



GRAND VISTA

*We welcome you to join us
on our journey to create a great place.*

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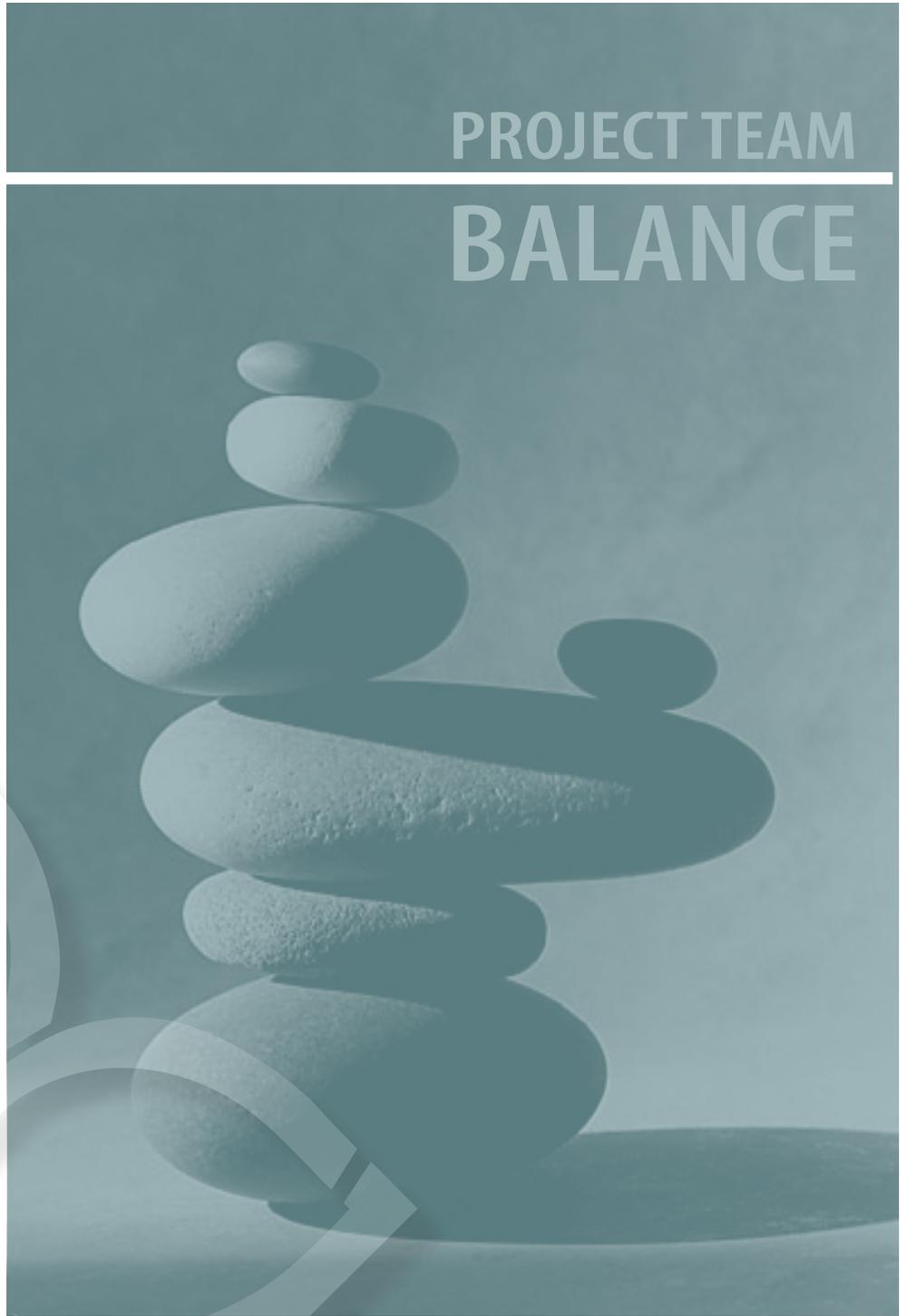
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BALANCE



Grand Vista

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SECTION 1 EXECUTIVE SUMMARY

Grand Vista

EXECUTIVE SUMMARY

Grand Vista is a master planned community (the “Community”) proposed for the site currently leased for operation as the Daimler-Chrysler Proving Grounds (the “Proving Grounds”). The Community will include a broad array of residential, employment, and retail/service uses in a collection of eight villages that in combination will provide a multi-faceted, unique community with a strong sense of place. As discussed in Section 3 of this PAD, Grand Vista is planned to offer the best in Arizona living through gracious architectural forms that create an “Old Arizona” ambiance and amenities and features that reflect the aesthetics and preferences of contemporary Arizonans. Lifestyle choices at Grand Vista will range from urban development of mid-rise buildings with residential uses located above shops and offices to more suburban, larger lot neighborhoods designed around open space features. Grand Vista is planned to feature livable neighborhoods that enjoy connectivity to its recreational, educational, employment and retail uses. It is intended to celebrate the natural environment of the gently rolling terrain, preserve open space and protect view corridors to nearby hills and mountains.



Grand Vista’s plan also is intended to respond to the emerging collective understanding of sustainability. Throughout Grand Vista, natural desert washes and their vegetation are preserved, enhancing sustainability by preserving habitat and migration corridors for animals. Deep setbacks within the wash corridors are utilized for trail systems that provide linkages throughout Grand Vista, allowing people to enjoy this natural habitat as well as the connectivity provided by the trails. Throughout Grand Vista, the landscaping design is intended to help mitigate heat and water conservation is promoted through the use of effluent water where practicable. Quality of life, a primary factor of sustainability, is an important consideration in the design of Grand Vista. Residents will enjoy connectivity to all parts of the Community, where outdoor recreation, as well as employment, shopping, civic activities, and schools all may be reached through a network of pedestrian and bicycle trails. The emphasis on pedestrian and bicycle activity not only will positively affect the health of residents but also will improve air quality and reduce traffic congestion. The Community character is intended to be vibrant and diverse in terms of architecture and design as well as opportunities created within the Community. Grand Vista schools provide for the educational needs of the children and youth, with civic spaces providing opportunities for continuing informal education. Housing products will be diverse and will meet the needs of people from a variety of socioeconomic levels.

For the developer, a venture formed by Toll Brothers, Inc., Meritage Homes Corporation and Simon Property Group (the “Grand Vista Developer”), Grand Vista is an opportunity to create a benchmark project in the city of Surprise that will enhance the residential, commercial and employment opportunities afforded to Surprise residents and visitors.



Grand Vista encompasses approximately 5,500 acres of desert land in unincorporated Maricopa County immediately north of Surprise, Arizona. Regional access to the Community will be provided indirectly from State Route 74 (two miles to the north), US60/Grand Avenue (3/4 mile to the southwest) and Loop 303 (seven miles to the east). Three regionally significant roadways (187th Avenue, 211th Avenue and Dove Valley Road) will form direct links from Grand Vista to these larger roads. Extensions of Black Mountain Parkway, 195th Avenue and 203rd Avenue will further connect the Community to the area.



Grand Vista is within the Surprise Planning Area – particularly its Special Planning Area 4. Annexation of the Grand Vista site has long been an important goal of the Surprise growth and annexation plans and policies. With the recent addition of Sunhaven Ranch immediately south of Grand Vista to Surprise’s corporate limits, Arizona’s statutory contiguity requirements for annexation of property are satisfied for Grand Vista and its annexation is possible. Approval of the annexation application for the Community that accompanies this PAD will provide further opportunity for the city of Surprise to continue its growth to the north and west for other properties within its Planning Area.



The prior owners of the Grand Vista property processed a Major Amendment to the Surprise General Plan in 2005, which introduced the concept of significant residential, mixed use, and employment uses for the property. A Minor Amendment of the General Plan in 2007 refined the locations and quantities of mixed use, employment, commercial and residential land uses, responded more appropriately to the site’s access to roads of regional significance, and created important gateways to the Community. The General Plan issues are described in Section 2.1.



A portion of Grand Vista is within one-to-three miles of the Luke Air Force Base Auxiliary Field 1 noise contours. The land uses proposed in this PAD comply with Luke’s suggestion that density not exceed six (6) dwelling units per acre for property within the aforementioned distances from the 65 ldn noise contour, as further discussed in Section 2.2.

Grand Vista’s eight distinctive villages will offer numerous housing options and non-residential land use opportunities that will be linked by a network of trails and roadways. Housing choices will range from moderately priced neighborhoods to larger lots along golf courses or other open space features and will include active adult and family communities. Although each village will have its own identity, residential design guidelines will ensure that each village will relate to the overall vision of the community. A total of up to 16,450 dwelling units, comprising an overall density of 3.0 dwelling units per acre for the Community, will be developed in these villages.



Up to 709 acres of commercial, employment, and mixed use land uses are planned to address the need for goods, services and employment opportunities for both the Community and the surrounding area.

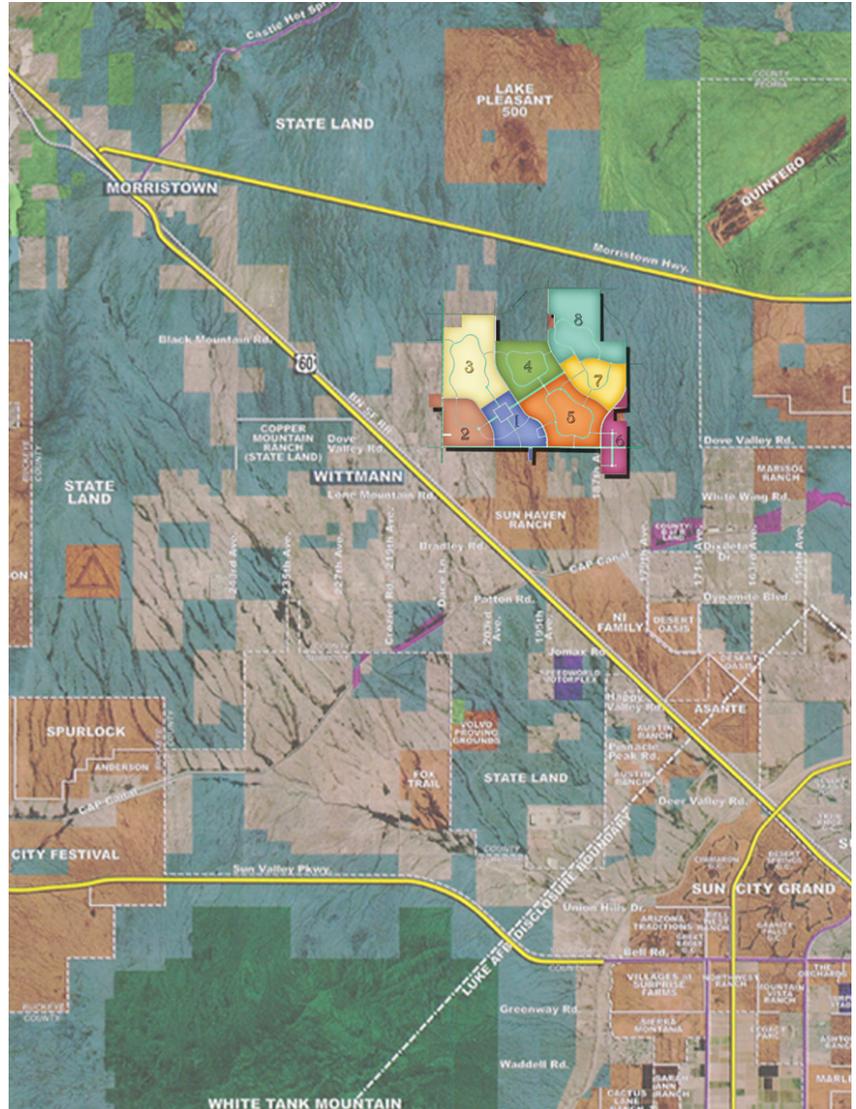
Grand Vista’s design includes signature elements: the Town Core (an area of vertically mixed uses and shopping, cultural, service, and medium-to-high density residential uses centered on its Central Park); the Activity Core (an expansive active recreation area including a large variety of facilities, such as ball fields, sports courts and other amenities); and the tree-lined, Pedestrian Promenade that connects them. These elements, which are addressed in Sections 4 through 6, are intended to define the aesthetic and lifestyle character of the Community. The three Family Villages, as well as the Active Adult Village, Transitional Village, Private Family Village and Mixed Use Village (described in Sections 8 through 11) will radiate from these major features and build upon their design and function.

The Grand Vista Developer proposes to locate five (5) elementary (K-8) school sites adjacent to neighborhood parks and one (1) high school site in the Community. The Community plans also include two (2) new public safety facilities to house fire stations and provide office space for police officers who serve the area. The city of Surprise will provide wastewater service to Grand Vista and water service to the majority of the Community. The Grand Vista Developer will assist with construction/expansion of a wastewater treatment plant to serve the Community and the area. Sections 13 and 14 discuss the infrastructure and school concepts for Grand Vista.

The proposed Grand Vista development pattern is compatible with the natural environment. The Community is designed to capture mountain views through its southwest to northeast diagonal orientation and to preserve major desert washes. The desert terrain of Grand Vista is interspersed with natural washes that flow from north to south, which have been reflected in the proposed location/design of open space, including the two planned golf courses and the complementary multi-use trail system. Each village in Grand Vista is planned to incorporate a network of trails and parks and a dedicated area for active recreational uses. A minimum of nineteen percent (19%) of the gross acreage within Grand Vista will be publicly accessible open space. Open space and recreation plans for Grand Vista are described in Section 12.

The Grand Vista PAD contains special zoning districts, design guidelines and development standards to guide and regulate development of the Community; these regulations and guidelines are established in Sections 15 through 21. These elements are intended to provide both the city of Surprise and the Grand Vista Developer with the certainty and flexibility needed to ensure creation of a quality sustainable community that will grow and evolve over time.

LOCAL CONTEXT MAP

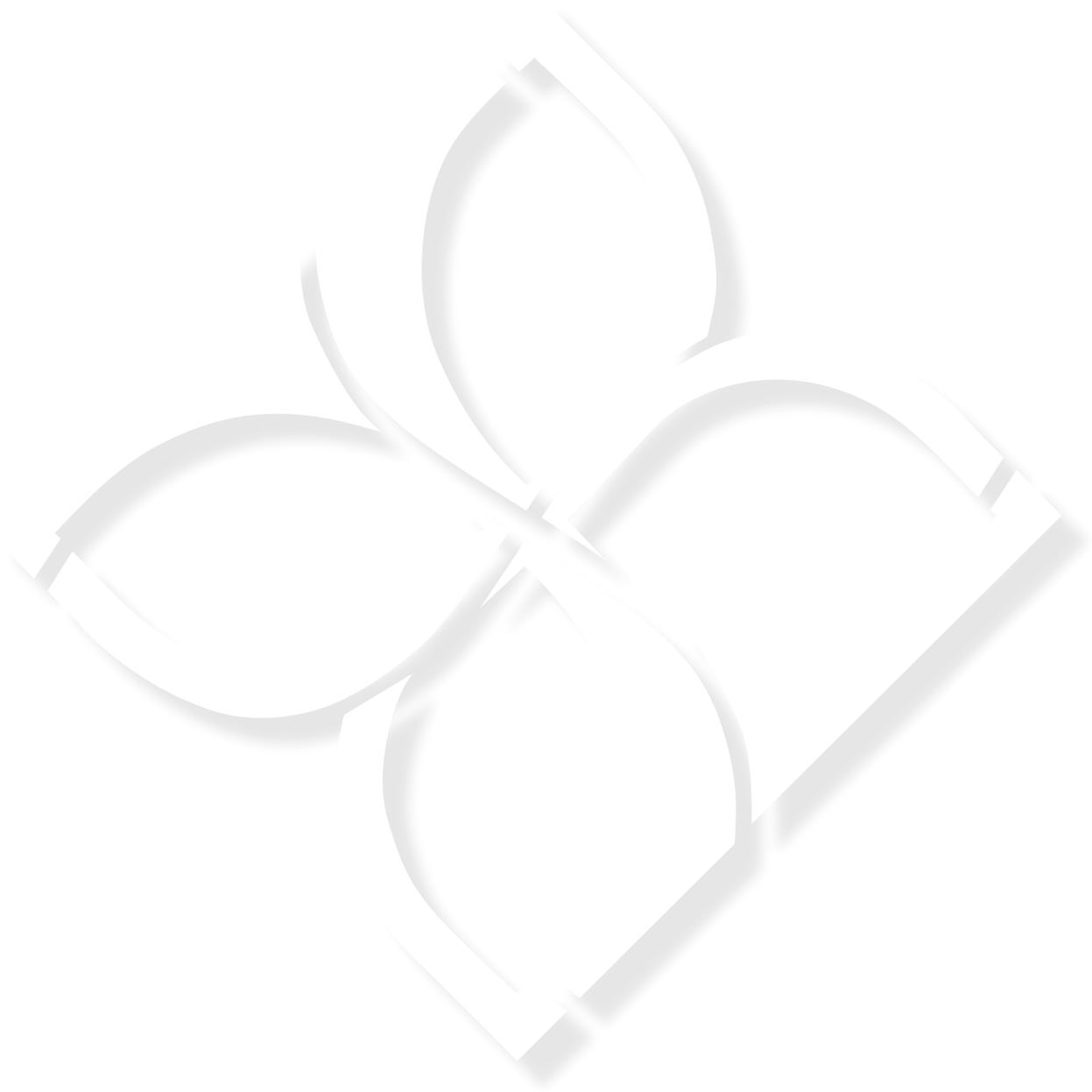


The development of a project with the magnitude of Grand Vista necessarily occurs over many years through a phased development process. The first phase in the Community likely will include the entry area at 203rd Avenue and Dove Valley Road, a portion of the Active Adult Village, and a portion of a Family Village, as described in Section 3.2 of this PAD. As Grand Vista develops and matures, it will set a standard for neighborhood master planning for both the city of Surprise and developments of its scale across Arizona.

In order for Grand Vista to be developed within the Surprise corporate limits, the Surprise City Council will be asked to approve the following:

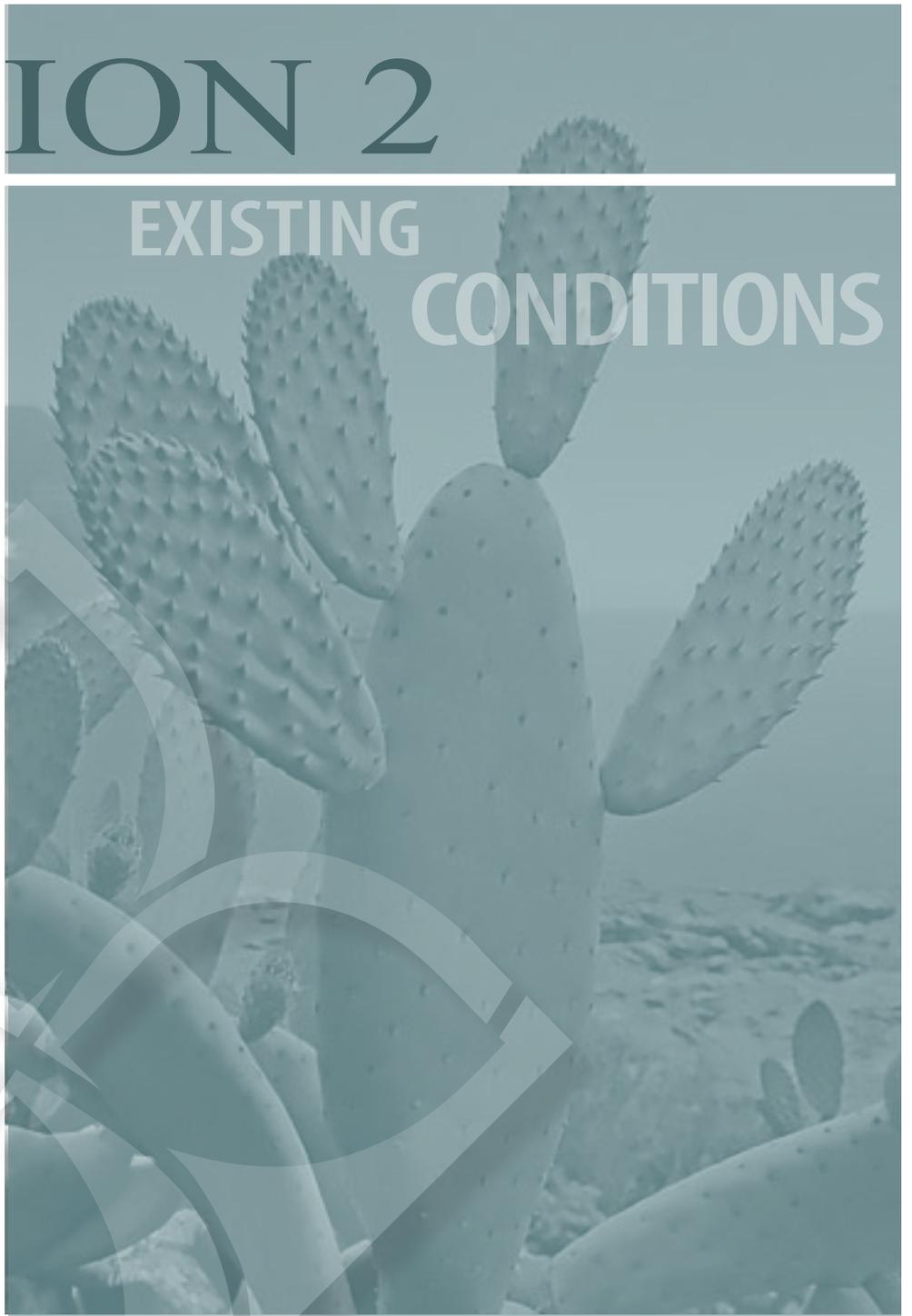
1. Grand Vista Planned Area Development (the “PAD”)
2. Grand Vista Development Agreement (the “Development Agreement”)
3. Grand Vista Annexation Petition
4. Grand Vista Streetlight Improvement District(s)
5. Grand Vista Community Facilities District Agreement





SECTION 2

EXISTING
CONDITIONS



Grand Vista

EXISTING CONDITIONS

The 5,500-acre Grand Vista property is located in unincorporated Maricopa County and is part of the city of Surprise Municipal Planning Area. This Section 2 summarizes the existing conditions for the Property, including land use, general plan designations, zoning, access, topography, impacts from Luke Air Force Base, and archeological and biological evaluations. The location of the property is illustrated in the Expanded Regional Context Plan and the Regional Vicinity Map (Exhibits 1 and 2).



2.1 General Plan and Zoning

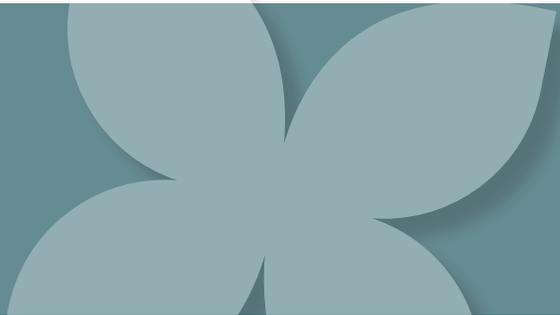
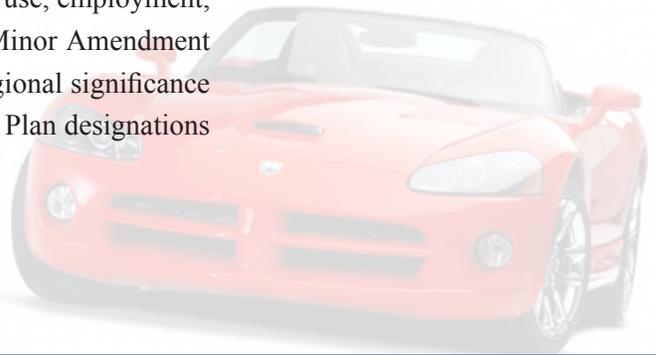
Current Land Use/Improvements

Grand Vista is currently leased and operated as the Daimler-Chrysler Proving Grounds. This use will terminate in mid-to-late 2008 upon expiration of the lease. A portion of the site has been disturbed for the Proving Grounds; other land within Grand Vista contains major washes and varied topography and is, essentially, undeveloped desert. Several buildings and paved and unpaved roads associated with the Proving Grounds exist on the site.

General Plan

The Grand Vista property is included in Special Planning Area 4 (“SPA 4”) of the Surprise General Plan 2020 (the “General Plan”). SPA 4 is bounded on the south by the Central Arizona Project Canal, on the west by US60/Grand Avenue, on the north by State Route 74 and on the east by the Surprise Municipal Planning Area’s eastern boundary. The Grand Vista PAD is in conformity with the General Plan.

The prior owners of the Grand Vista property processed a Major Amendment to the Surprise General Plan in 2005. The Major Amendment introduced the concept of significant residential, mixed use, and employment uses for the property. In 2007, a Minor Amendment refined the locations and quantities of mixed use, employment, commercial and residential land uses. Additionally, the 2007 Minor Amendment responded more appropriately to the site’s access to roads of regional significance and created important gateways to the Community. The General Plan designations for Grand Vista are illustrated in Exhibit 3.



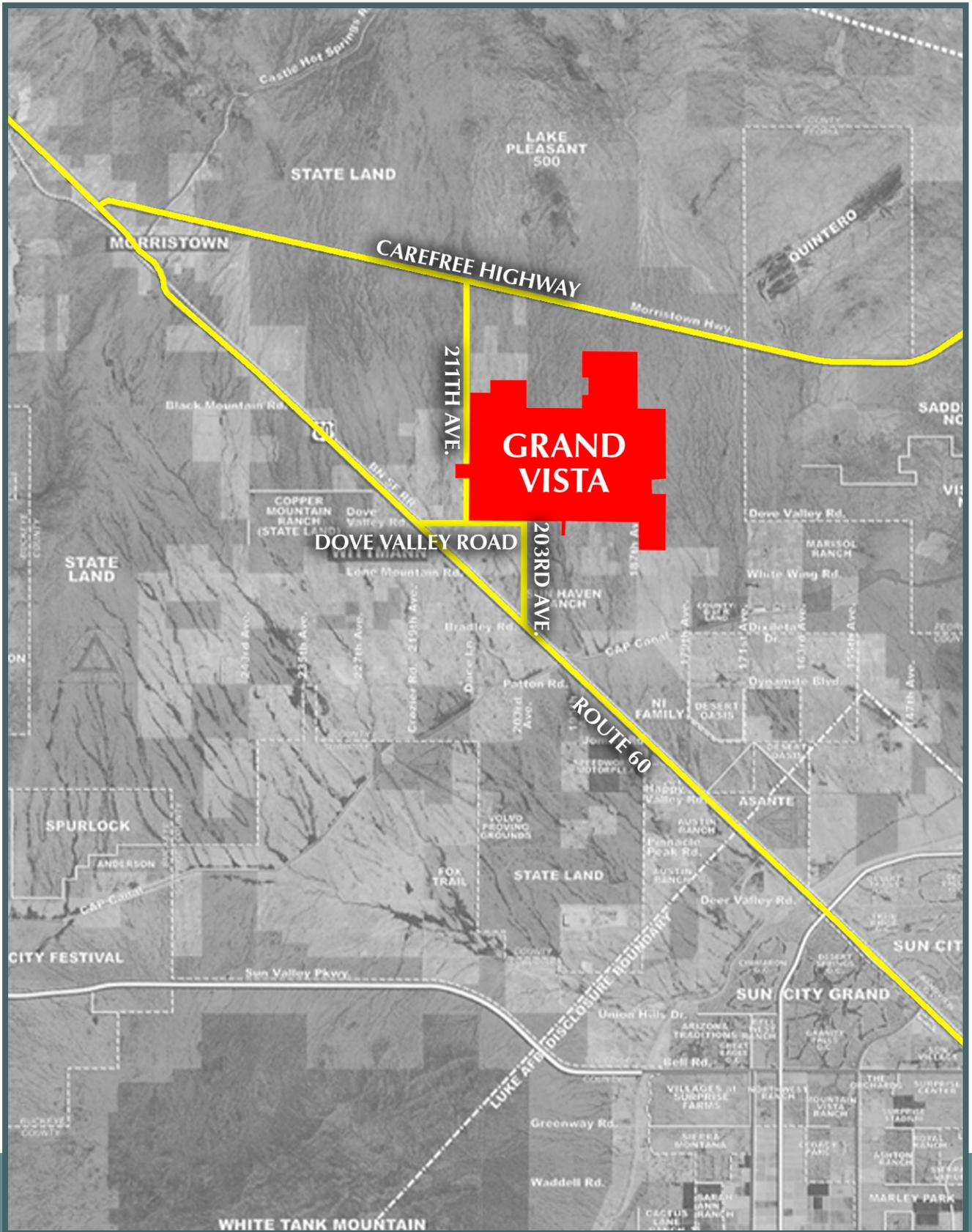


EXHIBIT 2: REGIONAL VICINITY MAP

2.2 Adjacent Land Use

Like Grand Vista, the property in the vicinity is primarily undeveloped desert that is interspersed with scattered home sites. However, this area of Maricopa County is transitioning with many planned or developing communities. The Wittman settlement exists west of Grand Vista. Among the several subdivisions planned for development in the immediate vicinity are Sunhaven Ranch to the south, Marisol Ranch to the southeast, Broadstone Ranch to the west, and Lake Pleasant 5000 to the north. These projects are at various stages in the entitlement process with the city of Surprise and/or Maricopa County. The Burlington-Santa Fe Railroad owns land immediately west of Grand Vista for which it is considering a variety of rail oriented development options.

The city of Surprise recently approved annexation of and zoning for Sunhaven Ranch. This 2,120 acre property is planned as a mixed use development including various densities of residential neighborhoods, commercial centers and employment facilities. A major circulation connection from Grand Avenue to Grand Vista will occur on 203rd Avenue through Sunhaven Ranch. With annexation of Sunhaven Ranch, Arizona's statutory contiguity requirements for annexation can be satisfied for Grand Vista. An application to annex the Community to Surprise accompanies the PAD.

The properties north and east of Grand Vista are held in trust by the Arizona State Land Department (the "ASLD"). The ASLD is likely to sell or lease these properties for development when it deems the time appropriate. The Grand Vista Developer has received no indication that the ASLD is preparing its lands for auction in the near term. It appears that the ASLD property is likely to remain undeveloped for at least a portion of the construction cycle for Grand Vista.

Zoning

Grand Vista is zoned Maricopa County Rural 43. The Grand Vista Developer and the city of Surprise are working together to rezone Grand Vista to Planned Area Development upon annexation. This zoning application will facilitate development of the Community in conformance with the General Plan.

Access and Roadways

Access to Grand Vista today is possible via Dove Valley Road, 203rd Avenue, and 211th Avenue, which are currently two-lane rural, paved roads. Dove Valley Road connects to the west to US60/Grand Avenue, and provides access to the site from the west. 211th Avenue connects to State Route 74 to the north, and 203rd Avenue connects to US60/Grand Avenue to the South. The site is approximately three-fourths of a mile northeast of US60/Grand Avenue, one-to-two miles south of State Route 74 and seven miles northwest of Loop 303. The existing roadways within Grand Vista are associated with the Daimler-Chrysler Proving Grounds and do not support the area's circulation system.



Luke Air Force Base Auxiliary Field 1

Luke Air Force Base has established a development guideline, called the Graduated Density Concept, which encourages graduating overall residential densities away from the F-16 noise contours, commonly called 65 Ldn. The Graduated Density Concept is intended to provide protection for Luke Air Force Base facilities from intense residential encroachment. Luke Air Force Base Auxiliary Field 1 (“Aux 1”) is located approximately four miles southwest of Grand Vista. The 65 Ldn for Aux 1 extends from the airfield to approximately one mile south of Grand Vista, as shown on Exhibit 4. Under the Graduated Density Concept, Luke Air Force Base discourages overall residential density greater than six dwelling units per acre within one to three miles of the 65 Ldn. The Grand Vista land uses within one to three miles of the Aux 1 65 Ldn include Employment, Commercial, Mixed Use and Residential at an overall residential density of significantly less than the suggested six dwelling units per acre. The land use classifications and densities proposed with this PAD conform to the density limits requested by Luke Air Force Base. A letter evidencing support for Grand Vista from Luke Air Force Base is included in Appendix A.



Biological Evaluation

The Grand Vista Developer completed a biological evaluation of the Community’s lands in August 2006 to document compliance with the Endangered Species Act. Grand Vista is included in the Arizona Upland and Lower Colorado River Valley subdivisions of the Sonoran Desert scrub biotic community. The Proving Grounds operation has disturbed a portion of the property; an aggregate mining operation, which is no longer functioning, also disturbed some areas in Grand Vista. The remainder of the site contains vegetation typical of this portion of the Sonoran Desert.

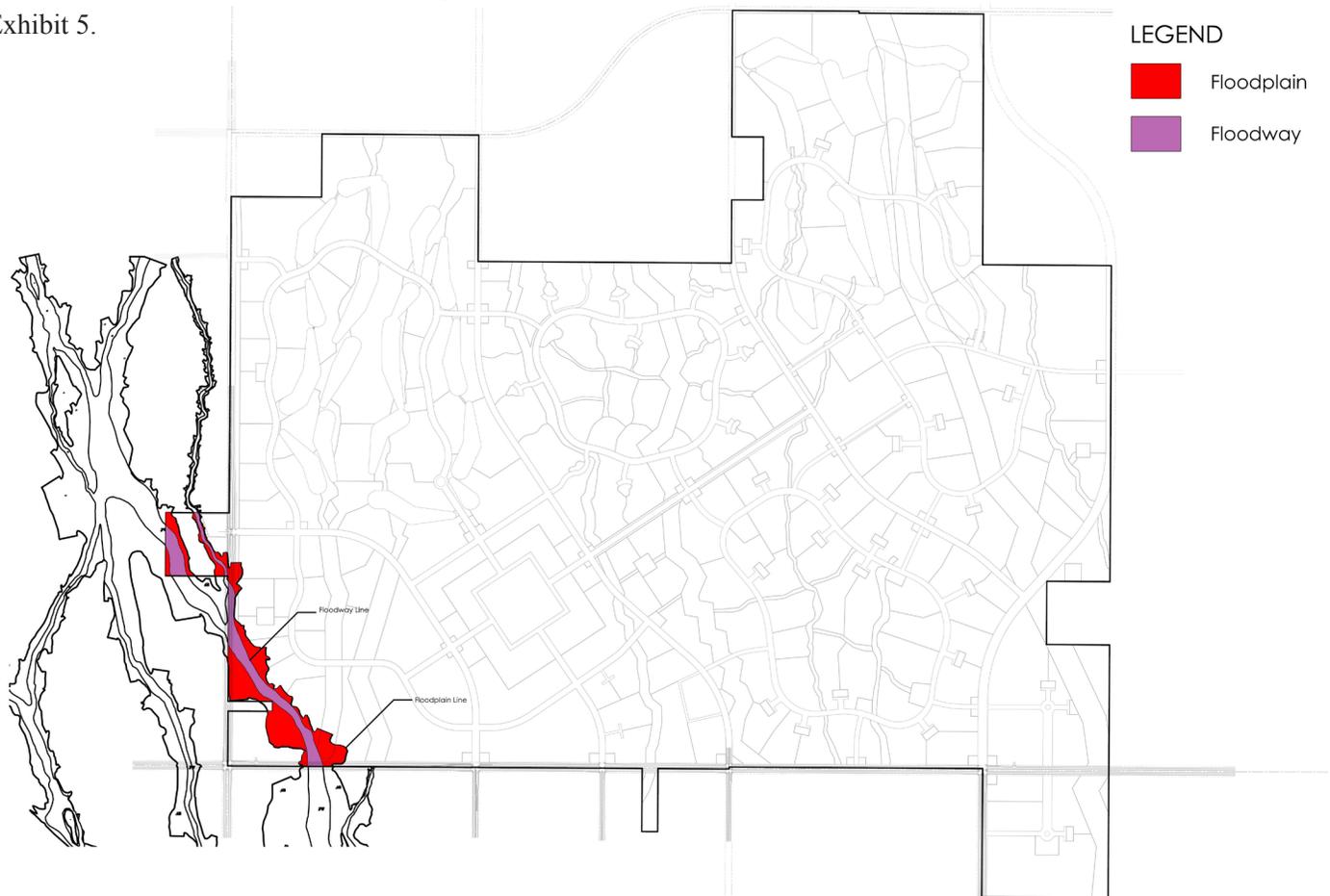
No natural caves, adits or mine features are depicted on the U.S. Geological Survey Map; none were observed during field investigations at Grand Vista. No federally listed species are known to occur at the site.



Topography and Drainage

Grand Vista's site consists of gentle, southerly sloping lands with numerous drainages crossing the desert habitat. The property slopes from the northwest to southeast at an average slope of 1.5%. The highest point at Grand Vista is approximately 1,930' in elevation and lies at the northeast corner of the property. The lowest elevation of 1,630' is located along the southern boundary of the property.

Currently there are no Special Flood Hazard Areas mapped on the site. However floodplain delineations have been submitted to FEMA by the Flood Control District of Maricopa County (FCDMC) for Wash T5N-R2W-S19W. (See exhibit below) The delineation currently is being reviewed by FEMA. The topography and drainage corridors are illustrated on Exhibit 5.

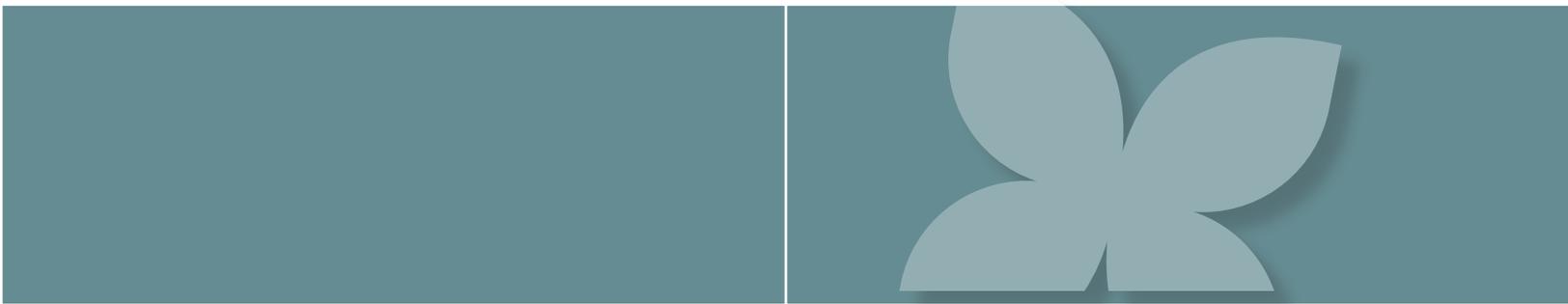
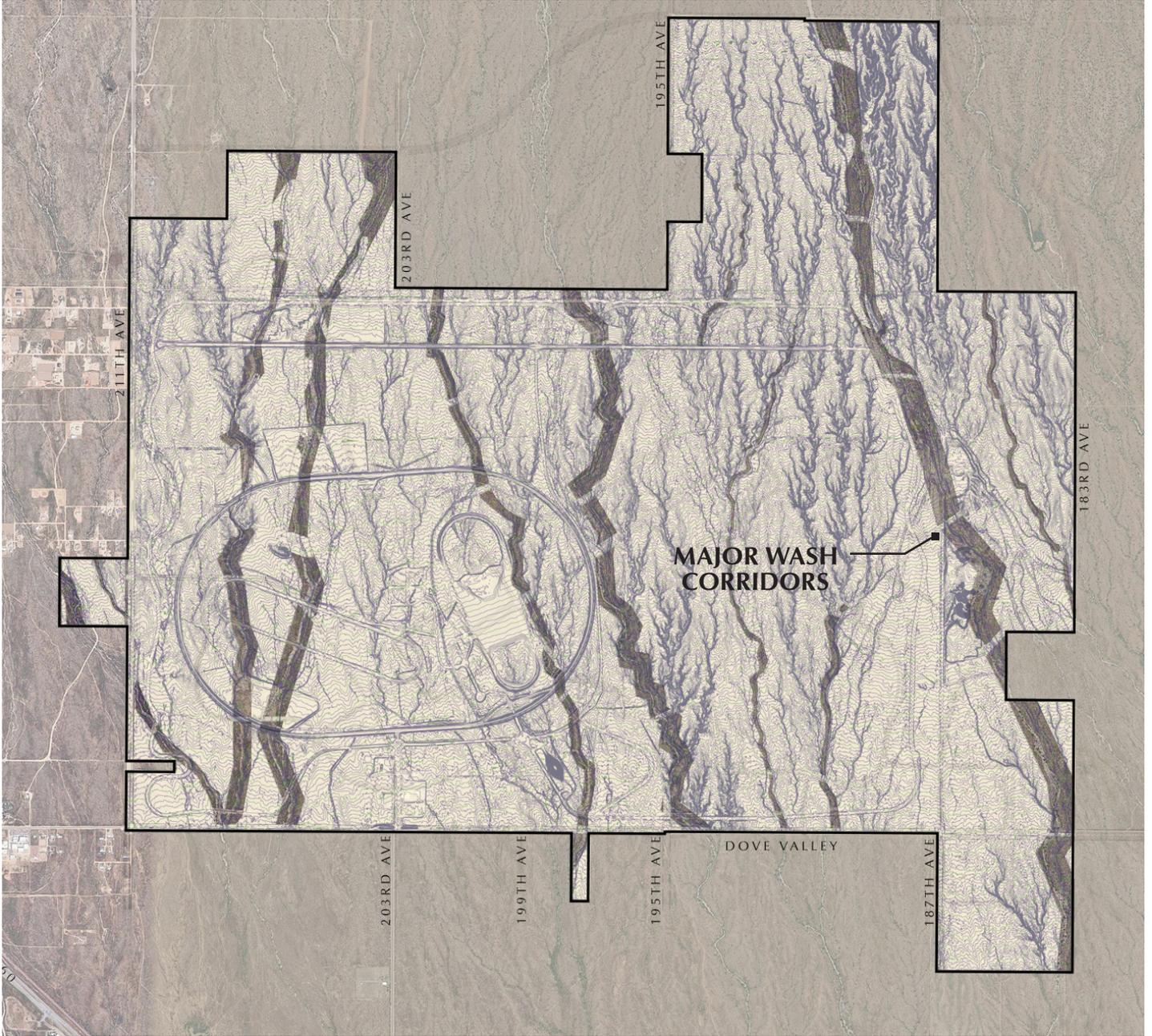


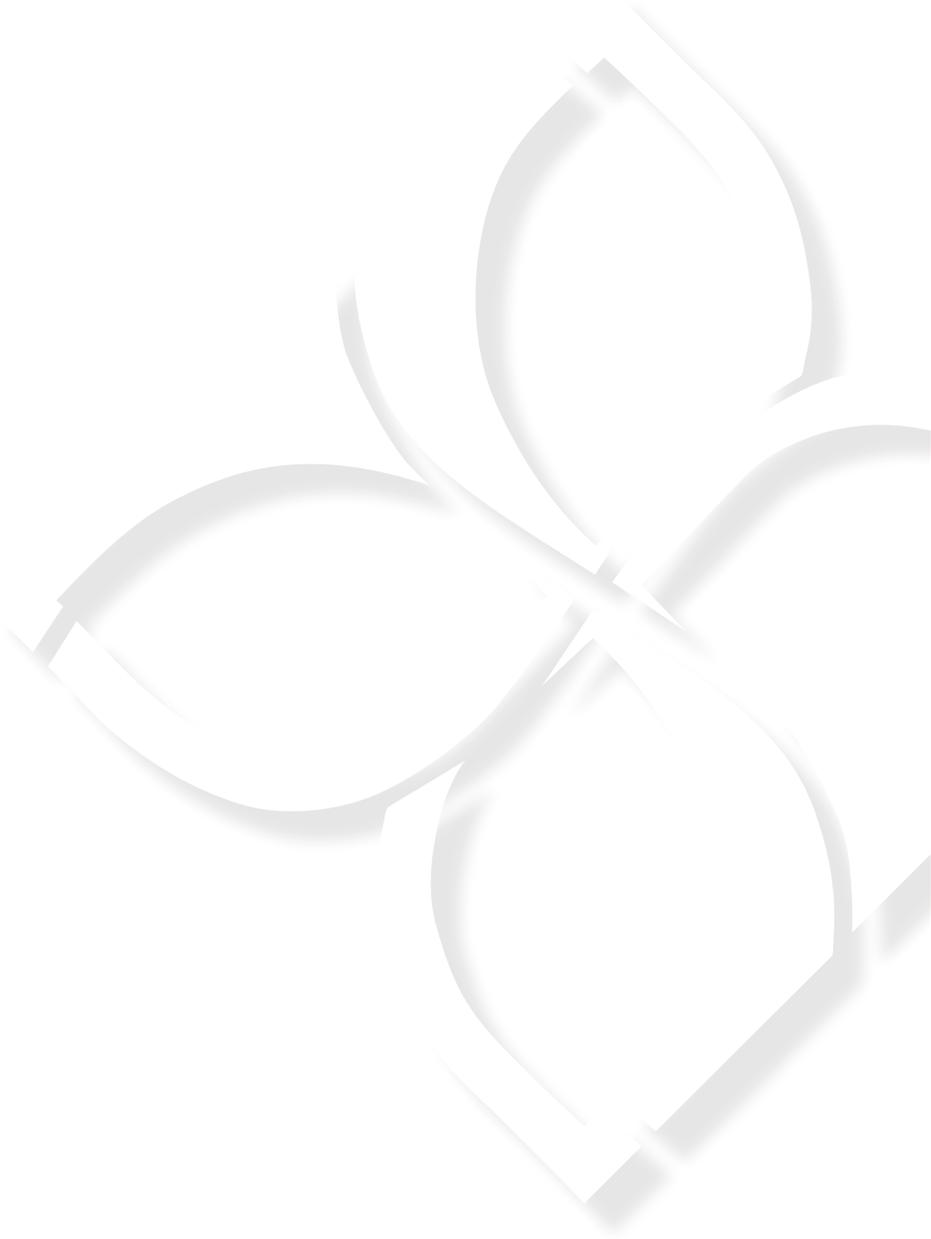
Archeological Survey

The Grand Vista Developer completed an archeological/cultural resources survey of the Community's lands in September 2006. This study involved a review of existing records and a field survey of the property. The survey was conducted in compliance with Section 106 of the National Historic Preservation Act and in support of a permit for Section 404 of the Clean Water Act. The survey identified no site eligible for inclusion on the National Register of Historic Places. Based on the findings, Grand Vista's archeological consultant does not recommend further archeological work at the property.



EXHIBIT 5: SITE TOPOGRAPHY





SECTION 3 COMMUNITY VISION



Grand Vista

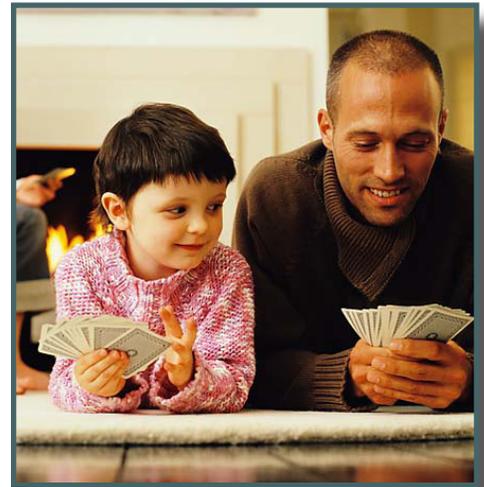
COMMUNITY VISION

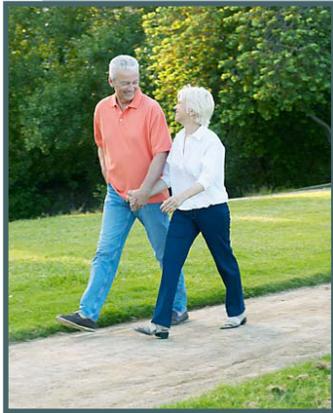
3.1 Vision Statement

The Grand Vista Developer envisions Grand Vista as a vibrant, distinctive community, offering a range of housing choices and a wealth of recreational and lifestyle amenities for people of all ages. Set on approximately 5,500 acres of desert land with views to nearby mountains, the Community will be an aesthetically beautiful and dynamic asset for the city of Surprise and its residents. Grand Vista is organized into eight villages, as discussed in greater detail below and illustrated in the Village Master Plan (Exhibit 6). The land uses proposed for Grand Vista are further detailed in the Conceptual Community Master Plan (Exhibit 7).

The design of Grand Vista embraces an “Old Arizona” ambiance reminiscent of some of the charming historic areas of Phoenix and Tucson, while offering amenities and features that reflect the aesthetics and preferences of contemporary Arizonans. Grand Vista’s “Old Arizona” character can be found in its gracious architectural forms, particularly a blend of Spanish and Pueblo styles adapted to the desert environment, that feature timeless textures and materials. Typical characteristics of the style are use of block, adobe and smooth stucco finishes, roof forms with low pitches and flat roofs, incorporation of porches or verandas, and a variety of window shapes with particular emphasis on rounded and arched treatments. All of these “Old Arizona” characteristics will be encouraged in, and can be adapted for, use in both residential and commercial structures.

The Pedestrian Promenade, a tree-lined boulevard with desert landscaping and multi-use paseos, is a major feature and organizing element for Grand Vista. As shown on the Conceptual Community Master Plan, the Pedestrian Promenade will directly connect Central Park in the Town Core through the Family Villages to the Activity Core. Central Park, with its formal, geometric design, community gathering areas, passive quiet areas, cultural amenities, and an amphitheater set over the focal Central Park Lake, will provide a clear sign of the quality and type of development intended throughout Grand Vista. The Activity Core, the major recreation and activity space for the Community, is planned





to include a tower above the eastern terminus of the Pedestrian Promenade and expansive sports fields and courts. In Grand Vista, formality and informality will be present. Formal design elements in Central Park, the Pedestrian Promenade and the Activity Core will give Grand Vista classic aesthetics; the Arizona lifestyle also will be embraced with venues for, and pathways to, informal outdoor living.

Desert washes run from north to south throughout Grand Vista. To the north-east lie mountains that are visible from across the Community. Grand Vista's design carefully builds upon, and responds to, these natural features. Desert washes form open space corridors around which trail systems and golf courses (or other open space features) are to be developed. The entire Community is positioned on the Property to maximize opportunities for mountain views.

The basis of Grand Vista's design and organization is a village concept in which eight inter-related villages will contain unique and complementary identities and uses. The village concept provides a management tool for the Developer, which can be used for four basic purposes: (i) It defines a specific area of land to be developed; (ii) it provides a mechanism to create distinctive theming and a variety of types of places; (iii) it provides the Developer an opportunity to adapt to market trends as the project evolves; and (iv) it allows the Developer to shape villages with internal amenities for the convenience of those within the village, so the greater Community is not overburdened by being overscaled.

Both the Village Master Plan Concept and the Conceptual Community Master Plan show the proposed organization for Grand Vista. All villages will be linked through a network of roadways, paseos and trails. The Town Core is proposed to form the virtual heart of the Community, providing a venue for passive recreation, community gathering, cultural events, shopping, and mingling. Uses in the Town Core are planned to include high density residential, vertical mixed use development, retail and employment. West of the Town Core is the planned Transitional Village, with mixed use, commercial, employment and residential parcels. The land north of the Town Core is the proposed Active Adult Village, with a planned golf course and clubhouse. East of the Town Core are three planned Family Villages that will have easy access to

both Central Park and its surrounding uses and the Activity Core and its large variety of developed recreational facilities. The northeast portion of Grand Vista is planned as the Private Family Village, a gated community that could include a second Grand Vista golf course. The Mixed Use Village is proposed in the southeast corner of Grand Vista, with employment, commercial, and moderate to high density residential uses and the Community's high school.

The Conceptual Community Master Plan is designed to anticipate the educational and cultural needs of residents. Sites are identified for one (1) high school, as noted above, and five (5) K-8 schools that are proposed to be developed adjacent to park sites to accommodate joint use of athletic/recreation facilities. The Grand Vista Developer is working with the Nadaburg Unified School District to ensure that the school needs generated from the Community are addressed, as further discussed in Section 14. The Town Core will offer a location for civic and cultural facilities, including an outdoor concert venue. Places of worship will be permitted in all Grand Vista villages.

Grand Vista is intended to encourage and facilitate connections between its villages and amenities. A comprehensive system of meandering multi-use trails is planned between residential neighborhoods, community gathering places, shopping and dining areas, and recreational amenities. All of Grand Vista's design components, including its architectural theme, open space, plant palette, walls and monumentation, and amenities will further reflect and underscore a cohesive community character.

The three partners that comprise the Grand Vista Developer are industry leaders whose work reflects their commitment to excellence. The Developer is committed to work with local agencies to understand their vision and goals and to analyze and understand the range of conditions influencing a project of Grand Vista's scale. The Developer is excited about this opportunity to create a sustainable and vibrant community that will enhance the city of Surprise and the entire West Valley.

3.2 Phasing

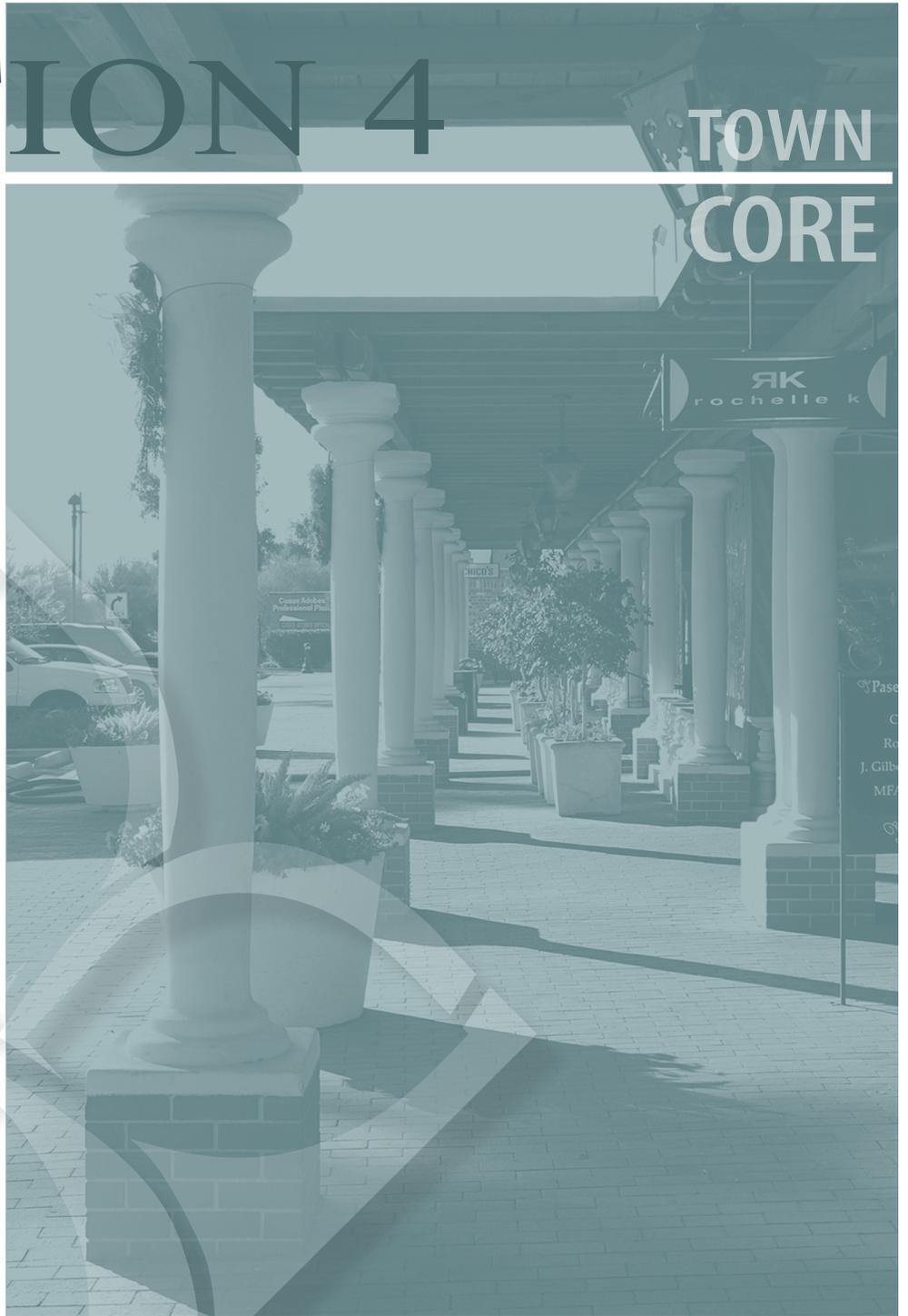
Grand Vista will be developed in multiple phases over the next 15 to 20 years. The pace and order of development will respond to market demands and infrastructure availability. The PAD and master plans have been designed to provide flexibility in phasing based on development velocity. The Conceptual Phasing Master Plan (Exhibit 8) indicates a potential progression of development for the Community. The Grand Vista Developer has determined that Phase 1 will begin near the Town Core; initial construction will include residential development in the Active Adult Village and the first Family Village. Phase 1 of the Active Adult Village will include the public 18 hole championship golf course, the golf clubhouse, the recreation center and associated parks. The Primary Family Village will have several residential parks and an elementary school, as part of its first phase. Significant infrastructure will be installed during Phase 1 to accommodate the first residents in the Community and to create a foundation on which further infrastructure will be built.

Future phases are planned to extend from Phase 1 residential development in logical blocks, to help build a cohesive, connected community. As the Community grows, commercial and employment uses are proposed to open to serve both Grand Vista and the surrounding area. Market forces likely will impact the development pattern and schedule; the Grand Vista Developer will respond to the market in a manner that benefits both the Community and the Surprise area.

If the Grand Vista Developer determines to phase development in a manner different than that currently depicted in the PAD, the Grand Vista Developer shall provide written notice of such determination to the City. The Grand Vista Developer, subject to the review of the City, shall be entitled to determine the timing for the design, construction, and installation of the infrastructure necessary to serve a particular phase of development.

SECTION 4

TOWN
CORE



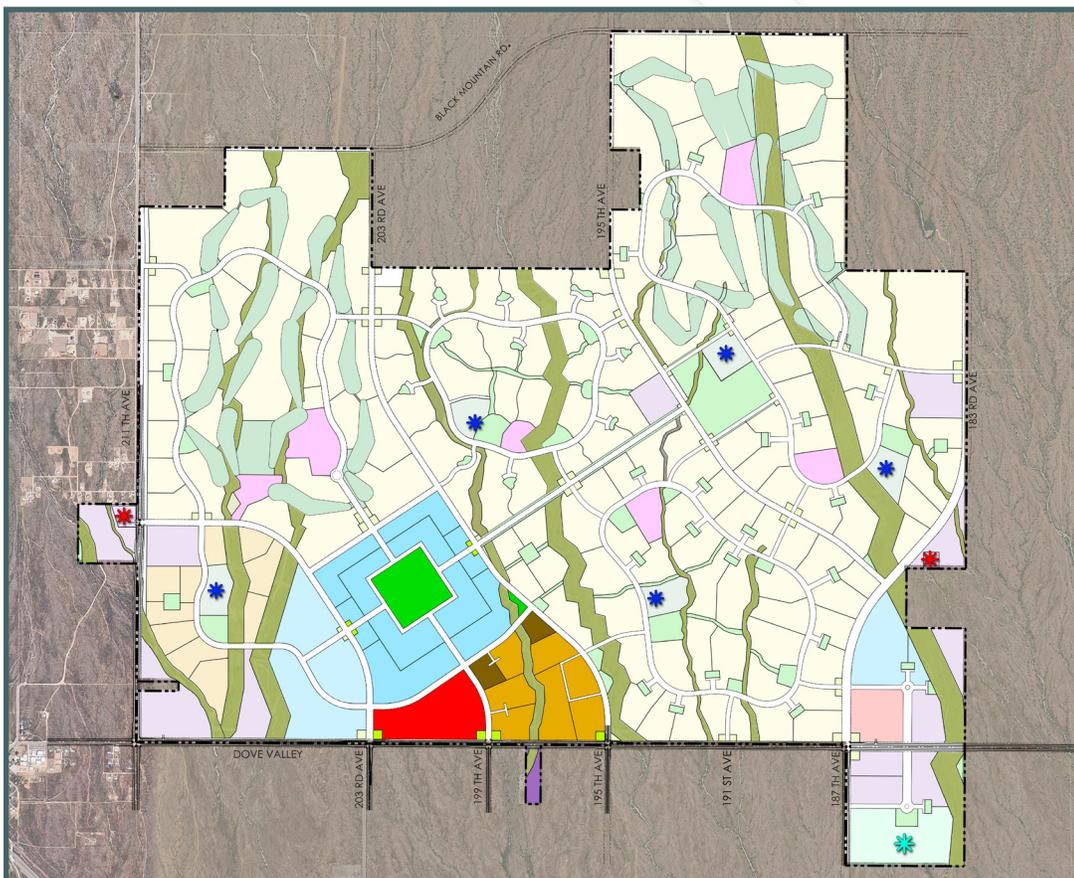
Grand Vista

TOWN CORE

4.1 Character and Description

The 533-acre Town Core is designed to be the heart of Grand Vista, as shown in the Town Core Concept Plan (Exhibit 9). The proposed focal point of the Town Core, illustrated in the Town Core Concept (Exhibit 11), is a specialty use, thirty-four (34) acre Central Park. The vertical development around Central Park, which is planned to combine residential, commercial and employment uses, is intended to draw people from the region to experience an urban environment with shopping, dining and cultural venues. All other development at Grand Vista is planned to flow from this urban center. The Pedestrian Promenade connects the Town Core and Central Park through the Family Villages to the Activity Core. The proposed trail connections along the Pedestrian Promenade will allow easy, nonvehicular access to the area.

The Town Core is proposed to have a balance of residential, employment and retail uses. Up to 4,044 residential units are planned in the Town Core, which has a gross density of 7.58 units per acre. In addition to the vertical mixed uses surrounding Central Park, the Town Core is intended to have high density, conventional residential areas in its southeastern section and a sixty- acre subregional shopping center at the northeast corner of Dove Valley Road and 203rd Avenue. A small component of the Town Core may be constructed during the initial phases. This may include a welcome center that will provide information regarding all that Grand Vista has to offer. A small, 10-acre parcel of land in the Town Core extends south of Dove Valley Road. This parcel is encumbered by an existing, natural drainage area, making it difficult to access. The mixed-use designation of this parcel will allow the greatest flexibility as the project develops and adjusts to the ever changing market.



**EXHIBIT 9:
TOWN CORE
CONCEPT PLAN**

The primary entrance to the Town Core from offsite will be 203rd Avenue, which is designed to lead to Central Park and its urban surroundings. Vertical entry elements, which signal Grand Vista's "Old Arizona" ambiance, are planned at 203rd Avenue and Dove Valley Road.

Landscape, wall and monumentation treatments appropriate for the Town Core are described in Section 18.

4.2 Architectural Theme

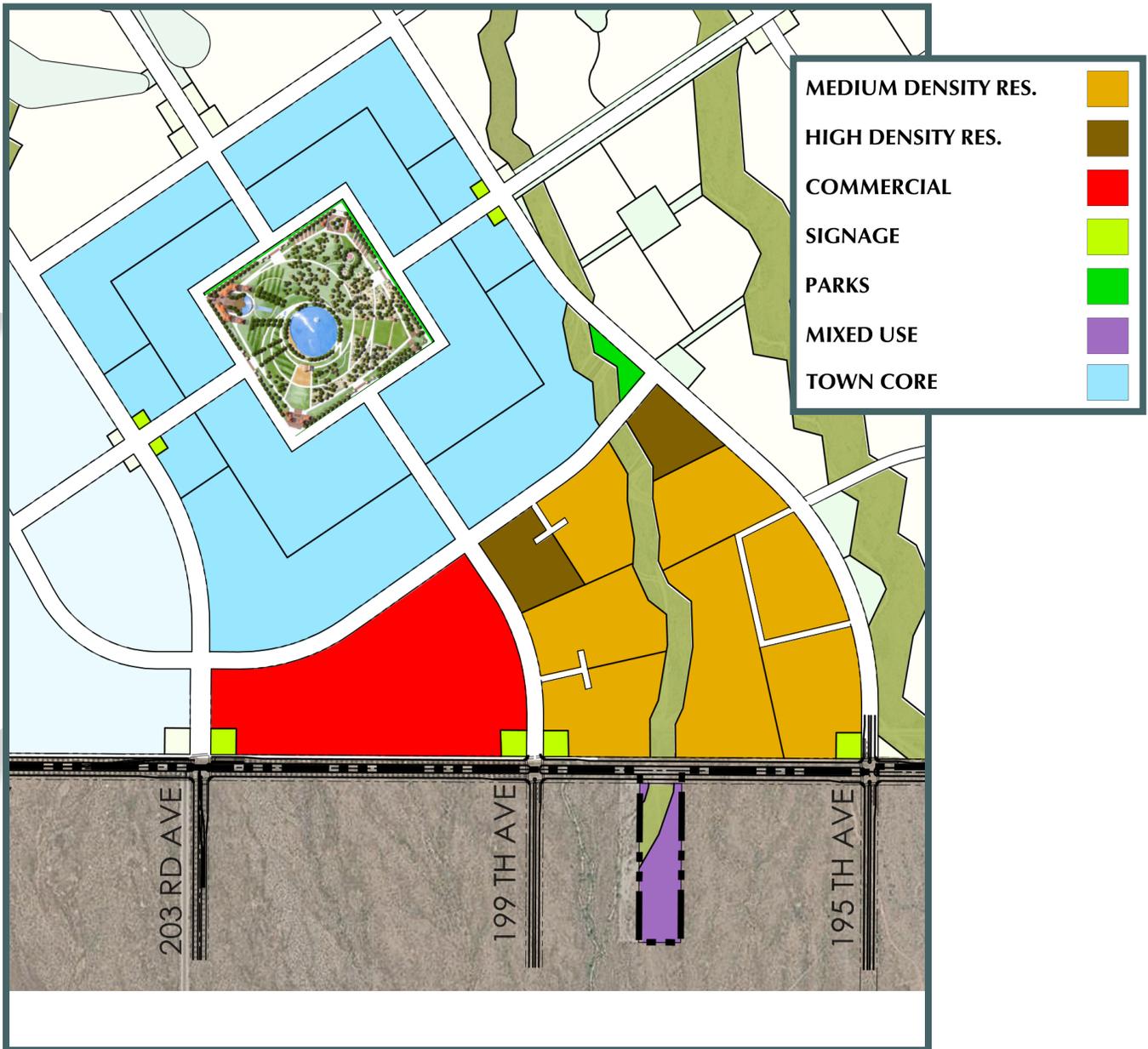


EXHIBIT 10: TOWN CORE CONCEPT

As shown on the Town Core Concept, access to Central Park will be possible via Grand Vista's arterial and collector street system and the trails network. The Pedestrian Promenade is designed to provide direct access from Central Park to the Family Villages and the Activity Core.

Grand Vista’s “Old Arizona” architectural theme is proposed for the Town Core, with use of materials and forms such as red brick, slump block, archways, slurry finishes, tile, fountains and a variety of details that impart grace and timelessness to the design. Building heights, ranging from one to five stories, and setbacks will vary throughout the Town Core to provide visual interest.

Grand Vista’s thematic structures will be a family of related design elements. The towers, portals, entryways, focal icons, bridges and community walls reflect the influence of old-world architecture in the desert southwest. Walls are thick, solid expressions of brick, block and stucco. Penetrations are detailed and shaped with simplicity to express shadows and the traditional forms of the arch and rectangle. Tile roofs, decorative metal details and brick coursing patterns add handcrafted richness. Grand Vista’s community structures evolve from the quality of timeless desert architecture.

4.3 Recreational Facilities, Open Space and Linkages, Civic and Cultural Facilities

Central Park, illustrated in the Central Park Concept (Exhibit 11), is the proposed recreational/open space amenity in the Town Core. The 34-acre park will be proximate to both residential and commercial uses and will be available for use by Town Core residents and workers and other people residing at, working at or visiting Grand Vista.



The design of Central Park is intended to be unique and artistic with formal, geometric elements. A passive urban park, Central Park is planned to be set below the adjacent street grade with a circular lake at its center and spiral walkways leading up the banks of the lake to street level. The Park is proposed to include structured urban forms, such as formal gardens, places for quiet reflection and an amphitheater. Central Park is planned to include large outdoor event spaces and a picnic area for passive recreation and gathering. Its design will allow visitors to traverse Central Park to access uses on different sides of the Town Core. The water source for the Central Park lake shall be effluent, when sufficient effluent is available for this use.



An urban plaza within Central Park is planned to provide a venue for public and private events, including vendor space. Other potential Central Park uses are civic, educational and cultural facilities. Although available for public use, Central Park will remain private property managed and maintained by the Grand Vista Developer and its successors, such as the Grand Vista HOA.

4.4 Zoning Districts

The appropriate zoning districts for the Town Core are:

- Town Core;
- Commercial;
- Residential;
- Public/Community Facility Overlay; and
- Community Open Space Overlay.

These zoning districts are further discussed in Sections 15 and 16.



CONCEPTUAL CIVIC AREA



TOWN CORE PERSPECTIVE



SECTION 5

PEDESTRIAN
PROMENADE

Grand Vista

PEDESTRIAN PROMENADE

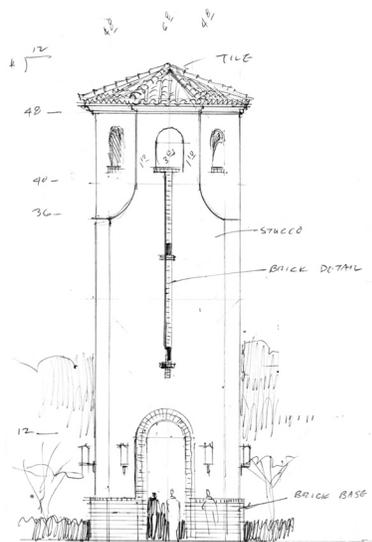
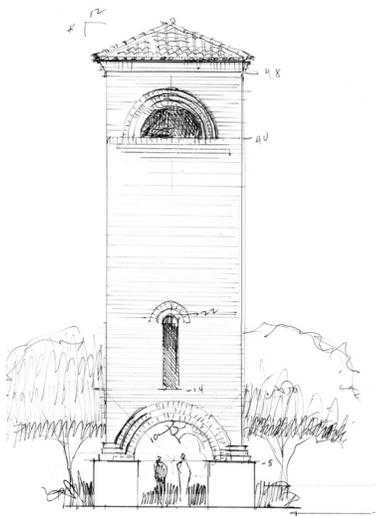
5.1 Character and Description

Grand Vista's Pedestrian Promenade is planned to be a tree-lined boulevard of significance for pedestrians, as shown in the Pedestrian Promenade Concept and the Pedestrian Promenade Street Section (Exhibits 12 and 13). The Pedestrian Promenade is a major defining element for the character and design of Grand Vista, providing a direct link between the Town Core and the Activity Core, which are discussed in detail in Sections 4 and 6 respectively. As the prominent east-west spine in the Community, the Pedestrian Promenade is intended to be a connection between the shopping, cultural, passive recreational and active recreational venues in Grand Vista and to its neighborhoods.

The Pedestrian Promenade is designed as a very wide boulevard with deep setbacks. Towering, monumental palms are proposed to line both sides of the Pedestrian Promenade, beneath which will be trees that offer shade, and plantings with color and texture. The planting configurations will be formal, featuring geometric and linear designs.

Alongside the Pedestrian Promenade will be meandering 8-foot sidewalks. Many of the lots on the residential streets are proposed to face toward the Pedestrian Promenade, so that fronts of the houses will be visible across their local streets from the Pedestrian Promenade.

The visual terminus to the east of the Pedestrian Promenade is planned to be a tower that rises above the Activity Core. Mountains in the distance form a backdrop to this visual terminus.



CONCEPTUAL TOWERS

5.2 Architectural Theme

At two places, the western edge of the Activity Core and the eastern edge of the Town Core, the Pedestrian Promenade is designed to cross natural desert washes. Bridges are proposed both to provide pedestrian and vehicular access across the washes and to repeat and reinforce Grand Vista’s “Old Arizona” style and architectural theming through use of materials drawn from the Community palette.

5.3 Recreational Space, Trails and Linkages

The Pedestrian Promenade is proposed to provide a major connection for those who wish to participate in active recreation in the Activity Core or those who wish to participate in passive recreation in the Town Core.

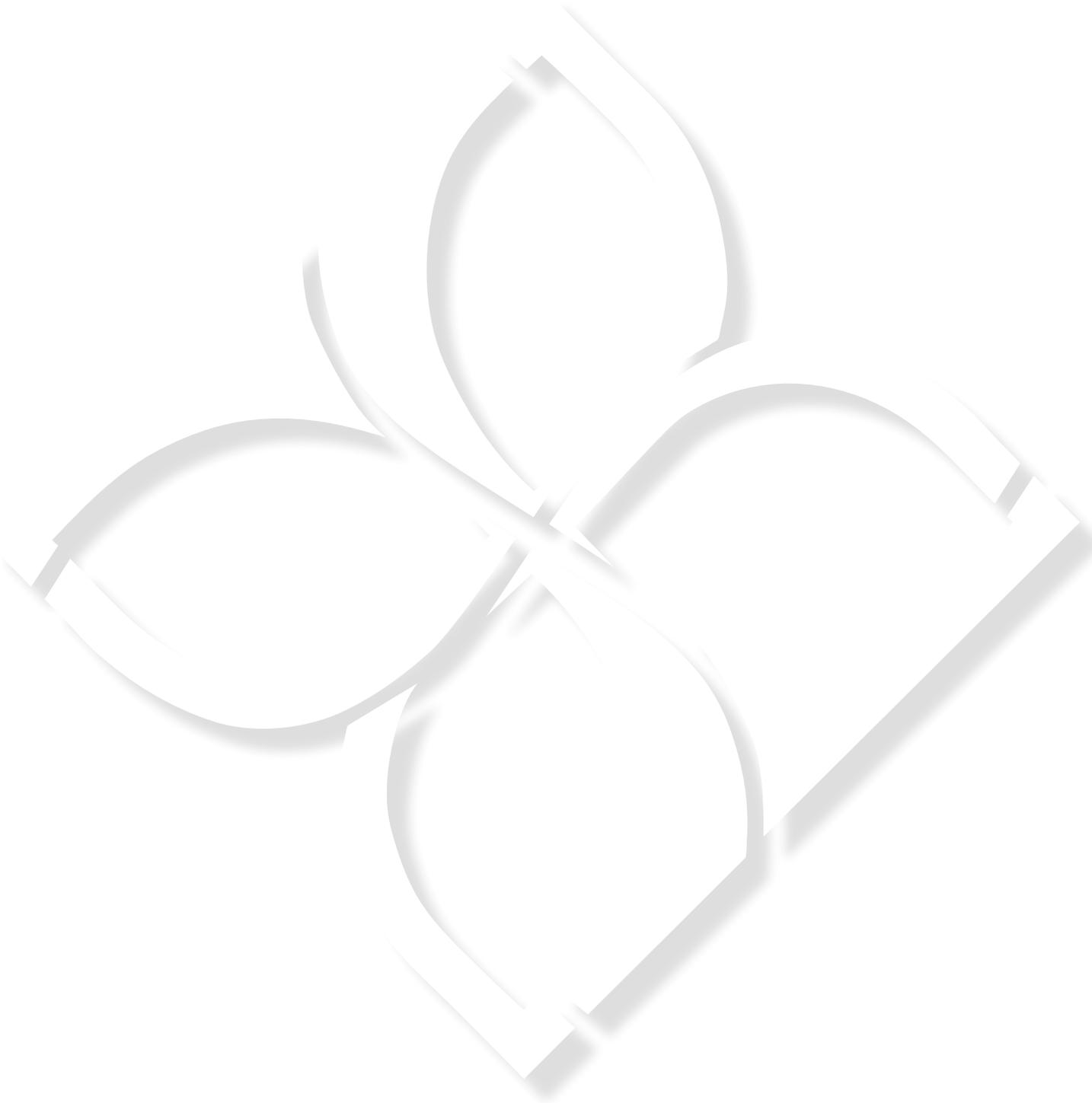
The planned meandering multi-use trail on either side of the Pedestrian Promenade will allow pedestrian, bicycle and other alternative access to Grand Vista’s recreation amenities, residential areas, venues for shopping, and cultural facilities. These multi-use trails will be linked to Grand Vista’s trails network.

5.4 Walls and Monumentation Theme

The Pedestrian Promenade’s design features a community theme wall that incorporates materials from the Grand Vista palette, offering an aesthetically pleasing backdrop for formal plantings.



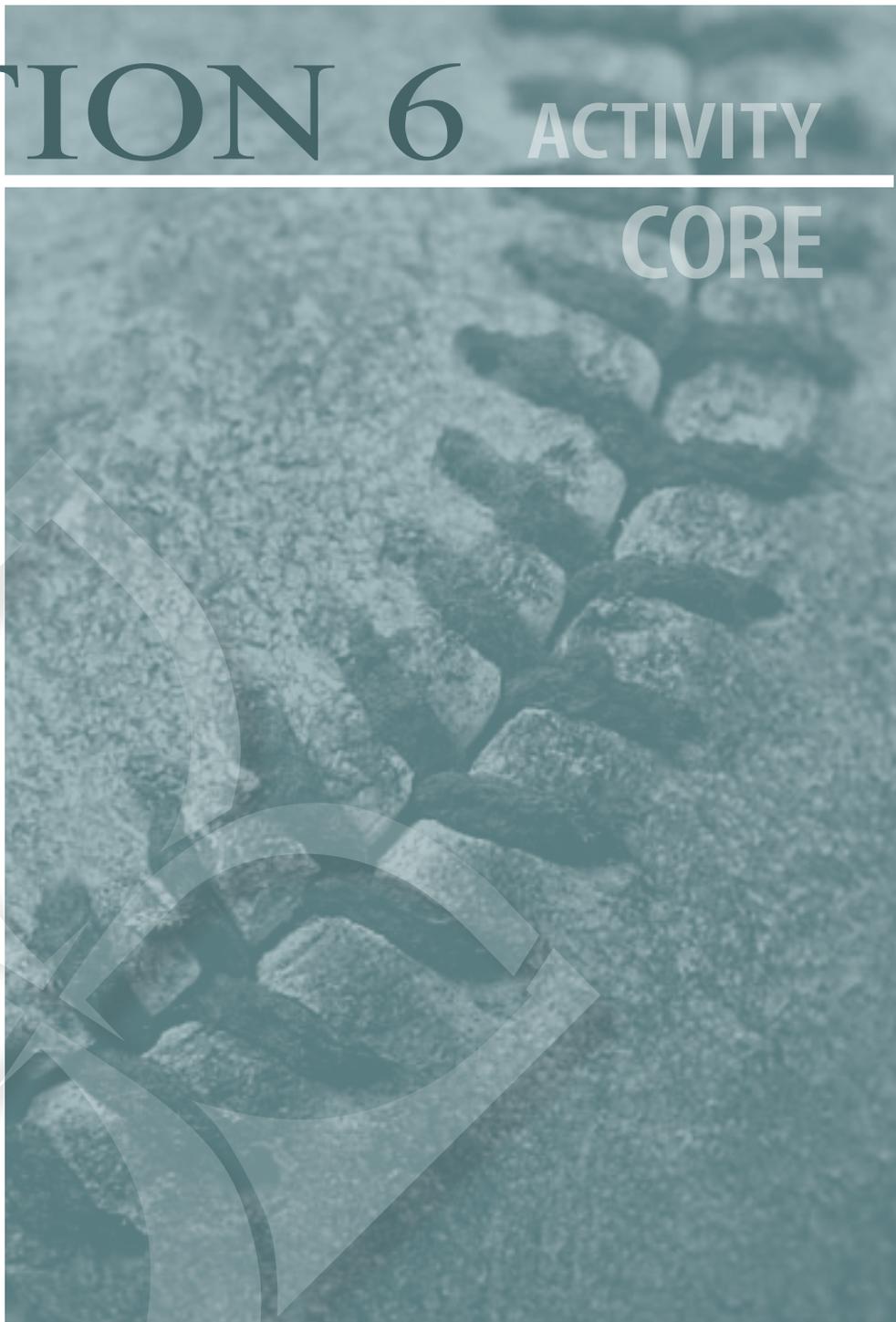
CONCEPTUAL BRIDGE STRUCTURE



SECTION 6

ACTIVITY

CORE



Grand Vista

ACTIVITY CORE

6.1 Character and Description

The Activity Core is the eastern endpoint of the Pedestrian Promenade. Within its approximately seventy (70) acres, a wealth of open space and sports facilities are planned, as illustrated in the Activity Core Concept (Exhibit 14). The Grand Vista Developer has designed easy access to the Activity Core with the Community's arterial and collector street network, including the Pedestrian Promenade, and its extensive trails network.

The Activity Core is proposed to include forty-five (45) acres of developed sports facilities, including baseball fields, soccer fields, facilities for basketball and tennis, and other amenities. The Activity Core's design also includes shade and picnic facilities and a site for a K-8 school in proximity to the recreational amenities. The Grand Vista Developer will work with both the Nadaburg Unified School District and the city of Surprise regarding joint use of amenities within the Activity Core for the adjacent elementary school.

A tower to serve as a community focal point is planned for an elevated rise within the Activity Core; this tower will be the visual terminus of the Pedestrian Promenade. The tower will be constructed of materials drawn from the Grand Vista palette, repeating those used in portals, bridges and walls. Plants in the Activity Core are planned to include shade trees and a variety of plants and shrubs that offer color and texture in formal plantings. Turf areas will be used as appropriate for recreational facilities.

Community edge walls and fences are proposed around the Activity Core. The collector roadway in the Activity Core will feature an enhanced ornamental plant palette.

The Grand Vista Developer will dedicate the Activity Core to the city of Surprise for operation as a public park facility. This dedication



could occur in phases as construction of various portions of the Activity Core is completed. The Grand Vista Developer and its successors, such as the Grand Vista HOA, will maintain the areas within the Activity Core until their dedication. As established in the Development Agreement, the Grand Vista Developer and its successors will retain the option to provide enhanced maintenance of the Activity Core after its dedication.

6.2 Recreational Facilities, Open Space and Linkages

The Activity Core's forty-five (45) acres of developed sports facilities are planned to accommodate a range of individual and team sports. Its design includes baseball and soccer fields, facilities for basketball and tennis, and an open space and tot lot area.

The Activity Core will have ramadas and shade facilities and will be connected to Grand Vista's trails network. Ample parking is planned to meet the needs of the individuals and families participating in sports activities.

6.3 Zoning Districts

The appropriate zoning districts for the Activity Core are:

- Public/Community Facility Overlay
- Community Open Space Overlay

These districts are further discussed in Section 16.





SECTION 7

FAMILY VILLAGES



Grand Vista

FAMILY VILLAGES

7.1 Community Character and Description

Approximately 2,093 acres at Grand Vista are proposed to be three Family Villages, which are illustrated in the Family Villages Concept Plan (Exhibit 15). The Villages are planned to address family needs and lifestyles in up to 4,985 dwelling units in a broad range of housing forms, from attached dwelling units to large lot, detached housing. As shown in the Family Villages Concept (Exhibit 16), two of the Villages are proposed along the Pedestrian Promenade and one is planned east of the Activity Core. The Village on the north side of the Pedestrian Promenade and the Village between the Activity Core and 183rd Avenue include mixed-use acreage to accommodate the retail and service needs of Grand Vista residents. The overall gross density for the family villages is 2.38 du/ac.

The Family Villages are designed to be pedestrian-friendly places in which to live, with abundant parks and trails that provide connections both within each village and to other Grand Vista villages, the Activity Core, and the Town Core. Each Family Village is planned to include a site for a K-8 school adjacent to a Neighborhood Park.

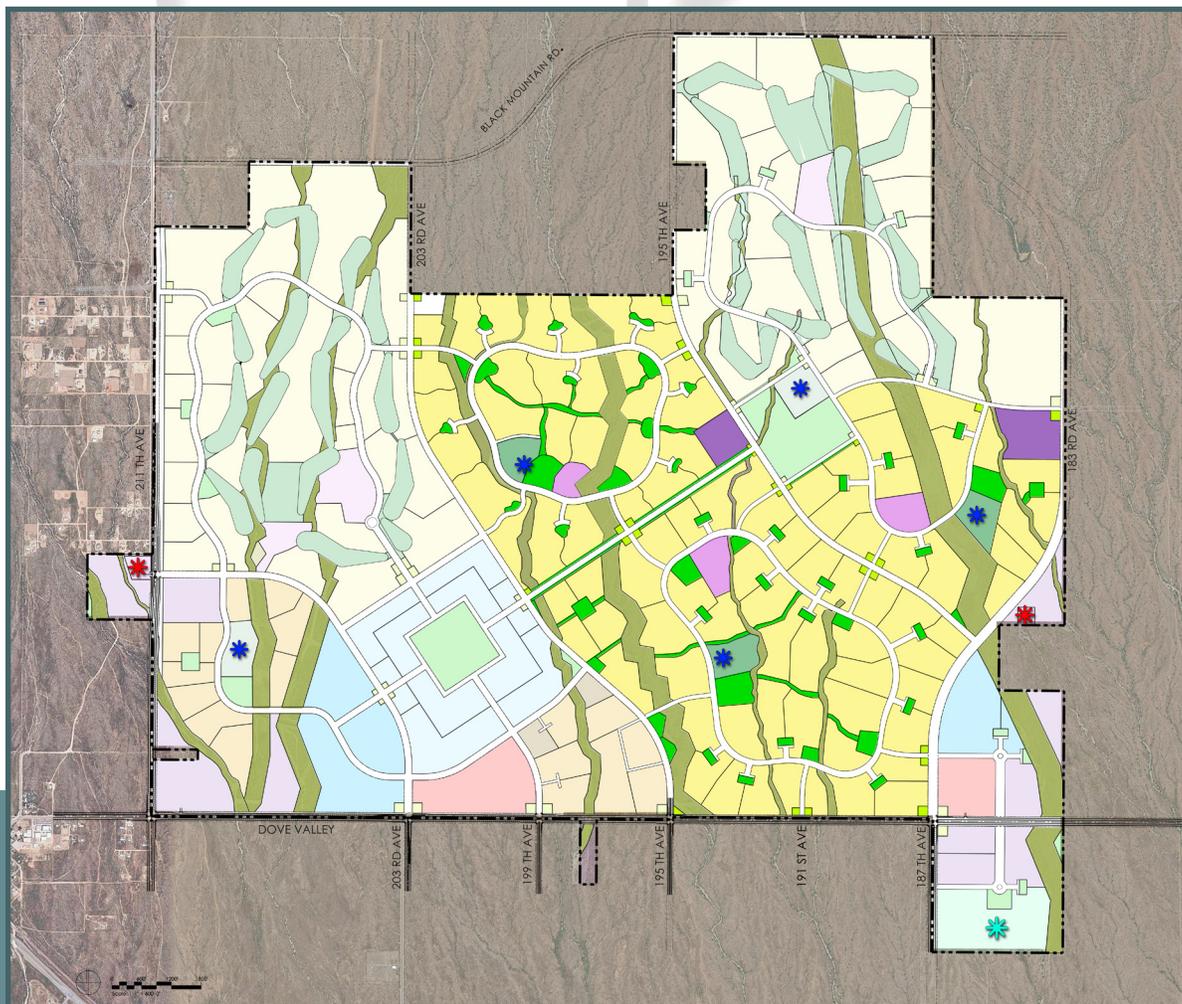
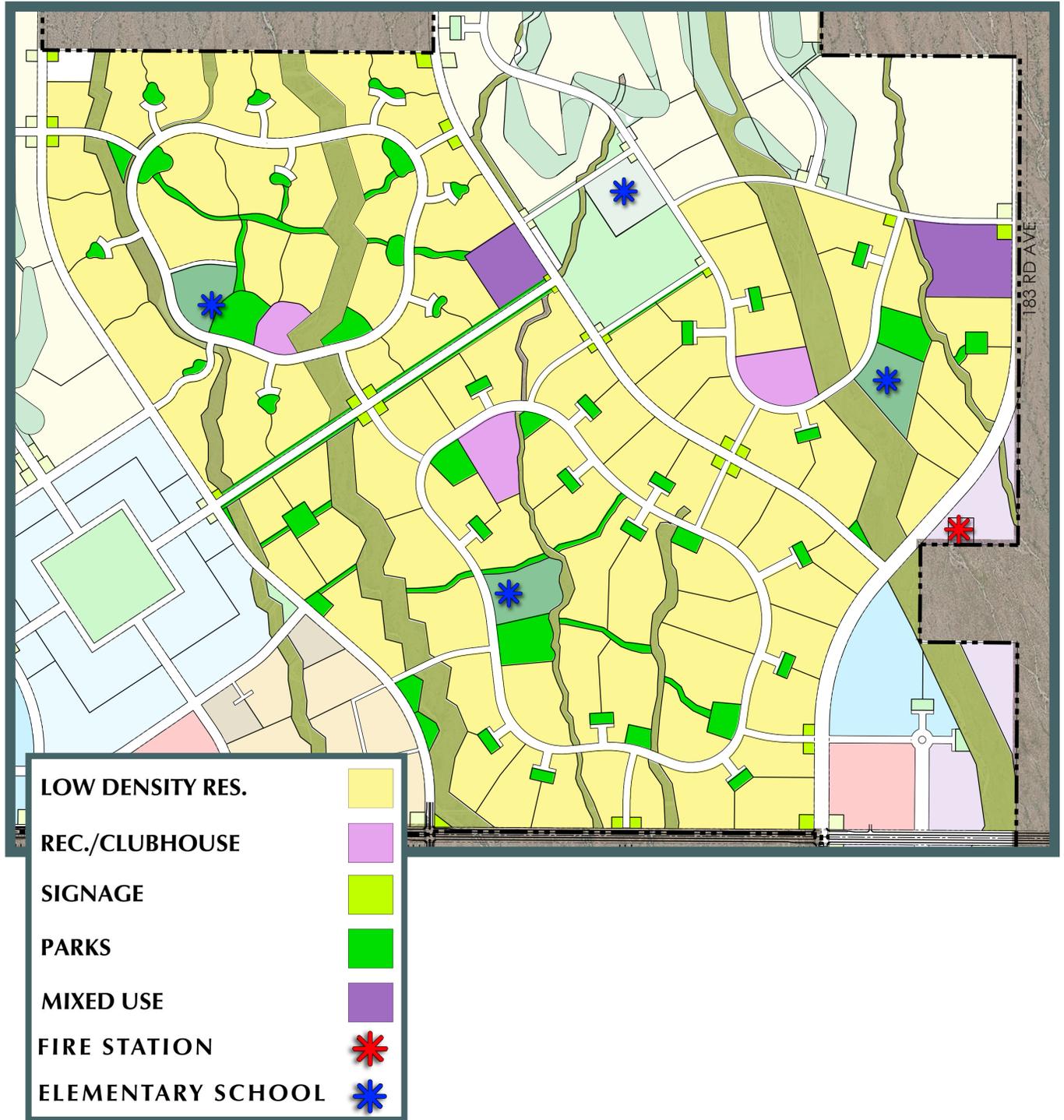


EXHIBIT 15: FAMILY VILLAGES CONCEPT PLAN



*NOTE: These are potential locations.

The architectural styling within the Family Villages will draw from the wide range discussed in the Residential Design Guidelines established in Section 19. Portals will identify entries into the Villages and into their residential areas. Community, village and residential theme walls and fences are proposed to complement and reflect the character and design of each Village.

Landscape, wall and monumentation treatments appropriate for the Family Villages are detailed in Section 18.

7.2 Recreational Facilities, Open Space and Linkages

As shown in the Family Villages Concept, each Family Village includes land for Pocket Parks, Neighborhood Parks, a recreation center, paseos, and trails. Trails will provide linkages within and among the Villages and connect the Villages to Grand Vista’s Pedestrian Promenade, Town Core, Activity Core and Community-wide trails network. The wash corridors that cross all of the Family Villages will provide open space that is complemented by trails.

7.3 Zoning Districts

The appropriate zoning districts for the Family Villages are:

- Residential;
- Mixed Use;
- Public/Community Facility Overlay; and
- Community Open Space Overlay.

These zoning districts are further discussed in Sections 15 and 16.



SECTION 8

ACTIVE
ADULT



GrandVista

ACTIVE ADULT VILLAGE

8.1 Community Character and Description

The 1,018 acre Active Adult Village is proposed to include up to 2,292 dwelling units (2.25 du/ac, gross) in the area northwest of the Town Core, as illustrated in the Active Adult Village Concept Plan (Exhibit 17). Although a range of housing types will be permitted in the Village, it is anticipated that the majority of the dwelling units will be detached. The Active Adult Village Concept (Exhibit 18) illustrates the proposed eighteen (18) hole public golf course (the design of which relates to two major wash corridors) and private community recreation and lifestyle center. The Grand Vista Developer or its successors shall maintain ownership of the golf course. The Village is planned to be a private, guard-gated community with a separate public entrance to the golf course and clubhouse. Although not specifically proposed for the Active Adult Community, medical facilities are anticipated in Grand Vista to serve the needs of Community residents.

The recreation and lifestyle center is intended to be the northern terminus of the roadway leading from the Town Core. This center, the golf clubhouse, and the Village's bridges, walls and monuments are proposed to repeat Grand Vista's "Old Arizona" architectural style, using a palette of materials similar to that used in the Town Core and throughout the Community.

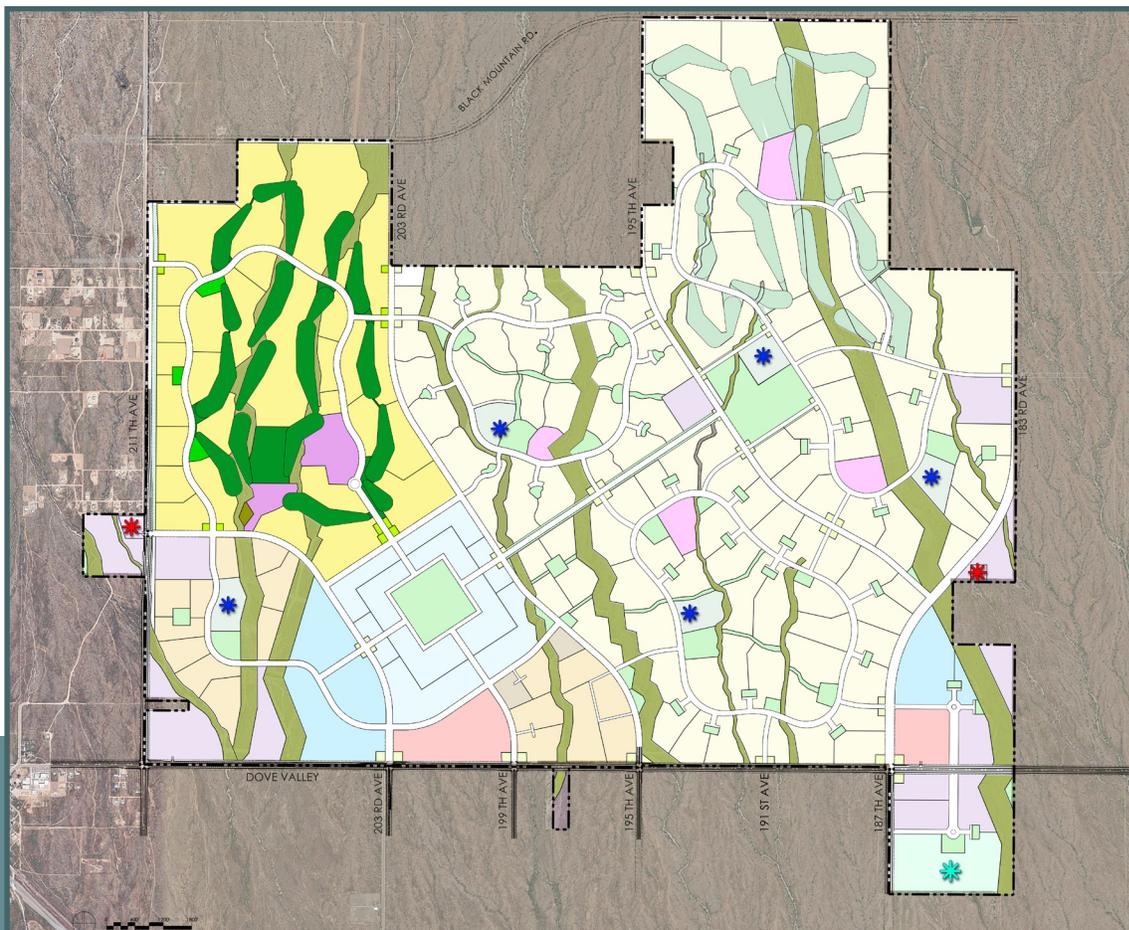


EXHIBIT 17: ACTIVE ADULT VILLAGE CONCEPT PLAN

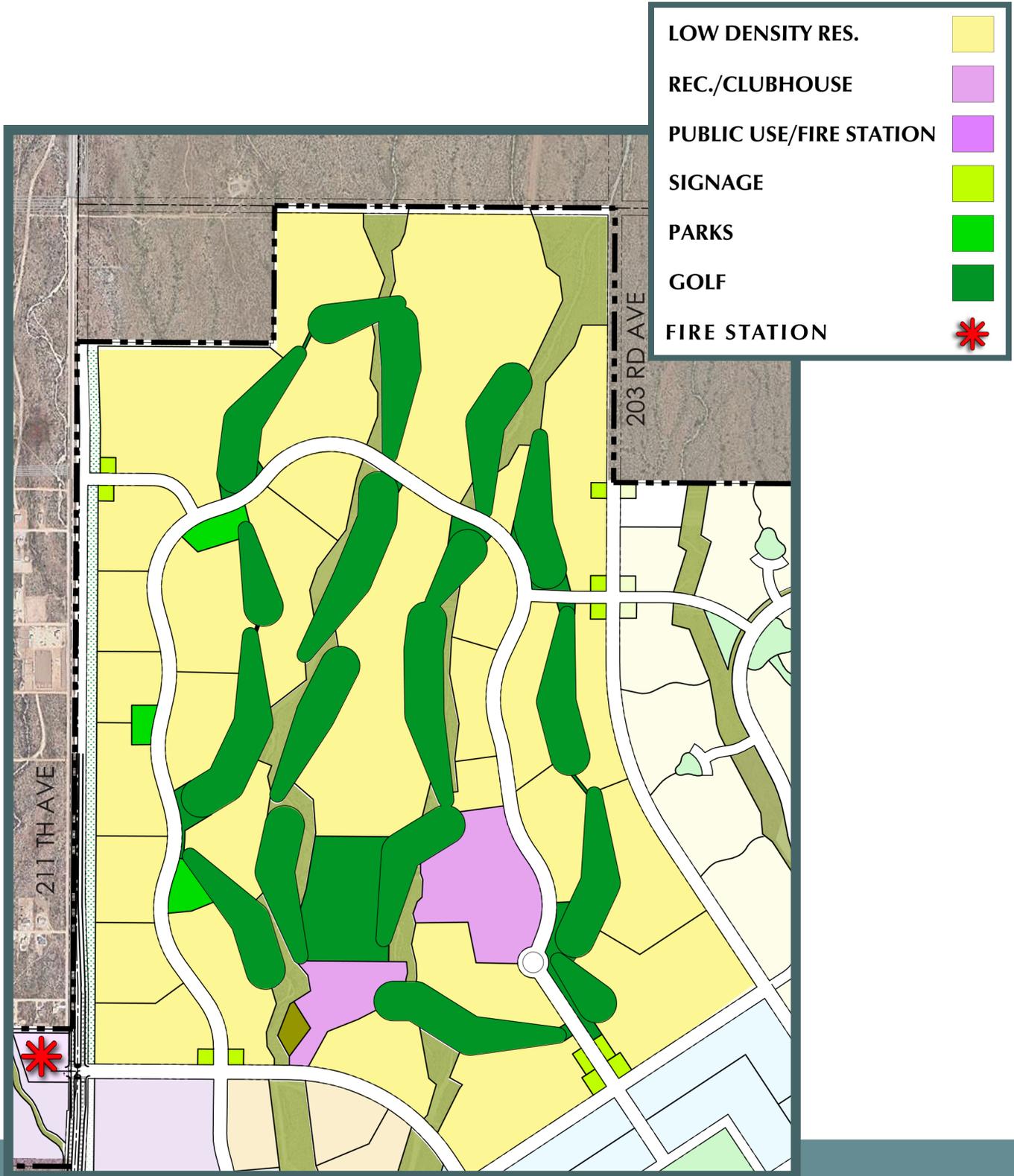


EXHIBIT 18: ACTIVE ADULT VILLAGE CONCEPT

A community theme wall is planned on the west side of the Village to provide both visual identity and screening from 211th Avenue. Entrance portals will identify primary entries to the Village, further underscoring the Village's identity and reflecting Grand Vista's "Old Arizona" style.

Landscape, wall and monumentation treatments appropriate for the Active Adult Village are detailed in Section 18.

8.2 Recreational Facilities, Open Space and Linkages

The private community recreation and lifestyle center for Active Adult Village residents is proposed to offer fitness facilities, outdoor pool environments, tennis courts, indoor and outdoor multiple-use spaces, and recreation facilities such as crafts and computer rooms. Other planned recreational facilities in the Village include several Pocket Parks and a public eighteen (18) hole golf course with clubhouse.

The north/south washes in the Village, around which the golf course is designed, will provide additional open space. Trails are planned in proximity to the Village's loop road to connect to the Pocket Parks and to Grand Vista's trails network.

8.3 Zoning Districts

The appropriate zoning districts for the Active Adult Village are:

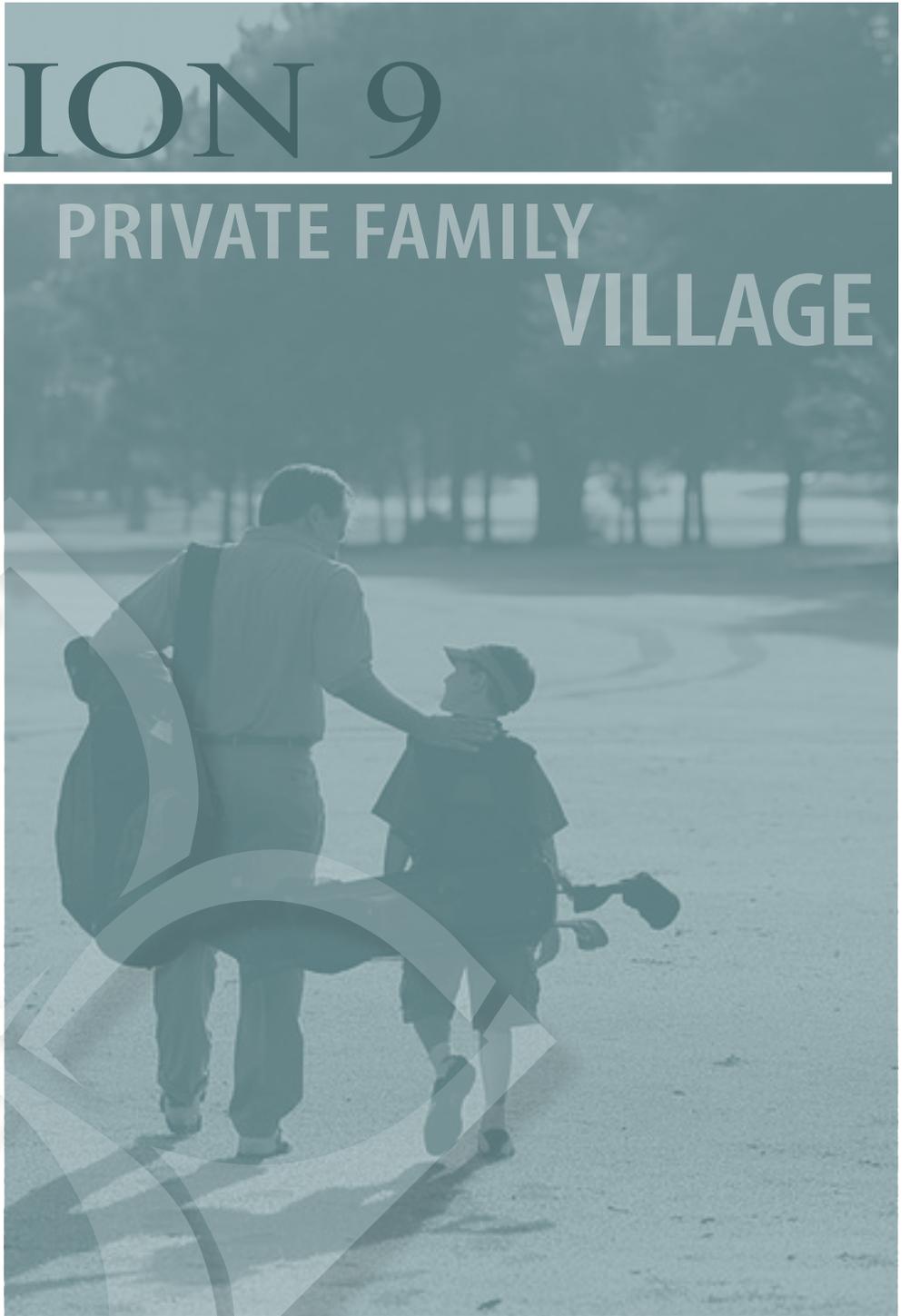
- Residential;
- Public/Community Facility Overlay; and
- Community Open Space Overlay.

These zoning districts are further discussed in Sections 15 and 16.



SECTION 9

PRIVATE FAMILY VILLAGE



Grand Vista

PRIVATE FAMILY VILLAGE

9.1 Community Character and Description

Located north of the Activity Core as highlighted in the Private Family Village Concept Plan (Exhibit 19), the approximately 942-acre Private Family Village is planned as a family-oriented, gated community. The Village is proposed to include up to 1,957 (1.84 du/ac, gross) dwelling units designed for move-up buyers and people desiring custom or semi-custom homes. The predominant housing type in the Village likely will be conventional single family detached. The Village is designed to include a private eighteen (18) hole golf course and clubhouse, as illustrated in the Private Family Village Concept (Exhibit 20).

The architectural styling used in the Private Family Village will draw from the wide range discussed in the Residential Design Guidelines established in Section 19. Portals will identify the primary entries into the Village. Community, village and residential theme walls and fences are proposed to complement and reflect the character and design of the Village.

Given the proposal to be a gated, private community, the Private Family Village does not include a school site. However, the proposed K-8 school parcel at the Activity Core is designed to address school needs for the Village. From the Private Family Village, a pedestrian/bicycle route along the wash corridor will provide linkage to that proposed school site.

Landscape, wall and monumentation treatments appropriate for the Private Family Village are detailed in Section 18.

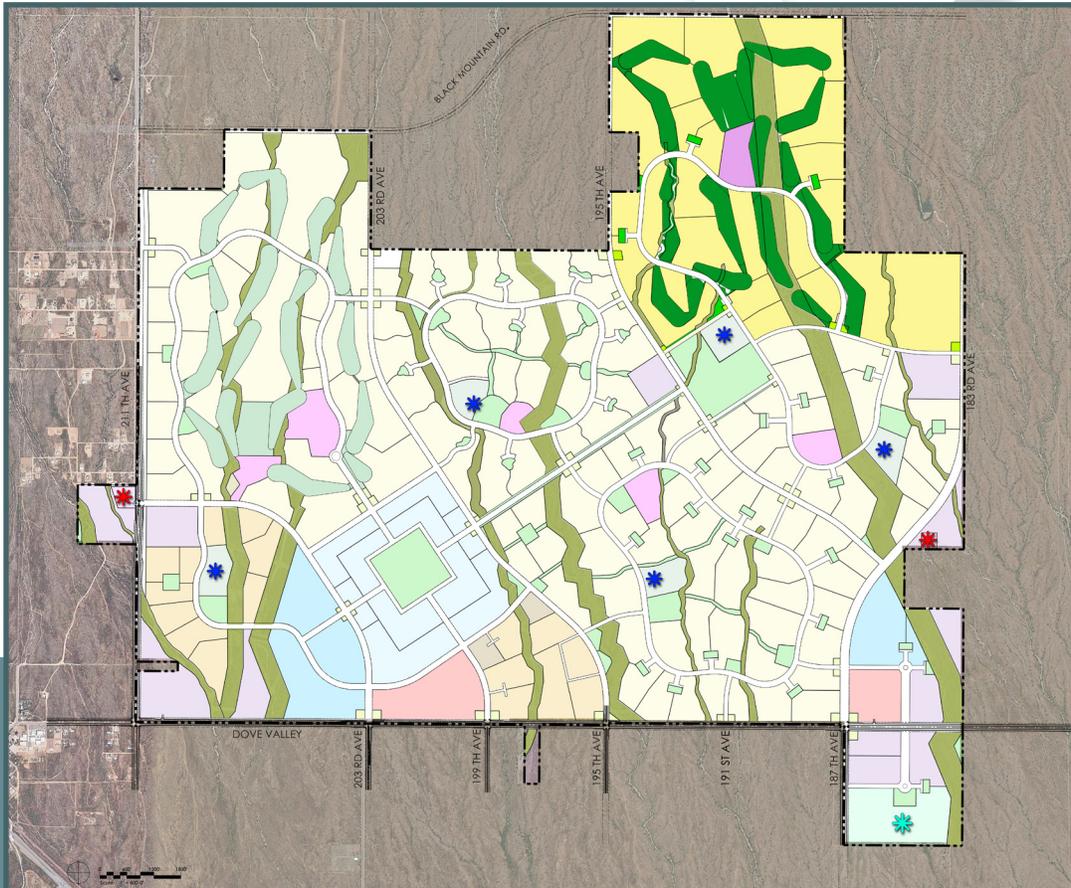


EXHIBIT 19: PRIVATE FAMILY VILLAGE CONCEPT PLAN

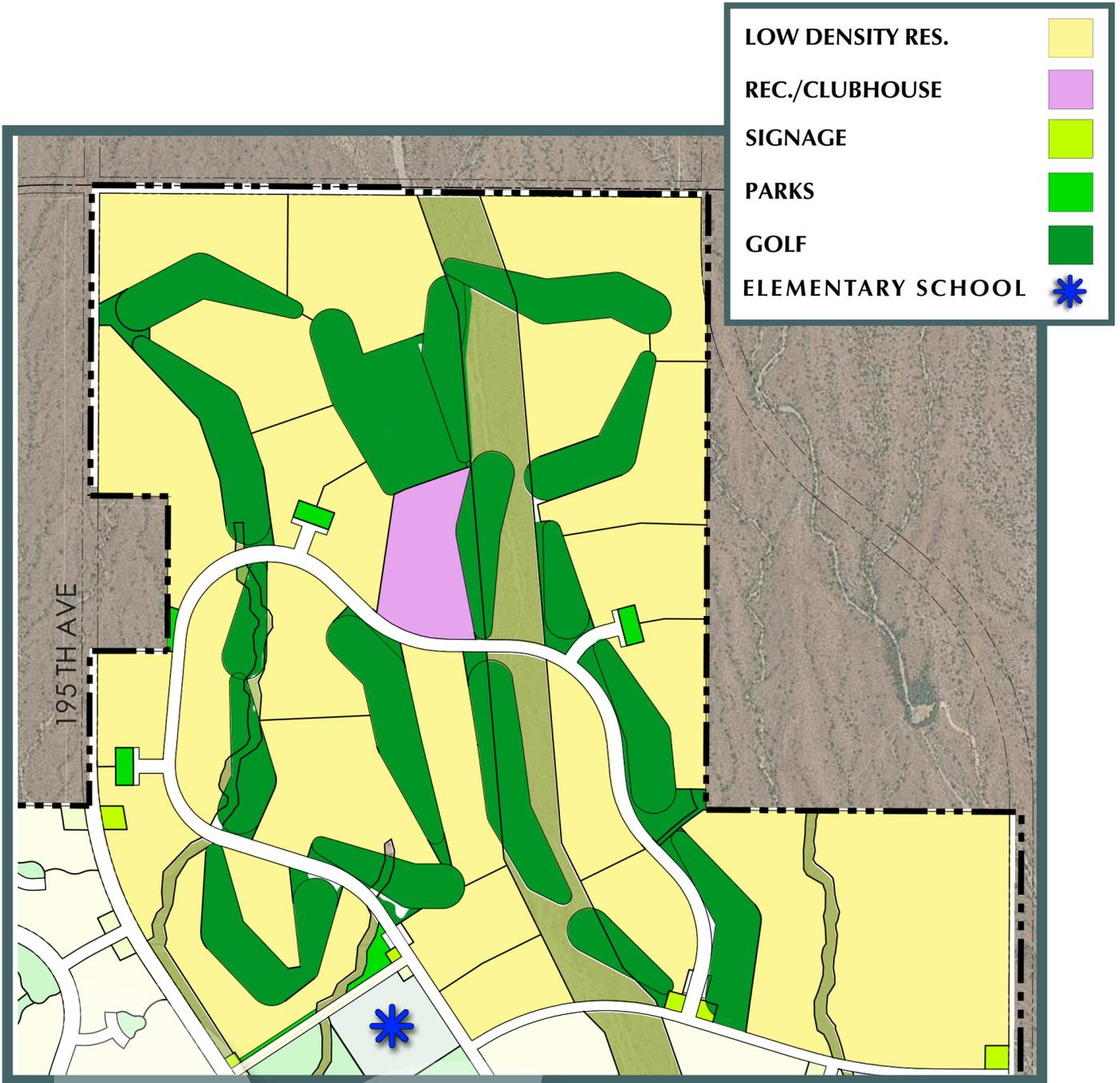


EXHIBIT 20: PRIVATE FAMILY VILLAGE CONCEPT

9.2 Recreational Facilities, Open Space and Linkages

As shown in the Private Family Village Concept, the Village is proposed to contain a private eighteen (18) hole golf course and a clubhouse/recreation center, Pocket Parks, and desert wash open space. Trails along the major north-south wash and throughout the Village will connect neighborhoods within the Village and provide linkages to the Activity Core and Grand Vista's network of trails. The Surprise Signature Trail crosses the Private Family Village. If necessary, an alternate alignment will be provided in the Village to connect at both ends to the Signature Trail.

9.3 Zoning Districts

The appropriate zoning districts for the Private Family Village are:

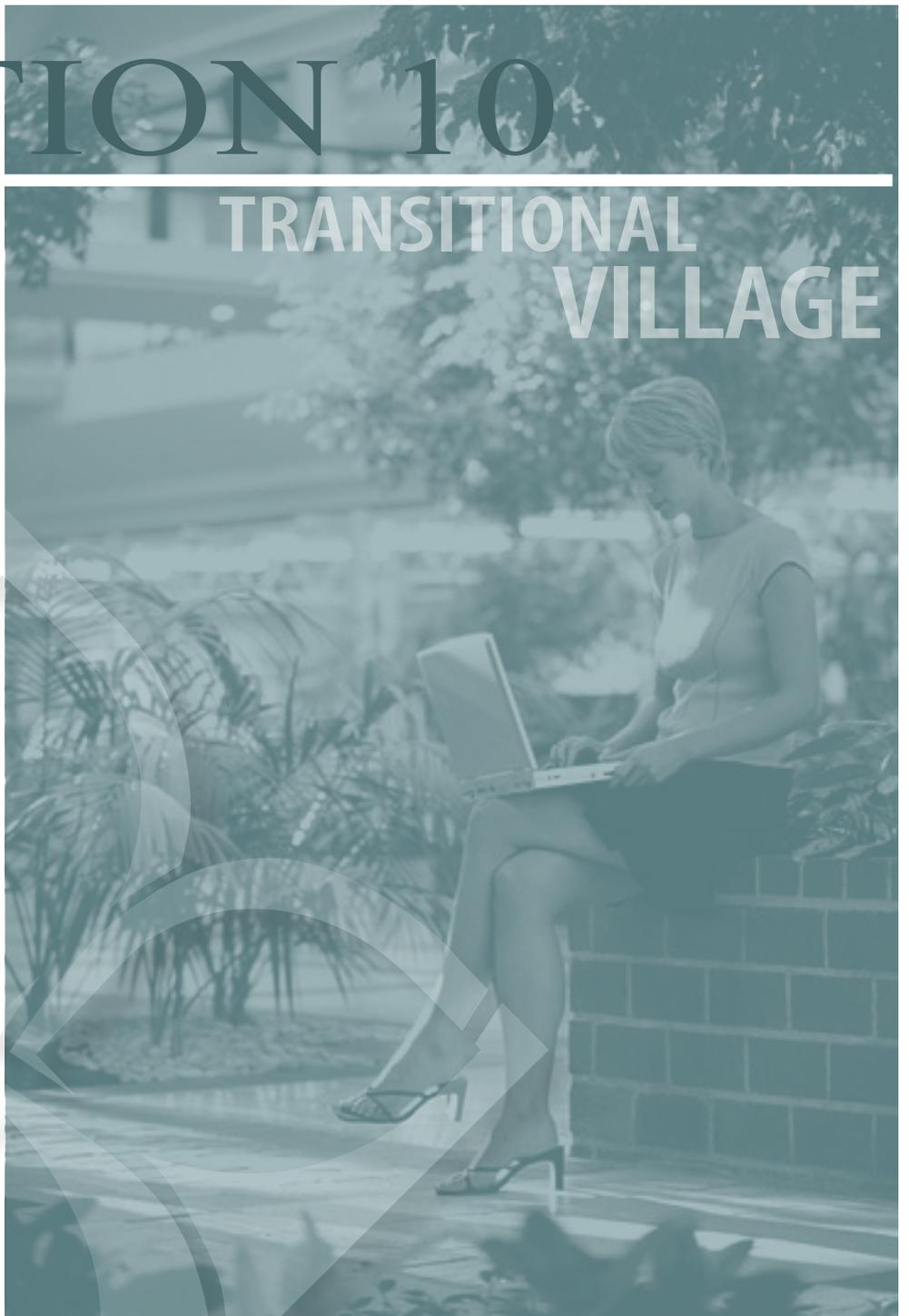
- Residential;
- Public/Community Facility Overlay; and
- Community Open Space Overlay.

These zoning districts are further discussed in Sections 15 and 16.



SECTION 10

TRANSITIONAL VILLAGE



Grand Vista

TRANSITIONAL VILLAGE

10.1 Community Character and Description

The approximately 535-acre Transitional Village is proposed for the southwestern portion of Grand Vista, west of the Town Core and at the immediate northeast corner of 211th Avenue and Dove Valley Road, as highlighted in the Transitional Village Concept Plan (Exhibit 21). The Transitional Village Concept (Exhibit 22) illustrates proposed parcels for mixed use and employment uses in a business park and residential development; medical uses such as an emergency or urgent care facility would be appropriate in the Village. The Transitional Village is differentiated from the Mixed Use Village designation by the more heavily residential uses found within the Transitional Village. The residential component of the Transitional Village is proposed to have up to 1,972 dwelling units in moderate to high density development. The overall gross density for this village is 3.68 du/ac, which given the easy access from the Village to roads of regional significance and arterial streets makes its more intense use of the property appropriate.

A site for a K-8 school is proposed for the Transitional Village. This school is planned to be adjacent to a Neighborhood Park.

The architectural style of the Transitional Village is proposed to draw from the Residential Design Guidelines established in Section 19 and the Commercial Design Guidelines established in Section 20. Grand Vista's "Old Arizona" character will be reflected in the portals, community walls and fences, and bridges built in the Village. Entrance portals are planned to identify primary entries to the Village.

Landscape, wall and monumentation treatments appropriate for the Transitional Village are detailed in Section 18. The washes in the Transitional Village will be preserved, allowing for animal migration as well as for trail corridors that connect to other parts of the Community.

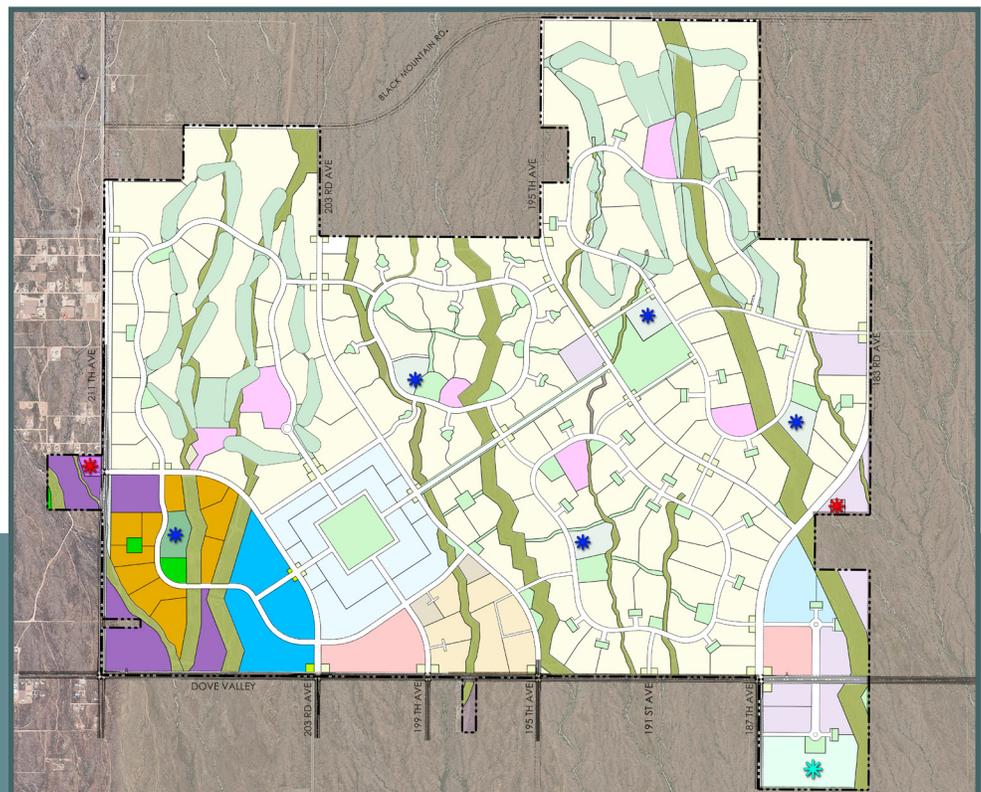
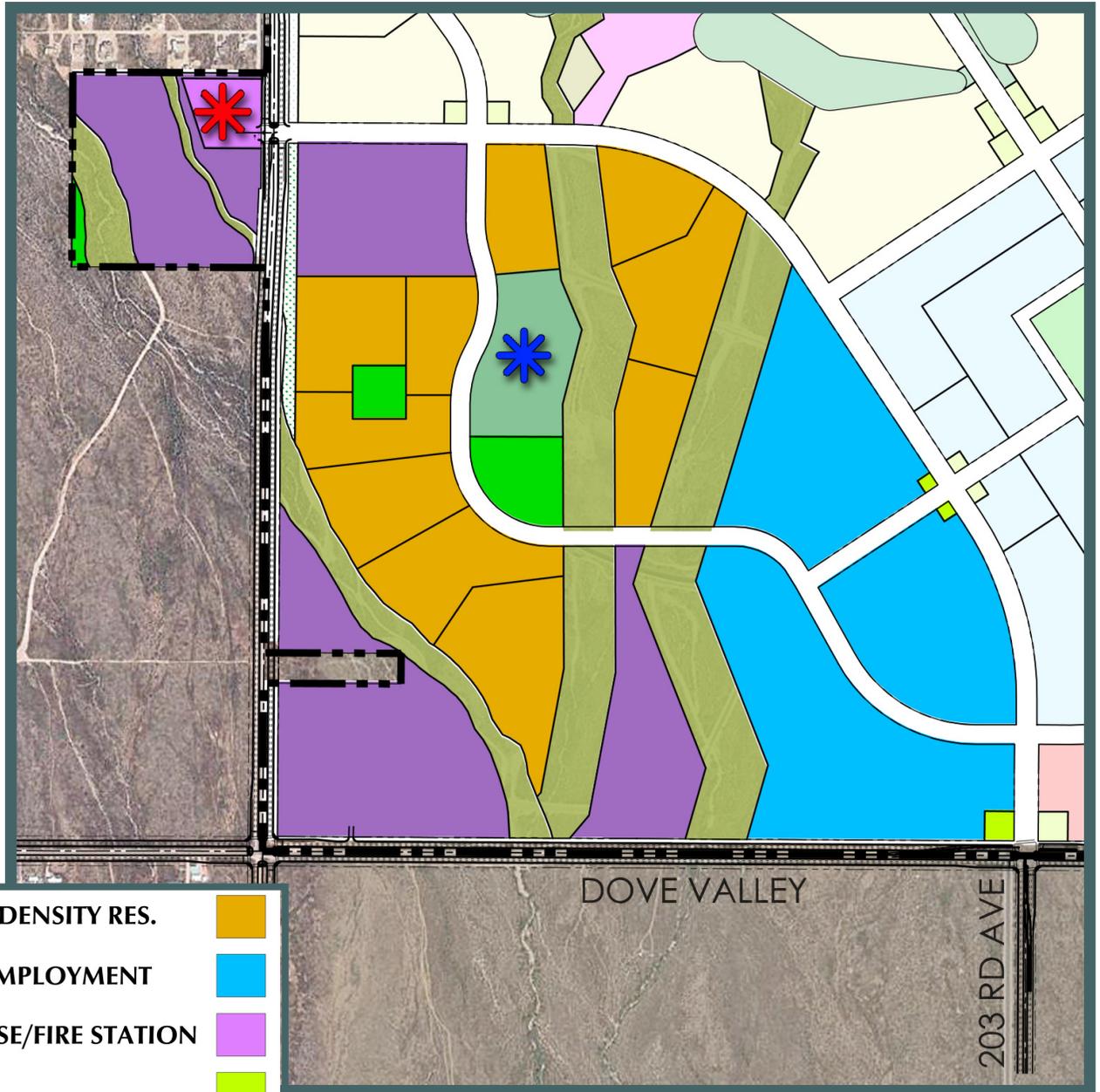


EXHIBIT 21: TRANSITIONAL VILLAGE CONCEPT PLAN



MEDIUM DENSITY RES.	
OFFICE/EMPLOYMENT	
PUBLIC USE/FIRE STATION	
SIGNAGE	
PARKS	
MIXED USE	
FIRE STATION	
ELEMENTARY SCHOOL	

*NOTE: These are potential locations.

EXHIBIT 22: TRANSITIONAL VILLAGE CONCEPT

10.2 Recreational Facilities, Open Space and Linkages

As illustrated on the Transitional Village Concept, the Village is proposed to have two Neighborhood Parks. The washes in the Village are proposed to provide open space that is complemented by a trail system that connects to other parts of Grand Vista through the Community's trails network.

10.3 Zoning Districts

The appropriate zoning districts for the Transitional Village are:

- Mixed Use;
- Residential;
- Public/Community Facility Overlay; and
- Community Open Space Overlay.

These zoning districts are further discussed in Sections 15 and 16.



SECTION 11

MIXED USE
VILLAGE



Grand Vista

MIXED USE VILLAGE

11.1 Community Character and Description

The approximately 363-acre Mixed Use Village is proposed at the southeast corner of Grand Vista, north and south of Dove Valley Road and east of 187th Avenue, as highlighted in the Mixed Use Village Concept Plan (Exhibit 23). The Mixed Use Village Concept (Exhibit 24) illustrates the uses proposed for the Village, which include employment and commercial, a high school, and moderate to high density residential. The access to roads of regional significance makes the proposed high intensity uses appropriate. As Grand Vista and the surrounding area and the circulation system are developed and grow, the Village will become another gateway into Grand Vista that can address employment, retail and service needs for the Community and the region.

The residential development proposed for the Mixed Use Village includes up to 1,200 dwelling units, at a gross density of 3.31 du/ac. These units are planned to be both vertically integrated units and non-vertical, more conventional housing forms.

The architectural style of the Mixed Use Village is proposed to draw from the Residential Design Guidelines established in Section 19 and the Commercial Design Guidelines established in Section 20. Grand Vista's "Old Arizona" character will be reflected in the portals, walls and fences constructed in the Village. Entrance portals are planned to identify primary entries to the Village.

Landscape, wall and monumentation treatments appropriate for the Mixed Use Village are described in Section 18.

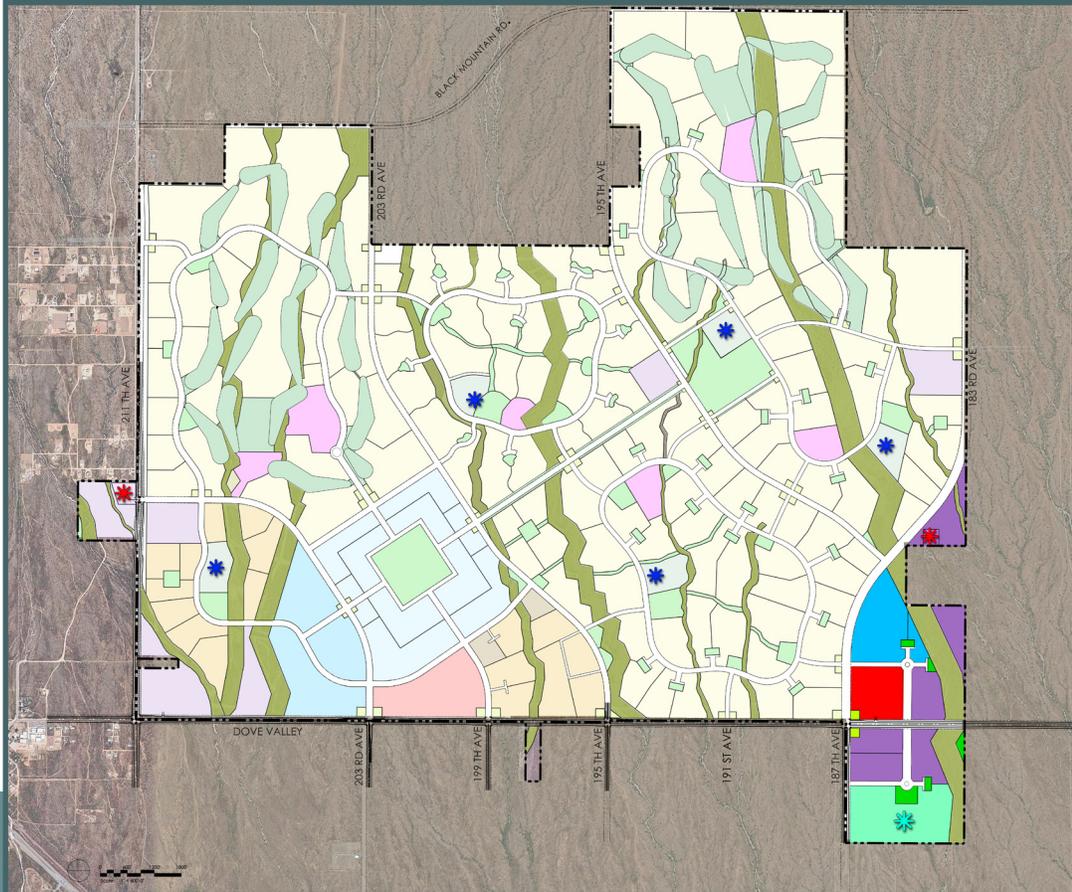
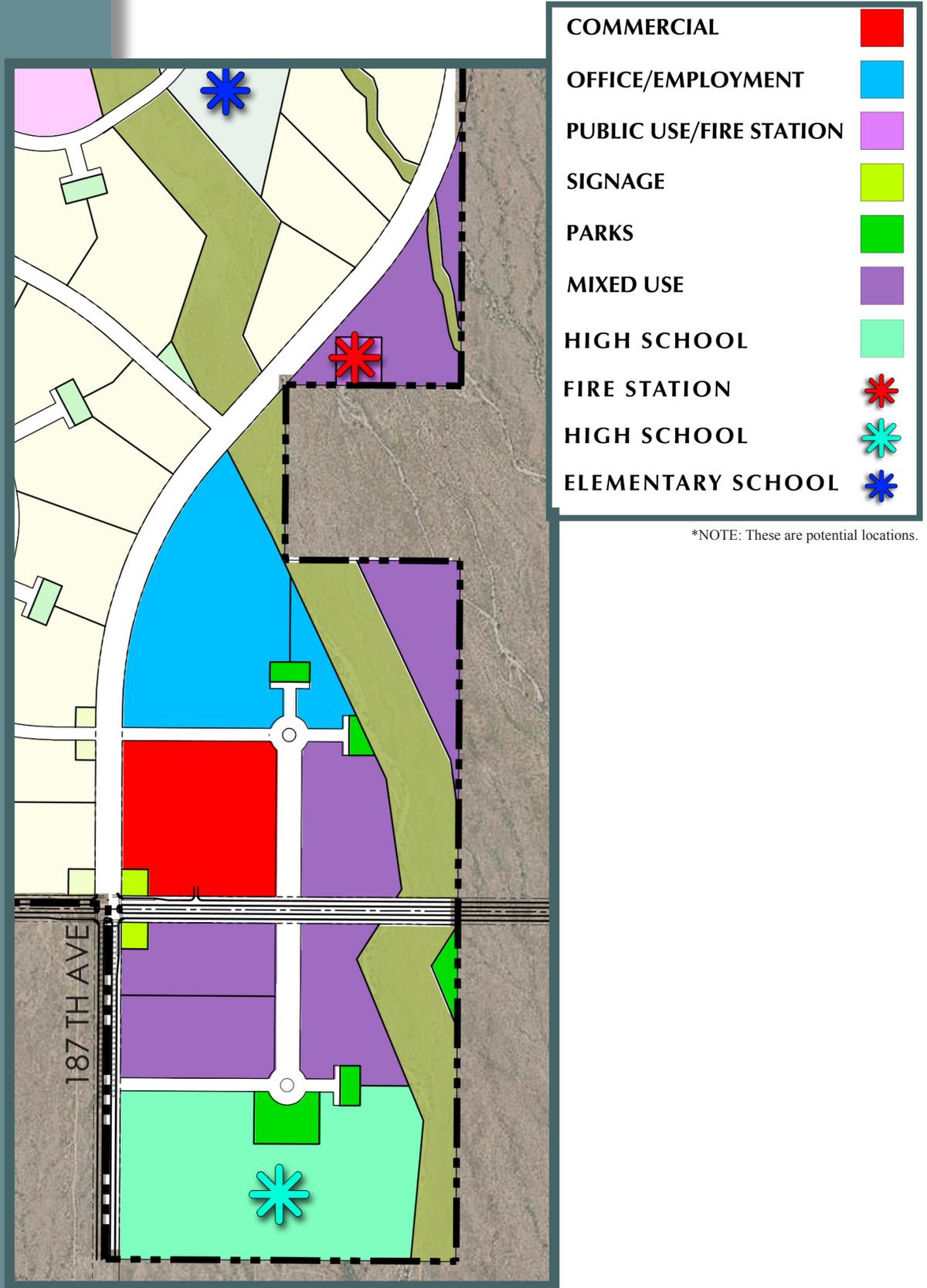


EXHIBIT 23: MIXED USE VILLAGE CONCEPT PLAN



*NOTE: These are potential locations.

EXHIBIT 24: MIXED USE VILLAGE CONCEPT

11.2 Recreational Facilities, Open Space and Linkages

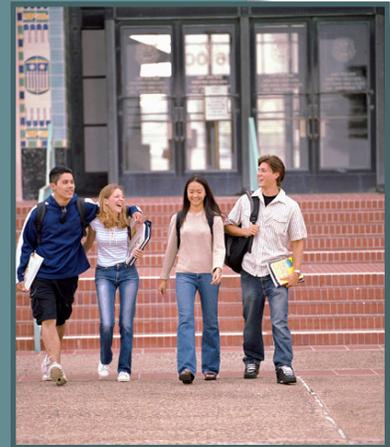
The Mixed Use Village Concept shows the proposed locations for a Neighborhood Park and multiple Pocket Parks in the Village. A north-south wash in the eastern portion of the Village is proposed to be used to provide open space with a trail corridor that connects to the Grand Vista trails network, linking the Village to the Community's amenities, K-8 school to the north and recreation areas. The trails system is intended also to connect to the high school site to allow easy non-vehicular access to the school. The Grand Vista Developer will partner with the city of Surprise to establish a crossing of Dove Valley Road, adjacent to the major wash corridor, which would be part of the city's regional trail system. Upon future evolution of plans for regional mass transit, more consideration will be given to connectivity to mass transit.

11.3 Zoning Districts

The appropriate zoning districts for the Mixed Use Village are:

- Mixed Use;
- Commercial;
- Residential;
- Public/Community Facility Overlay; and
- Community Open Space Overlay.

These zoning districts are further discussed in Sections 15 and 16.



SECTION 12



OPEN SPACE, TRAILS
& RECREATION

Grand Vista

OPEN SPACE, TRAILS AND RECREATION

12.1 Character and Description

Grand Vista is designed to maximize open space available to the Community and to offer an abundance of trails and recreational opportunities for residents of all ages, as shown in the Conceptual Open Space Master Plan (Exhibit 25a). A minimum of nineteen percent (19.0%) of the land within Grand Vista is required by the PAD to be devoted to publicly accessible open space in a variety of forms, such as active and passive park land, golf course, trails, washes, lakes, and roadway medians. The result is approximately 24.5 acres of open space per every 1,000 residents, at 2.6 residents per household. The open space will provide buffers between uses, trail linkages, and desert preservation. The maximum distance any homeowner will be from a park or open space area will be 1,000 feet. The major north-south washes through Grand Vista are proposed to be maintained; these areas will provide significant open space for the Community. The washes will be preserved in an attempt to leave them in a natural condition, with natural trails. No washes will be enhanced within the 404 jurisdictional areas; outside of those areas, the washes will be enhanced only as needed. Grand Vista will have several different sizes and types of parks, including the following:

- **Community Parks-**

- *Activity Core* – a regional sports park and specialty use park
- *Central Park* – a regional, passive, specialty use park for organized events and relaxation

- **Neighborhood Parks** – small parks with play areas and other amenities designed for residents in the surrounding neighborhood

- **Pocket Parks** – shaded play areas with turf intended for use by residents in the immediate vicinity

- **Urban Plazas** – areas combining features such as hardscape, seating, natural and built shade, and fountains for use in the more intense, urban areas of Grand Vista.



Open Space Summary by Village

	Natural Open Space (Ac.)	Parks & Rec. (Ac.)	Other (Ac.) *	Total
Village 1 (Town Core)	18.6	46.0	0.0	64.6
Village 2 (Transitional)	99.0	13.5	4.1	116.6
Village 3 (Active Adult)	56.7	227.9	17.2	301.8
Village 4 (Primary Family A)	74.8	46.5	4.4	125.7
Village 5 (Primary Family B)	81.3	64.5	4.5	150.3
Village 6 (Mixed Use)	63.1	10.4	0.0	73.5
Village 7 (Primary Family C)	73.0	71.1	0.0	144.1
Village 8 (Private Golf)	71.0	8.5	0.0	79.5
Total:	537.5	488.4	30.2	1,056.1

* Open space areas include landscape areas, drainage areas, and other miscellaneous open space.

The open space, trails and recreation areas in each of Grand Vista's neighborhoods are described in the village sections of the PAD. This Section collects much of that information in one place for ease of understanding Grand Vista's commitment to providing an outstanding environment for Community and Surprise residents.



The Grand Vista Developer and/or HOA will maintain all public open space in the Community except the Activity Core. Upon its dedication to the city of Surprise, the City will assume responsibility to maintain the Activity Core. All parks, except those private parks contained within gated communities, will be accessible to the public. Golf cart use is encouraged within the provided infrastructures, including roads. The phasing of all recreation facilities and trail features will be consistent with phasing for adjacent residential development.

12.2 Community Parks

Community Parks are planned to be accessible to all neighborhoods, providing unique landscape, large open space areas to accommodate group activities, and bike and trail access. Community Parks will have amenities for passive and active recreational use.



12.2.1 Activity Core

As detailed in Section 6, the Activity Core is proposed to be the eastern endpoint of the Pedestrian Promenade, which is the focal/primary east-west spine through the Community. The seventy (70) total acres proposed for the Activity Core will have roadway and trail access from all areas of the Community and will provide both passive open space and sports facilities.



The Activity Core, illustrated in the Activity Core Concept (Exhibit 26), is planned to include forty-five (45) acres of developed facilities for a range of individual and team sports. Proposed sports fields and sports courts include baseball and soccer fields, basketball and tennis courts, and other amenities. The Activity Core is designed to provide significant parking areas to meet the needs of the individuals and families recreating at the park. Other potential and desirable amenities at the Activity Core are shade and picnic facilities, a site for day care, a tot lot, and passive open space. The Grand Vista plan also suggests locating a K-8 school adjacent to the Activity Core to allow joint use of the recreational facilities.



A tower is proposed to rise from a high point in the Activity Core and to be visible from the Pedestrian Promenade. The tower would be a focal point

that provides both a visual reference and an artistic element to Grand Vista.

12.2.2 Central Park

Central Park is the proposed thirty-four (34) acre, privately owned and maintained recreational/open space amenity in Grand Vista’s Town Core; the Park is illustrated in the Central Park Concept (Exhibit 27). The Park is planned to have an engaging design with an array of venues for passive recreation, refreshment and cultural involvement. The design of Central Park is intended to engage its visitors with its geometric forms.

Central Park features are proposed to include a seven to ten acre circular lake constructed lower than the grade of the adjacent streets; the source of water for the lake will be effluent upon its availability in sufficient quantities. Spiral walkways are planned to emerge from the banks of the lake and rise to the street level. Several additional elements, such as formal gardens, places for quiet reflection and an amphitheater, are proposed for Central Park. Large outdoor event spaces, including plazas and vending areas, a picnic area and a great lawn are intended to attract local and area residents to the Community. Central Park is also an appropriate location for civic buildings.

12.3 Neighborhood Parks

A variety of Neighborhood Parks ranging in size from five to eight acres are planned in each village. Neighborhood Parks will each serve an area of 1/2 mile radius. A “typical” design for a Neighborhood Park is shown in the Conceptual Neighborhood Park (Exhibit 28). These parks are designed to provide easy access to passive and active recreation opportunities for nearby residents.

Each Neighborhood Park will have, but not be limited to, the following amenities:

- | | |
|-----------------------|-----------------------|
| 1. Multi-use fields | 6. Restrooms |
| 2. Basketball | 7. Off Street Parking |
| 3. Soccer | 8. Paths and Trails |
| 4. Picnic Ramadas | 9. Trail Heads |
| 5. Childrens Tot Lots | |

Neighborhood Parks are likely to be sited adjacent either to recreation centers or schools, and the Grand Vista trail system. The potential design for a recreation center is shown in the Conceptual Active Adult Rec Center (Exhibit 29).



12.4 Pocket Parks

Small residential/pocket parks of one-quarter to two acres, servicing an area within a 1/4 mile radius, are planned for all Grand Vista neighborhoods. A “typical” design for a Pocket Park is shown in the Conceptual Pocket Park (Exhibit 30).

Each Pocket Park will have, but not be limited to the following amenities:

1. Open turf play area
2. Shaded play and seating areas
3. On street parking
4. Paths and Trails
5. Trail Heads

These Pocket Parks are designed to provide turf, shade, and open play areas for adjacent neighborhood residents, with access to and from the trail system, and low-volume residential streets. No structures or other built improvements are intended for Pocket Parks. Pocket Parks will be built concurrently with adjacent residential lots.





12.5 Urban Plazas

Grand Vista is designed to contain several Urban Plazas of various sizes, particularly in the Town Core and mixed use areas. The Plazas, together with the streetscapes and parks in the Community, are intended to provide visual relief; Urban Plazas also encourage interaction of residents and visitors. Although unique to Grand Vista, its Urban Plazas will be designed with elements found in other public spaces in urban settings, such as informational and educational markers, artwork, seating areas shaded by both groupings of trees and built shade structures, and water features. The Community’s “Old Arizona” style is planned to be reflected in the architecture and materials used for the Plazas.



12.6 Paseos and Trails

Grand Vista's system of paseos and trails is planned to provide linkages (pedestrian, bicycle, etc.) to amenities, between villages and to the region, as shown in the Conceptual Open Space Master Plan. Paseos along the Pedestrian Promenade are designed to connect Central Park to the Activity Core.

The trail system, illustrated in Exhibit 25a, is proposed to have the following:

- **Feature Trails** - Paseos along the Pedestrian Promenade and around Central Park and the Activity Core.

- **Regional Trails** – Multi-use trails, including the Surprise Signature Trail, will be included in open space features that connect Grand Vista to the surrounding area, such as trails in the major north-south washes through the Community. In areas within Grand Vista where the Surprise Signature Trail System is interrupted, an alternate alignment through the Property that connects at both ends to the Signature Trail will be provided.

- **Community Trails** – Multi-use trails internal to Grand Vista, which link villages to amenities and each other. These trails include:

- *Collector Road Trails* – Multi-use trails in and along rights-of-way of collector roads

- *Neighborhood Trails* – Multi-use trails connecting residential areas to Neighborhood Parks and Pocket Parks within a particular village.

- *Park Trails* – A system of trails contained within the Grand Vista park system.

- **Private Trails** – Community-type trails within the gated villages of Grand Vista.

- **Bicycle Circulation** – Grand Vista is planned to incorporate a fully connected bicycle circulation system throughout the Community (See Exhibit 25b). This system will be designed in concert with the Community trail system and will incorporate a variety of bicycle path and lane types including bicycle lanes incorporated into street cross sections and bicycle paths that are part of Grand Vista multi-use trail system. Specific details regarding the bicycle circulation system will be included within preliminary plat and site plan applications as each phase of the project develops.



All Feature Trails and Regional Trails will use a 50 foot wide right-of-way, with a minimum trail width of 12 feet; Community Trails will use a 30 foot right-of-way (minimum 8 foot trail width); Private Trails will have a minimum 15 foot right-of-way, with a minimum 6' trail width. All trail rights-of-way will be designed in combination with other Grand Vista open space features and/or roadway rights-of-way.

The trails system is planned to include miles of trails along roadways and in parks and open space; these trails will be a combination of paved and non-paved surfaces. In addition, numerous bicycle lanes will be provided throughout the community. (See Exhibit 25b)

12.7 Golf Courses

The Active Adult Village and the Private Family Village each is proposed to have an eighteen (18) hole golf course with an associated clubhouse and other typical accessory uses. The design of the courses includes lakes for storage of effluent. Concepts for the golf courses are shown in the Conceptual Open Space Master Plan. (Exhibit 25a)

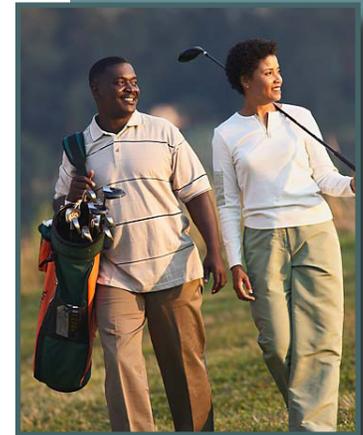
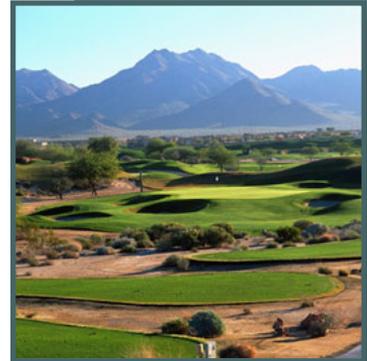
12.8 Lakes

Grand Vista is proposed to have three types of lakes that are all designed for both aesthetics and storage of effluent, which will be used to irrigate open space areas. These lakes are planned to be:

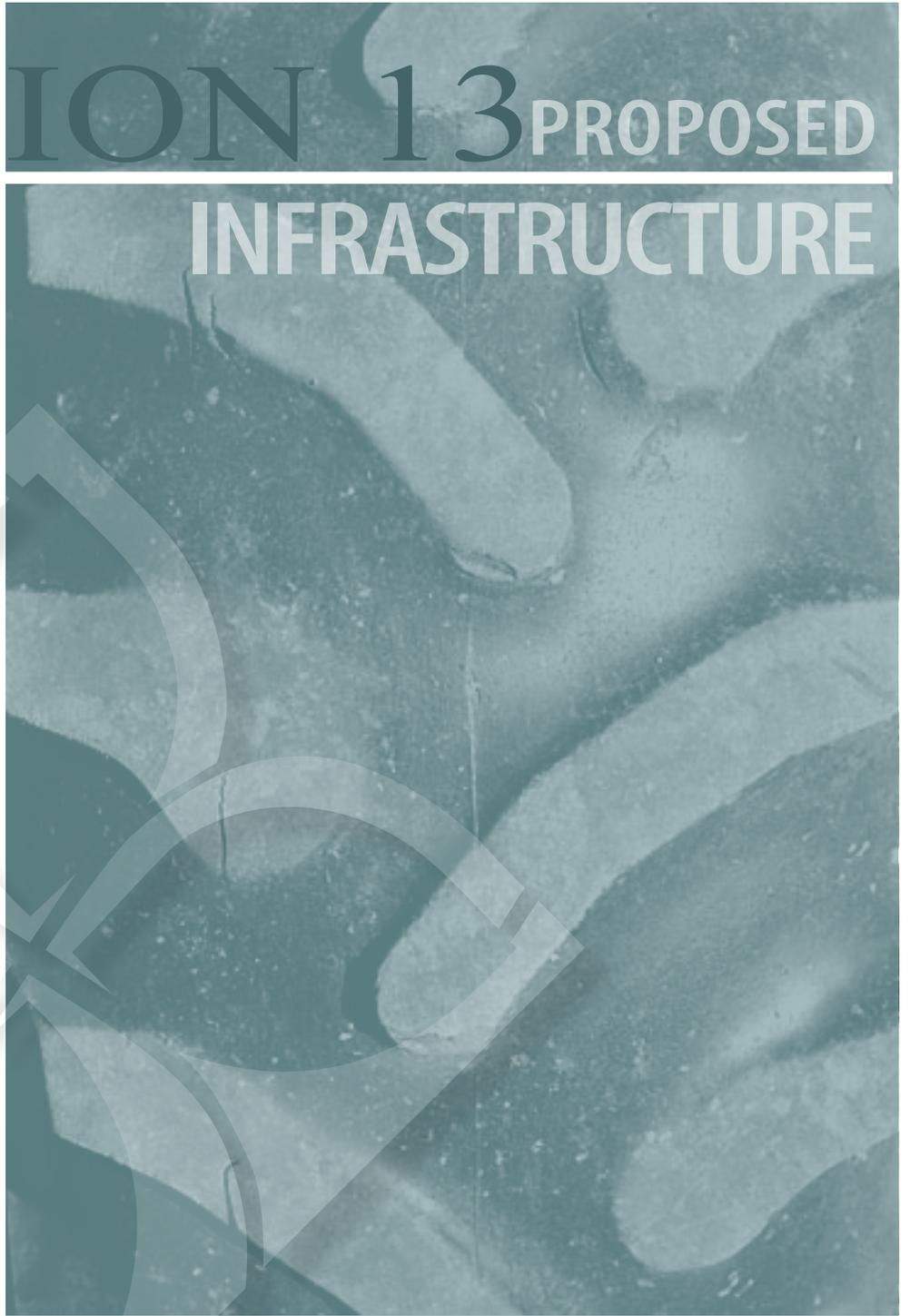
- **Central Park Lake** – A seven to ten acre formal lake that is the focal element of Central Park and the Town Core;
- **Golf course lakes** – Effluent storage lakes to provide water for the golf courses and other common open space in the village; and
- **Village lakes** – Additional effluent storage lakes throughout Grand Vista, which will be needed due to the large amount of effluent generated at Grand Vista.

12.9 Wash Areas

Wash areas, where possible, will be left as undisturbed open space. Certain wash areas that have been altered or damaged from the use of the Proving Grounds, will be repaired and revegetated with native vegetation. These areas of repair and revegetation will occur outside of the delineated jurisdictional waters of the U.S.



SECTION 13 PROPOSED INFRASTRUCTURE



Grand Vista

PROPOSED INFRASTRUCTURE

13.1 Circulation Plan

Regional access to Grand Vista will be indirectly provided by State Route 74 to the north, US 60/Grand Avenue to the west and south, and Loop 303 to the east. The roadway system directly serving the Community follows the general configuration defined in the Surprise Roadway Plan element of the current General Plan. The Grand Vista Traffic Impact Analysis, which details the information included in this Section 13.1, is included in Appendix F.

Three regionally significant roadways will provide direct linkages between Grand Vista and the above cited regional routes. As shown, 211th and 187th Avenues will provide direct links between the site and State Route 74, Dove Valley Road will provide a direct link between the site and US 60; Dove Valley Road/Lone Mountain Parkway will provide a direct link between the site and Loop 303. Other connections to the adjacent roadway system will include extensions of Black Mountain Road to the east and west of the site and extensions of 203rd and 195th Avenues to the north and south. The Black Mountain Road alignment is proposed to be moved north of the section line to avoid bisecting the Private Family Village. The arterial roadways will be supplemented by intersecting collector roadways that will link the arterial network to the internal collector and local street networks of each of Grand Vista's eight villages.

Primary access points will be introduced in phases, the first being the 203rd Avenue/Dove Valley Road intersection. Through Phase 1, the primary route of access into and out of Grand Vista will be 203rd Avenue to and from the south. Secondary routes from the north (via SR 74 and 211th Avenue) and west (via US 60/Grand Avenue, Center Street and Dove Valley Road) will also be available during Phase I. As subsequent phases of Grand Vista development are introduced, additional routes of access to the Property from the southeast will be required. Several access routes to/from the southeast are expected to come on line through construction by the city of Surprise, city of Peoria, Maricopa County, and/or other developers of the regionally recognized planned roadway network. These routes include Dove Valley/Lone Mountain Parkway, from 183rd Avenue to Loop 303, Tillman Boulevard from 203rd Avenue to Loop 303, and Jomax Road from 187th Avenue to Loop 303. The order in which, and by whom, these additional routes are constructed will depend as much on the rate at which the surrounding area develops as it will depend on the rate at which Grand Vista development proceeds.

The proposed internal circulation system is planned as a rotated grid of arterial roads spaced at one-mile intervals. Three diagonally aligned arterials and a parkway will traverse the Grand Vista site at approximately one mile intervals. The northwest/southeast alignment of these roadways has been established in concert with Grand Vista's diagonal orientation that allows for protection of mountain views. Each of these arterials will tie into a section line street alignment at the edge of the Grand Vista property. 187th Avenue, classified by the city of Surprise as a parkway, will also traverse a portion of the Grand Vista site on a diagonal. Specifically, 187th Avenue is proposed to shift a half mile to the east (to the 183rd alignment) and back, as it proceeds north of Dove Valley Road near the southeast corner of the site. 187th Avenue will return to its true alignment at proposed Black Mountain Road (currently the Joy Ranch Road alignment) which coincides with Grand Vista's northernmost north boundary. Engineering analysis supports the planned alignments and the adequacy of these four roadways to accommodate 2030 traffic volume projections.

Proposed street sections for Grand Vista are illustrated in the Conceptual Street Section Master Plan and Conceptual Street Sections (Exhibit 31-31g). Proposed internal street cross sections will provide at least the same level of traffic capacity as their city standard equivalents. The primary objective sought in modifying the city's standard cross sections is to create a unique character for the proposed community, while meeting or exceeding the city's standards for vehicular

traffic capacity (i.e. pavement widths and number of travel lanes), bicycle and pedestrian facilities, and aesthetic features. Areas where roads are adjacent to the Central Park, or the Activity Core, as in the case with the Town Core and park roads, the sidewalks along these roads will be located within the park and open space areas. Moving the sidewalks creates additional safety for the pedestrian and enhances the experience by being more engaged with the park and landscaped areas.

Street geometry is a central component to creating interesting and unique neighborhood design. Increased flexibility in radius and tangent requirements allow for roadway patterns that work better with site constraints such as topography, drainage and wash corridors. The table below indicates the minimum design standards for the roadways within Grand Vista.

**GRAND VISTA
ROADWAY DESIGN STANDARDS**

Street Design Element	Parkway	Major Arterial	Minor Arterial	Major Collector	Minor Collector	Local Collector	Local Residential
Design Speed (MPH)	55	55	55	45	35	30	25
Length of transition for 2% superelevation (ft)	126	126	106	115	100	90	80
Minimum radius of horizontal curve without superelevation (ft)	1800	1800	1800	980	475	250	100
Minimum radius of horizontal curve with 2% superelevation (ft)	1350	1350	1350	760	385	255	85
Minimum length of tangent between reverse curves (ft)	300	300	300	250	200	150	none
Minimum length of tangent between curves in same direction (ft)	660	660	660	500	400	300	none
Minimum horizontal curve length (ft)	500	500	500	365	200	140	100
Stopping sight distance (ft)	500	500	500	365	250	200	125
Passing sight distance (ft)	1990	1990	1990	1650	NA	NA	NA
Intersection sight distance on drivers left for left turn, right turn, and through traffic (ft)	650	650	610	500	325	300	220
Intersection sight distance on drivers right for left turn and straight through traffic (ft)	860	860	780	620	415	355	100
Minimum tangent length approaching intersection (ft)	300	300	300	250	200	150	100

13.2 Grading and Drainage

Grading will take place in a logical, phased sequence. The primary washes, which are the areas of topographic interest, will be preserved. It's the intention of the Grand Vista Developer to preserve the majority of the natural features. All development areas will predominantly be mass graded.

In 2003, the Flood Control District of Maricopa County ("FCDMC") began the now completed Wittman Area Master Drainage Study Update for the Trilby Watershed (the "Update"). The Update addressed a 1989 drainage study for the area and encompassed Grand Vista. Model data developed by FCDMC for the 100-year/24-hour and 100-year/6-hour flow rates for the region were used to evaluate off-site storm water flows to the Update study area. The Grand Vista Preliminary Drainage Report, included as Appendix G, is consistent with the Update's recommendations.

Flows generated in newly developed areas of Grand Vista will be directed to detention basins distributed throughout the project site. Detention areas will be co-mingled in recreational areas in some situations, but only in sites where they would not adversely affect the quality of the recreation area. In those recreation areas where detention basins are used, all structures in the recreational area will be elevated above detention levels. All Grand Vista detention basins will be designed to dissipate the required detained storm water volume within 36 hours after the storm event. The maximum water depth of the detention areas will be three feet with 4H:1V side slopes; the areas will be landscaped appropriately for the surrounding development.

The Grand Vista Preliminary Drainage Report proposes the undisturbed routing of off-site flows through the project site via numerous natural drainage corridors, which will also convey on-site floodwaters. A man-made drainage channel east of 211th Avenue is proposed to convey off-site flows through Grand Vista along its western side.

The final design process for each phase of Grand Vista's development will include final drainage plans and reports, which will provide technical documentation regarding the hydrology and hydraulic data used to design the required drainage infrastructure (e.g. detention basins and culverts). These final drainage plans and reports will follow the general design guidelines established in the Grand Vista Preliminary Drainage Report to conform to the overall Grand Vista storm water management system.

13.3 Police, Emergency and Fire Response Services

The city of Surprise will provide police, emergency and fire response service to Grand Vista. The closest existing fire station is located at 22443 North 163rd Avenue, approximately eleven miles southeast of Grand Vista. The closest police station is located at 13063 West Bell Road, approximately fourteen miles from Grand Vista. In order to provide an acceptable level of service, an additional police and/or fire station will need to be located within the vicinity of Grand Vista. The Grand Vista Developer will work with the Surprise Fire Department to determine the appropriate locations for two (2) sites to accommodate a fire station with office space for police officers to serve the development. The locations could be either on site or off site depending on spacing requirements based on future development in the area. As established in the Development Agreement, the Grand Vista Developer will dedicate the two sites to the city of Surprise. Other developing communities in the area, including Asante, Asante North and Sunhaven Ranch, will also have fire and emergency response facilities that are closer to Grand Vista than the existing fire and police stations. Access into the Community and residential parcels within the community will be provided using a variety of emergency and secondary access. These treatments will be used to ensure adequate public safety.



13.4 Potable Water

Surprise will supply potable water to most of Grand Vista. The Grand Vista Master Water Study, included as Appendix H, meets the Surprise requirements and indicates general locations and sizes of the major water infrastructure needed to provide water service to the Community. All potable water is anticipated to be produced from the alluvial aquifer system that exists under Grand Vista. The water service infrastructure includes municipal production wells, water transmission lines, booster pumping stations, and water storage tanks to be dedicated to Surprise. All water production and storage facilities within Grand Vista will be screened from adjacent residential properties and public rights-of-way by decorative walls and/or landscaping. As the design of these facilities may vary depending on many factors, the precise method of screening will be determined at the time the facilities are designed. The Public/Community Facility Overlay (Section 16.1) will permit development of Grand Vista water campuses anywhere in the Community that the Grand Vista Developer deems appropriate.

A detailed analysis of the water distribution system for each phase of Grand Vista's development will be completed with the submission of the phase's Domestic Water Plan during the preliminary plat submission. Final design and locations of the water improvements shall be defined in the individual Domestic Water Plans.

The southwest corner of Grand Vista, identified as the southwest quarter of Section 7, Township 2 North, Range 7 West, is within the West End Water Company's service area and is subject to the design guidelines of the West End Water Company. The water service infrastructure for this portion of Grand Vista will be constructed to the West End Water Company's specifications. Both the West End and Surprise portions of the potable water system shall be sized to meet the city's fire flow requirements.



13.5 Reclaimed Water

Effluent discharged from the proposed wastewater treatment plant (“WWTP”) will be, to the extent practicable, reused directly for irrigation or will be used for groundwater recharge. Effluent redistribution/disposal plans will be prepared before or at the time of building construction and upon finalization of future effluent agreements. This section conceptually addresses the potential wastewater management practices including reuse and/or recharge of treated effluent. Further, detailed analysis of effluent disposal and/or reuse will be necessary.

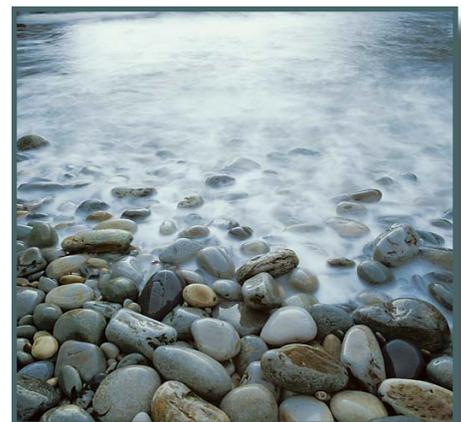
Direct Effluent Reuse

The WWTP will produce Class A+ effluent suitable for direct reuse for irrigation purposes. Irrigation uses at Grand Vista will include golf courses, parks, greenbelts and common landscaped areas such as roadway medians and parkways.

The treated effluent, or reclaimed water, intended for direct reuse will be discharged from the WWTP to a dedicated reclaimed water distribution system and/or to one or more impoundments (possibly lakes) for short-term surface storage prior to direct reuse. Short-term surface storage of reclaimed water, such as surface lakes on the golf courses, is required due to the diurnal nature of both wastewater generation and irrigation demands. The peak production of wastewater occurs in the morning and evening hours while the greatest irrigation demands generally occur at night. This is particularly the case with golf course and park irrigation, which will impose the greatest demand for reclaimed water at night in the absence of facility users.

Groundwater Recharge

The treated effluent intended for groundwater recharge will be conveyed from the WWTP to either constructed or managed recharge sites in accordance with the requirements of the Arizona Departments of Water Resources and Environmental Quality (“ADWR” and “ADEQ”, respectively). Renewable supplies, such as treated effluent, CAP water and other surface waters, can be used for groundwater recharge. Recharge facilities can be incorporated into other community amenities, such as golf courses, open space and wildlife/drainage corridors.



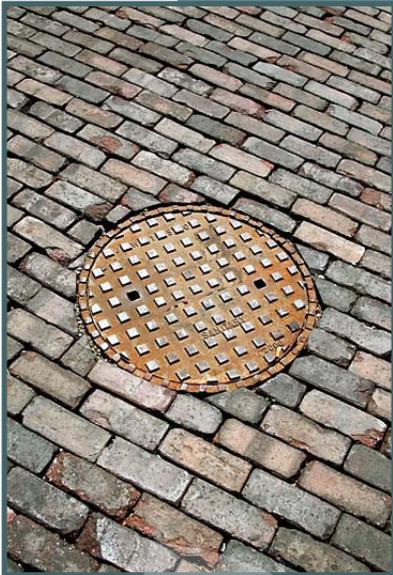
Aquifer recharge with effluent requires an Aquifer Protection Permit from ADEQ. Any recharge for which the recharger wishes to accrue credits will require Underground Storage Facility and Water Storage Permits from ADWR.

Recovery of recharged groundwater supplies, considered a valuable resource, may be accomplished through annual or long term recovery of storage credits as recognized, and permitted through Recovery Well Permits issued by ADWR. The recharged effluent could become a source of supply and allow recovery of stored water credits from permitted recovery wells. To the extent required by the final concept, Grand Vista Developer will plan, design, permit and construct all required effluent re-use and recharge facilities during the final construction phase of the Community.

13.6 Wastewater

Surprise will provide wastewater service to Grand Vista. The Grand Vista Master Wastewater Study, included as Appendix I, meets the Surprise requirements and indicates general locations and sizes of the major wastewater infrastructure needed to provide wastewater service to the Property. The phased wastewater system is based on the densities and uses of the PAD. The wastewater infrastructure includes wastewater trunk and service lines within the road alignments for dedication to Surprise.

A detailed analysis of the wastewater system for each phase will be completed with the submission of the phase's Wastewater Plan during the preliminary plat review process. Final design and locations of the wastewater improvements shall be defined in each phase's Wastewater Plan. A development agreement will be negotiated to facilitate the construction and expansion of wastewater for Grand Vista.



13.7 Other Utilities

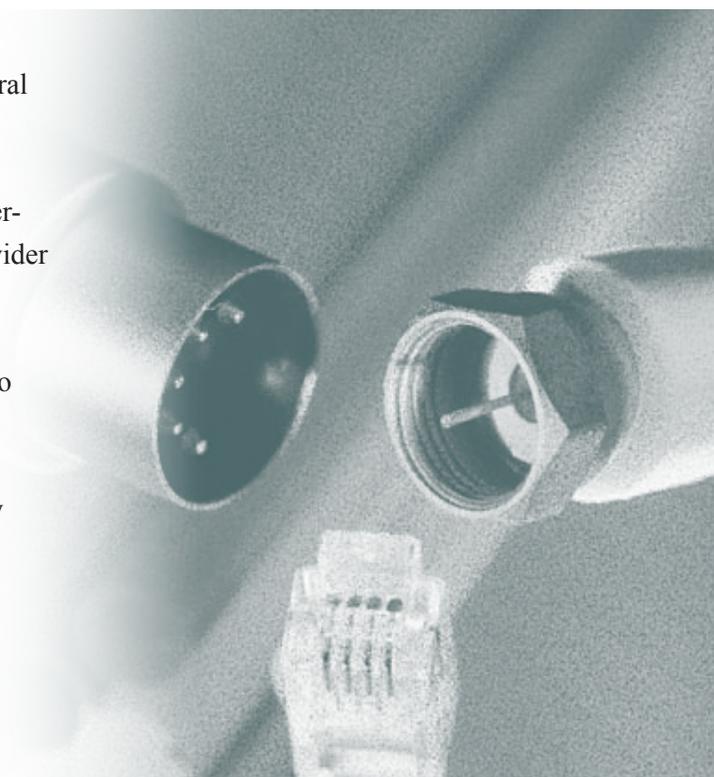
Private utility companies will provide telephone, cable, natural gas and electric service for Grand Vista, as detailed below.

Telephone: Qwest Communications is planning to supply service to the area, including Grand Vista. Accipiter is the provider east of 187th Avenue.

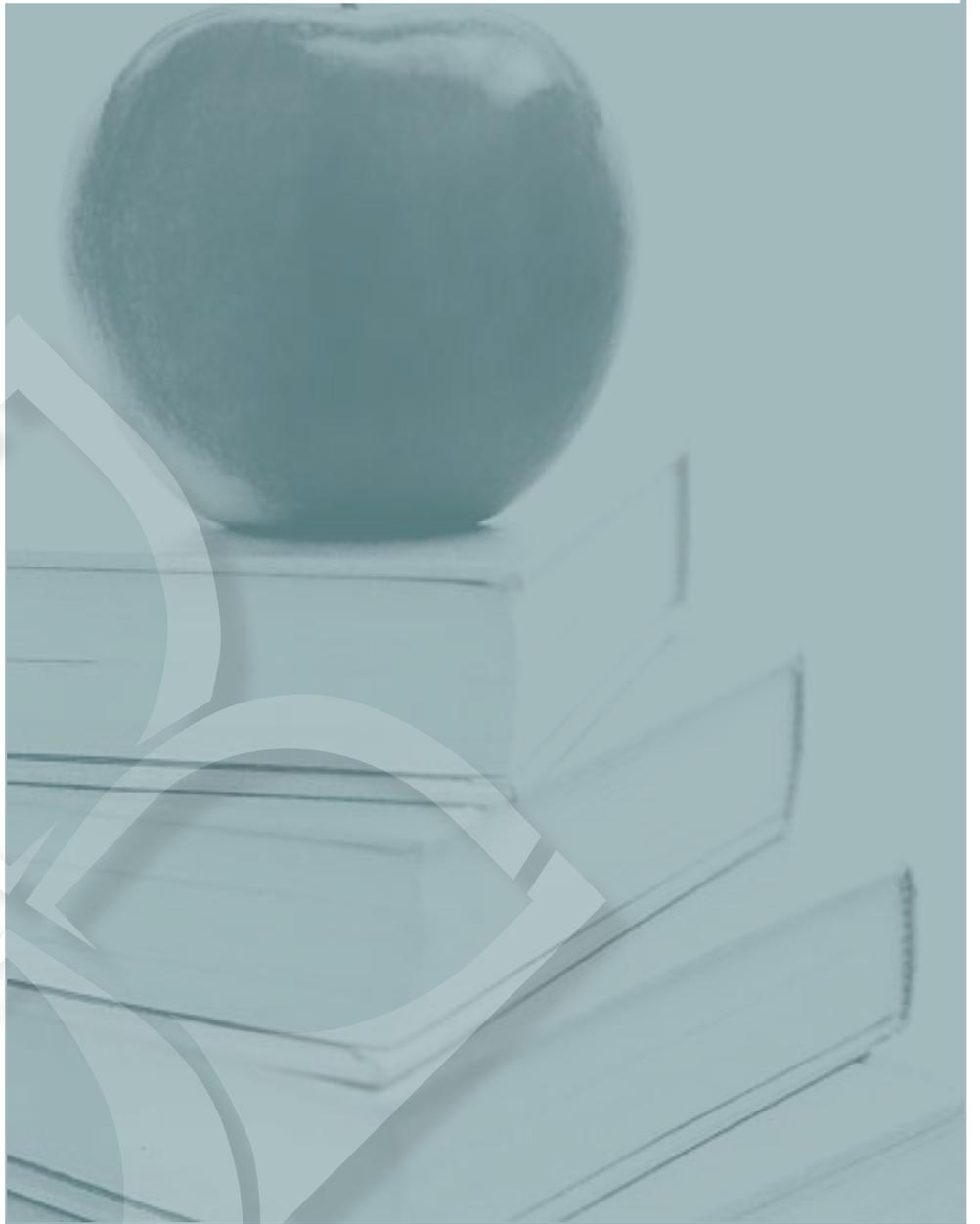
Cable: Cox Communications is planning to supply service to most of the area, including Grand Vista.

Natural Gas: Southwest Gas Company is planning to supply service to the area, including Grand Vista.

Electric: APS is the service provider in the area, including Grand Vista.



SECTION 14 SCHOOLS



Grand Vista

SCHOOLS

Grand Vista is located within the attendance boundaries of the Nadaburg Unified School District (the “Nadaburg District”). The Grand Vista Developer is working with the Nadaburg District to ensure that (a) sufficient elementary/middle (K-8) school and high school facilities are planned for the Community and (b) the Developer makes appropriate contributions of dedicated land, donated funds or some combination of the two to the District. A letter from the Nadaburg District, indicating its support for the PAD, is included in Appendix B.

14.1 Proposed K-8 School Sites

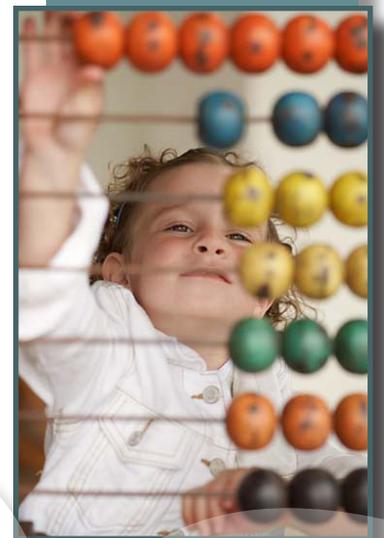
To address elementary/middle school needs for Grand Vista, five K-8 school sites are proposed, each of which will be sited adjacent to a three to five (3-5) acre Neighborhood Park. The proposed school locations were selected to provide an appropriate distribution of educational facilities in relation to walking distances and village configurations; the attendance area for each school is an approximately 1,250 foot radius from the school site. The potential sites for these school/park uses are: one (1) in the Transitional Village; three (3) in the Family Villages; and one (1) adjacent to the Activity Core. Each K-8 school would have a 12 to 15 acre parcel. Locating each school with a Neighborhood Park will allow joint use of recreation facilities in the parks. The Grand Vista Developer will work with both the Nadaburg District and the city of Surprise regarding shared use of recreational facilities.

14.2 Proposed High School Site

A high school is proposed for an approximately sixty (60) acre parcel in the Mixed Use Village to accommodate the high school needs for Grand Vista residents. This location will provide ease of access to any students attending the high school but living outside of the Community.

14.3 Connectivity

The proposed school sites are linked with strong pedestrian and bicycle connections, as described in Section 12. The proposed school sites are depicted in the Community Master Plan (Exhibit 7) and (Exhibit 32).



SECTION 15

ZONING DISTRICTS & DEVELOPMENT STANDARDS

Grand Vista

ZONING DISTRICTS AND DEVELOPMENT STANDARDS

The Grand Vista PAD includes four unique zoning districts designed to allow true blended neighborhoods that integrate a variety of residential products, including attached and detached units at varying densities, and mixed use areas with residential, commercial, and employment opportunities.

The village descriptions in the PAD discuss the permissible zoning districts for each village. The Conceptual Zoning Master Plan (Exhibit 33) establishes the locations for the zoning districts within Grand Vista.

The Regulatory Process, contained in Section 21, prescribes the manner in which the zoning districts function in tandem with, or take precedence over, the city's standard zoning regulations

15.1 Residential District

The Residential District provides flexibility to the Grand Vista Developer and the city in determining the optimal and appropriate mix of densities and housing styles for each village, which is limited only by a cap on residential units allowed in Grand Vista. This approach simplifies the mapping of zoning districts but does require coordination between the Developer and the city to ensure that the dwelling unit cap is satisfied in each village.

The number of dwelling units proposed for each village is set forth in the table below. These target numbers of dwelling units may be increased through density transfers between villages as established in Section 21.1 so long as the Grand Vista total cap of 16,450 dwelling units is not exceeded.

VILLAGE	GROSS AC	DWELLING UNIT CAP	DU/AC
Town Core	533	4,044	7.58
Family Villages	2,093	4,985	2.38
Active Adult Village	1,018	2,292	2.25
Private Family Village	942	1,957	1.84
Transitional Village	535	1,972	3.68
Mixed Use Village	363	1,200	3.31
Grand Vista Total	5,484	16,450	3.00

The development standards that apply to the Residential District are established in the following table. These standards address: (1) minimum lot area for conventional lots and (2) setbacks, building heights, and open space requirements for all residential development types. The standards that apply to a particular neighborhood will depend on the product being built. By way of example only, a conventional lot at 10,000 square feet will use the standards for lots of 9,501 to 12,500 square feet; a duplex will use the standards for single family attached/duplex.

Grand Vista Residential Development Standards					
Conventional Lots (Square Footage)	Front Yard Setback (Minimum)	Rear Yard Setback (Minimum)	Side Yard Setback (Minimum)	Building Height (Maximum)	City of Surprise Density Category
< 3,500	5' Front facing garage 5' House	10'	0' Minimum 6' Aggregate 6' Min. Bldg. To Bldg.	35'	MDR
3,500 - 6,000	10' Side facing garage 18' Front facing garage 8' House	10'	0' Minimum 8' Aggregate 8' Min. Bldg. To Bldg.	35'	MDR/LDR
6,001 - 9,500	10' Side facing garage 18' Front facing garage 8' House	15'	0' Minimum 10' Aggregate 10' Min. Bldg. To Bldg.	35'	LDR/SUB URBAN
9,501 - 12,500	10' Side facing garage 18' Front facing garage 8' House	20'	5' Minimum 10' Aggregate 10' Min. Bldg. To Bldg.	35'	SUB URBAN RES
12,501 - 15,000	10' Side facing garage 18' Front facing garage 8' House	20'	5' Minimum 10' Aggregate 10' Min. Bldg. To Bldg.	35'	SUB URBAN RES
15,001 - 25,000	20' Front facing garage 15' House	20'	5' Minimum 15' Aggregate 10' Min. Bldg. To Bldg.	35'	SUB URBAN RES
25,001 - 35,000	25' House or Garage	25'	10' Minimum 20' Aggregate 20' Min. Bldg. To Bldg.	35'	SUB URBAN/RURAL
35,001 - 43,560	25' House or Garage	25'	10' Minimum 25' Aggregate 20' Min. Bldg. To Bldg.	35'	RURAL
43,561+	25' House or Garage	25'	10' Minimum 30' Aggregate 20' Min. Bldg. To Bldg.	35'	RURAL
Alley Product					
Row House	5' to Common area 8' to back of curb	5' from alley easement	0' Min. (internal units) 5' Min. on end units (to R.O.W.) 0' Min. agg. on end units	42'	MDR
Single Family Res.	10' to back of curb	5' from alley easement	0' Minimum 8' Aggregate 6' Min. Bldg. To Bldg.	35'	MDR/LDR
Stacked Flat	10' to back of curb	5' from alley easement	20' Min. Bldg. To Bldg.	42'	MED
Specialty Single Family					
Courtyard/Alley Court	3' to Alley	10'	0-3' (3' Min. Bldg. To Bldg.)	35'	LDR
4,6,8 PAK	5' (curb) 0' (plaza/common space)	5'/3' from alley easement	0-3' (3' Min. Bldg. To Bldg.)	42'	MED/MED HIGH
Single Family Attached					
Duplex	3' Side facing garage 10' Front facing garage 18' House	10'	0' Min. 5' Aggregate Per unit 5' Min. Bldg. To Bldg.	42'	LDR
Condo/Townhome	3' Side facing garage 5' Front facing garage 18' House	20' Min. Bldg. to Bldg.	20' Min. Bldg. to Bldg.	42'	MED-HIGH
Stacked Flat	3' Side facing garage 5' Front facing garage 18' House	20' Min. Bldg. to Bldg.	20' Min. Bldg. to Bldg.	42'	MED
Multi-Family					
Primary Structure	Setback to Internal Streets (Min)	Setback to Adjacent Coll./Art Rd (Min)	Setback from Bldg.-Bldg. (Minimum)	Building Height (Maximum)	Building Height (Maximum)
Garage Structure	15'	30'	20'	42'	MED HIGH/HIGH
	3'	20'	5'	*18'	MED HIGH/HIGH

Notes:

1. Architectural features, including but not limited to fireplaces, bay windows, shadow boxes, pot shelves, and other pop-outs, e.g. media cabinets, can encroach up to two (2) feet into front, side and rear setbacks.
2. Building height shall be measured from finished floor to top of parapet or mid-point of a pitched roof.
3. Whether private or public streets, front setbacks shall be measured from back of curb to face of structure or garage door.
4. Rear setbacks shall be measured from property line to face of structure.
5. Covered patios may encroach up to five (5) feet into rear setback on conventional lots.
6. The Residential District shall have no maximum lot coverage. Setbacks, building heights and parking requirements shall control permissible coverage on each lot.
7. Use and benefits easement lot setbacks will be treated as standard lots.
8. Front yard setbacks will be defined as a yard relating to the front door.
9. * Unless integrated into primary structure.
10. 0' foot minimum side yard setbacks are relative to use and benefit easements.
11. All residential setback standards will be subject to conformance to the I.R.C.
12. "Z" Lots and "U.B.E's" may be employed on Conventional Lots where the minimum side yard setback is 0', and a minimum 6' building to building is provided.

15.2 Commercial District

The Commercial District allows community level commercial uses, both retail and service, and limited employment uses for Grand Vista residents. This district is intended to complement the more intense commercial and employment uses in the mixed use districts, which will have a broader market. The permissible uses in the Commercial District are set forth in the Grand Vista Nonresidential District Use List in Appendix C.

The development standards that apply to the Commercial District are established in the table below. The standards address building heights and setbacks, parking setbacks, and open space requirements. If any residential uses are developed in the Commercial District, the appropriate standards found in Section 15.1, above, for the proposed type of residential use shall apply.

Grand Vista Commercial Development Standards	
Building Height (Maximum)	
Within 100' of Residential	32'
General	40'
Building Setbacks (Minimum)	
Adjacent to Residential Use	70'
Adjacent to Arterial or Collector Roadway	40'
Adjacent to Local Roadway	60'
Loading	10'
Parking Setbacks/Loading (Minimum)	
Adjacent to Residential Use	10'
Adjacent to Roadway	20'
Open Space (Minimum)	
	15%

Notes:

1. Building height shall be measured from finished floor to top of parapet mid-point of a pitched roof.
2. Setbacks shall be measured from back of curb to face of structure.
3. Integral patios may encroach up to five (5) feet into a setback.
4. The Commercial District shall have no maximum lot coverage; setbacks, building heights, and parking requirements shall control permissible coverage on each lot.

15.3 Town Core District

The Town Core District allows residential, commercial, and employment uses in a true mixed use environment at the heart of Grand Vista. Permissible residential uses include townhomes, apartments, condominiums, high density, horizontally integrated development (such as cluster homes, alley loaded homes, z-lots, twin homes, cottages and courtyard style homes), and congregate care campuses (including independent living, assisted living and skilled nursing in either a horizontally or vertically integrated environment). Nonresidential uses, such as office and retail, may be vertically integrated with attached residential uses. The permissible uses in the Town Core District are set forth in the Grand Vista Nonresidential District Use List in Appendix C.

The development standards that apply to the Town Core District are established in the table below. The standards address building heights and setbacks, parking setbacks, and open space requirements. If any residential uses are developed in the Town Core District, the appropriate standards found in Section 15.1, above, for the proposed type of residential use shall apply.

Grand Vista Town Core Development Standards	
Building Height (Maximum)	
Adjacent to Residential Use	65'
Adjacent to Arterial Roadway	65'
Adjacent to Arterial or Collector Roadway	65'
Building Setbacks (Minimum)	
Adjacent to Arterial Roadway	20'
Adjacent to Collector Roadway	15'
Adjacent to Town Entry Streets	10'
Adjacent to Town Streets	5'
Parking Setbacks (Minimum)	
Adjacent to Arterial or Collector Roadway	10'
Adjacent to Town Street	0
Open Space (Minimum)*	
	10%

Notes:

1. Building height shall be measured from finished floor to top of parapet mid-point of a pitched roof.
 2. Setbacks shall be measured from back of curb to face of structure.
 3. Integral patios may encroach up to five (5) feet into a setback.
 4. The Mixed Use District shall have no maximum lot coverage; setbacks, building heights and parking requirements shall control permissible coverage on each lot.
- * Pedestrian open spaces are to be counted as open space. Pedestrian open spaces include, but are not limited to, plazas, courtyards, pedestrian connections, etc.

15.4 Mixed Use District

The Mixed Use District allows high density residential, commercial and business park/office uses. The residential uses may be vertically integrated with nonresidential uses and may include congregate care campuses (including independent living, assisted living and skilled nursing in either a horizontally or vertically integrated environment). The permissible uses in the Mixed Use District are set forth in the Grand Vista Nonresidential District Use List in Appendix C. The Mixed Use District does not require a particular mix, or percentage, of types of uses, it is acceptable to develop a property or area zoned Mixed Use with one use or any combination of uses allowed in the district.

The development standards that apply to the Mixed Use District are established in the table below. The standards address building heights and setbacks, parking setbacks, and open space requirements. If any residential uses are developed in the Mixed Use District, the appropriate standards found in Section 15.1, above, for the proposed type of residential use shall apply.

Grand Vista Mixed Use Development Standards	
Building Height (Maximum)	
Within 100' of Residential	32'
General	53'
Building Setbacks (Minimum)	
Adjacent to Residential Use	70'
Adjacent to Arterial or Collector Roadway	40'
Adjacent to Local Roadway	60'
Loading	15'
Parking Setbacks/Loading (Minimum)	
Adjacent to Residential Use	15'
Adjacent to Roadway	25'
Open Space (Minimum)	
	15%

Notes:

1. Building height shall be measured from finished floor to top of parapet mid-point of a pitched roof.
2. Setbacks shall be measured from back of curb to face of structure.
3. Integral patios may encroach up to five (5) feet into a setback.
4. The Mixed Use District shall have no maximum lot coverage; setbacks, building heights, and parking requirements shall control permissible coverage on each lot.
5. Whether private or public streets, front setbacks shall be measured from back of curb to face of structure or
6. Rear setbacks shall be measured from property line to face of structure.

15.5 Open Space Requirement

A minimum of nineteen percent (19%) of the gross land area within Grand Vista will be devoted to open space, as required in the zoning district development standards, above. For Grand Vista, "open space" is defined to include the following, and similar, uses that are publicly accessible: active and passive parks; urban plazas; natural open space; wash corridors; paseos and trails; roadway medians; public golf course; and lakes.

15.6 Parking Requirements

Off-street parking shall be provided at Grand Vista in accordance with the Grand Vista Parking Guidelines, included in Appendix D.

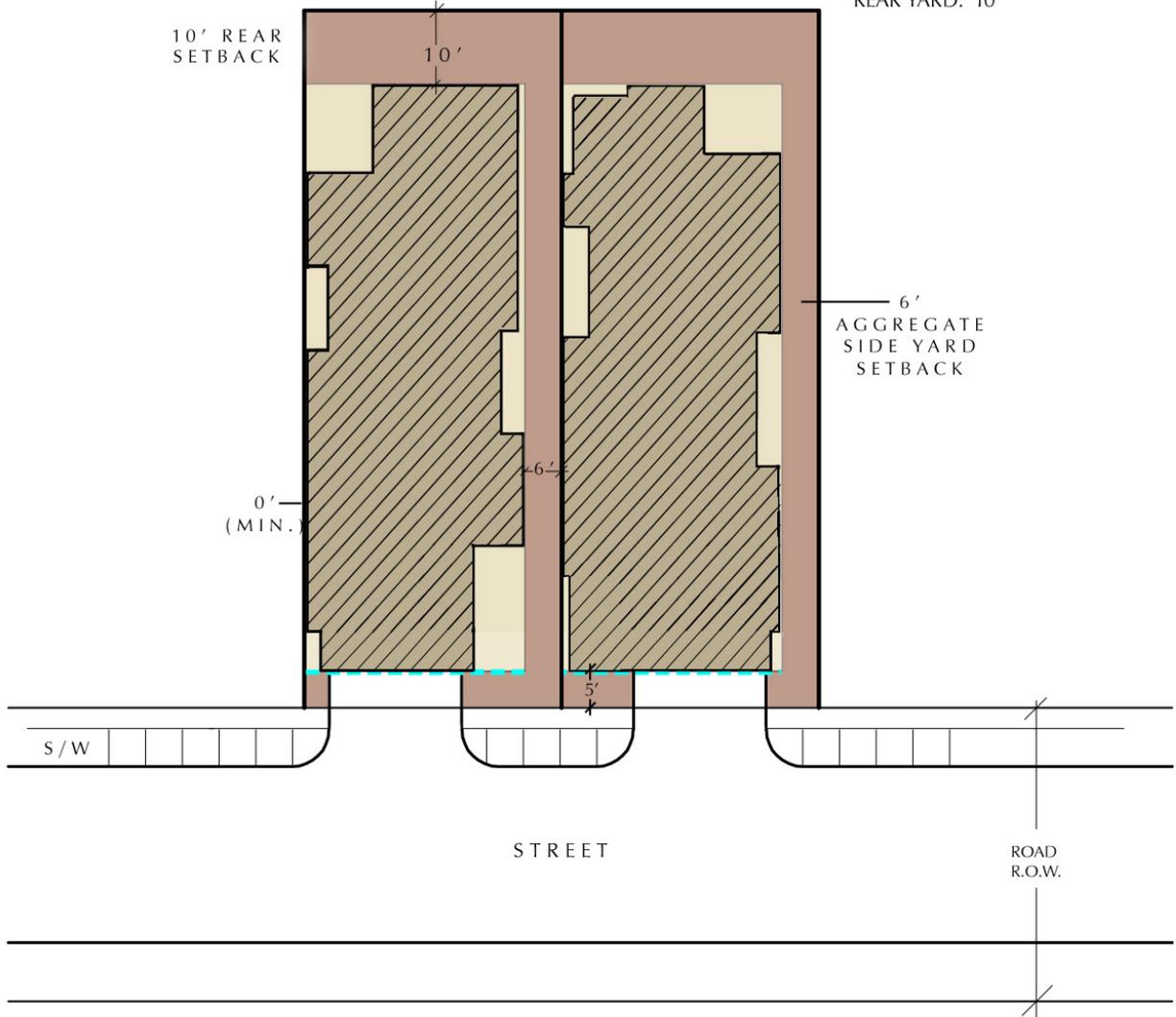
CONVENTIONAL LOT
< 3,500

DEVELOPMENT
STANDARD:

FRONT YARD:
5' HOUSE/FRONT
FACING GARAGE

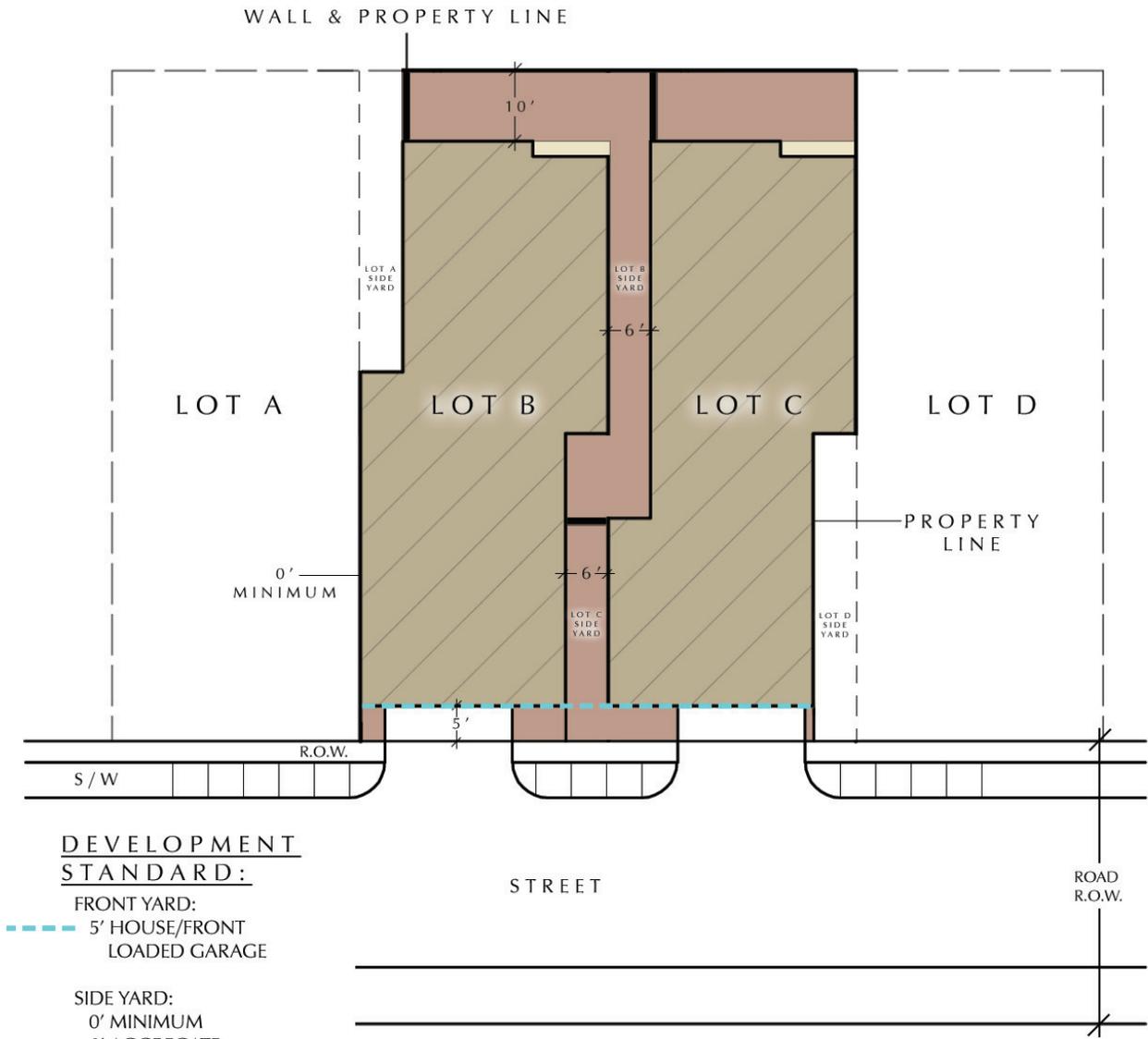
SIDE YARD:
0' MINIMUM
6' AGGREGATE

REAR YARD: 10'



G R A N D V I S T A
LOT STANDARDS

CONVENTIONAL LOT - Z-LOT
 < 3,500



DEVELOPMENT STANDARD:

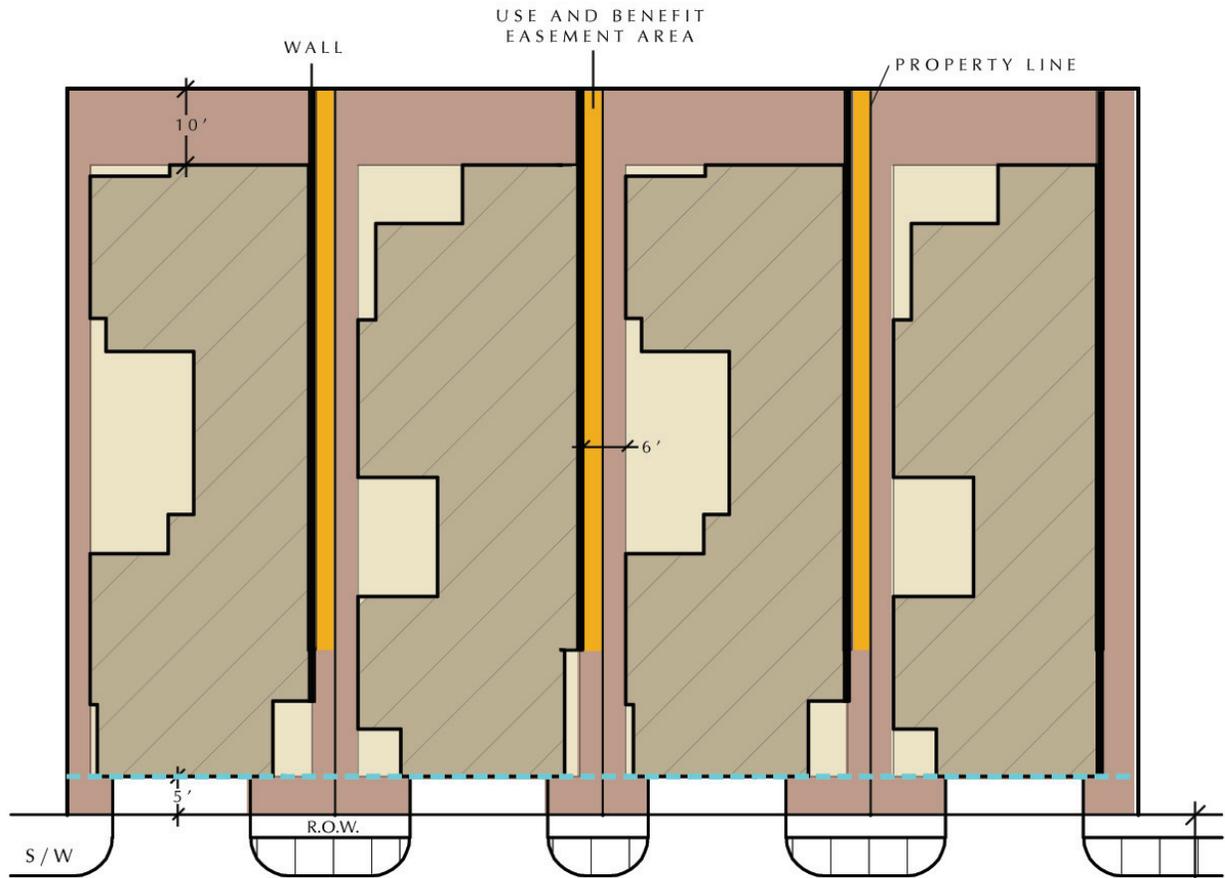
FRONT YARD:
 5' HOUSE/FRONT LOADED GARAGE

SIDE YARD:
 0' MINIMUM
 6' AGGREGATE

REAR YARD: 10'

G R A N D V I S T A
 LOT STANDARDS

CONVENTIONAL LOT - U.B.E.
 < 3,500



DEVELOPMENT STANDARD:

FRONT YARD:
 5' HOUSE/FRONT LOADED GARAGE

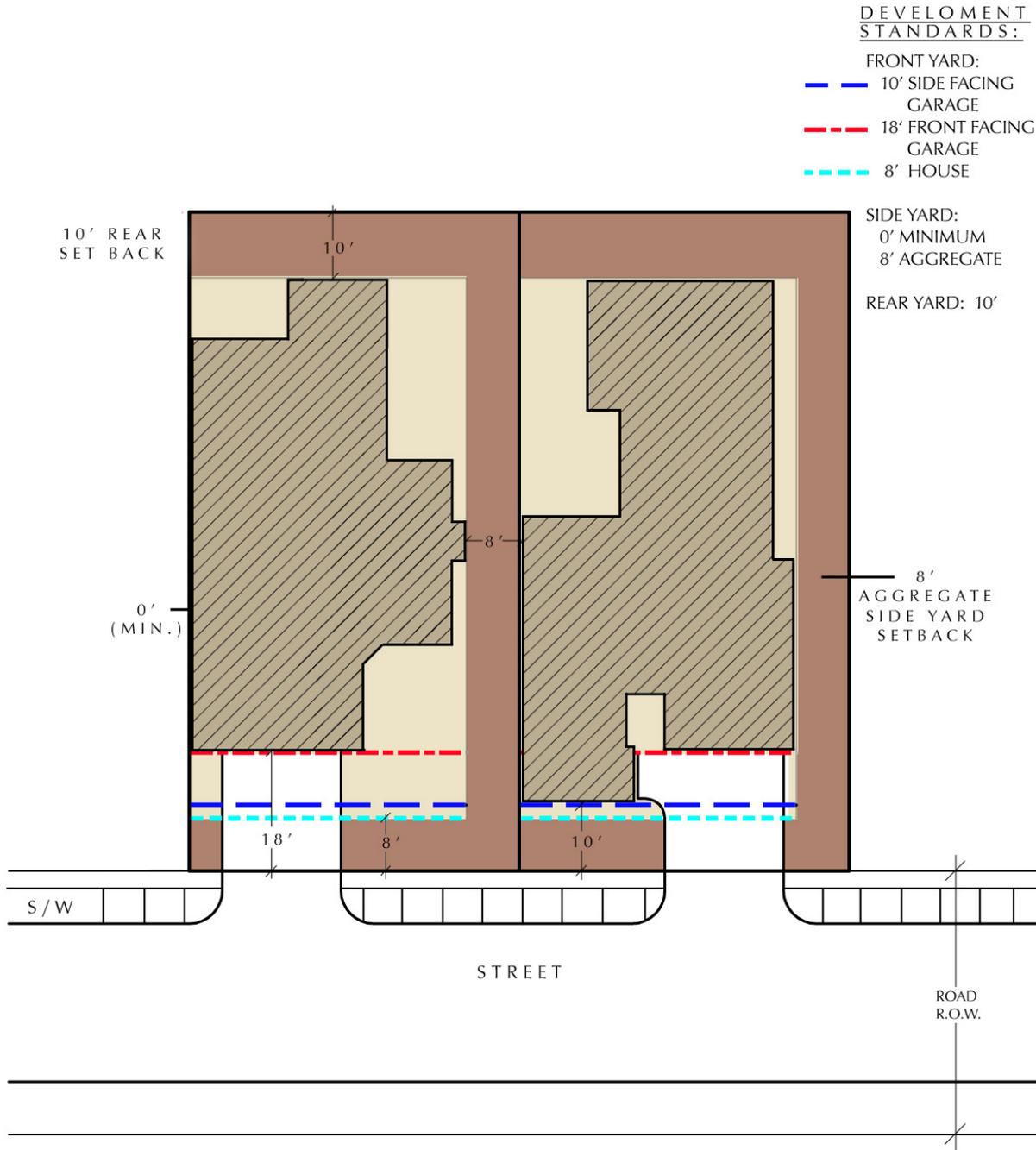
SIDE YARD:
 0' MINIMUM
 6' AGGREGATE

REAR YARD: 10'

 USE AND BENEFIT EASEMENT AREA

G R A N D V I S T A
 LOT STANDARDS

CONVENTIONAL LOT 3,500-6,000



GRAND VISTA LOT STANDARDS

CONVENTIONAL LOT
6,001-9,500

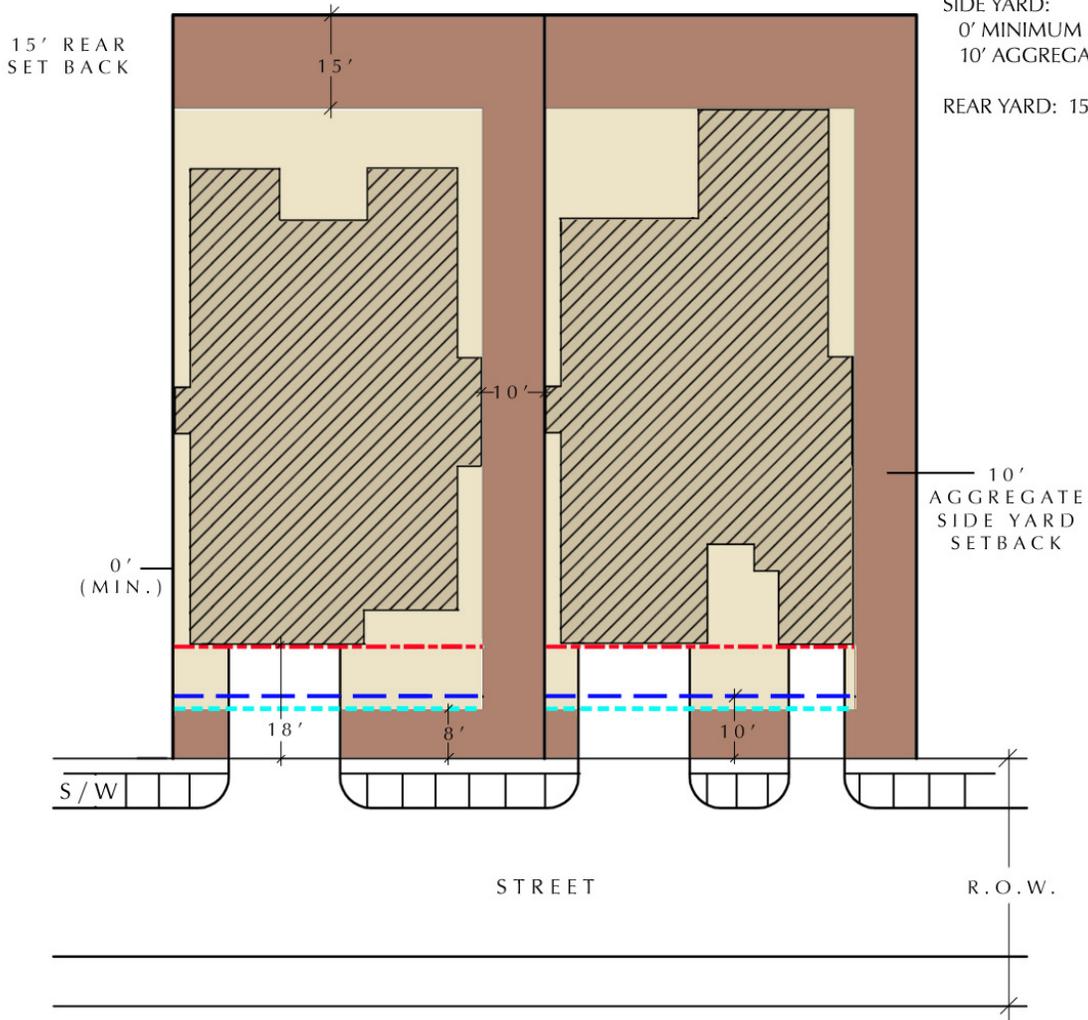
DEVELOPMENT STANDARDS:

FRONT YARD:

- — 10' SIDE FACING GARAGE
- - - 18' FRONT FACING GARAGE
- - - 8' HOUSE

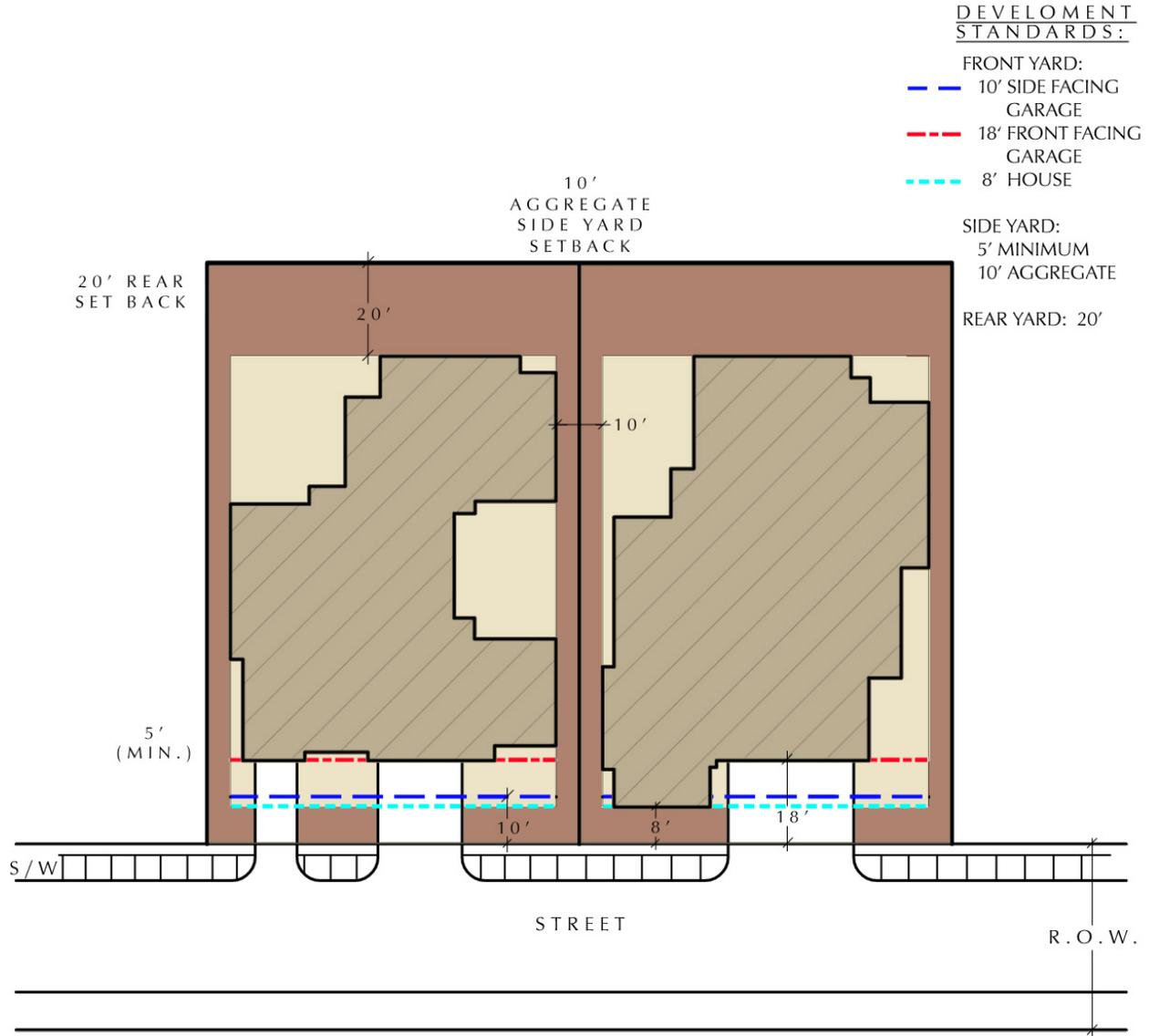
SIDE YARD:
0' MINIMUM
10' AGGREGATE

REAR YARD: 15'



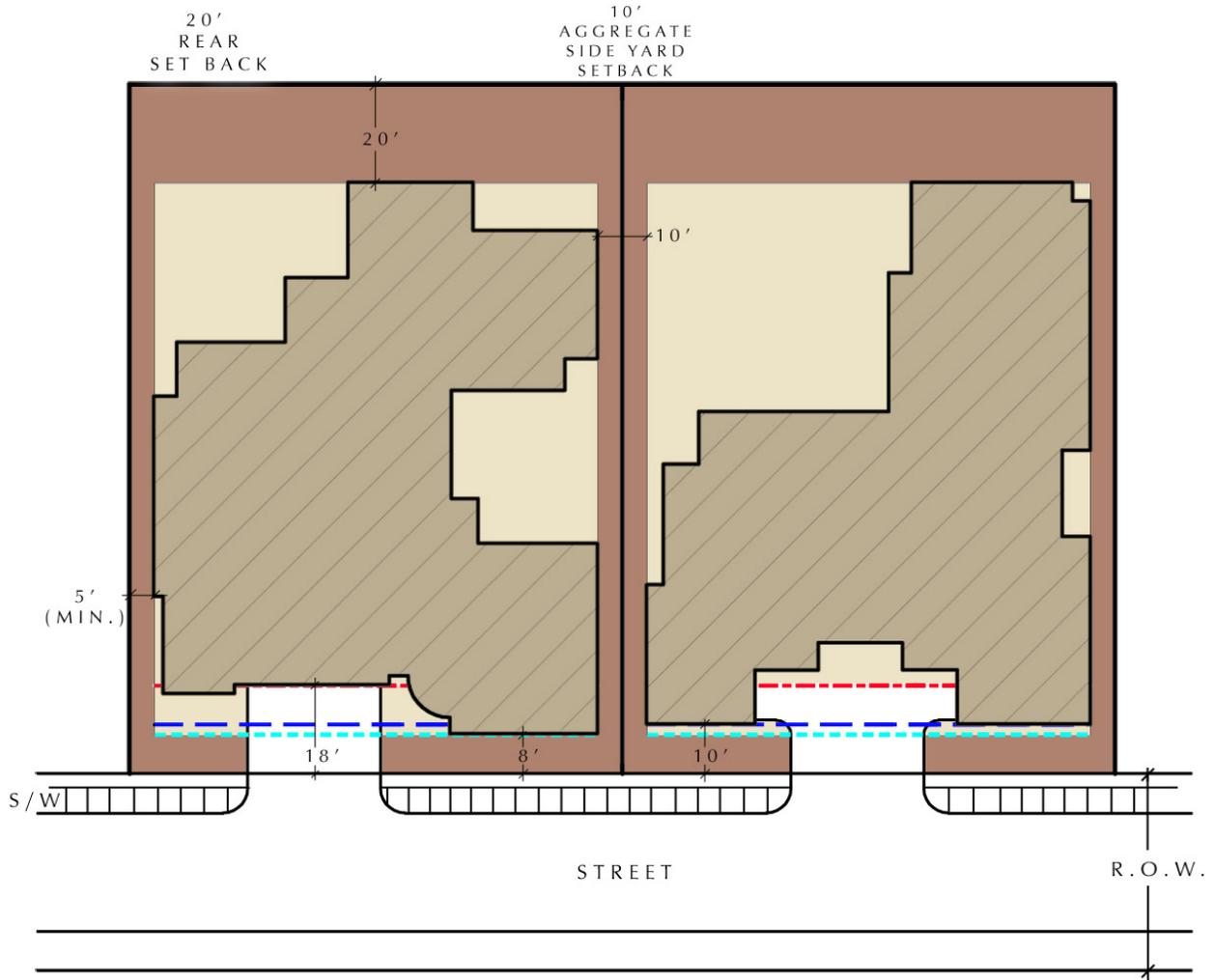
G R A N D V I S T A
LOT STANDARDS

CONVENTIONAL LOT
9,501-12,500



GRAND VISTA
LOT STANDARDS

CONVENTIONAL LOT
12,501-15,000

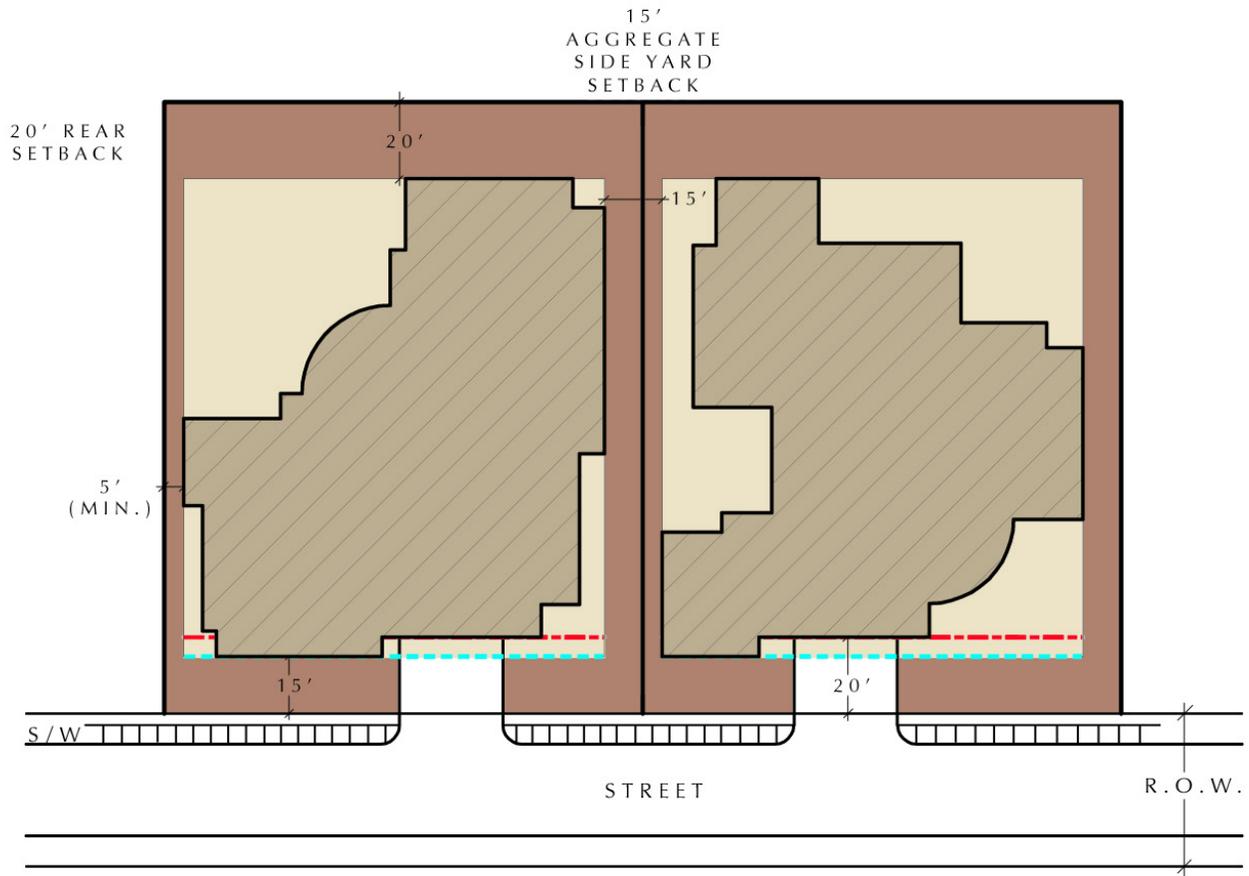


DEVELOPMENT STANDARDS:

- FRONT YARD:
- 10' SIDE FACING GARAGE
 - 18' FRONT FACING GARAGE
 - 8' HOUSE
- SIDE YARD:
- 5' MINIMUM
 - 10' AGGREGATE
- REAR YARD: 20'

G R A N D V I S T A
LOT STANDARDS

CONVENTIONAL LOT
15,001-25,000



DEVELOPMENT STANDARDS:

FRONT YARD:

- 20' FRONT FACING GARAGE
- - - 15' HOUSE

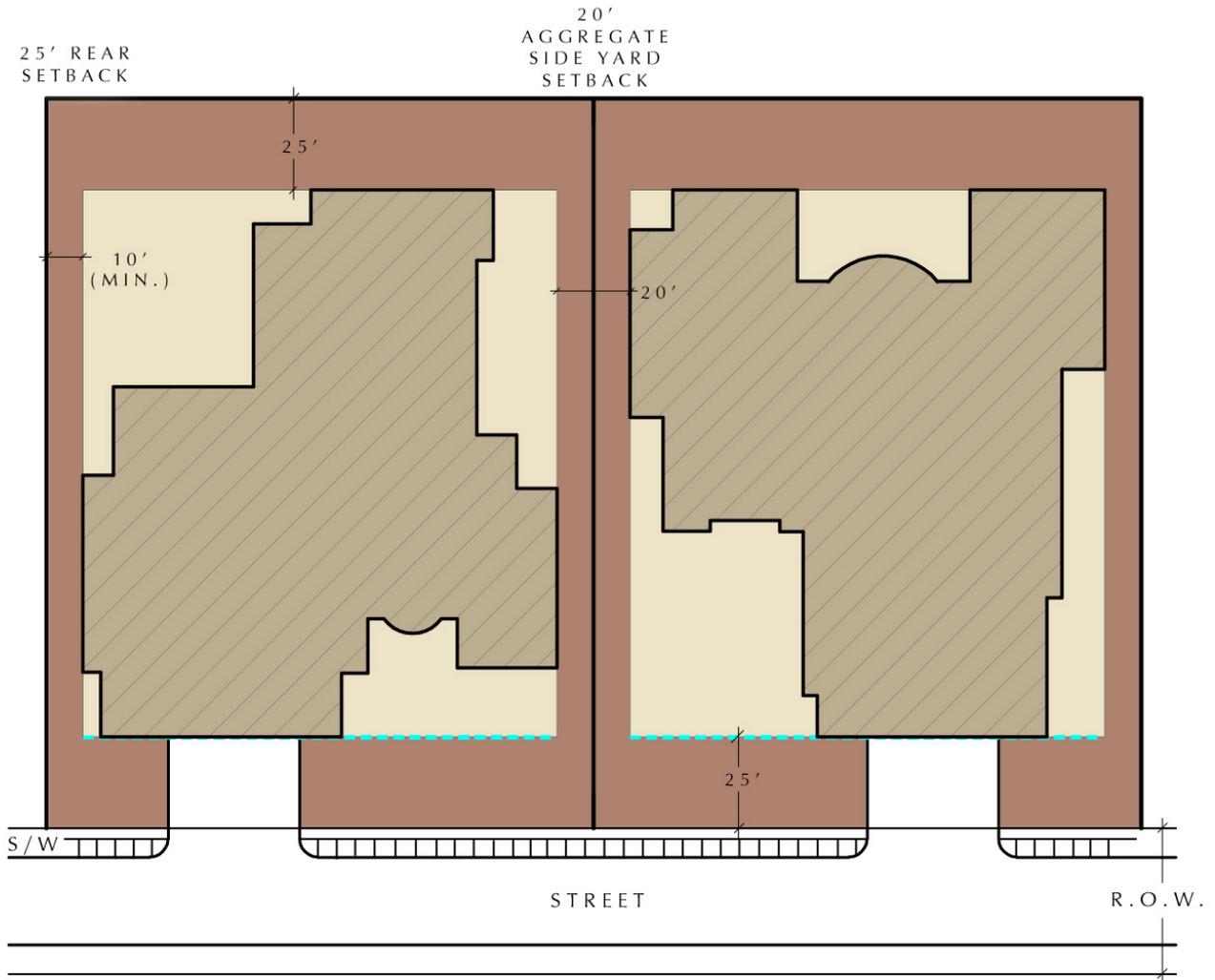
SIDE YARD:

- 5' MINIMUM
- 15' AGGREGATE

REAR YARD: 20'

GRAND VISTA
LOT STANDARDS

CONVENTIONAL LOT
25,001-35,000



DEVELOPMENT
STANDARDS:

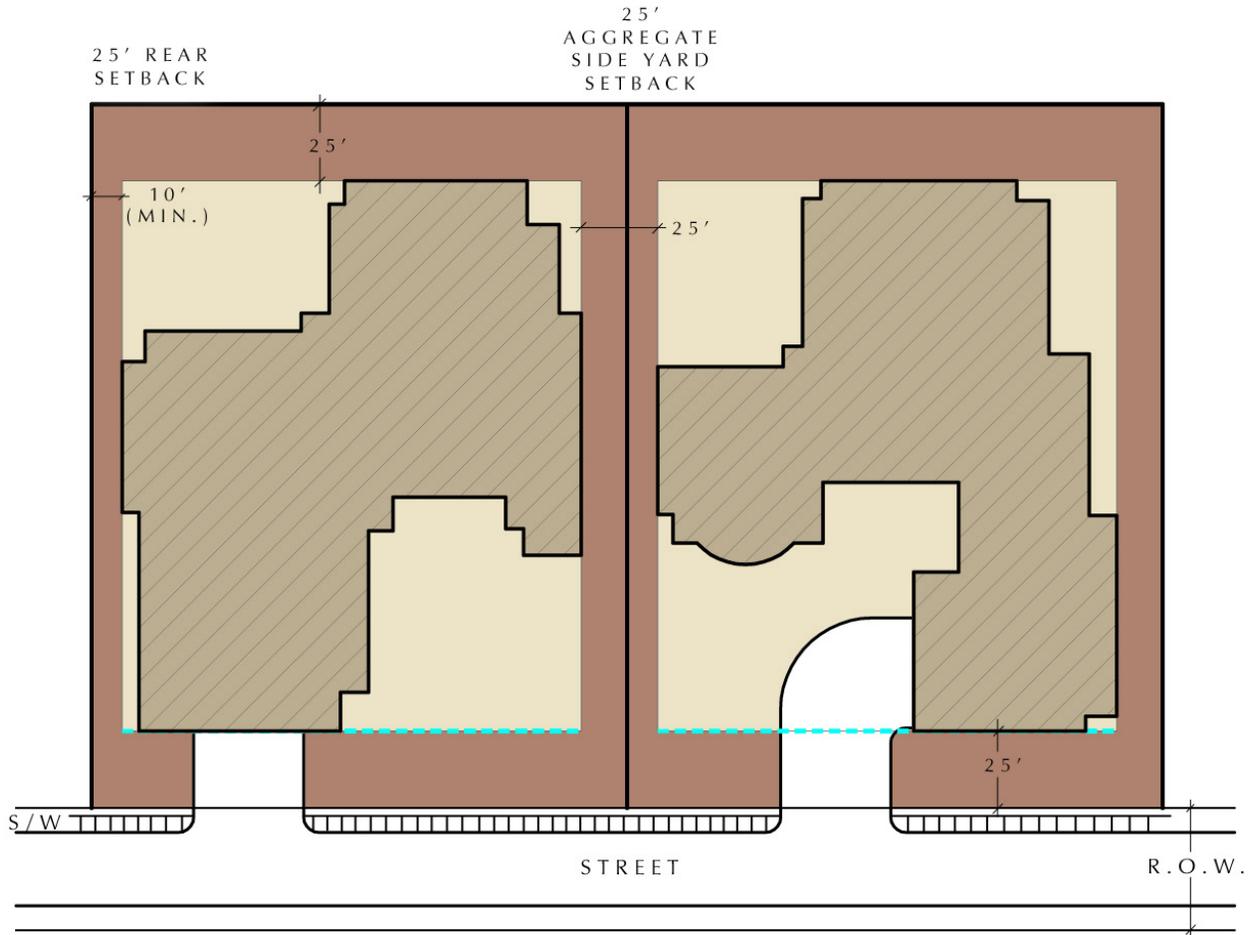
FRONT YARD:
- - - 25' HOUSE OR GARAGE

SIDE YARD:
10' MINIMUM
20' AGGREGATE

REAR YARD: 25'

G R A N D V I S T A
LOT STANDARDS

CONVENTIONAL LOT
35,001-43,560



DEVELOPMENT STANDARDS:

FRONT YARD:

----- 25' HOUSE OR GARAGE

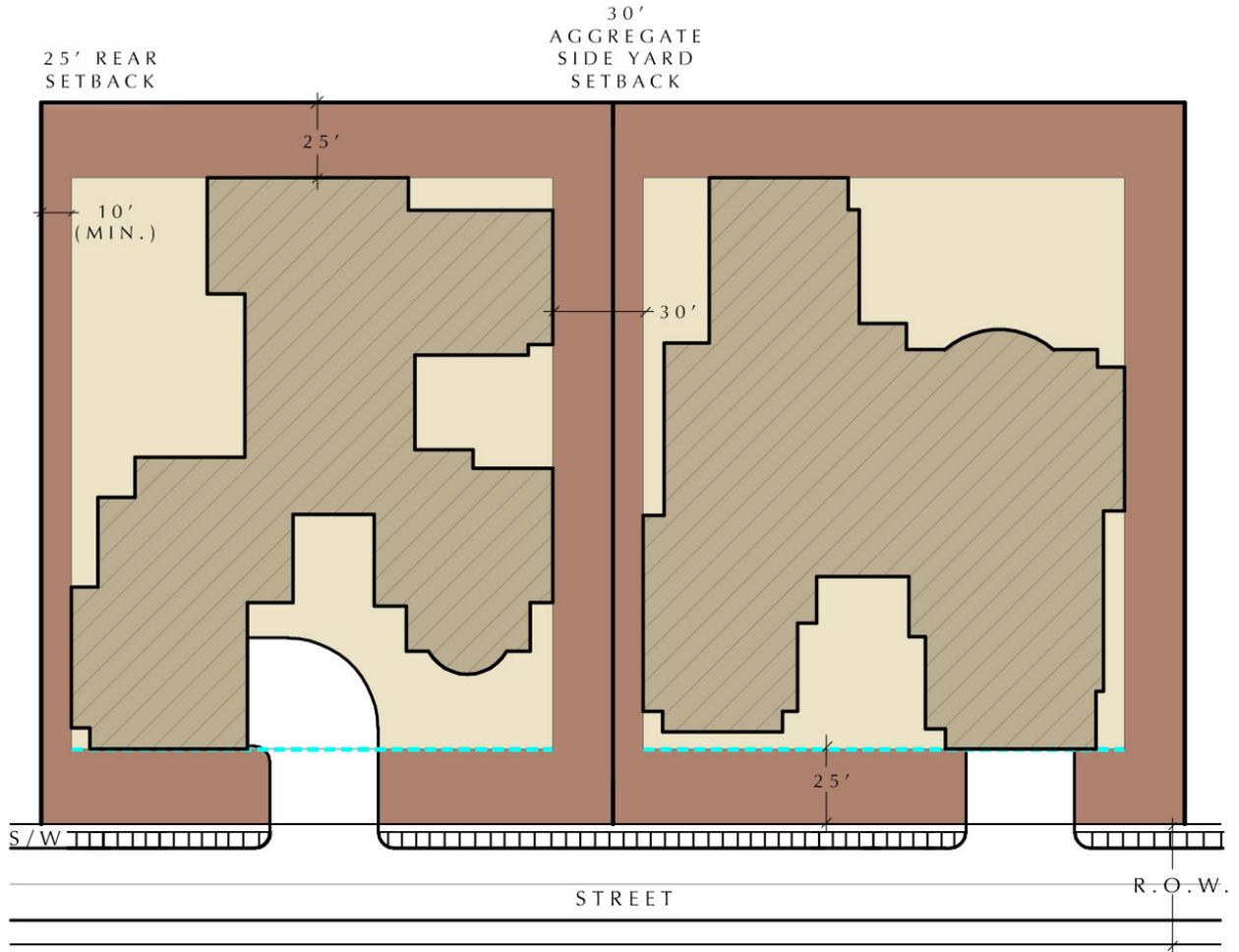
SIDE YARD:

10' MINIMUM
25' AGGREGATE

REAR YARD: 25'

G R A N D V I S T A
LOT STANDARDS

CONVENTIONAL LOT
43,561+



DEVELOPMENT STANDARDS:

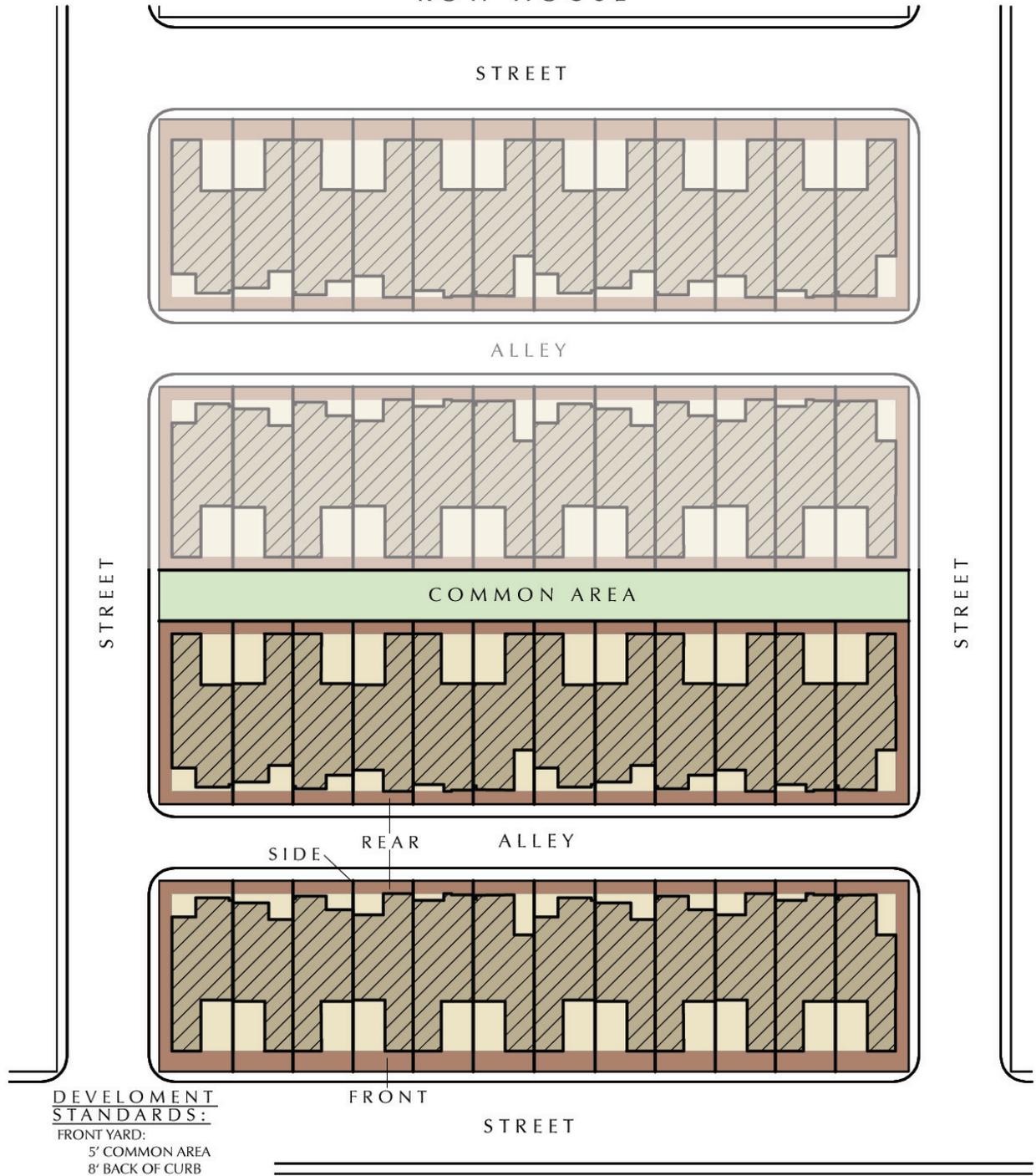
FRONT YARD:
- - - 25' HOUSE OR GARAGE

SIDE YARD:
10' MINIMUM
30' AGGREGATE

REAR YARD: 25'

G R A N D V I S T A
LOT STANDARDS

**ALLEY PRODUCT
ROW HOUSE**



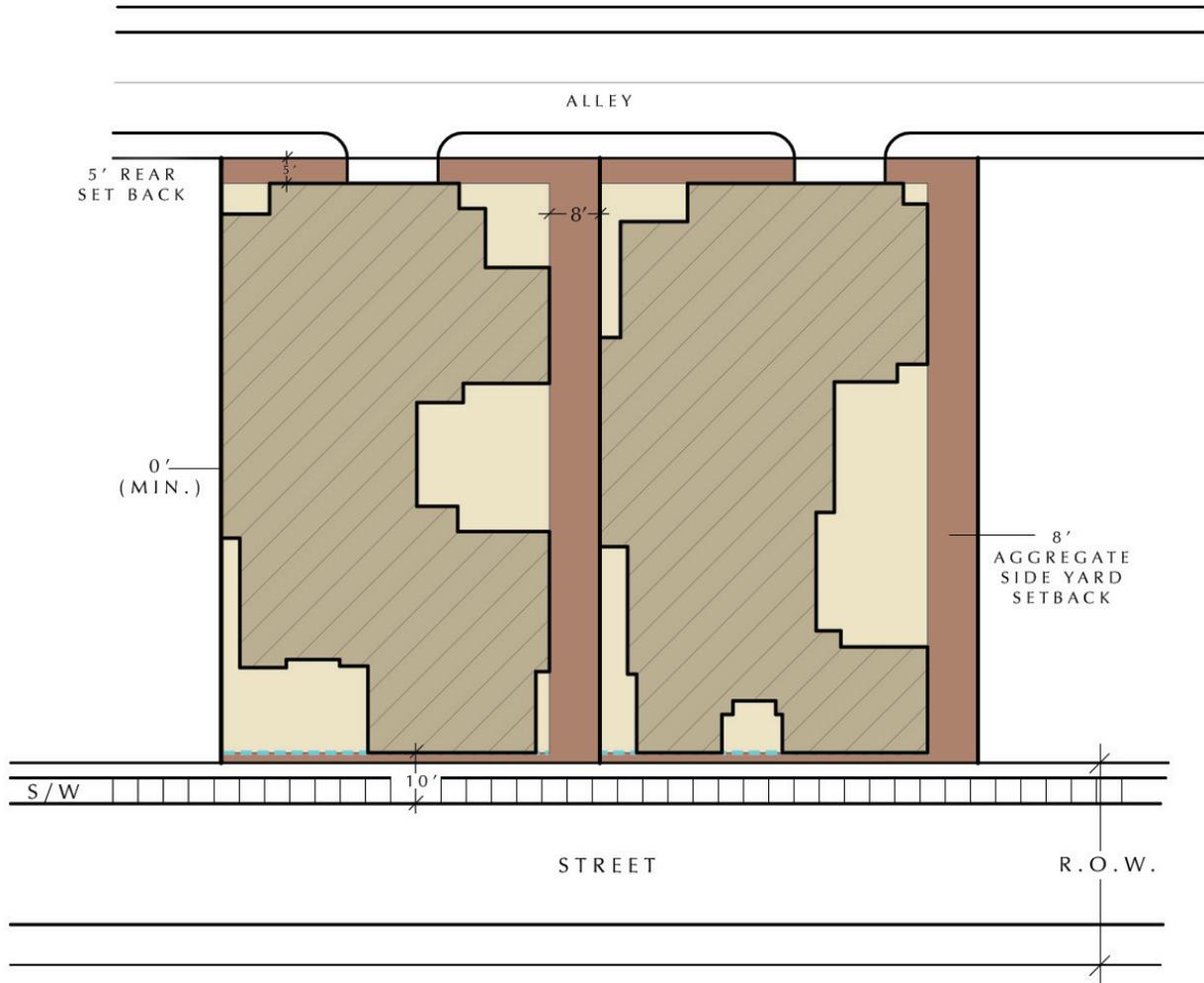
**DEVELOPMENT
STANDARDS:**
 FRONT YARD:
 5' COMMON AREA
 8' BACK OF CURB

SIDE YARD:
 0' MINIMUM

REAR YARD:
 5' ALLEY EASEMENT

**G R A N D V I S T A
LOT STANDARDS**

ALLEY PRODUCT
SINGLE FAMILY DETACHED



DEVELOPMENT
STANDARDS:

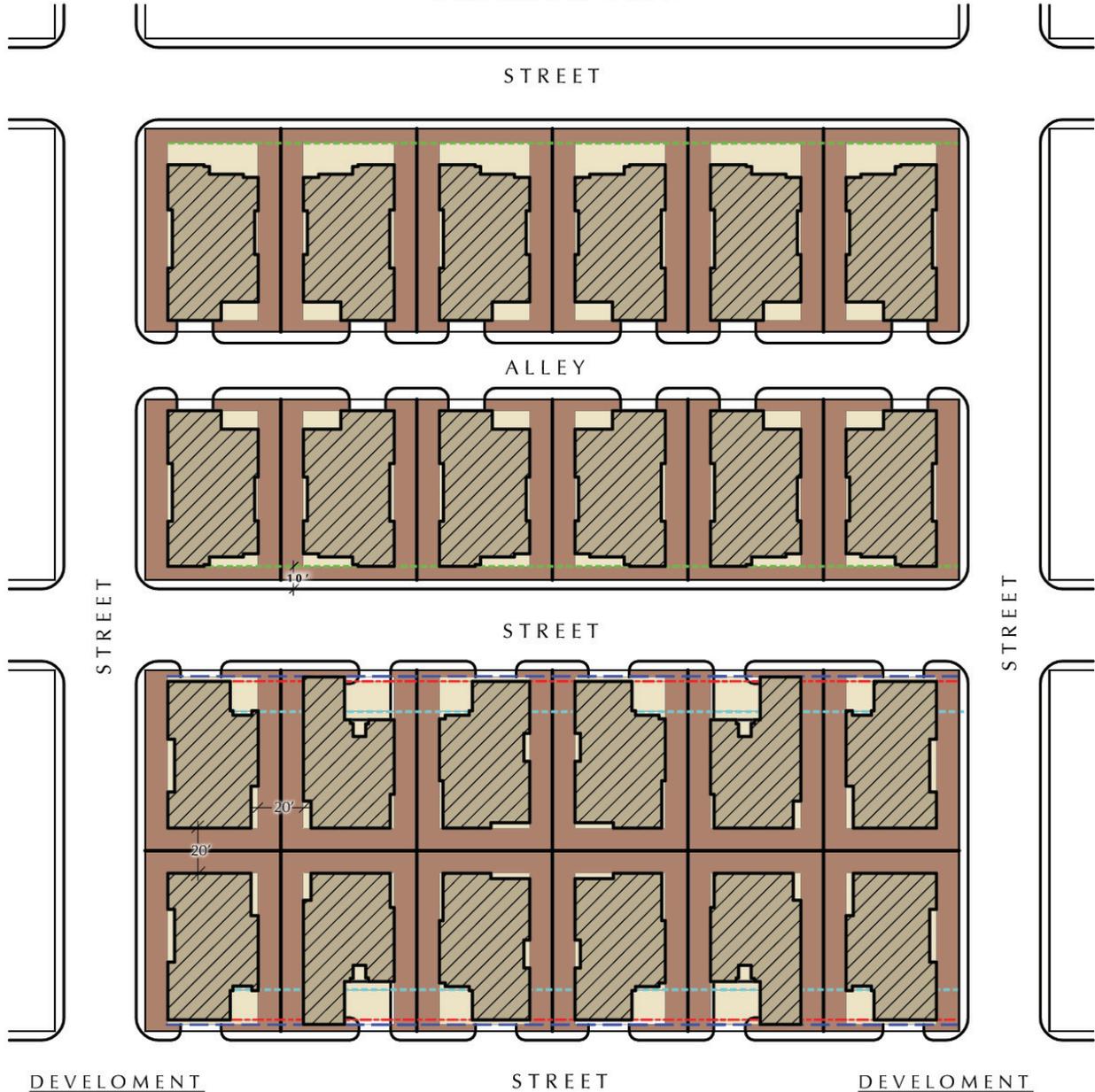
FRONT YARD:
- - - 10' BACK OF CURB

SIDE YARD:
0' MINIMUM
8' AGGREGATE

REAR YARD:
5' FROM ALLEY EASEMENT

G R A N D V I S T A
LOT STANDARDS

**ATTACHED/ALLEY
STACKED FLAT**



DEVELOPMENT
STANDARDS:

- FRONT YARD:
 - - 3' SIDE FACING GARAGE
 - - 5' FRONT FACING GARAGE
 - - 18' HOUSE

SIDE YARD:
 20' BUILDING TO BUILDING

REAR YARD:
 20' BUILDING TO BUILDING

DEVELOPMENT
STANDARDS:
 (ALLEY LOADED)

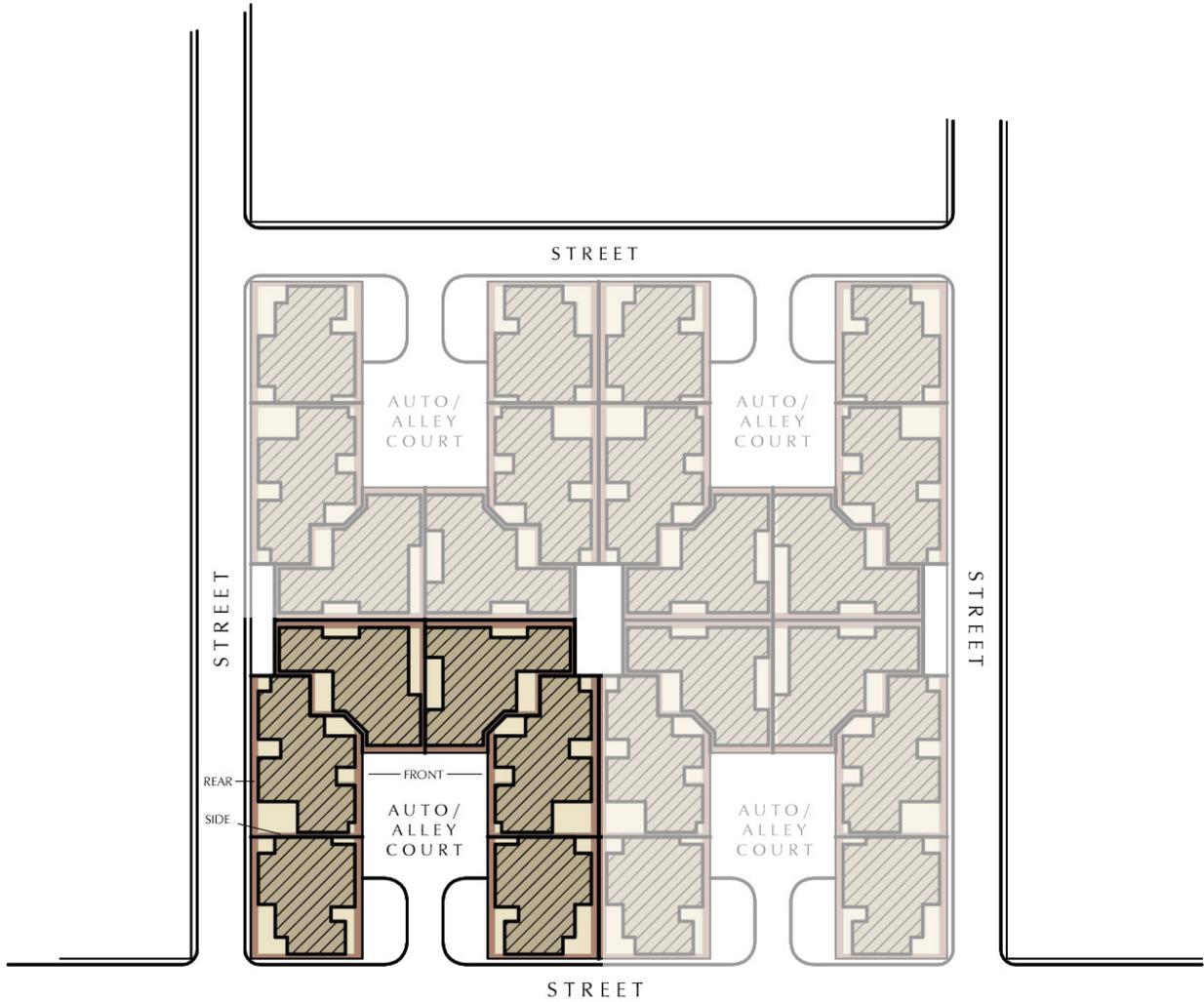
- FRONT YARD:
 - - 10' TO BACK OF CURB

SIDE YARD:
 20' BUILDING TO BUILDING

REAR YARD:
 5' FROM ALLEY EASEMENT

G R A N D V I S T A
 LOT STANDARDS

**SPECIALTY
COURTYARD /
ALLEY COURT**



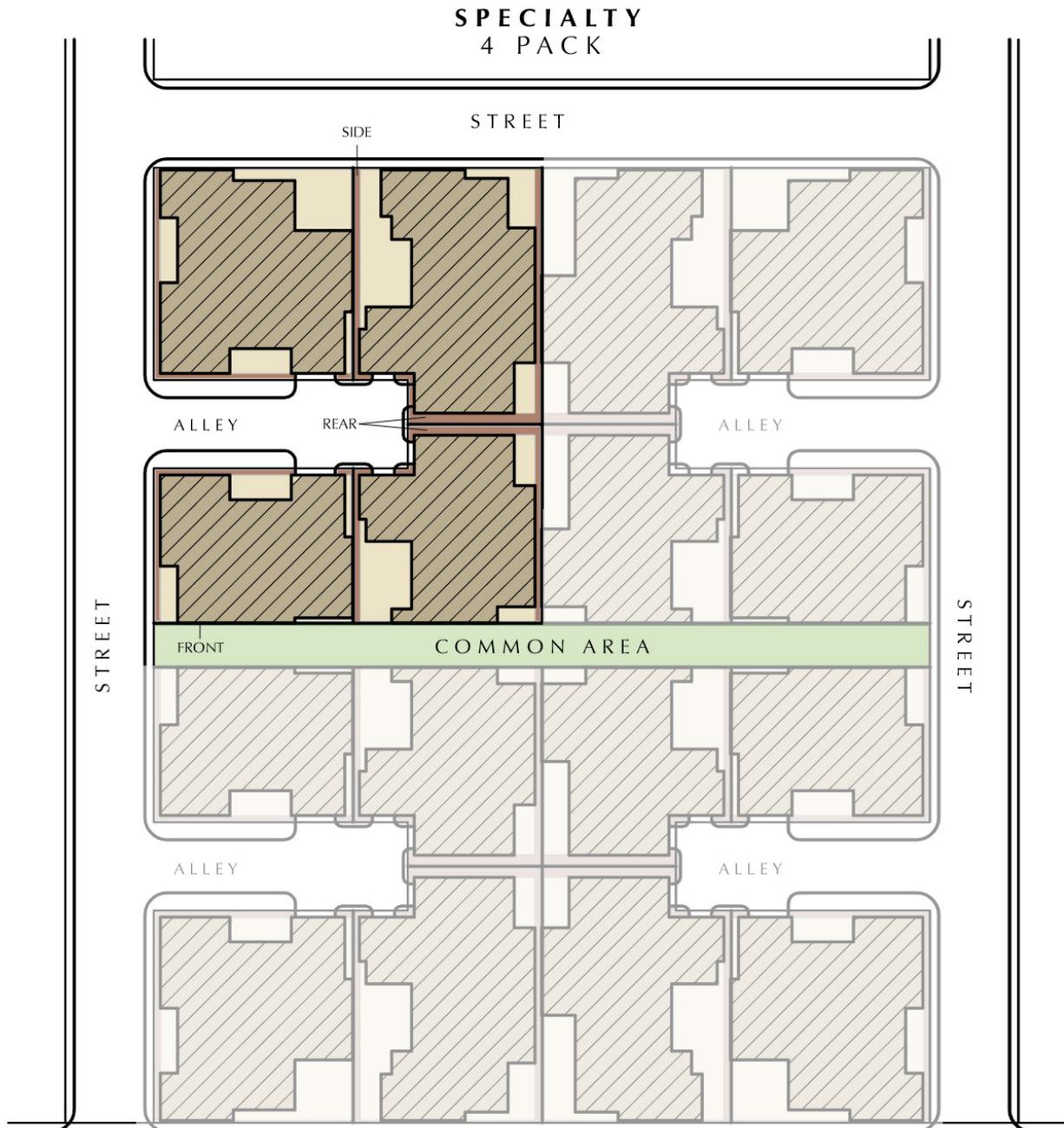
DEVELOPMENT
STANDARDS:

FRONT YARD:
3' ALLEY LOADED

SIDE YARD:
0' MINIMUM
3' AGGREGATE

REAR YARD: 10'

**G R A N D V I S T A
L O T S T A N D A R D S**



DEVELOPMENT STANDARDS:

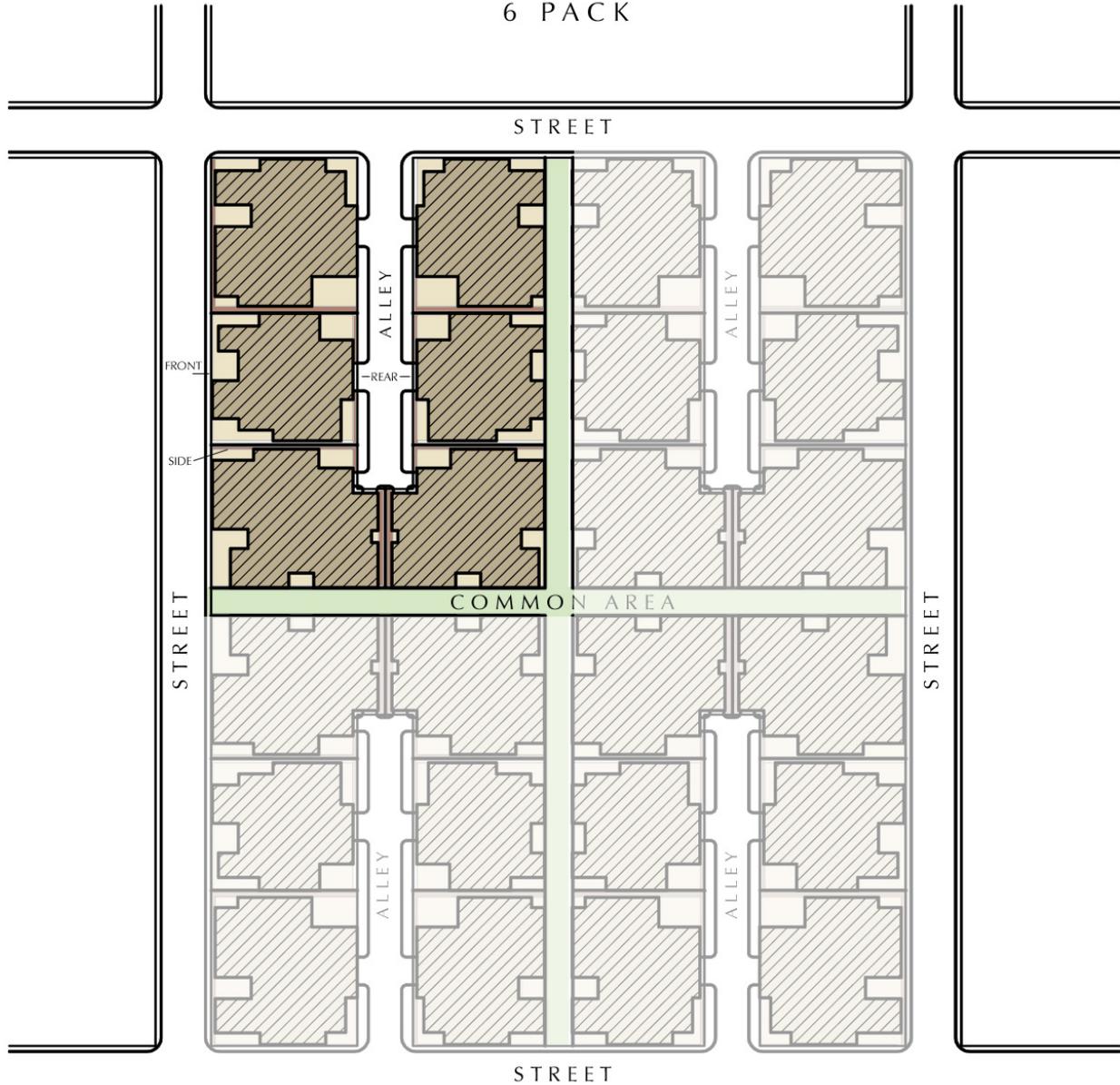
FRONT YARD:
5' (CURB)
0' (PLAZA/Common Area)

SIDE YARD:
0' MINIMUM
3' AGGREGATE

REAR YARD:
5'/3' ALLEY EASEMENT

G R A N D V I S T A
LOT STANDARDS

**SPECIALTY
6 PACK**



**DEVELOPMENT
STANDARDS:**

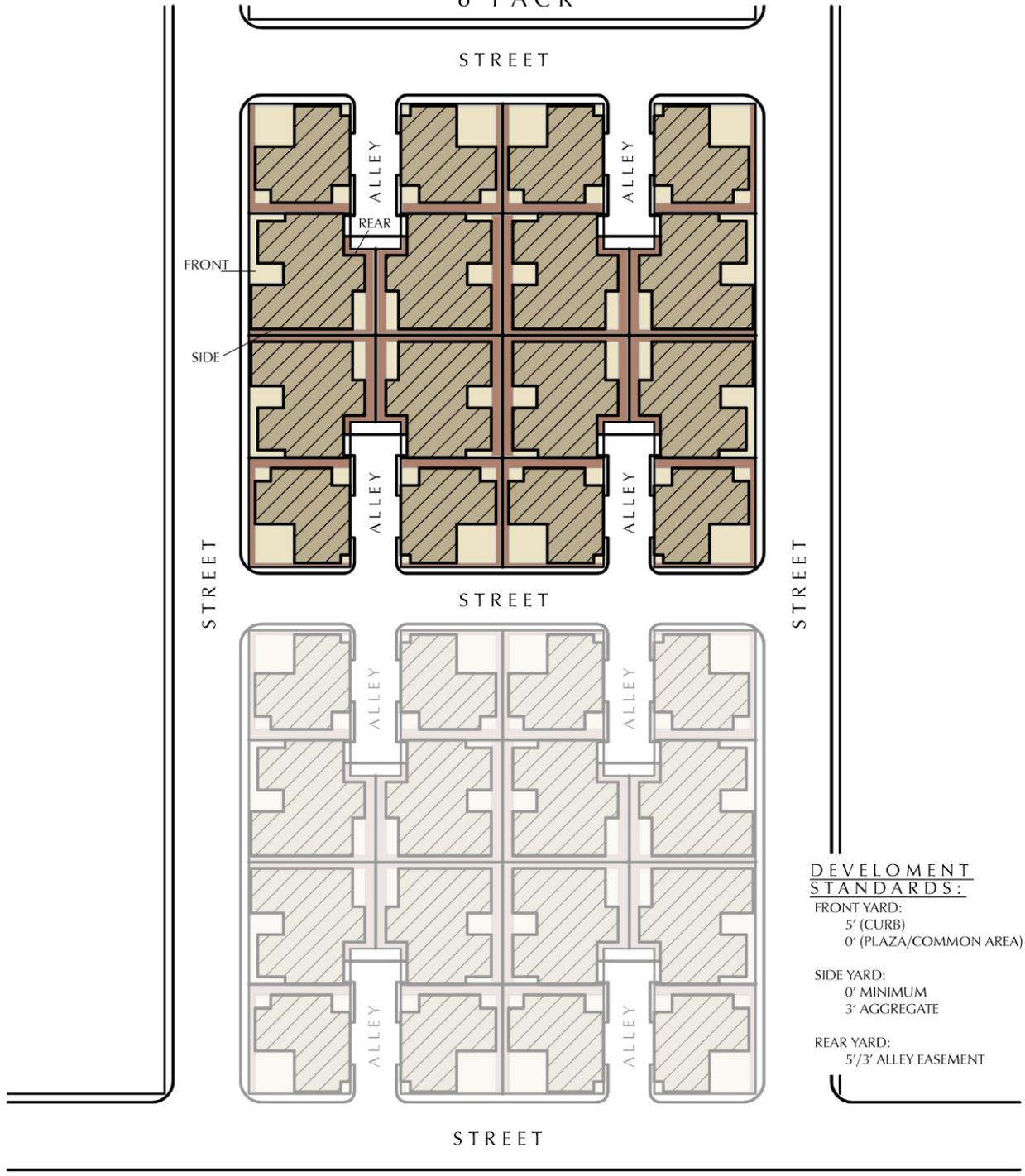
FRONT YARD:
5' (CURB)
0' (PLAZA/Common Area)

SIDE YARD:
0' MINIMUM
3' AGGREGATE

REAR YARD:
5'/3' ALLEY EASEMENT

**G R A N D V I S T A
LOT STANDARDS**

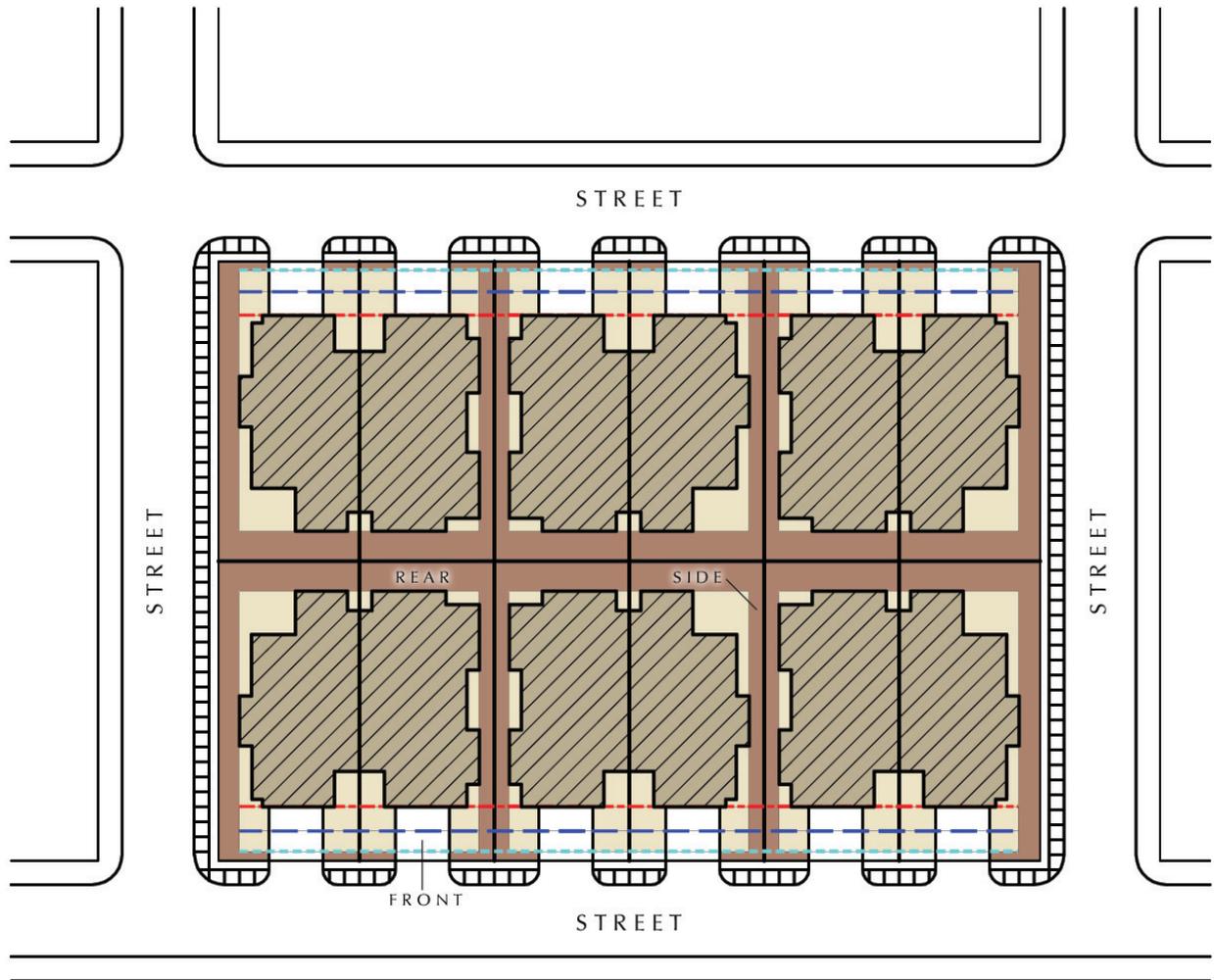
**SPECIALTY
8 PACK**



DEVELOPMENT
STANDARDS:
FRONT YARD:
5' (CURB)
0' (PLAZA/COMMON AREA)
SIDE YARD:
0' MINIMUM
3' AGGREGATE
REAR YARD:
5'/3' ALLEY EASEMENT

G R A N D V I S T A
LOT STANDARDS

**ATTACHED
DUPLEX**



DEVELOPMENT
STANDARDS:

FRONT YARD:

- 3' SIDE FACING GARAGE
- 10' FRONT FACING GARAGE
- 18' HOUSE

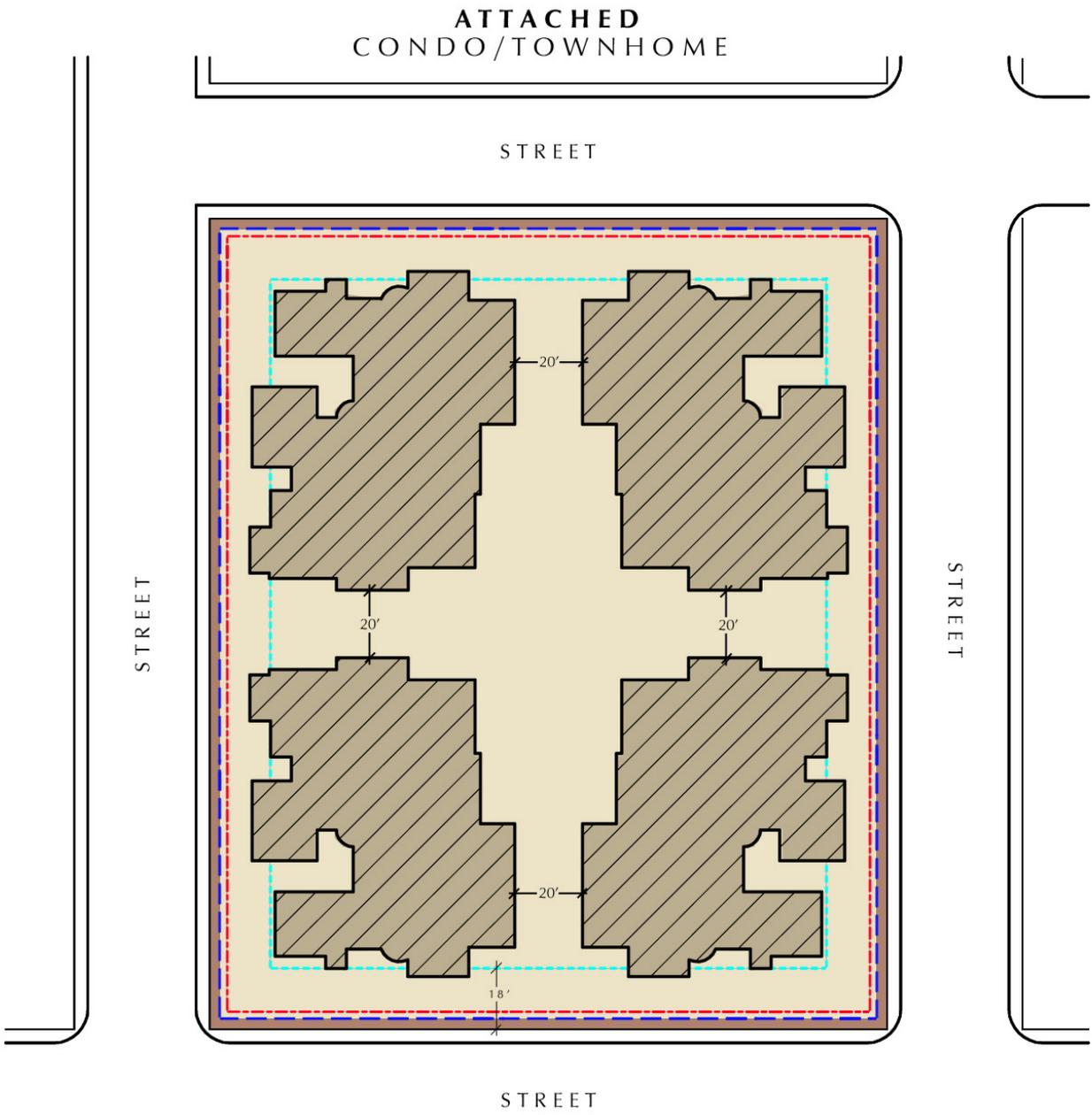
SIDE YARD:

- 0' MINIMUM
- 5' AGGREGATE PER UNIT

REAR YARD:

- 10'

G R A N D V I S T A
LOT STANDARDS



- DEVELOPMENT
STANDARDS:**
- FRONT YARD:
- - - 3' SIDE FACING GARAGE
 - - - 10' FRONT FACING GARAGE
 - - - 18' HOUSE
- SIDE YARD:
- 20' BUILDING TO BUILDING
- REAR YARD:
- 20' BUILDING TO BUILDING

G R A N D V I S T A
LOT STANDARDS

SECTION 16 COMMUNITY OVERLAYS

Grand Vista

COMMUNITY OVERLAYS

The Public/Community Facility and Community Open Space Overlays established in this Section 16 apply to all property within Grand Vista. These Overlays are intended to permit a variety of public and quasi-public land uses throughout the Community as a matter of right. Uses developed under the Community Overlay districts shall utilize the established development standards of the underlying zoning district except that the Community Development Director shall have the authority to approve alternate development standards as necessary and appropriate.

16.1 Public/Community Facility Overlay

The Public/Community Facility Overlay includes those public and quasi-public uses that are integral to the functioning of a well-designed community. Such uses include, but are not limited to, places of worship, schools, day care facilities, medical facilities, utilities (such as water campuses), and municipal facilities. As these uses are critical to the proper functioning of a community, they will be permitted in any zoning district and/or land use category at Grand Vista.

16.2 Community Open Space Overlay

The Community Open Space Overlay includes those open space uses that are integral to the functioning of a well-designed community. Such uses include a variety of park types, recreation centers and clubhouses (including accessory retail and restaurant functions) related to an open space use, and other open spaces and landscaped areas that might contain multi-use trails, pedestrian pathways, storm water conveyance, and storm water retention. All of these uses contribute to neighborhood connections, active and passive recreation, and aesthetic enjoyment for Grand Vista residents and guests. The uses are permitted in any zoning district and/or land use category at Grand Vista.



SECTION 17

SIGNAGE

Grand Vista

SIGNAGE

17.1 General

17.1.1 Applicable zones.

This section provides sign standards for Grand Vista's residential and nonresidential zoning districts; it serves as a replacement for Sections 113-128 and 113-129 of the Surprise Municipal Code. Except as modified herein, the current, applicable sign regulations in the Surprise Municipal Code shall apply to signage in Grand Vista.

17.1.2 Permitted signs.

Only signs that are specifically permitted by this Section are allowed. Any sign that is not specifically permitted by this Section 17 is prohibited.

17.2 Residential Uses in Residential Zones.

This subsection applies to all signs for residential uses, and on vacant residential zoned parcels.

17.2.1 Maximum Aggregate area.

- a.) Parcels less than or equal to two acres. Except as otherwise permitted, the aggregate sign area for any parcel located in a residential zone and which is less than two acres shall not exceed 1 1/2 square feet.
- b.) Parcels larger than two acres. Except as otherwise permitted, the aggregate sign area for any parcel located in a residential zone and which is larger than two acres shall not exceed eight square feet.

17.2.2 Freestanding signs.

- a.) One freestanding sign shall be permitted on each parcel with a maximum height of five feet and a maximum area of 1 1/2 square feet.
- b.) A freestanding sign may include only the name of the occupant and the street address. Such sign shall not include any advertising copy.
- c.) The base shall have an aggregate width of at least 50 percent of the width of the sign.
- d.) Reader panels are not permitted.

17.2.3 Residential entry sign.

A maximum of two residential entry signs, placed at the entrance to a multifamily or duplex development, manufactured home park, or single-family development only in order to identify the name of the development, and with a maximum aggregate area of 24 square feet shall be permitted at each main entrance. The residential entry signs may be freestanding signs. The residential entry signs may include only the name of the development and the street address, but shall not include advertising copy.

17.3 Nonresidential Uses in Residential Zones.

This subsection applies to all signs for nonresidential uses in residential zones which include, but are not limited to, places of worship, schools, institutions, commercial farms or ranches, public facilities and similar activities which are located on residentially zoned parcels.

17.3.1 Maximum aggregate area.

The maximum aggregate area of all signs on a parcel shall not exceed 48 square feet.

17.3.2 Wall signs.

Wall signs are permitted, but shall not exceed a height of 15 feet.

17.3.3 Freestanding signs.

- a.) One freestanding sign shall be permitted on each parcel with a maximum height of eight feet and a maximum area of 24 square feet.
- b.) A freestanding sign may include only the name of the facility, building or organization it is intended to identify. Such sign shall not include any advertising copy. The 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.
- c.) The base shall have an aggregate width of at least 50 percent of the width of the sign.

17.3.4 Wall, fascia, mansard and parapet signs.

Wall, fascia, mansard and parapet signs are permitted, and may identify the facility, building or organization by name or by name and principal activity when the name alone does not identify the general nature of the use, and may include the street address.

17.3.5 Directional signs.

Directional signs are permitted when required to assist the flow of traffic. Directional signs shall not exceed six square feet in area or three feet in height.

17.3.6 Directory signs.

Directory signs are permitted for nonresidential uses in multi-family residential developments and other multiple-tenant facilities.

- a.) Each directory may be illuminated with a maximum area of 18 square feet and a maximum height of six feet.
- b.) The number and location of the signs must be approved by the city manager or his designee.

17.3.7 Reader panels.

- a.) Reader panels shall only be permitted for schools and public facilities located in residential zone districts to identify school and community activities.
- b.) All electronic message displays shall be turned off between the hours of 10:00 p.m. and 7:00 a.m. each day.
- c.) Fifty percent of the maximum sign area may be used for changeable copy whether it is LED, plastic zip track, or any method of replaceable lettering.
- d.) Any sign using plastic zip track or any other method of replaceable lettering shall have a secured, clear, plastic or lexan cover to mitigate the risk of potential vandalism.
- e.) Any sign using an electronic messaging system shall not be visible to any minor or major arterial street.
- f.) Any sign using an electronic messaging system or LED shall not change copy more than once per day. Public notification messages for emergency purposes shall not count as a change of copy.

17.4 Nonresidential Zones

17.4.1 Wall, fascia, mansard, parapet and shingle signs.

a. Generally.

- (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 (3) principal services when the name alone does not identify the general nature of the business. Any wall, fascia, mansard or parapet sign may include the street address, but shall not include advertising copy.

(C) The maximum aggregate wall, fascia, mansard, and parapet sign area for any business is one (1) square foot of signage for each linear foot of the business wall elevation along the street frontage on which the sign is displayed. If the wall/façade on which the wall, fascia, mansard or parapet 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 (1.5) square feet of sign area for each linear foot of building wall elevation along the street frontage on which the sign is displayed. The total aggregate area, which is exclusive of freestanding and shingle signage, shall not exceed three hundred (300) square feet and the maximum area of any one elevation shall not exceed two hundred (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.

(D) The maximum sign height permitted shall be the maximum height permitted for a building in the applicable zoning district.

(E) No part of a building wall sign shall extend above a roofline.

(F) No part of a building wall sign shall project from a building wall a distance greater than twelve (12) inches.

b.) Wall, fascia, mansard and parapet signs for theaters.

(A) One (1) wall, fascia, mansard or parapet sign for a theater may contain a reader panel.

(B) The area of the reader panel shall not exceed forty-eight (48) square feet or the maximum wall sign area otherwise allowed, whichever is less.

(C) The reader panel shall be used exclusively for the purpose of identifying entertainment, motion pictures, or special events that occur on the premises.

c.) Shingle signs.

(A) One (1) shingle sign that is designed and oriented primarily for the aid of pedestrians is permitted per business.

(B) The maximum size of a shingle sign shall be eight (8) square feet.

(C) The minimum clearance between the bottom of the sign and the nearest grade or sidewalk shall be seven feet, six inches (7ft.6in.).

(D) A shingle sign must be located immediately adjacent to the business it identifies.

17.4.2 Freestanding signs.

a.) Generally.

(A) Freestanding signs are permitted.

(B) The base of any freestanding sign shall have an aggregate width at least 50 percent of the width of the sign.

(C) Any freestanding sign shall not include any advertising copy.

(D) 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.

(E) Any freestanding sign in a multi-tenant complex or shopping center may identify a business on a different parcel than the sign's location so long as both parcels are part of the same complex or center.

b.) Maximum number and height of signs allowed.

(A) One (1) freestanding sign shall be permitted per each three hundred (300) feet of street frontage of a

lot or parcel containing a single-tenant building or multiple-tenant complex. On parcels with multiple street frontages, the signage for each street frontage shall be calculated separately.

(B) Regardless of the length of street frontage, a minimum of one (1) freestanding sign is permitted per frontage.

(C) The freestanding sign shall not exceed a height of twelve (12) feet.

c.) Aggregate sign area allowed.

(A) *Freestanding signs for multiple-tenant complexes.* The maximum aggregate sign area allowed for all freestanding signs for multiple-tenant complexes is forty-eight (48) square feet on parcels up to twenty (20) acres and sixty (60) square feet on parcels over twenty (20) acres.

(B) *Freestanding signs for single-tenant buildings.* The maximum aggregate sign area allowed for all freestanding signs for single-tenant buildings is twenty-four (24) square feet on parcels up to two (2) acres and thirty-six (36) square feet on parcels over two (2) acres.

d.) Identification of tenants in a multi-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. Such signs shall not include any advertising copy.

17.4.3 Directional signs.

Directional signs when required to assist the flow of traffic are permitted, but shall not exceed six (6) square feet in area or three (3) feet in height. Such sign may include business identification by word or symbol on up to twenty-five percent (25%) of the sign area.

17.4.4 Directory signs.

Directory signs when required to identify the location of the various buildings or businesses located within the center or complex are permitted as follows:

a.) Each directory sign may be illuminated with a maximum area of eighteen (18) square feet and a maximum height of six (6) feet.

b.) The number and location of the signs must be approved by the Community Development Director or his/her designee.

17.4.5 Noncommercial signs.

In all non-residential zones, noncommercial signs shall have a maximum area of twelve (12) square feet and a maximum height of five (5) feet.

17.4.6 Window signs.

Window signs may be internally illuminated only with the use of exposed neon lighting. There shall be a maximum of one (1) sign per use and such sign shall be limited to no more than nine (9) square feet or twenty-five percent (25%) of the area of the window panel, whichever is less. The sign area shall be calculated against the square footage allowed the use.

17.4.7 Off-premises traffic directional signs.

Off-premises traffic directional signs are prohibited with the exception of hotels with one hundred (100) or more rooms, which do not abut a major arterial street. Hotels meeting these requirements shall be permitted a maximum of two (2) off-premises directional signs with a maximum aggregate area of six (6) square feet at a maximum vertical height of five (5) feet. Such signs shall be installed on private property, and may contain the business name, logo, and/or directional arrow.

Such signs shall be installed within one (1) mile of the site and all these signs are subject to approval of the Community Development Director or his/her designee.

17.4.8 Gasoline service stations.

a.) Monument signs.

(A) One (1) monument sign per right-of-way frontage up to two (2) total signs shall be permitted with a maximum signable area of twenty-four (24) square feet each with a maximum height of five (5) feet .

(B) Seventy-five percent (75%) of the allowable sign area may be used to identify the current price of gas being sold.

(C) Such signs shall be placed within a landscaped setting containing not less than two hundred forty (240) square feet.

b.) Canopy signs.

(A) Such signs shall identify the business only.

(B) The maximum number of signs per canopy shall be four (4).

(C) The maximum signable area for any one canopy sign shall not exceed six (6) square feet.

(D) Any canopy sign visible from a public right-of-way will be calculated against aggregate freestanding sign area allowed.

17.4.9 Banks.

a.) Building wall signs. Building wall signs shall conform to the standards included in Section 17.4.1

b.) Freestanding business identification signs. Freestanding business identification signs shall conform to the standards included in Section 17.4.2

c.) ATM (automated teller machine) signs.

(A) Such signs shall be located on the face of the machine.

(B) Any such signs may identify the individual business name, logo, time, and principal services offered at the ATM.

(C) The area of any such signs shall not exceed ten (10) square feet.

(D) The total sign area of all such signs at any one site shall not exceed twenty (20) square feet.

(E) The bezel and architectural border of an ATM sign shall not be included in the sign area unless they contain sign characters, logos, or other sign graphics.

(F) The area of any ATM signage not visible beyond the boundaries of the property shall not be deducted from the sum total freestanding sign area permitted for the use.

(G) Wording, symbols, and graphics which instruct persons on the use of the ATM shall not be considered part of the sign area unless they are visible beyond the boundaries of the property and attract the attention of the public.

d.) ATM (automated teller machine) directional signs.

(A) Such signs shall be located only on a site offering automated teller services.

(B) The maximum height of such signs shall be three (3) feet.

(C) The maximum area of such signs shall be four (4) square feet.

(D) A maximum area for business name or logo shall be one (1) square foot.

(E) Time-related information and other information commonly used by a business to reference its particular ATM are allowed.

(F) The number and location of such signs shall be determined by the Community Development Director or his/her designee.

17.4.10 Regional commercial subdivisions.

- a.) Entryway signs are allowed for commercial subdivisions containing at least fifty (50) individual businesses.
- b.) Such signs shall contain only the name of the subdivision.
- c.) The maximum number of such signs for each entrance shall be two (2) signs.
- d.) The maximum number of such signs on each side of an entrance shall be one (1) sign.
- e.) The total area of such signs allowed at each entrance shall not exceed twenty-four (24) square feet.
- f.) The height of such sign shall not exceed five (5) feet.

17.4.11 Menu boards.

- a.) Two (2) menu boards are permitted per business. Such signs may be freestanding or wall-mounted.
- b.) The maximum aggregate area for a menu board shall not exceed forty-eight (48) square feet.
- c.) The maximum height shall not exceed eight (8) feet.

17.4.12 Awning signs.

- a.) A maximum of twenty-five percent (25%) of the front face area of an awning may be used for signage.
- b.) If letters or graphics are placed on the valence, they shall not be placed elsewhere on the awning.
- c.) Awning signs are allowed only on the exterior elevation of the space occupied by the business.

17.5 Comprehensive Sign Plan

17.5.1 Comprehensive Sign Plan. The comprehensive sign plan is intended to encourage a flexible procedure to allow signage which is not in strict compliance with the provisions of the ordinance regulations, but which is appropriate to the character of the development, provides adequate identification and information, provides a good visual environment, promotes traffic safety and is regulated to the extent necessary to be consistent with the purpose and intent of the Grand Vista sign regulations and City of Surprise sign ordinance.

17.5.2 The Community Development Director may issue approval for Comprehensive Sign Plans for commercial or industrial uses, business parks, hospitals, master planned communities, or where otherwise deemed appropriate. The Comprehensive Sign Plan, or any modification thereto, may contain such conditions, requirements or standards as stipulated by the Community Development Director to assure that signs covered by the Comprehensive Sign Plan will not be detrimental to persons or property in the vicinity, or to the public welfare in general.

17.5.3 Comprehensive Sign Plans approved under this section shall be evaluated based upon the following criteria:

a) Placement.

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.

b) Quantity.

The number of signs that may be approved within any development shall be at the discretion of the Community Development Director, but shall reflect the amount of signage reasonably 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.

c) Size.

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 to adjacent uses, amount of sign copy, placement of display (location and height), lettering style and the presence of distractive influences. There shall be no prescribed limit on the percentage by which a Comprehensive Sign Plan may allow a signage to exceed the area or height restrictions permitted on the site.

d) Materials.

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, or the use of a consistent lettering style or copy.

e) Illumination.

Illumination shall be appropriate for the type of development under consideration, provide adequate illumination and shall respect the context of the surrounding area.

f) Context.

The design of all signs should respect the context of the surrounding area and the character established by existing signage. Items to be considered include, but are not limited to, lettering style, sign placement, and architectural style.

17.5.4 Application for Comprehensive Sign Plans.

Requests for Comprehensive Sign Plan approval under this section shall be submitted on a City of Surprise Administrative Permit application and processed in accordance with Section 125-38 (Administrative Permits) of the Surprise Municipal Code/Zoning regulations.

17.5.5 Comprehensive Sign Plan amendments.

Applications for amendments to Comprehensive Sign Plans shall be reviewed by the Community Development Director and shall be processed in the same way as an original application.

SECTION 18

LANDSCAPE, WALL & MONUMENTATION GUIDELINES

Grand Vista

LANDSCAPE, WALL AND MONUMENTATION GUIDELINES

The Landscape, Wall and Monumentation Guidelines are intended to provide general design criteria and guidance for landscape, wall and monumentation design within Grand Vista. These Guidelines should be used as a tool to inspire and facilitate good design to complement the high quality of development within the Community. The Guidelines will be used by the Grand Vista Developer to review development proposals for conformance with the overall Grand Vista design objectives.

18.1 Landscape

Given its large scale, Grand Vista is planned to be a multi-dimensional place with a landscape menu that helps define and support, in a complementary manner, the Community's variety of spaces and development characteristics. Grand Vista is proposed to use everything from a green, lush palette in and near the more intense land uses and areas where cooling and shade are important to a more natural desert palette in its less intense, more sparsely populated areas. All landscaped areas will be designed carefully with water conservation in mind. As discussed in Section 13.5, effluent is proposed as the primary type of water used for landscape irrigation.

Four landscape treatments are proposed for Grand Vista roadways; four landscape characters are proposed for the Community's Villages. These landscape treatments and characters are intended to complement each other and to integrate the Grand Vista landscape design in its roadways, residential areas and nonresidential areas.

The four landscape treatments for Grand Vista roadways, the locations of which are illustrated on the Conceptual Landscape Master Plan (Exhibit 34), are:

(a) Suburban Desert – Suburban Desert is proposed primarily on Grand Vista's arterial roads. It will include the most basic landscape palette with informal plantings of desert trees to provide shade on walkways and trails, and larger massings of desert shrubs and groundcovers. Sidewalks will be either meandering or, in appropriate locations, adjacent to the curb. The depth of landscape setbacks from the curb will match or exceed city of Surprise minimum standards.

(b) Village Desert – Village Desert is proposed on Grand Vista’s collector roadways. It will include an enhanced desert landscape palette with a basic desert tree, shrub and groundcover assortment and ornamental plants and cacti arrangements. The landscape at entries into village neighborhoods will be high impact with splashes of desert color and specimen plants. Meandering turf areas could be used in areas that lead to amenities, such as parks and trail access points. The landscape setbacks will be generous; the design could include varying depths and, through use of berms, heights.

(c) Urban Transitional – Urban Transitional is proposed at entrances to special areas and along pedestrian connections to Grand Vista amenities. It will include formal and informal planting arrangements that use desert plants and turf and emphasize verticality, shade and mix of colors.

(d) Town Core Formal – Town Core Formal is proposed for the Town Core’s pedestrian plazas, walkways and Central Park. It will include the most formal landscapes in Grand Vista, using regimented plantings of taller, more vertical trees that provide opportunities to frame views. The landscape palette will incorporate both desert plantings and a more lush and green selection of plants and turf, which are needed to enhance and cool the pedestrian environment in the Town Core.

The four landscape characters for Grand Vista villages, the locations of which are illustrated on the Conceptual Landscape Master Plan (Exhibit 34), are:

(a) Desert - The Desert landscape character, which is planned for the Private Family Village, is proposed to include predominantly native desert revegetation using transplanted material from the Grand Vista property and nursery- raised plants. The planting areas will be informal and reflect the character of the Village and its neighborhood roadways. Use of turf and non-native plants will be limited to areas near structures and to park lands.

(b) Desert Transitional – The Desert Transitional landscape character, which is planned for the Active Adult Village, is proposed to use both desert areas with native plant materials and more lush, formal planting areas. When blended, these two landscape forms will have some informal planting arrangements that provide a clear sense of transition from the desert to more ordered, formal spaces. The number of lush planting areas will be limited as their purpose is to enhance only key areas of the Village.

(c) Suburban Desert – The Suburban Desert landscape character, which is planned for the Family Villages and the Transitional Village, is proposed to be similar to the Desert landscape character. The Suburban Desert will include higher plant densities and enhanced desert areas that feature specimen plantings in focal areas throughout the Villages including its parks and proposed golf course and near its recreation center.

(d) Urban – The Urban landscape character, which is planned for the Town Core and the Mixed Use Village, is proposed to include formal and linear planting patterns. The designs will reflect the intense character of the more urban areas within Grand Vista and help frame the mixed uses and open spaces of the Core and Village. Plantings are proposed to be green and lush, with use of turf as a major feature rather than an accent area. Layering of trees and shrubs is planned to add a wide variety of greens and other colors as plants bloom during the various seasons. Both tall trees and shorter shade trees are proposed to emphasize the vertical nature of the architecture and character of the urban environments.

18.2 Walls

The community and neighborhood walls at Grand Vista are planned to promote the cohesive design of the Community and reflect its “Old Arizona” style. All walls within Grand Vista will incorporate materials from a common palette to ensure the complementary appearance of a variety of wall designs. Divergent wall styles and appearances will not be permitted.

The Grand Vista Developer will establish wall and fence design standards for each village to achieve the desired unique wall themes for the villages that fit the Community’s overall design concepts. These standard designs will address a hierarchy of walls and fences, including featured community and village walls, common residential lot walls, and commercial walls. Variations between the villages will be created through changes in wall columns, caps, scale, and other design features. Fencing along common areas will be designed to enhance security.

All Grand Vista walls and fences shall be designed from the following materials palette:

- Masonry block
- Brick
- Clay tile
- Stucco
- Adobe
- Dark-colored metal
- Rusted metal
- Natural/raw metal

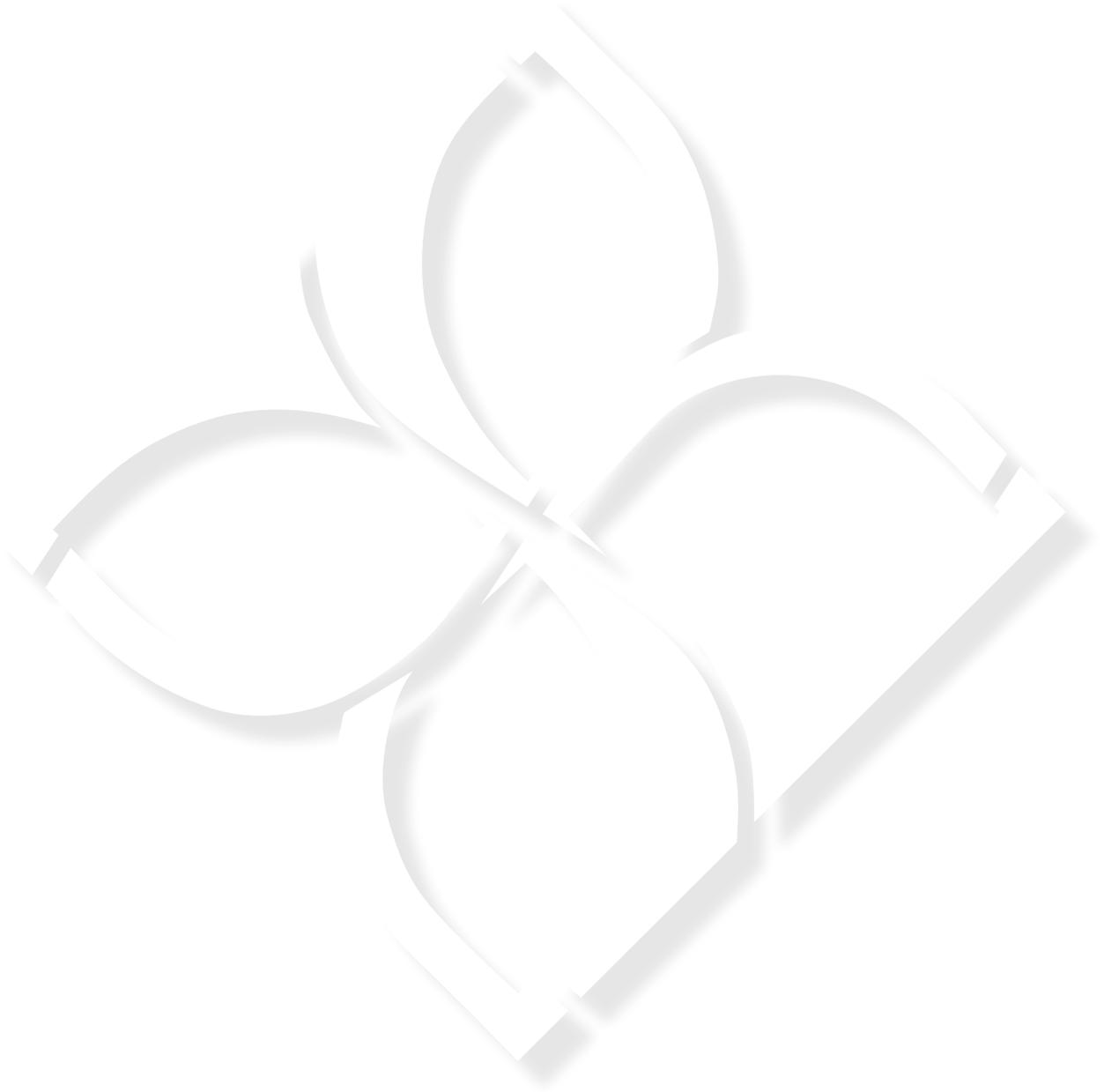
Conceptual locations and designs for Grand Vista walls and fences are illustrated in the Community Wall Master Plan Concept and Conceptual Wall Details (Exhibits 34 and 35).

18.3 Monumentation

Grand Vista is planned to have a series of monuments that reflect and enhance its “Old Arizona” character and to provide unique, but complementary, design features for the eight villages. These monuments are illustrated in the Conceptual Monumentation Master Plan, the Conceptual Entry Icons, and the Conceptual Entries (Exhibits 37, 38A, and 38B).

There will be a variety of project entries found within Grand Vista. Large inviting forms and monumentation will grace the community entry portals, while smaller, more intimate settings will greet Grand Vista residents as they enter their neighborhoods.

Using natural materials, Community entries will feature a variety of terracing, mounding, and walls that complement the landscape. Plant materials will consist of enhanced desert and colorful plantings designed to showcase the beauty of Grand Vista. These landscape and architectural elements will be features of the Community both day and night. Careful placement of landscape uplighting and architectural feature lighting will illuminate the beautiful desert landscape beneath the dark Arizona sky. The entries at Grand Vista are portals into the Community, markers signifying that this is a new and truly special place.



SECTION 19



RESIDENTIAL
DESIGN GUIDELINES

Grand Vista

RESIDENTIAL DESIGN GUIDELINES

The Residential Design Guidelines are intended to provide general design criteria and guidance for the neighborhoods within Grand Vista. These Guidelines should be used as a tool to inspire and facilitate good neighborhood planning within an architecturally rich community. The Residential Design Guidelines will be used by the Grand Vista Developer to review each builder's proposal for conformance with the overall Grand Vista design objectives.

19.1 Residential Design Criteria

The following are Residential Design Criteria that guide the development of Grand Vista:

- Neighborhoods should embody livability, quality and unity, while offering diversity.
- Neighborhoods should enjoy distinct streetscapes that foster social interaction of the street and neighborhood, and buildings should be designed with sensitivity to the human scale and human needs.
- Neighborhoods should enjoy a sense of unity with the Community, while reflecting their own neighborhood identity.
- Diverse home types, lot sizes, building orientations, setbacks, and massing will create a range of choices for residents, while also offering a streetscape and community in which to live.

19.2 Architecture

Grand Vista will draw on a range of timeless architectural styles. In order to achieve the diversity desired and to address the needs and lifestyles of the residents, the architectural themes including, but not limited to, the following will be considered for the residential development of Grand Vista:

- | | |
|---------------------|------------------|
| - Spanish Colonial | - Monterey |
| - Bungalow | - Arizona Ranch |
| - Cottage | - Desert Prairie |
| - Territorial Ranch | - Tuscan |
| - Andalusian | - Mediterranean |



Residential Architecture Objectives:

- The “public” face(s) of the house or building should be emphasized.
- Primary resources should be focused on the three basic elements of the house: main body, side wings, and the front porch or courtyard.
- Simple, more traditional architectural forms that are not dependant on foam trims and pop out features.
- Utilize simple roof and articulated building massing.
- Create a dynamic streetscape through variation in floor plan and elevation plotting.
- Emphasize front elevations that relate strongly to the street and contribute to the livability of that realm.
- Clustered buildings or attached units should have continuous elements of varied heights and massing.
- Any detached living structures, such as casitas, will be designed to match the style, massing and detailing of the primary structure.
- Garage doors should be de-emphasized in the streetscapes of the community as per the Design Guidelines.

19.3 Residential Lighting

Lighting fixtures will be attached to structures and reflect the architectural style of each individual structure. Lighting will be limited in wattage, color and be directed in a manner to minimize negative impacts to the night time residential environment while providing a safe level of security.

The characteristics of the architectural styles that will be developed in Grand Vista are outlined below.

SPANISH COLONIAL***Massing:***

- Asymmetrical massing
- Informal plan arrangement
- One and two story massing
- Shallow or flush overhangs
- Thick walls and deep openings
- Courtyard, loggias and patios

Finishes and Details:

- Stucco, light colored exterior wall with a variety of finishes (which could be a smooth to light finish)
- Detailing primarily at openings
- Stucco or tile decorative gable end vents
- Wood posts (or modern material achieving the same appearance) and/or stucco columns
- Round or square columns at one and two story porches
- Sculptured stucco chimneys, if built
- Shutters as occasional accents
- Arched windows and openings
- Decorative columns and trim
- Sculptural stucco profiles at eaves and windowsill trims
- Ornate black wrought iron or metal railings, gates, grilles, or fences, etc.

Roofs:

- Low pitched roofs with minimal or no overhang
- Stucco eave details or wood corbelled rafter tails
- Gables and hip roofs typical
- Shallow sloped, concrete 'S' tile roofs in variegated colors

BUNGALOW**Massing:**

- Traditional one and two story asymmetrical massing with horizontal proportions
- Large open front porches and pergolas with expressive structural components

Finishes and Details:

- Expressive structural elements such as rafters, brackets, and columns
- A mixture of materials such as stone, stucco and siding
- Asymmetrical massing and window and door compositions
- Covered entry and surrounding stoop, contained by a porch or roof covering
- Use of stone or brick at porch columns typical
- Variety of column and beam detailing at porches with stone or brick pilaster
- Wood brackets and wood trim (or modern materials achieving the same appearance)
- Body color varied with contrasting trim color
- Double or single hung windows with multi-paned upper sashes
- Divided window panes

Roofs:

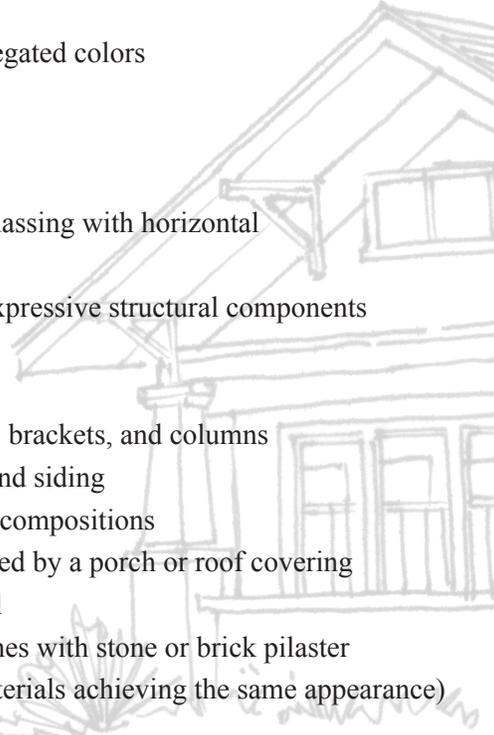
- Roof lines with wide projecting gables and basic ridge forms.
- Deep overhangs
- Roof dormers
- Shallow pitched roofs with deep overhangs
- Predominantly low pitched gabled roofs, with the occasional hipped or shed roofs
- Flat concrete tile or wood shingle

COTTAGE**Massing:**

- Asymmetrical massing

Finishes and Details:

- Sculpted stucco which could include sand finished walls
- Vertical windows in groupings
- Chimneys detailed with stucco above, and stone or brick veneer below, with decorative chimney caps, if built
- Half stucco chimneys with stone or brick on the lower portion
- Entry and surrounding raised stoop is covered and contained by a porch or roof covering



- Garage door can be a roll-up door with a variety of panel break-ups to correspond with the elements of this style
- Stucco recessed accents
- Classic ornamental elements
- Slightly steeper roof planes

Roofs:

- Gable, hip and Dutch gable roof forms, accentuated with flared roof treatments at the eave
- Wide variety of roof dormer forms that break the fascia, continuing the wall plane below
- Stucco, brick or stone exterior material combinations
- Gable end-venting in various styles
 - Steep roof pitches with dormers, minimum 8:12
 - Steep roofs with wide gables
 - Slate look or flat concrete tile
 - Tight eaves.

TERRITORIAL RANCH

Massing:

- Rectilinear forms emphasizing a singular primary ridge line
- One to two story profile
- Porches and patios

Finishes and Details:

- Cladding materials of stucco, brick, stone, board and batten, and horizontal wood siding (or similar modern material achieving the same appearance)
- Porches along front and rear facades typically with a 3:12 roof breaking into the main roof plane
- Decorative shutters at windows with wood trim surrounds
- Traditional column and railing detailing at porches
- Exposed rustic beams and posts
- Exposed rafter tails
- Rustic wood lintels (or similar modern material achieving the same appearance)
- Medium to darker earth tone colored exterior walls
- Divided windowpanes

Roofs:

- Gabled dormers
- Long horizontal gable roofs and low pitched shed rooflines
- Deep overhangs typical
- Flat shake, barrel roof tile or metal roofing



MONTEREY*Massing:*

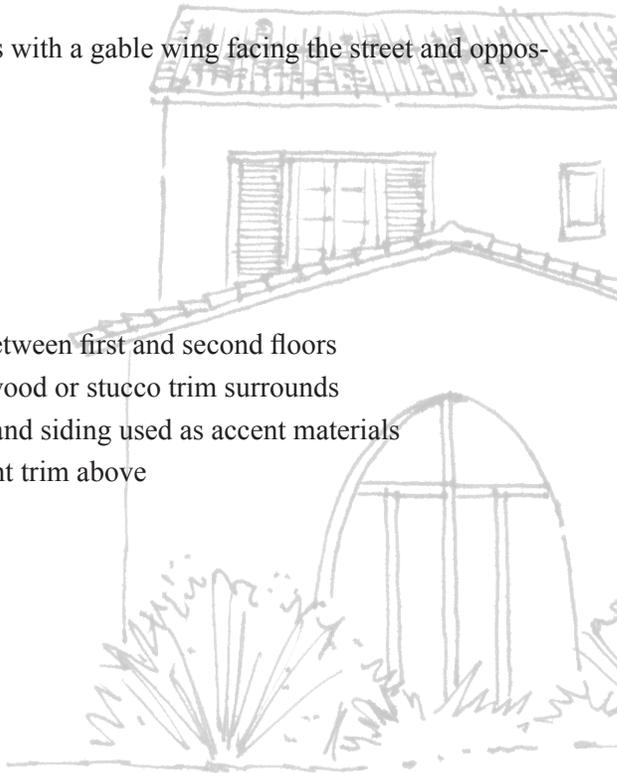
- Traditional and balanced volumes sometimes with a gable wing facing the street and opposing cantilevered balcony from second floor
- One and two story asymmetrical masses
- Informal plan arrangement

Finishes and Details:

- Cantilevered balconies
- Contrasting materials of stucco and siding between first and second floors
- Shutter accents at doors and windows with wood or stucco trim surrounds
- Stucco as the predominant finish with brick and siding used as accent materials
- Enhanced front door surrounds with pediment trim above
- Sculptural stucco chimneys
- Rectangular windows and openings
- Some wrought iron work
- Light colored exterior walls
- Divided windowpanes

Roofs:

- Low-pitched roofs with gabled or hipped rooflines
- Flat concrete tile or barrel style roof tiles
- Tight rake and shallow eaves with exposed rafter tails

**ARIZONA RANCH***Massing:*

- Symmetry
- Straightforward, rectilinear volumes with one story side wings and porches added to make more complex shapes

Finishes and Details:

- Symmetrical and asymmetrical composition of doors and windows
- Simplified versions of Classical details and columns
- Siding used as an accent along with brick veneer
- Porches that vary in size, either just around the area of the entry or the full width of the elevation
- Stucco which could include a sand finish that matches the siding color
- Front porches with a variety of wood columns and railings
- Clapboard siding (or similar modern material achieving the same appearance)
- Stone and brick veneer used alone or in combination

Roofs:

- Pitched roof dormer
- Flat concrete roof tile shall range in color from light brown to light gray
- Roof overhangs vary per interpretation
- Dormers and symmetrical elevations
- Roof ornamentation consists of cupolas, weather vanes and dovescotes
- Roof pitch over the porch breaking to a shallower pitch
- Eave moldings are typical to this style

DESERT PRAIRIE**Massing:**

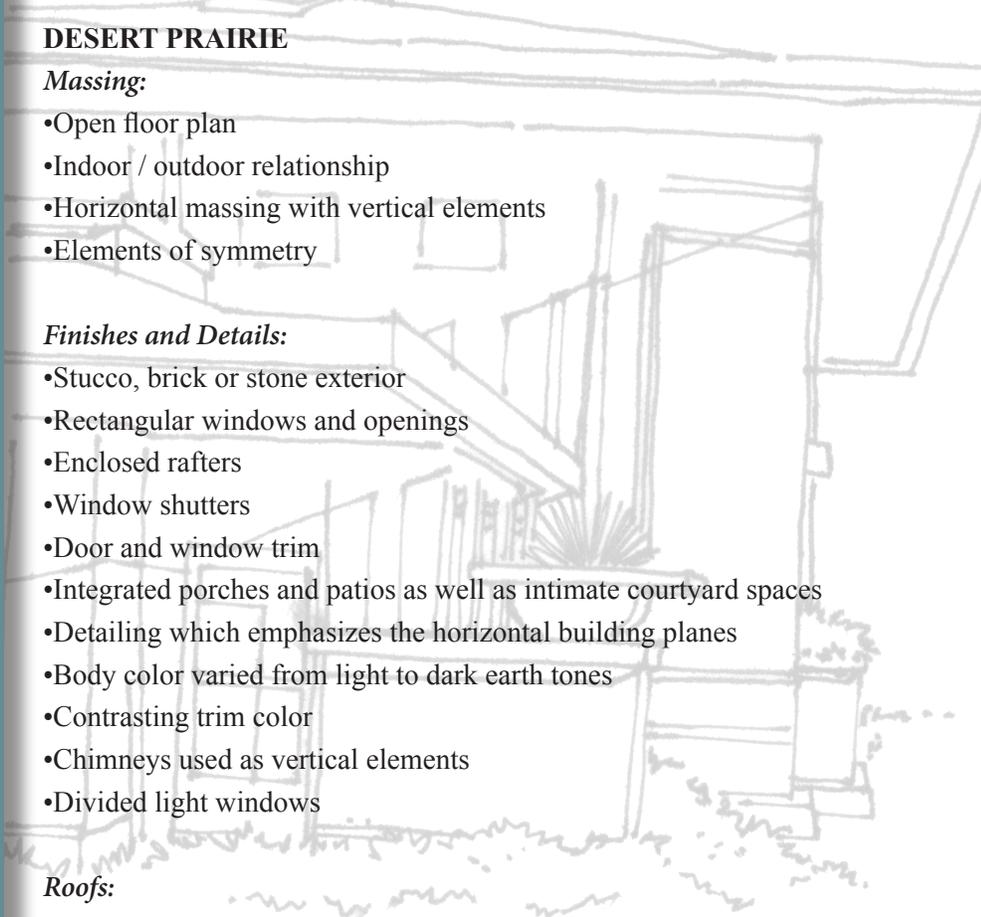
- Open floor plan
- Indoor / outdoor relationship
- Horizontal massing with vertical elements
- Elements of symmetry

Finishes and Details:

- Stucco, brick or stone exterior
- Rectangular windows and openings
- Enclosed rafters
- Window shutters
- Door and window trim
- Integrated porches and patios as well as intimate courtyard spaces
- Detailing which emphasizes the horizontal building planes
- Body color varied from light to dark earth tones
- Contrasting trim color
- Chimneys used as vertical elements
- Divided light windows

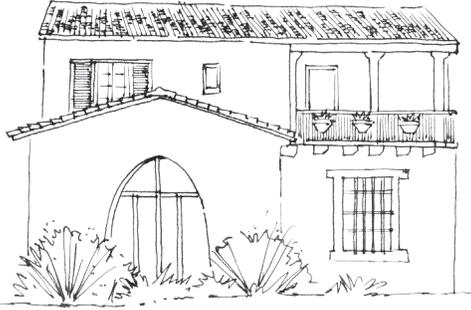
Roofs:

- Deep overhangs
- Low profile hipped roof lines
- Flat concrete tile or shake style roof shingles



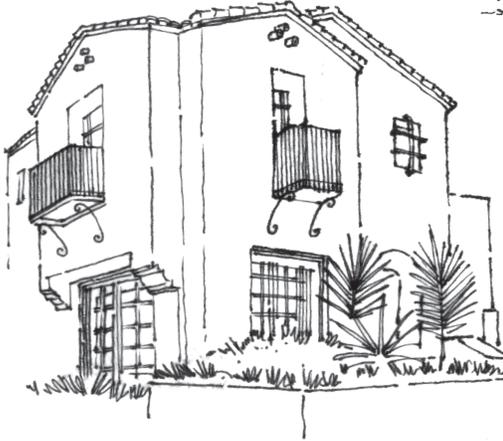
MONTEREY

The Monterey style is a combination of Spanish Colonial construction methods with the basic two story New England Colonial house. The signature cantilevered balcony on the front may be a prelude to the porch that often surrounds or defines a private courtyard in the back. Rafters are often exposed, chimneys often anchor one end of the house and flat paneled doors are used both on the ground floor and on the balcony.



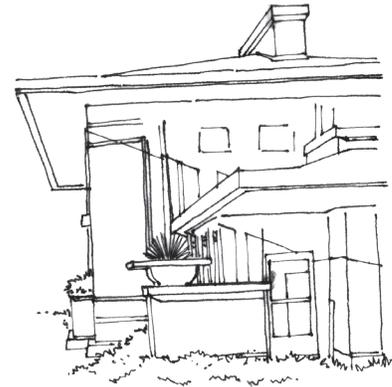
SPANISH COLONIAL

The Spanish Colonial style is a catalog of styles unified by the order of arches, courtyards, strong form and mass, plain wall surfaces, and tile roofs, all derived from Mediterranean architectural styles. It is often characterized by an informal arrangement and massing.



DESERT PRAIRIE

Frank Lloyd Wright revolutionized American architecture when he removed it's European influences by using low horizontal lines and open interior spaces. Prairie Houses are characterized by low-pitched, usually hipped, roofs with widely overhanging eaves, open floor plan, low horizontal profile, of two stories with single storey wings, and large porches.



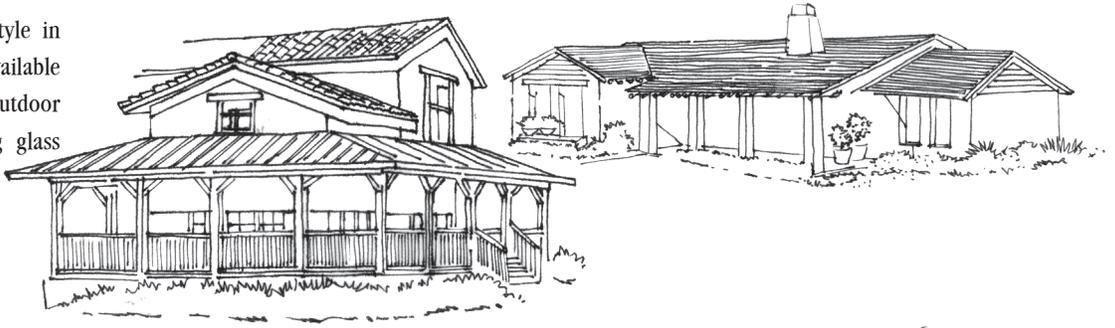
ARIZONA RANCH

This style is a picturesque country house based on classical design principles that were followed during the American Colonial period. This style of home is composed of simple forms with vertical proportioned windows and door surrounds while, front porches with a variety of columns and railings are common.



TERRITORIAL RANCH

Early ranchers developed this style in response to their lifestyle and available materials. The strong indoor/outdoor relationship incorporates sliding glass doors, picture windows, terraces and patios secluded in a rear yard.



COTTAGE

The Cottage style's source of design comes from medieval English and French cottages and country estates. This style captures a romantic and picturesque architecture and American interpretations include houses with simple volumes most often with front facing gables that have steeply pitched roofs.



BUNGALOW

The Bungalow style is known for its moderately detailed buildings which are characterized by the use of hand-finished materials with a rusticated texture. Broad open porches, low sloping roofs with deep overhangs, multiple gables, asymmetrical compositions, oversized first floor windows, expressive trim, rafters, brackets, and porches characterize this style.



19.4 Building Forms

Grand Vista will be unified by specific criteria that relate to: building massing; front massing and articulation; form and roof architecture; garage options; balconies and projections; rear massing and articulation; porches, courtyards and window treatment; colors and materials; accent materials; doors; roofing and roofing materials; mechanical equipment; meters; gutters and downspouts; and accessory structures.

19.5 Front Massing and Articulation

General design objectives for building massing include the following:

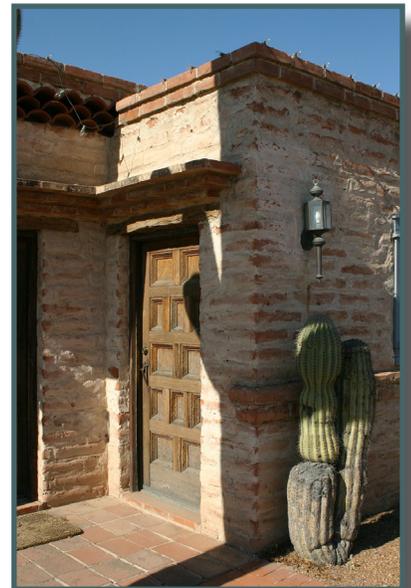
- Minimize the visual impact of garages
- Incorporate single story elements within two-story buildings
- Vary setbacks at various areas of the home, including porches, living and garage areas
- Use appropriate transition of scale
- Encourage creative design

- Front Massing and Articulation:

- Each plan offered will have three distinctly different elevations.
- Each elevation will use a unique color palette.
- Stone and brick veneer, decorative stucco, and wrought iron will be integral exterior materials offered in the elevations where appropriate to the architectural style.
- Door and window detailing will vary among the building elevations and relate to the window trim and recessing will be utilized where applicable.
- Basements may be offered in a series of product lines in order to create more livable space allowing for more open space on the lot.
- Architectural projections in certain product lines will be allowed into the side yard setbacks with appropriate roof structures to create visual interest.
- Variable front yard setbacks will be encouraged.

19.6 Form and Roof Architecture

- Home design will reflect the character of the Community and will encourage creative architecture as a primary feature to stimulate visual interest.
- The rear and sides of homes will be aesthetically enhanced.
- No more than two similar house plans will be allowed side by side to minimize redundancies in neighborhood street character where similar house plans are side by side, roof profiles should vary.
- To avoid the sameness in roof styles, design features could include unique gable and hip massing (including, but not limited to clip gables and gambrel roofs) and flat roof accent areas hidden behind parapets.
- A variety of roof forms along arterial and community collector streets will create a positive visual edge to these public ways.
- The use of standing seam metal roofs will be allowed on appropriate architectural styles in neutral, nonreflective colors.
- Divided window panes or recessed windows on all two story rear elevations.



- Chimneys, roof flashing, rain gutters, downspouts and other roof protrusions will be painted and finished to match the color of the adjacent surface, unless used as a trim or accent element.
- Conventional skylights will not be allowed on sloped roofs facing public streets.
- Vent stacks and roof penetrations should be painted to match the roof and should be located on roof slopes hidden from street view, when possible.



19.7 Balconies and Projections

Balconies and architectural projections will be encouraged, as appropriate to the architectural style, in order to provide visual relief and variety for the elevations.

Criteria for balconies and projections include:

- Projections will be proportionately massed so that they integrate into the overall massing of the home.
- Balconies will include railings that enhance the architectural style of the dwelling.
- Architectural projections, including entertainment centers, fireplaces and bay windows, are encouraged to include roof elements to add visual interest.
- Living area cantilevers and covered balconies are encouraged to be appropriate to the architectural style.



19.8 Rear Massing and Articulation

Where dwellings are adjacent to or in close proximity to major community roadways, open spaces or entry features, particular attention will be given to their design. Repetitious elements such as continuous gable ends or continuous building silhouettes will be avoided.

19.9 Porches, Courtyards and Window Treatment

In order to create semi-private outdoor living spaces, to de-emphasize the garage and to increase the visual interest created in neighborhoods, the following criteria shall apply:

- Architectural projections, porches, courtyards, box windows, and bay windows may be offered.
- Rear covered patios will integrate into the architectural style of the home, where applicable.
- Windows should be proportioned and aligned to be appropriate to the style of the dwelling.
- A variety of additional detail items relative to individual styles will be utilized, such as; grates, shutters and tile surrounds as appropriate to the style of the home.
- Window trim and recessing will be utilized on all elevations (front, sides and rear).



19.10 Colors and Materials

- Colors and materials will unify the Community and will help define the overall architectural character of dwellings.
- Colors and materials will be chosen so they enhance the street scene and are appropriate in relation to adjacent homes.
- Color variations will be compatible with the environment, and combinations will be used to

reduce reflected heat and glare into the surrounding area.

- Light reflective values (LRV) will be controlled, limiting bright, reflective colors and tones.
- Architectural color boards will be developed to be unique to each elevation while creating a dynamic blend of complementary colors that enhance a variety of architectural elements.

19.11 Accent Materials

- Accent materials will reinforce the architectural theme of the dwelling while ensuring diversity in character within the neighborhood.
- The use of the following materials is encouraged: natural stone, approved manufactured or cultured stone, brick, precast concrete, ceramic tile, wrought iron, slump block, and horizontal or vertical wood siding.
- Accent materials that complement the overall color and style of the home are encouraged.
- Architectural trim applied to all elevations should be consistent with front elevation and architectural style.

19.12 Doors

- The design of doors must be consistent with the architectural style of the home.
- Entry and garage doors may express a level of detail that is appropriate to the style of the home.
- Maximum garage door height shall be eight feet.
- Garage doors will be recessed a minimum of six inches.
- Garage door windows shall be consistent with the architectural style of the home.

19.13 Roofing and Roofing Materials

- Two roof color options will be available for each elevation.
- Roof tile materials will be concrete or clay, flat, barrel or similar tiles, depending on the architectural style.
- Standing seam metal roofs in non-reflective neutral colors are allowed in appropriate architectural styles.
- Roof tile colors, shapes and textures shall be consistent with architectural themes.

19.14 Mechanical Equipment

- In order to preserve the streetscape character and the architectural quality of the Community, mechanical equipment must be properly located and screened from public view utilizing buffer walls and/or landscaping.
- Rooftop equipment (including meters, back flow preventers and irrigation equipment, air conditioning/heating equipment, and pool, spa and water treatment equipment) will be strictly prohibited.
- Air conditioning/heating equipment shall be screened from the street and neighboring views by utilizing buffer walls and/or landscaping.
- Solar panels shall be allowed as either ground or roof-mounted equipment so long as the panels are not visible from adjacent streets or the ground level of adjacent lots or parcels or are integrated with roofing materials so as not to be distinguishable from other roofing materials on the structure.
- Pool, spa, and water softening equipment shall be screened from the street, open spaces and neighboring views.

19.15 Meters

- To the extent possible, meters shall be screened from public view utilizing land forms, berming and landscaping.

19.16 Gutters and Downspouts

- Exposed gutters shall match roof fascia or wall color unless used as trim or an accent element.
- Faux copper patina is acceptable.

19.17 Accessory Structures

- Any detached living structure, such as casitas associated with a single-family lot, shall be designed to match the style, massing and detail criteria of the primary building.

19.18 Garage Options

- In order to achieve diversity with the front elevations, a variety of garage options will be included. The following graphic illustrates some, but not all, acceptable garage options.

19.19 Residential Side Yard Walls

- Residential connection walls will be constructed and finished with materials similar to those used in adjacent dwellings.

19.20 Mailboxes

- Residential mailboxes will be constructed and finished with materials similar to those used in adjacent dwellings.



GARAGE OPTIONS

- In order to achieve diversity with the front elevations, a variety of garage options will be included.



SECTION 20

NON-RESIDENTIAL DESIGN GUIDELINES

Grand Vista

NON-RESIDENTIAL DESIGN GUIDELINES

The Commercial Design Guidelines are intended to provide general design criteria and guidance for the commercial development within Grand Vista. The Commercial Design Guidelines will be used by the Grand Vista Developer to review for conformance with the overall Grand Vista design objectives.

The following Guidelines are designed for the benefit of pedestrian activity and community involvement within the commercial area:

- Create public spaces with the use of benches, parks, courtyards, and gazebos.
- Provide pedestrian pathways to connect the buildings and the community, and promote pedestrian movement.
- Promote public displays of art in front of buildings and along pathways; displays must not pose a hazard to pedestrians or motorists at any time.
- Maintain a feeling of the Grand Vista theme and architecture.
- Implement traffic circles and other traffic calming devices where possible to reduce traffic speeds and the need for traffic signals.
- Create pedestrian friendly buildings located close to the sidewalks.
- Provide an outdoor community-meeting place within each commercial area.

20.1 Materials

- Preferred building materials include stucco, brick, masonry, wood and stone.
- Exterior treatments and colors should be reflective of the Grand Vista theme and architectural style.
- Natural colors and natural materials should be used to relieve the impact of large buildings.
- Reflective materials are prohibited.
- Overhangs over windows are encouraged to promote energy conservation.
- Mechanical equipment must be properly screened from adjacent properties and be painted to blend in with the roof and not to exceed the building height.
- All vents and other projections must be painted to blend in with the roof.

20.2 Fenestration and Details

- Promote windows and doors which front along street fronts or public areas for a pedestrian friendly environment.





20.3 Forms and Massing

- Massing and forms which give clarity to a building's use and/or create identifiable entries and landmarks will be encouraged.
- Massing should express various layers that reveal the building's interior spaces.
- Transitional spaces between buildings or from parking lots to buildings will, to the greatest degree possible, provide shade to reduce stress on pedestrians.
- Service corridors shall be screened from arterials.

20.4 Walls and Screening

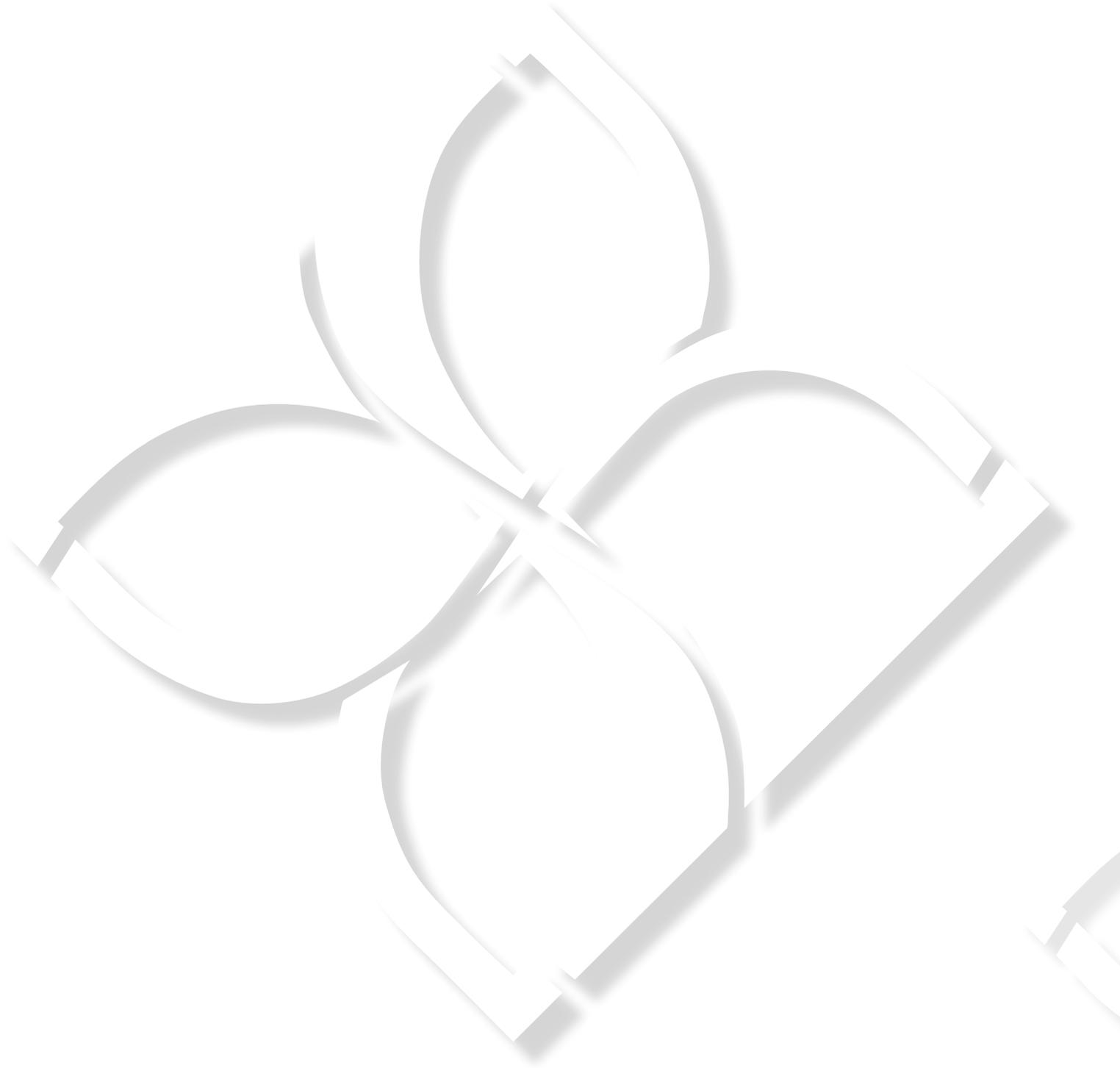
- Perimeter walls, where required or otherwise desired, should not exceed eight (8) feet in height.
- Fence material should be the same as or coordinate with the main building or community theme wall.
- Mechanical equipment shall be screened from public view.



20.5 Lighting

- Lighting should be used for safety and security.
- Lighting should be provided along all walkways and within parking lots.
- Lighting fixtures within parking lots should be minimal and coordinate with the architectural theme of the Community.
- Lighting shall be limited to accent and soft lighting.





SECTION 21

REGULATORY
PROCESS

Grand Vista

REGULATORY PROCESS

The Grand Vista development team and the city of Surprise will work closely together to implement the Grand Vista PAD. The Grand Vista Development Agreement and the Grand Vista PAD land use plan, development standards, and architectural design guidelines will control individual development applications within the Grand Vista boundaries.

21.1 Amendments

Due to the phased development of Grand Vista, it is possible amendments to the PAD will be necessary. Amendments to the PAD shall be classified as either minor or major. Any approved revision shall be attached to the PAD as an addendum and be incorporated as a part hereof. An amendment to the PAD, whether major or minor, shall not require a corresponding amendment to the Development Agreement.

Minor amendments shall be reviewed and approved administratively through the appropriate city departments and the Community Development Director. Minor amendments to the PAD shall include (a) density transfers and intensity transfers that do not increase the density or intensity on any one parcel by more than twenty-five (25) percent; (b) changes to land use designation boundaries and parcel sizes so long as the shifts do not increase or decrease the size of a parcel by more than twenty-five (25) percent; and (c) other changes as determined by the Community Development Director.

Major amendments shall include any change to the PAD that is not considered to be a minor amendment. The city shall review and approve major amendments through its standard PAD amendment process. Density transfers between villages cannot (a) increase the total number of dwelling units permitted at Grand Vista above 16,450 or (b) increase the density in a particular village by more than twenty-five percent (25%) without a major amendment to the PAD.

21.2 Site Plan and Building Plan Approval

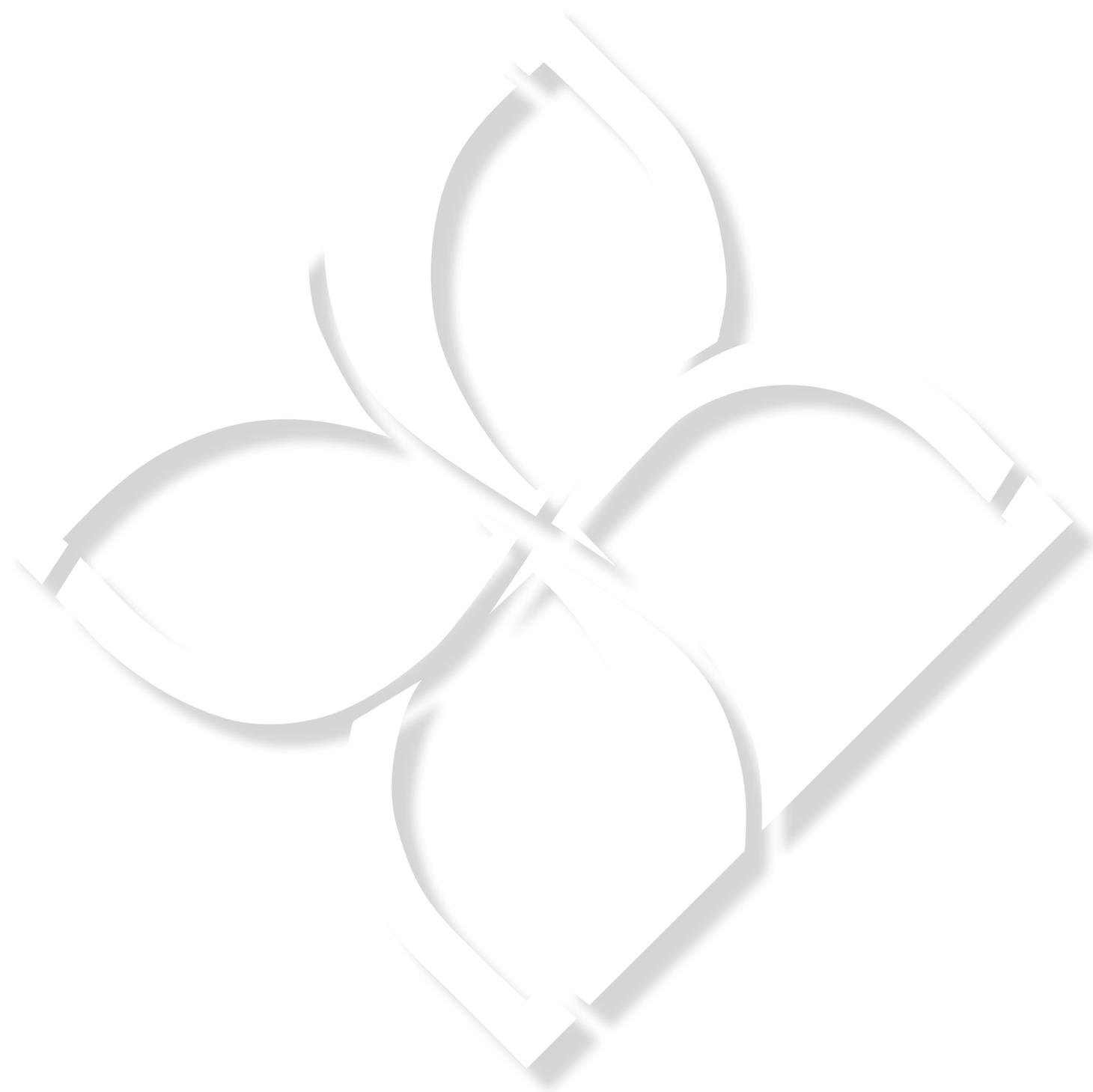
Grand Vista has unique development standards and architectural design guidelines as established in Sections 15, 17, 18, 19 and 20, which represent the governing standards and guidelines for all development in the Community. These standards and guidelines shall be applied to development at Grand Vista as set forth in this Section 21.2.

The city of Surprise shall review, through its standard TAC review and approval process, all site plans, architectural building plans, preliminary and final plats and other improvement plans against the Grand Vista Development Standards and Architectural Design Guidelines.

Non-Residential District uses permitted at Grand Vista are outlined in the table in Appendix C. Such uses are: Principally Permitted (P), Conditionally Permitted (C), or Not Permitted (NP). Conditionally Permitted uses shall be reviewed and approved through the city of Surprise standard Conditional Use Permit process.

21.3 PAD Standards and Guidelines

The PAD zoning districts and development standards established in Sections 15 and 16, Sign Regulations established in Section 17, Landscape and Wall Guidelines established in Section 18, Design and Architectural Guidelines established in Sections 19 and 20, Nonresidential District Use List established in Appendix C, Parking Guidelines included in Appendix D, and regulatory processes as defined in this Section 21 shall take precedence over any current or future ordinances and guidelines that may be implemented by the city of Surprise except in the specific instances of issues regarding public health, safety and welfare. To the extent the PAD is silent regarding a development standard, the city of Surprise standards shall control, as further established in the Development Agreement. In the event of a conflict or inconsistency between the provisions of the PAD, the Development Agreement and other applicable ordinances, including but not limited to the Surprise Zoning Ordinance and other regulations, the provisions of the PAD and Development Agreement shall control, as further specified in the Development Agreement.



SECTION 22

CITY ORDINANCES



Grand Vista

CITY ORDINANCES

This section includes the following documents:

- A Grand Vista Development Agreement
- B Grand Vista Annexation Ordinance
- C Grand Vista PAD Ordinance



SECTION 23

APPENDICES

Grand Vista

APPENDICES

This section includes the following documents:

- A Luke Air Force Base Letter
- B Nadaburg Unified School District Letter
- C Grand Vista Nonresidential District Use List
- D Grand Vista Parking Guidelines
- E Intentionally Omitted
- F Grand Vista Traffic Impact Analysis
- G Grand Vista Preliminary Drainage Report
- H Grand Vista Master Water Study
- I Grand Vista Master Wastewater Study



26 September 2007

Mr. James R. Mitchell
Director, Community Initiatives Team
56th Fighter Wing
14185 West Falcon Street
Luke AFB AZ 85309-1629

Ms. Carol Dager
City of Surprise Planning Department
12425 West Bell Road
Surprise AZ 85374

Re: Case #PAD07-228 Grand Vista

Dear Ms. Dager

Thank you for the opportunity to comment on the Planned Area Development (PAD) Application for Grand Vista, formerly the Daimler Chrysler Arizona Proving Grounds. The 5,475 acre site is located north of Dove Valley Road between 211th and 183rd Avenues. It is approximately 1 1/4 to 4 miles north of the Luke AFB Auxiliary Field #1 2004 65 Ldn, "high noise or accident potential zone" as defined by A.R.S. § 28-8461 and is 80% within the "territory in the vicinity of a military airport" also defined by A.R.S. § 28-8461.

This application is to identify the land use classifications for the property and location of Mixed Use, Employment, Commercial and Residential. The Mixed Use area will cover 408 acres, the Employment 239 acres, the Commercial 236 acres and the Residential 3,845 acres. The number of residential dwelling units (du) will be 16,450, with a gross density of 3.0 du/acre. As described, this PAD, will not negatively impact the flying operations at Luke AFB. Luke AFB requests the opportunity to provide additional comments when determination is made as to Employment and Commercial uses.

Luke AFB follows the guidelines in the Graduated Density Concept (GDC) for developments around the Aux Field #1. The GDC proposes, in the absence of a more restrictive state, county or municipal general or comprehensive plan, graduating densities away from the 65 Ldn as follows: a maximum of 2 du/acre from the 65 Ldn to 1/2 mile, a maximum of 4 du/acre from 1/2 to 1 mile, and a maximum of 6 du/acre from 1 to 3 miles. The above gross density of 3.0 du/acre meets these guidelines.

Since Grand Vista will be located within the "territory in the vicinity of a military airport," it will be subjected to approximately 13,000 flight operations per year as low as low as 1,500 feet above ground level. We recommend you review the sound attenuation requirements

found in A.R.S. § 28-8482. In addition, a strong notification program on the part of the applicant would be essential to inform potential tenants and residents about Luke AFB operations. We also recommend a review of the Luke AFB web site at <http://www.luke.af.mil>, Community Interests and Community Initiatives links, for further information.

If there are any questions, please contact my Community Planner, Mr. Bob Dubsky, at (623) 856-6195.

Sincerely

A handwritten signature in black ink, appearing to read 'JRM', with a long horizontal line extending to the right.

JAMES R. MITCHELL

cc:

Colonel Henry M. Reed III, Vice Commander, 56th Fighter Wing



**Nadaburg School
District No. 81**

Superintendent

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Principal**

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April 24, 2007

Mr. Scott Chesney
Planning & Community Development Director
City of Surprise
12425 West Bell Road, Suite D-100
Surprise, Arizona 85374-9002

RE: Grand Vista Master Planned Community

Dear Mr. Chesney:

Thank you for your continued cooperation with the Nadaburg School District regarding growth in the area and its impacts on our school district. Representatives from the District have met with the developers of the proposed Grand Vista Master Planned Community to discuss their project and its impact on the Nadaburg School District although the District and Developer have yet to discuss and be in agreement on a mutual Developer's Agreement.

The Grand Vista development will generate a significant number of new students that will attend the Nadaburg School District. These students will have a definite impact on District operations, and as communities grow, developers have a social responsibility to assist in providing the services needed from the community's success. The Grand Vista development plan includes provisions to accommodate new students that will attend the Nadaburg School District. The developer of Grand Vista has agreed to dedicate, as and when needed, five (5) K-8 school sites and one (1) high school site located throughout the project.

We appreciate the value you and the City place upon the public schools in your planned communities. We also appreciate the efforts of the Grand Vista developers to ensure that adequate school facilities are integrated into their community. We look forward to continuing to work with the City of Surprise as the region grows.

Sincerely,

Jim Nelson
Superintendent

cc: Mr. John Christensen – Toll Brothers Inc.

Grand Vista Non-Residential Use List

C+A1	Commercial	Town Core	Mixed Use
Ambulance Services	C	C	C
Animal Services			
<i>Animal Grooming</i>	C	C	C
<i>Indoor Kennel (as accessory use only)</i>	P	P	P
<i>Retail Sales / Pet Shop</i>	P	P	P
<i>Small Animal Clinics</i>	P	P	P
Assembly, Light (up to 100,000sf)	C	C	C
Assembly, Medium (100,001 sf to 500,000sf), subject to a 300' setback from arterial streets	NP	NP	C
Automated Teller Machine	P	P	P
Automobile Service Station			
<i>Gas Station/Convenience Store/Auto Service</i>	C	C	C
Automobile Services			
<i>Car Wash</i>	P	NP	C
<i>Repair, Paint/Body and Collision Centers</i>	C	NP	C
<i>Fueling Facility, Fleet</i>	NP	NP	C
Automobile Sales and Leasing			
<i>Automobile, Boat & Recreational Vehicle Sales and Leasing, New and Used</i>	NP	NP	C
<i>Tent Sale</i>	C	NP	C
<i>Commercial Vehicle and Equipment Sales, and Leasing; New and Used</i>	NP	NP	C
Automobile Parking Lot or Garage (public or private)	C	C	C
Banks and Other Financial Institutions, including drive-thru	P	P	P
Banquet Facilities	P	P	P
Bowling Alleys	P	C	P
Building Materials, Hardware, Supplies and Home Improvement Sales and Service, including outdoor sales, garden sales, service and storage areas			
<i>Large-Scale (more than 100,000sf)</i>	P	NP	C
<i>Small-Scale (up to 100,000sf)</i>	P	C	C
Clubs and Lodges, Private/Non-profit			
<i>with alcohol</i>	C	C	C
<i>without alcohol</i>	P	P	P
Colleges, Public or Private	C	P	P
Commercial Areas and Uses (not otherwise identified herein)	C	C	C
Community and Recreation Centers, Public or Private	C	C	C
Convenience Markets without Gas	P	P	P
Convention Centers	NP	P	P
Court Clubs and Facilities, Lawn, Tennis, etc., Public or Private	C	C	P
Cultural Institutions	P	P	P
Dance Clubs, Dance Halls, etc., Public or Private	P	C	C
Day Care Centers	C	C	C

(P) Principally Permitted
(C) Conditionally Permitted
(NP) Not Permitted

Grand Vista Non-Residential Use List

C+A1	Commercial	Town Core	Mixed Use
Dry Cleaning and Laundry Outlets	P	P	P
Eating and Drinking Establishments			
<i>Bars/Night Clubs/Lounges (51% + liquor sales)</i>	P	P	P
<i>Restaurants (51% + food sales) including drive-thru, drive up and outdoor dining</i>	P	P	P
<i>Live Entertainment (as accessory use only)</i>	C	C	C
<i>Outdoor Muzak</i>	P	P	P
<i>Outdoor Patios</i>	P	P	P
<i>Outdoor Recreation (as accessory use only)</i>	C	C	C
Entertainment and Recreation Facilities, Indoor	P	P	P
Entertainment and Recreation Facilities, Outdoor	C	C	C
Farmer's Markets, Flower/Fruit/Vegetable Stands, etc.	P	P	P
Flex Space, Office/Warehouse			
<i>Light (up to 100,000 sf)</i>	P	C	P
<i>Medium (100,001 sf to 500,000 sf),</i>	NP	C	C
<i>Large (more than 500,001sf)</i>	NP	NP	C
Food Preparation/Caterers	P	P	P
Funeral and Undertaking Services	NP	NP	C
Golf Clubs and Courses, Public or Private	NP	NP	NP
Government Offices and Facilities	P	P	P
Grocery, Delicatessen, Supermarkets, Neighborhood Market	P	P	P
Health Care Facilities			
<i>Hospitals with Helipad</i>	C	C	C
<i>Emergi/Surgi/Urgent Care Facilities</i>	C	C	C
<i>Medical Centers, Clinics, Specialties</i>	P	P	P
<i>Nursing Homes/Extended Care</i>	C	C	C
<i>Congregate Living/Congregate Care</i>	C	C	C
<i>Assisted Living/Skilled Nursing</i>	C	C	C
Helipads/Heliports	C	C	C
Hotels and Commercial Lodging	C	P	P
Instructional Services	P	P	P
Maintenance Services	C	C	P
Manufacturing, Light (up to 100,000 sf)	NP	NP	C
Manufacturing, Medium (100,001sf to 500,000 sf)	NP	NP	C
Movie Theaters			
<i>Indoor</i>	P	P	P
<i>Outdoor</i>	C	C	C
Offices - General, Professional, Administrative, Medical	P	P	P
Outdoor Sales, in conjunction with and accessory to an otherwise Permitted or Conditionally Permitted use	P	P	P
Over-The-Air Reception/Transmission Devices	C	C	C
Park and Ride Lots	P	NP	P
Personal Services	P	P	P
Public Assembly Areas and Facilities	P	P	P
Religious Assembly Areas and Facilities	P	P	P
Research and Development	P	P	P

(P) Principally Permitted
(C) Conditionally Permitted
(NP) Not Permitted

Grand Vista Non-Residential Use List

C+A1	Commercial	Town Core	Mixed Use
Residential	NP	P	P
Retail Sales, including department stores, membership stores, wholesale clubs and garden centers	P	P	P
<i>Small-Scale (up to 100,000sf)</i>	P	P	P
<i>Large-Scale (more than 100,000sf)</i>	P	C	C
<i>Outdoor Muzak</i>	P	P	P
Satellite Dish Antenna	P	P	P
Schools, Public or Private	C	C	C
Seasonal Sales (outdoor)	C	C	C
Skateboard Parks, Public or Private	C	C	C
Skating Rinks, Ice, Roller, etc., Public or Private	P	C	C
Storage			
<i>Commercial/Industrial</i>	C	C	C
<i>Personal Property, "Mini Storage"</i>	C	C	C
Temporary Uses (if land use is already a Principally Permitted or Conditionally Permitted land use)	C	C	C
Tent Sales, in conjunction with and incidental to an otherwise Permitted or Administratively Permitted land use	C	C	C
Transportation Passenger Terminals	NP	NP	C
Utilities, Facilities, Well Sites, Pump Stations	C	C	C
Warehousing & Distribution			
<i>Light (up to 100,000sf)</i>	C	C	C
<i>Medium (100,001 sf to 500,000sf), subject to a 300' setback from arterial streets</i>	NP	NP	C
Wireless Communication Facilities and Equipment			
<i>Personal Wireless Communication Towers and related Equipment and Facilities</i>	C	C	C
<i>Monopoles, Alternative Light Poles and related Equipment and Facilities for onsite use only</i>	C	C	C
<i>Project Specific Equipment and Facilities, including properly screened antennae and satellite dishes, but excluding "cell towers"</i>	C	C	C

(P) Principally Permitted
(C) Conditionally Permitted
(NP) Not Permitted

GRAND VISTA PARKING GUIDELINES

PURPOSE AND SCOPE

The Grand Vista Parking Guidelines are intended to:

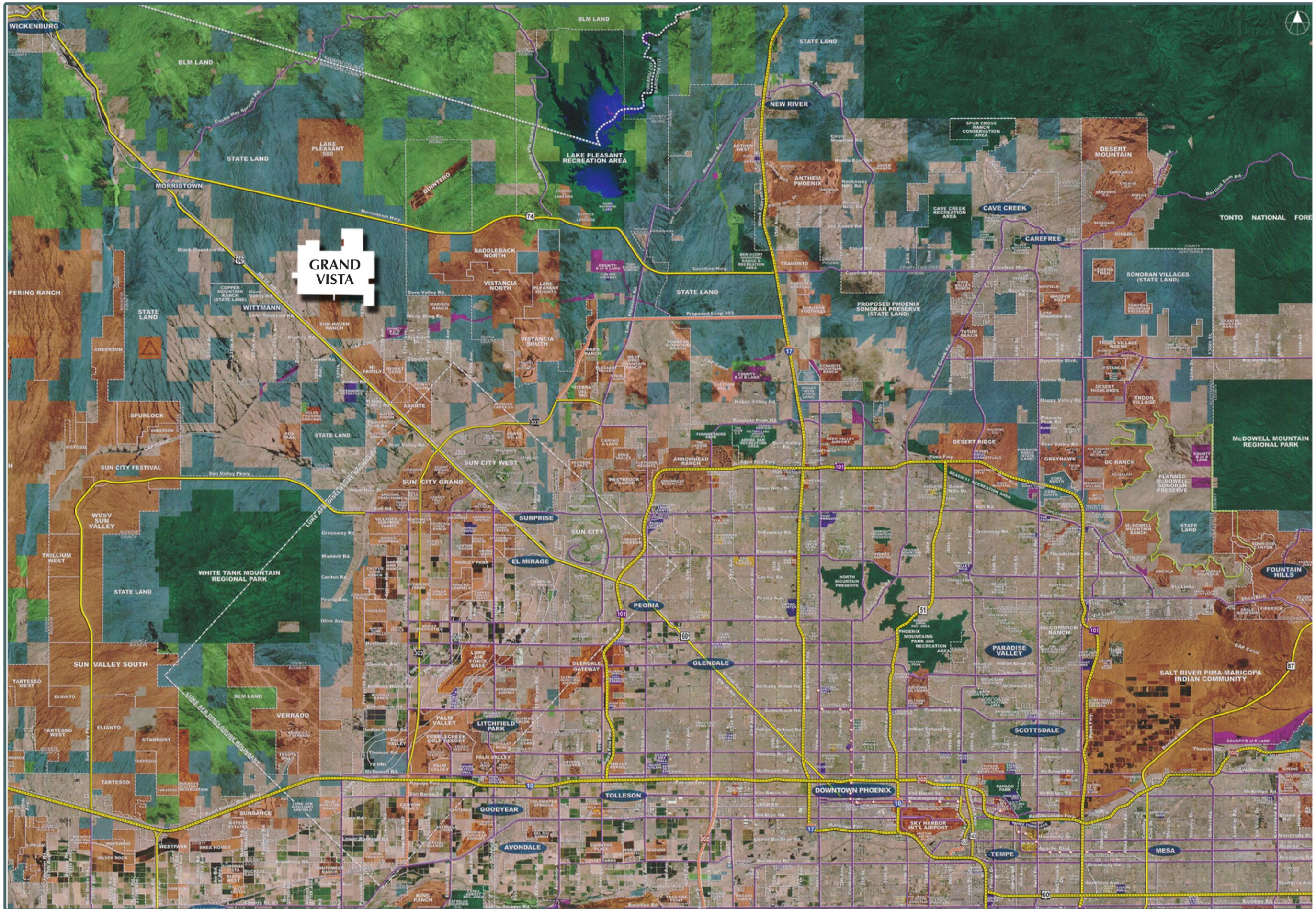
1. Provide parking that complements the comprehensive circulation system in Grand Vista, improves pedestrian circulation, and reduces traffic congestion.
2. Establish a process for determining the appropriate number and design of parking spaces and areas to:
 - Provide safe, efficient and convenient access to Grand Vista businesses with minimal impacts on traffic flow in the area; and
 - Use landscape materials and techniques to screen parking and loading areas from surrounding streets and land uses and to complement the Grand Vista open space system.
3. Contribute to the overall quality of Grand Vista.

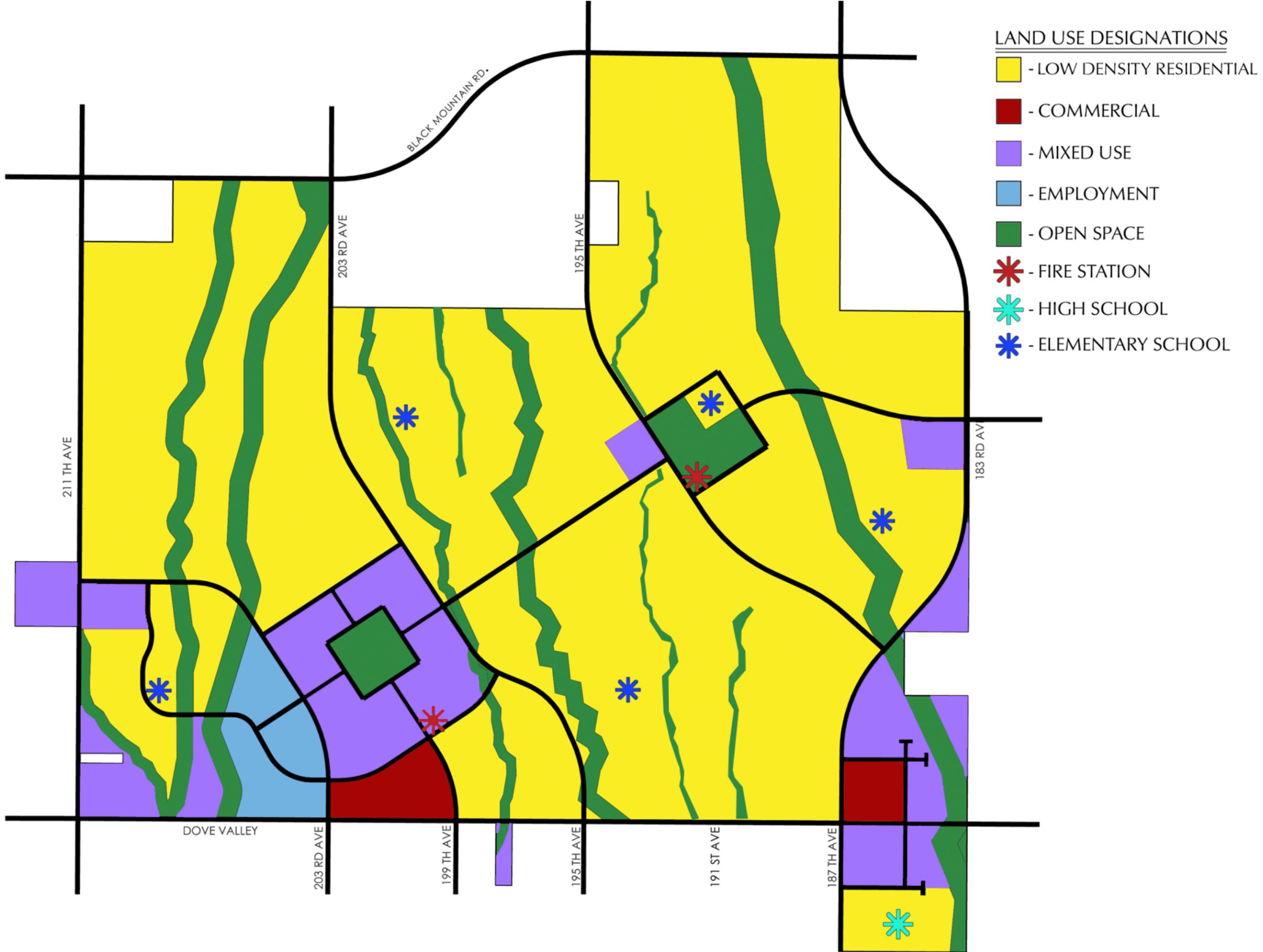
PARKING REQUIREMENTS

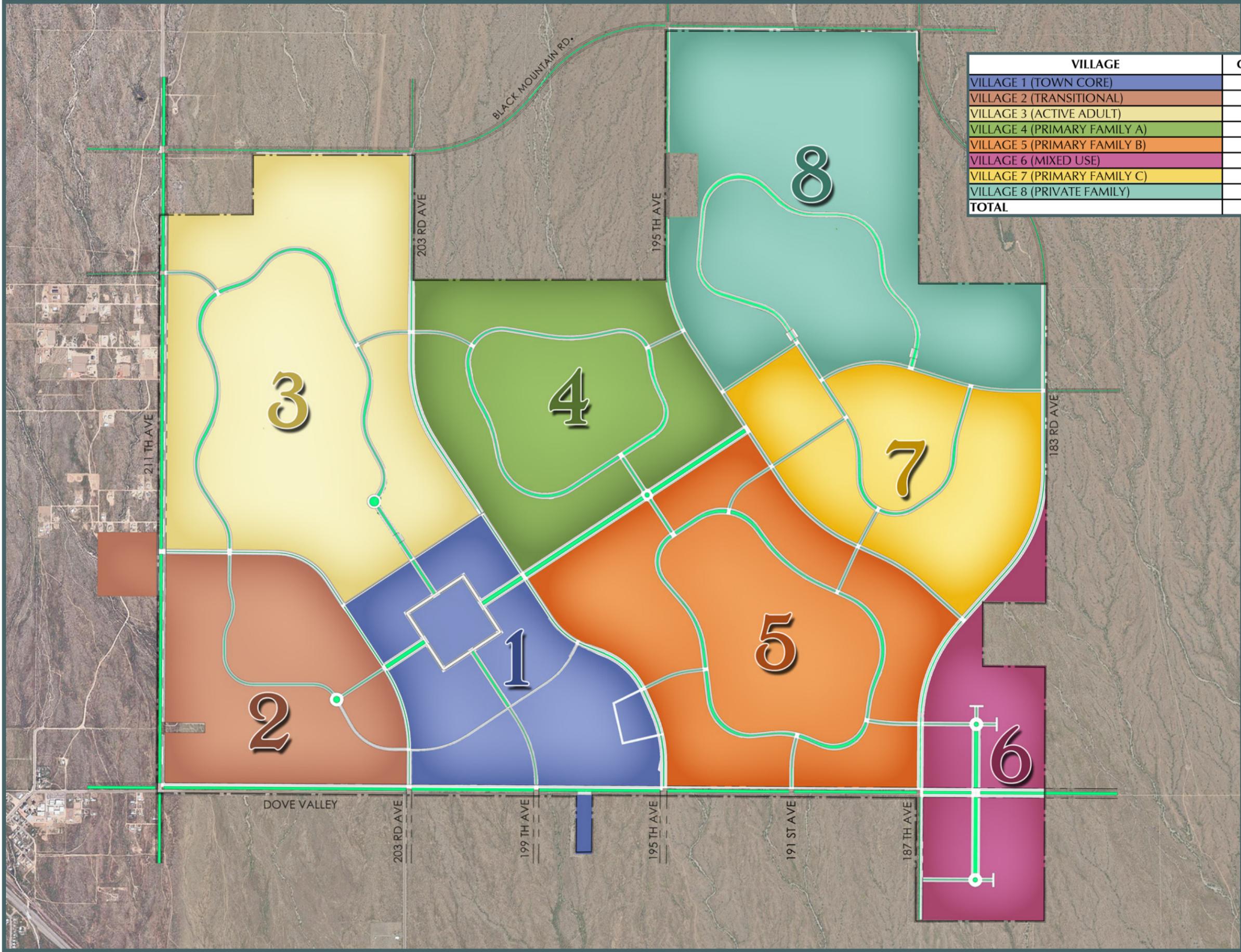
1. **Residential Uses.** Parking for residential uses at Grand Vista shall conform to the parking requirements of the Surprise Zoning Ordinance in effect on the date of approval of the PAD, as further discussed in the Grand Vista Development Agreement.
2. **Non-Residential Uses.**
 - A. *Base Standards.* At a minimum, nonresidential parking spaces shall be nine-feet by eighteen-feet in size and shall be provided in a ratio of three (3) spaces per one thousand (1,000) square feet of nonresidential floor area.
 - B. *Parking Master Plan.* Parking for nonresidential uses shall be controlled by a Parking Master Plan that addresses safe and efficient design of parking facilities. Use of more typical parking ratios can result in excess, unused parking stalls and detract from the quality and image of a development. Excess parking adds unnecessary pavement to a project, with the attendant negative impacts of extensive impervious surfaces.
 - (i) Procedure. A Parking Master Plan shall be approved as part of site plan review for nonresidential projects at Grand Vista, as set forth in **Section 21.2** of the PAD.

- (ii) Elements. A Parking Master Plan shall include the following:
 - (a) A drawing/site plan that shows the location and layout of all parking spaces (including mobility impaired accessible spaces), drive aisles, landscape areas, and loading areas on site, including, if applicable, structured parking and the relationship between surface and structured parking.
 - (b) A narrative explaining, in detail, the use of the site, the parking and loading ratios/ parking and loading demands used to design the parking plan, and typical parking space dimensions for all vehicle types, including passenger vehicles, trucks, vans, buses and other transit vehicles, golf carts and bicycles. The narrative shall also provide specific information regarding the size, location and number of mobility impaired accessible parking spaces to ensure compliance with the Federal standards of the Americans with Disabilities Act and §504 of the Housing Rehabilitation Act of 1973.
 - (c) A phasing plan for the construction of the parking facilities on site.
- (iii) Performance Standards. A Parking Master Plan shall address each of the following performance standards:
 - (a) Parking spaces shall be located near the uses they are intended to serve.
 - (b) Parking master plans shall minimize or alleviate traffic problems.
 - (c) Adequate provisions shall be included in a parking master plan to address safety of motorists, pedestrians and bicyclists.
 - (d) Adequate on-site parking shall be provided for each phase of development.
 - (e) All parking shall be on a dust-proofed surface, graded to provide adequate drainage, be marked and curbed, and screened with walls, fencing, or berms with landscaping, all as approved with the site plan review for the project.
 - (f) All surface parking areas shall include a minimum of ten (10) percent landscaped area.
 - (g) Loading areas shall be screened from view off-site.

- (h) Structured, above-grade parking shall include pedestrian-related amenities, such as sitting areas, planters or visually-interesting wall surfaces at the street-level. The architectural character of such parking structures shall complement the design of the use(s) the parking is serving.

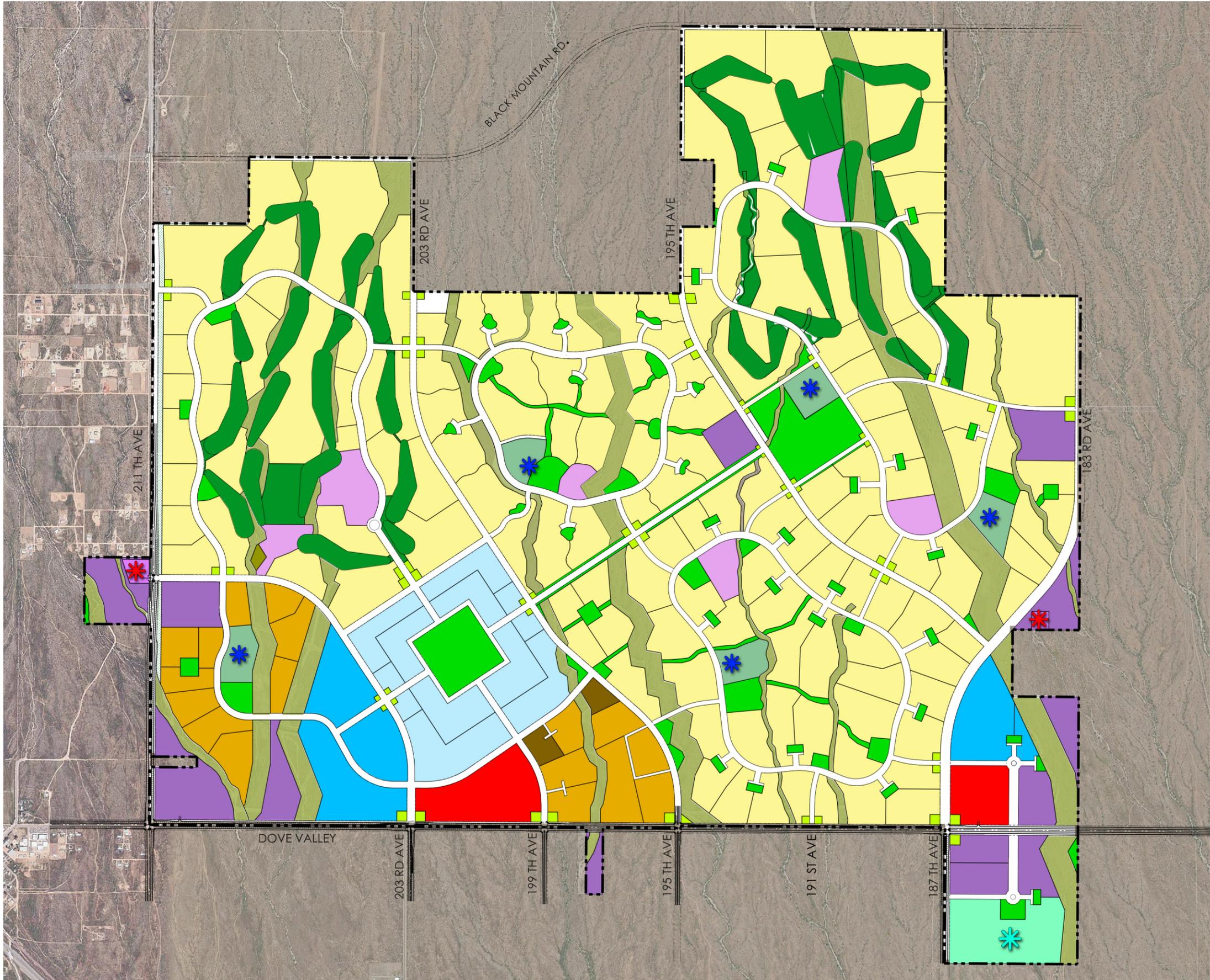






VILLAGE	GROSS AC.	UNITS
VILLAGE 1 (TOWN CORE)	533	4,044
VILLAGE 2 (TRANSITIONAL)	535	1,972
VILLAGE 3 (ACTIVE ADULT)	1,018	2,292
VILLAGE 4 (PRIMARY FAMILY A)	657	1,615
VILLAGE 5 (PRIMARY FAMILY B)	918	2,419
VILLAGE 6 (MIXED USE)	363	1,200
VILLAGE 7 (PRIMARY FAMILY C)	518	951
VILLAGE 8 (PRIVATE FAMILY)	943	1,957
TOTAL	5,485	16,450

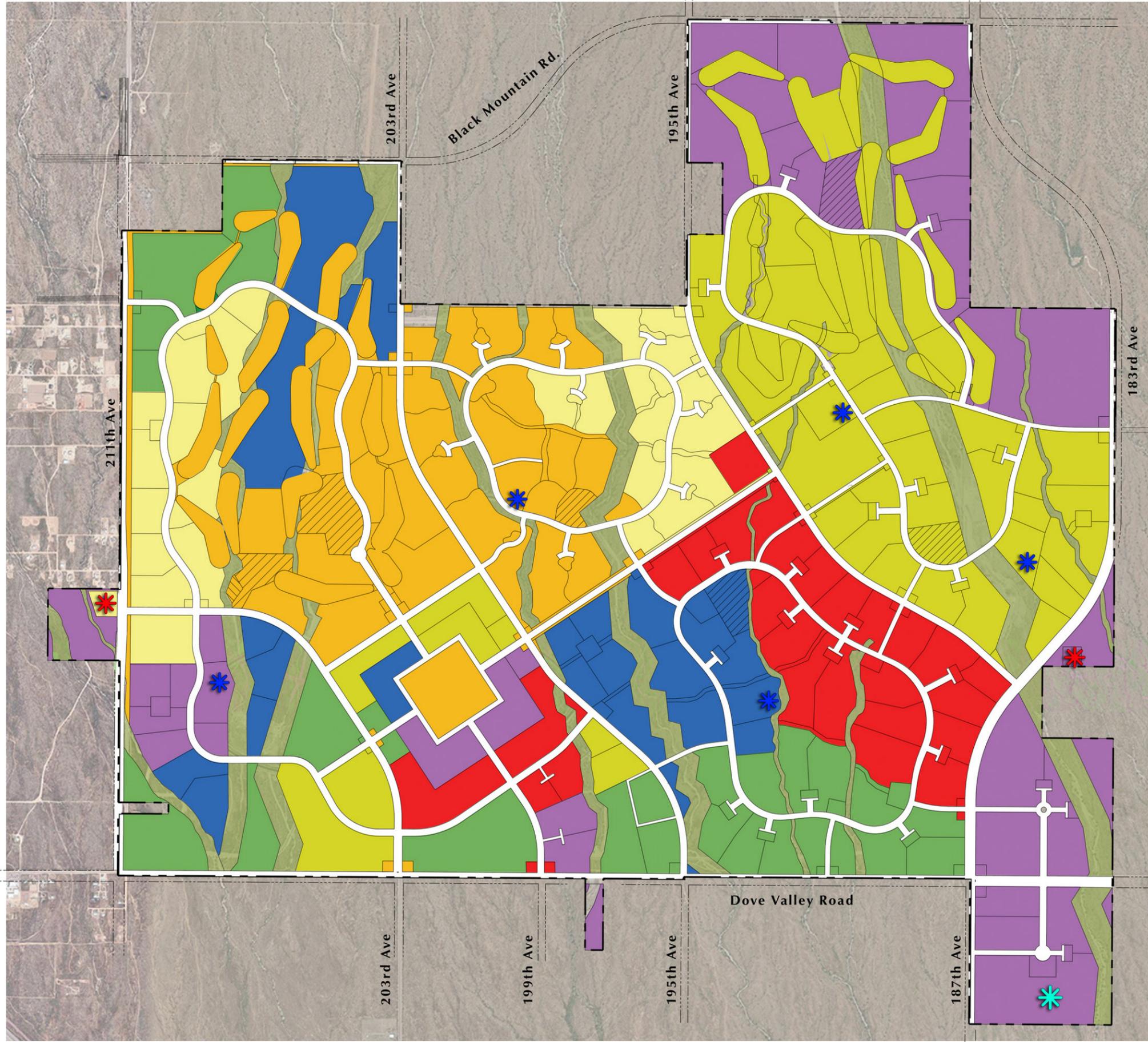




LOW DENSITY RES.	
MEDIUM DENSITY RES.	
HIGH DENSITY RES.	
COMMERCIAL	
OFFICE/EMPLOYMENT	
REC./CLUBHOUSE	
PUBLIC USE/FIRE STATION	
SIGNAGE	
PARKS	
MIXED USE	
GOLF	
TOWN CORE	
FIRE STATION	
HIGH SCHOOL	
ELEMENTARY SCHOOL	

*NOTE: These are potential locations.





- Phase I
- Phase II
- Phase III
- Phase IV
- Phase V
- Phase VI
- Phase VII





TO ACTIVE ADULT

ICON 'PORTAL'

CORE NORTH ROAD

CHILDRENS GARDEN

STORYBOOK GARDEN

PROMENADE TRANSITION EAST

OUTDOOR CHESS

ICON 'PORTAL'

PICNIC RAMADA

FUTURE COMMUNITY BUILDINGS

PLAZA

PICNIC LAWN

INFINITY EDGE FOUNTAIN

CORE SOUTH ROAD

LAKE

ICON 'PORTAL'

PROMENADE TRANSITION WEST

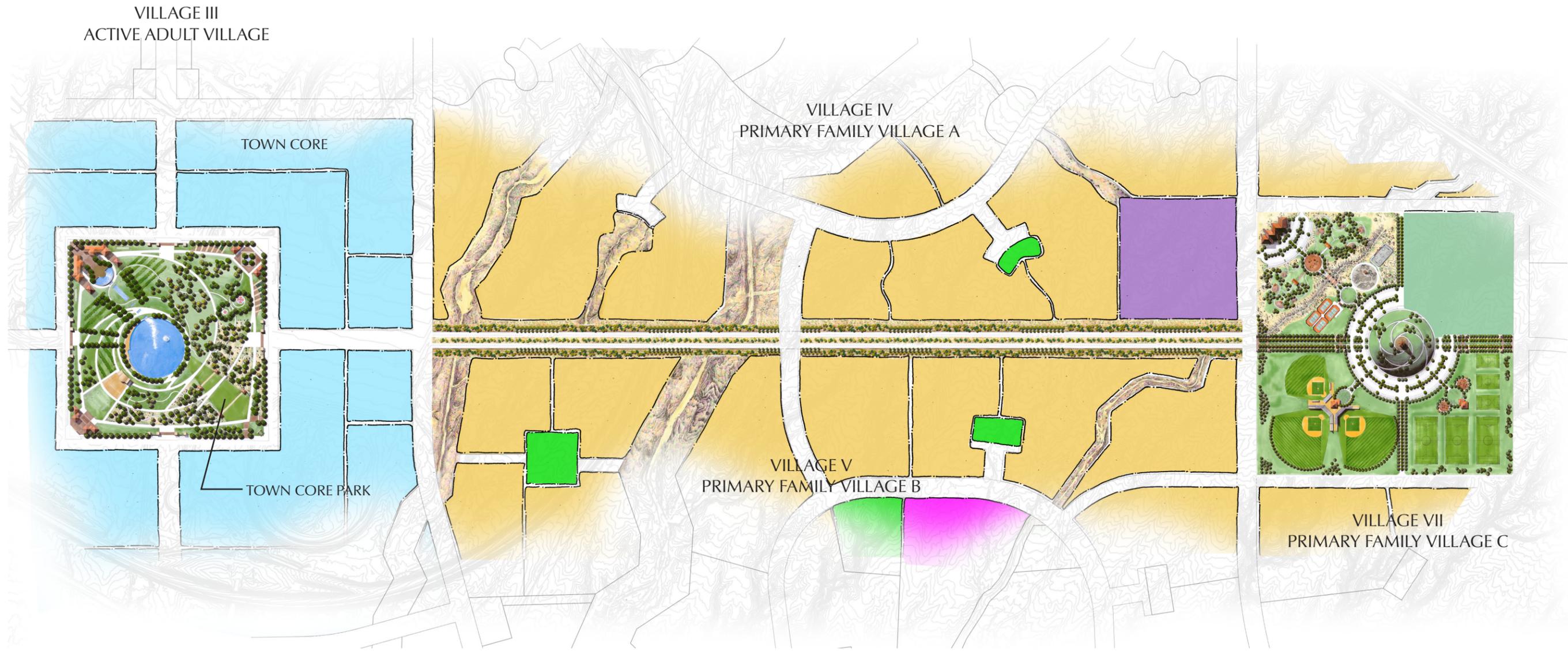
STRUCTURED SEATING

DESERT GARDEN

LAWN SEATING

STAGE



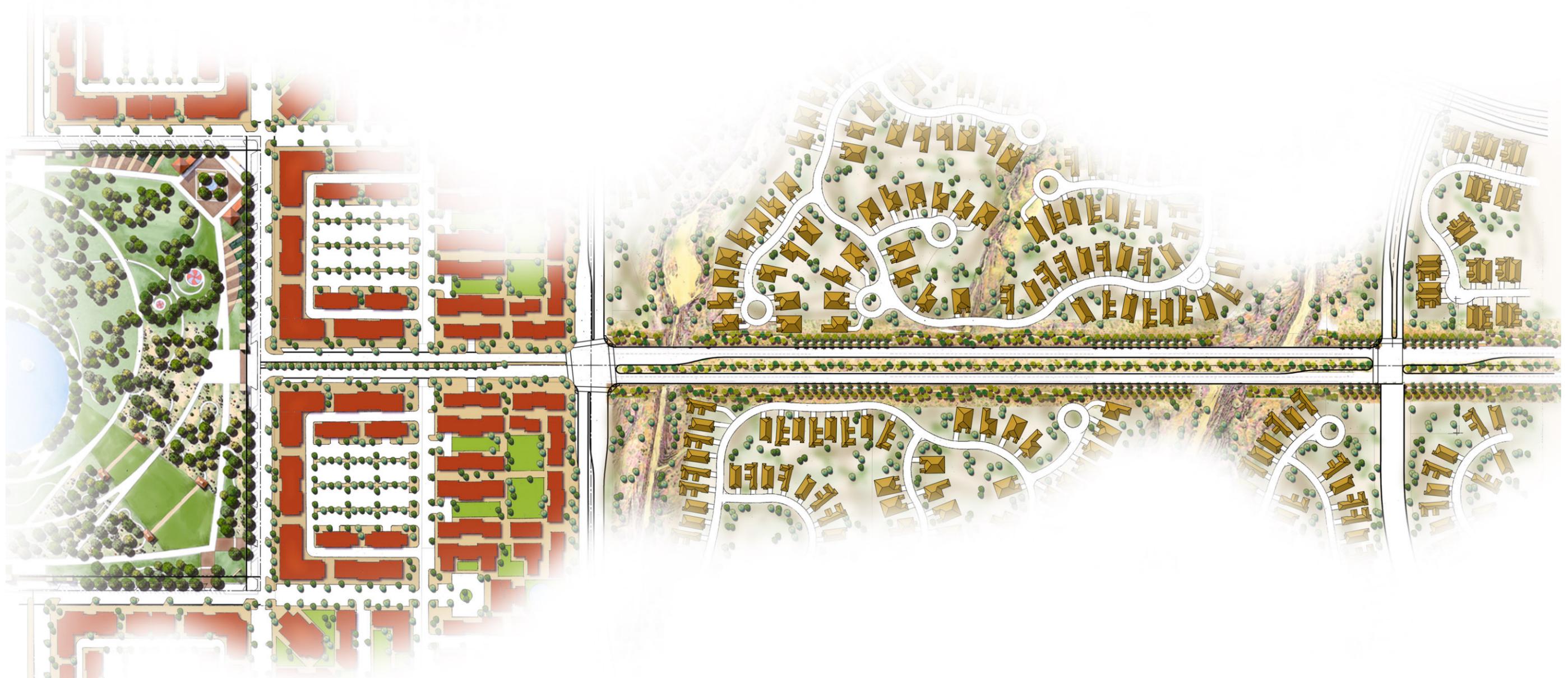




CONCEPTUAL STREETScape PLAN VIEW



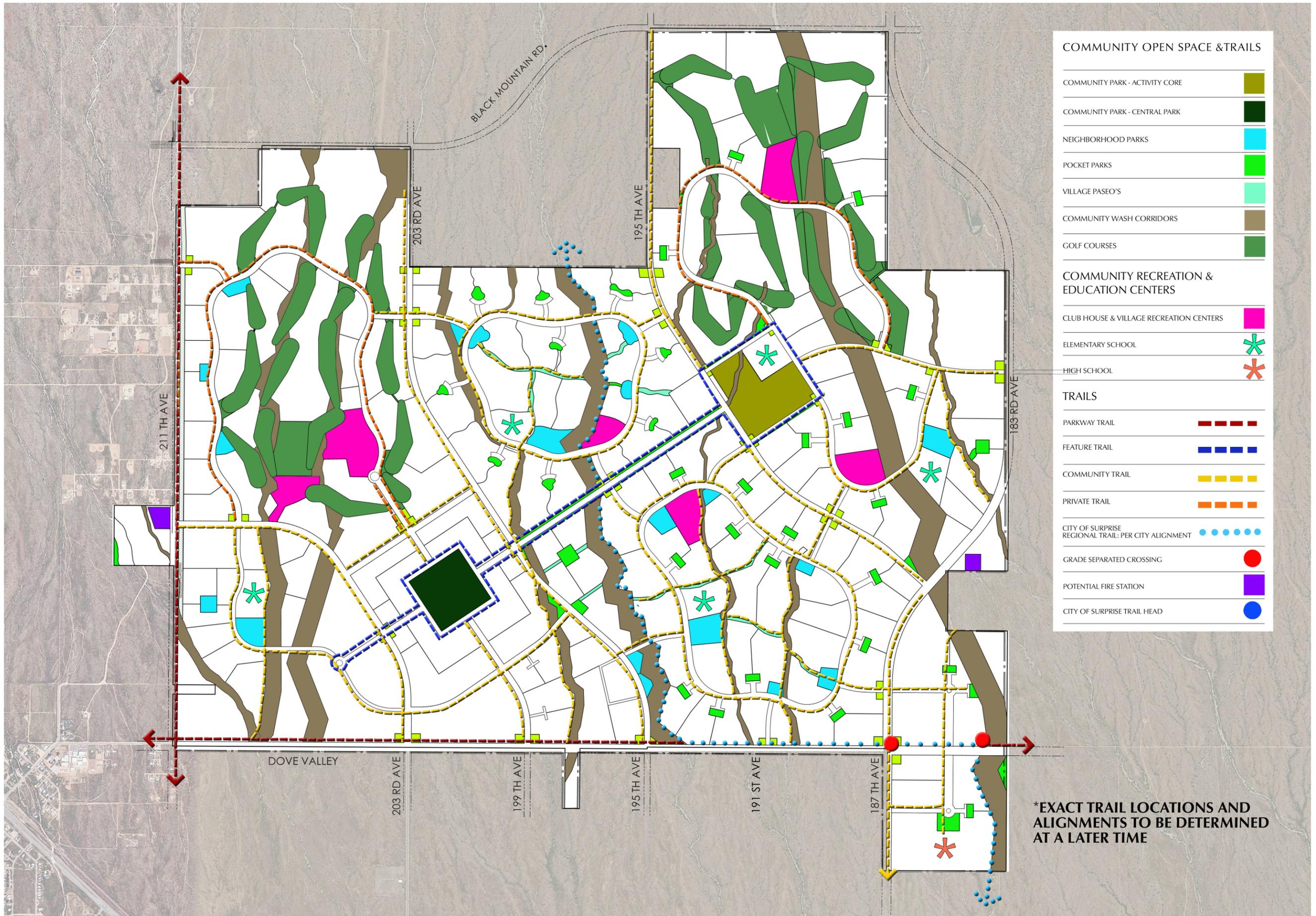
PROMENADE LINKAGE



*All elements of the community beyond the promenade shown in the graphic are conceptual and subject to change.

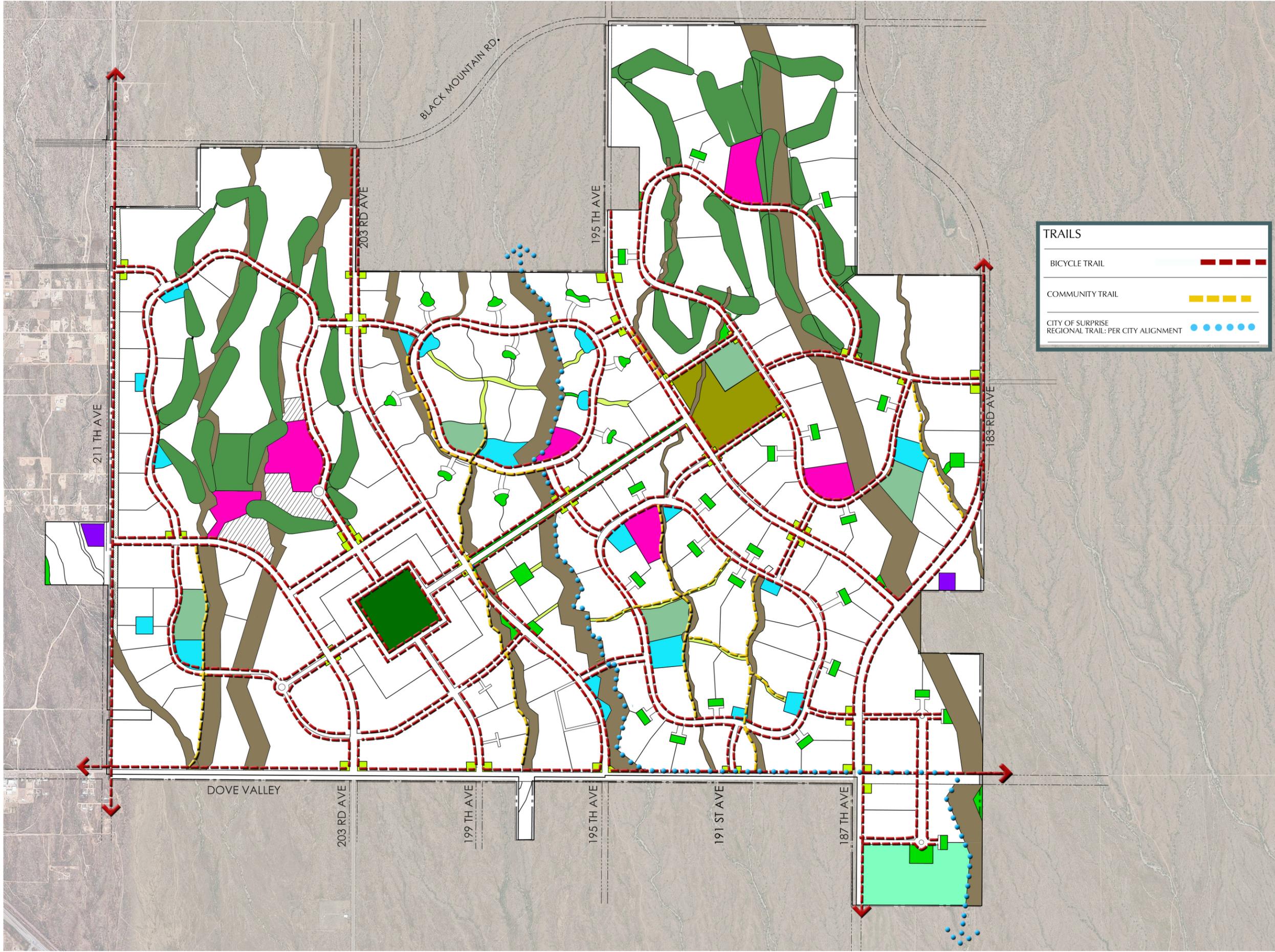






*EXACT TRAIL LOCATIONS AND ALIGNMENTS TO BE DETERMINED AT A LATER TIME









TO ACTIVE ADULT

ICON 'PORTAL'

CORE NORTH ROAD

CHILDRENS GARDEN

STORYBOOK GARDEN

PROMENADE TRANSITION EAST

OUTDOOR CHESS

ICON 'PORTAL'

FUTURE COMMUNITY BUILDINGS

PICNIC RAMADA

PLAZA

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CORE SOUTH ROAD

ICON 'PORTAL'

STRUCTURED SEATING

DESERT GARDEN

LAWN SEATING

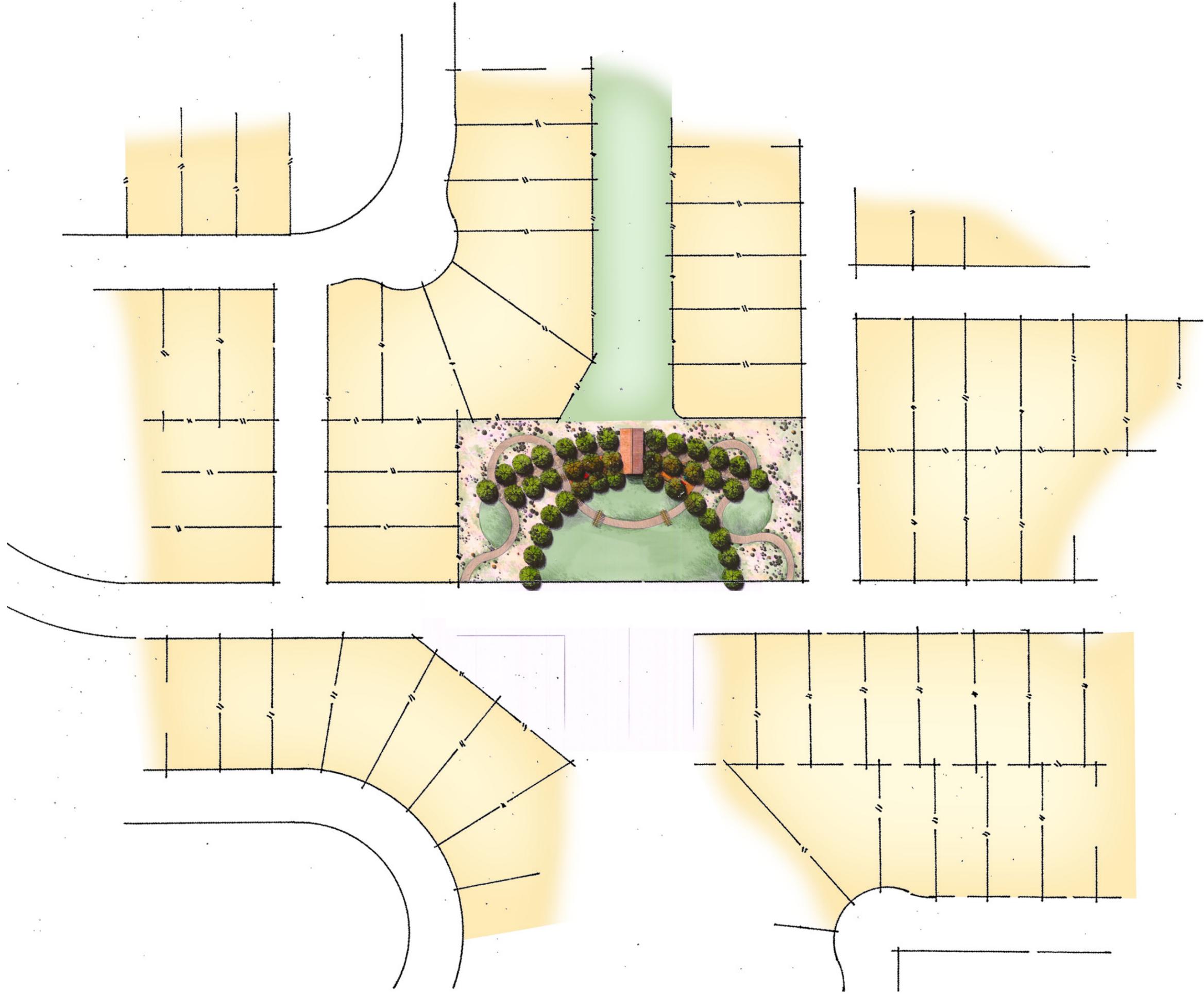
STAGE

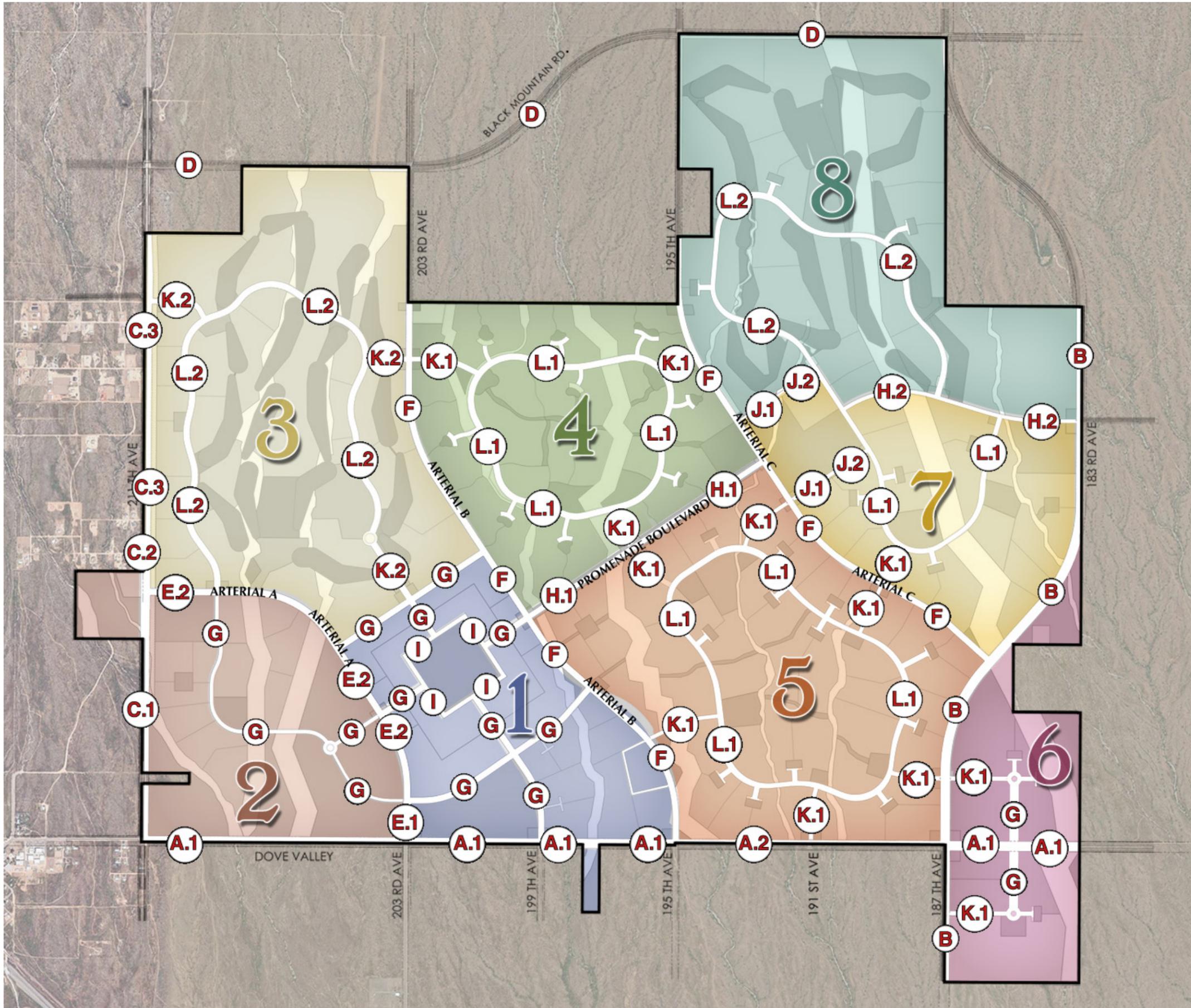
PROMENADE TRANSITION WEST





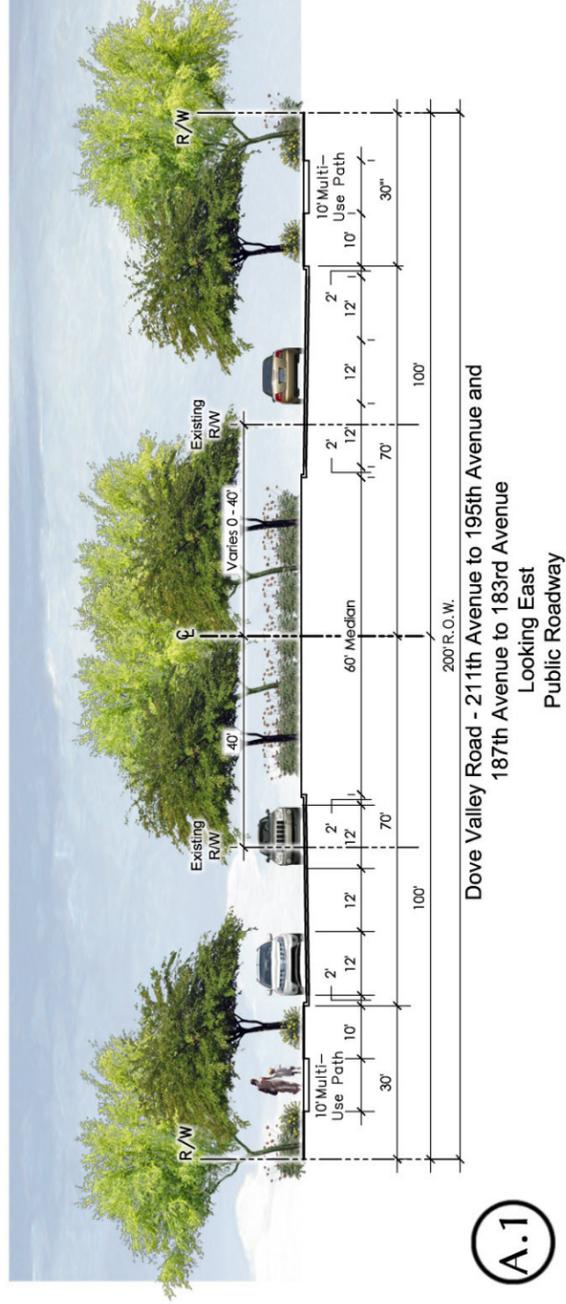






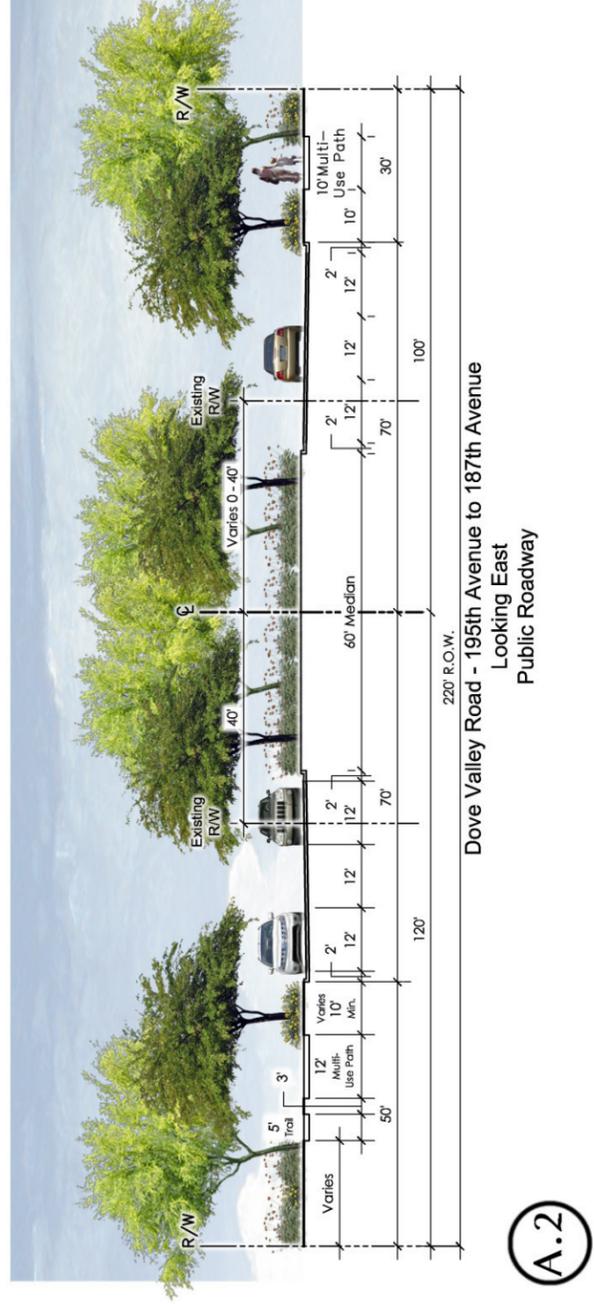
This exhibit describes parkway, arterial and collector (cross sections “A” through “L”) locations and alignments only. Locations and alignments of neighborhood entry (“M” cross section) roads and local (“N” cross section) streets will be established through the evolution of specific plans for individual residential development parcels and will be subject further consideration by the City through the site plan review process.





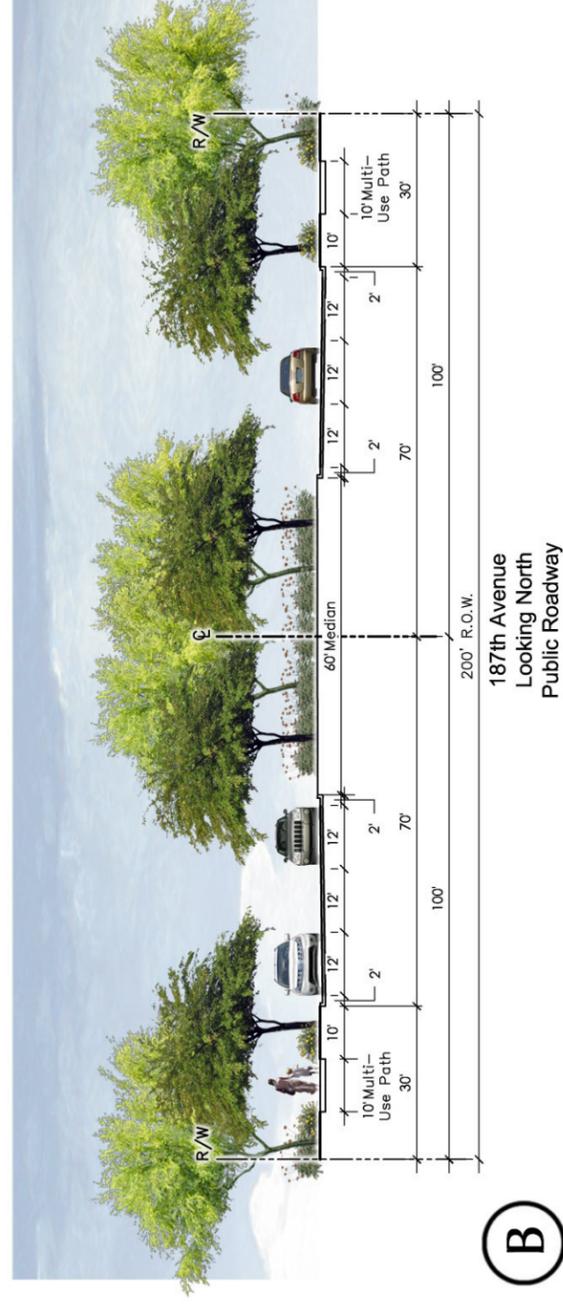
A.1

Dove Valley Road - 211th Avenue to 195th Avenue and 187th Avenue to 183rd Avenue Looking East Public Roadway



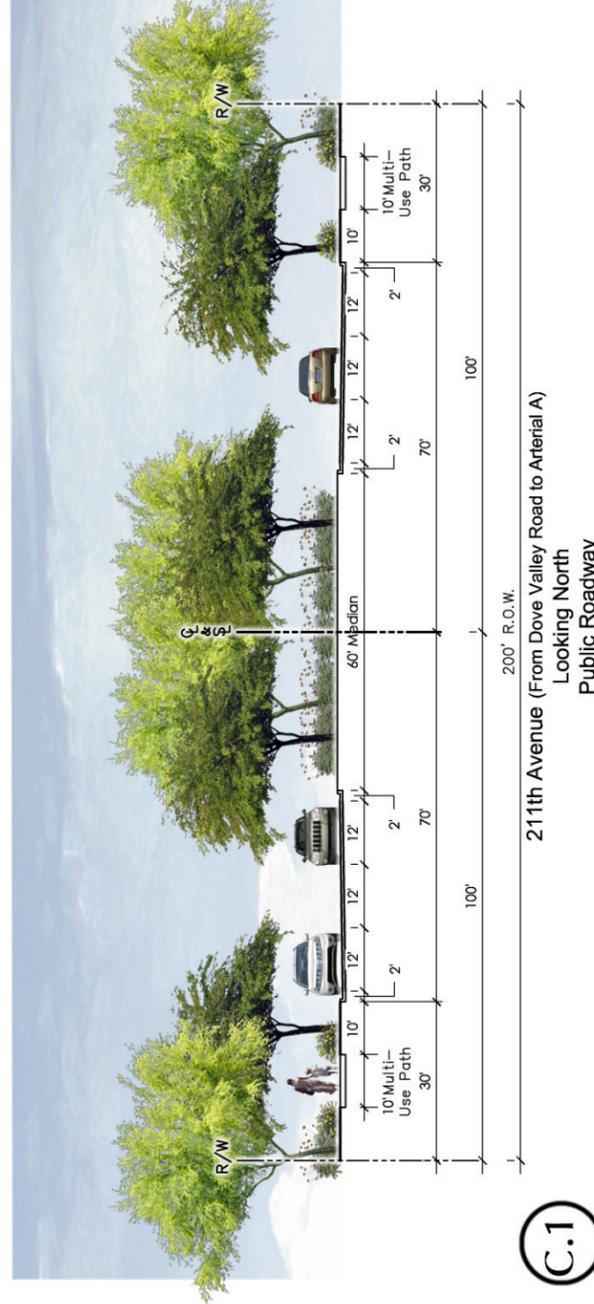
A.2

Dove Valley Road - 195th Avenue to 187th Avenue Looking East Public Roadway



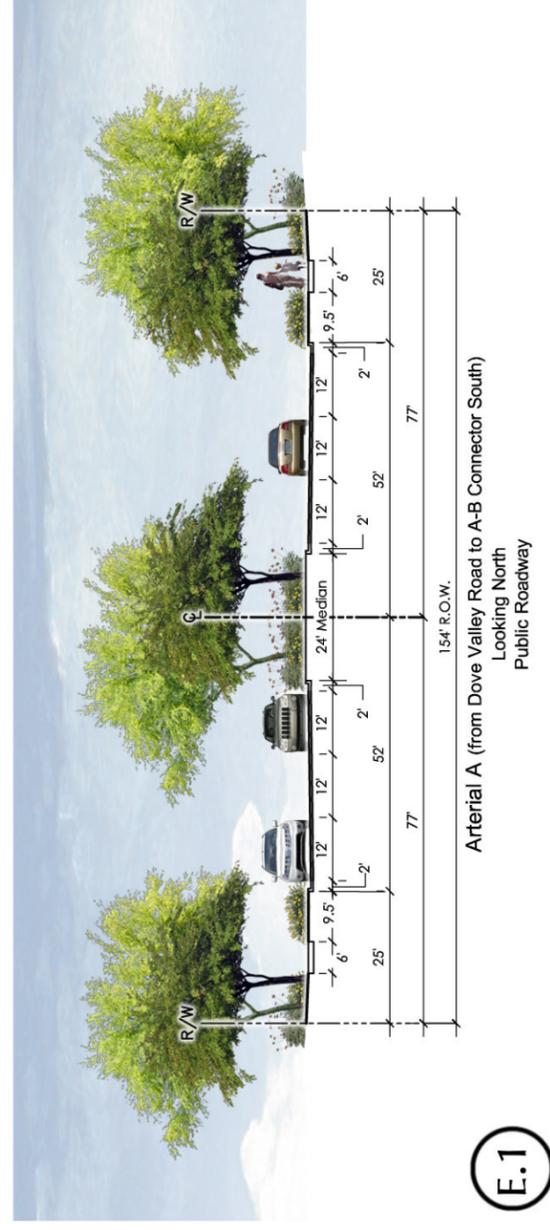
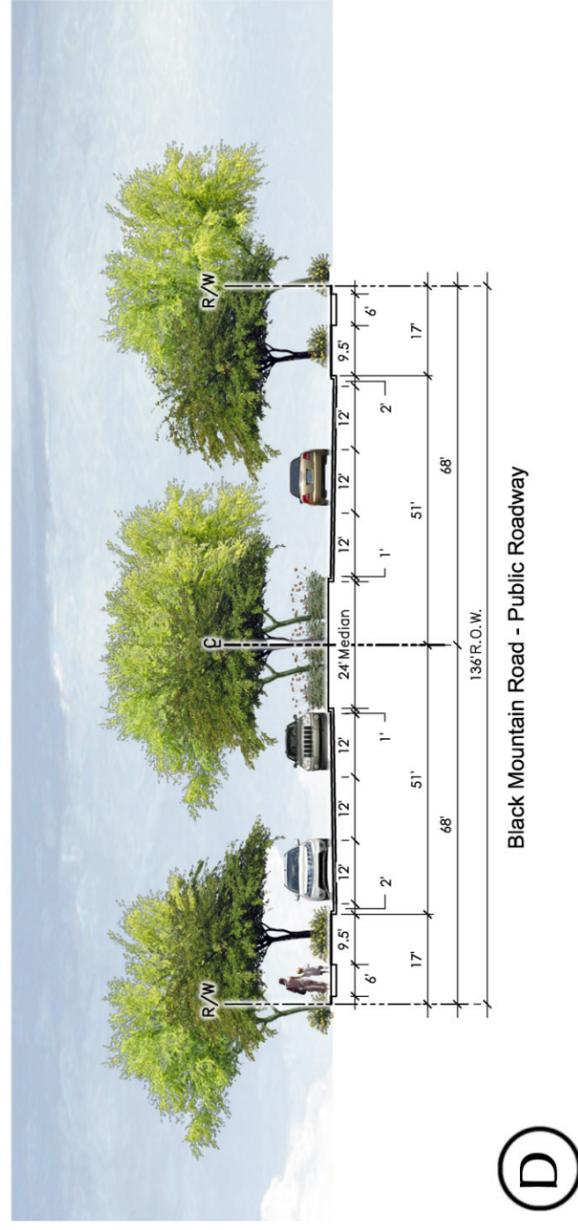
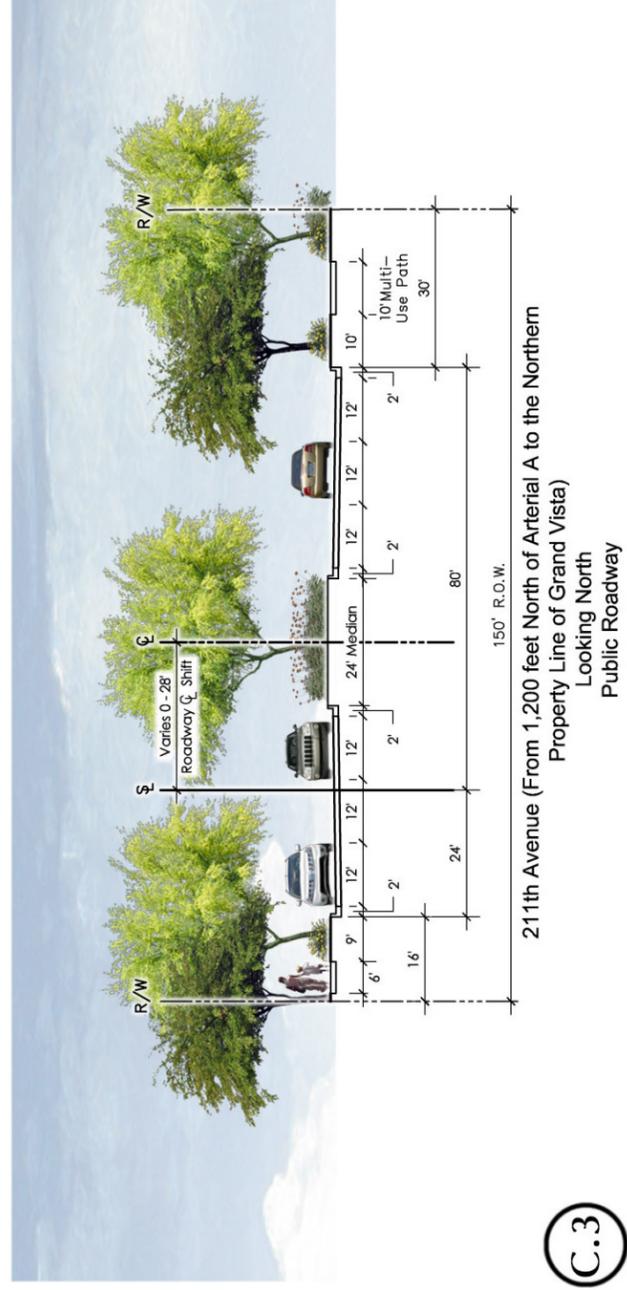
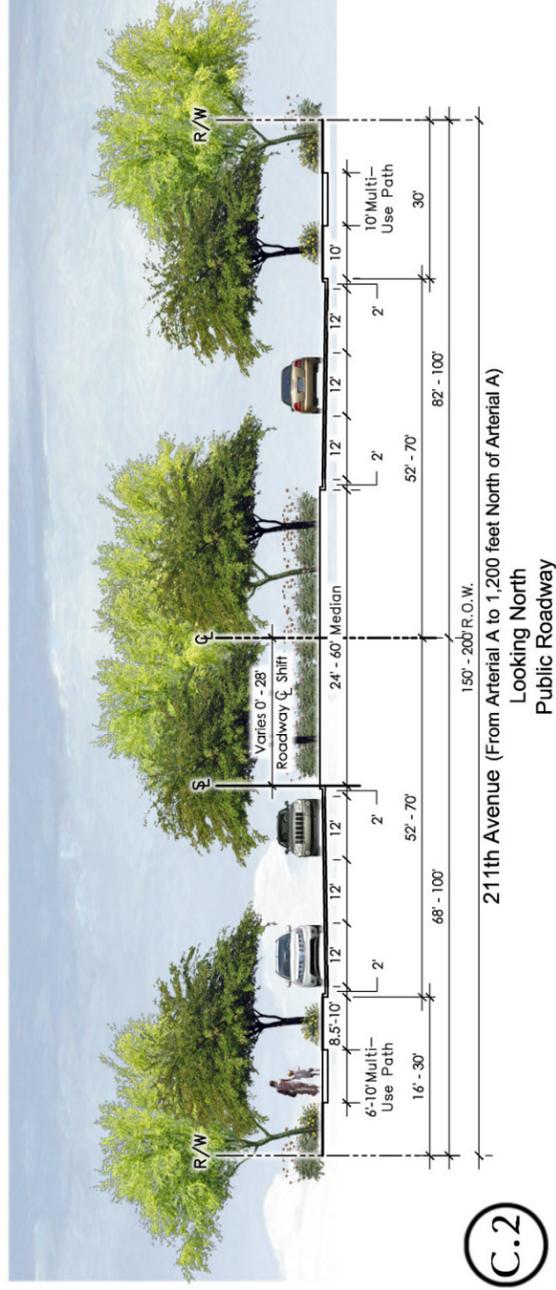
B

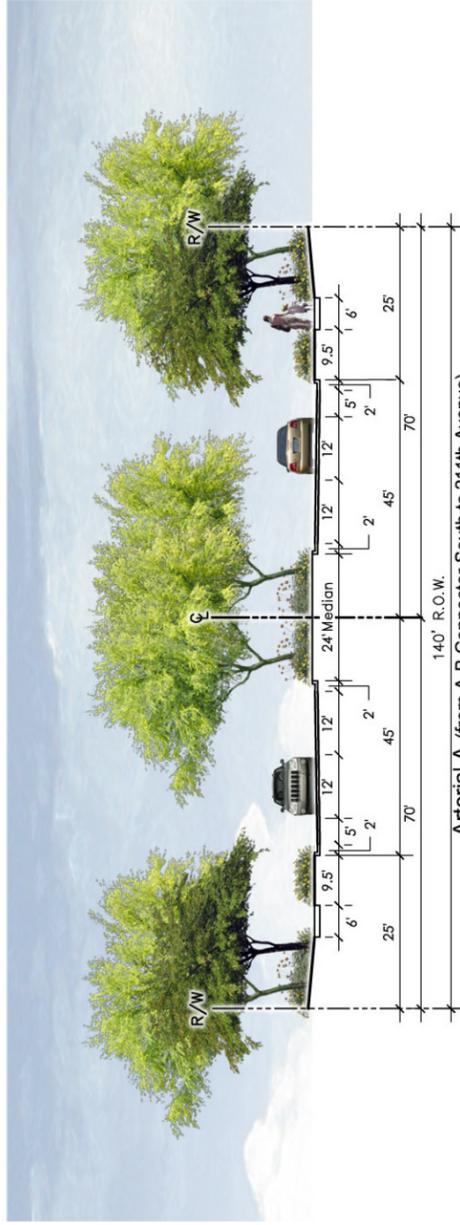
187th Avenue Looking North Public Roadway



C.1

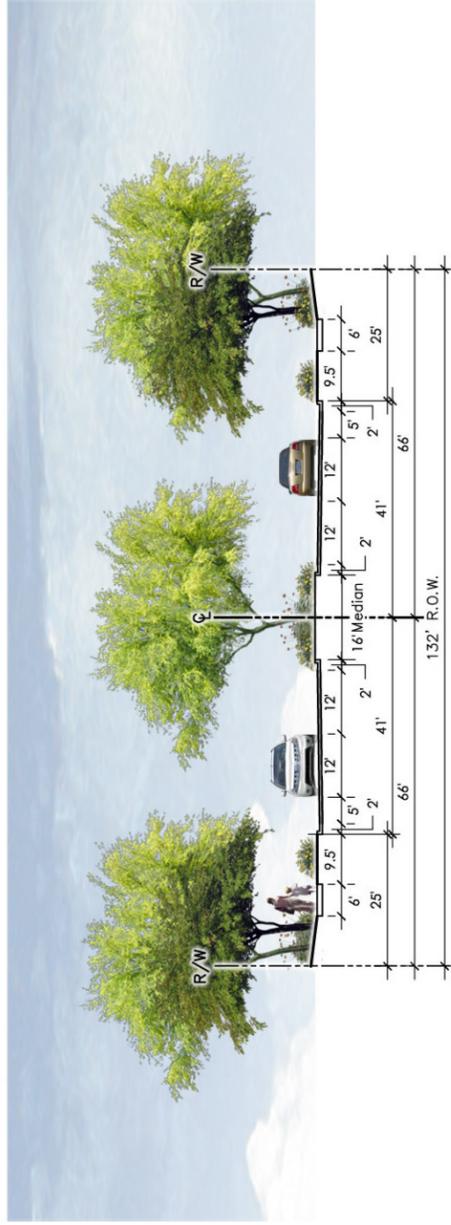
211th Avenue (From Dove Valley Road to Arterial A) Looking North Public Roadway





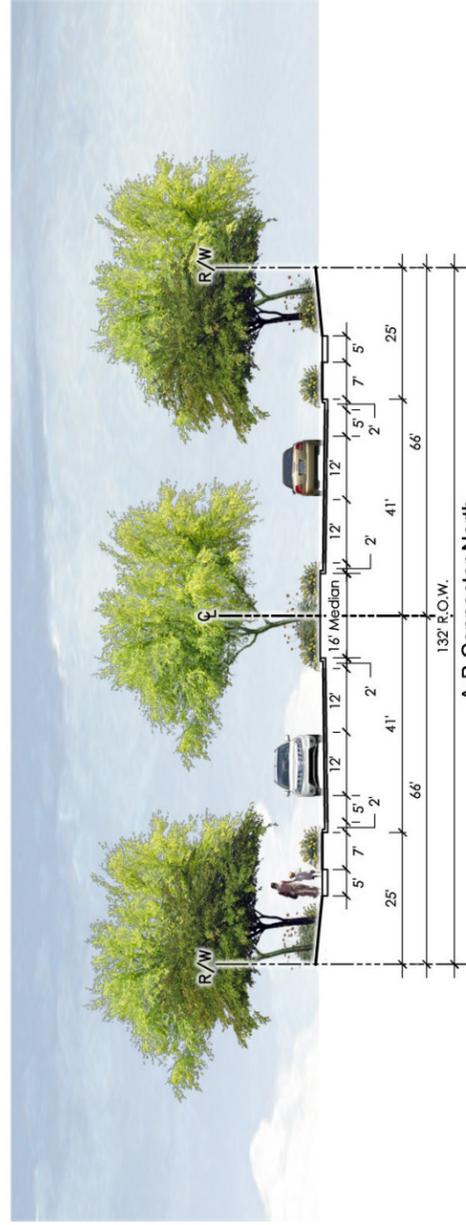
Arterial A (from A-B Connector South to 211th Avenue)
Looking North, Northwest, or West
Public Roadway

E.2



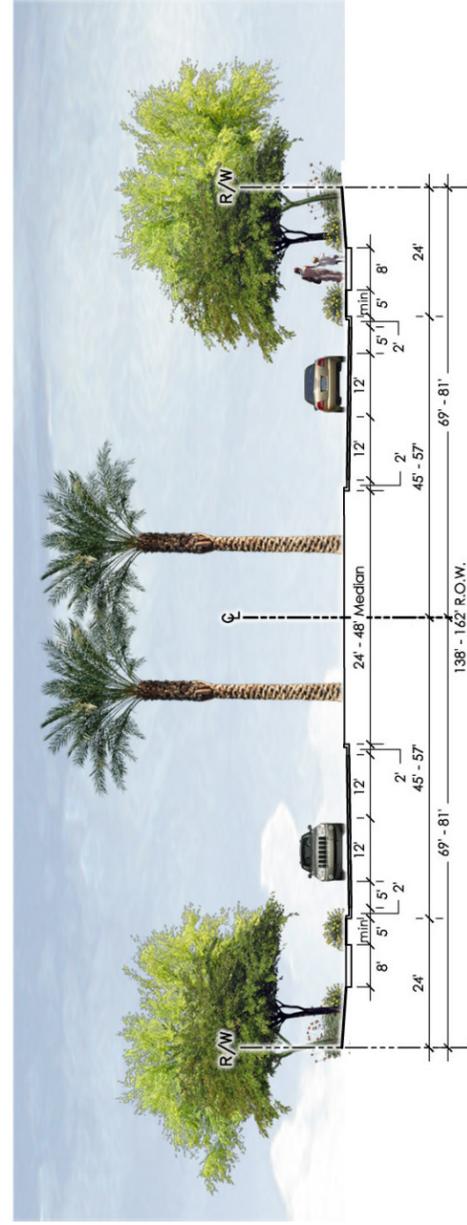
Arterial B
Arterial C

F



A-B Connector North
A-B Connector South
Village 2 Loop Road
185th Avenue
Village Entry Roads (1N, 1E, 1S, 1W, and 2E)
199th Avenue (From Dove Valley Road to A-B Connector South)
Public Roadway

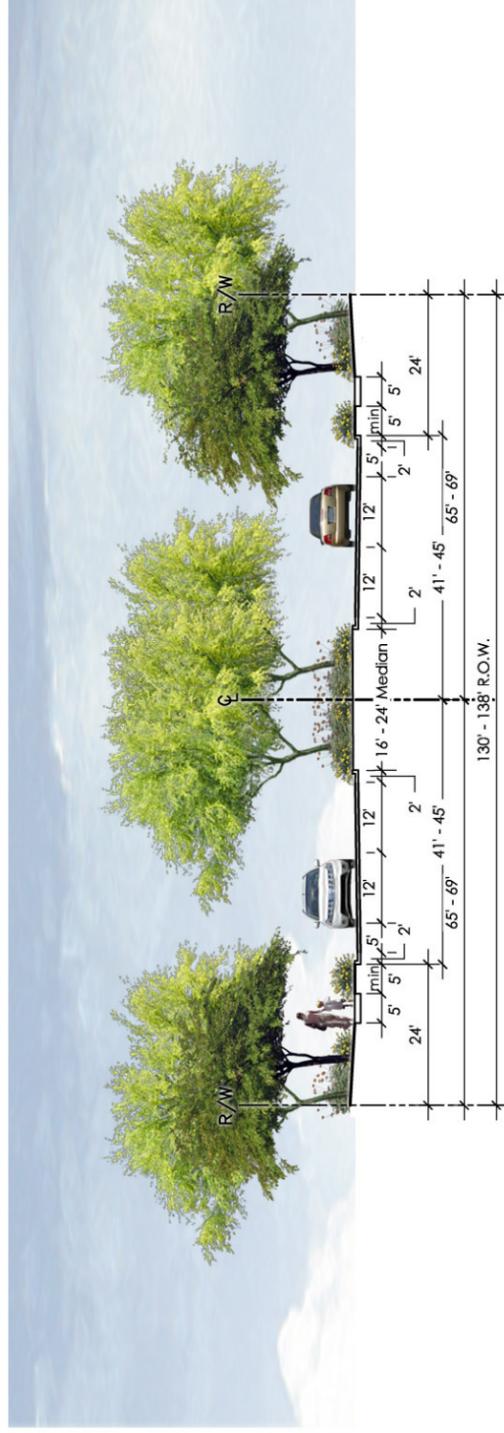
G



Promenade Boulevard (From Arterial B to Arterial C)
Public Roadway

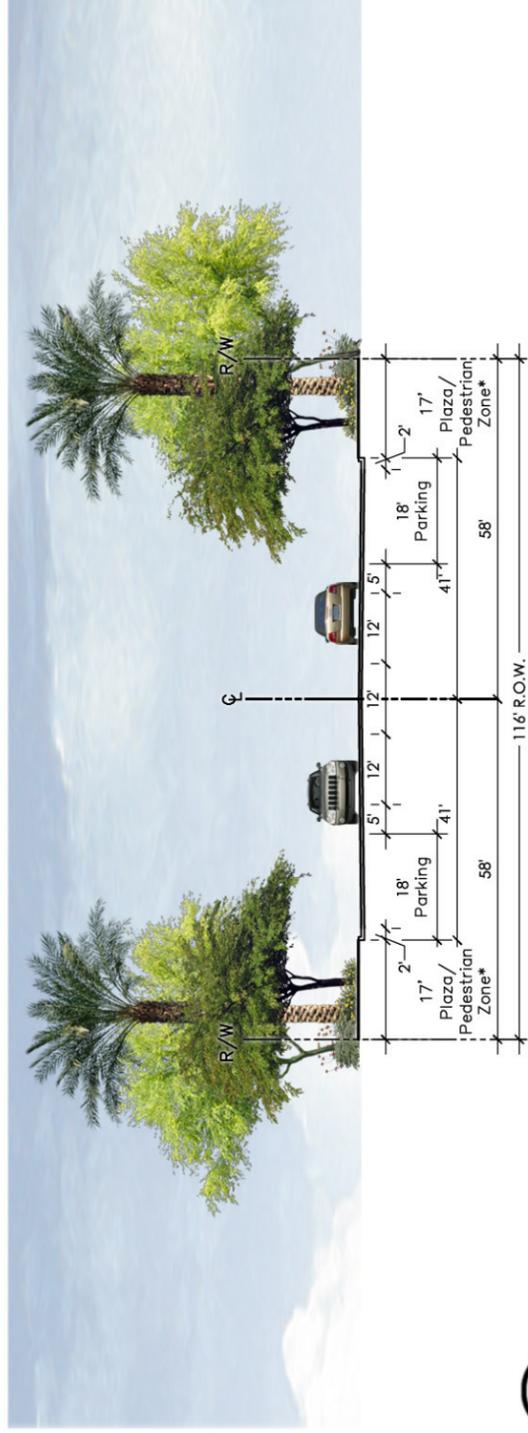
H.1





Promenade Boulevard (From Village 7 Loop Road West to 187th Avenue)
Public Roadway

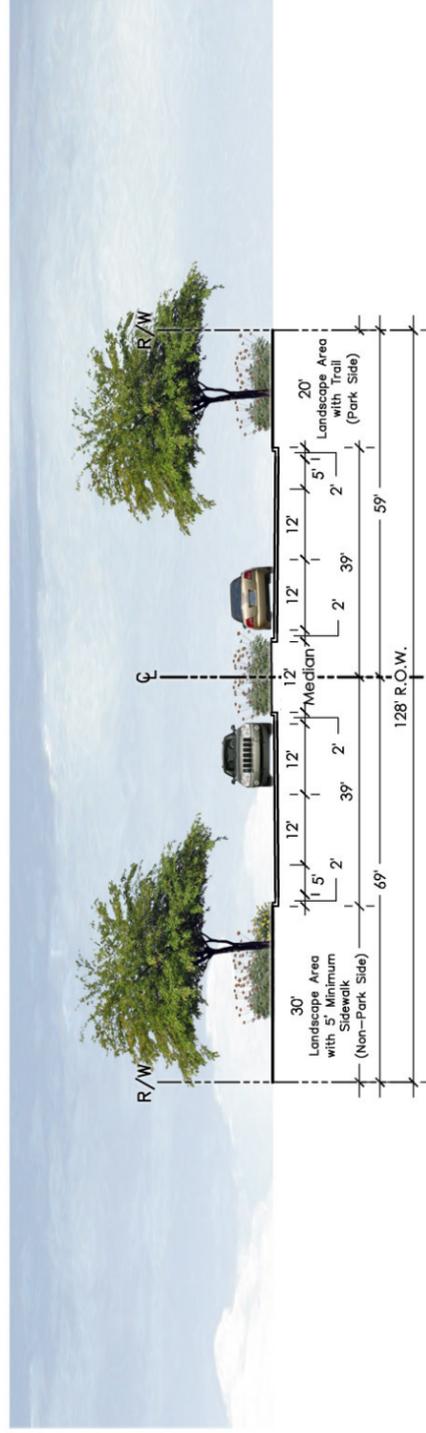
H.2



Town Core Roads
Public Roadway

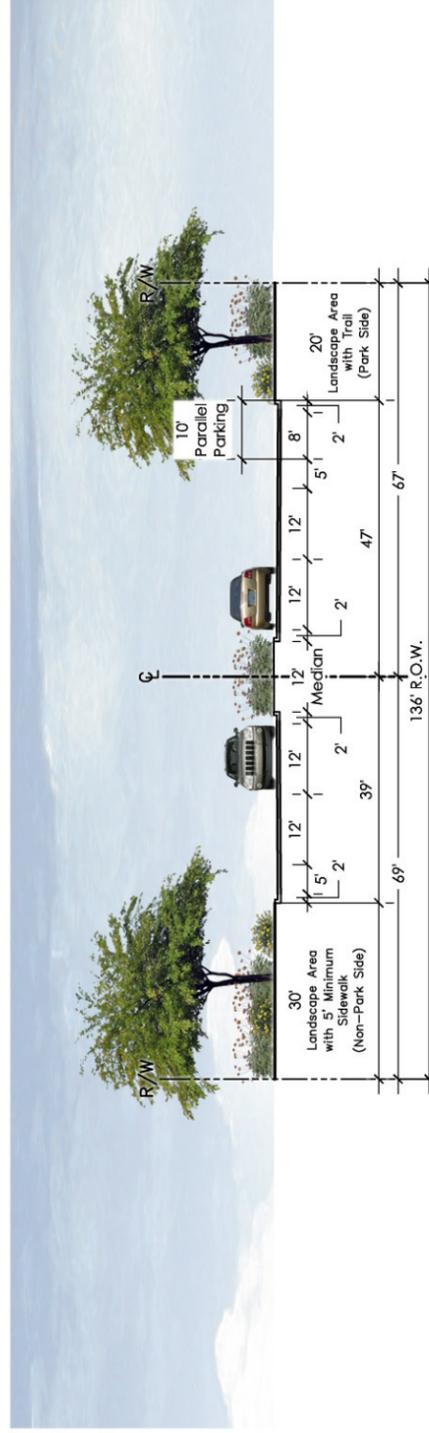
I

* Plaza/Pedestrian Zone to include
5' wide (min.) sidewalk



Park Road Alternative 1
Public Roadway

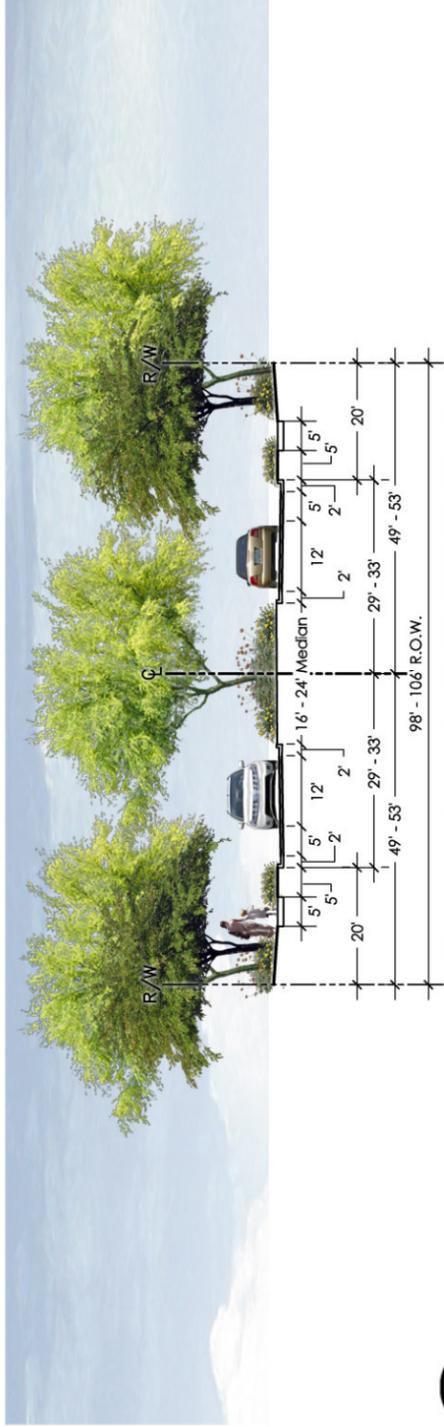
J.1



Park Road Alternative 2
Public Roadway

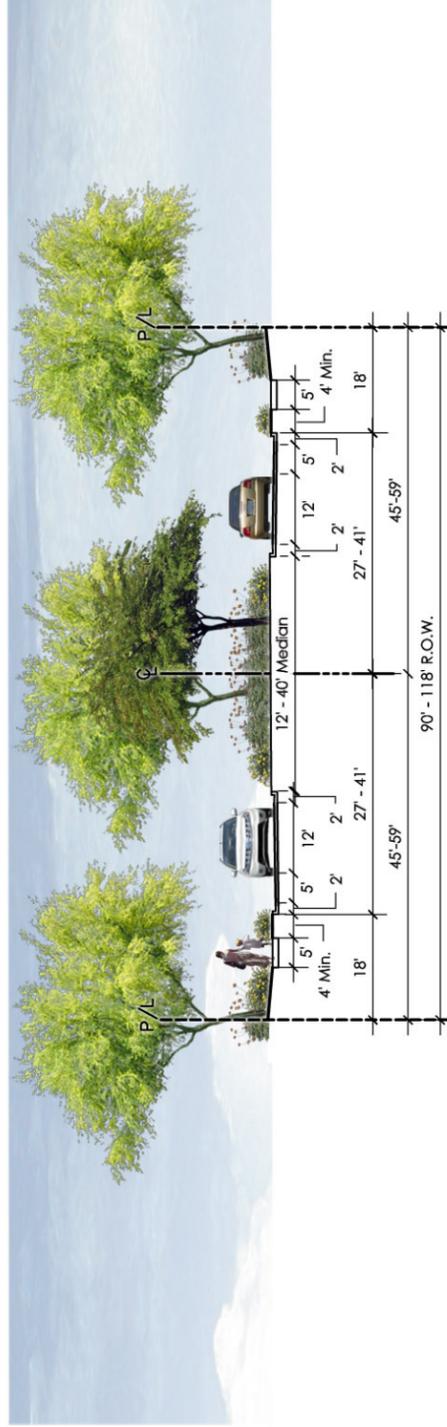
J.2





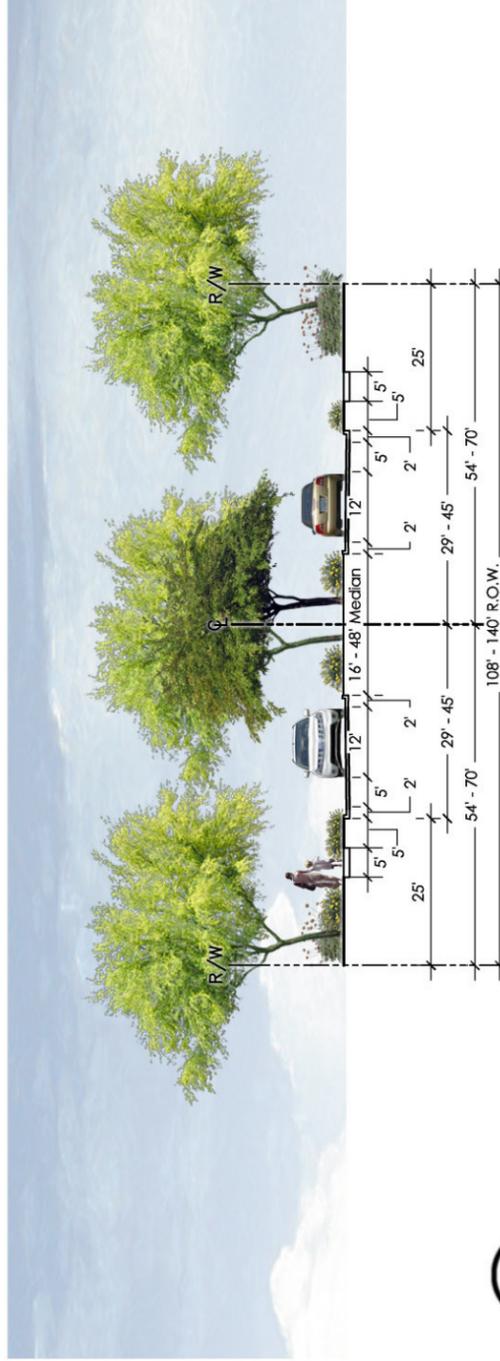
K.1

Village Entry Roads (4E, 4S, 4W, 5NW, 5N, 5NE, 5E, 5S, 5W, 6N, 6S, and 7S)
Public Roadway



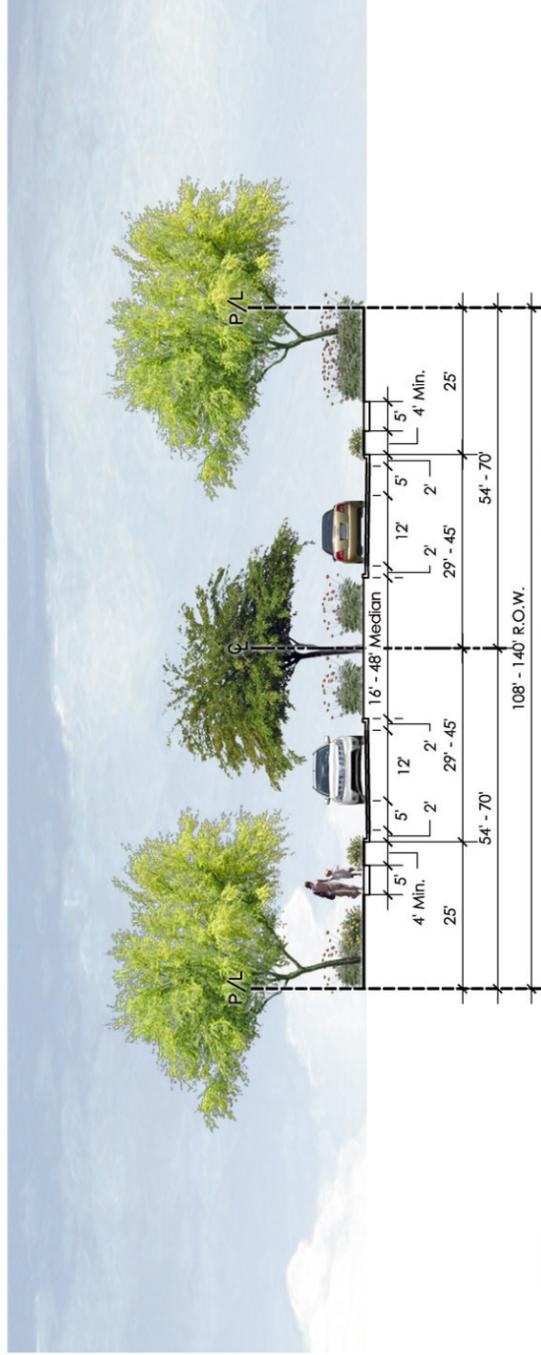
K.2

Village Entry Road (3E, 3S, and 3W)
Private Roadway



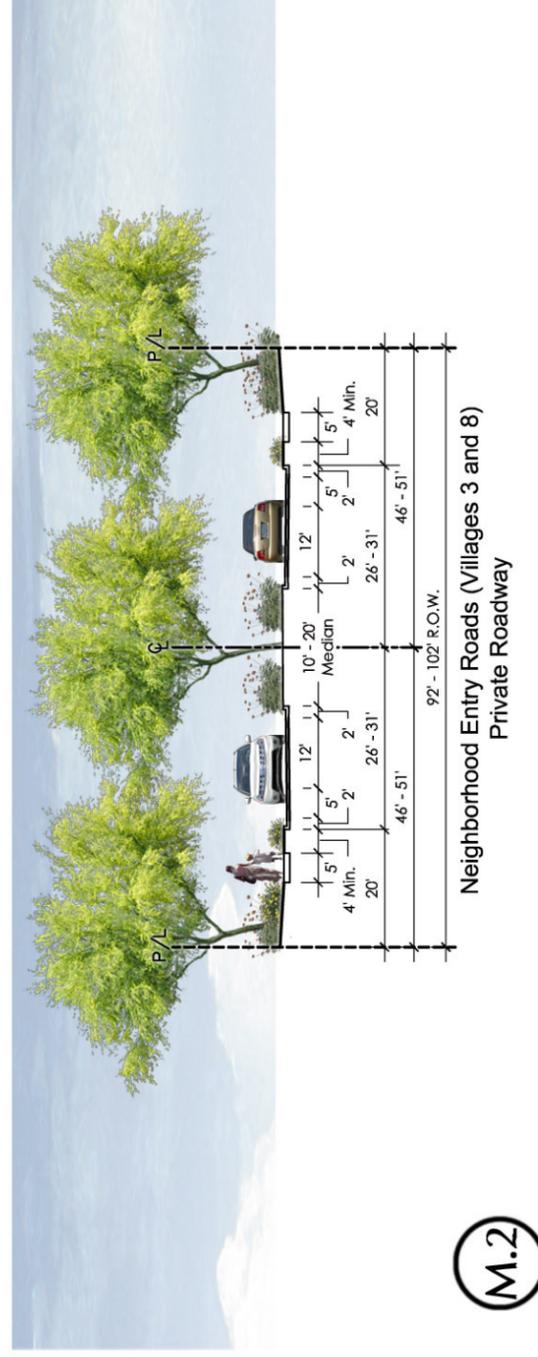
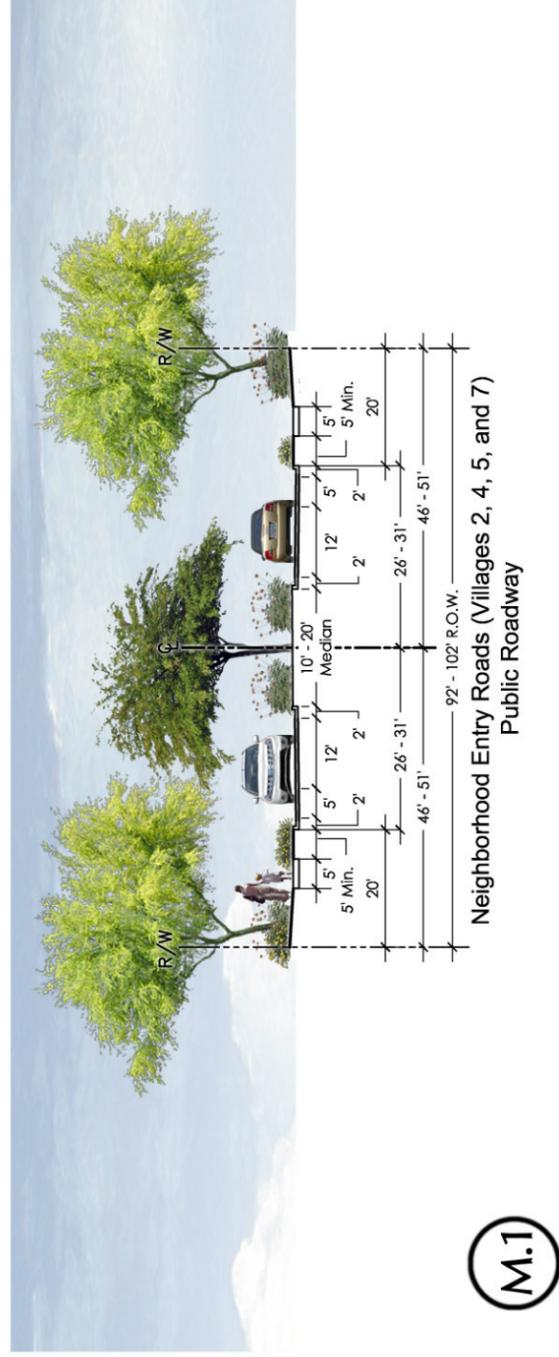
L.1

Village Loop Roads (Villages 4, 5, and 7)
Public Roadway

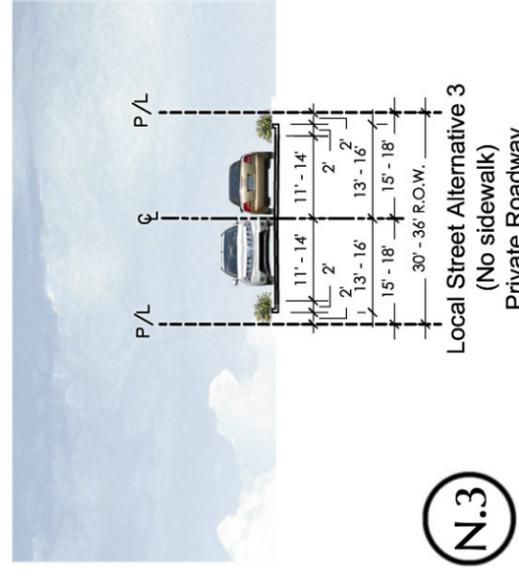
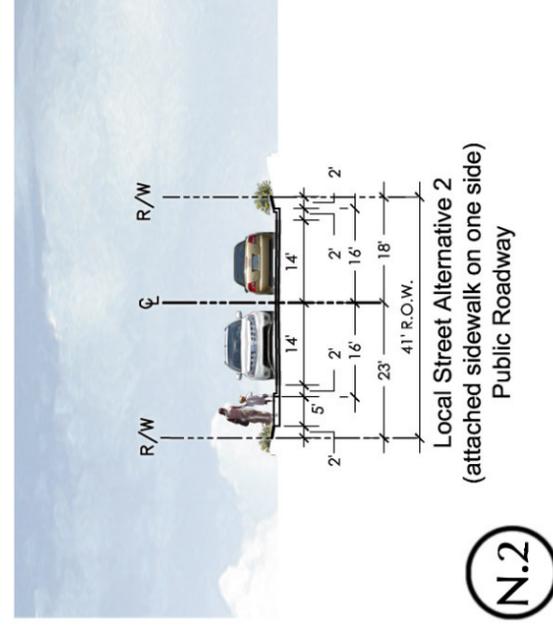
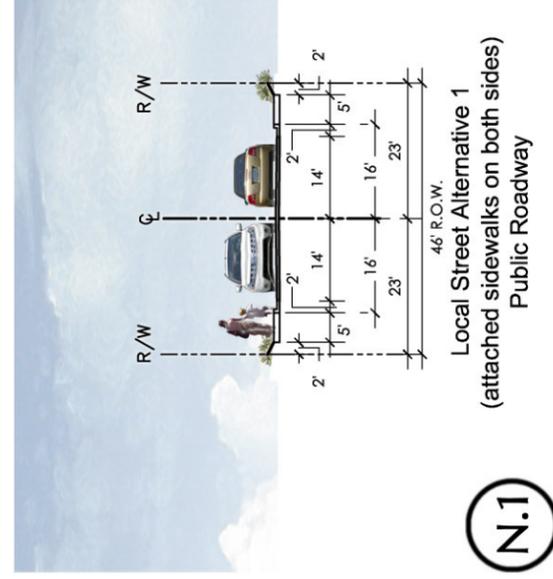


L.2

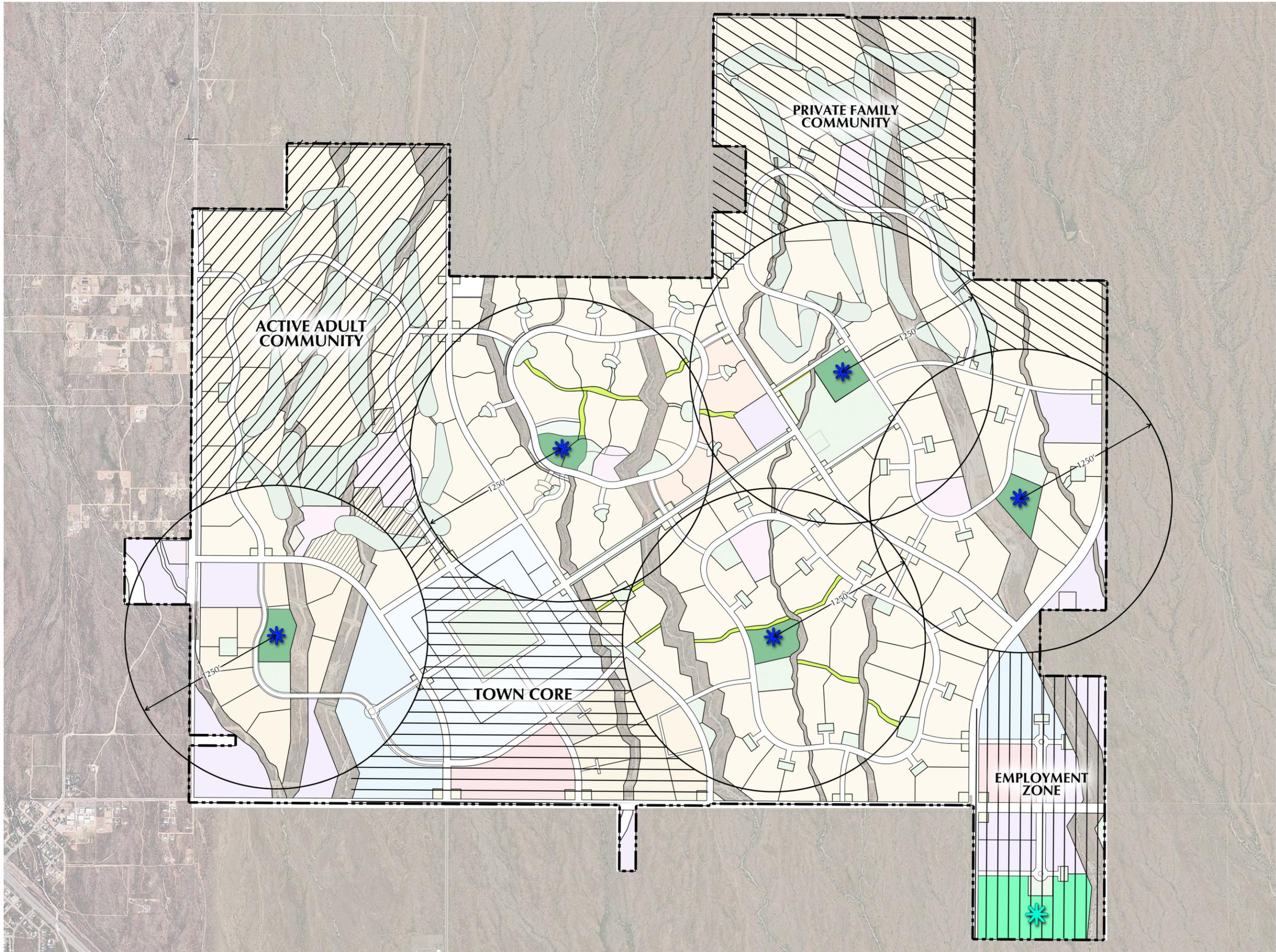
Village Loop Roads (Villages 3 and 8)
Private Roadway

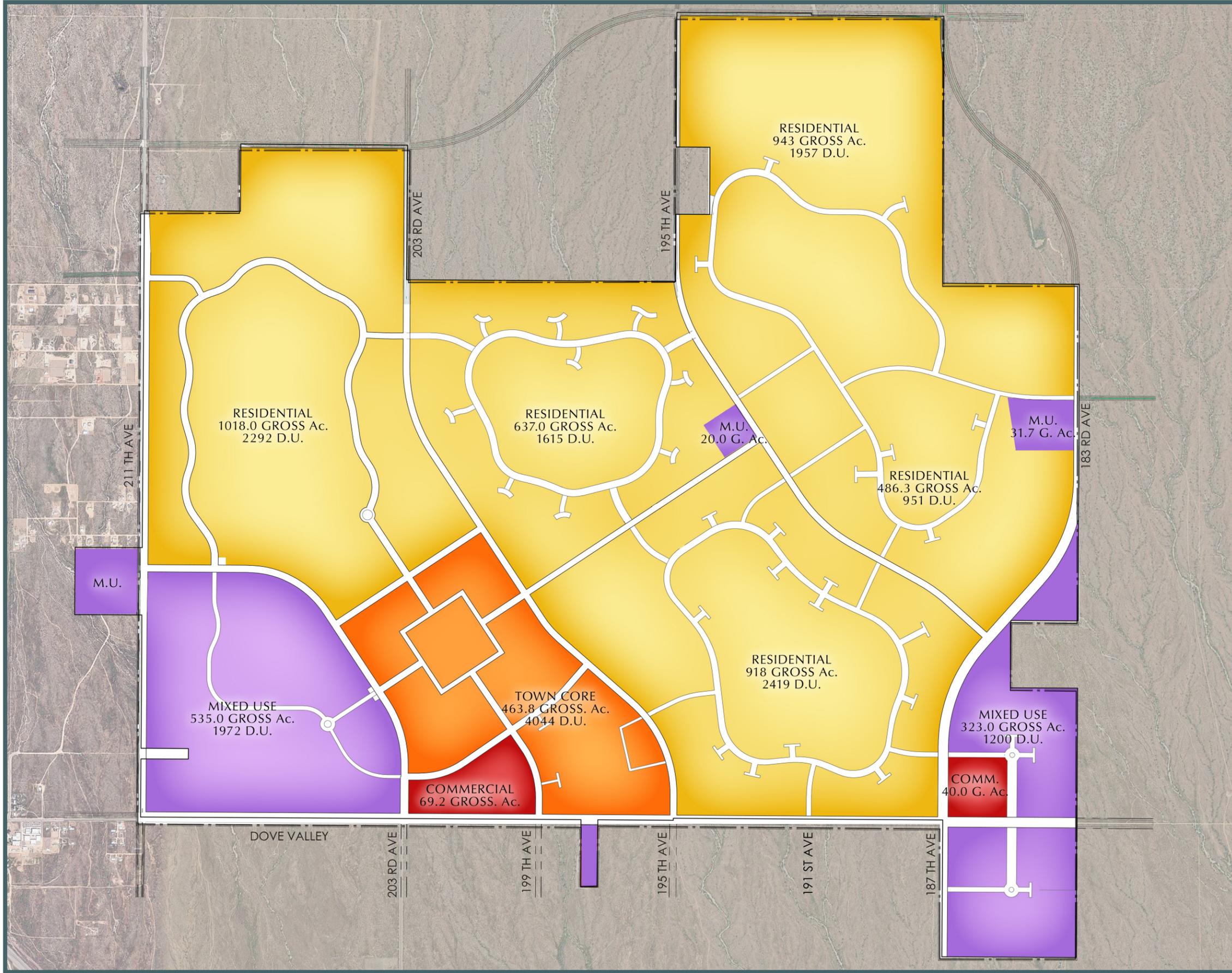


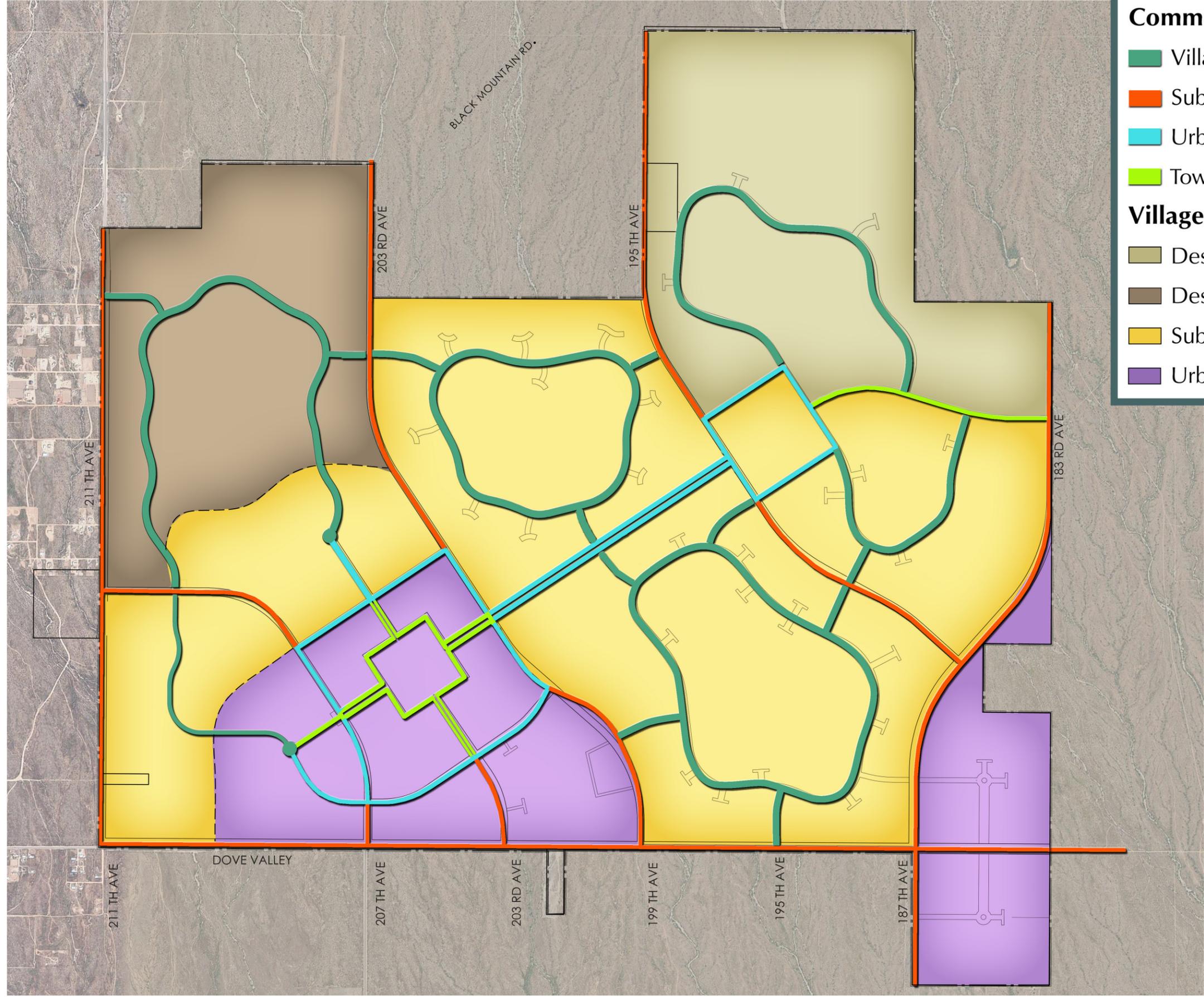
Neighborhood entry roads (M.1 and M.2) will provide the vehicular connection between village loop roads and local streets. Refer to individual parcel plans for exact locations and alignments.



Local streets (N.1, N.2 and N.3) will provide the vehicular connection between neighborhood entry roads and individual lots. Refer to individual parcel plans for exact locations and alignments.







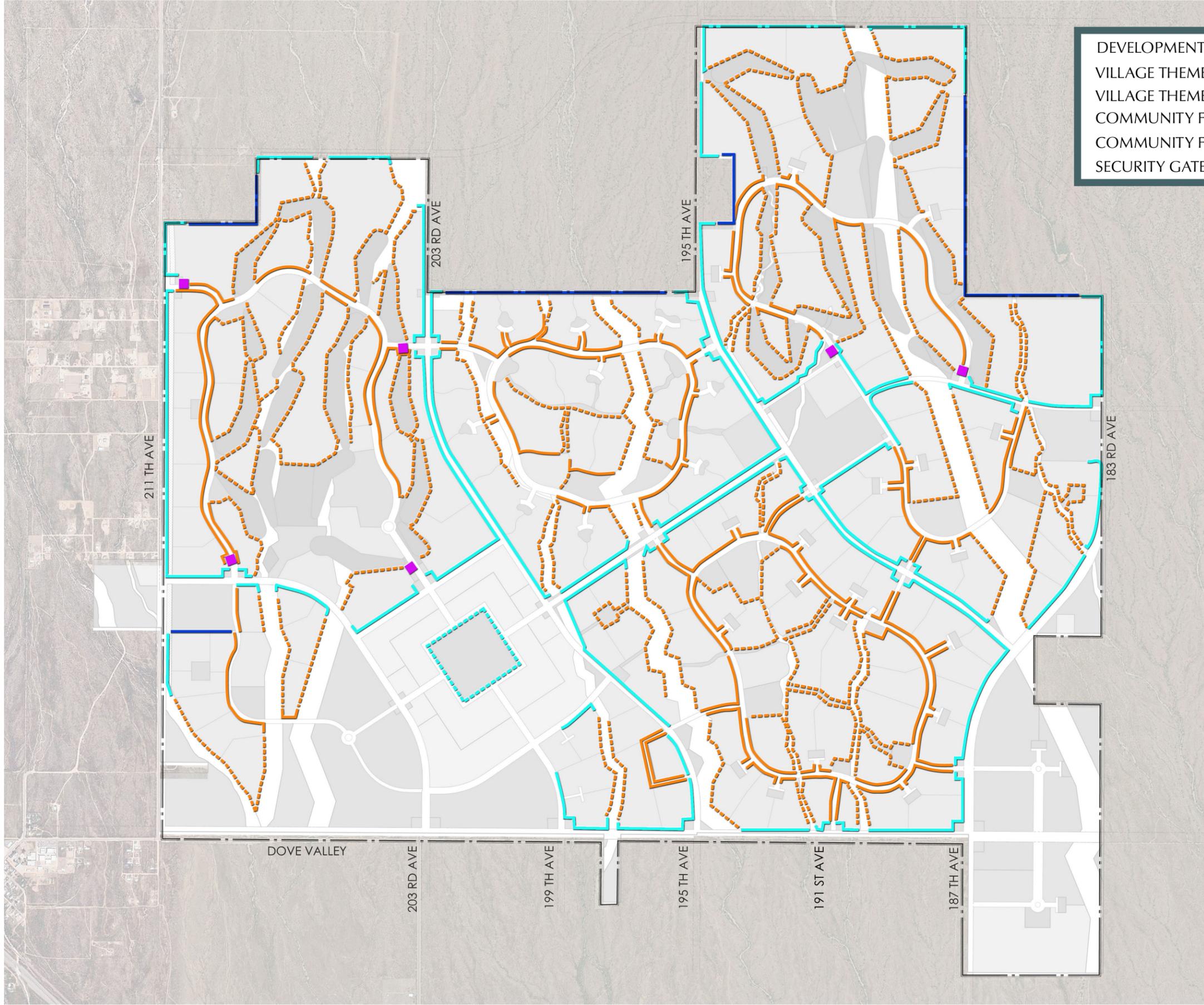
Community Road Character

- Village Desert
- Suburban Desert
- Urban Transitional
- Town Core Formal Landscape

Village Character

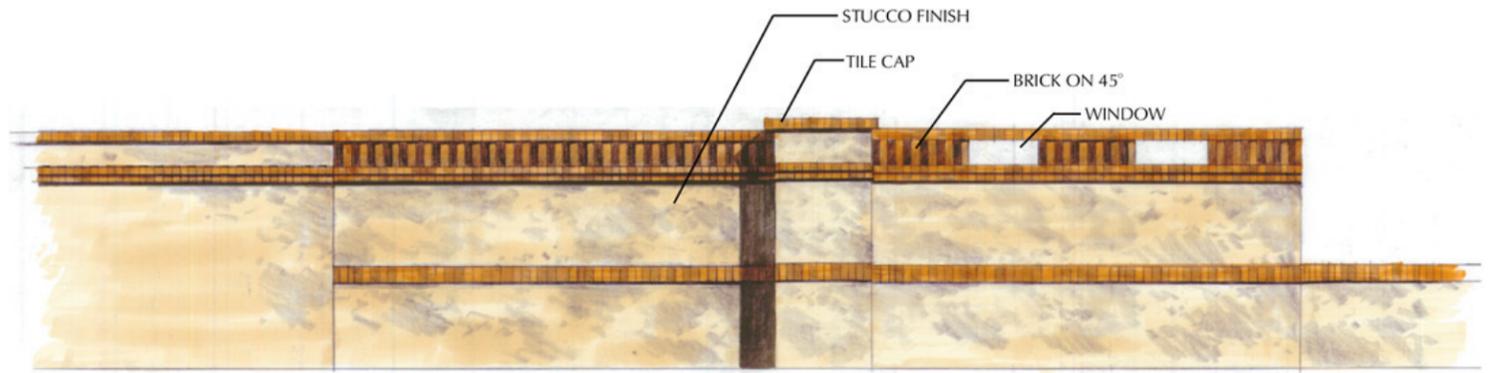
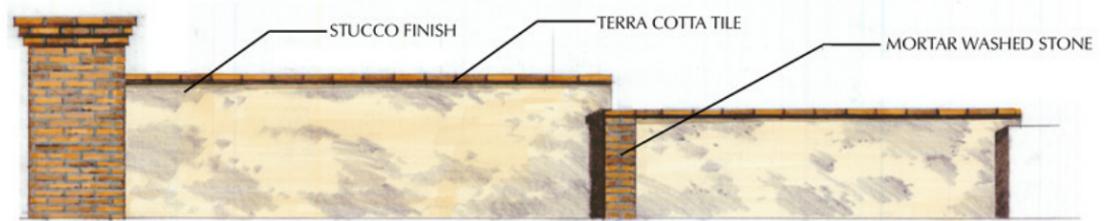
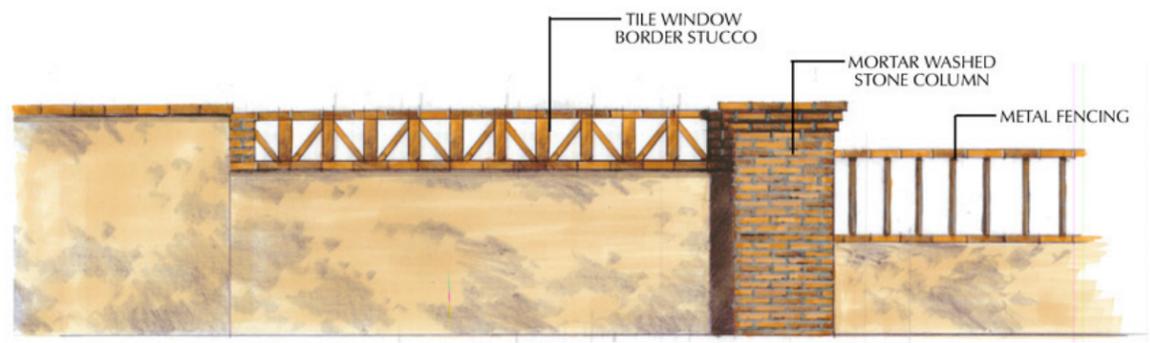
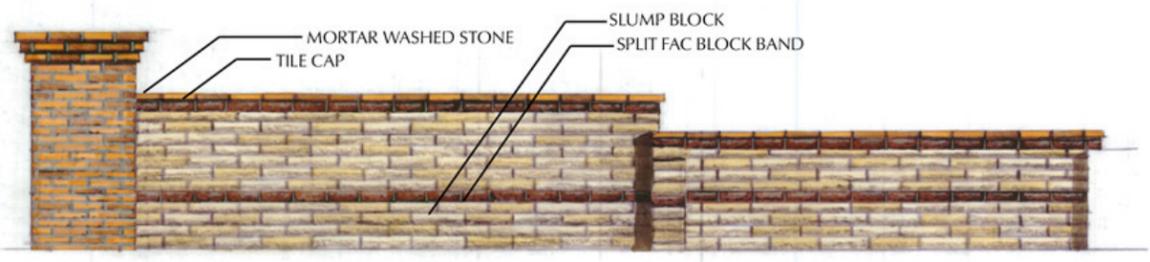
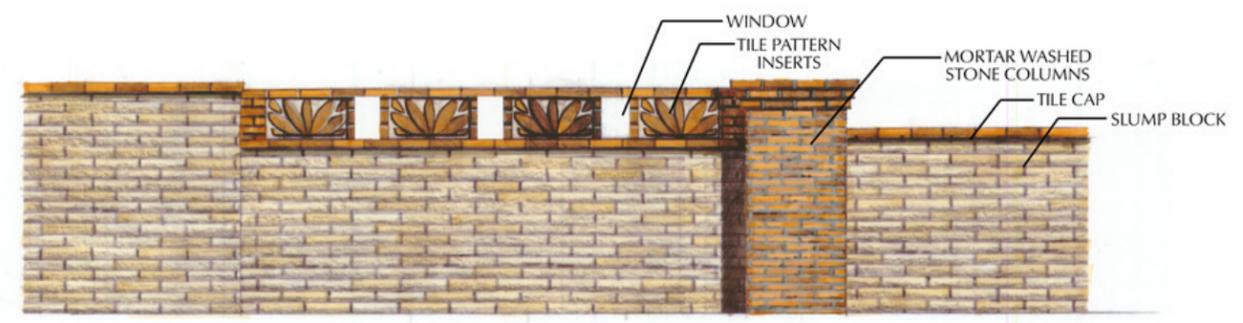
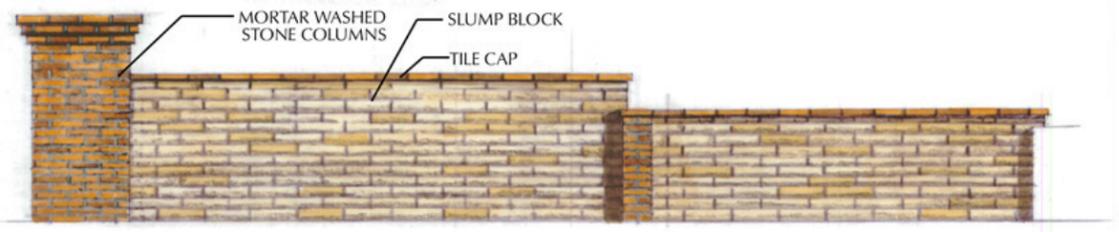
- Desert
- Desert Transitional
- Suburban Desert
- Urban

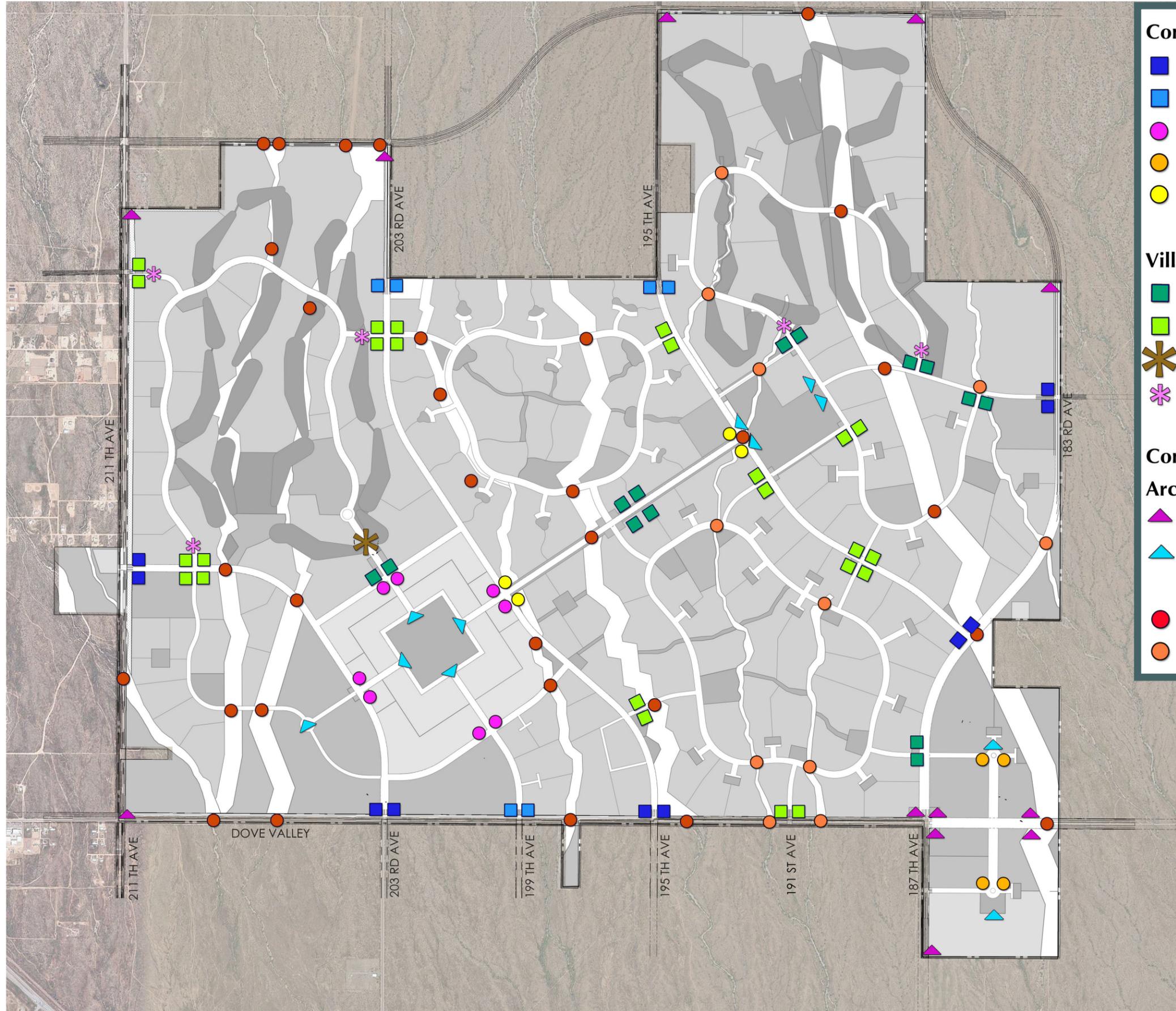




- DEVELOPMENT WALL —
- VILLAGE THEME WALL —
- VILLAGE THEME FENCE - - -
- COMMUNITY FEATURE WALL —
- COMMUNITY FEATURE FENCE - - -
- SECURITY GATES ■







Community Entries / Portals

- Primary Community Entry
- Secondary Community Entry
- Primary Town Core Portal
- Commercial Promenade Portal
- Residential Promenade Portal

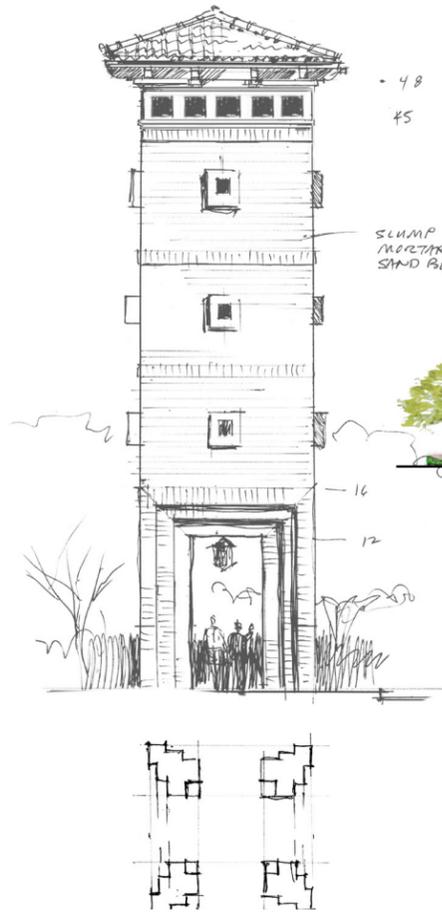
Village Entries / Portals

- Primary Village Entry
- Secondary Village Entry
- ✳ Gated Guardhouse
- ✳ Gated Entry

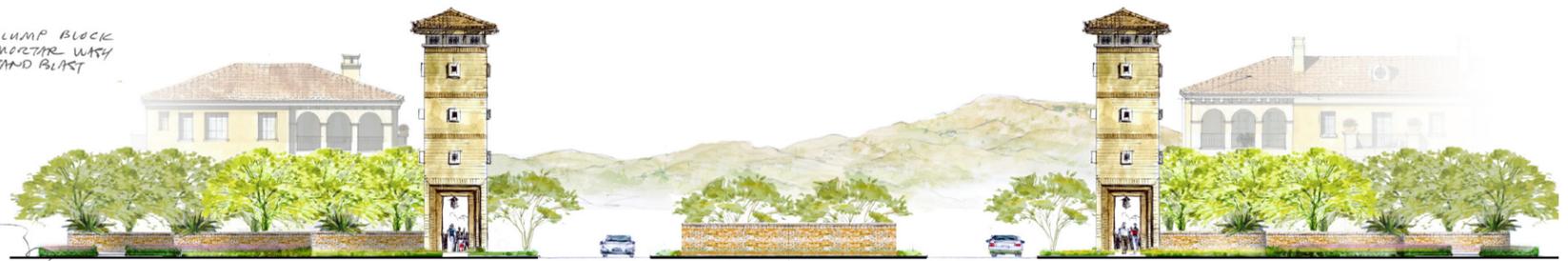
Community Icon / Architectural Features

- ▲ Community Icons
- ▲ Civic Icons
- Major Wash Crossing
- Minor Wash Crossing





PROJECT ENTRANCE DOVE VALLEY ROAD AND 203RD AVENUE



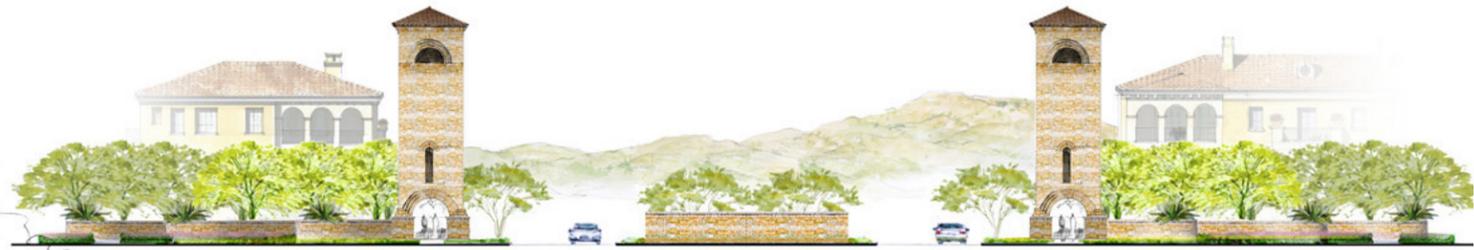
CORE GATEWAY 203RD AVENUE AND CENTER STREET



PARK GATEWAY CENTER STREET AT CENTRAL PARK



PROJECT ENTRANCE DOVE VALLEY ROAD AND 203RD AVENUE



CORE GATEWAY 203RD AVENUE AND CENTER STREET



PARK GATEWAY CENTER STREET AT CENTRAL PARK

