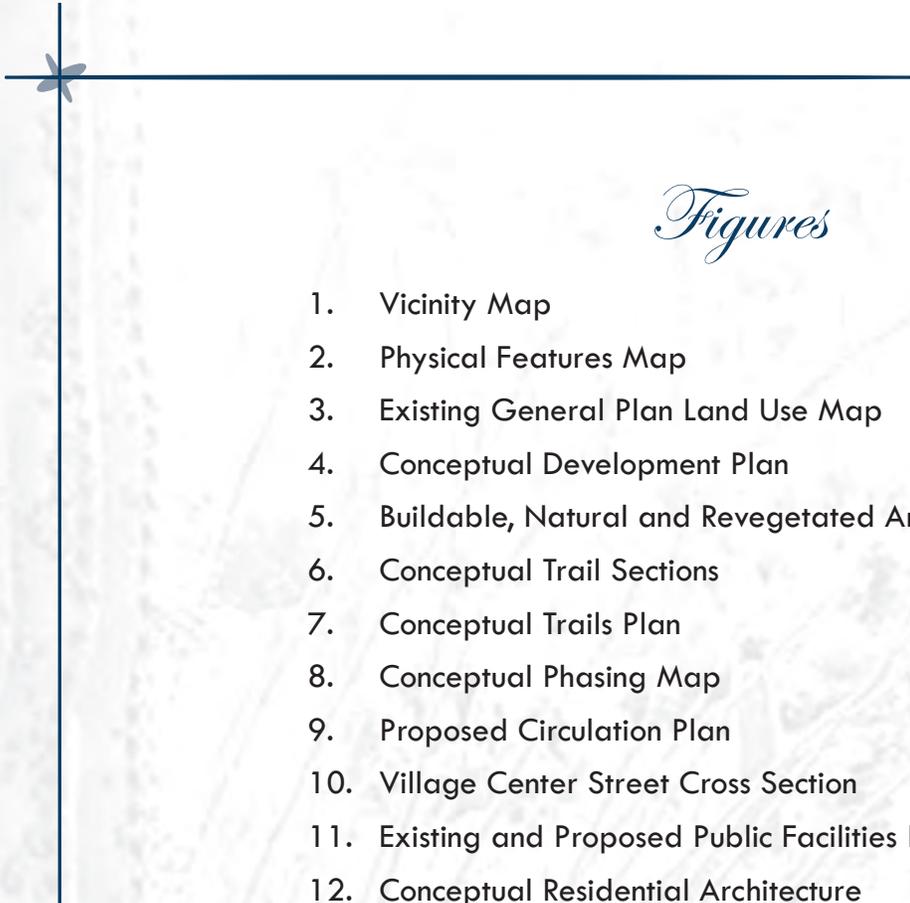
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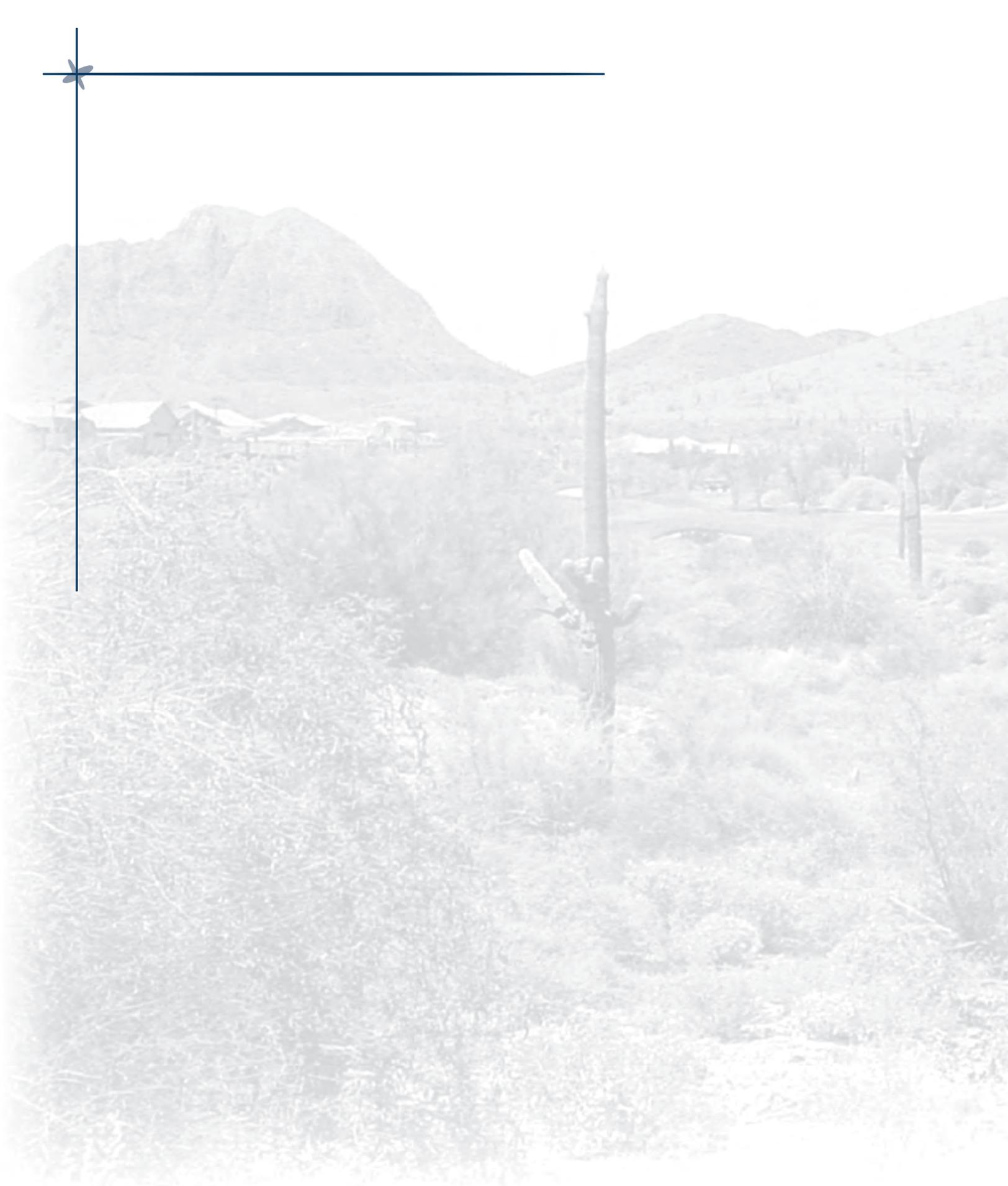


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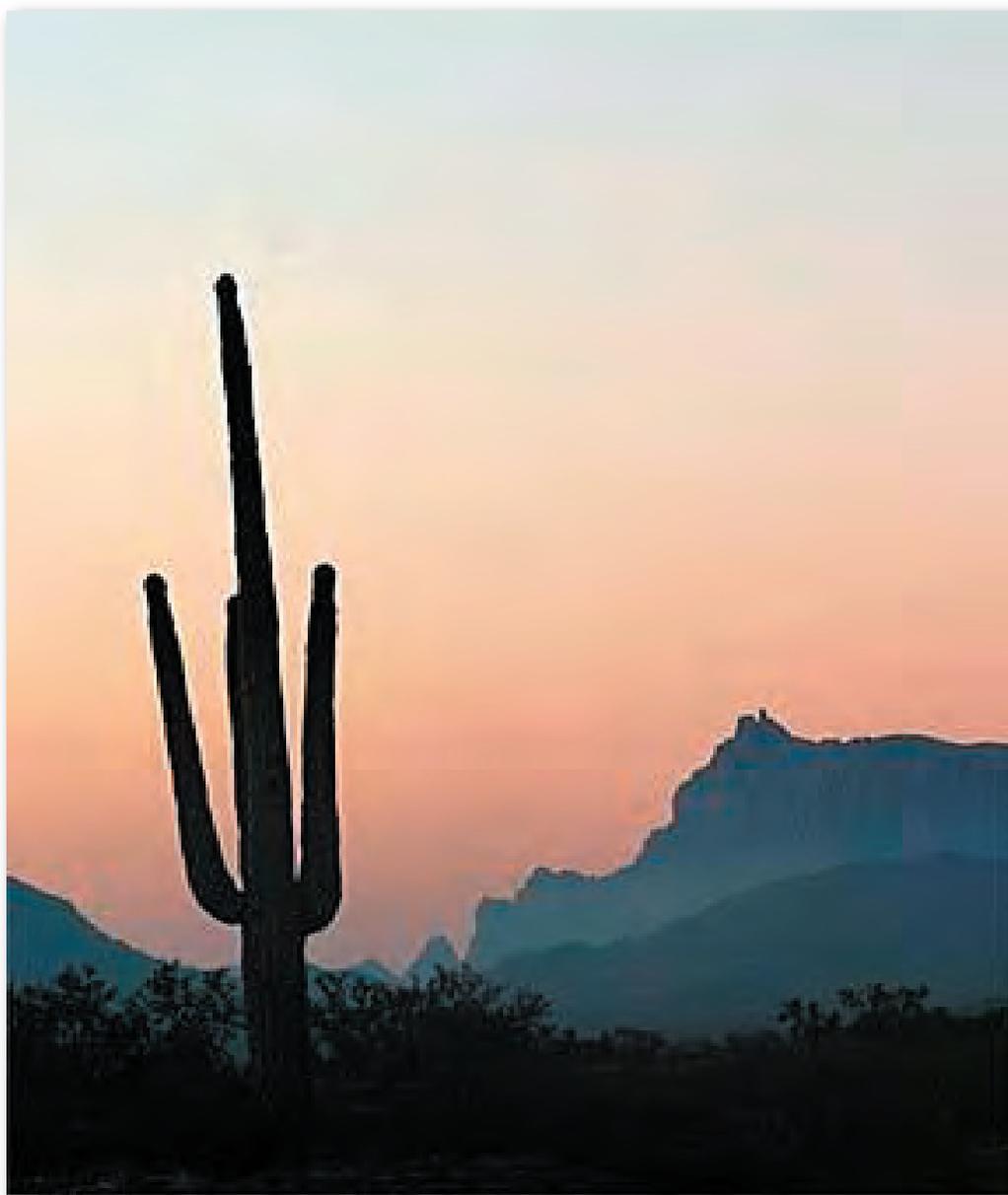
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NARRATIVE



SECTION 1.0: *Executive Summary*



1.0 EXECUTIVE SUMMARY

Cielo Crossing (the Project) is a 617.7-acre (gross acreage) development comprised of six (6) independent parcels, owned by Land Baron Investments and Trim 203rd Investors (The Developers). The Project is located adjacent to the City of Surprise (the City) municipal boundary; 14 miles northwest of the Surprise Municipal Center. A General Plan Amendment was approved by City Council with case GPA07-029, resolution 07-23, changing the land use from Employment to Mixed Use on 557 acres of the Project. The remaining portion of the property is designated as Employment. CMX, LLC is the consultant assisting Land Baron Investments and Trim 203rd Investors with the evaluation of appropriate land uses, development patterns, recreation opportunities, educational resources, transportation systems and essential services needed for the Project.

Cielo Crossing will provide a mix of land uses including residential, retail/commercial, employment/office and industrial. This diverse mix of land uses provides for a highly desirable community enabling more community interaction and increasing the likelihood for a sustainable social environment. Cielo Crossing provides for a denser, interactive community setting by excluding traditional single-family residential housing options. Surrounding developments already provide an abundance of traditional single-family residential options. It is the intent of Cielo Crossing to provide a development unique to the area by providing residents with different housing options, including non-traditional attached and detached single-family residences, multifamily and the potential for live/work development. Attached and detached single-family residences may include zero lot line, alley-loaded, auto-court, green-court, townhomes, duplexes, triplex, apartments, condominiums and/or live/work units. The majority of permitted residential uses are centralized within the site for more of an interactive community feeling. Housing options for the site are permitted closest to the proposed Village Center, making the land uses highly compatible and also providing ease of access to the Village Center commercial and recreational opportunities.

The land use plan for Cielo Crossing allows for flexibility in uses while providing design guidelines and architectural standards to guide development. Mixed use districts provide for employment, commercial and industrial uses as well as residential development. In addition the Village Center commercial/residential area is planned for the niche market, providing residents and nearby neighbors (including the future Maricopa Community College) with specialized shopping and amenities such as restaurants and unique office space, as well as live/work residential opportunities not currently available in the area.

Cielo Crossing is located along Dove Valley Road (200-foot Parkway) and is within close proximity to the US-60 and BNSF Railroad line. The site is a prime candidate for employment/office and industrial uses. The proposed mixed use intensity will depend



on location. For example, mixed use parcels located along US-60 and the BNSF railway may develop as industrial, while mixed use located along 211th Avenue may develop as light industrial which could include office buildings and a potential hospital with medical offices. Mixed use located along 203rd Avenue may include lighter intensity uses, such as office and residential to reduce the potential impact to the single-family residential land uses located to the east of 203rd Avenue.

Primary access during initial phases into this development will be from Dove Valley Road, the main east-west corridor along the north boundary, and from 203rd Avenue, the main north-south corridor along the eastern edge of the Project, connecting to Lone Mountain Road to the south. Secondary access is provided in various locations; 211th Avenue at the western edge of the property, a collector road intersecting Dove Valley Road at the northern property boundary and others providing residential and commercial access off of 203rd Avenue and at the southern property boundary separating the Village Center parcel from the future Maricopa County property.

The Project is a dynamic, well-balanced community with a strong emphasis and integration of both active and passive recreational opportunities throughout, facilitated by a comprehensive open space plan containing integrated trail system, neighborhood parks and recreational amenities such as ball fields and multi-use turf areas. Additional recreation opportunities, will be incorporated into the Village Center design.

With nearly 620-acres of developable land, this is a truly unique opportunity to create a project complementing the City's current growth and development objectives.

- Cielo Crossing will provide the necessary commercial, retail, employment and business opportunities creating a well-balanced and self-sustaining community generating additional tax revenues.
- Cielo Crossing will provide an extensive, integrated regional trail/pathway system providing a pedestrian friendly access between neighborhoods, commercial, Village Center and recreation areas.
- The land uses provided in Cielo Crossing will attract residential buyers looking for alternative options, other than traditional single-family residential homes.
- The wash corridors running through the project will provide recreational amenities along their outer edges while maintaining the natural undisturbed vegetation at its core. These corridors will safely convey water and ensure none of the homes and businesses within Cielo Crossing will be impacted by offsite storm water flows. They will also help mitigate the effects of flooding to neighboring communities and provide recreational amenities for the Project and surrounding neighborhoods.

- Development of Cielo Crossing will include major improvements to the City of Surprise's infrastructure such as:
 - Transportation corridors; Dove Valley Road, 211th and 203rd Avenues.
 - Potential school site for elementary students.
 - Water and wastewater improvements.
 - Community parks offering an integrated trail system and active and passive recreation areas.
 - Interactive and inviting retail area drawing a new market to the City.
 - Numerous employment opportunities.
 - A unique Village Center design that is compatible with the Community College to the south.

- Cielo Crossing will be developed over the next 5-10 years, providing a source of revenue for the City in the form of impact fees, review fees, development fees and a steady source of revenue in the form of property tax and sales tax.

With a special emphasis placed on all areas of design, from site planning to infrastructure, Cielo Crossing is envisioned to be a diverse and sustainable community. The Developer respectfully submits this PAD for the development of Cielo Crossing to the Planning & Zoning Commission and City Council for their review and consideration. Land Baron Investments and Trim 203rd Investors look forward to fostering a long-standing partnership with the City of Surprise and with existing and future residents of the community.





Executive Summary





SECTION 2.0: *Existing Conditions*

2.0 EXISTING CONDITIONS

2.1 SITE LOCATION

Cielo Crossing is located approximately 14 miles northwest of the Surprise Municipal Center and contains approximately 617.7 gross acres. (Refer to the **Vicinity Map Figure 1**). The site is relatively flat and is sparsely vegetated with scrub brush, except for some of the drainage corridors, which contain more substantial desert vegetation. Refer to the **Physical Features Map (Figure 2)**. The existing conditions of properties surrounding Cielo Crossing are as followed:

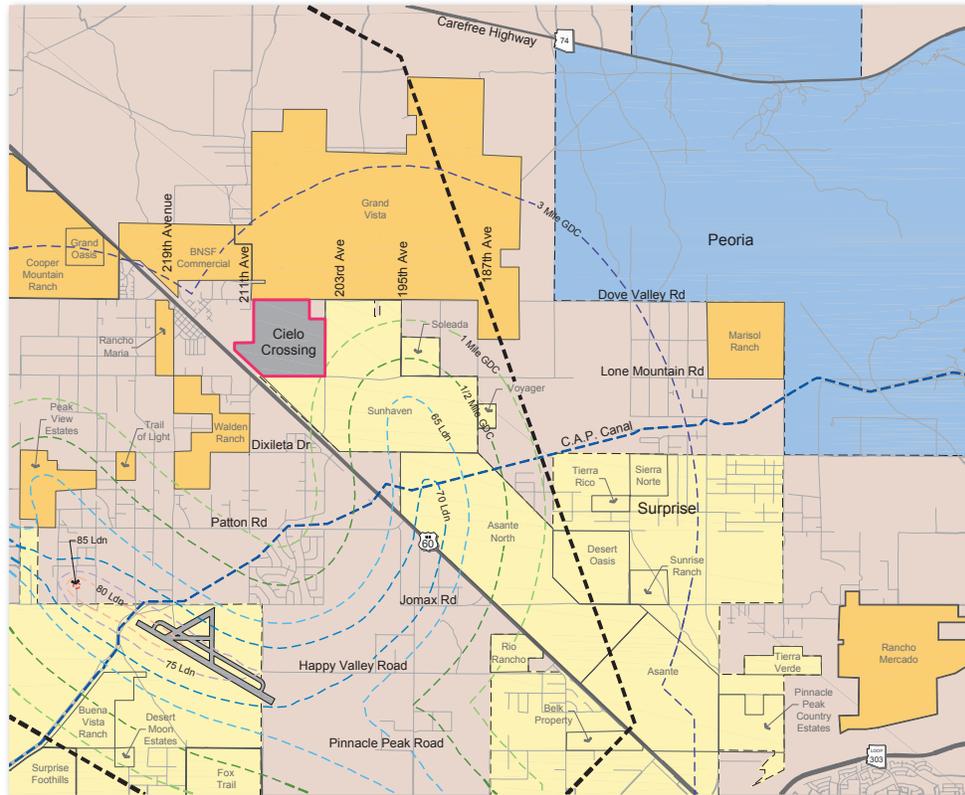


FIGURE 1: VICINITY MAP

North: The north property boundary for the Project is Dove Valley Road. The parcels to the north of the project are currently developed as the proving ground facility for Daimler/Chrysler. Grand Vista, a proposed master planned community is located to the north of Cielo Crossing.

East: The Project is bounded by 203rd Avenue on the East. The parcels to the east are part of the Sunhaven Master Planned Community, but are currently vacant. This portion of Sunhaven is part of the later phases of development of the community; much of the future development is made up of Single-Family residential uses.



West: The property to the west of the Project is located within the jurisdiction of Maricopa County and is not incorporated into the City of Surprise. Parcels to the west of the Project contains large lot residential home, some of which are currently being constructed. Also at the west/southwest of the Project are the US 60 Highway and the BNSF Railroad. The property is not directly adjacent to the US 60 Highway as it is separated by the BNSF Railroad property.

South: Sunhaven is also directly adjacent to the Project at the southern property boundary as well. The uses to the south of the Property include only employment. A portion of this employment area has been purchased by the Maricopa County Community Colleges. A Community College may be located at this site.

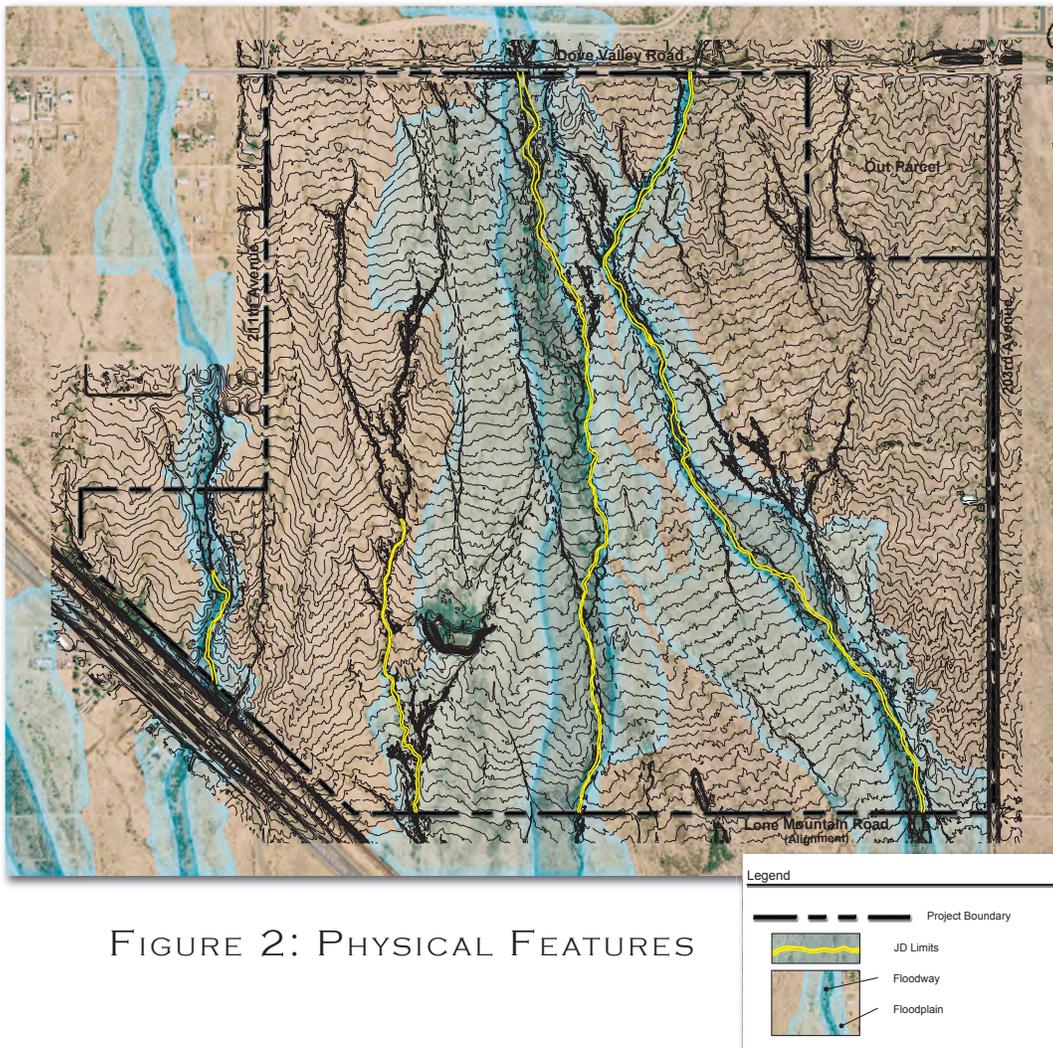


FIGURE 2: PHYSICAL FEATURES

Existing Conditions

2.2 EXISTING ZONING AND GENERAL PLAN LAND USE DESIGNATIONS

The property is currently zoned in Maricopa County as Rural-43. A rezone from Rural-43 to a Planned Area Development (PAD) is being requested. Along with the PAD application, an annexation request will be submitted as the Developers would like to annex the property into the City of Surprise. The adjacent Sunhaven project has recently been annexed into the City of Surprise, which allows Cielo Crossing this opportunity. The majority of the property has recently obtained a General Plan Amendment from Employment to Mixed Use on approximately 557 acres. (Refer to the **Existing General Plan Land Use Map Figure 3**) for General Plan Amendment and surrounding land use information. Within the Mixed Use designation, the owner is proposing land uses including residential, employment, industrial and commercial uses. Included in the commercial use is a “Village Center” which will compliment the adjacent future Maricopa Community College site directly to the south of the Cielo Crossing Property. The remaining portion of the property is designated as Employment.

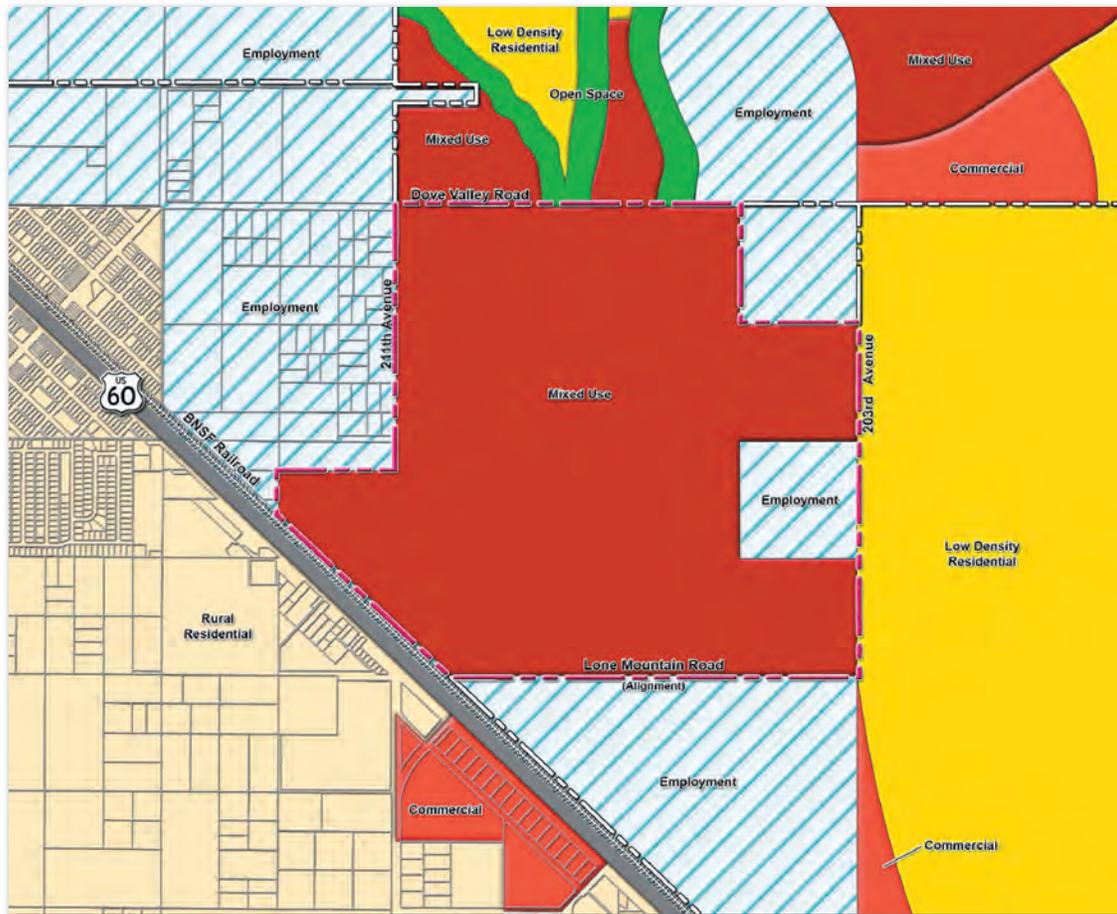


FIGURE 3: EXISTING GENERAL PLAN LAND USE MAP



2.3 ACCESSIBILITY

Regional access off of the US-60 is obtained from Dove Valley Road located along the northern property boundary and Lone Mountain Road to the south of the property. Dove Valley Road is designated as a Parkway (200-foot ROW) per the City of Surprise Roadway Classification Map. An interchange (built by others) along the US-60 between the Dove Valley Road and Lone Mountain alignments is contemplated; however, it would require relocation of the existing alignment to accommodate necessary infrastructure. (Refer to **Section 4.0** for additional information.) Continuing from the potential interchange, a major arterial road will continue north and east and will provide internal access to the middle of the Project, connecting into 203rd. From Dove Valley Road, 203rd is designated as a major arterial providing access north and south through/along the property. From Lone Mountain Road, drivers can gain access to Cielo Crossing from 203rd Avenue through Sunhaven. 211th Avenue is proposed as a Parkway from Dove Valley Road to the intersection of the potential Grand Avenue connection. South of the intersection, 211th becomes a major arterial running through Sunhaven's proposed employment land uses, loops up and connects to 203rd Avenue just north of the Lone Mountain Road alignment. A collector road is proposed along the 205th Avenue alignment. The collector will provide a secondary connection to Dove Valley Road and 211th Avenues and runs in generally a north/south direction. The Community College site to the south of Cielo Crossing will be separated from the Village Center by a collector road. This collector road provides additional access to the Community College site and the Village Center. Discussions are underway with Maricopa County Community Colleges to discuss the design. The Village Center street system will be developed and submitted for City staff review as part of the master site planning process of the Village Center, which is discussed further in **Section 5.0**.



2.4 EXISTING TOPOGRAPHY AND DRAINAGE

The Cielo Crossing property is currently desert land with little or no desert vegetation. The exceptions are the drainage corridors traversing the project. These drainage corridors contain much more dense native vegetation, in contrast to the rest of the site. Under existing conditions, storm water is conveyed through multiple drainage corridors. These corridors have a wide floodplain that surrounds them. See the **Physical Features Map (Figure 2)**. The site generally slopes south at an average grade of less than one percent (1.0%).

Three broad floodplains, identified as T5N-R3W-S24E, T5N-R2W-S19W, and T5N-R2W-S19E in the Wittmann Area Drainage Master Study Update (Wittmann ADMSU), traverse the site from north to south. The property is primarily located in Flood Hazard Zone "X". a small portion of the southwest corner of the property in a Flood Hazard Zone "A". The Wittmann ADMSU constitutes the FCDMC's recent efforts to characterize the flood hazards associated with the region surrounding Wittmann. This update has delineated a Zone AE flood hazard zone along the aforementioned floodplains that cross the Cielo Crossing property. While these Zone AE flood hazard zones do not appear on the effective FIRM panel, they have been approved by the FCDMC and FEMA and are considered the effective flood hazard limits for the Cielo Crossing property. For additional information regarding existing topography and drainage refer to the Master Drainage Report for Cielo Crossing, submitted under a separate cover.

2.5 LUKE AIR FORCE BASE

The Project is over 20 miles northwest of Luke Air Force Base ("AFB") and 5 miles north of the Luke Air Force Base Auxiliary 1 Field. Cielo Crossing is not located within any LDN noise contours, but it is located within the ½-1 mile and 1-3 miles GDC areas as well as being in the "Vicinity of a Military Airport". As shown in the **Luke Air Force Base GDC Table (Table 1)** below, the proposed residential density, explained in greater detail in Section 3 of this narrative, does not exceed the maximum density permitted in either the ½-1 mile or the 1-3 mile GDC areas.

Table 1: Luke Air Force Base GDC

Distance from 65 LDN Line	Max Density	Proposed Density	Gross AC	Maximum Unit Count
1/2 - 1 mile	2-4 du/ac	4.0 du/ac	5.8	23
1 - 3 mile	4-6 du/ac	6.0 du/ac	611.8	3671

It is possible that flights from one or both airfields will fly over the property. The Project will follow guidelines if deemed necessary by the City of Surprise and/or Luke Air Force Base to notify potential residents of this concern. This may include sales office signage and statements on the Public Sales Report and the final plat, to educate potential homebuyers.





Existing Conditions





SECTION 3.0: *Community Development Plan*

3.0 COMMUNITY DEVELOPMENT PLAN

3.1 CONFORMANCE TO APPROVED GENERAL PLAN AMENDMENT

Cielo Crossing lies within the existing City of Surprise General Planning area. A General Plan Amendment was approved by City Council with case GPA07-029, resolution 07-23. The approved General Plan Amendment changed the majority of the site from Employment to Mixed Use land use designation. Within the Mixed Use designation, the owner is proposing land uses including residential, employment, commercial, industrial, live/work and recreational uses. The remaining portion of the property is designated as Employment and will offer employment and commercial opportunities.

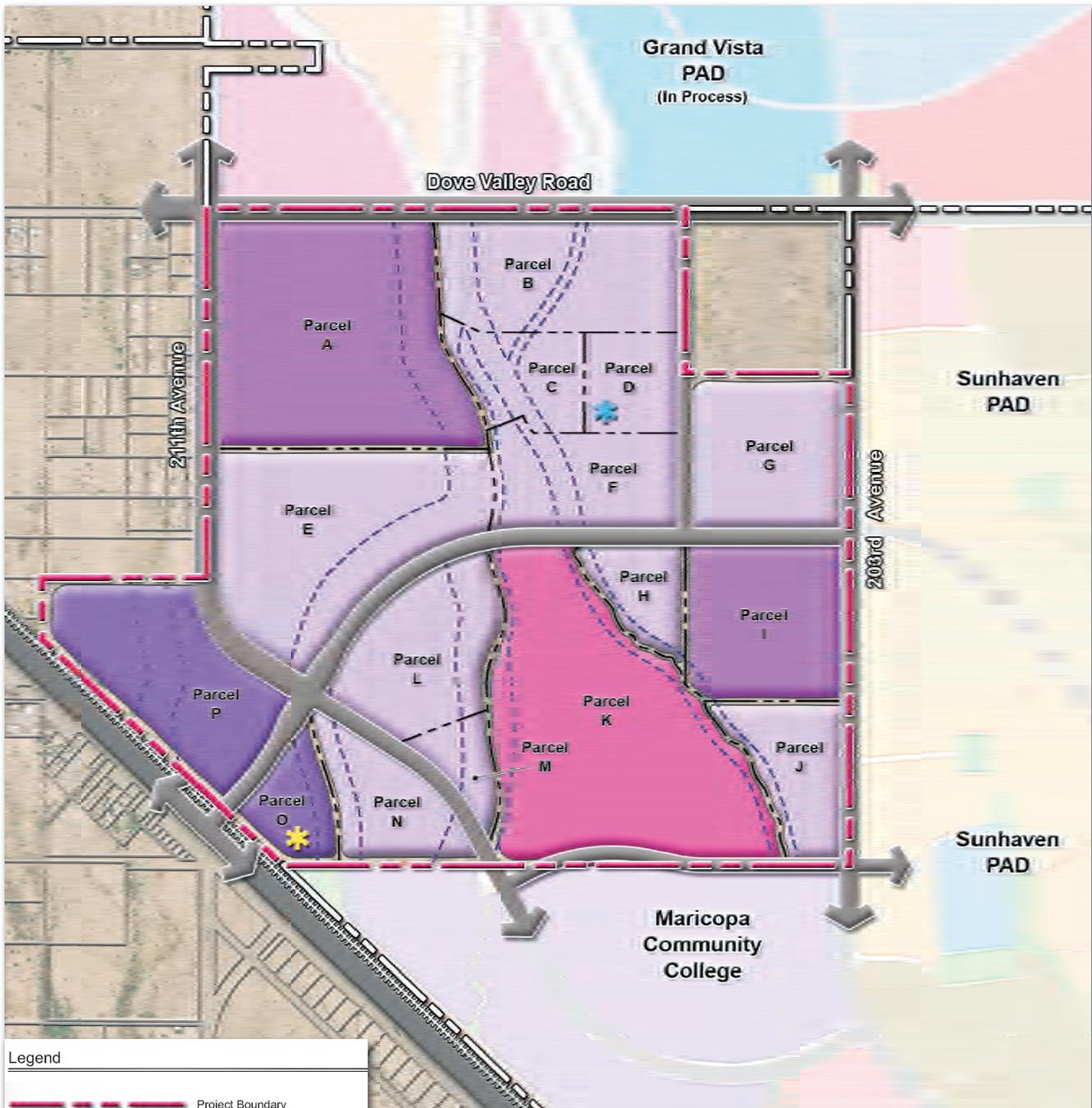
3.2 COMMUNITY CHARACTER

Cielo Crossing (the Project) is comprised of a mixture of commercial/retail, employment, industrial and business park uses, complemented by supporting medium/high and high density residential housing; along with active and passive open space areas. As an alternative to conventional land use regulations, the Developer is proposing a PAD allowing flexibility to the requirements for the development of the Project. The intent is to create a master planned community with an abundance of amenities while promoting community sustainability through the addition of retail and employment opportunities, providing accessibility to services, recreational amenities, potential elementary education and by offering regionally diverse housing type.

The Project is envisioned as an asset to the City through diversity and sustainability. This will be achieved through a cohesive and quality design having a positive impact for the Project and to the surrounding area as well. Creating a well-planned development, supporting the community goals for a more sustainable and livable community, the Project focuses on several defining elements to ensure overall design compatibility to the area. In particular, the following elements are utilized to establish the Project's character:

- Locate land uses to create transitions from less intensive to more intensive uses in a logical and complementary manner and placing uses, such as office and neighborhood commercial, to serve as a buffer between homes and the major streets surrounding the Project.
- Use of shape, colors, material selections and decorative details for commercial, employment and industrial building design to be outlined and regulated by the design guidelines in **Section 5** of this document and by applicable guidelines of the City of Surprise.
- Maximize opportunities for exposure to community open spaces and amenities.
- Thoughtfully planned trail system encouraging pedestrian and non-motorized vehicular use while integrating the community.





Legend

- Project Boundary
- Surrounding Property Boundary
- Parcel Boundary
- Erosion Setback

Land Use Category

- Mixed Use - District 1 (MU-D1)
- Mixed Use - District 2 (MU-D2)
- Mixed Use - District 3 (MU-D3)
- Village Center (VC)
- Potential School Site
- Potential Commuter Rail Station

FIGURE 4: CONCEPTUAL DEVELOPMENT PLAN

Community Development

- Beautifully landscaped areas master-planned with careful consideration to location, species, design and placement.
- Well thought out open space amenity areas using location, variety and design concepts.
- Community signage and entry monuments, implementing location, design concepts, colors and materials, creating a unique sense of place within the community.
- Streetscape, including decorative perimeter theme walls, view fences and landscaping thoughtfully placed to maximize exposure of open space and park areas.

Through these design elements, the character of the Project will be integrated with the area, providing a high level of quality for architectural design as well as amenities for residents to enjoy.

3.3 LAND USES

The Project is envisioned as a community offering residential, commercial, industrial and employment uses with an abundance of recreational amenities. Recreational amenities may include neighborhood parks, an integrated trail system, ball fields, multi-use turf areas and mini parks with tot lots. Residents and workers will benefit from the complimentary home types, infrastructure efficiently and close proximity to services and recreation. The development plan for Cielo Crossing contemplates five phases, which are discussed later in this narrative. Refer to the **Conceptual Development Plan (Figure 4)** and **Project Data Table (Table 2)** below for additional detailed information regarding the proposed land uses for the Project.

Homes will vary in character and size to meet the needs of homebuyers and to provide architectural diversity. A minimum of 1,000 residential units are proposed; however, the total number of units will not exceed 3,694 (6 du per gross acre), as shown on **Luke Air Force Base GDC (Table 1)** and **Project Data Table (Table 2)**. Individual parcels may develop to the maximum units shown in the **Project Data Table (Table 2)** so long as the maximum number of units for the entire site does not exceed 3,694 units. The current General Plan designation for the site is Mixed Use. No minimum or maximum number of units is associated with this General Plan designation.

3.3.1 MIXED USE DISTRICT 1 (MU-D1) - (PARCELS B-H, J, L-N):

The mix of uses proposed within the MU-D1 district ranges from commercial/retail, employment/office and residential uses. The MU-D1 District is intended to provide for non-traditional single-family attached and detached and multifamily residential units and lots ranging in density from 8.0 to 21.0 du/ac. Refer to **Project Data Table (Table 2)** for maximum residential units permitted in each MU-D1 parcel. In addition, parcel J will be permitted uses similar to the VC district including live/work units.



Parcel J may be utilized as an extension of the Village Center with residential over commercial/office buildings. As long as individual developments meet the intent and standards of this district a density of less than 8.0 du/ac will be permitted.

3.3.1.1 MU-D1 Residential Component (Permitted in all MU-D1 Parcels)

Refer to **Figures 13 through 15** for examples of the potential residential housing products that could be built within Cielo Crossing. The potential residential housing products within Cielo Crossing include a diverse mix including, but not limited to;

- Zero lot line, Alley-loaded, Auto-court and green-court homes
- Townhomes, duplex, triplex, etc.
- Apartments and Condominiums
- Live/Work Units

3.3.1.2 MU-D1 Commercial/Retail and Employment/Office Component (Permitted in all MU-D1 Parcels)

The Mixed Use District 1 (MU-D1) may contain a variety of land uses including commercial/retail, employment/office and residential. The commercial/retail component of this district may include grocery stores, restaurants and other retail and service opportunities, while the employment/office component of this district may include smaller scaled business park and office complexes. For a complete use of permitted, conditional, accessory and prohibited uses refer to **Mixed Use and Village Center District Use Standards Table (Table 6)** in **Section 5.4.1** of this narrative.

3.3.2 MIXED USE DISTRICT 2 (MU-D2) - (PARCELS A AND I):

The Mixed Use District 2 (MU-D2) will not contain residential but will focus on commercial/retail, employment/office and lighter industrial uses. The MU-D2 parcels may include general commercial, business parks and office complexes. Medical and hospital uses are also anticipated for these high visibility parcels, such as Parcel A. Additionally, the MU-D2 parcels are strategically located to take advantage of adjacent major transportation corridors. For a complete use of permitted, conditional, accessory and prohibited uses refer to **Mixed Use and Village Center District Use Standards Table (Table 6)** in **Section 5.4.1** of this narrative.

3.3.3 MIXED USE DISTRICT 3 (MU-D3) - (PARCELS O AND P):

The Mixed Use District 3 (MU-D3) contains similar uses to the MU-D2 district. Residential uses will not be permitted in this district. Commercial/retail, employment/office and light or heavy industrial uses will be permitted in this district. Industrial uses may include wholesaling, warehousing and manufacturing while commercial/retail and employment/office uses may include general commercial, business parks and office complexes. For a complete use of permitted, conditional, accessory and prohibited uses refer to **Mixed Use and Village Center District Use Standards Table (Table 6)** in **Section 5.4.1** of this narrative.

3.3.4 VILLAGE CENTER DISTRICT (VC) - (PARCEL K):

The Village Center District (VC) land use will provide a dynamic “live, work and play” experience for residents and students. This commercial area is planned for the niche market, providing residents and nearby neighbors (including the future Community College) with specialized shopping and amenities such as restaurants and unique office space. The end result will be a Village Center area accessible to the adjacent Maricopa Community College property, which will serve as an informal gathering space, with street-level commercial and office uses. Residential component for the VC district will range in density from 8.0 to 21.0 du/ac. For a complete use of permitted, conditional, accessory and prohibited uses refer to **Mixed Use and Village Center District Use Standards Table (Table 6)** in **Section 5.4.1** of this narrative.

Table 2: Project Data Table

Zoning	Parcels	Land Use	Gross Area (ac)	Gross Area (%)	Net Area* (ac)	Net Density Low** (du/ac)	Net Density High** (du/ac)	Net Units Low (du)***	Net Units High (du)****
PAD MU-D1									
	B	Mixed Use	45.2	7.3%	31.2	8.0	21.0	250	655
	C	Park	17.8	2.9%	11.1	-	-	-	-
	D	School/Mixed Use	15.0	2.4%	14.0	8.0	21.0	112	295
	E	Mixed Use	70.9	11.5%	43.8	8.0	21.0	351	920
	F	Mixed Use	30.7	5.0%	21.9	8.0	21.0	175	459
	G	Mixed Use	40.1	6.5%	34.5	8.0	21.0	276	725
	H	Park	14.5	2.3%	10.2	-	-	-	-
	J	Mixed Use	22.9	3.7%	17.2	8.0	21.0	137	361
	L	Mixed Use	36.4	5.9%	23.0	8.0	21.0	184	482
	M	Park	10.1	1.6%	3.3	-	-	-	-
	N	Mixed Use	24.4	3.9%	14.2	8.0	21.0	113	298
Subtotal PAD MU-1			327.9	53.1%	224.3	8.0	21.0	1,598	3,694****
PAD MU-D2									
	A	Mixed Use	88.0	14.2%	65.0	-	-	-	-
	I	Mixed Use	39.8	6.4%	35.0	-	-	-	-
Subtotal PAD MU-2			127.8	20.7%	100.0	-	-	-	-
PAD MU-D3									
	O	Mixed Use	15.6	2.5%	9.1	-	-	-	-
	P	Mixed Use	50.1	8.1%	35.7	-	-	-	-
Subtotal PAD MU-3			65.7	10.6%	44.9	-	-	-	-
PAD VC*****									
	K	Village Center	96.3	15.6%	77.0	8.0	21.0	185	485
Subtotal PAD VC			96.3	15.6%	77.0	8.0	21.0	185	485
Total			617.7	100.0%	446.1	4.0	7.8	1,783	3,694****

* Net acreage excludes Parkway, Major Arterial and Collector Roadways as well as anticipated drainage corridors through the site.

** Net density is not used to identify the maximum density allowed within the Luke Air Force Base GDC area.

*** A minimum of 1,000 units will be constructed within one or both of the following districts: MU-D1 and VC districts.

**** Maximum Number of units not to exceed 3,694 per Luke AFB GDC requirements. Individual parcels may build up to the "Net Units High" so long as the maximum number of units for the entire site does not exceed 3,694 units.

***** Assumption that 30% of the net area will be developed as residential.



3.4 SCHOOL SITE

The Conceptual Land Use Plan for Cielo Crossing has set aside one potential elementary school site of 15.0 gross acres as shown on the **Conceptual Development Plan (Figure 4)**. Discussions are currently underway to determine the needs of the Nadaburg School District and to determine whether or not a school site is needed. If it is determined that a school site is not needed the parcel will be developed as an MU-D1 parcel. The acreage of the school site may increase or decrease depending on the needs of the school district and community. It is the intent of the Developer to continue working with the school district until an agreement has been reached.

3.5 OPEN SPACE AND RECREATION

The Cielo Crossing open space and recreation areas are an integral part of the land planning for the Project, providing a minimum of 17.4% open space of the total PAD area for the overall project at build-out. Proposed open space areas are made up of a variety of different types of amenities; from natural desert areas, revegetated desert areas and mini and neighborhood parks. Access to the parks for the general public will be planned for neighborhood parks and the Village Center Park. Parks within any residentially developed parcels will not be required to provide public access.

Preliminary Landscape and Wall Concepts (Appendix A) for the Project will include a minimum of 100.0 net acres of neighborhood parks, natural and revegetated open space and an integrated trail system. In addition, mini parks and/or common areas will also be provided within residential developments as part of their individual site plan. Additional open space will also be provided within landscape tracts adjacent to roadways, providing visual interest while driving through the community and providing a buffer between roadways and adjacent properties. This open space plan is conceptual in nature and will be amended throughout the development process.

3.5.1 ACTIVE OPEN SPACE:

Active open space will be provided throughout the community in mini and neighborhood parks and within the anticipated neighborhood park. The final number of units and therefore the number of residents cannot be determined at this time. However, Cielo Crossing will provide a minimum of 6 acres of active open space per 1000 residents as required by the City of Surprise. The **Open Space Table (Table 3)** below provides the minimum and maximum number of



units as shown on the **Project Data Table (Table 2)** to determine a range of active and passive open space that may be provided. Active open space will need to be calculated with each individual plan submittal to ensure the minimum amount of active open space for the entire community is provided.

Active open space areas may include amenities such as ball fields, multi-use play fields, sand volley ball, ramadas, frisbee golf, playground equipment and basketball courts. It is anticipated that locations of active open space may change during the development process and that the conceptual open space plan is to act as a guide for potential locations.

Table 3: Open Space Table

Open Space⁽¹⁾	
Required:	92.7 acres (15%) ⁽¹⁾
Minimum Provided:	107.6 acres (17.4%)
Active Open Space⁽²⁾⁽³⁾	
Minimum Required:	28.6 acres (4.6%) <small>((2.67 x 1783 units) / 1000) x 6ac</small>
Minimum Provided:	28.6 acres (4.6%)
Passive Open Space	
Required:	64.1 acres (10.4%)
Minimum Provided:	79.0 acres (13.7%)

Notes:

(1) Cielo Crossing will meet or exceed the 15% open space as required by the City of Surprise Municipal Code Section 125-194.

(2) Required Active Open Space for the city of Surprise is 6 acres per 1000 residents. Active Open Space is calculated with 2.67 residents per dwelling unit.

(3) Cielo Crossing will meet or exceed the minimum Active Open Space requirement of 6 acres per 1000 residents. Since the ultimate number of dwelling units is unknown for Cielo Crossing, the active open space provided will be adjusted if the number of units exceed the 1783 units calculated in the table above.

3.5.1.1 Mini Parks and Common Areas

Mini parks will be incorporated into the site plan for the residential neighborhoods within the community. Amenities provided within the mini parks may include, but are not limited to, playground equipment and ramadas. Many of the mini parks within Cielo Crossing will be surrounded by retention areas needed for the neighborhoods. These retention areas may include open play fields or other activities for residents to enjoy. If amenities, such as tot lots and ramadas, are located within a retention basin, the amenities may be designed above the 10-year storm. All recreational and open space areas will incorporate and maintain the overall thematic elements for Cielo Crossing.



3.5.1.2 Neighborhood Parks

The conceptual open space plan for the Project includes three (3) neighborhood parks. In general, the neighborhood parks are located adjacent to the drainage corridors to create a more open feel and expansive views of native vegetation within the corridors. Neighborhood parks are situated to provide ease of access for adjacent residents. Amenities within the neighborhood parks may include athletic fields, such as baseball, soccer, sand volleyball and/or basketball courts along with playground equipment. Ramadas and benches may also be provided. Refer to **Preliminary Landscape and Wall Concepts (Appendix A)** for examples of the park spaces provided within Cielo Crossing. Neighborhood parks will be integrated with the Project's trail system so that residents can choose alternative modes of transportation to access the parks.



APPENDIX A: PRELIMINARY
LANDSCAPE AND WALL CONCEPTS

3.5.1.3 Village Center Park

The Village Center is envisioned as a gathering place for both passive and informal active open space. During the site planning process, the numbers and types of parks and amenities that will ultimately be developed within the Village Center will be determined. However, it is anticipated at least one centralized neighborhood park will be provided and will help promote a meaningful social lifestyle within a village atmosphere where people can live, work, play and shop, thus creating a strong sense of pride and connectivity to the community. The park may include open play areas, benches, ramadas and other activities conducive to passive and active social interaction. Pedestrian access to the Village Center Park will be provided by crosswalks provided at street intersections and other key locations.

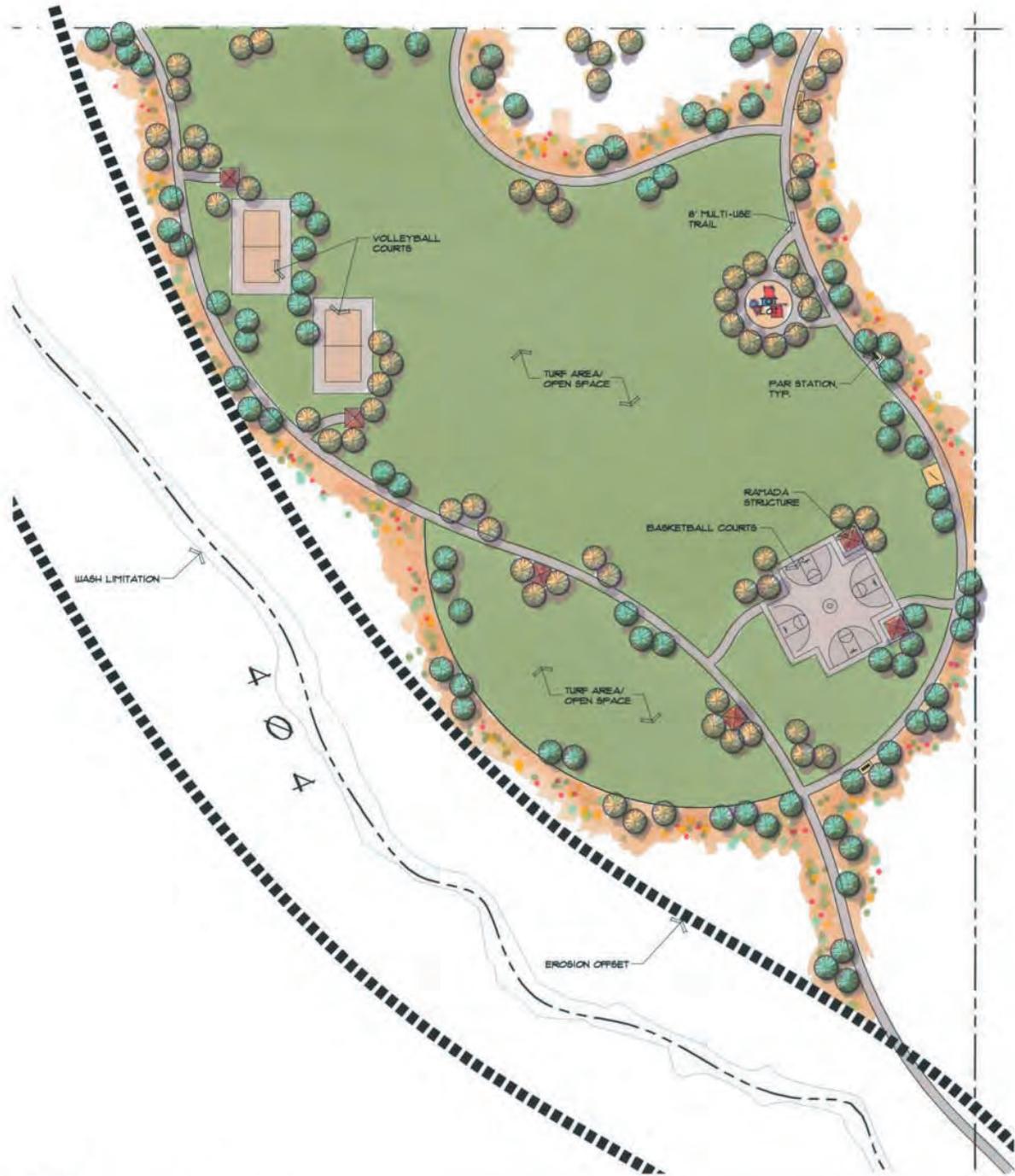
3.5.2 PASSIVE OPEN SPACE:

Passive open space is provided throughout the community in landscape tracts adjacent to roadways and within the drainage corridors. It is anticipated that locations of passive open space may change during the development process.



APPENDIX A: PRELIMINARY LANDSCAPE AND WALL CONCEPTS





Community Development

APPENDIX A: PRELIMINARY LANDSCAPE AND WALL CONCEPTS

3.5.2.1 Natural and Revegetated Open Space

The Project contains three (3) major drainage corridors which run through the site. As shown on the **Physical Features Map (Figure 2)**, there are associated jurisdictional washes within each of the three (3) drainage corridors. The limits of the jurisdictional washes will remain undisturbed (natural), except at certain roadway crossings and other improvements. The remainder of the drainage corridors will utilize an engineered approach to floodplain mitigation. This portion of the corridor will be revegetated with desert plant materials once construction of the drainage corridor is completed. Refer to the **Buildable, Natural and Revegetated Areas (Figure 5)** for more information on the proposed locations of natural and revegetated open space areas. These drainage corridors provide the perfect opportunity for an integrated trail system and provide the backbone for the proposed trail system in Cielo Crossing.

Table 4: Buildable, Natural and Revegetated Areas

Site Data	
Gross Acres:	617.7
Site Categories	
Buildable:	538.7 (86.3%)
Natural:	6.5 (1.1%)
Revegetated:	72.5 (12.6%)
Open Space	
Gross Site:	107.6 (17.4%)
Drainage Channels:	79.0 (13.7%)
Active Open Space	28.6 (4.6%)

3.5.3 DRAINAGE CORRIDORS

The natural corridors within the drainage corridors will remain mainly natural and undisturbed where the corridor has been delineated as a jurisdictional wash. Revegetation of the drainage corridors will be of native plantings only, including the surrounding area between the jurisdictional wash limits and the erosion hazard setback limits. Neighborhood parks may include improvements in the drainage corridors within the revegetated portions of the drainage corridors.



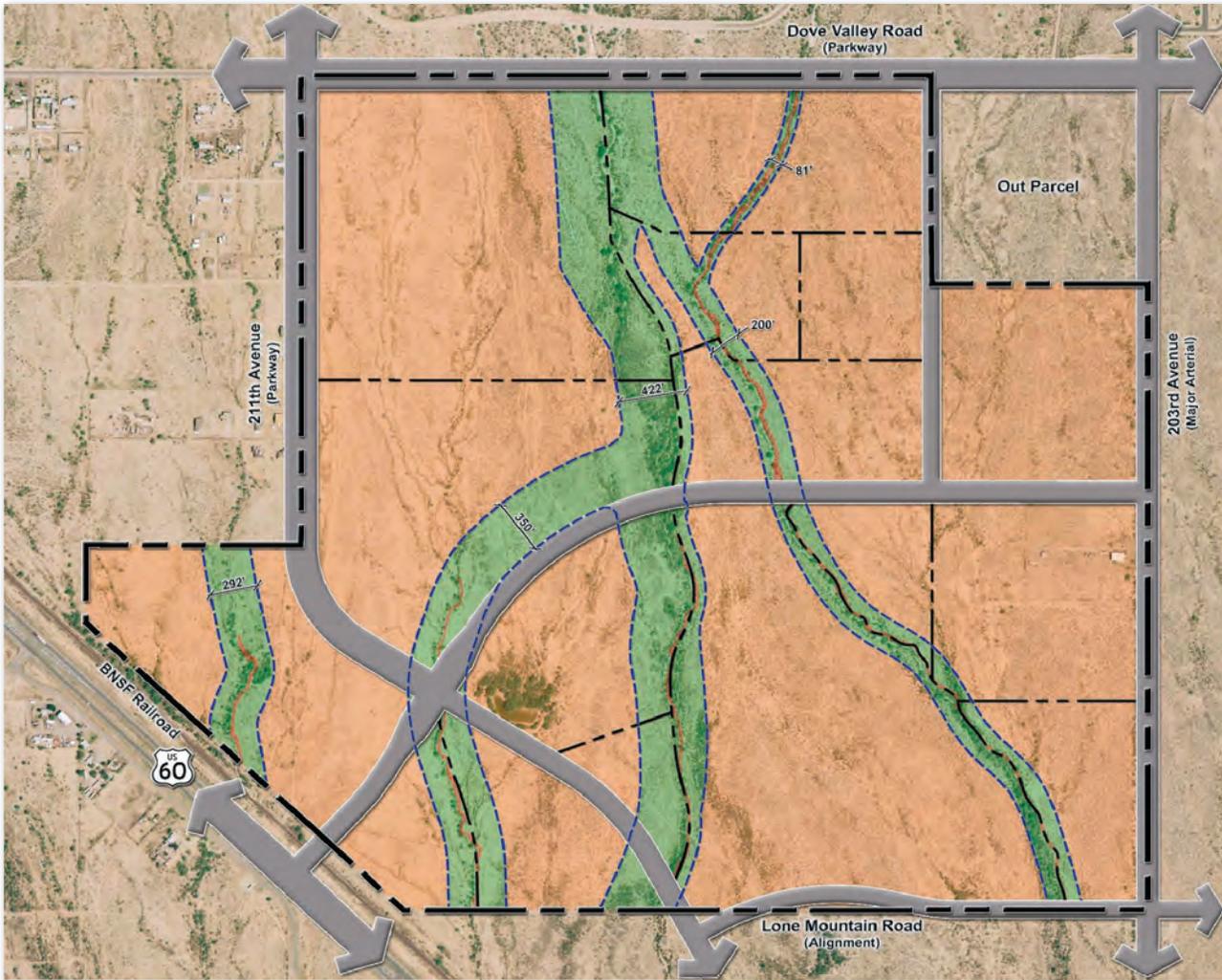
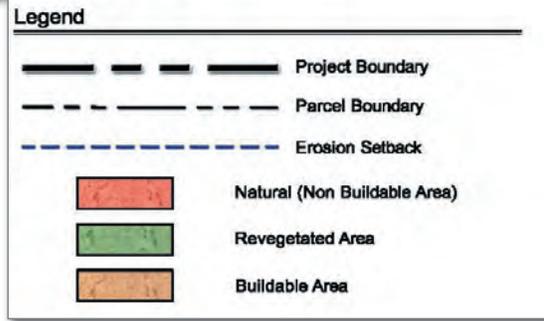


FIGURE 5: BUILDABLE, NATURAL AND REVEGETATED AREAS



3.5.4 TRAILS

The conceptual open space plan includes an extensive integrated trail system for creating a pedestrian friendly community by providing continuous connectivity between the residential and non-residential areas throughout. Lighting for trails will be provided per the City of Surprise Municipal Code. Rest nodes will be located along the trails to provide shade and seating areas. Rest nodes may be located at trail heads, road crossings and trail intersections. This integrated trail system connects neighborhood parks, with residential neighborhoods, the school site, Village Center and commercial and employment centers. Whenever appropriate, open spaces will be visible from local and collector roadways utilizing view fencing to create view corridors into community open spaces. The primary trails and open spaces are depicted in **Conceptual Trail Sections and Conceptual Trails Plan (Figures 6 and 7)**. Additional pedestrian connections and open space corridors will be incorporated into each parcel as more detailed planning occurs. The secondary pedestrian connections may be paved or unpaved depending on the nature of the development and adjacent uses. Where a trail crosses a roadway a standard crosswalk will be provided along with signage identifying a pedestrian crossing.

Two types of trails are proposed with the Cielo Crossing PAD. The trail cross section will contain an unpaved walkway a minimum of 5-feet in width and will also provide a minimum of 10-feet of landscaping along either side of the walkway. The walkway may be constructed of compacted decomposed granite or similar materials. The multi-use trail cross section will contain a paved walkway, minimum of 8-feet in width and will also provide a minimum 10-feet of landscaping along either side of the walkway.

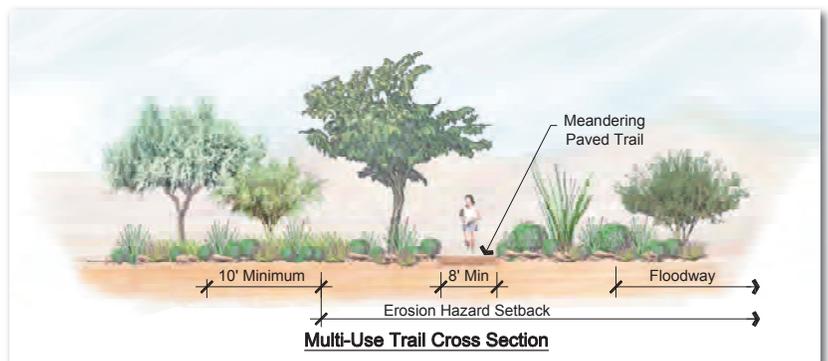
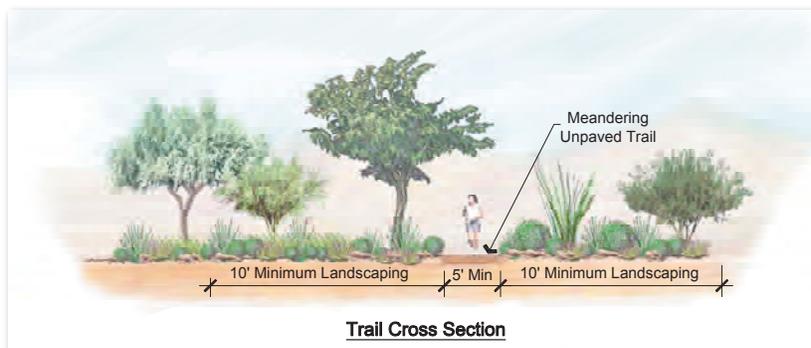


FIGURE 6: CONCEPTUAL TRAIL SECTIONS



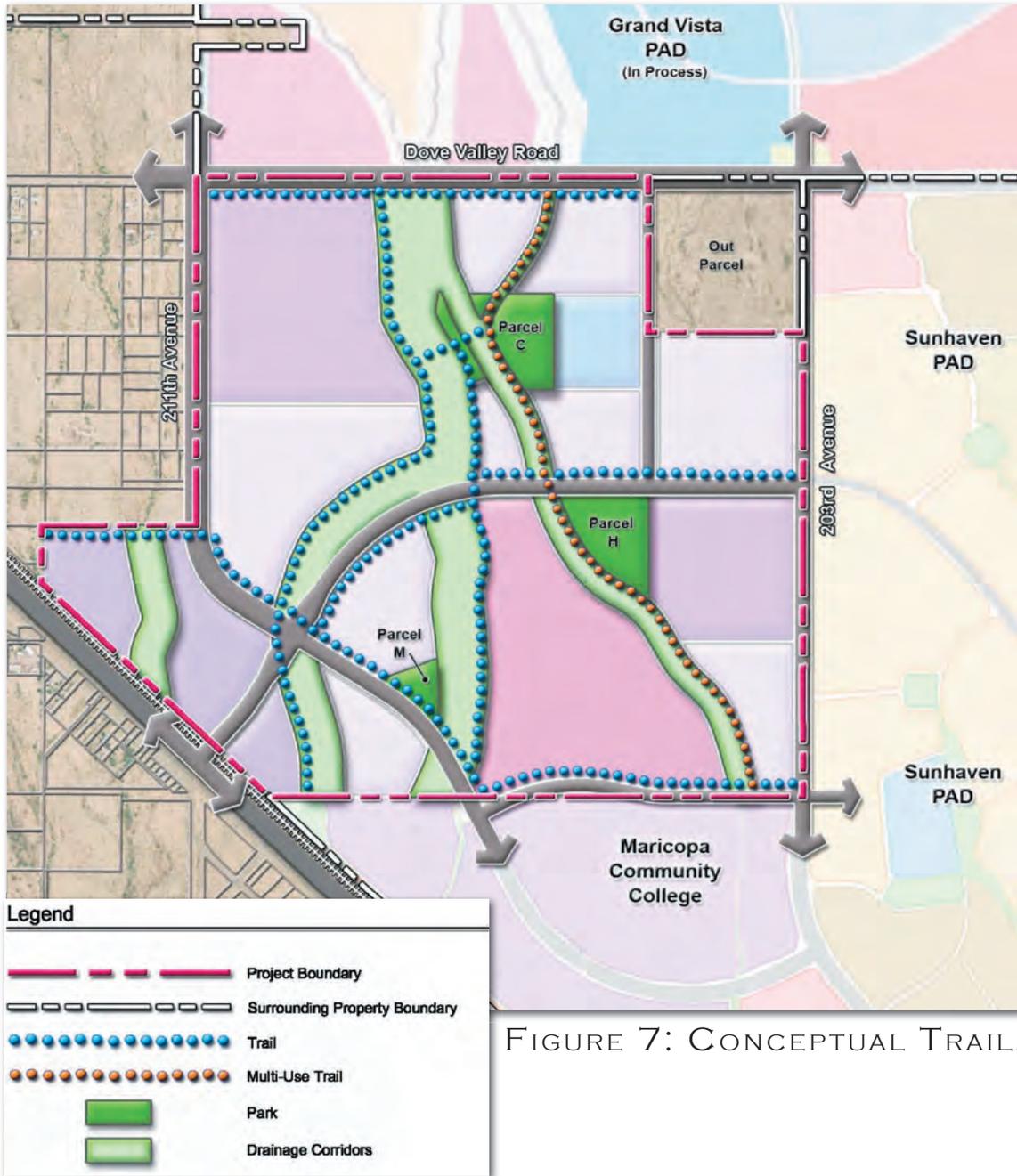


FIGURE 7: CONCEPTUAL TRAILS PLAN

3.5.5 LANDSCAPING

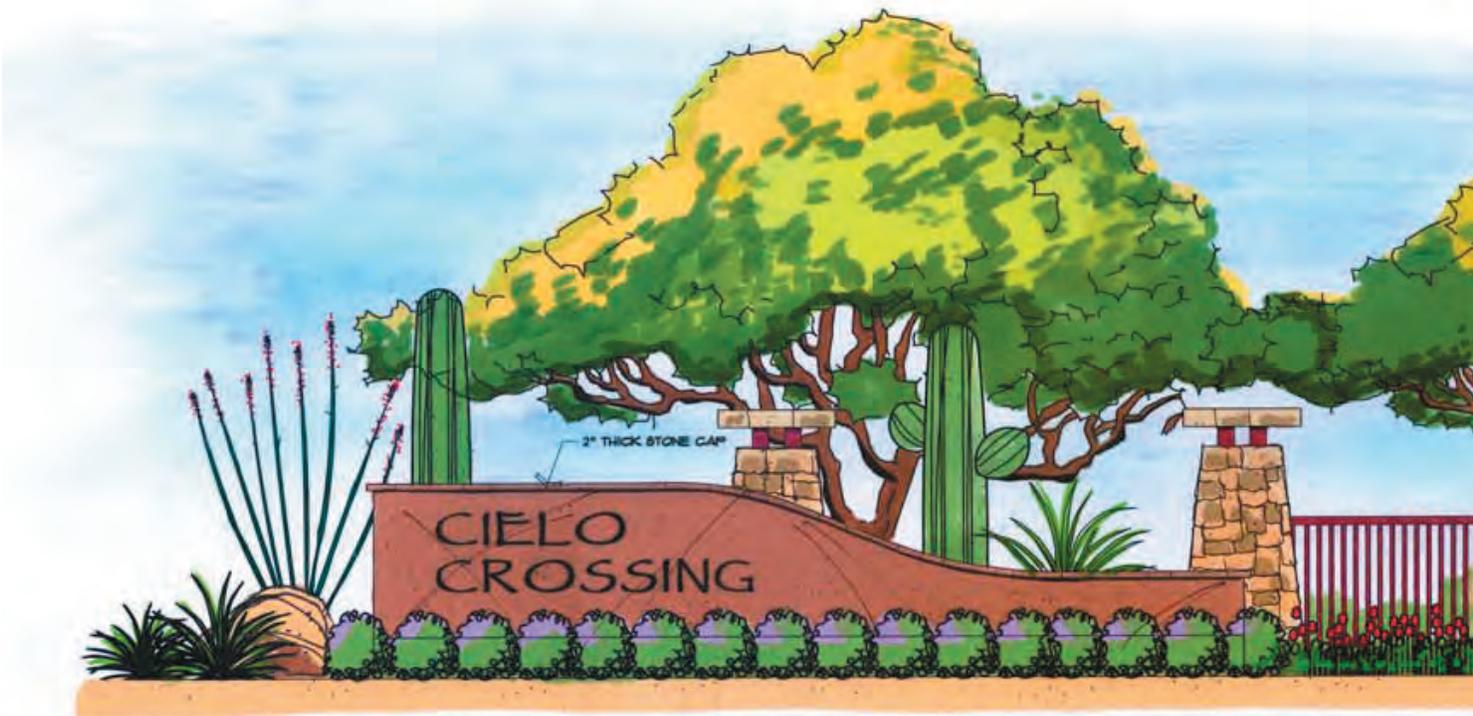
Cielo Crossing will utilize plants on the Arizona Department of Water Resources Low Water Plant List in all right-of-way areas and parks. Accent plants such as annuals will be permitted in right-of-way areas and parks as well as at building entrances, entry monumentation and pedestrian areas. Refer to **Preliminary Landscape and Wall Concepts (Appendix A)**.

3.6 ENTRY MONUMENT AND THEME WALLS

The theme walls, entry monumentation and wall signage are a vital part of the design because they provide the initial impression for the project. **Preliminary Landscape and Wall Concepts (Appendix A)** provides conceptual examples of the quality of design for the proposed walls, and entry monument theme. All project walls and entry monumentation will incorporate specific earth tone colors and materials and will represent the desert contemporary theme for the project. Further enhancements include designing staggered wall planes and visual breaks within the perimeter and view walls to maximize the visual interest into the community from adjacent streets. Entry monument signage will provide lighting consistent with the City of Surprise Municipal Code. A fencing plan will be submitted with site plan approval.

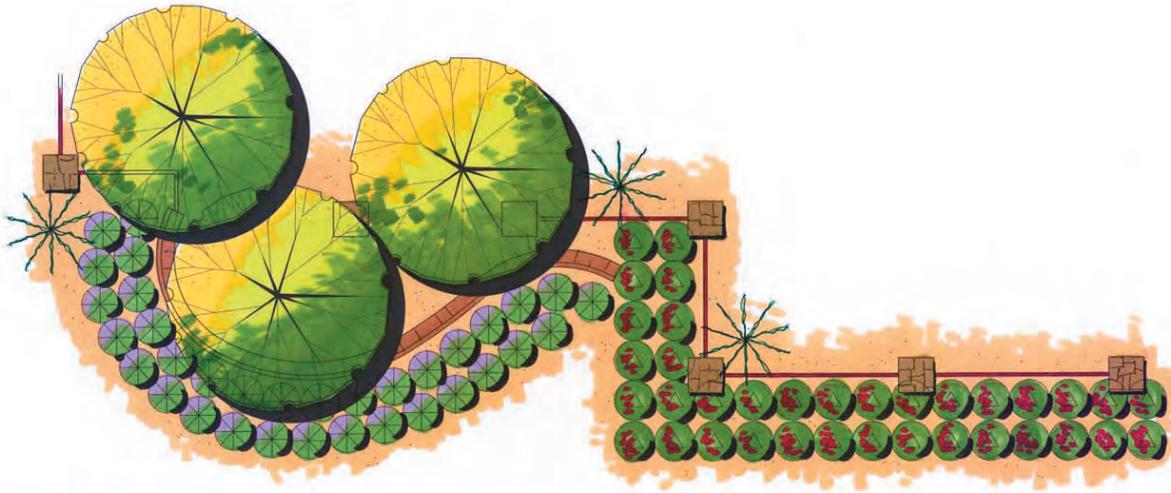
3.6.1 COLORS AND MATERIALS:

- Utilize earth tone color combinations to reduce glare and create dramatic effects.
- Finish colored concrete/stucco with hand-troweled or form-finished techniques.
- Use pre-cast concrete blocks with smooth concrete textures and brick or stone veneers.

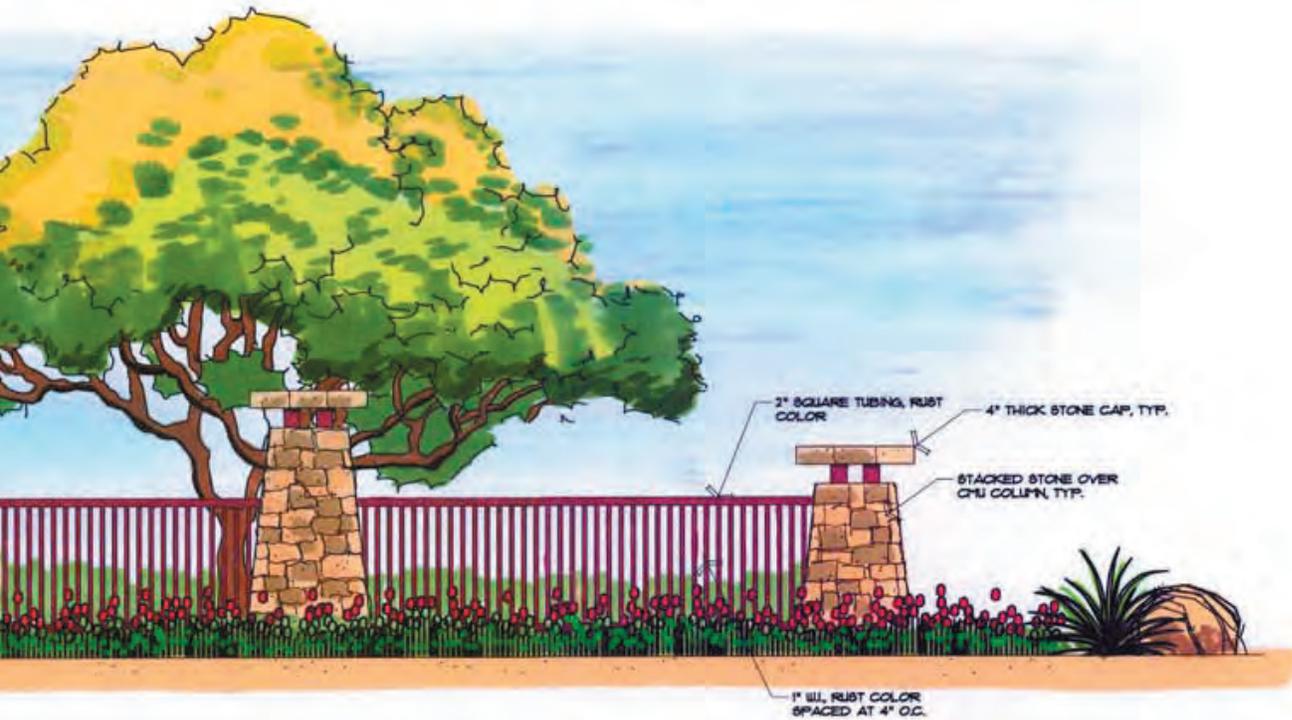


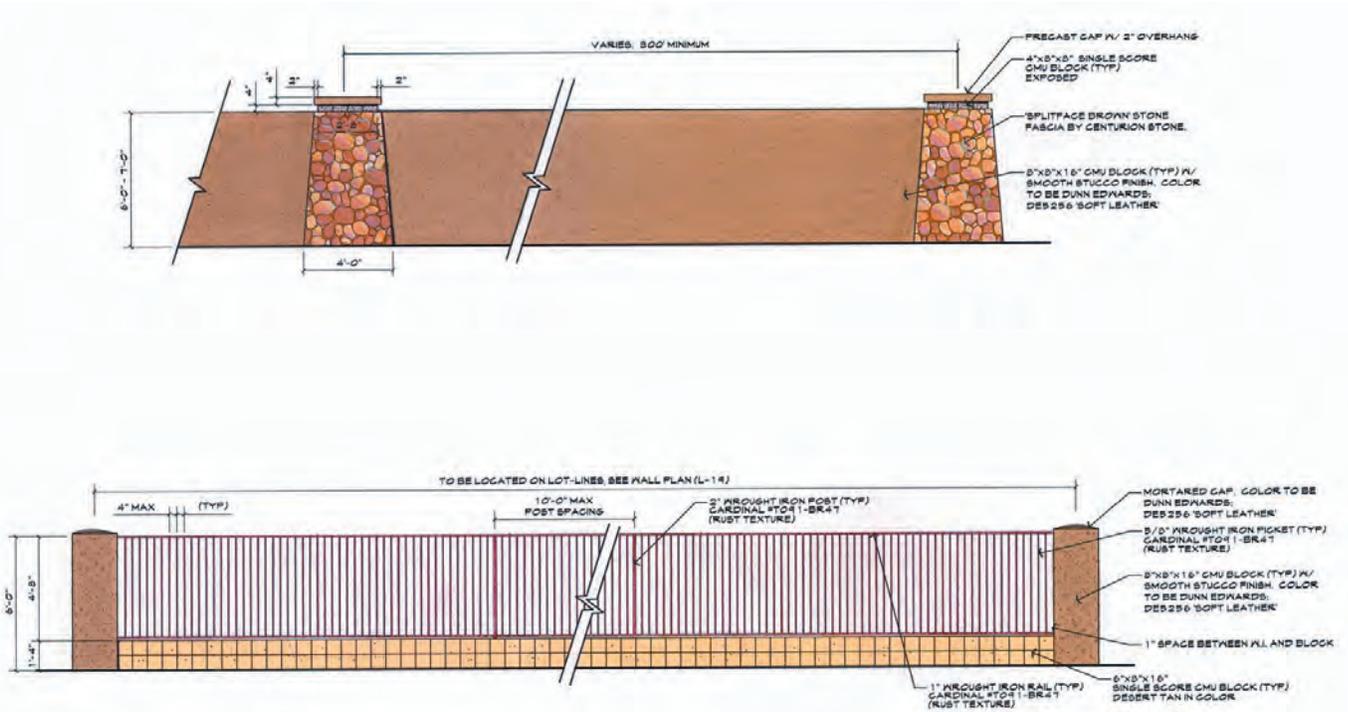
APPENDIX A: PRELIMINARY LANDSCAPE AND WALL CONCEPTS





APPENDIX A: PRELIMINARY LANDSCAPE AND WALL CONCEPTS





APPENDIX A: PRELIMINARY LANDSCAPE AND WALL CONCEPTS

3.6.2 LOCATION

- Place theme walls and view walls where they can be seen from arterial and collector streets, as well as at entry points and intersections.
- Combine decorative landscaping with enhanced wall details to promote a sense of arrival into Cielo Crossing.
- Utilize perimeter walls with staggers and visual breaks located approximately every two hundred (200) feet, where viable, to maximize visual interest.
- Construct view walls where visibility is paramount as in areas adjacent to open spaces and trails.

3.6.3 ENTRY MONUMENT SIGNAGE:

- Utilize complementary colors and design similar to the overall architectural features of the proposed buildings.
- Employ monumentation with a name and adjacent landscaping to distinguish the character of each neighborhood.
- Use signage in commercial/retail, employment/office and industrial areas that is of appropriate height to promote visibility at corners, while also permitting easy identification of the employment and services in the area.



3.7 DEVELOPMENT PHASING

The development of Cielo Crossing will move forward upon review and approval of the project construction plans and site plans. It is anticipated Cielo Crossing will be developed in five phases. Refer to the **Conceptual Phasing Map (Figure 8)** for more information. The first phase of development is along 203rd Avenue right-of-way and includes parcels G, I and J.

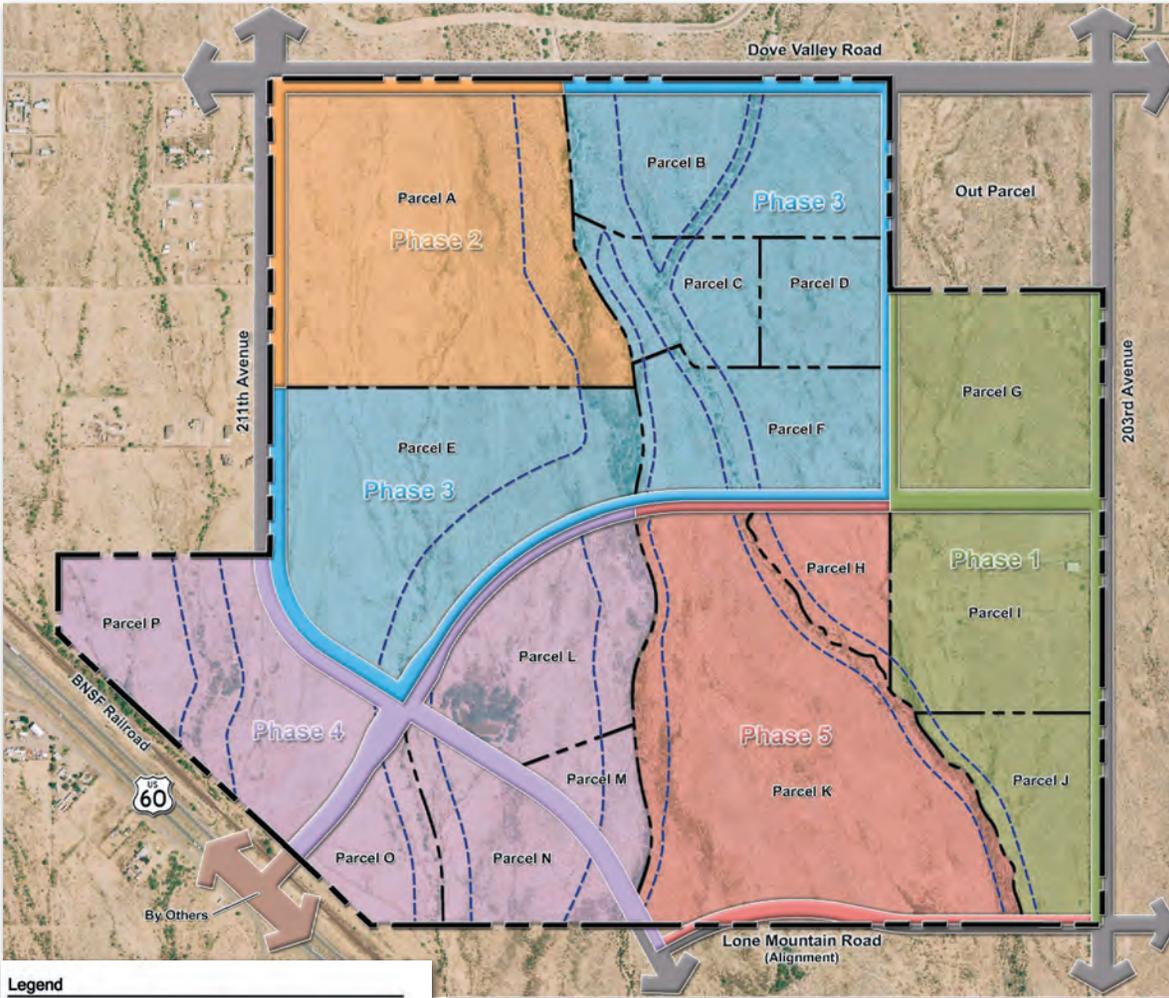


FIGURE 8: CONCEPTUAL PHASING MAP

Community Development

The second phase of development for Cielo Crossing will include parcel A at the southeast corner of Dove Valley Road and 211th Avenues. Improvements to a portion of Dove Valley Road and 211th Avenue will be made to provide access to the parcel A. The minimum standards for fire access will be maintained in the construction of secondary access points.

Phase 3 consists of Parcels B through F and the adjacent half-street improvements. Parcels L through P and associated street improvements are within Phase 4. Note: Phase 4 does not include construction of the Potential Grand Avenue Interchange as this will be completed by others. The Village Center is included as part of phase 5. The southern collector separating the Maricopa Community College property and the Project site will be improved with this phase.

While the Community will be developed in phases, as shown on the Conceptual Phasing Plan, there is nothing in the plan to preclude a different order of development or a different combination of phasing, as long as the associated infrastructure is in place.





Community Development





SECTION 4.0: *Infrastructure*

4.0 INFRASTRUCTURE

4.1 CIRCULATION

Circulation within Cielo Crossing has been a key component to the development of the land plan, providing both safe and aesthetically pleasing traffic corridors through the Community while addressing the challenges presented by the multiple drainage corridors on the site. Careful consideration has been given to the most effective and aesthetically pleasing design of the roadways which cross these corridors. In an effort to minimize the length of the culverts and/or bridges necessary to cross the corridors, roads have been planned, where possible, to cross perpendicularly. As shown on the **Proposed Circulation Plan (Figure 9)**, this plan provides a safe and effective means of routing traffic through Cielo Crossing while maximizing view corridors along the drainage corridors.

Development standards and vehicular circulation for each roadway classification is based on City of Surprise details and standards (Ordinance #05-31), and/or the American Association of State Highway and Transportation Officials (AASHTO) for roadway construction.

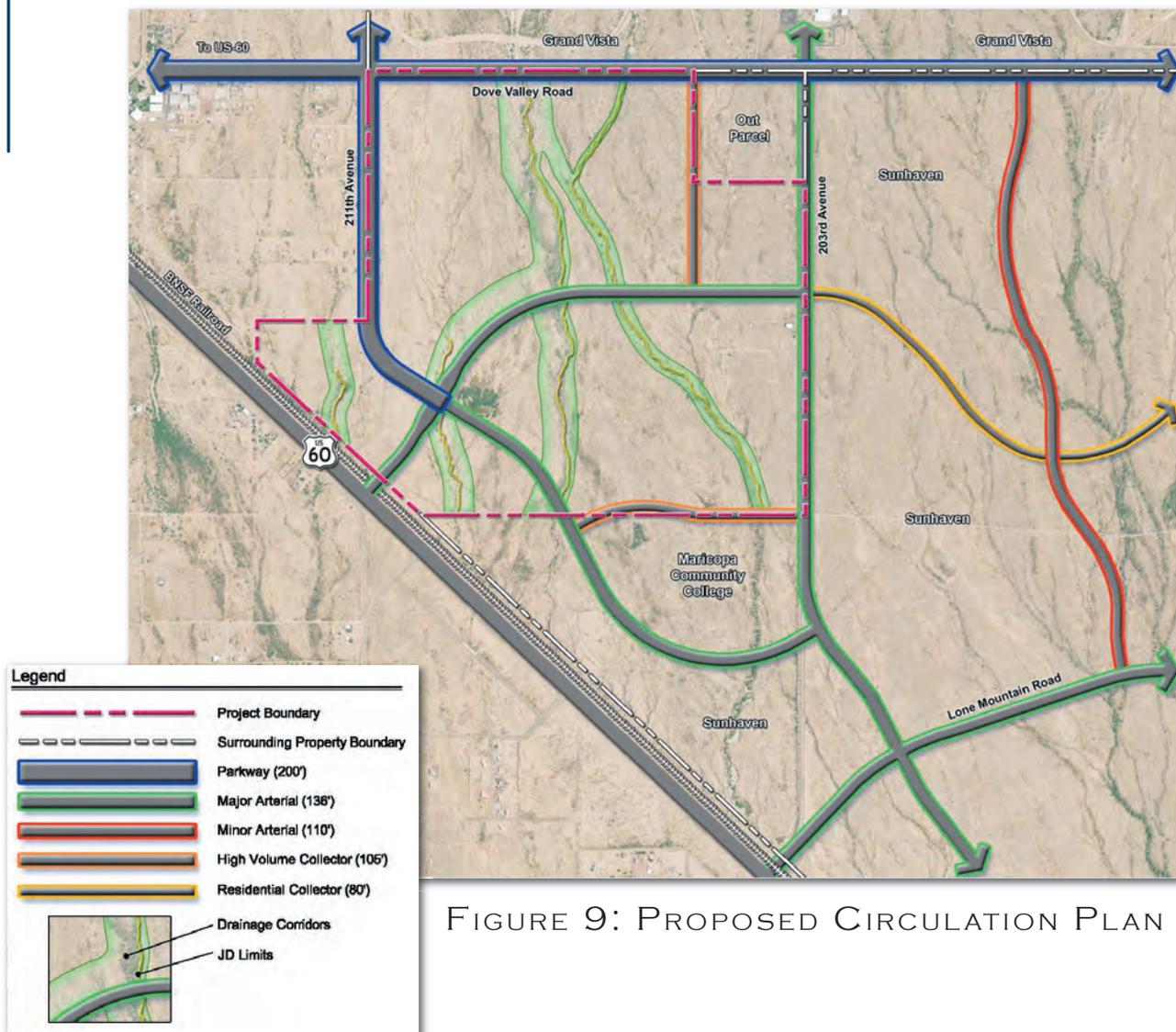


FIGURE 9: PROPOSED CIRCULATION PLAN



Dove Valley Road, which runs along the northern property boundary, is designated as a parkway (200-foot right-of-way). Dove Valley Road will connect to the US-60 Highway and serve as one of the major access points to the Community. The Developer will construct half-street improvements along Dove Valley Road (100-feet). Land uses proposed along Dove Valley Road include potential commercial and office uses. There is also a potential that parcels will be developed into a hospital with associated medical office buildings.

203rd Avenue is one of two major north/south connections along the Project. 203rd Avenue is identified as a major arterial street (136-foot right-of-way). The developer will construct 1/2 street improvements for 203rd Avenue adjacent to the Project. Land uses proposed along 203rd Avenue consist of potential residential, business park/employment uses. The land uses to the east of 203rd Avenue, on the Sunhaven PAD property, consists of a commercial corner, with the remainder of the uses being single-family residential.

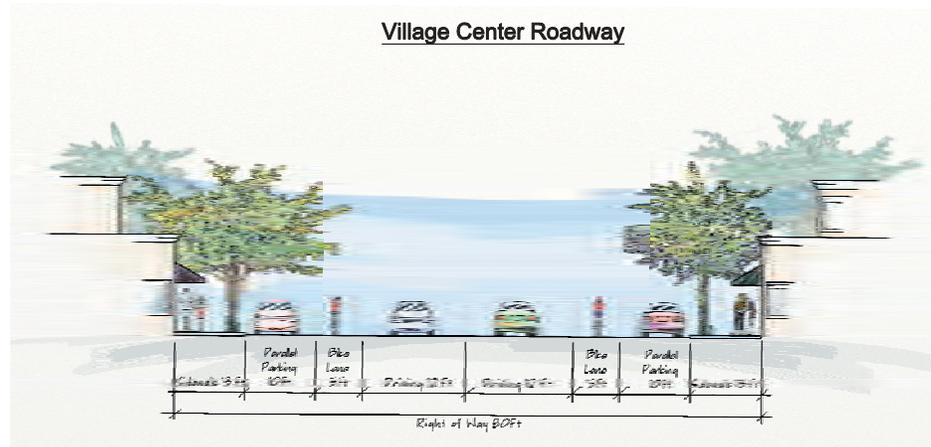
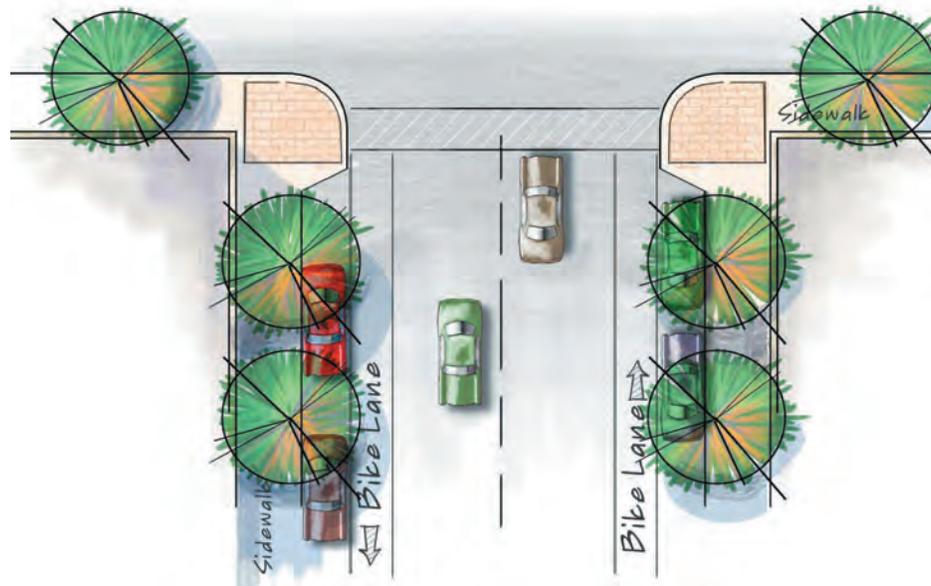


FIGURE 10: VILLAGE CENTER STREET CROSS SECTION

The second of the two major north/south connections through the Project is 211th Avenue. Land uses proposed along 211th Avenue consist of employment/office, industrial, residential and commercial uses. 211th Avenue is proposed as a Parkway from Dove Valley Road to the intersection of the potential Grand Avenue connection. South of the intersection, 211th becomes a major arterial street (136-foot right-of-way). The developer will construct ½ street improvements where the right-of-way straddles the property boundary and along early phases of development. Full street improvements are proposed where the right-of-way is fully contained within Phase 4. South of the property boundary 211th Avenue loops southeast then northeast to connect to 203rd Avenue.

Internal local roads and collector streets will be designed to effectively convey traffic to the adjacent parkway and major arterial streets. A collector street will connect Dove Valley Road to the major arterial street connecting into Sunhaven, running generally in a north/south direction. The Community College site south of Cielo Crossing will be separated from the Village Center by a collector road. This collector road provides additional access to the Community College site and the Village Center. Discussions are underway with Maricopa County Community Colleges to discuss the design.

The Village Center street system will be developed and submitted for City staff review as part of the master site planning process for the Village Center subsequent to the rezoning application. The primary street system within the Village Center will rely on the proposed street cross section as shown in **Figure 10**. Due to the anticipated intensity of this area, shorter block lengths will be encouraged along with employing a variety of parking and loading methods to facilitate effective vehicular movement through the Village Center while minimizing pedestrian conflict. A complete traffic impact analysis, submitted under separate cover, discusses in detail the transportation needs for the Cielo Crossing community.

4.2 PUBLIC FACILITIES

Refer to the **Existing and Proposed Public Facilities Plan (Figure 11)** for locations of the nearest fire and police stations as well as the nearest high school, elementary school and library.

4.2.1 UTILITIES

Utilities and services will be provided for Cielo Crossing as shown below:

Table 5: Utility Providers:

Utility	Company
Water	West End Water Company
Sewer	City of Surprise
Refuse, Fire & Police	City of Surprise
Gas	Southwest Gas Company
Electric	Arizona Public Service
Telephone	Cox/Qwest Communication
Cable	Cox/Quest Communications



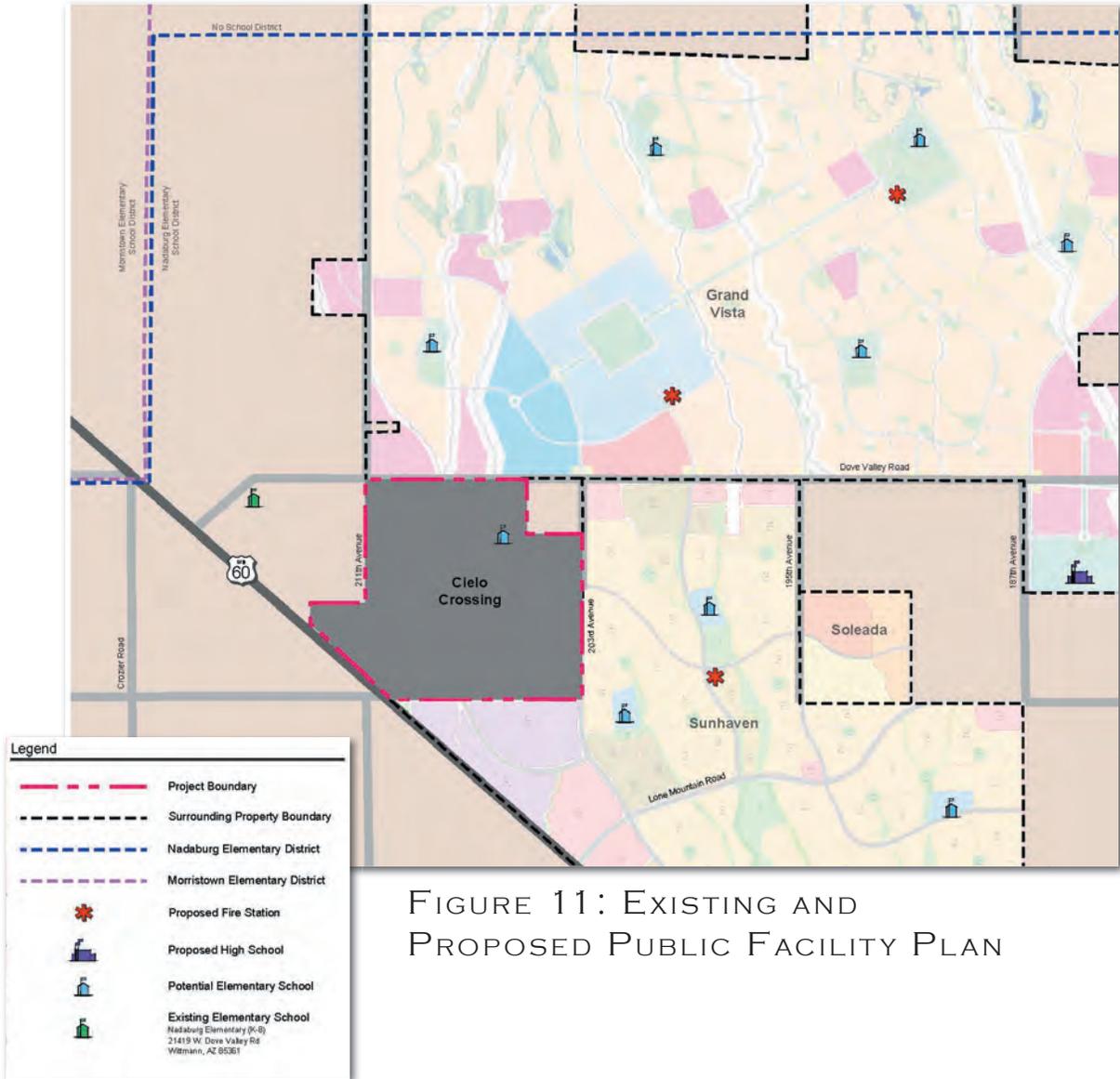


FIGURE 11: EXISTING AND PROPOSED PUBLIC FACILITY PLAN

4.2.2 SCHOOLS

Cielo Crossing is entirely within the Nadaburg Unified School District boundary. Discussions with school districts have been initiated by the Developer to ensure the demands on school enrollment are to the school districts’ satisfaction. The **Proposed Land Use Plan (Figure 4)** provides one potential school site location on the property.

Nadaburg Elementary School is currently the only school in the Nadaburg Unified School District. Additional schools are planned or are being constructed including an additional elementary school and a planned high school. Surrounding developments such as Grand Vista and Sunhaven have multiple planned elementary schools. Grand Vista is also proposing a high school at 187th Avenue south of Dove Valley Road.

4.2.3 POLICE

The closest existing City of Surprise Police Station is located at 14312 West Tierra Buena Lane and is approximately 20 miles south of the Cielo Crossing Project. Future Police Stations are anticipated nearer to Cielo Crossing with continued development in the City.

4.2.4 FIRE

The closest existing City of Surprise Fire Station is Station #304 at the corner of US-60 and 163rd Avenue. This Station is located approximately 13 miles southwest of the Cielo Crossing site. On-going discussions with the City Fire Chief will continue to ensure response time requirements are satisfactory to the City of Surprise.

Future fire stations are anticipated on adjacent developments, such as Sunhaven and Grand Vista developments. Refer to **Existing and Proposed Public Facility Plan (Figure 11)**, for information on the location of the proposed fire station locations. If determined necessary by the Fire Chief, the Developer agrees to work with the City regarding the location of a fire station within Cielo Crossing.

4.3 MAINTENANCE OF STREETS AND COMMON AREAS

Collector, arterial and parkway streets will be public roadways and will be built in accordance with City standards. The landscaping within the right-of ways, except medians within arterial roads and parkways, will be maintained by the property owners' association. Local streets may be either private or public roadways. All privately owned roads will be maintained by the property owners' association.



Covenants, Conditions and Restrictions (CC&Rs) will provide for the formation of a property owners' association for Cielo Crossing. All private open space (open space not owned or maintained by the City of Surprise) within Cielo Crossing, including drainage corridors, Village Center "common", neighborhood parks and mini parks will be maintained by the property owners' association.

4.4 TOPOGRAPHY AND DRAINAGE

Preliminary design to mitigate the potential flood hazards currently existing for Cielo Crossing has been submitted under separate cover. It will be necessary to coordinate with the Army Corps of Engineers to obtain the necessary permits before improvements can be made to mitigate the flood hazards and improve the drainage corridors. A CLOMR/LOMR (Conditional/Letter of Map Revision) will also be necessary to remove portions of this site from the flood plain.

There are three major drainage corridors that traverse the Cielo Crossing Project. In order to preserve the existing drainage patterns as development proceeds, and to safely convey these flows across the property, it is likely that engineered corridors will be constructed. To minimize potential impacts to Jurisdiction 404 corridors, the majority of corridor improvements will likely fall outside of the jurisdictional limits. The peak 100-year discharges for the off-site watersheds that contribute runoff to these corridors were taken from the Wittmann ADMSU Hydrology model.

4.5 WATER SYSTEM

The Project lies within the service area of the West End Water Company (WEWC). The WEWC's service area boundary generally follows the alignment of 203rd Avenue. As the majority of the area is undeveloped, water system infrastructure currently does not exist for the Cielo Crossing development. The water system will include groundwater wells, storage tanks, and transmission and distribution mains. The proposed water system is modeled as a stand alone system with offsite connections to Sunhaven and out parcels.

The elevation difference within the Project is approximately 62 feet. The WEWC typically utilizes 80-foot pressure zones. Hence, the Project will fall in one pressure zone. In addition, the areas outside the Project that are roughly within the 80-foot interval are included as the offsite areas. The water campus that is proposed onsite will include but not be limited to storage tanks, booster pumps, wells and/or treatment facility. The offsite areas are included in the storage volume calculations. However, these areas are excluded from the estimate for number of wells. The wells will meet the maximum day demand with the largest well out of service.

The water distribution network for the Project is modeled as distribution lines aligned in the major arterial and collector streets, demand nodes within each parcel and reservoirs as water campuses. The developer of the Cielo Crossing development will participate with the developer of Sunhaven, owners of adjacent offsite areas and the WEWC on cost sharing, oversize and payback agreements, as necessary, for the water system facilities.

4.6 WASTEWATER SYSTEM

Cielo Crossing (the Project) lies within Special Planning Area 4 (SPA 4) of the sewer service area of the City of Surprise. The wastewater flows generated by the Project will be conveyed to the tie-in connection provided as part of the Sunhaven development, located south of the Project. In addition to the onsite flows, the flows generated by the adjacent offsite properties, as identified in the City of Surprise Water Infrastructure Master Plan (RBF 2004), will ultimately be conveyed to the SPA 4 Wastewater Treatment Plant (WWTP) through the Sunhaven development. The current developer funded phase of the WWTP will not have sufficient capacity to treat the wastewater flows generated by the Project. However, the later phases of the WWTP will handle the flow generated by the Project.

The proposed wastewater collection system will be designed based on the design criteria put forth in the City of Surprise Water Infrastructure Master Plan (RBF 2004). The invert and rim elevations for the tie-in connection, pipe size and alignment will be coordinated with the developers of the Sunhaven and Grand Vista developments. The developer of the Cielo Crossing development will participate with the developers of Sunhaven and the City of Surprise on cost sharing, oversize and payback agreements, as necessary, for the wastewater system facilities.





Infrastructure





SECTION 5.0: *Regulatory Development Standards*

5.0 REGULATORY DEVELOPMENT STANDARDS

5.1 PURPOSE AND INTENT

This section is intended to provide the regulatory provisions designated to guide the implementation of the Project design through the plan review and development permit process in accordance with provisions of the Planned Area Development Zone, Section 125-194 of the City of Surprise Zoning Ordinance and other applicable city codes, ordinances, and requirements. These provisions constitute the primary tools for use by the City of Surprise, the Developer and subordinate developers/builders in ensuring that the Cielo Crossing Planned Community develops in conformance with the design intent presented by this document as adopted by the City of Surprise City Council. The provisions below are intended to apply to all property within the Cielo Crossing PAD as defined within the Project boundary.

The **Conceptual Development Plan (Figure 4)** and **Project Data Table (Table 2)** will govern the land uses and location criteria within the Cielo Crossing PAD. This section includes development standards and design guidelines related to residential, employment, industrial, village center and commercial development and will apply to the various land use categories. The intent of these standards is to ensure a high quality environment while providing flexibility over time without compromising mutually-agreed upon goals and overall design intent for the Cielo Crossing PAD.

The regulations and provisions along with the Project's development standards including density, intensity and types of uses are contained within the Cielo Crossing PAD and will take precedence over regulatory standards for land use and development within the Surprise General Plan, other applicable city codes, ordinances, and requirements and the City of Surprise Zoning Ordinance. Administrative procedures and development standards contained in the aforementioned plans or ordinances, not covered by the PAD will remain applicable to development within the PAD. In the event of a conflict between the provisions of the PAD and its development standards and the aforementioned Surprise plans or ordinances, the PAD and its development standards will govern.

5.2 VILLAGE CENTER SITE PLANNING

A master site plan will be required for City staff review and approval prior to development of any portion of the Village Center. The master site plan shall identify those following elements, where feasible:

- Land uses,
- Primary and secondary street circulation,
- On-street parking and public parking lots,
- Open space and landscape corridors, and
- Location and types of pedestrian connections.



5.3 RESIDENTIAL GUIDELINES (MU-D1) (PARCELS B-H, J, L-N)

All non-traditional single-family detached and attached and multifamily buildings located within the Cielo Crossing project will have common design elements and features to help create a distinct atmosphere. This will be accomplished by:

- Creating visual interest through articulation of wall planes;
- Varying roof forms and other similar methods;
- Utilizing four-sided architecture;
- Providing architectural treatments to large wall expanses.

Refer to **Figures 12 through 14** for design concepts of potential housing styles and conceptual non-traditional single and multifamily residential architecture.

5.3.1 DISTRICT USE STANDARDS:

Refer to **Table 6: Mixed Use and Village Center District Use Standards** for Principally (P), Conditionally (C) or Accessory Permitted (A) uses within the MU-D1 District.

5.3.2 DESIGN GUIDELINES AND ARCHITECTURAL STANDARDS

As mentioned in **Section 3** in this PAD narrative, the density proposed for the MU-D1 residential district for Cielo Crossing has a density ranging from 8.0 to 21.0 du/ac. The range in density allows for a variety of residential development. It is anticipated that non-traditional single-family attached and detached products as well as multifamily developments will occur in this district. The following sections provide design guidelines and architectural standards for a wide range of potential development types in the residential MU-D1 district.

5.3.2.1 Non-traditional Single-family Attached and Detached Design Guidelines and Architectural Standards

Non-traditional single-family attached and detached developments in the MU-D1 district may include zero lot line, alley loaded, cluster homes, townhomes, duplex, triplex, four-plex and five-plex product types as well as others. The following design guidelines and architectural standards cover these potential non-traditional single-family development types. When it is unclear whether a residential product falls into the single-family or multifamily design guidelines and architectural standards (multifamily design guidelines and architectural standards are mentioned below), final judgment is granted to the Community Development Director to determine which set of guidelines and standards better represents the proposed development.



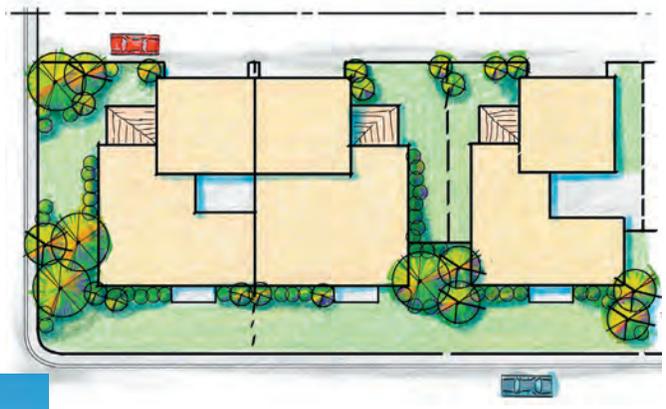


FIGURE 12: CONCEPTUAL RESIDENTIAL ARCHITECTURE



FIGURE 13: CONCEPTUAL RESIDENTIAL ARCHITECTURE



FIGURE 14: CONCEPTUAL RESIDENTIAL ARCHITECTURE



DESIGN GUIDELINES AND ARCHITECTURAL CHARACTER

To prevent a monotonous streetscape, the following standards will apply:

- a. Homebuilders will provide not less than three (3) elevations for each house plan.
- b. No adjacent home or home directly across the street will have the same elevation or roofline.
- c. For all pitched roofs, homebuilders will provide at least twelve (12) inches of roof overhang (eave) to all walls.
- d. Homebuilders will offer homebuyers not less than six (6) house color combinations, three (3) tile colors and two (2) tile types.
- e. Exterior colors will be southwestern earth tones.

Although a final home product is not yet available for review, residential buildings should include a majority of the following architectural details:

- Asymmetrical massing;
- Gable or hipped rooflines;
- Stucco or concrete fiber siding;
- Brick or stone veneers;
- Tile roofs;
- Side entry garages;
- Balconies or patios;
- Divided light windows;
- Decorative Shutters;
- Decorative molding, pilasters, or wainscoting.

5.3.2.2 Multifamily Design Guidelines and Architectural Standards

Multifamily developments in the MU-D1 district may include triplex, four-plex and five-plex, apartments and condominium product types as well as others. The following design guidelines and architectural standards cover these potential multifamily development types. When it is unclear whether a residential product falls into the single-family or multifamily design guidelines and architectural standards, final judgment is granted to the Community Development Director to determine which set of guidelines and standards better represents the proposed development.

DESIGN GUIDELINES AND ARCHITECTURAL CHARACTER

Common to all multifamily products, carports or garages will be constructed of similar materials, colors and architecture matching the primary building. Multifamily site entries will be treated with paving treatments or visual features such as fountains, sculptures or public art. Also, builders of multifamily products will include a minimum of three (3) of these architectural design elements:

- Bays or alcoves at pedestrian level;
- Bay windows or deep recessed windows;
- Projected or recessed patios or balconies;
- Awnings, corbels or dormers;
- Decorative molding, pilasters or wainscoting;
- Brick or stone veneers;
- Architecturally designed building lighting;
- Pop-out door and window treatments or decorative shutters;
- Divided light windows.

5.3.2.3 Lighting

Lighting standards will be utilized to increase pedestrian safety, limit light trespass and pollution and to create visual interest and beauty. Lighting fixtures should compliment and be an integral part of the ultimate design and feel of the development. All lighting utilized in the development will be fully shielded and downward facing.

5.3.2.4 Landscaping

All landscaping will be designed, selected and planted for ease of maintenance and irrigation. A ground cover such as decomposed granite or similar will be utilized for weed control, to help limit evaporation of irrigation and to ensure a quality appearance of the landscaping. Special care should be taken to provide enhanced landscaping in pedestrian spaces and along pedestrian walkways throughout the development.

5.3.2.5 Management and Maintenance

Various property owners' associations are planned for Cielo Crossing to care for and maintain all community open space, amenities, landscape tracts and right-of-way landscaping within the development. It will be required of all homebuilders to establish individual property owners associations (HOA) for their respective projects.



5.4 MIXED USE AND VILLAGE CENTER DISTRICT GUIDELINES (MU-D1, MU-D2, MU-D3 AND VC)

5.4.1 DISTRICT USE STANDARDS

Conditionally permitted uses shall be evaluated in accordance with the conditions identified in the Surprise Municipal Code at the time of application. The following uses are Principally (P), Conditionally (C) or Accessory (A) Permitted uses within the MU-D1, MU-D2, MU-D3 and VC Districts:

Table 6: Mixed Use and Village Center District Use Standards

Principally (P), Conditionally (C) and Accessory (A) Permitted Uses	MU-D1	MU-D2	MU-D3	VC
Single-family dwelling unit (attached or detached)	P	-	-	P
Two-family structure	P	-	-	P
Three-family structure	P	-	-	P
Four-family structure	P	-	-	P
Multifamily structure	P	-	-	P
Townhouse cluster with four or more units	P	-	-	P
Live/Work units – residential above street level commercial or office use	P	-	-	P
Adult Uses	-	-	-	-
Antique shop and store	P	P	P	P
Animal hospital or clinic with associated fully enclosed kennel	C	P	P	-
Animal kennel (fully enclosed)	C	P	P	-
Animal kennel with limited outdoor use	-	P	P	-
Ambulatory Services	-	P	P	-
Apparel and accessory store	P	P	-	P
Appliance sales, repair and services	P	P	P	C
Art and craft stores	P	P	-	P
Assisted Living Facility	C	-	-	C
Asphalt mixing plant	-	-	C	-
Athletic clubs and commercial recreation	P	P	P	P
Auto supply store	C	P	P	-
Automobile, auto body repair	C	C	C	-
Automobile, boat or recreational vehicle sales, service, repair and rental	-	C	C	-
Automobile parking lot or garage (public or private)	P	P	P	P
Automobile rental/leasing	-	P	P	-
Automobile service center	-	C	C	-
Automobile washing establishments	P	P	P	-
Bakery for on-site sales	P	P	-	P
Ball bearing manufacturing	-	-	P	-
Banks and other savings and lending institutions with or without drive-thru facilities	P	P	P	P
Barber shop and beauty parlor	P	P	C	P

Principally (P), Conditionally (C) and Accessory (A) Permitted Uses	MU-D1	MU-D2	MU-D3	VC
Bicycle sales, service and repair shop	P	P	P	P
Book and stationery store	P	P	P	P
Bowling alley	P	P	P	C
Boxes or cabinets, manufacturing	-	-	P	-
Building materials sales yard, including sand and gravel	-	-	P	-
Business and office machine sales, service and repair shop	P	P	P	P
Business, technical or vocational school	C	P	P	P
Candy and ice cream store	P	P	C	P
Cement and paving material mixing plant	-	-	P	-
Churches and/or Churches with parish house	P	P	C	P
Cigar and tobacco store	P	P	P	P
Clothing and costume rental shop	P	P	P	P
Coffee roasting	-	P	P	-
Commercial bus terminals	-	-	P	-
Community center or meeting hall	P	P	C	P
Contractors storage yard	-	C	C	-
Convenience food stores with or without restaurant	P	P	P	P
Custom dressmaking, furrier, millinery or tailor shop employing five persons or less	P	P	P	P
Dancing or theatrical studio	P	P	P	P
Day care or pre-school center	P	P	P	C
Day Spa	P	P	P	P
Delicatessen and catering establishment	P	P	P	P
Department store, under 50,000sf	P	P	P	P
Department store, over 50,000sf	P	P	P	C
Dry goods and notion store	P	P	P	P
Dry cleaning and laundry establishment	P	P	P	P
Electronic instruments and devices, assembling and manufacturing	-	P	P	-
Equipment rental or storage yard	-	P	P	-
Essential public service or utility installation	P	P	P	P
Exterior storage of goods and materials provided that all goods and materials are screened from view from adjacent properties and rights-of-way	-	P	P	-
Exterminator shop	-	P	P	-
Farming, landscaping and agricultural supplies and equipment, wholesaling and storage	-	-	P	-
Feed (grains) manufacturing and processing	-	-	C	-
Feed store, including yard	-	P	P	-
Florist	P	P	P	P
Flour and grain mills, storage and elevators	-	-	C	-
Foundry casting lightweight, nonferrous metal, not causing noxious odors or fumes	-	-	P	-
Frozen food locker	-	P	P	-
Fuel distributing station, gasoline (bulk plant),	-	-	C	-



Principally (P), Conditionally (C) and Accessory (A) Permitted Uses	MU-D1	MU-D2	MU-D3	VC
Furniture store	P	P	P	P
Game rooms, pool halls	P	P	P	P
Garden supply store	P	P	P	P
Gas Station	P	P	P	P
Gift shop	P	P	P	P
Golf Course	P	P	P	-
Golf driving range and miniature golf course	-	P	P	-
Granary, elevator storage	-	-	P	-
Greenhouse	A	P	P	A
Grocery store (including retail markets and produce store)	P	P	P	P
Group Homes	P	-	-	-
Hardware store, no exterior storage	P	P	P	P
Hobby, stamp and coin shop	P	P	P	P
Hardware stores, retail stores and retail membership stores with home garden center or outside display of merchandise home garden center or outside display of merchandise	C	P	P	C
Hospital	-	P	P	-
Hotel or motel	C	P	P	P
Home Occupations	P	-	-	P
House movers, equipment, storage or wrecking yards	-	-	C	-
Hunting and fishing supply store	P	P	P	P
Ice manufacturing and storage	-	-	P	-
Industrial, scientific or business research, development and testing laboratories and offices	-	P	P	-
In-home child care center	A	-	-	A
Interior decorator's shop	P	P	P	P
Jewelry and metal craft store	P	P	P	P
Laboratories or facilities	C	P	P	-
Laundromat, self service	P	P	P	P
Leather goods and luggage store	P	P	P	P
Liquor store	P	P	P	P
Lock and key shop	P	P	P	P
Lumber yard, provided that all goods and materials are screened from adjacent properties	A	P	P	A
Mail order catalog store	C	P	P	C
Manufacturing, compounding, assembling or treatment of articles of merchandise from the following previously prepared materials: bone, cellophane, canvas, cloth, cork, feathers, felt, fiber, fur, glass, hair, horn, rubber, leather, paper, plastics, precious or semi-previous metals or stones, shell, straw, textiles, tobacco, wood, wool and yard	-	-	P	-
Manufacturing, compounding, processing, packaging, bottling or treatment of such products as bakery goods, candy, cosmetics dairy products, drugs, perfumes, pharmaceutical, soap, toiletries, beverages and food products, and other personal articles and household goods	-	-	P	-

Principally (P), Conditionally (C) and Accessory (A) Permitted Uses	MU-D1	MU-D2	MU-D3	VC
Manufacturing, fabrication, or assembly, including contractor's facilities, of building materials and construction equipment; acoustical materials, air conditioners, heating and ventilating equipment, bolts, cement and concrete products, ceramics, decorative metals and wrought iron, doors, drills, fences, fire escapes, hardware and machine tools, insulation, lumber yards, machines, nuts, paving and road building equipment, plaster, plastics, plumbing supplies and sewer pipes, pumps, scaffolds, screens, screws, tile, welding equipment, windows; or other similar items	-	-	P	-
Manufacturing of brick and all clay, cinder, concrete, synthetic, cast stone, plastic and pumice stone products	-	-	P	-
Manufacturing of instruments, toys, novelties, rubber and metal stamps, cameras, photographic equipment, business and household machines and appliances	-	-	P	-
Manufacturing, processing and assembly of malleable metals, signs, monuments, industrial machinery and carbonic ice	-	-	P	-
Massage Establishments	C	C	C	C
Meat packing and smoking	-	-	P	-
Medical, dental or health office buildings and clinics	P	P	P	P
Medical and orthopedic appliance store	C	P	P	C
Messenger or telegraph service station	P	P	P	P
Millwork (woodworking, manufacturing)	-	-	P	-
Mini-warehouses/distribution	-	P	P	-
Mini-warehouse, for storage purposes without retailing unless associated with storage operation	-	P	P	-
Mobile and manufactured home sales and service	-	P	P	-
Model homes, temporary	P	-	-	P
Monument sales and engraving shop	-	-	P	-
Mortuary	-	P	P	-
Museum	P	P	P	P
Music and instrument sales, service and repair shop	P	P	P	P
Music or dance studio	P	P	P	P
Motion picture studios	-	-	P	-
Newspaper office	P	P	-	P
Newsstand	P	P	P	P
Nursing home	C	-	-	-
Offices greater than 4,000 square feet	P	P	P	P
Office supply and office equipment store	P	P	P	P
Optician	P	P	P	P
Outdoor recreational facility	P	P	P	P
Package liquor store, including drive-through	P	P	P	-
Packing houses, fruit or vegetable not including processing	-	-	P	-



Principally (P), Conditionally (C) and Accessory (A) Permitted Uses	MU-D1	MU-D2	MU-D3	VC
Paint and varnish manufacturing	-	-	P	-
Paint and wallpaper store	P	P	P	P
Park and Ride Lot	-	P	P	-
Pawn shop	-	P	P	-
Pawn shop	-	P	P	-
Permanent facilities for sale of automobiles and motorcycles	-	P	P	-
Personal wireless service facilities as per Section 125-255	P	P	P	P
Petroleum products, packaging and storage	-	-	P	-
Pet shop including grooming	P	P	P	P
Photographic equipment and supply store	P	P	P	P
Photographic studio	P	P	P	P
Picture frame shop	P	P	P	P
Planning mills	-	-	P	-
Plant nursery	C	P	P	-
Plant nursery, wholesale	-	P	P	-
Plumbing shop	P	P	P	-
Printing and publishing house (including newspapers)	-	P	P	-
Private club, fraternity, sorority or lodge	-	P	P	-
Private garage	A	-	-	A
Private or jointly owned community center, recreational facilities, pools, tennis courts	A	-	-	A
Public and Private parks	P	P	P	P
Public/Quasi Public buildings	P	P	P	P
Public utility plants	P	P	P	P
Public utility service yard	-	-	P	-
Radio or television sales, service and repair	P	P	P	-
Radio and television broadcasting stations and studios, but not including transmitter towers and transmitter stations	P	P	P	P
Railroad yards, shops or roundhouse	-	-	P	-
Recreational vehicle, mobile home and manufactured home park and overnight campground	-	-	P	-
Recreational vehicle repair	-	-	P	-
Residential setting care facility as per Section 125-255	P	-	-	-
Restaurant (forty percent of total revenue derived from sale of food)	P	P	P	P
Retail commercial operations directly related to the primary industrial use	-	P	P	-
Retail plant nursery	P	P	P	C
Schools	P	P	P	P

Principally (P), Conditionally (C) and Accessory (A) Permitted Uses	MU-D1	MU-D2	MU-D3	VC
Seed treatment, processing, extraction of oil	-	-	P	-
Sewer or water lift station	P	P	P	P
Sewing machine store	P	P	P	P
Shoe store and repair	P	P	P	P
Sporting and athletic goods store	P	P	P	P
Spraying supplies equipment wholesaling and storage	-	-	P	-
Storage yards bulk material	-	-	P	-
Swap meet, flea market	-	P	P	-
Tattoo and/or body piercing establishments	C	C	C	C
Tavern, bar or lounges	P	P	P	P
Taxidermist	-	P	P	-
Temporary facilities for sale of automobiles, recreational vehicles, boats, mobile or manufactured homes	-	-	P	-
Temporary uses as further regulated under Section 125-257	A	-	-	A
Theater, excluding drive-in theater	P	P	P	P
Theater, drive-in	-	P	P	-
Tire sales, repair and mounting (with or without outside storage)	-	P	P	-
Tool sheds, for storage of domestic supplies	A	-	-	A
Towed or motor vehicle assembling, repairing including body and fender shops	-	-	P	-
Toy store	P	P	P	P
Travel agency	P	P	P	P
Truck, bus and heavy equipment garages, dispatching and weighing stations	-	-	P	-
Truck terminals	-	-	P	-
Upholstery shop	C	P	P	-
Utility substations	C	P	P	C
Variety store	P	P	P	P
Video arcades	P	P	P	P
Warehousing and distribution centers	-	P	P	-
Warehouse, Residential Storage	-	P	P	-
Wastewater reclamation facilities	C	P	P	C
Watch repair shop	P	P	P	P
Water production and storage facilities	C	P	P	C
Water pump station	C	P	P	C
Water Supply Facilities	C	P	P	C
Wood products, manufacturing, bulk	-	-	P	-



5.4.2 DESIGN GUIDELINES AND ARCHITECTURAL STANDARDS

Tables 7A-D: Mixed Use and Village Center Development Standards

Table 7A: Development Standards (MU-D1, MU-D2, MU-D3, and VC)

Development Standard	Zoning District			
	PAD MU-D1 ⁽²⁾	PAD MU-D2 ⁽²⁾	PAD MU-D3 ⁽²⁾	PAD VC ⁽²⁾
Minimum Lot Width:	None	None	None	None
Minimum Lot Area:	None	None	None	None
Minimum Site Depth	None	None	None	None
Maximum Lot Coverage:	None	None	None	None
Maximum Building Height: ⁽¹⁾	90' (6 stories)	90' (6 stories)	90' (6 stories)	150' (10 stories)
Required Parking ⁽³⁾	See Note 2	See Note 2	See Note 2	1 Bedroom/Loft: 1.5 space/unit
				2+Bedrooms: 1.5 space/unit
				All Other Uses: See Note 2
Notes:				
1. Mechanical equipment may exceed the maximum height up to twenty (20) feet, must be completely screened from view, and comprise less than 50% of the roof area.				
2. Required parking will conform with off-street parking requirements of the City of Surprise Municipal Code.				
3. A shared parking option may be granted by the City of Surprise staff per industry standards to reduce the nonresidential parking requirement based on studies indicating less nonresidential parking is needed during certain time of the day. This shared parking option may consider nonresident parking available in all areas of the project, on-street parking, and parking available within 300 feet of the project in determining the total amount of nonresidential parking to be provided.				

Table 7B: Perimeter Setbacks for MU-D1, MU-D2, and MU-D3 Districts

(Use Table 7D for Non-residential use adjacent to residential use)

Perimeter Setback Standard:			
An additional 1' of setback must be provided or every 2' foot of building height above 60'.			
Building Height	Min. Front Setback*	Min. Side Setback*	Min. Interior Setback*
0 - 60 Feet	15	15	10
60 - 62 Feet	16	16	11
62 - 64 Feet	17	17	12
64 - 66 Feet	18	18	13
66 - 68 Feet	19	19	14
68 - 70 Feet	20	20	15
70 - 72 Feet	21	21	16
72 - 74 Feet	22	22	17
74 - 76 Feet	23	23	18
76 - 78 Feet	24	24	19
78 - 80 Feet	25	25	20
80 - 82 Feet	26	26	21
82 - 84 Feet	27	27	22
84 - 86 Feet	28	28	23
86 - 88 Feet	29	29	24
88 - 90 Feet	30	30	25

***Note:** Setbacks are measured from property line.

Table 7C: Perimeter Setbacks for VC District

(Use Table 7D for Non-residential use adjacent to residential use)

Perimeter Setback Standard: The PAD VC District is intended for a unique urban character compatible with a Village Center atmosphere.			
Building Height	Min. Front Setback*	Min. Side Setback*	Min. Interior Setback*
0 - 10 Stories	0'	0'	0'

*** Note:** A maximum street setback of 10 feet is permitted within this district.



Table 7D: Minimum Setback: Non-residential use adjacent to residential use

Building Height	PAD MU-D1	PAD MU-D2	PAD MU-D3	PAD VC
0 to 1 Story	25'	25'	25'	25'
1 to 2 Story	30'	30'	30'	
3 or more stories	35'	35'	35'	

5.3.2.1 Commercial/Retail and Employment/Office Development (MU-D1, MU-D2 and MU-D3)

Architectural and design continuity will remain consistent from parcel to parcel and will complement other architecture proposed in this development. The guidelines listed below are to ensure that the development will be designed and constructed with high quality and timelessness in mind.

DESIGN GUIDELINES AND ARCHITECTURAL CHARACTER

These design guidelines ensure that not only quality materials and architectural character are an integral part of the regional and neighborhood commercial/retail and employment/office component of the development, but also that the development will incorporate functionality and usability during all seasons. Refer to **Figures 15 and 16** for potential commercial/retail and employment/office styles.

ARCHITECTURAL CHARACTER

Building materials proposed for commercial/retail and employment/office architecture will be selected to emulate the proposed southwest desert contemporary theme. A native color palette of earth tones will be used for exterior colors. Accent colors that do not fit within the earth tone palette may be utilized to enhance architectural character. Materials will be of durable materials that will endure the extreme summer temperatures. Primary and secondary materials may include, but are not limited to the following:

- Natural stone,
- Smooth or textured stucco,
- Concrete fiber exterior finishes,
- Tile or metal roofs,
- Metal decorative accents and overhangs.

Final building materials and design will be reviewed and approved by City Staff per the architectural character and design intent of this document.

Main building entrances should be emphasized using the following techniques:

- Clustering of trees and shrubbery;
- Utilizing unique building orientation and/or design;
- Human-scale architecture that utilizes building recessions, projections and pedestrian walkways;
- Enhancing pavement treatments;
- Varying building materials;
- Other similar treatments.

Individual buildings will incorporate rooflines and forms with varied sizes, shapes, materials, colors and slopes. Where parapets are utilized to conceal flat roofs, three-dimensional cornice treatments or similar details will be used to enhance the building architecture. Wherever pitched roofs are utilized, multiple planes will be used. Canopy structures and their respective columns for gasoline service stations will incorporate the architectural character of the center.

Elements of four-sided architecture will be required for all wall planes and building surfaces visible from public streets and walkways. Uninterrupted wall planes in excess of fifty (50) feet in length will employ a vertical element, such as a projection or recession into the wall plane. Building materials found in the main building elevations should be carried throughout the entire design of the building.

Garden and retaining walls and other site features will complement the architectural character of the development and building and where possible should integrate into the overall design of the building.

If drive-through uses are included as part of this development, the drive-through business will have drive under canopies and the drive-through will not face the street unless adequately screened.





FIGURE 15: CONCEPTUAL COMMERCIAL/RETAIL ARCHITECTURE



FIGURE 16: CONCEPTUAL EMPLOYMENT/OFFICE/INDUSTRIAL ARCHITECTURE



EXTERIOR SPACES

Exterior spaces are vital elements to a development. Such spaces are utilized for relaxation, socialization and business purposes. Exterior spaces will include the following:

- Seating,
- Trash receptacles,
- Enhanced lighting, and
- Sunny and shaded areas for year-round use.

Attention should be paid to solar orientation for ultimate usability. Shade areas must either provide a durable and permanent shade structure and/or trees capable of creating an adequate amount of shade. The design of the commercial shops is encouraged to include shade along the pedestrian walkways with landscaping in front of stores, the addition of courtyards where viable amenities such as outdoor seating within plazas.

Pedestrian walkways are also a vital aspect of quality development and will be provided to create safe, non-vehicular connections between buildings and uses on adjacent parcels. Ease and comfort of pedestrian travel throughout the development and onto adjacent public sidewalks will be provided. Exterior spaces and building entrances will be interconnected throughout the development. The importance of designing and constructing shaded walkways will be encouraged during the design process.

Major focal points such as building entries and pedestrian gathering areas will be enhanced with creative landscaping, decorative paving and distinct monumentation.



LIGHTING

The intent is to increase pedestrian safety, limit light trespass and pollution and to create visual interest and beauty. Lighting fixtures should complement and be an integral part of the ultimate design and feel of the development.

- All lighting utilized in the development must be fully-shielded and downward facing;
- Parking lot lighting abutting adjacent residential properties must utilize house side shields;
- Parking lot lighting must be no taller than 16 feet as measured from the bottom of fixture;
- Fixtures hung within trees are not permitted;
- Up-lighting and spotlights are not permitted, except for low voltage landscape lighting.

LANDSCAPING

The landscape palette proposed for this development includes plant materials from the Arizona Department of Water Resources (ADWR) low water use plant list. Refer to **Preliminary Landscape and Wall Concepts (Appendix A)** for a conceptual representation of the proposed plant materials. High water use plants, such as colorful annuals and other smaller accent plants may be utilized in small quantities at entries to buildings and entry to the development. The proximity identifies which landscaping theme will be used throughout the entire development to create continuity.

Cielo Crossing's landscaping standards for the regional and neighborhood commercial/retail and employment/office parcels will meet or exceed the City's established minimum standards set forth in Chapter 6: Landscaping Design, Buffering and Screening, of the City of Surprise Planning and Design Guidelines Manual by including:

- Common landscaping themes throughout Cielo Crossing while promoting the individual identity of each parcel;
- A minimum 35% of the building frontage with a minimum width planter of three (3) feet, not including the vehicle overhang;
- Foundation plantings adjoining, but not directly adjacent to buildings that front on public streets;
- Major focal points (i.e. building entries, pedestrian gathering areas, etc.) with trees 36-inch box or greater.



As the commercial elements of Cielo Crossing are developed, individual projects will be required to provide at least one (1) pedestrian refuge area consisting of a minimum fifty (50) square feet, two (2) trees, six (6) shrubs and one (1) seating area.

All landscaping will be designed, selected and planted for ease of maintenance and irrigation. A ground cover such as decomposed granite or similar will be utilized for weed control, to help limit evaporation of irrigation and to ensure a quality appearance of the landscaping. Entries to buildings should provide enhanced landscaping and higher quality landscape materials. There should not be more than five (5) feet between plants and trees should be planted a maximum of twenty (20) feet between canopies. Special care should be taken to provide enhanced landscaping in exterior pedestrian spaces and along pedestrian walkways throughout the development.



RETENTION

All private retention basins will be landscaped. Such retention basins may not occupy more than fifty (50) percent of any landscaped area fronting a public street; except as approved by the Planning Department. All private retention basins will be contoured and designed as an integral part of any frontage landscaping and will not take on the appearance of a ditch. Maximum side slopes of basins will be a four to one (4:1) ratio. Underground retention shall be permitted within the project.

MANAGEMENT AND MAINTENANCE

A property owners' association will be established to ensure manicured, litter-free sites on their respective parcels. Property maintenance will include any adjacent, contiguous landscape areas outside of the City's right-of-way, plus any landscape areas within the right-of-way between the public sidewalk and street edge. All public streets and sidewalks will be maintained by the City of Surprise.

SIGNAGE

All signage will be designed to be consistent with the overall architectural character of the development. Signage will be consistent with **Section 5.4** of this PAD narrative and will be designed so that it is not a nuisance to other parcels or developments. Signage for both pedestrian and vehicular purposes will be provided in the development.

VEHICLE AND BICYCLE PARKING

A minimum of five (5) percent of the parking lot area will be landscaped, exclusive of front yard or perimeter landscaping and street trees. Such landscaping will consist of parking islands located within the parking lot.

Parking islands will be utilized at the end of each row and include landscape planters. The planters will be protected by a six (6) inch vertical curb on all sides. A standard landscape island of 7 feet and 120sf will be provided every 15 consecutive parking spaces. In lieu of 120sf islands every 15



parking spaces, the developer may provide “diamond” planters. Diamond planters, if provided, will be placed every 10 consecutive parking spaces.

All parking lots will be screened from public and private roadways by walls or earth berms or combination thereof, constructed at least three (3) feet above the grade of the parking lot or adjacent streets, whichever is higher in elevation. Screen wall materials will match the design theme of the rest of the development.

A minimum of one (1) tree will be provided for every eight (8) parking spaces, exclusive of perimeter landscaping and street trees in perimeter setbacks. Trees must be planted within the parking lot. Where covered parking is provided, it will be designed as an integral part of the project with materials, color, and details similar to the buildings of the development. Fabric or prefabricated metal carports are prohibited.

Bicycle parking is encouraged throughout the entire development. When provided it should be within 50 feet of a commercial or office building entrance. Providing bicycle parking, especially in commercial and office establishments, encourages utilization of alternative modes of transportation and commuting.

SCREENING

- a. Refuse Areas:
 - i. All shared refuse containers, including all uses on site, will be screened with a masonry wall not less than six (6) feet in height. Refuse area materials, including wall and gates etc., will match the design theme of the rest of the development. Gates, when closed, must completely screen the refuse area.
- b. Loading and Delivery:
 - i. All loading and delivery areas will be separated from adjacent residential uses, screened from public-view with at least a 6 foot wall and constructed using materials and finishes that match the rest of the development theme.

- ii. Loading, delivery and service bays will be screened from public view with landscaping or walls. These walls will be a minimum height of six (6) feet.
- c. Utility Equipment:
- i. All utility equipment must be located and screened in accordance with the City of Surprise requirements. Screening will either be integrated into the architectural design or constructed using materials consistent with those used in the rest of the development. Where required, screening will be provided through a combination of solid walls, earth berms and landscaping. Screen walls will be fully integrated into the site using design patterns, materials and color schemes complimentary to adjacent buildings.
- 
- ii. Mechanical equipment, whether ground level or roof mounted, will be screened from public view and so located as to be perceived as an integral part of the building. Equipment such as, but not limited to, telephones, vending machines, etc. will be screened from street view and placed in an area designed for their use, which is an integral part of the structure.
- d. Parking Areas:
- i. All parking areas will be screened from public streets by a minimum three (3) foot wall, earth berms or a combination thereof. Screen walls will be designed to match the standard set forth for the entire project.

5.4.2.2 Industrial Development (MU-D2 and MU-D3)

DESIGN GUIDELINES AND ARCHITECTURAL CHARACTER

The guidelines listed below are to ensure that the development will be designed and constructed with high quality and timelessness in mind. These design guidelines ensure that not only quality materials and architectural character are an integral part of the development, but also that the development will incorporate functionality and usability during all seasons. Refer to **Figure 16** for potential industrial architectural styles.

ARCHITECTURAL CHARACTER

Building materials proposed for industrial architecture will be selected to emulate the proposed southwest desert contemporary theme. A native color palette of earth tones will be used for exterior colors. Materials will be of durable materials that will endure the extreme summer



temperatures. Accent colors that do not fit within the earth tone palette may be utilized to enhance architectural character. Final building materials and design will be reviewed and approved by City Staff per the architectural character and design intent of this document.

Main building entrances should be emphasized using the following techniques:

- Clustering of trees and shrubbery;
- Utilizing unique building orientation and/or design;
- Human-scale architecture that utilizes building recessions, projections and pedestrian walkways;
- Enhancing pavement treatments;
- Varying building materials;
- Other similar treatments.



Elements of four-sided architecture will be required for all wall planes and building surfaces visible from public streets and walkways. Uninterrupted wall planes in excess of fifty (50) feet in length will employ a vertical element, such as a projection or recession into the wall plane.

Garden and retaining walls and other site features will complement the architectural character of the development and building and where possible should integrate into the overall design of the building.

EXTERIOR SPACES

Exterior spaces are vital elements to a development. Such spaces are utilized for relaxation, socialization and business purposes. Exterior spaces will include the following:

- Seating,
- Trash receptacles,
- Enhanced lighting, and
- Sunny and shaded areas for year-round use.

Attention should be paid to solar orientation for year-round usability. Shade areas must either provide a durable and permanent shade structure and/or trees capable of creating an adequate amount of shade.

Major focal points such as building entries and pedestrian gathering areas will be enhanced with creative landscaping, decorative paving and distinct monumentation.

LIGHTING

The intent is to increase pedestrian safety, limit light trespass and pollution and to create visual interest and beauty. Lighting fixtures should complement and be an integral part of the ultimate design and feel of the development.

- All lighting utilized in the development must be fully-shielded and downward facing;
- Parking lot lighting abutting adjacent residential properties must utilize house side shields;
- Parking lot lighting must be no taller than 16 feet as measured from the bottom of fixture;
- Fixtures hung within trees are not permitted;
- Up-lighting and spotlights are not permitted, except for low voltage landscape lighting.

LANDSCAPING

The landscape palette proposed for this development includes plant materials from the Arizona Department of Water Resources (ADWR) low water use plant list. High water use plants, such as colorful annuals and other smaller accent plants may be utilized in small quantities at entries to buildings and entry to the development. The proximity identifies which landscaping theme will be used throughout the entire development to create continuity.



Cielo Crossing's landscaping standards for industrial parcels will meet or exceed the City's established minimum standards set forth in Chapter 6: Landscaping Design, Buffering and Screening, of the City of Surprise Planning and Design Guidelines Manual by including:

- Common landscaping themes throughout Cielo Crossing while promoting the individual identity of each parcel;
- A minimum 35% of the building frontage with a minimum width planter of three (3) feet, not including the vehicle overhang;



- Foundation plantings adjoining, but not directly adjacent to buildings that front on public streets;
- Major focal points (i.e. building entries, pedestrian gathering areas, etc.) with trees 36-inch box or greater.

As the commercial elements of Cielo Crossing are developed, individual projects may be required to provide at least one (1) pedestrian refuge area consisting of a minimum fifty (50) square feet, two (2) trees, six (6) shrubs and one (1) seating area.

All landscaping will be designed, selected and planted for ease of maintenance and irrigation. A ground cover such as decomposed granite or similar will be utilized for weed control, to help limit evaporation of irrigation and to ensure a quality appearance of the landscaping. Entries to buildings should provide enhanced landscaping and higher quality landscape materials.

There should not be more than five (5) feet between plants and trees should be planted a maximum of twenty (20) feet between canopies. Special care should be taken to provide enhanced landscaping in exterior pedestrian spaces and along pedestrian walkways throughout the development.

RETENTION

All private retention basins will be landscaped. Such retention basins may not occupy more than fifty (50) percent of any landscaped area fronting a public street; except as approved by the Planning Department. All private retention basins will be contoured and designed as an integral part of any frontage landscaping and will not take on the appearance of a ditch. Maximum side slopes of basins will be a four to one (4:1) ratio. Underground retention shall be permitted within the project.



SIGNAGE

All signage will be designed to be consistent with the overall architectural character of the development. Signage will be consistent with **Section 5.4** of this PAD narrative and will be designed so that it is not a nuisance to other parcels or developments. Signage for both pedestrian and vehicular purposes will be provided in the development.

VEHICLE AND BICYCLE PARKING

A minimum of five (5) percent of the parking lot area will be landscaped, exclusive of front yard or perimeter landscaping and street trees. Such landscaping will consist of parking islands located within the perimeter of the parking lot.

Parking islands will be utilized at the end of each row and include landscape planters. The planters will be protected by a six (6) inch vertical curb on all sides. A standard landscape island of 7 feet and 120sf will be provided every 15 consecutive parking spaces. In lieu of 120sf islands every 15 parking spaces, the developer may provide "diamond" planters. Diamond planters, if provided, will be placed every 10 consecutive parking spaces.

All parking lots will be screened from public and private roadways by walls or earth berms or combination thereof, constructed at least three (3) feet above the grade of the parking lot or adjacent streets, whichever is higher in elevation. Screen wall materials will match the design theme of the rest of the development.

A minimum of one (1) tree will be provided for every eight (8) parking spaces, exclusive of perimeter landscaping and street trees in perimeter setbacks. Trees must be planted within the parking lot. Where covered parking is provided, it will be designed as an integral part of the project with materials, color, and details similar to the buildings of the development. Fabric or prefabricated metal carports are prohibited.

Bicycle parking is encouraged within the development. If provided it should be within 50 feet of an industrial building entrance. Providing bicycle parking, especially in industrial areas, encourage utilization of alternative modes of transportation and commuting.

SCREENING

a. Refuse Areas:

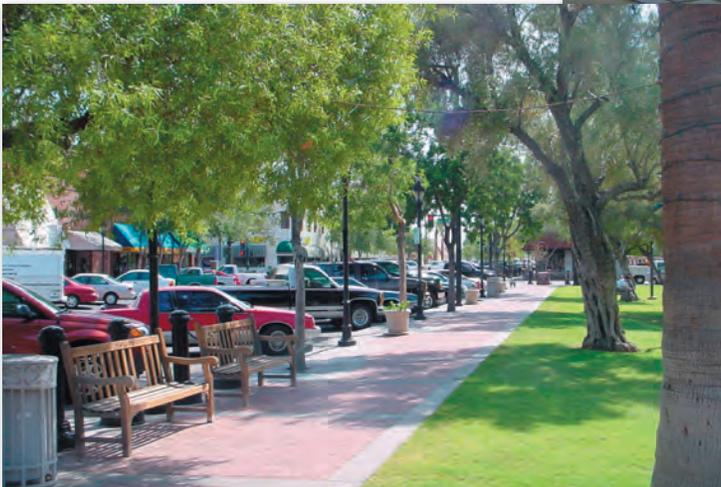
- i. All shared refuse containers, including all uses on site, will be screened with a masonry wall not less than six (6) feet in height. Refuse area materials, including wall and gates etc., will match the design theme of the rest of the development. Gates when closed must completely screen the refuse area.

b. Loading and Delivery:

- i. All loading and delivery areas will be separated from adjacent residential uses, screened from public-view with at least a 6 foot wall and constructed using materials and finishes that match the rest of the development theme.
- ii. Loading, delivery and service bays will be screened from public view with landscaping or walls. These walls will be a minimum height of six (6) feet.



- c. Utility Equipment:
 - i. All utility equipment must be located and screened in accordance with the City of Surprise requirements. Screening will either be integrated into the architectural design or constructed using materials consistent with those used in the rest of the development. Where required, screening will be provided through a combination of solid walls, earth berms and landscaping. Screen walls will be fully integrated into the site using design patterns, materials and color schemes complimentary to adjacent buildings.
 - ii. Mechanical equipment, whether ground level or roof mounted, will be screened from public view and so located as to be perceived as an integral part of the building.
- d. Parking Areas:
 - i. All parking areas will be screened from public streets by a minimum three (3) foot wall, earth berms or a combination thereof. Screen walls will be designed to match the standard set forth for the entire project.



OTHER PERFORMANCE STANDARDS

- a. No use will be established, maintained, or conducted which may cause the dissemination of smoke, gas, dust, odor, or any other atmospheric pollutant outside the building in which the use is conducted, other than normal acceptable levels.
- b. No use will result in noise perceptible beyond the boundaries of the immediate site of the use, other than normal acceptable levels.
- c. No use will result in the discharge of any waste materials to any water course, dry wells, storm sewers, or ditch.
- d. No use will result in the dissemination of glare or vibration beyond immediate site of the use.
- e. No use will result in the creation of traffic hazards or undue congestion of any public street.
- f. No use will create a physical hazard by reason of fire, explosions, or use of radioactive materials or any similar cause of property in the same or adjacent districts.

5.4.2.3 Village Center (VC)

The residential component and commercial component of this district are interrelated and the ultimate design of this district will be unique. In addition, with a proposed maximum height of 150 feet or 10 stories, special development standards with regard to building bulk and structure within the Village Center parcels will also abide by the following guidelines where applicable. Refer to **Figure 17** for potential urban mixed use architecture styles.



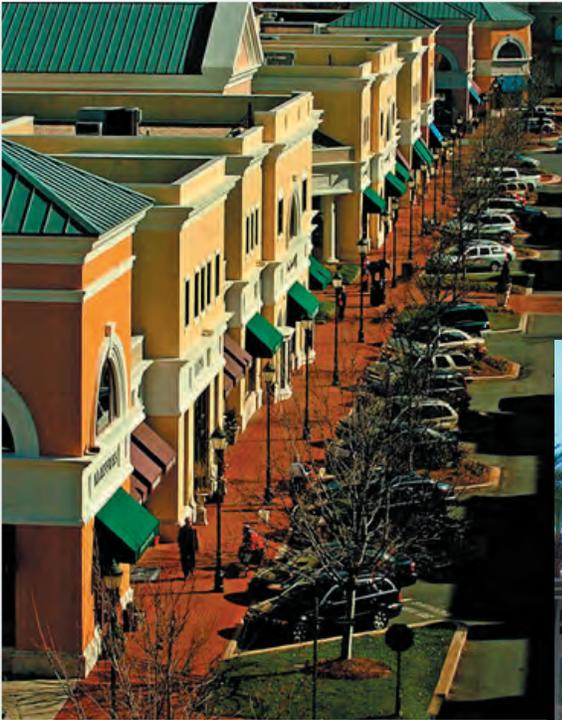


FIGURE 17: CONCEPTUAL VILLAGE CENTER ARCHITECTURE

DESIGN GUIDELINES AND ARCHITECTURAL CHARACTER

Proposed Village Center buildings will respect the scale and orientation of adjacent properties. Buildings proposed here will transition from adjacent uses to reduce and mitigate the differences in building scale, bulk, and intensities. Building design will respect the climatic conditions by minimizing heat gain and will consider the impact of shade on adjacent land uses and areas. The rationale for this is to design buildings in relation to surrounding elements, providing an orderly transition of building heights, and signifying that urban mixed uses are an integral part of the Cielo Crossing project site.

Building massing will take into account the solar consequences of building height, bulk and area to maximize public comfort by providing shaded public outdoor areas, minimizing glare and facilitating breezes. Building facades exposed to solar intensity will minimize the use of glass and provide landscaping, shade structures, wall plane articulation, moldings, pilasters, balconies, porches or other comparable architectural elements to reduce surface heat gain. Varying heights of the buildings are encouraged.

Architecture and applied treatments that express corporate identity will be minimized to provide structures that complement the overall Project theme. While corporate architecture may be used to identify a particular commercial retail or office use, it will not be the predominant feature of the building façade. The facades will be designed to provide a sense of human-scale at ground level by providing clear architectural distinction between ground floor levels and all additional levels. Four-sided architecture is encouraged to exhibit design continuity.

EXTERIOR SPACES

Direct access to the Village Center storefronts will be provided to encourage pedestrian movement and will have pedestrian paths and walkways that have a minimum of six (6) feet of unobstructed width. Shaded walkways integrated with the building design or that use landscaping will be encouraged to provide pedestrian interaction and for pleasant walking environments. Outdoor plazas, courtyards and seating are encouraged to enhance exterior spaces and make for a welcoming pedestrian experience.

At least one pedestrian path or sidewalk will connect with the primary public entrance for the residential portion of the residential uses and residential and commercial uses will have separate entrances. Although not required for all units in the Village Center District, the inclusion of exterior balconies on the upper levels facing major pedestrian areas should be included wherever possible. This will further the pedestrian nature of the Village Center District.



LANDSCAPING

Landscaping in the Village Center District has special design criteria to provide trees to shade streets, pedestrian paths and small exterior spaces, where feasible. The pedestrian nature of this district will require enhanced landscaping along streetscapes to maximize year-round usability. Landscaping and trees will be selected and placed that, when at maturity, trees will provide at least 50% shading capability for pedestrian walkways and gathering areas. Streetscape enhancements will be prevalent, unifying the project through common landscaping design found in the commercial/retail and employment/office districts.

SIGNAGE

Signage will be designed to be consistent with the overall Project theme by using similar materials and textures, architectural treatments, and fonts used throughout. Corporate signage, like corporate architecture, will be minimized to not detract from the overall building façade. Location of signs will be oriented to promote their functional purpose of communication and readability for pedestrian and vehicular traffic. Signage should not dominate the building, site design or streetscape. Refer to **Section 5.4** of this PAD narrative for sign regulations.



SCREENING

Similar to commercial areas, the following screening guidelines will apply:

- a. Refuse Areas:
 - i. All shared refuse containers, including all uses on site, will be screened with a masonry wall not less than six (6) feet in height. Refuse area materials, including wall and gates etc., will match the design theme of the rest of the development. Gates when closed must completely screen the refuse area.
- b. Loading and Delivery:
 - i. All loading and delivery areas, where feasible will be separated from adjacent ground level residential uses, screened from public-view with at least a six (6)-foot wall and constructed using materials and finishes that match the rest of the development theme.
 - ii. Loading, delivery and service bays will be screened from public view with landscaping or walls. These walls will be a minimum height of six (6) feet and up to ten (10) feet.
- c. Utility Equipment:
 - i. All utility equipment must be located and screened in accordance with the City of Surprise requirements. Screening will either be integrated into the architectural design or constructed using materials consistent with those used in the rest of the development. Where required, screening will be provided through a combination of solid walls, earth berms and landscaping. Screen walls will be fully integrated into the site using design patterns, materials and color schemes complimentary to adjacent buildings.
 - ii. Mechanical equipment, whether ground level or roof mounted, will be screened from public view and so located as to be perceived as an integral part of the building. Equipment such as, but not limited to, telephones, vending machines, etc. will be screened from street view and placed in an area designed for their use, which is an integral part of the structure.

5.5 SIGN REGULATIONS (MU-D1, MU-D2, MU-D3 AND VC)

Unless otherwise modified by this document, signs shall be regulated and installed by the current applicable City of Surprise Municipal Code. In the event any provisions of this document conflicts with a provision of the City of Surprise Municipal Code, the provision within this document shall govern and control unless waived by the property owner.



5.5.1 WALL, FASCIA, MANSARD, AND PARAPET SIGNS.

5.5.1.1 General

- a. Wall, fascia, mansard and parapet signs are allowed only on the exterior elevation of the space occupied by the business.
- b. Wall, fascia, mansard or parapet signs may identify the individual businesses, building complex, or center, by name, and may identify up to three principal services when the name alone does not identify the general nature of the business.
- c. Any wall, fascia, mansard or parapet sign may include the street address, but shall not include advertising copy.

5.5.1.2 Aggregate Sign Area Allowed

- a. The maximum aggregate sign area is one square foot of signage for each linear foot of the business wall elevation. If the wall on which the sign is placed is two hundred (200) or more feet from any public right-of-way, the maximum aggregate sign area shall increase to one and one-half (1 1/2) square feet of sign area for each linear foot of building wall elevation.

The total aggregate, area excluding all freestanding signage, shall not exceed 300 square feet and the maximum area of any one face shall not exceed 200 square feet. Businesses that share a building structure and do not have a designated leased/owned frontage shall be considered one business for the purpose of determining total aggregate area of street graphics.

5.5.1.3 Freestanding Signs

- a. General
 - i. Freestanding signs are permitted.
 - ii. The base of any freestanding sign shall have an aggregate width at least fifty percent of the width of the sign.
 - iii. Any freestanding sign shall not include any advertising copy.
 - iv. Any freestanding sign must include the number of the street address, but the area of these numerals shall not be included in calculating the allowed sign area.
 - v. For the purpose of this section, any freestanding sign in a multi-tenant complex or shopping center, may advertise a business on a separate different parcel than the sign's location provided both parcels are a part of the same complex or center.

- b. Maximum Number and Height of Signs Allowed.
 - i. One freestanding sign shall be permitted for every 300' of a subject parcel's or multiple tenant complex's street frontage. On parcels with multiple street frontages, the signage for each street shall be calculated separately.
 - ii. Regardless of frontage width, a minimum of one freestanding sign is allowed per frontage.
 - iii. The freestanding sign shall not exceed a height of ten feet.
- c. Aggregate Sign Area Allowed.
 - i. Freestanding Signs for Multiple Tenant Complexes.
 - The maximum sign area allowed for a freestanding sign in a multiple tenant complex is forty-eight square feet on parcels up to twenty acres and sixty square feet on parcels over twenty acres.
 - ii. Freestanding Signs for Single Tenant Buildings.
 - The maximum sign area allowed for a freestanding sign for a single tenant building is twenty-four square feet on parcels up to two acres and thirty-six square feet on parcels over two acres.

5.5.1.4 Identification of Tenants in a Multiple Tenant Complex

Any freestanding sign within the multi-tenant building or shopping center may identify the name of the building, complex, or center and the names of tenants within the complex. The square footage of the name of the building, complex, or center shall not be included in calculating the allowed sign area.

5.5.1.5 Special Provisions

- a. Directional Signs.
 - i. Directional signs when required to assist the flow of traffic are permitted, but shall not exceed six square feet in area or three feet in height. Such sign may include business identification by word or symbol on up to twenty-five percent of the sign area.
- b. Directory Signs.
 - i. Directory signs when required to identify the location of the various buildings or businesses located within the center or complex are permitted as follows;
 - ii. Each directory sign may be illuminated with a maximum area of eighteen square feet and a maximum height of six feet.
 - iii. The number and location of the signs must be approved by the Community Development Director or designee.



- c. Gasoline Service Stations
 - i. Freestanding Signs
 - When located in a multi-tenant complex or shopping center, each gasoline service station shall be allowed its own free-standing signage in addition to the complex or center's freestanding signs. One per right of way frontage and up to two total signs shall be permitted with a maximum signage area of 24 square feet each with a maximum height of 6 feet.
 - 75% of the allowable sign area may be used to identify the current price of gas being sold.
 - ii. Canopy signs
 - Such signs shall identify the business only.
 - The maximum number of signs per canopy shall be 4.
 - The maximum signage area for any one canopy sign shall not exceed 6 square feet.
- d. Drive-Thru Menu Boards
 - i. A maximum of two menu boards are permitted per business. Such signs may be freestanding or wall mounted.
 - ii. The maximum aggregate area for a menu board shall not exceed forty-eight square feet.
 - iii. The maximum height shall not exceed eight feet.

5.5.2 MASTER SIGN PROGRAM

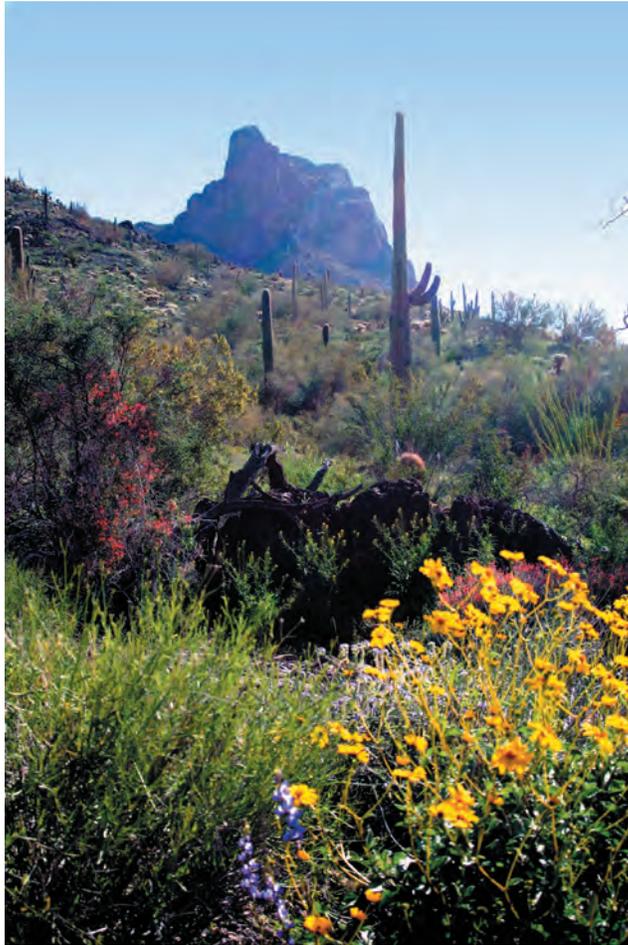
The master sign program is designed as a flexible procedure to allow signage which is appropriate to the character of the development, provides adequate identification and information, provides a good visual environment, promotes traffic safety, and which might otherwise not be permitted under the provisions of the City Code or those superseding provisions of this PAD Document.

5.5.2.1 Master Sign Program Criteria

- a. General
 - i. Any request for approval of a master sign program shall be submitted on an official Administrative Permit application, and processed in accordance with section 113 of the City of Surprise Municipal Code. Any master sign program shall be evaluated based upon the following criteria:

- b. Placement.
 - i. All signs shall be placed where they are sufficiently visible and readable for their function. Factors to be considered shall include the purpose of the sign, its location relative to traffic movement and access points, site features, structures and sign orientation relative to viewing distances and viewing angles.
- c. Quantity.
 - i. The number of signs that may be approved within any planned area development or multiple tenant complex shall be no greater than that required to provide project identification and entry signs, internal circulation and directional information to destinations and development sub-areas, and business identification. Factors to be considered shall include the size of the development, the number of development sub-areas, and the division or integration of sign functions. Final discretion is directed to the Community Development Director.
- d. Size.
 - i. All signs shall be no larger than necessary for visibility and readability. Factors to be considered in determining appropriate size shall include topography, volume of traffic, speed of traffic, visibility range, proximity of adjacent uses, amount of sign copy, placement of display (location and height), lettering style and presence of distractive influences. Final discretion is directed to the Community Development Director.
- e. Materials.
 - i. Sign materials shall be compatible with architectural and/or natural features of the project. This may be accomplished through similarity of materials for sign structures and faces, the use of complementary colors, similarity of architectural style, and/or the use of a consistent lettering style or copy.



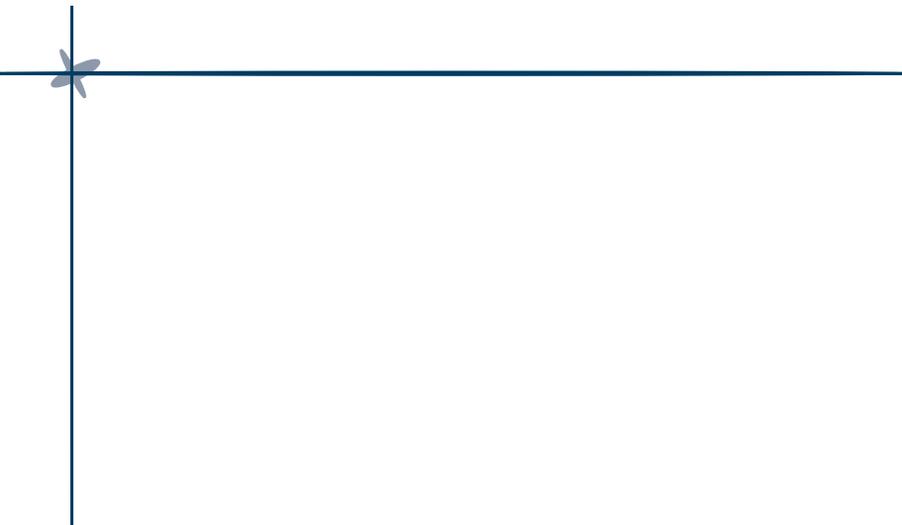


Regulatory Development Standards





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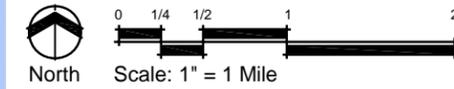
FIGURES



Cielo Crossing

Surprise, Arizona
Planned Area Development
Vicinity Map

Figure 1



Legend

- Project Boundary
- Adjacent Communities
- Peoria City Limits
- Surprise City Limits

Luke Air Force Base Auxiliary Air Field 1

- 3 Mile GDC
- 1 Mile GDC
- 1/2 Mile GDC
- 65 Ldn
- 70 Ldn
- 75 Ldn
- 80 Ldn
- 85 Ldn
- Territory in the Vicinity of a Military Airport

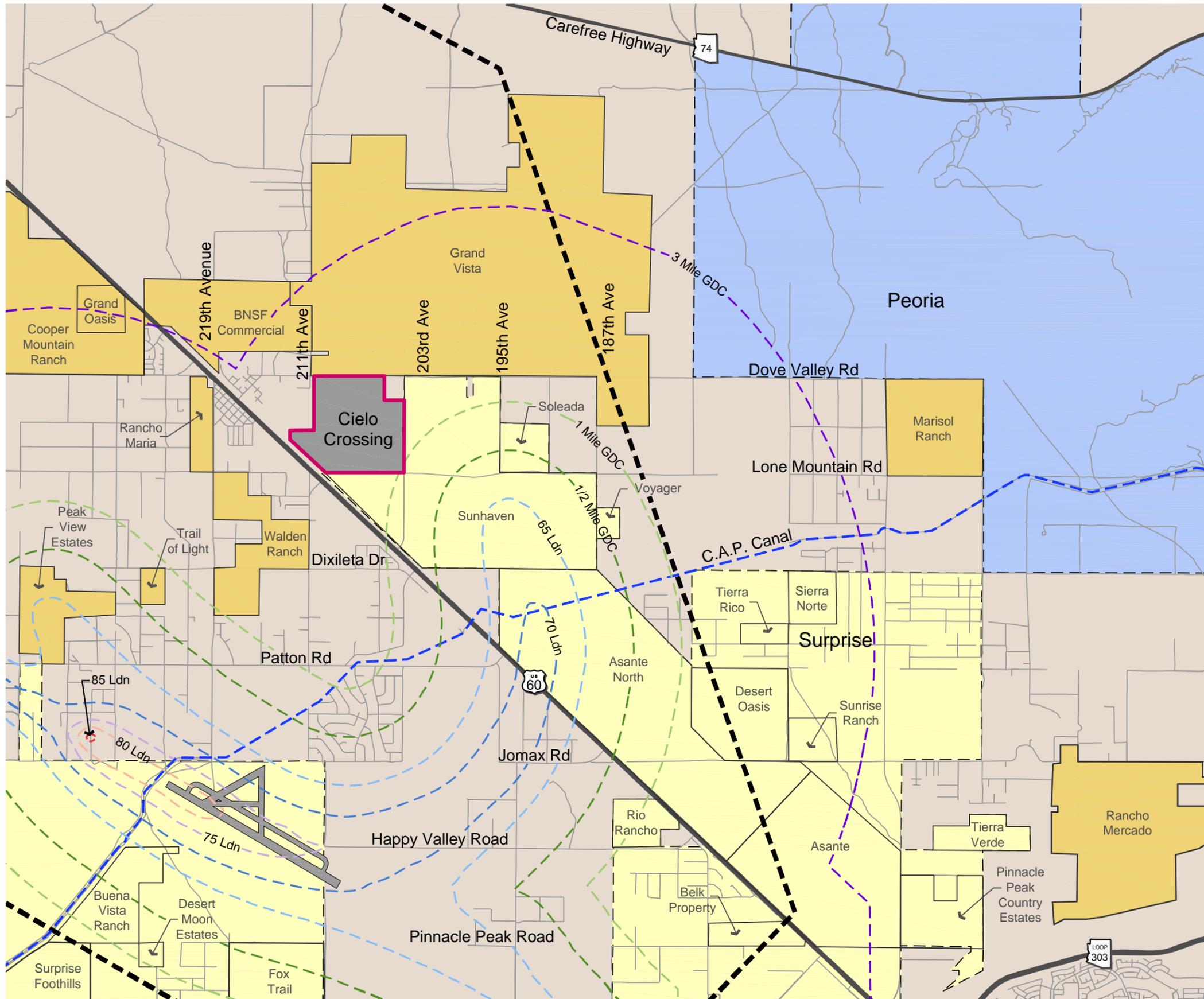
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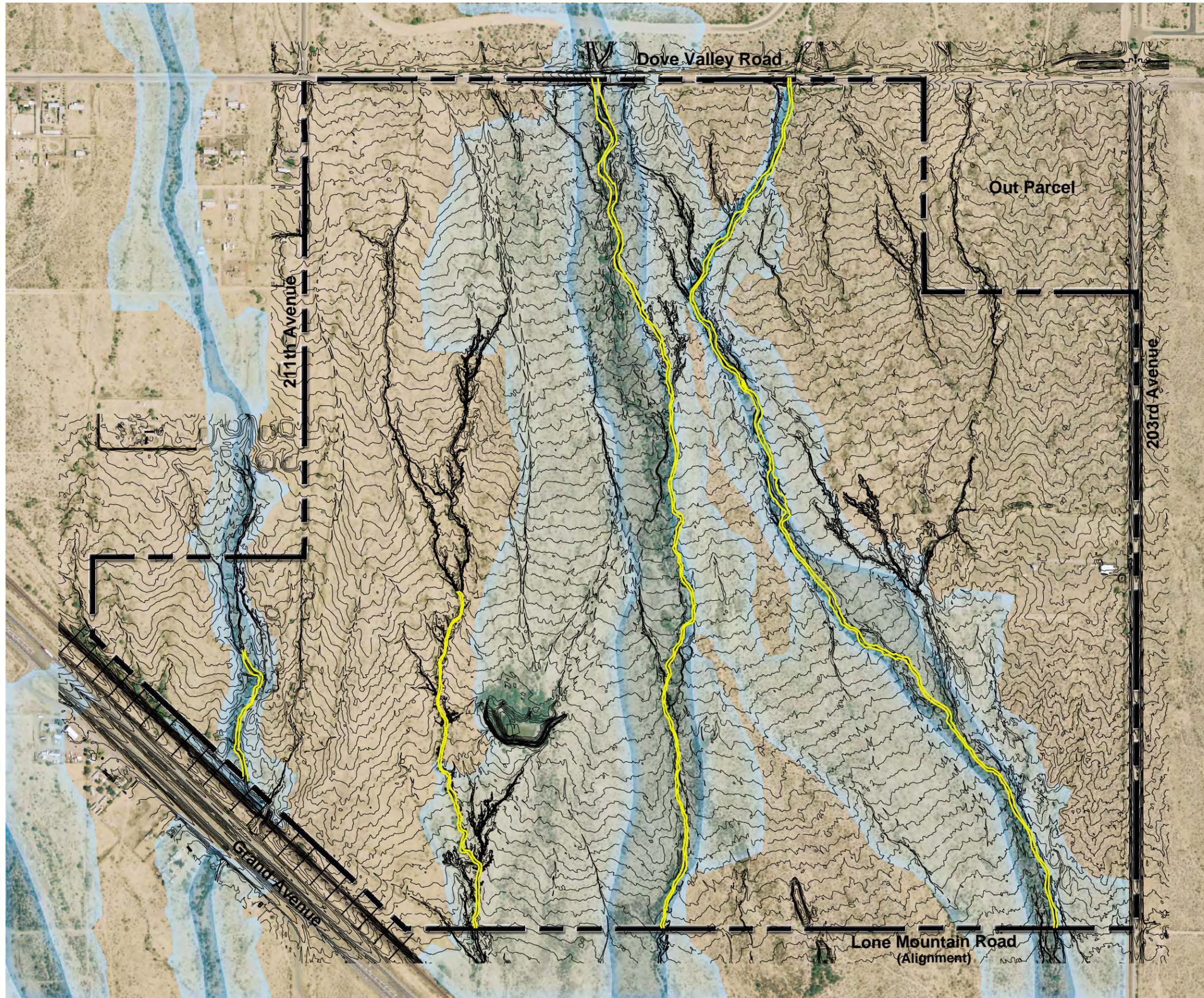
Luke AFB Auxiliary Air Field 1, Dated March 1, 2004.
City of Surprise Development Status Map, 2007.

CMX Project Number: 7273.01
Project Manager: Gregory B. Smith, PE/PS
Designed By: L. Dever
Graphics By: C. Klock
Drawn By: C. Klock



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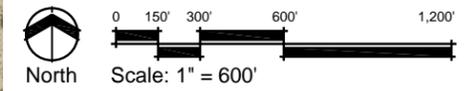




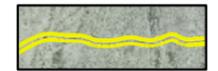
Cielo Crossing

Surprise, Arizona
 Planned Area Development
 Physical Features Map

Figure 2



Legend

-  Project Boundary
-  JD Limits
-  Floodway
-  Floodplain

Notes

Flood Limits shown are taken from the effective FEMA Flood Insurance Rate Map.

CMX Project Number: 7273.01
 Project Manager: Gregory B. Smith, PE/PS
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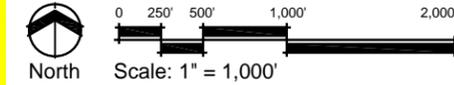


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Cielo Crossing

Surprise, Arizona
 Planned Area Development
 Existing General Plan Land Use Map

Figure 3



Legend

- Project Boundary
- Surrounding Property Boundary

Surprise General Plan Land Use Categories

- Rural Residential (0-1 du/ac)
- Low Density Residential (3-5 du/ac)
- Commercial
- Employment
- Mixed Use
- Open Space

Sources

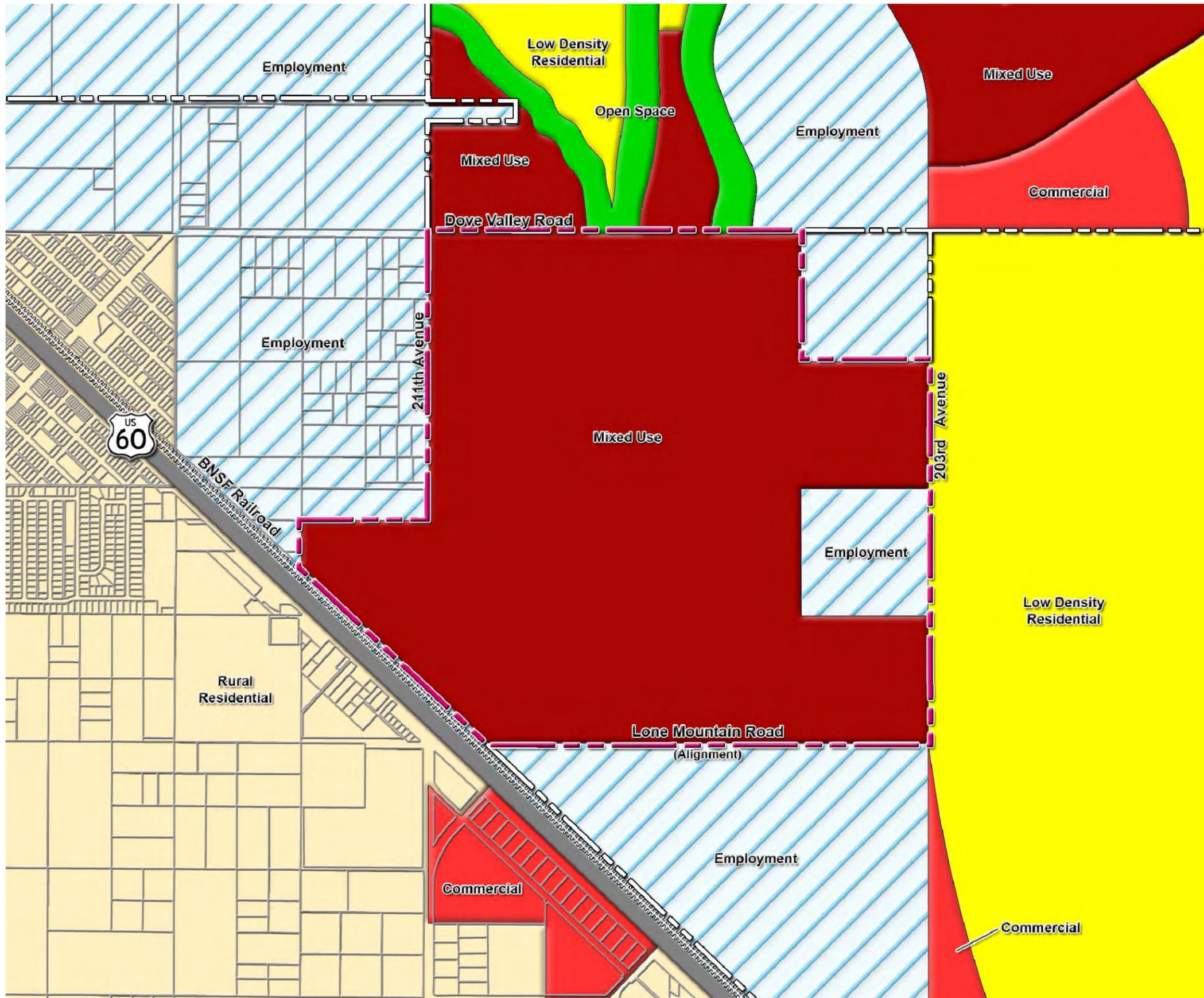
Surprise General Plan 2020: Image the Possibilities,
 City of Surprise, December 11, 2007.

CMX Project Number: 7273.01 June, 2008

Project Manager: Gregory B. Smith, PE/PS
 Designed By: L. Dever
 Graphics By: C. Klock
 Drawn By: C. Klock



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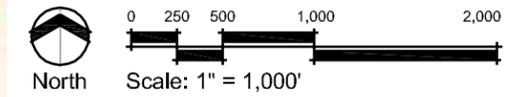
Cielo Crossing

Surprise, Arizona

Planned Area Development

Conceptual Development Plan

Figure 4



Legend

- Project Boundary
- Surrounding Property Boundary
- Parcel Boundary
- Erosion Setback

Land Use Category

- Mixed Use - District 1 (MU-D1)
- Mixed Use - District 2 (MU-D2)
- Mixed Use - District 3 (MU-D3)
- Village Center (VC)
- Potential School Site
- Potential Commuter Rail Station

Notes

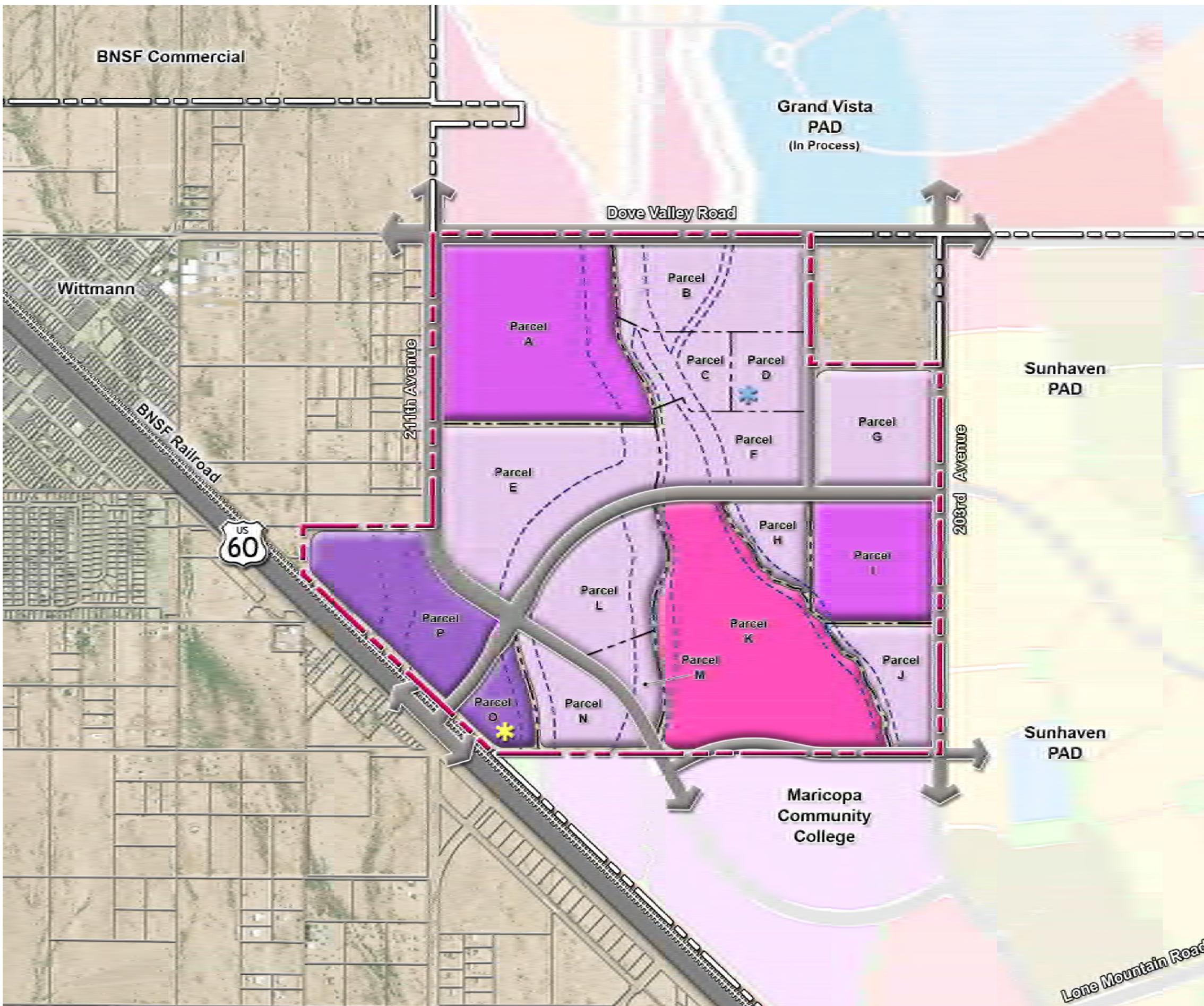
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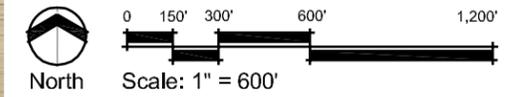
Cielo Crossing

Surprise, Arizona

Planned Area Development

Buildable, Natural and Revegetated Areas

Figure 5



Legend

-  Project Boundary
-  Parcel Boundary
-  Erosion Setback
-  Natural (Non Buildable Area)
-  Revegetated Area
-  Buildable Area

Notes

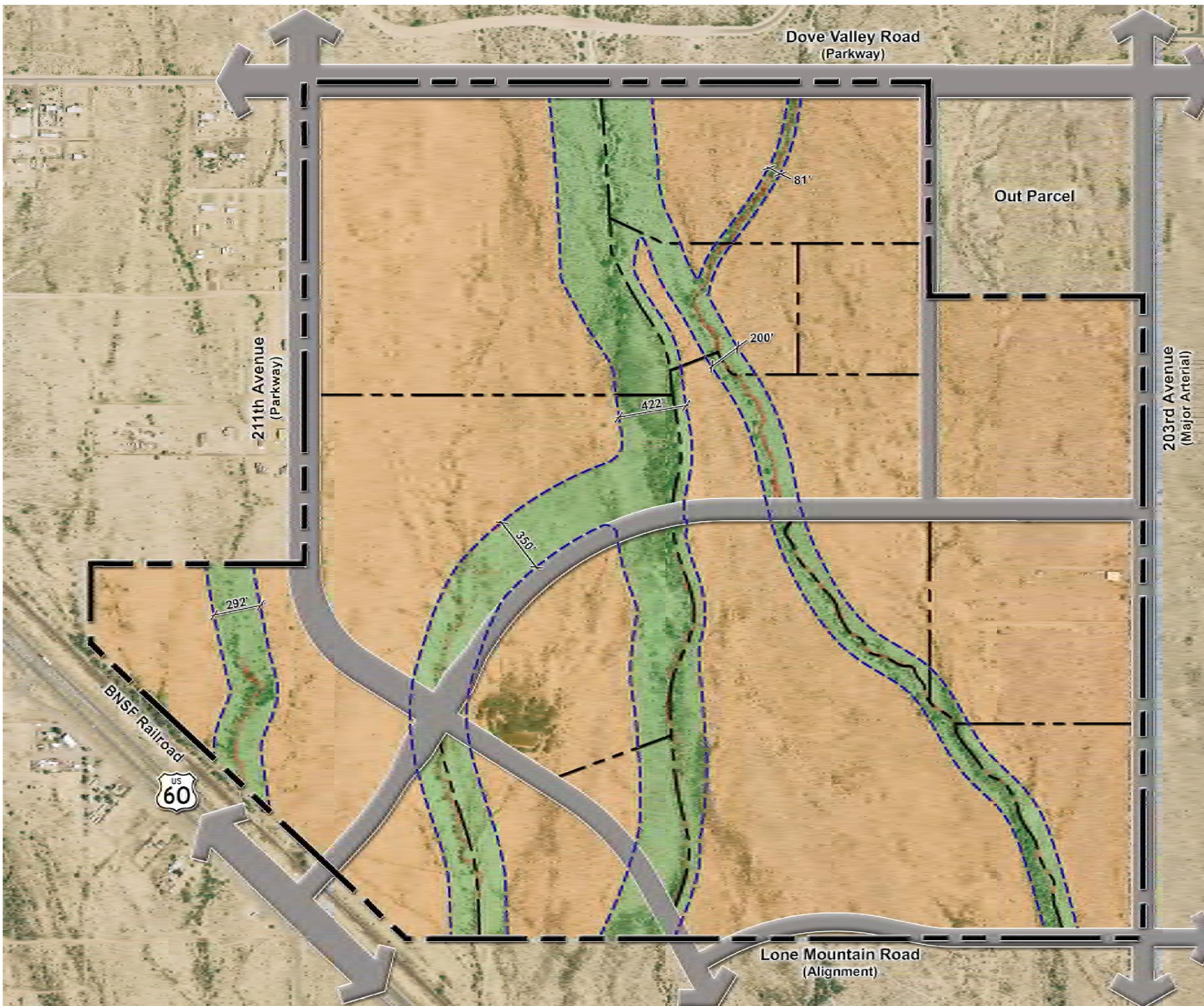
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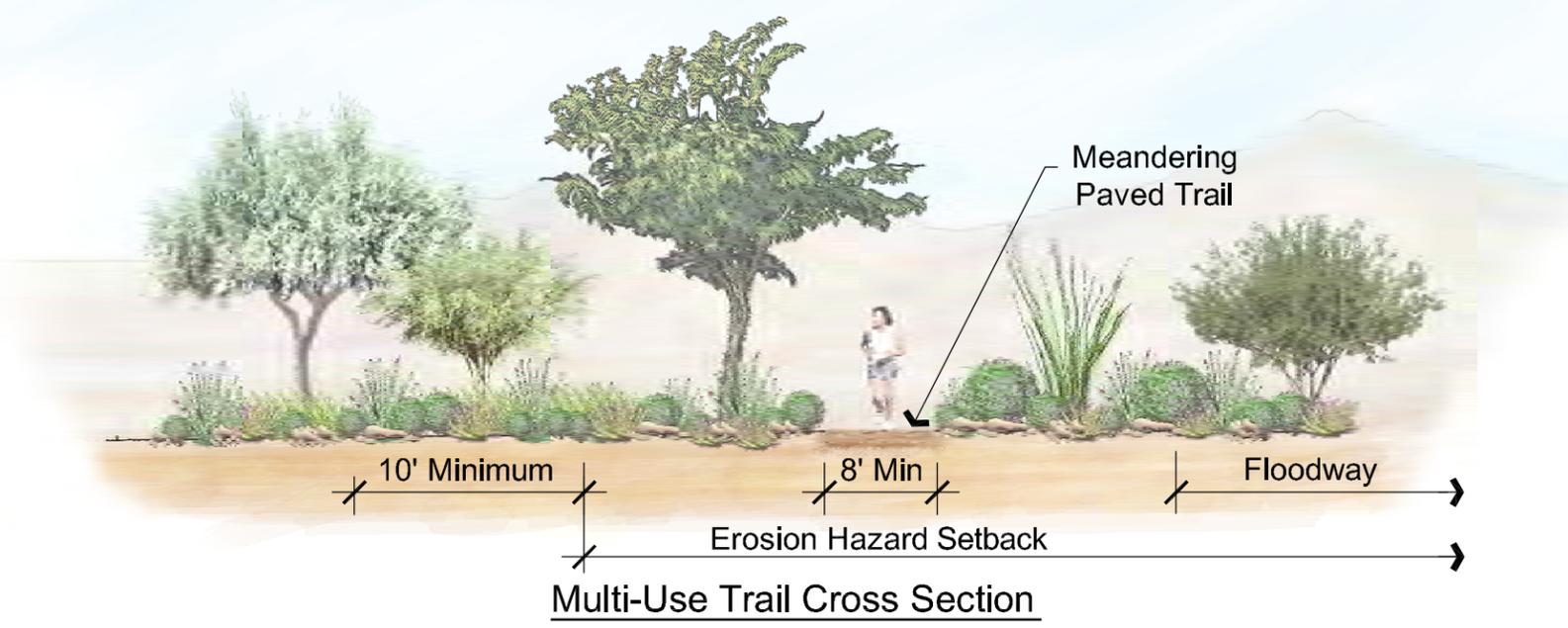
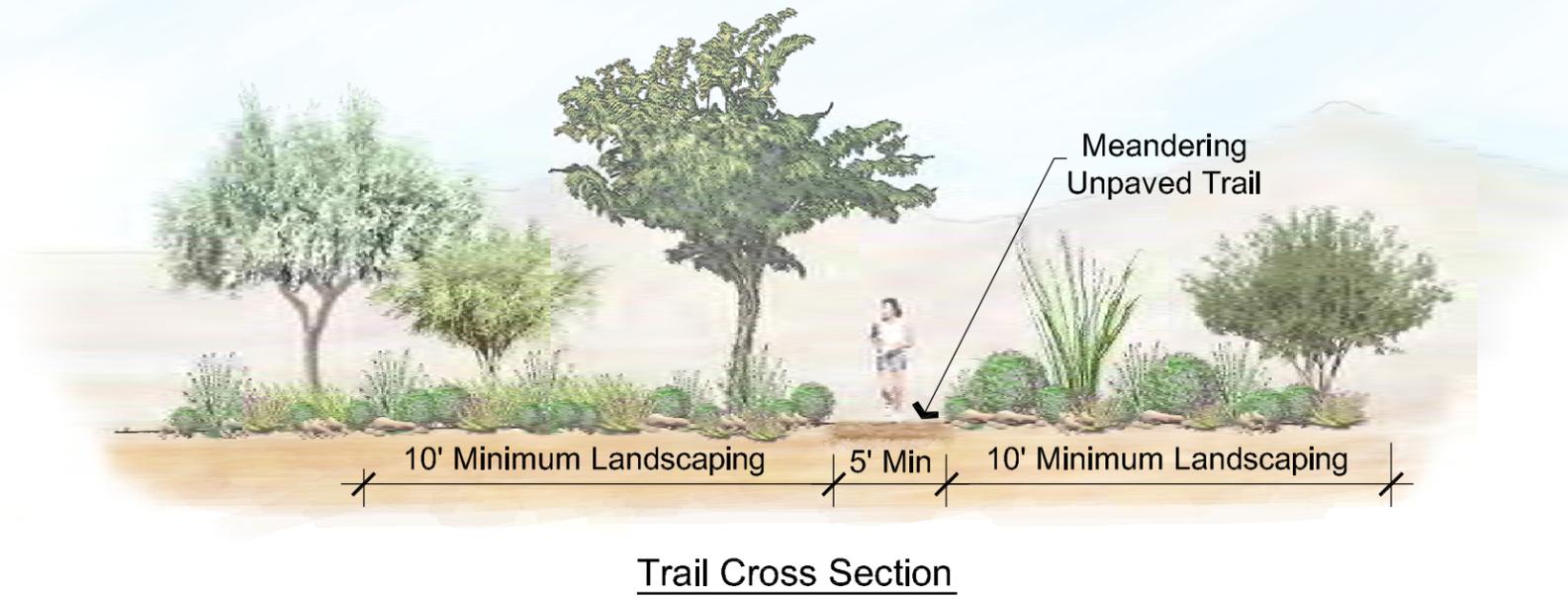
Surprise, Arizona

Planned Area Development

Conceptual Trails Cross Section

Not to Scale

Figure 6



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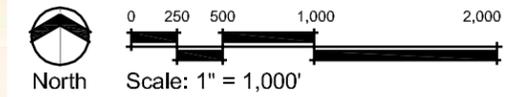
Cielo Crossing

Surprise, Arizona

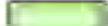
Planned Area Development

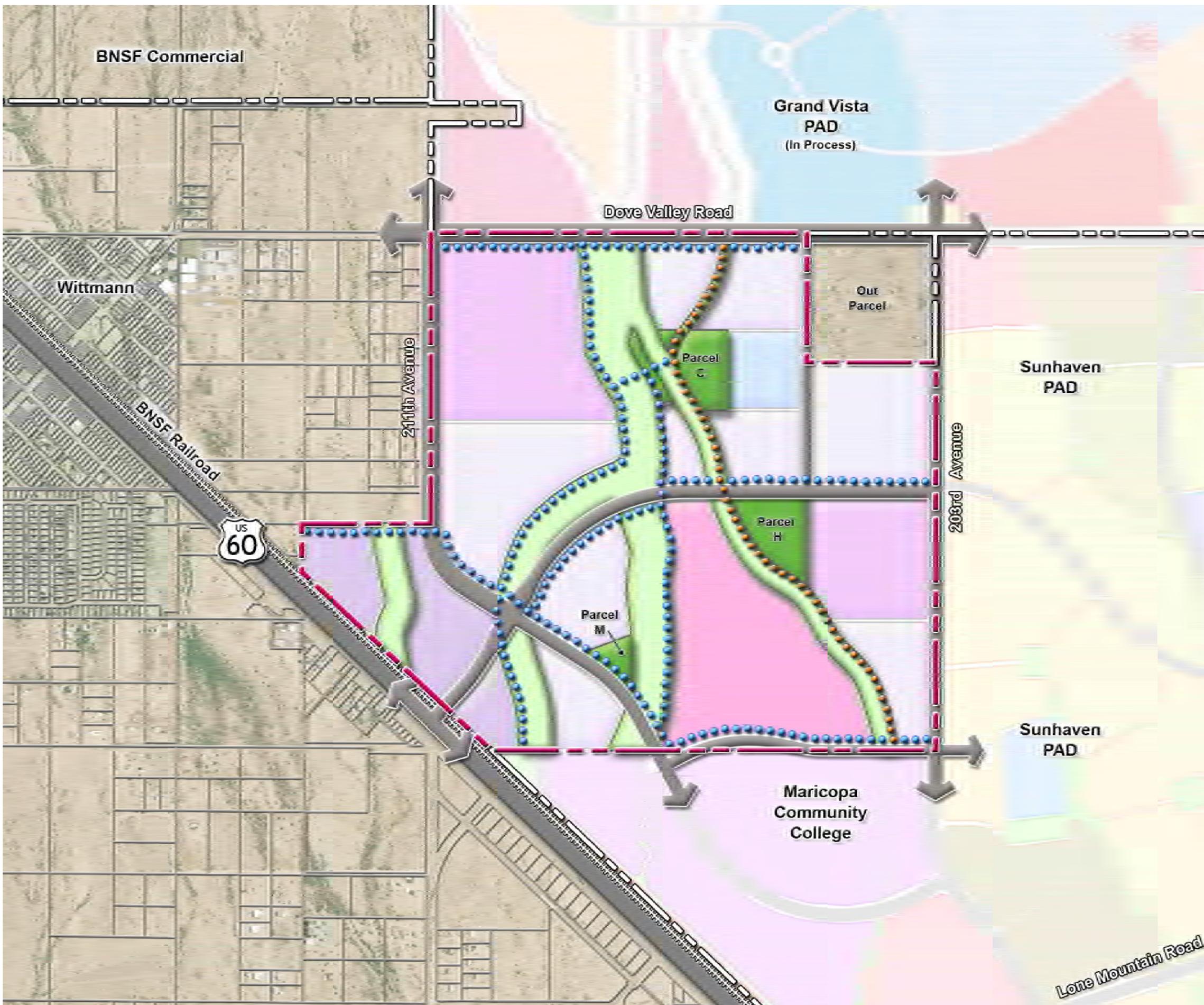
Conceptual Trails Plan

Figure 7



Legend

-  Project Boundary
-  Surrounding Property Boundary
-  Trail
-  Multi-Use Trail
-  Park
-  Drainage Corridors



Notes

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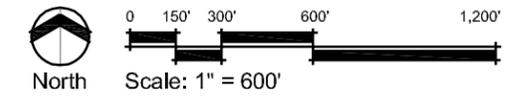
Cielo Crossing

Surprise, Arizona

Planned Area Development

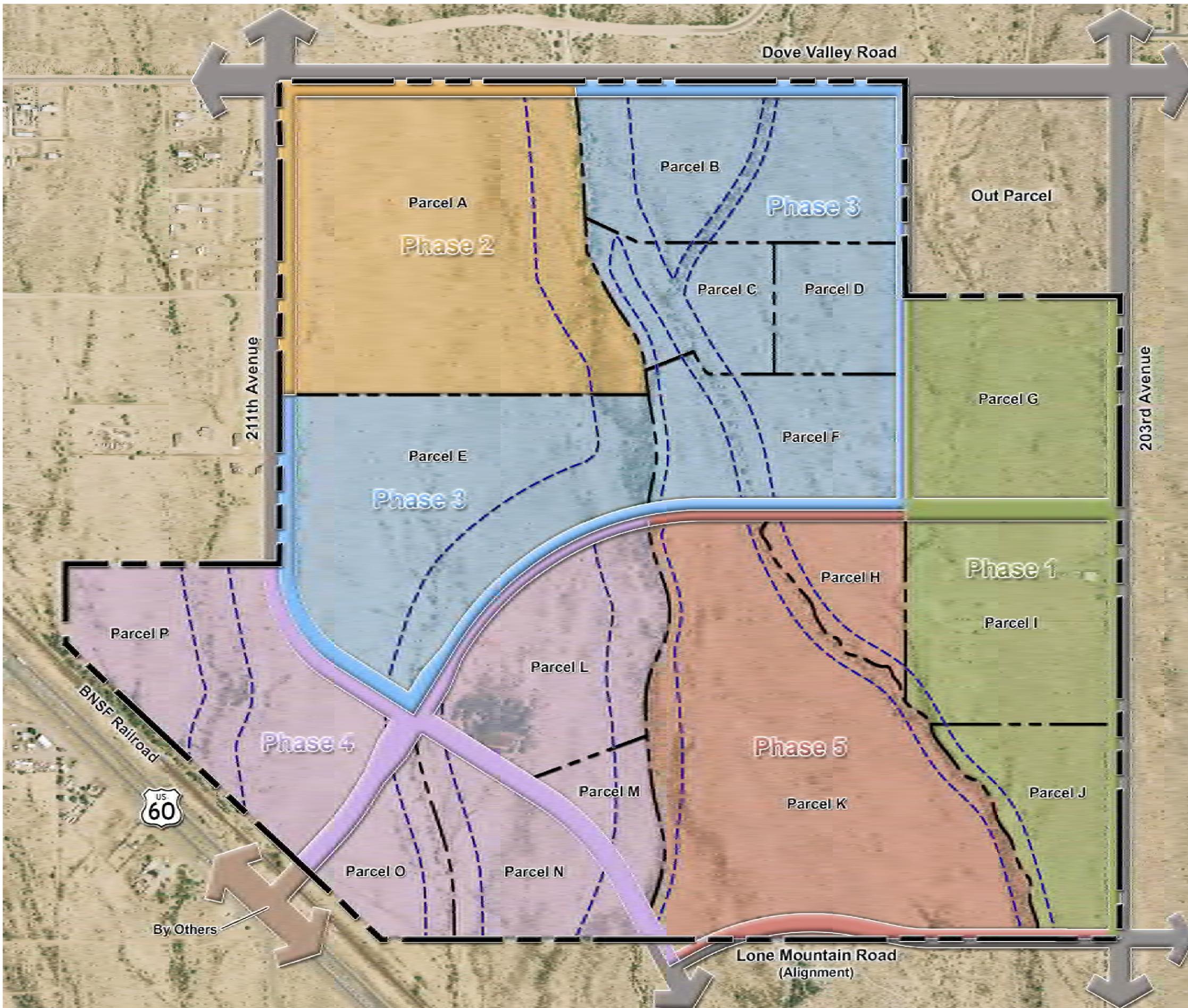
Conceptual Phasing Map

Figure 8



Legend

- Project Boundary
- Parcel Boundary
- Erosion Setback
- Phase 1
- Phase 2
- Phase 3
- Phase 4
- Phase 5
- Potential Grand Avenue Interchange (by others)



Notes

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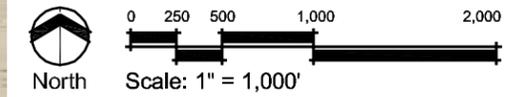
Cielo Crossing

Surprise, Arizona

Planned Area Development

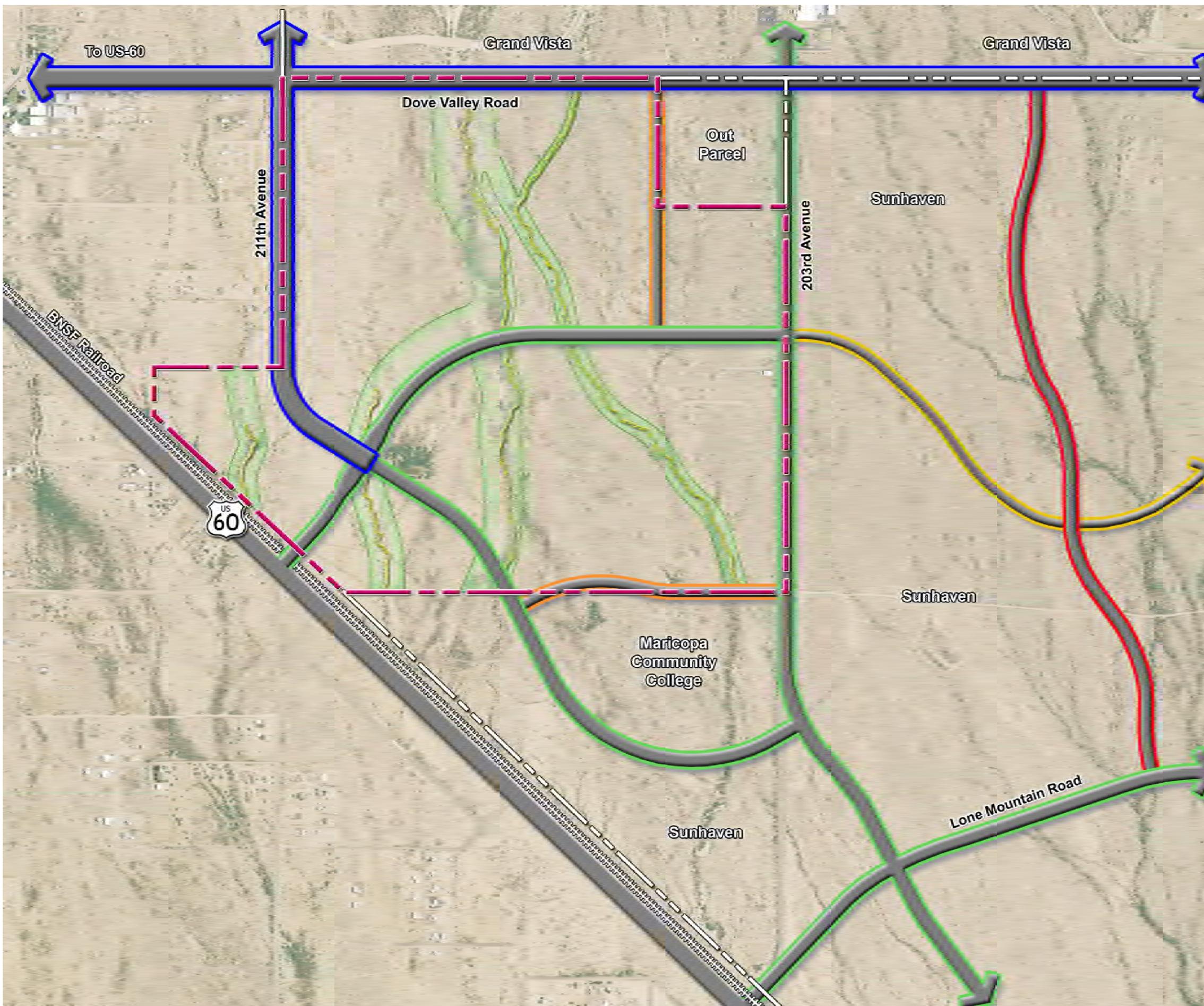
Proposed Circulation Plan

Figure 9



Legend

- Project Boundary
- Surrounding Property Boundary
- Parkway (200')
- Major Arterial (136')
- Minor Arterial (110')
- High Volume Collector (105')
- Residential Collector (80')



Notes

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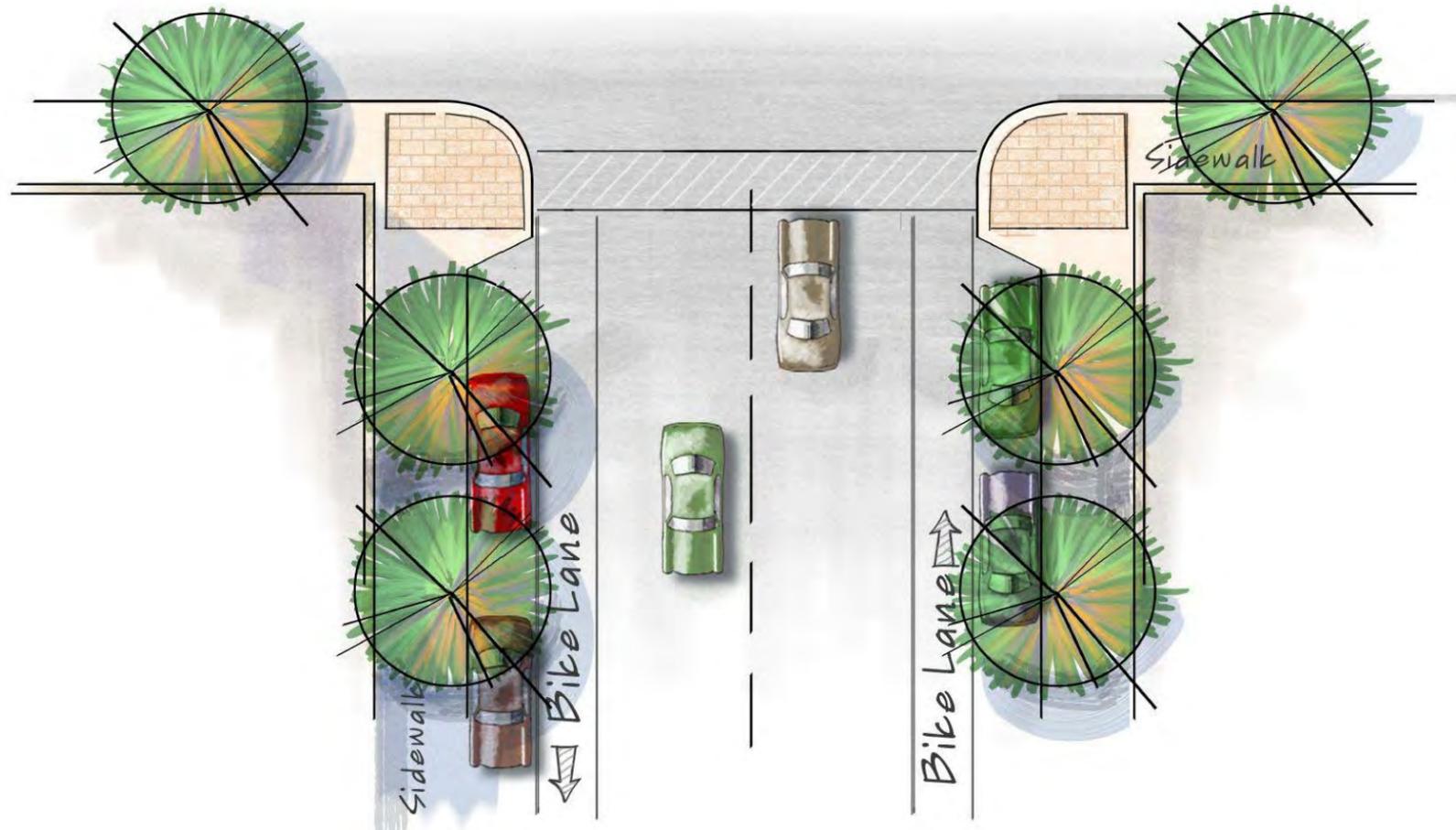
Surprise, Arizona

Planned Area Development

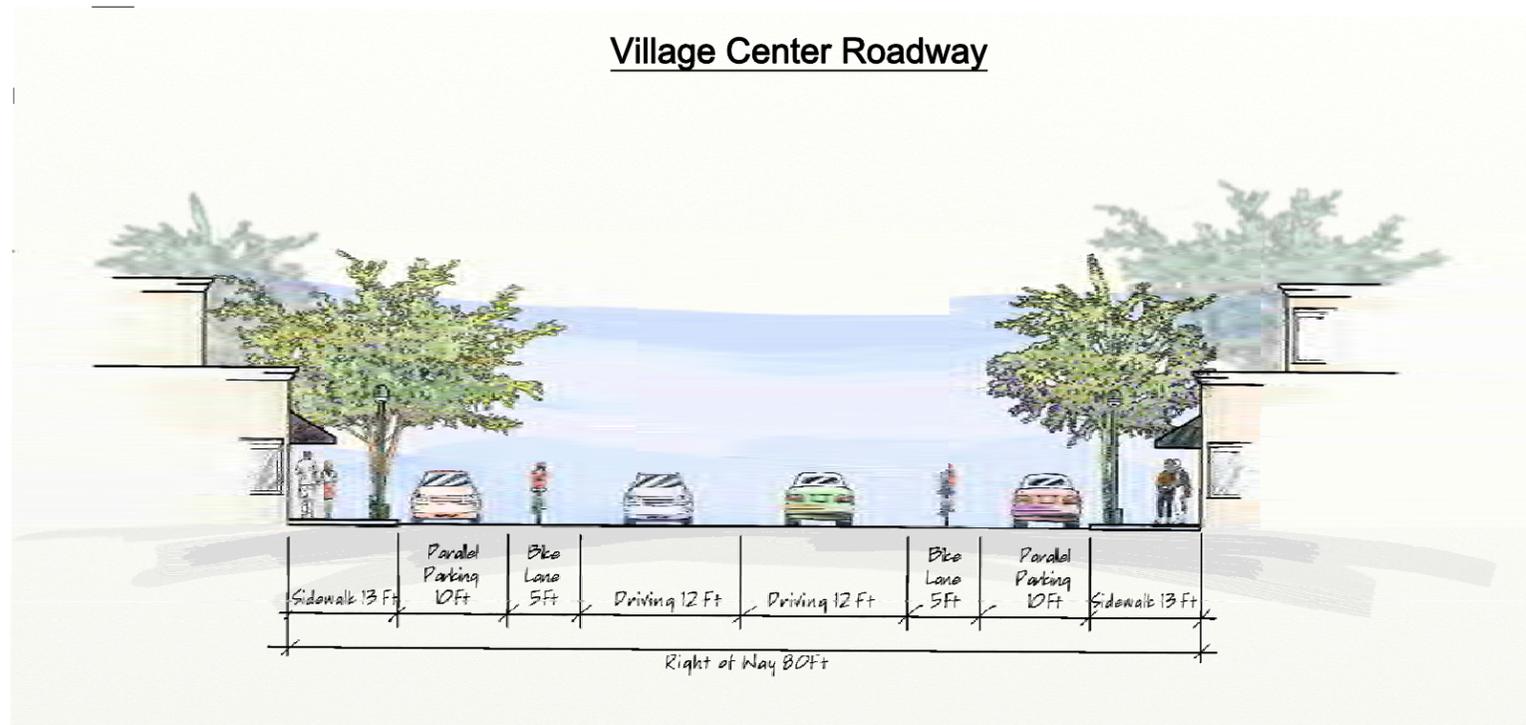
Village Center Street Cross Sections

Not to Scale

Figure 10



Village Center Roadway



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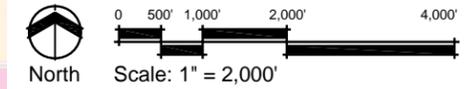


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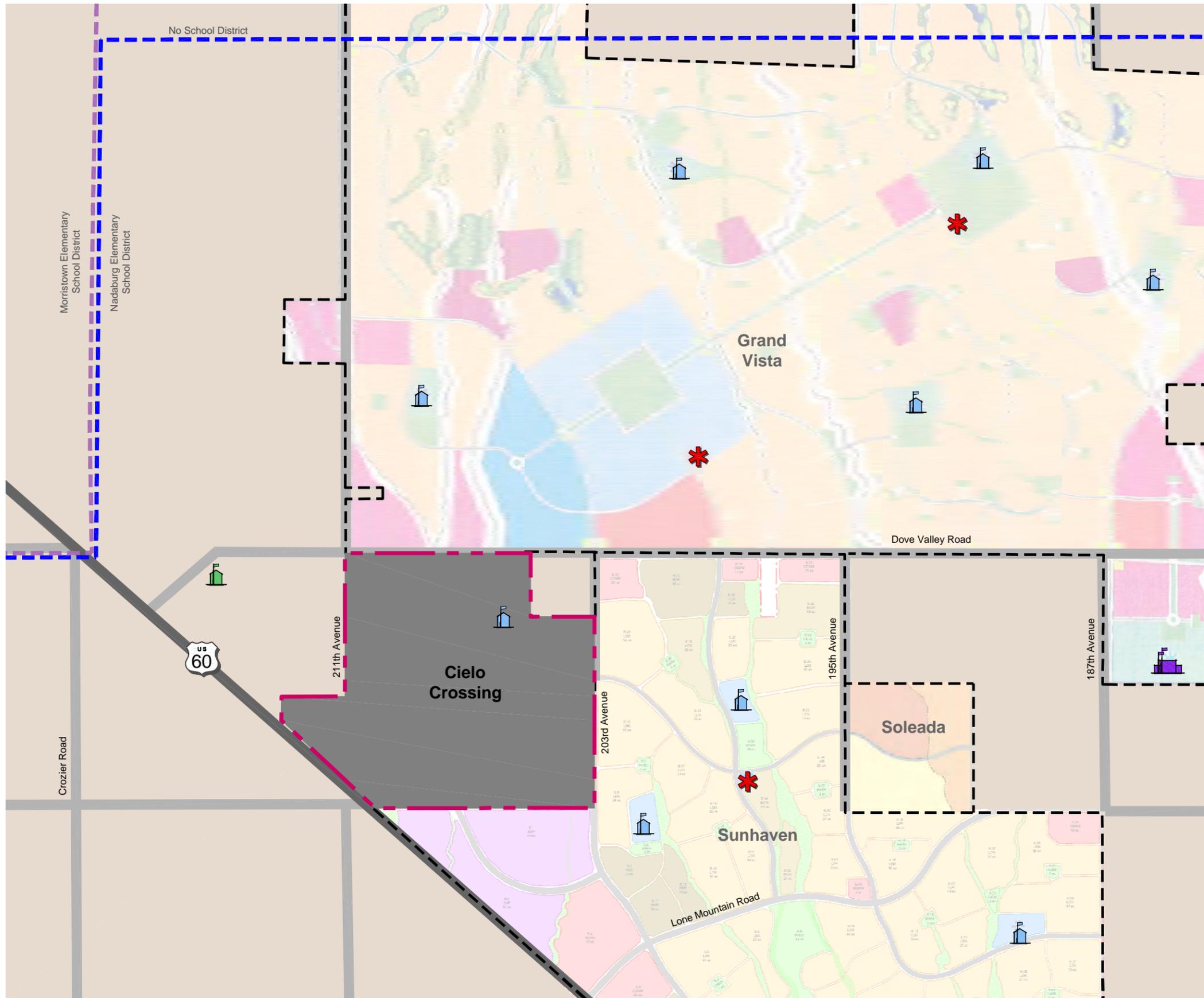
Surprise, Arizona
 Planned Area Development
 Existing & Proposed Public Facilities Plan

Figure 11



Legend

-  Project Boundary
-  Surrounding Property Boundary
-  Nadaburg Elementary District
-  Morristown Elementary District
-  Proposed Fire Station
-  Proposed High School
-  Potential Elementary School
-  Existing Elementary School
 Nadaburg Elementary (K-8)
 21419 W. Dove Valley Rd
 Wittmann, AZ 85361



Notes

These are potential locations, obtained from the Grand Vista Conceptual Community Master Plan, Sunhaven Conceptual Land Use Plan, and Soleada Conceptual Land Use Plan.

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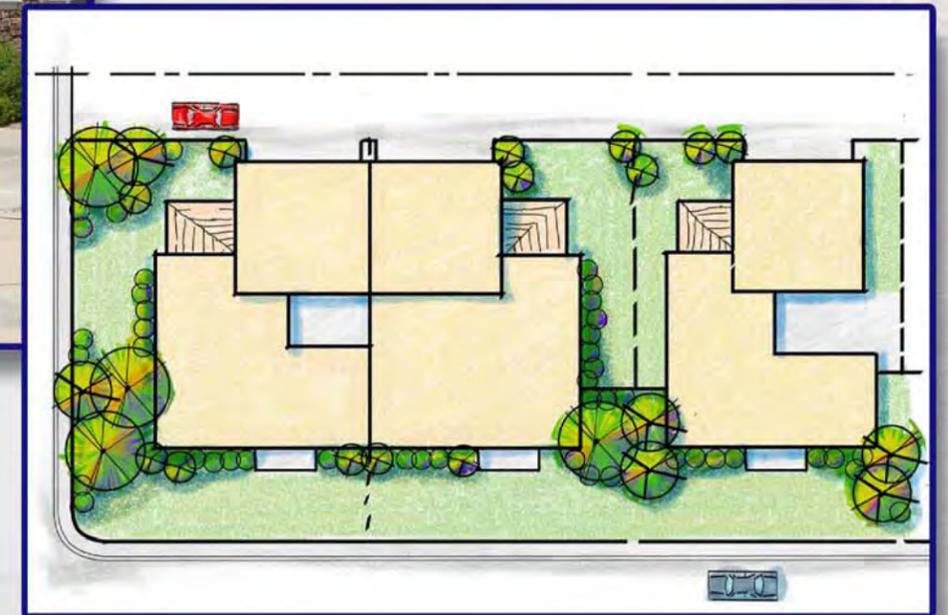
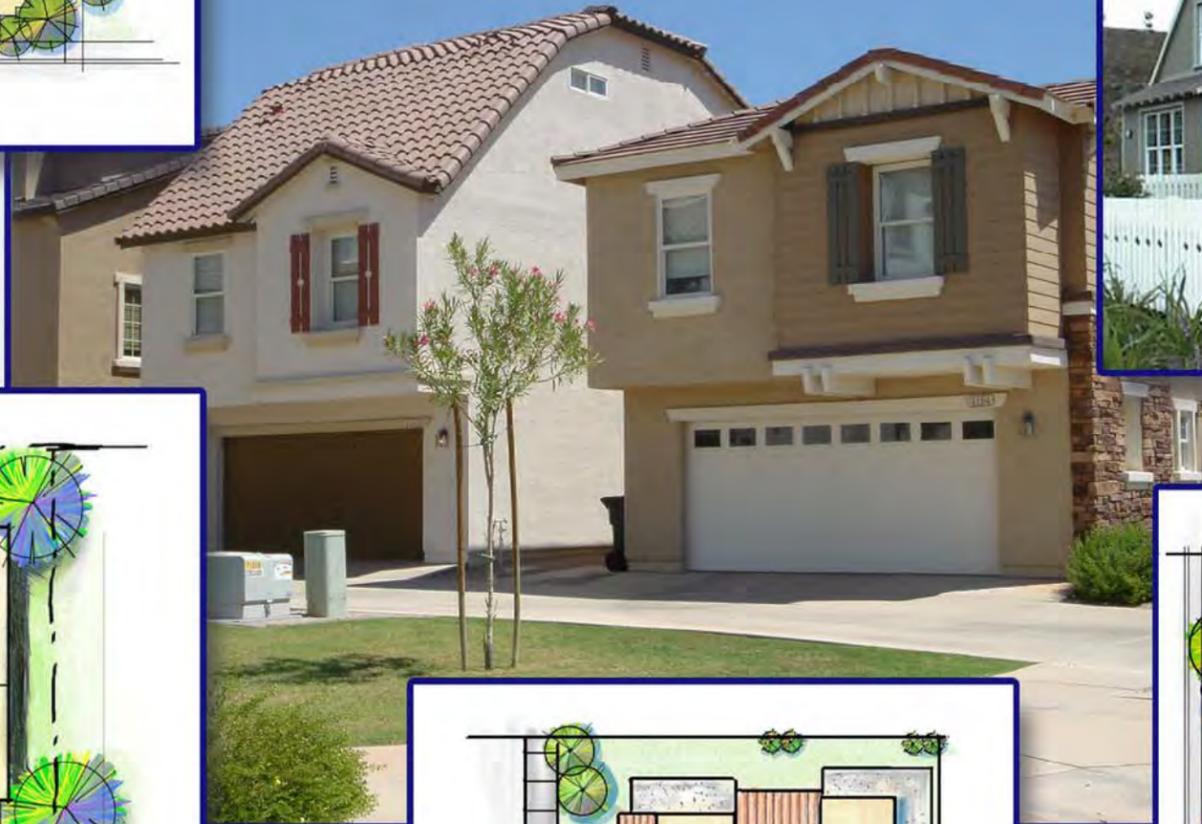
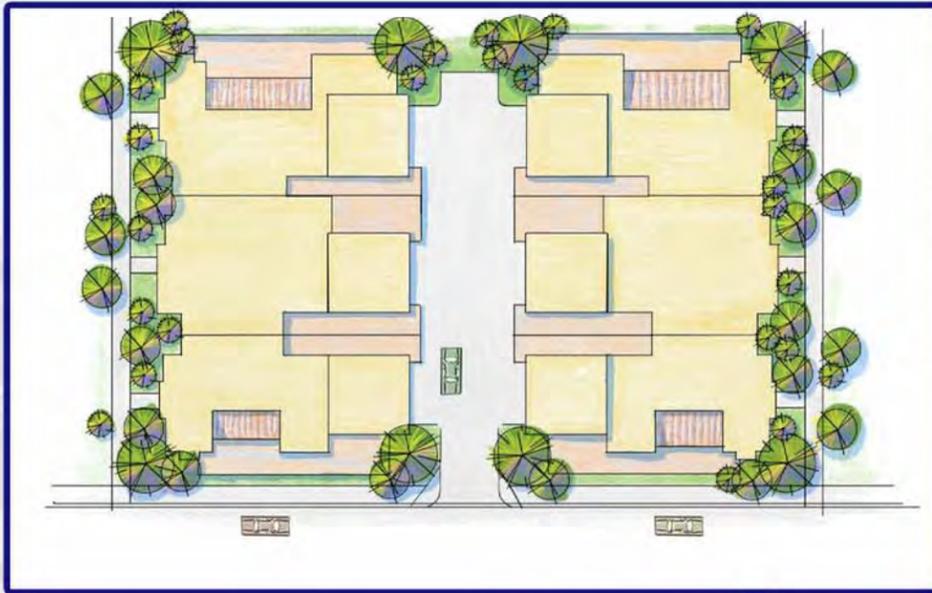
Surprise, Arizona

Planned Area Development

Conceptual Residential Architecture

Not to Scale

Figure 12



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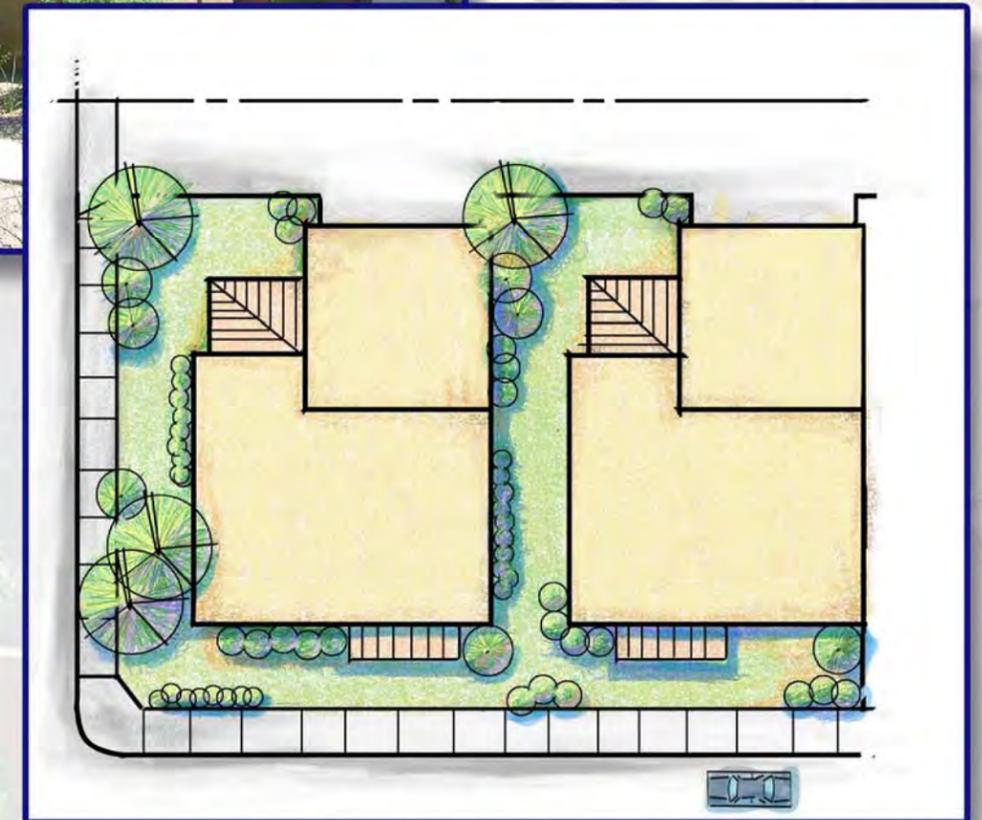
Cielo Crossing

Surprise, Arizona

Planned Area Development

Conceptual Residential Architecture

Figure 13



CMX Project Number: 7273.01 June, 2008

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Designed By: L. Dever

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Cielo Crossing

Surprise, Arizona

Planned Area Development

Conceptual Residential Architecture

Figure 14



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Designed By: L. Dever

Graphics By: C. Klock

Drawn By: C. Klock



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Cielo Crossing

Surprise, Arizona

Planned Area Development

Conceptual Commercial/Retail Architecture

Figure 15



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Surprise, Arizona

Planned Area Development

Conceptual Employment/Office/Industrial Architecture

Figure 16



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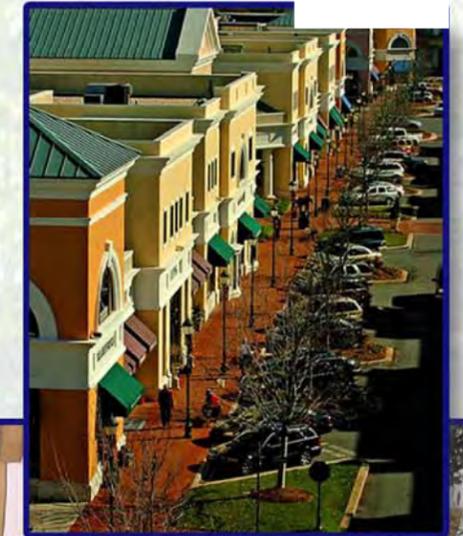
Cielo Crossing

Surprise, Arizona

Planned Area Development

Conceptual Village Center Architecture

Figure 17



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Project Manager: Gregory B. Smith, PE/PS

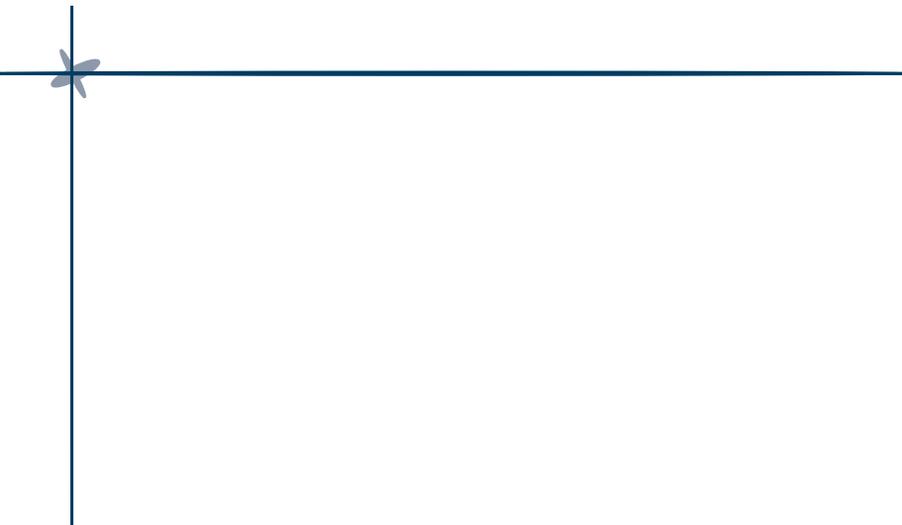
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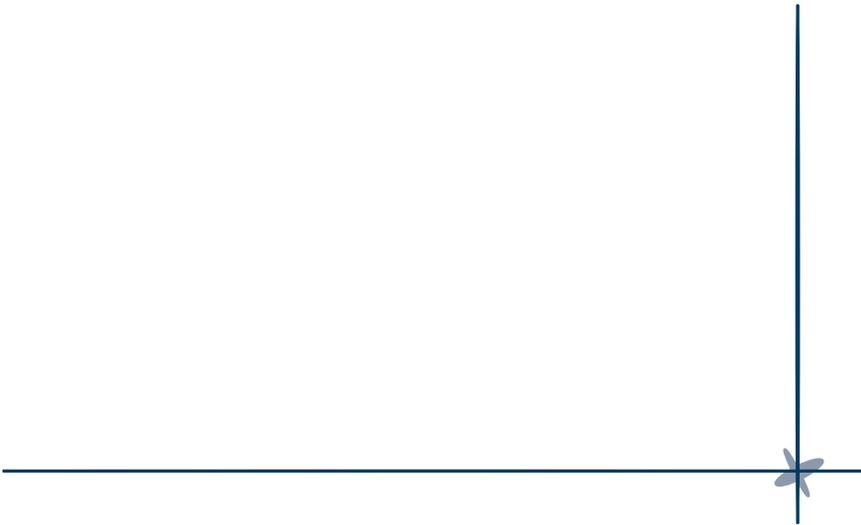
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APPENDIX A
PRELIMINARY LANDSCAPE CONCEPT



PLANT LEGEND

TREES



LARGE - MEDIUM CANOPY TREES

- | | |
|------------------------|--------------------------------------|
| ACACIA SMALLII | SWEET ACACIA |
| CERCIDIUM 'HYBRID' | DESERT MUSEUM (THORNLESS PALO VERDE) |
| CERCIDIUM MICROPHYLLUM | FOOTHILL PALO VERDE |
| CERCIDIUM PRAECOX | PALO BREA |
| PROSOPIS CHILENSIS | THORNLESS MESQUITE |
| FINUS ELDERICA | MONDEL PINE |
| ULMUS PARVIFOLIA | CHINESE EVERGREEN ELM |



MEDIUM - SMALL ORNAMENTAL TREES

- | | |
|-------------------------------|-----------------------|
| ACACIA SALICINA | WILLOW ACACIA |
| DALBERGIA SISSOO | SISSOO TREE |
| QUERCUS VIRGINIANA 'HERITAGE' | HERITAGE LIVE OAK |
| OLNEYA TESOTA | IRONWOOD |
| NERIUM OLEANDER | TREE OLEANDER |
| SCHINUS TEREBINTHIFOLIUS | BRAZILIAN PEPPER TREE |
| OLEA EUROPAEA 'SWAN HILL' | SWAN HILL OLIVE |



PALMS

- | | |
|----------------------|------------------|
| PHOENIX DACTYLIFERA | DATE PALM |
| WASHINGTONIA ROBUSTA | MEXICAN FAN PALM |

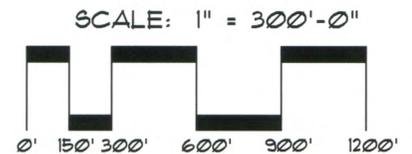
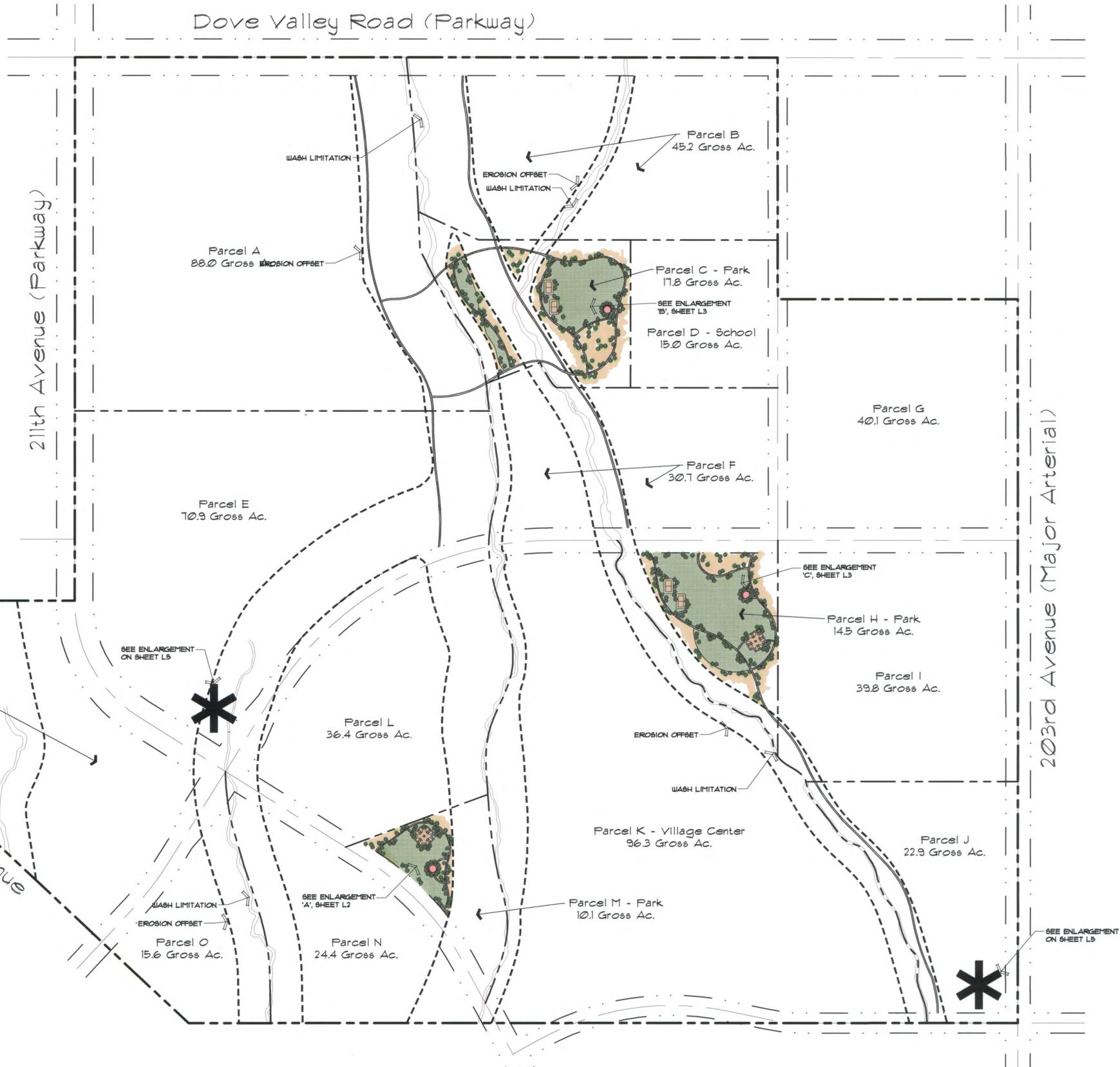
SHRUBS/ACCENTS

- | | |
|---------------------------------------|------------------------|
| AGAVE SPECIES | AGAVE |
| AMBROSIA DELTOIDEA | TRIANGLE LEAF BURSAGE |
| BOUGAINVILLEA SPECIES | B. KARST BOUGAINVILLEA |
| BOUGAINVILLEA 'LA JOLLA' | BUSH BOUGAINVILLEA |
| CASSIA PHYLODENIA | SILVERY CASSIA |
| CASSIA NEMOPHILA | GREEN CASSIA |
| CYCAS REVOLUTA | SAGO PALM |
| DALEA FRUTESCENS | BLACK DALEA |
| DASYLIRION WHEELERI | DESERT SPOON |
| EREMOPHILA SPECIES | VALENTINE BUSH |
| HESPERALOE PARVIFLORA | RED YUCCA |
| LEUCOPHYLLUM CANDIDUM 'THUNDER CLOUD' | THUNDERCLOUD SAGE |
| LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD' | GREEN CLOUD SAGE |
| LEUCOPHYLLUM LANGMANIAE | RIO BRAVO TEXAS SAGE |
| MULLENBERGIA RIGENS | DEER GRASS |
| NERIUM OLEANDER | PETITE PINK OLEANDER |
| RUPELLIA BRITTONIANA | BRITISH RUPELLIA |
| RUPELLIA PENINSULARIS | BAJA RUPELLIA |
| TACOMA SPECIES | TACOMA |
| PEDILANTHUS MACROCARPUS | LADY SLIPPER |
| ROSA BANKSIAE | LADY BANK'S ROSE |
| XYLOSMA CONGESTUM | XYLOSMA |
| TECOMARIA CAPENSIS | CAPE HONEY-SUCKLE |
| CAESALPINIA SPP. | BIRD-OF-PARADISE |

GROUND COVER

- | | |
|--------------------------------------|--------------------------|
| ASPARAGUS DENSIFLORUS cv. 'SPRENGER' | SPRENGER ASPARAGUS |
| CONVOLVULUS CNEORUM | BUSH MORNING GLORY |
| BACCHARIS X CENTENNIAL | CENTENNIAL BACCHARIS |
| DALEA CAPITATA 'SIERRA GOLD' | SIERRA GOLD DALEA |
| LANTANA CAMARA | NEW GOLD LANTANA |
| ROSMARINUS 'IRENE' | IRENE ROSEMARY |
| BAILEYA MULTIRADIATA | DESERT MARIGOLD |
| FENSTEMON PARRYI | FENSTEMON SPECIES |
| OENOTHERA BERLANDIERI | MEXICAN EVENING PRIMROSE |
| VERBENA RIGIDA | SANDPAPER VERBENA |

- DECOMPOSED GRANITE TO BE: 3/4" SCREENED MADISON GOLD
- TURF
- CONCRETE MOW STRIP

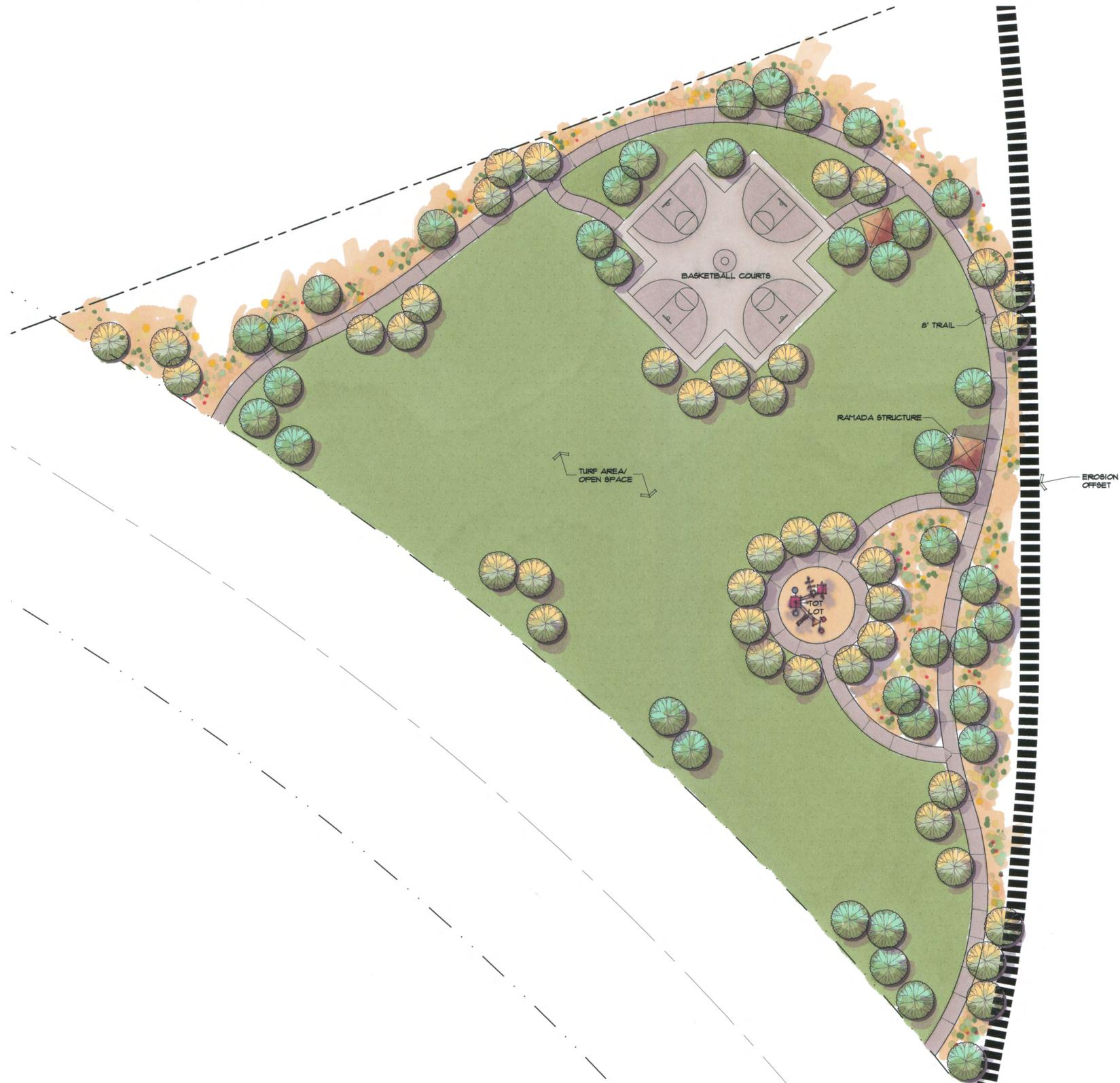


CIELO CROSSING

PRELIMINARY LANDSCAPE CONCEPT

Surprise Arizona



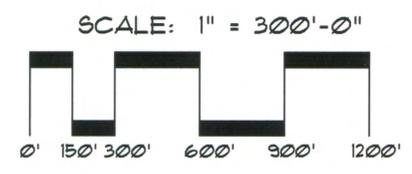


A POCKET PARK
PLAN

SCALE: 1" = 30'-0"
NORTH



OPEN SPACE AMENITIES
ENLARGEMENTS



Surprise

CIELO CROSSING
PRELIMINARY LANDSCAPE CONCEPT

Arizona

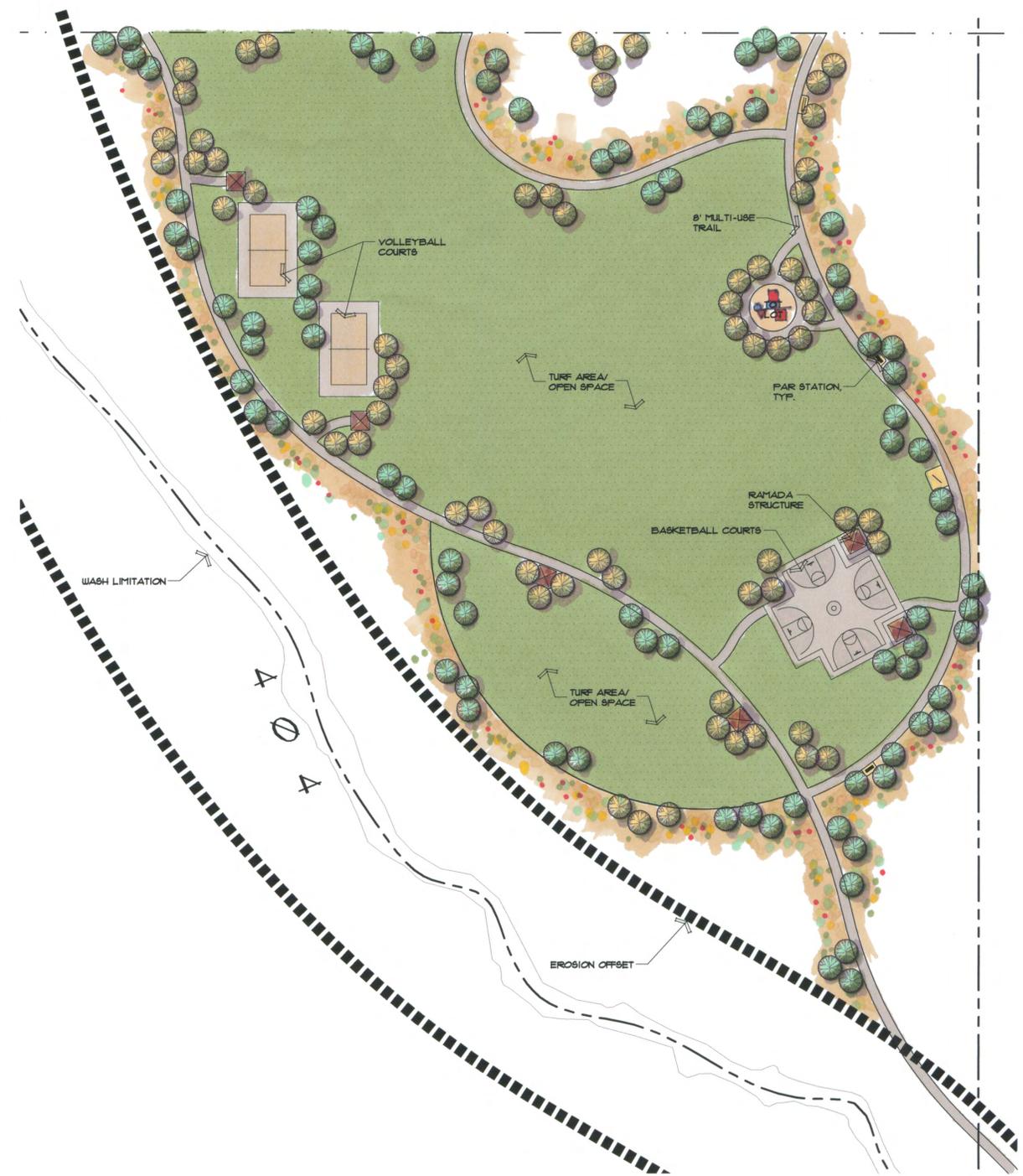


SHEET
2
OF 8
June 12, 2008



B LINEAR PARK AREA
PLAN

SCALE: 1" = 60'-0"

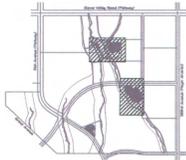


C POCKET PARK
PLAN

SCALE: 1" = 60'-0"



KEY MAP



OPEN SPACE AMENITIES
ENLARGEMENTS



SCALE: 1" = 300'-0"



Surprise

CIELO CROSSING

PRELIMINARY LANDSCAPE CONCEPT

Arizona



Landscape Architecture
Urban Design - Site Imaging
Parks and Recreation
11110 N Tatum Blvd.
Suite 100
Phoenix, Arizona
85028
602-997-9093
602-997-9031 fax

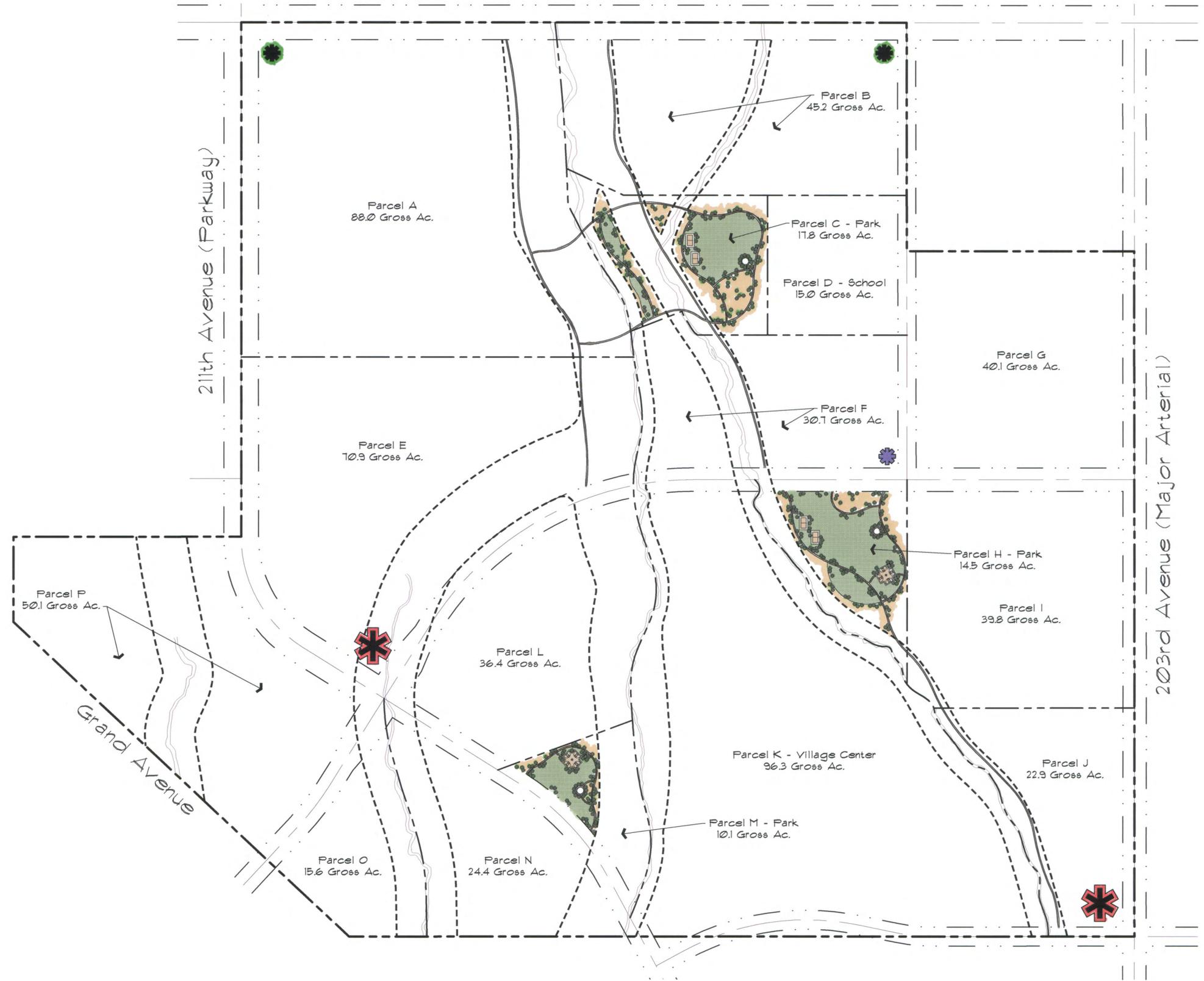
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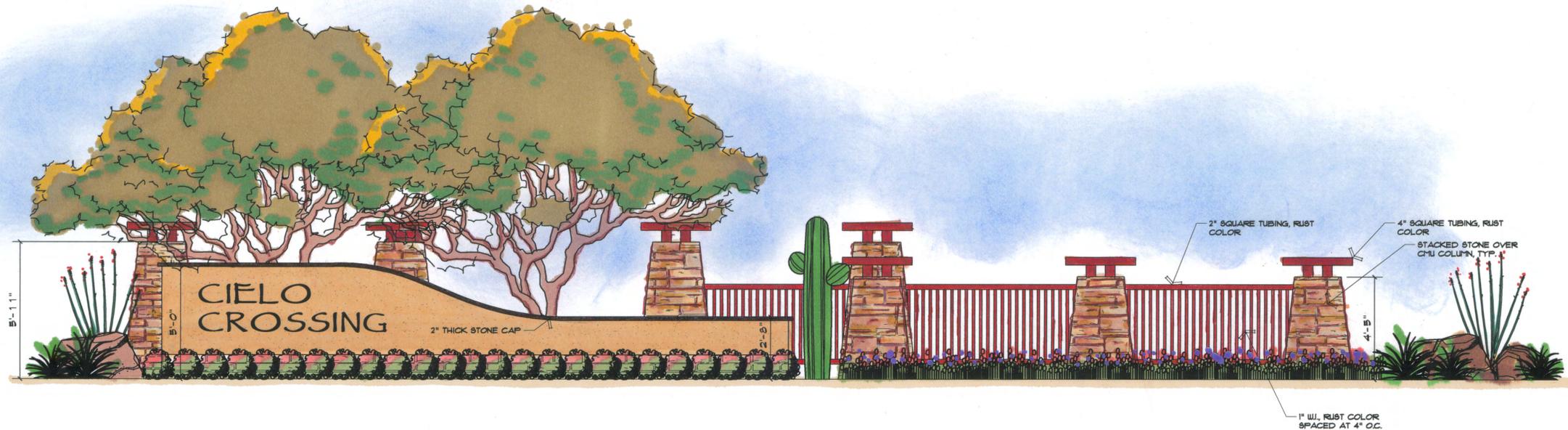
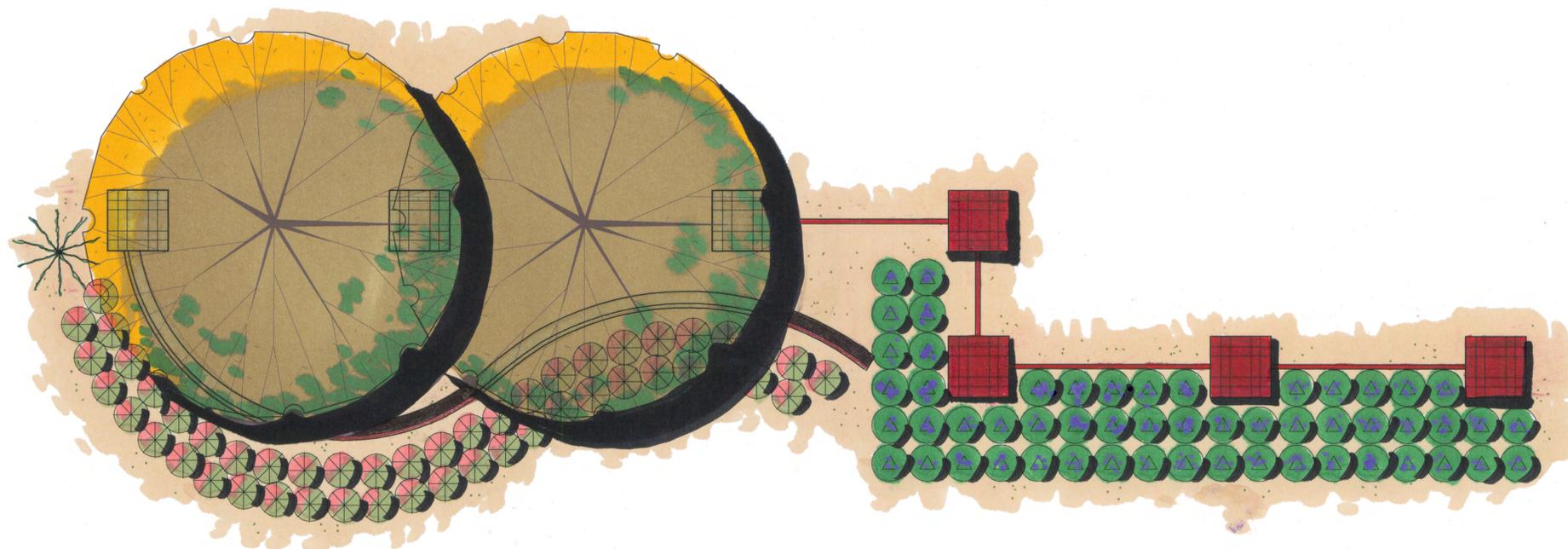
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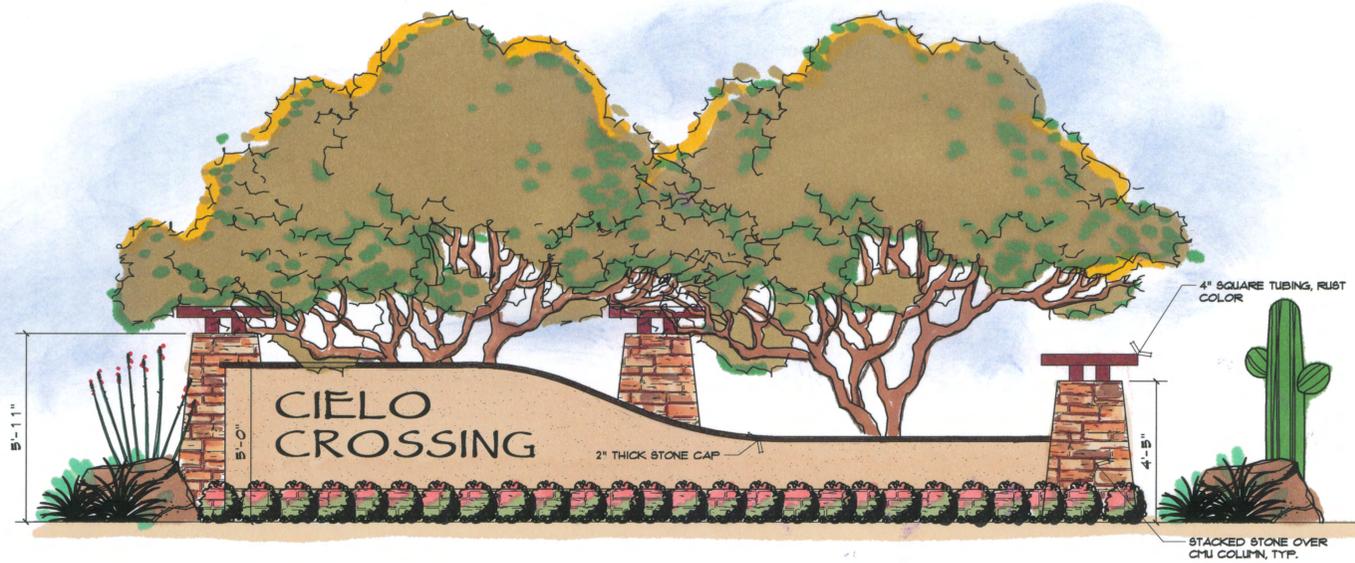
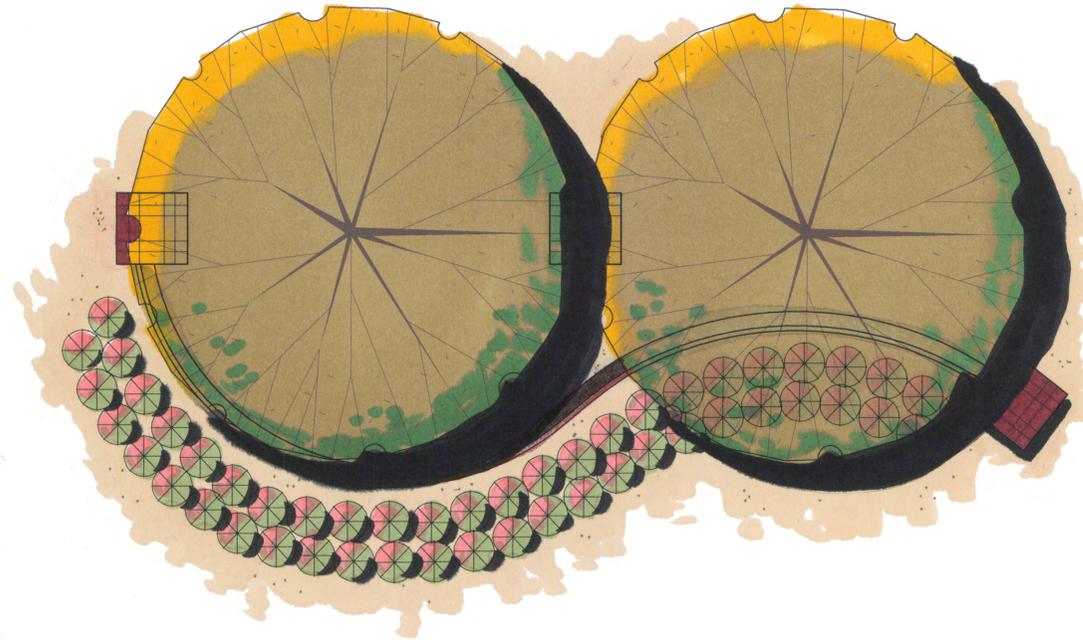
OF 8
June 12, 2008

LEGEND

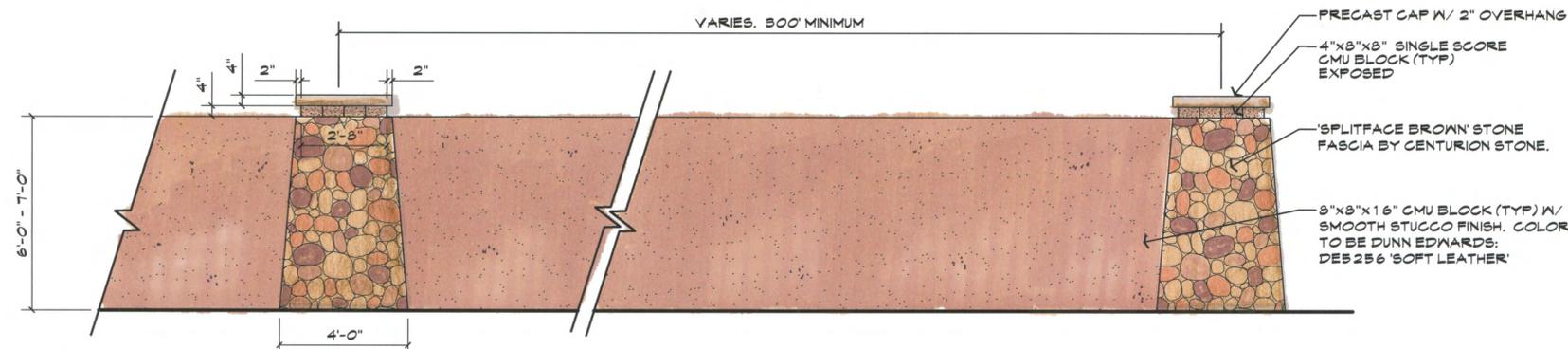
-  PRIMARY MONUMENT
(SEE ENLARGEMENT, SHEET L5)
-2200 SQFT MONUMENT FOOTPRINT
-  SECONDARY MONUMENT
(SEE ENLARGEMENT, SHEET L6)
-1400 SQFT MONUMENT FOOTPRINT
-  NEIGHBORHOOD MONUMENT
(SEE ENLARGEMENT, SHEET L7)
-1400 SQFT MONUMENT FOOTPRINT



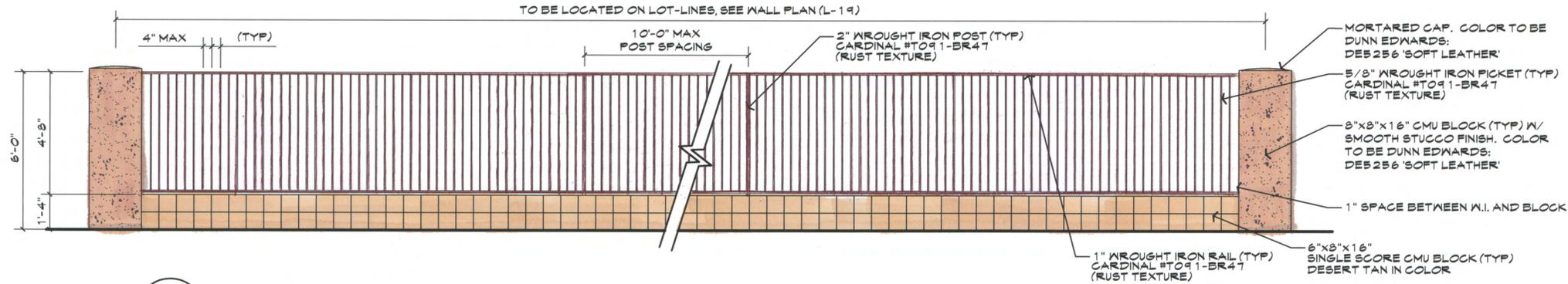
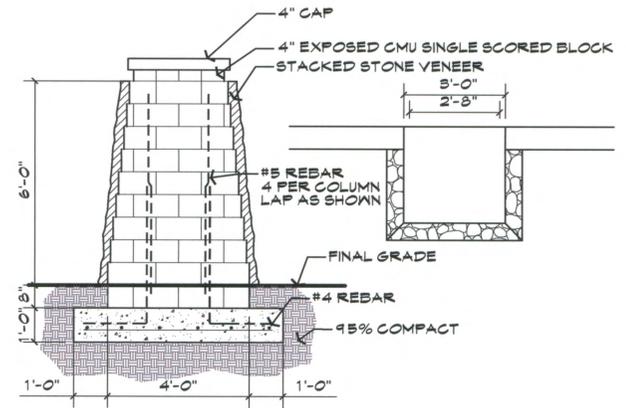








E THEME WALL CONCEPT I
ELEVATION
SCALE: 1"=30'-0"



F VIEW WALL CONCEPT
ELEVATION
SCALE: 1"=30'-0"

