

APPROVED

By Adam at 7:31 am, Sep 25, 2008



ZANJERO TRAILS

PLANNED AREA DEVELOPMENT APPLICATION



*This document provides many graphical representations of a wide range of topics such as amenities, land uses, park components, trails, housing products. All figures, plans and graphics are only conceptual, solely intended to convey concepts and opportunities. These graphics may be further refined or amended as the project continues through the development process, and are not to be regulatory, nor indicative of final design elements.

Project Team

Owner and Developer

Maricopa Water District (MWD)
Mr. Jim Sweeney
14825 West Grand Avenue
Surprise, AZ 85374
(623) 546-8266

Archeological Studies

Soil Systems, Inc.
Mr. Cory Dale Breternitz
1121 North 2nd Street
Phoenix, Arizona 85004
(602) 253-4938

Owner and Developer

Cactus, LLC
Mr. David Maguire
9800 North 91st Avenue, Suite 122
Peoria, AZ 85345
(623) 412-3355

Traffic Engineering

Task Engineering Co., Inc.
Mr. Ken Howell, P.E.
5125 North 16th Street, Suite A-210
Phoenix, Arizona 85016
(602) 277-4224

Owner

Property Reserve Arizona LLC
PO Box 511196
Salt Lake City, UT 84151

Kimley-Horn & Associates, Inc.

Mr. Chuck Wright, P.E.
7878 North 16th Street, Ste 300
Phoenix, Arizona 85020
(602) 944-5500

Owner

Dysart Union School District
15802 North Parkview Place
Surprise, AZ 85374

Land Subsidence/

East Fissure Studies

Geological Consultants, Inc.
Mr. Kenneth M. Euge, R.G.
2333 West Northern Avenue, Suite 1A
Phoenix, Arizona 85021
(602) 864-1888

Planning and Engineering

CMX, L.L.C.
Mr. Gary Wagner
7740 North 16th Street, Suite 100
Phoenix, AZ 85020
(602) 567-1900

Market Suitability Advisors

Arizona Land Advisors
Mr. Mike Schwab
6710 North Scottsdale Road, Suite 200
Scottsdale, Arizona 85253
(480) 483-8100

Attorney

Gammage & Burnham
Mr. Stephen W. Anderson
Two North Central Avenue
Eighteenth Floor
Phoenix, Arizona 85004
(602) 256-0566

Contents

Section 1.0 Executive Summary	9
Section 2.0 Existing Conditions	13
A. Site Location	14
B. Luke Air Force Base	14
C. Existing Land Use, Zoning and General Plan	16
D. Existing Infrastructure	16
E. Existing Topography and Drainage	17
F. Archeological Survey	17
G. Land Subsidence	19
Section 3.0 Community Development Plan	21
A. Community Character	22
B. Land Uses	22
C. Development Standards and Phasing	25
D. Community Themes	30
1. Architectural Theme	30
2. Green Building/Sustainable Design Options	38
3. Open Space and Landscape Theme	40
4. Plant Palette	42
5. Walls, View Fences, and Monumentation	42
6. Lighting	45
E. Educational Facilities	49
F. Police and Emergency Response Facilities	50
G. Amendments	50
Section 4.0 Infrastructure	53
A. Traffic Circulation	54
B. Pedestrian Circulation	55
C. Public Utilities and Services	56
D. Drainage	58
E. Wastewater System	59
F. Potable Water System	59

Section 5.0 Figures

1. Vicinity Map
2. Luke AFB Graduated Density Concept Exhibit
3. General Plan Land Use Map
4. Physical Conditions
5. Proposed Zoning Map
6. Conceptual Residential Designs
7. Conceptual Residential Designs
8. Conceptual Residential Designs
9. Conceptual Residential Designs
10. Conceptual Residential Designs
11. Conceptual Residential Designs
12. Conceptual Residential Designs
13. Conceptual Commercial Architecture
14. Conceptual Mixed-Use Architecture
15. Conceptual Open Space Plan
16. Conceptual Wall Plan
17. Primary Entry Feature/Identification Monument
18. Primary Entry Feature/Identification Monument
19. Secondary Entry Feature/Identification Monument
20. Conceptual Wall Elevations
21. Community Facilities and Services
22. Existing and Proposed Fire Station Locations (Included in text only)
23. Proposed Traffic Circulation Plan
24. APS Line Siting Map

Appendix

A - Approved RUPD Land Use Budget and Zoning Exhibit

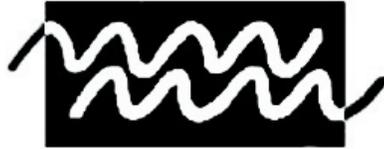
B - Design Guidelines and Development Standards

Table 1 - Permitted Lot Size Mix

Table 2 - Densities/Percentage Lot Size

Table 3 - Design Option B - Engineering

Table 4 - Design Option D - Amenities



SECTION 1.0
EXECUTIVE SUMMARY

In the 1800s, the success of emerging Sonoran Desert communities rested in the hands of the Zanjero, or water manager, to make sure water users irrigated their fields according to the community-developed schedule. The Zanjero's responsibilities also included overseeing the construction and maintenance of the acequias (ah-seh-kee-ahs), or canals, so that life-giving water would flow to homes and farms. Patrolling the network of canals on horseback, the Zanjero ensured water was not only equitably allocated, but conserved for future generations. Through the Zanjero's diligence and skilled management, communities thrived, families prospered, and commerce flourished. Today, land along the Beardsley Canal, once patrolled by these proud men is incorporated into the mixed-use community known as Zanjero Trails.



Photos appear on this page courtesy of Salt River Project

Zanjero Trails RUPD is a master planned community that, when fully developed, will encompass approximately 2,665 acres. Located two miles east of the entrance to the White Tank Mountain Regional Park, and bisected by the Beardsley Canal, the linear community includes land from Bell Road to Camelback Road. Zanjero Trails RUPD is not currently within any city limits and falls under the jurisdiction of Maricopa County. However, that portion of the community lying north of Peoria Avenue is within the City of Surprise planning area. Entitlements for Zanjero Trails RUPD have been approved by Maricopa County. This includes approval of a Development Master Plan (DMP) and a Residential Unit Plan of Development (RUPD). In addition, a Preannexation Development Agreement has been approved by the Surprise City Council for that portion of the project within Surprise's planning area. The Preannexation Development Agreement provides for zoning, land uses and densities equivalent to those approved by Maricopa County.

The purpose of this application is to request a zone change to Planned Area Development (PAD) for approximately eight hundred seventy nine (879) acres lying north of Peoria Avenue within the City of Surprise's Special Planning Area 1 (SPA1). The portion of Zanjero Trails included within this rezoning is hereinafter referred to as Zanjero Trails PAD, the Community or Zanjero Trails, as shown in **Figure 1: Vicinity Map**. Approval of the rezone request would allow the Community to offer a mix of residential densities, as well as some employment/retail areas designed to meet the needs of the residential community as well as the surrounding area.

The intent of the Zanjero Trails PAD application is to identify and create an overall comprehensive community by offering an appropriate balance of land uses, design and development standards and related infrastructure needs. The PAD will also establish the design guidelines and development standards that define a cohesive community character for Zanjero Trails. Zanjero Trails is envisioned to offer a broad range of lot sizes and housing types including single-family detached (with a variety of lot sizes), courtyard homes and multi-family housing. The variety of housing options offered by Zanjero Trails will provide homes for a large cross-section of the population, augmenting those already available in the area. Zanjero Trails will also provide neighborhood and community retail/commercial services as well as an elementary school and high school site, along with associated parks and recreational opportunities. Overall, the PAD provides the necessary flexibility to establish a unique and innovative mixed-use development that will provide a balance of housing types, open space, employment and recreational opportunities within the City of Surprise. This request is also necessary to allow the equivalent zoning as agreed to in the Zanjero Trails Preannexation Development Agreement.

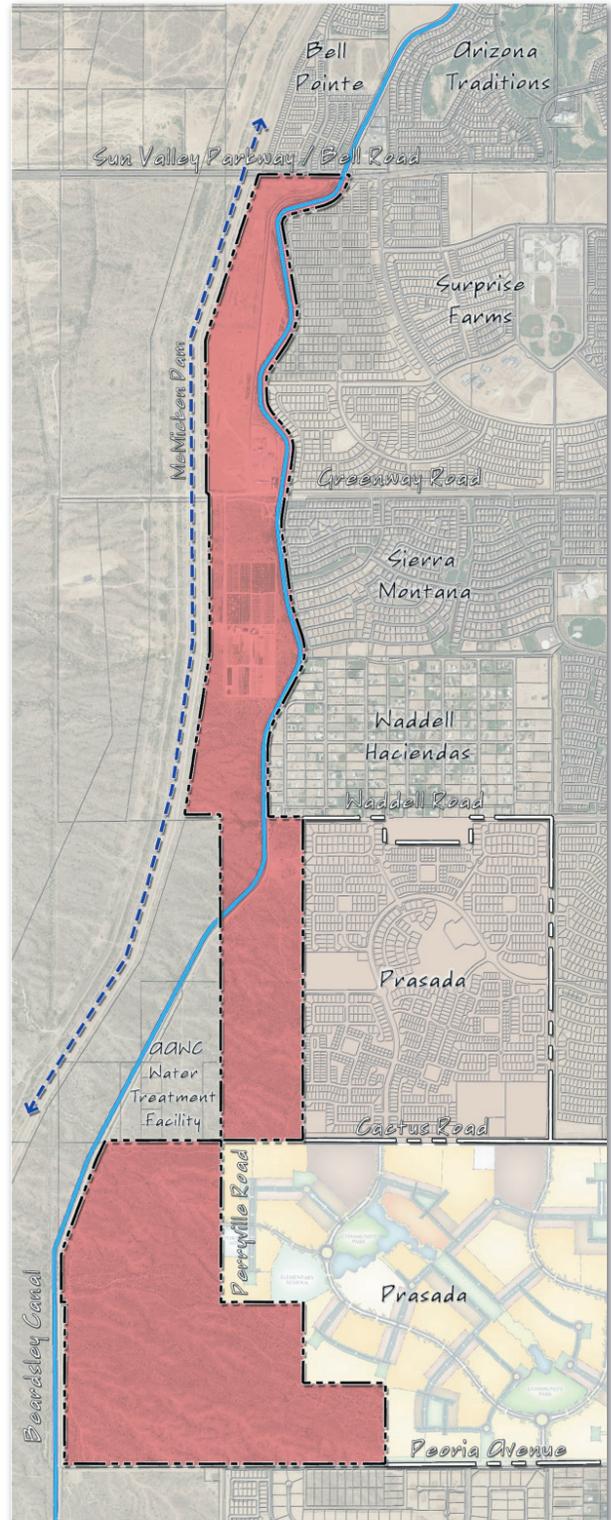


Figure 1: Vicinity Map
 (Refer to the Section 5.0 for full-size figures.)



SECTION 2.0

EXISTING CONDITIONS

A. SITE LOCATION

Zanjero Trails is bounded by Bell Road to the north, Peoria Road on the south, the Prasad, Sierra Montana and Surprise Farms Master Planned Communities on the east, McMicken Dam on the west and bisected by the Beardsley Canal. Situated approximately 2 miles west of Loop 303 and 8 miles north of U.S. Interstate 10, Zanjero Trails is a mixed use project located within SPA 1. Per the Surprise General Plan 2020, SPA 1 is bounded on the west and north by the Beardsley Canal, Peoria Avenue on the south, and the Surprise corporate boundaries on the east.

Located within Maricopa County's jurisdiction, the Zanjero Trails property is currently unimproved, native desert land, except for approximately five acres at the northwest corner of Greenway and the Beardsley Canal, which is currently being used as an MWD Maintenance Office and approximately 40 acres between Waddell and Greenway west of the Canal that is being leased to the University of Arizona for agricultural research purposes. While much of the land adjacent to the project is vacant or primarily utilized for agricultural purposes, the majority of the area along the north, east and south of Zanjero Trails has already been developed or is being planned in anticipation of future development. These include Surprise Farms, Sierra Montana, Prasad, Cortessa and White Tank Foothills Master Planned Communities.

B. LUKE AIR FORCE BASE

Zanjero Trails is situated such that at its closest point, it is nearly two miles away from Luke Air Force Base (Luke AFB) and six miles from Luke AFB Aux 1. **Figure 2, Luke Air Force Base Graduated Density Concept Exhibit** shows the Project's location relative to the Luke AFB Graduated Density Concept (GDC) Plan. The Property is situated outside the Luke AFB 1988, 65-decibel Joint Land Use Study (JLUS) noise contours, but within the "Territory in the Vicinity of a Military Airport" as defined by the State of Arizona statute A.R.S.28-8481. As such, the Department of Real Estate Public Report for any subdivision within Zanjero Trails will include a statement that complies with the State statutes.

While Zanjero Trails is outside of the JLUS noise contours, it is within a relatively short travel distance of Luke AFB. As a result, the Property is uniquely located far enough west of Luke to provide a labor pool for the vast amount of employment anticipated to develop adjacent to Luke AFB, yet east of the environmentally sensitive lands of the White Tank Mountains. Residents within Zanjero Trails will be able to enjoy the employment opportunities within the Luke AFB area as well as the Loop 303 Corridor, while simultaneously enjoying the vast open space and recreational opportunities of the White Tank Mountain Regional Park.



Legend

- Territory in the Vicinity of a Military Airport
- Ldn Noise Contours
- Half Mile Graduated Density Line
- One Mile Graduated Density Line
- Three Mile Graduated Density Line
- Project Boundary
- Luke Air Force Base
- Clear Zone
- Accident Potential Zone 1
- Accident Potential Zone 2
- Glendale Municipal Airport

Figure 2: Luke Air Force Graduated Density Concept Exhibit

C. EXISTING LAND USE, ZONING AND GENERAL PLAN

Currently, the Property is unimproved, native desert land with no improvements except for approximately five acres at the northwest corner of Greenway and the Beardsley Canal and approximately 40 acres between Waddell and Greenway west of the Canal. Entitlements for Zanjero Trails have been approved by Maricopa County. This includes approval of a Development Master Plan (DMP) and a Residential Unit Plan of Development (RUPD). Although the Property is within Maricopa County's jurisdiction, an application for annexation into the City of Surprise was prepared in accordance with the requirements of Arizona State Statutes. A Preannexation Development Agreement has been approved by the Surprise City Council for the Property, providing for zoning, land uses and densities equivalent to those approved by Maricopa County.

In October 2007, the City approved a major General Plan Amendment designating Zanjero Trails as Suburban Residential (1-3 du/ac), Low Density Residential (3-5 du/ac), and High Density Residential (15-21 du/ac), Open Space and Commercial in keeping with the vision of the community. Refer to **Figure 3, General Plan Map** for more information. The amendment allows equivalent zoning as agreed to in the Zanjero Trails Preannexation Development Agreement.

D. EXISTING INFRASTRUCTURE

Currently, many of the roadways that will be in the Zanjero Trails area do not exist or are unpaved, dirt roads. The existing circulation system adjacent to Zanjero Trails consists of Sun Valley Parkway/Bell Road and Greenway Road. The overall

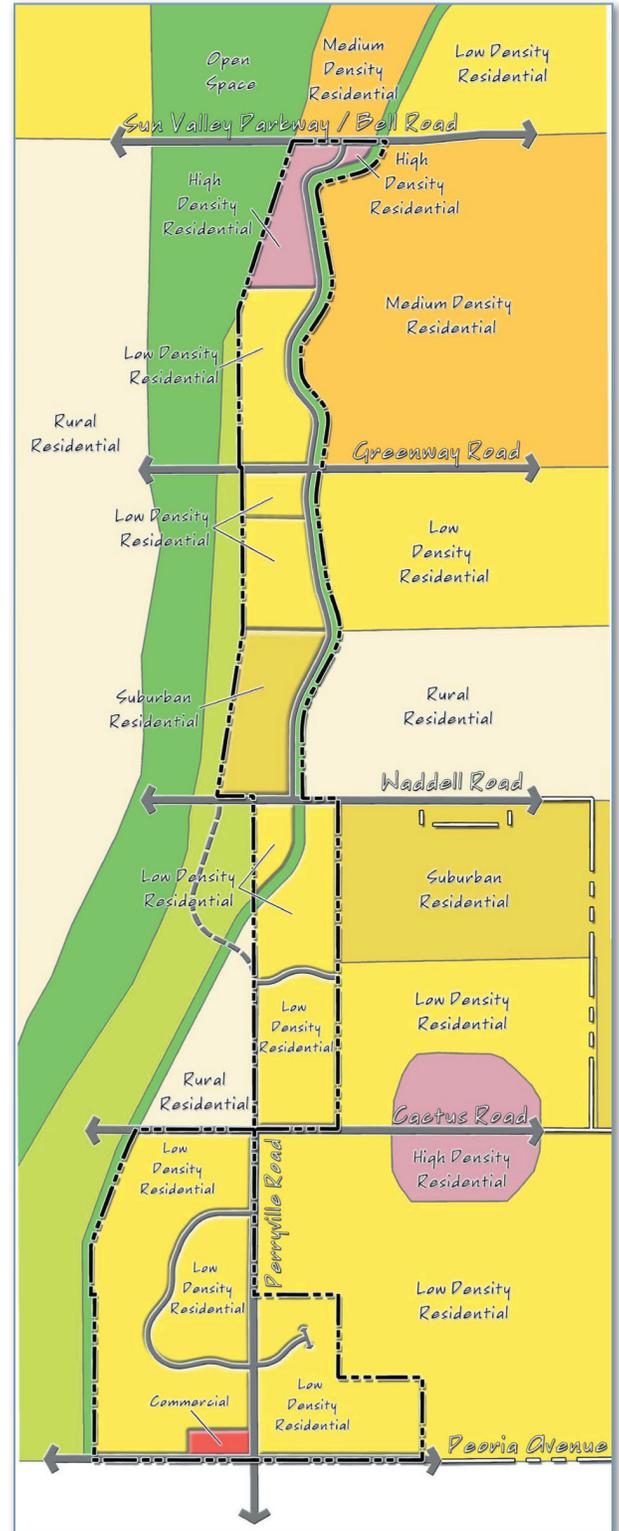


Figure 3: General Plan Land Use Map

circulation system will also include extensions of Waddell Road, Cactus Road, Peoria Avenue and Perryville Road. Zanjero Trails as a whole will have positive impact on traffic generation and transportation systems as several necessary extensions to the circulation system will be built in conjunction with the development, which is discussed further in Section 5.0.

Utility services to Zanjero Trails will include: electrical service by APS, phone service by Qwest, natural gas service by Southwest Gas and cable television by Cox Communications. Currently, there are few existing utility facilities adjacent to the Zanjero Trails area. However, utility service extensions to the area are expected to be imminent with the development of the proposed master plans contiguous to and east of the Property.

The City of Surprise will be the wastewater service provider for Zanjero Trails. An existing sewerline currently exists on Peoria Avenue and extends from the SPA 1 Wastewater Treatment Plant to Citrus Road. This sewerline will be extended and will serve Zanjero Trails.

Currently, there is no potable water source, other than wells, in the vicinity of Zanjero Trails. Zanjero Trails is planned to receive water service from the Arizona American Water Company's (AAWC's) proposed Agua Fria Surface Water Treatment Plant (SWTP) or an alternate SWTP to be constructed by Maricopa Water District (MWD), which will take water from the Beardsley Canal. The SWTP will be located near the intersection of Cactus Road and the Canal.

In addition, a water storage tank, booster pump station, waster distribution and transmission lines, and possibly some well capacity, will be constructed by Zanjero Trails and added to the AAWC system.

E. EXISTING TOPOGRAPHY AND DRAINAGE

The project site has a relatively gentle sloping terrain generally from the northwest to the southeast and following the drainage patterns coming from the White Tank Mountains.

There are no areas of the project site that have slopes of 15 percent or greater.

The site is currently undeveloped and predominantly undisturbed. The property is located entirely within Flood Hazard Zone X as delineated on FEMA Flood Insurance Rate Map (FIRM) numbers 04013C1580H, and 04013C1140H revised September 30, 2005. Zone X corresponds to the areas outside the 100-year floodplains, areas of 100-year sheet flow flooding where average depths are less than 1 foot, areas of 100-year stream flooding where the contributing drainage areas is less than 1 square mile, or areas protected from the 100-year flood by levees. No base flood elevations or depths are shown within this zone. See **Figure 4, Physical Conditions Map**, for the location of the 100 year floodplain and natural drainage patterns.

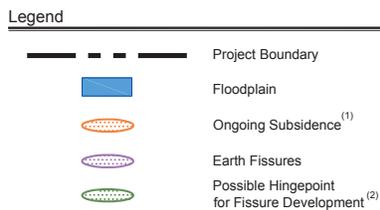
F. ARCHEOLOGICAL SURVEY

In June 2002 Soils Systems, Inc. (SSI) completed a cultural resources survey of the overall 2,500 acres Zanjero Trails Project. Within the portion of the project in the City of Surprise, the survey identified four archaeological sites. One site is the Beardsley Canal; which was previously recorded by URS during a Cultural Resources Survey for the White Tanks FRS No. 3. The canal has been assigned an Arizona State Museum (ASM) site number and is eligible for inclusion into the National Register of Historic Places (NRHP). There is much history documented about the canal and it is believed that no additional archival or archaeological work is needed on the segment of the canal that is in Zanjero Trails.

Two of the three other sites are found approximately one-quarter mile north of Peoria Avenue and east of the Beardsley Canal, while the third site is located near the southeast corner of Waddell Road at the Beardsley Canal crossing. All three sites have been assigned ASM numbers. The site at Waddell Road and the canal is historic; however it is not eligible for inclusion into the NRHP.

The SSI Report indicated that the two sites north of Peoria Avenue, referred as AZ:T:7:262 and AZ:T:7:263, may be associated with prehistoric Hohokam occupation of the area and are eligible for inclusion into the NRHP. As a result, SSI was retained to provide further study on the two sites. The AZ:T:7:263 Study is still underway. The AZ:T:7:262 Study was completed in 2007 and is described in more detail below.

In consultation with the State Historic Preservation Office (SHPO), a Phase 1 data recovery investigation was completed in January 2007 and revised in February 2007. The scope of work included surface collections, hand excavated test units and excavation of several backhoe trenches



Notes

1. For approximately the last 20 years, (since the mid 1980's) groundwater levels have either stabilized or increased as much as 125 feet in the project vicinity. Analysis of historic elevation data suggest that residual land subsidence is continuing in the area. However, the annual rate of subsidence appears to be diminishing with time as the basin and aquifer system reaches an equilibrium condition.
2. Considering the locations of known earth fissures relative to the property and the present groundwater level conditions, no special preventative mitigative measures are recommended in relation to earth fissures. See Land Subsidence and Earth Fissure Investigation, Maricopa Water District Properties NOS. 1, 2 and 3-2,508 Acres, Geological Consultants, Inc., 2002.

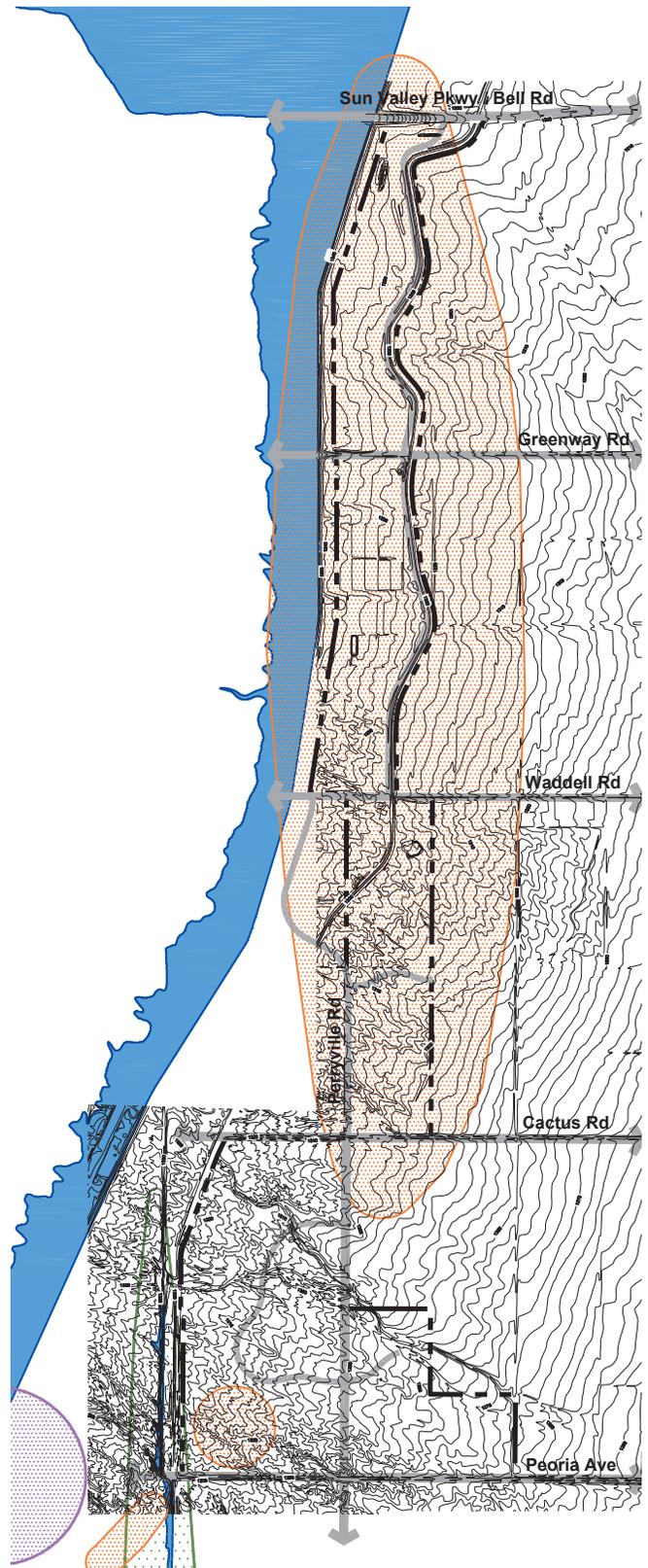


Figure 4: Physical Conditions Map

for the site. No intact, subsurface cultural deposits or features were identified during the testing, and the research potential was exhausted. As a result of the investigations, SSI recommended that no further work is needed and a finding of “No Adverse Affect”. Although work is not complete at site AZ:T:7:263, it is expected that once SSI’s study is complete, no further work will be required.

G. LAND SUBSIDENCE

The Zanjero Trails project site is located within an area referred to as the West Salt River Valley Groundwater Basin. The Basin is bounded on the north by the Hieroglyphic Mountains and Hedgepeth Hills, the east by the Union Hills, Phoenix Mountains and Papago Buttes, the south by South Mountain and the Estrella Mountains, and on the west by the White Tank Mountains. Resulting from large-scale groundwater pumping for agricultural purposes, land within this Basin has experienced active land subsidence and earth fissuring for more than 50 years. In order to analyze the effects this may have on the Zanjero Trails project, a Land Subsidence and Earth Fissure Investigation was prepared for the Property by Geological Consultants, Inc. on August 5, 2002. See **Figure 4** for known subsidence areas around the project site. The following are items taken from the Geological Consultants report, which show that no special measures are required on the Zanjero Trails site to mitigate land subsidence or earth fissures.

- Based on the results of previous investigations by other researchers and by Geological Consultants for this project, there are known earth fissures located east and west of the subject site. None of these fissures project toward the subject development.
- Analysis of historic elevation data suggest that residual land subsidence is continuing in the area. However, the annual rate of subsidence appears to be diminishing with time as the basin and aquifer system reaches an equilibrium condition. If groundwater levels continue to rise or remain static, land subsidence rates could diminish to negligible levels over the next twenty to forty years.
- For approximately the last 20 years (since the mid 1980’s) groundwater levels have either stabilized or increased as much as 125 feet in the project vicinity. This is likely in response to flood recharge, increased use of Central Arizona Project (CAP) water in lieu of groundwater, and changes of land use from agricultural to urban.
- No earth fissures were identified on the property, nor were any earth fissures identified that trend toward the property.
- Considering the locations of known earth fissures relative to the property and the present groundwater level conditions, no special preventative mitigative measures are recommended in relation to earth fissures.



SECTION 3.0
COMMUNITY DEVELOPMENT PLAN

A. COMMUNITY CHARACTER

The vision behind Zanjero Trails is to celebrate the City's unique and vibrant heritage with an array of commercial and employment uses, and housing styles and densities to satisfy a broad range of people. The Community's character is established and unified by a common architectural and design theme for all its parcels, streetscape enhancements, walls and monumentation. The theme chosen is representative of the southwestern desert and shall incorporate rural styling cues. Specific earth-tone colors, materials, finishes and construction techniques will link the commercial and employment areas with the new residential neighborhoods.

The concept of neighborhood is important within Zanjero Trails. Although neighborhood is often construed to represent many things, within the Zanjero Trails PAD, it embodies the significant connectivity between the individual parcels. In this context, it reflects the community-oriented nature of the Project. Neighborhoods will be designed to be visually appealing, utilizing landscaped streetscapes that will carry the southwestern desert color theming and materials, as well as the strategically located active and passive amenities, appropriately placed visible open spaces, pedestrian trails and pathways. Likewise, commercial areas are anticipated to be sufficiently significant in scale and intensity to act as a focal point for the area, and a highly desirable asset to the City of Surprise. Together, the proposed land uses within Zanjero Trails embody a rich mix of environments: living, working and recreation, strengthening and building upon the values making this location special.

B. LAND USES

Zanjero Trails falls under the jurisdiction of Maricopa County; however, the Community is within the City of Surprise planning area. Entitlements for Zanjero Trails have been approved by Maricopa County, including approval of a Development Master Plan (DMP) and a Residential Unit Plan of Development (RUPD). Refer to **Appendix A** for the approved RUPD Land Use Budget and Zoning Exhibit. A Preannexation Development Agreement has been approved by the Surprise City Council, this provides for zoning, land uses and densities equivalent to those approved by Maricopa County.

Zanjero Trails is located along the western boundary of SPA 1, which according to the General Plan represents "a land inventory to support development needs projected for the next 15 to 20 years based on past and present growth demands. Zanjero Trails will assist in providing the much needed additional housing and employment in SPA 1 by offering a variety of land uses such as residential products, commercial, public and mixed uses that work in concert with surrounding development." According to the Surprise General Plan, "the goal of each Special Planning Area is to ensure a balanced mix of land uses, adequate support resources, proper ratio of people to jobs, and an effective multi-modal transportation network." To meet this demand and in advancing the goals and objectives of the City's General Plan, the Project Team requests a zone change to PAD zoning with underlying R1-5, R1-8, R1-18, R-2, School, C-1, C-2, and Mixed Use (MU-PD) districts as shown in **Figure 5, Proposed Zoning Map**. This request to rezone to PAD is also necessary to allow the equivalent zoning as agreed to in the Zanjero Trails Preannexation Development Agreement.

The PAD not only provides reasonably priced home ownership opportunities to offset the demand, but does so in a manner that utilizes infrastructure more efficiently, provides appropriate pedestrian opportunities and minimizes suburban sprawl normally associated with lower density housing. The land use categories of Residential, Commercial, and Mixed Use comprise the overall land use plan and provide flexibility to accommodate a highly integrated mix of land uses. This flexibility is necessary to create a highly amenitized development, which will meet the needs and desires of the City's diverse population. Each of these land use categories is discussed in more detail.

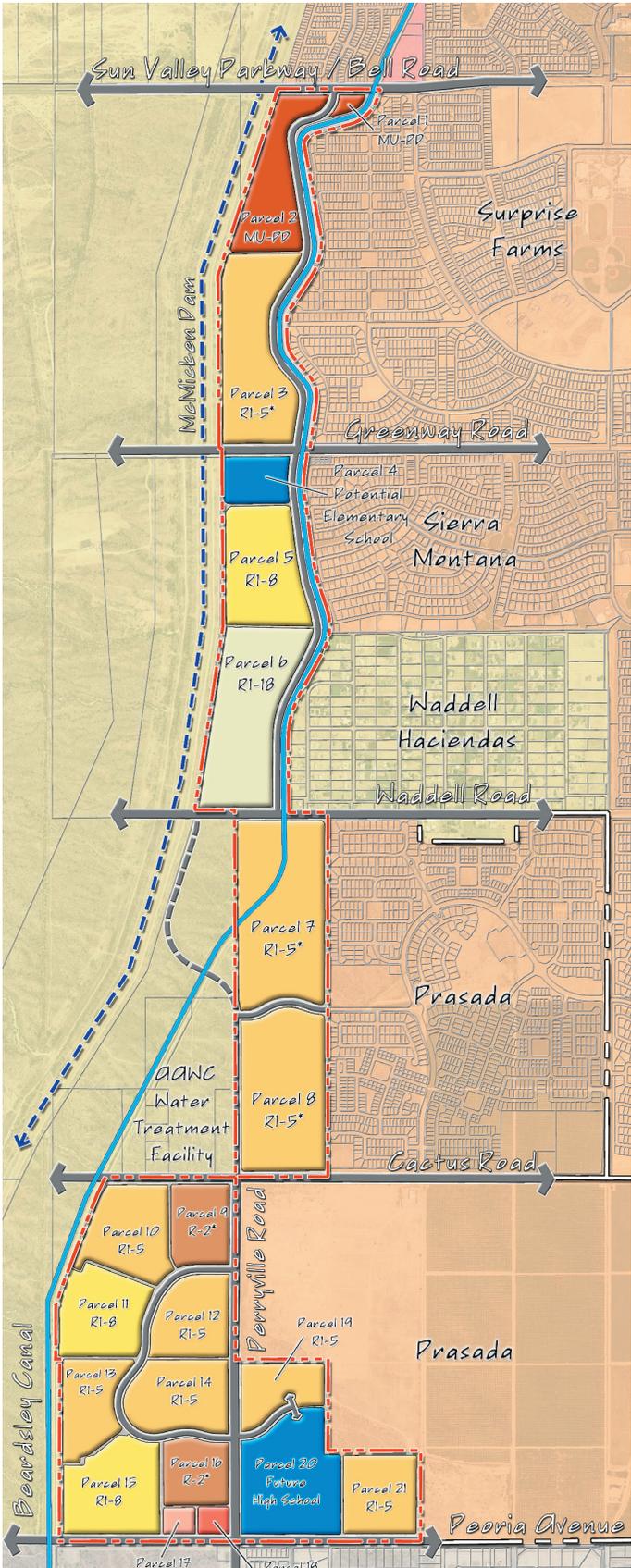


Figure 5: Proposed Zoning Map

1. Residential Component

(Parcels 3 - 16, 19, and 21):

Zanjero Trails will offer residents a mixture of neighborhoods with a variety of lot sizes and housing types which may include, but is not limited to: single family detached and attached, green-court homes, cottages, auto-court clusters, duplexes, tri-plexes through five-plexes, and townhomes. To accomplish this variety, all seven single family lot categories established by the City of Surprise are utilized within the Zanjero Trails PAD (refer to Table 1 located within the Appendix which illustrates the lot categories). As a result of utilizing a significant number of the allowed lot categories, Zanjero Trails is able to offer a series of neighborhoods with various lot widths and depths to meet the needs of a broad range of homebuyers as well as allow for logical and appropriate land use transitions, while simultaneously assuring diversity of home types throughout the Project. As shown in Table 1, lot sizes for standard single family homes range from 5,280 to 9,130 square feet. The PAD not only offers a diverse mix of lot sizes, but also includes the ability to provide other innovative product such as court homes and other housing opportunities to enable a logical and appropriate land use transition from commercial and mixed-use residential areas.

Legend

- Zanjero Trails Project Boundary
- Beardesley Canal
- McMicken Dam
- Roads
- Potential Collector Road Connection⁽²⁾
- Prāsada Boundary

Land Use Categories

- PAD-R1-18
- PAD-R1-8
- PAD-R1-5
- PAD-R-2
- MU-PD
- PAD-C-1
- PAD-C-2
- PAD-School

City of Surprise Zoning District

- PAD
- C-2

Maricopa County Zoning District

- Rural-43

- Notes**
- *1. Refer to Zanjero Trails PAD for more information on Land Uses allowed for Parcels 3,7,8,9 and 16.
 2. Refer to Proposed Traffic Circulation Plan Figure 12, for more information.
 3. This exhibit is conceptual and subject to change through the design and development process.

In particular, development within parcels 3 and 8 will be encouraged to provide innovative product and an appropriate housing mix as described in more detail within Section 3.C and within the Appendix. Refer to **Figure 6-12** in Section 3.0.D.1, which illustrates the variety of housing options within Zanjero Trails.

2. Commercial Component (Parcels 17 and 18):

With the high growth and future influx of residents to the area, the demand for goods and services continues to increase. Various types of commercial uses are proposed to offer residents and guests a variety of goods and services. Located within the south portion of the Project site, commercial uses here augment the regional uses along the Loop 303 corridor, and offer a variety of neighborhood-scaled goods and services. The commercial areas are located adjacent to a main transportation corridor within the southwest portion of the site, not isolated from the residential area. Rather, the commercial area is planned and designed to provide connectivity to the proposed integrated open space, pedestrian and trails system provided throughout the community. To facilitate a seamless transition from the commercial to the residential area, a landscaped buffer with pedestrian path access to and from the commercial parcel is proposed.

3. Mixed-Use Component (Parcels 1 and 2):

The Mixed-use areas are primarily intended to be residential in nature and intended to provide a variety of housing types by encouraging the development of compact, pedestrian-scaled neighborhoods. Residential densities within this area will be up to 15.0 du/ac and include housing types such as, but not limited to: alley-loaded, autocourt, green-court homes, duplexes, tri-plexes through five-plexes, condominiums and apartments. In addition to residential land uses, the mixed-use area is designed to accommodate some commercial/employment uses as appropriate. Per the City of Surprise, MU-PD areas are “intended to recognize the market demand for new residential and commercial development within compact, pedestrian friendly districts.” The MU-PD district is intended to work in conjunction with the development of functional and integrated pocket parks and plazas, open spaces, and the creation of public spaces within the district.”

Overall, the General Plan land use categories adjacent to the Project shows that residential development is appropriate for this area, which is supported by market research that has shown that a quality residential community is needed and viable. Further, the proposed commercial locations are consistent with the guiding land use principles of the General Plan, as it affirms that commercial uses are intended to have direct access to major roadways. As a result, the proposed land uses provides an appropriate transition of intensity, and additional home ownership opportunities to meet the needs of this area. Thus, with approval of the PAD, a mix of new land use designations will permit development activity in support of the Surprise General Plan Community Goal and Objective of “promoting a compatible mix of land uses within the planning area.”

C. DEVELOPMENT STANDARDS AND PHASING

As part of the approved preannexation development agreement, Zanjero Trails may utilize previous ordinances, regulations, and development standards in effect at that time. The design guidelines (located in the Appendix) and development standards (as shown herein) shall apply to the Zanjero Trails PAD unless otherwise noted. Zanjero Trails will be developed in multiple phases. It is expected that in general, phasing will begin with the parcels north of Peoria Avenue to Cactus Road. The second phase will be parcels south of Bell Road to Greenway. The remaining parcels south of Greenway to Cactus Road comprise the third phase. Actual timing of the phases will depend on market conditions and absorption. Consequently, final selection of design options will be identified at the time of site plan approval for commercial uses or final plat for residential area as appropriate. The regulations and provisions for land use and the Project’s development standards contained in the PAD take precedence over regulations for land use and development standards in the City of Surprise Zoning Ordinance (Zoning Ordinance). Administrative procedures, such as approval of minor changes to the PAD by the Community Development Director and development standards contained in the Zoning Ordinance not covered by the PAD remain applicable to development within the PAD. In the event new laws, rules or regulations and standards of development conflict with those of the existing PAD, the PAD provisions shall govern; however this is subject to vesting provisions of Arizona law. The following land use budget illustrates the proposed number of dwelling units and densities for Zanjero Trails, which is consistent with the approved densities and total number of units approved as part of the County RUPD (see **Appendix A**):

Land Use Budget

Parcel	Zoning District	Gross Acreage	Proposed Density	Maximum Number of Dwelling Units
1	MU-PD	6.8	9.3	298 ⁽¹⁾
2	MU-PD	25.1		
3	R1-5	105.5	4.0	421
4	R1-8	15.0	2.0	128 ⁽²⁾
5	R1-8	49.6		
6	R1-18	96.6	1.0	96
7	R1-5	82.8	2.2	182
8	R1-5	76.4	4.0	306
9	R-2	29.8	7.8	232
10	R1-5	40.8	3.2	131
11	R1-8	37.8	2.9	110
12	R1-5	34.9	3.4	120
13	R1-5	29.6	3.3	98
14	R1-5	39.5	3.1	123
15	R1-8	49.3	2.4	117
16	R-2	24.6	10.4	256
17	C-1	5.0	NA	0
18	C-2	5.8	NA	0
19	R1-5	26.7	3.4	91
20	R1-5	61.9	3.7	229
21	R1-5	35.2	3.3	116
Total		878.7	3.48	3054

Land Use Budget Notes:

(1) Maximum number of dwelling units within the MU-PD areas shall be 298, distributed between Parcels 1 and 2, based on market and actual field conditions.

(2) An elementary school site is proposed within Parcel 4. Refer to Figure 6 and Section 3.0.E for more information. With the number of additional school sites coming online in the near future, it is not known whether the school will be necessary. Should Parcel 4 be utilized for residential homes, the maximum number of dwelling units shall be distributed between Parcel 4 and 5 as appropriate.

Table 5 – Residential Development Standards for Parcels 3-8, 10 - 15, 19, and 21

	A	B	C	D	E	F	G
Min Area (sf)	5,280	5,830	6,380	6,930	7,480	8,250	9,130
Min Width	48'	53'	58'	63'	68'	75'	83'
Max House Width (1)	35'	40'	45'	50'	55'	62'	65'
Front Setback (1)							
Home	12'	12'	12'	12'	12'	12'	12'
Garage	18'	18'	18'	18'	18'	18'	18'
45-degrees or more	12'	12'	12'	12'	12'	12'	12'
Side Setback(1)	5/8'	5/8'	5/8'	5/8'	5/8'	5/10'	8/10'
Street Side (2)							
Single-Story	13'	13'	13'	13'	13'	13'	13'
Multi-Story	20'	20'	20'	20'	20'	20'	20'
Dist between Homes							
Single-Story/Single-Story	10'	10'	10'	10'	10'	10'	16'
Single-Story/Multi-Story	13'	13'	13'	13'	13'	13'	18'
Multi-Story/Multi-Story	13'	13'	13'	13'	13'	13'	18'
Rear Setback (1)(3)	15'	15'	15'	15'	15'	15'	15'
Rear Abutting to Arterial							
Single-Story	20'	20'	20'	20'	20'	20'	20'
Multi-Story	25'	25'	25'	25'	25'	25'	25'
Building Height	30'	30'	30'	30'	30'	30'	30'

Table 5 Notes:

- (1) Standards apply to both single and multi-story homes.
- (2) Street Side setback measured from adjacent ROW. Landscape tracts shall be provided between adjacent ROW and lot boundary and will be counted as part of the setback. The minimum distance between lot wall and the individual home may not be less than the side setback minimum for each lot category.
- (3) Non-structural architectural features such as fireplaces, bay windows, pop-outs, or patio covers may encroach into the rear setback, provided however, that a patio cover may not encroach more than 10 feet into the rear setback.

Notes:

1. Refer to C-1, and C-2 development standards within the City of Surprise Zoning Ordinance for commercial development within Parcels 17 and 18.
2. Parcels 3 and 8 may also have product with Residential Development Standards from Table 6.

Table 6 – Residential Development Standards for Mixed-Use Areas (Parcels 1 and 2) and Innovative Product (Parcels 3, 8, 9 and 16)

Product Type	Innovative product allowed in parcels 3, 8, 9 and 16	Mixed-Use (Parcels 1 and 2)
Single Family – attached	X	X
Front, Structure to Private Accessway	12'	12'
Front Facing Garage to Private Accessway	18'	18'
Rear Yard	5'	5'
Side Yard, interior	N/A	N/A
Side Yard to Private Accessway	13'	13'
Z-Lots - detached	X	
Front or Side Garage of Structure	12'	
Front Facing Garage to Private Accessway	18'	
Rear Yard	5'	
Side Yard, Interior Use & Benefit Easement	3'	
Side Yard to Private Accessway	13'	
Zero Lot Line - detached		X
Front, Structure to Private Accessway		12'
Front Facing Garage to Private Accessway		18'
Rear Yard		5'
Side Yard, interior		5', one side
Side Yard to Private Accessway		13'
Alley-loaded - detached	X	X
Front, Structure to Private Accessway	12'	12'
Rear Facing Garage on Alley	3'	3'
Face of Garage to opposing Face of Garage	30'	30'
Side Yard, interior	5'	3'
Side Yard to Private Accessway	13'	13'
Alley-loaded - attached		X
Front, Structure to Private Accessway		12'
Rear Facing Garage on Alley		3'
Face of Garage to opposing Face of Garage		30'
Side Yard, interior		N/A
Side Yard to Private Accessway		13'
Auto Court - detached	X	
Front, facing Garage in Court	3'	
Face of Garage to opposing Face of Garage	30'	
Rear	5'	
Side Yard, interior	5'	
Side Yard to Private Accessway	13'	

Notes:

1. Parcels 3 and 8 may also have product with Residential Development Standards from Table 5.
2. Refer to Section 3.0.D for illustrative examples of residential product.

Table 6 (continued) – Residential Development Standards for Mixed-Use Areas (Parcels 1 and 2) and Innovative Product (Parcels 3, 8, 9 and 16)

Product Type	Innovative product allowed in parcels 3, 8, 9 and 16	Mixed-Use (Parcels 1 and 2)
Auto Court – attached	X	
Front, facing Garage in Court	3'	
Face of Garage to opposing Face of Garage	30'	
Rear	5'	
Side Yard, interior	N/A	
Side Yard to Private Accessway	13'	
Green Court - detached	X	X
Front, facing Green Court	5'	3'
Rear, with Garage	3'	3'
Face of Garage to opposing Face of Garage	30'	30'
Side Yard, interior	5'	5'
Side Yard to Private Accessway	13'	13'
Green Court - attached		X
Front, facing Green Court		3'
Rear, with Garage		3'
Face of Garage to opposing Face of Garage		30'
Side Yard, interior		N/A
Side Yard to Private Accessway		13'
Townhomes - detached	X	X
Front, Structure to Private Accessway	12'	12'
Front Facing Garage to Private Accessway	18'	18'
Rear Yard	5'	5'
Side Yard, interior	5'	5'
Side Yard to Private Accessway	13'	13'
Townhomes – attached	X	X
Front, Structure to Private Accessway	12'	12'
Front Facing Garage to Private Accessway	18'	18'
Rear Yard	5'	5'
Side Yard, interior	N/A	N/A
Side Yard to Private Accessway	13'	13'
Duplex - attached	X	
Front, Structure to Private Accessway	12'	
Front Facing Garage to Private Accessway	18'	
Rear Yard	3'	
Side Yard, interior	N/A	
Side Yard to Private Accessway	13'	
Tri-plex – attached		X
Front, Structure to Private Accessway		12'
Front Facing Garage to Private Accessway		18'
Front, facing Open Space		3'
Rear, facing Garage in Court		3'
Face of Garage to opposing Face of Garage		30'
Side Yard, interior		N/A
Side Yard to Private Accessway		13'

Table 6 (continued) – Residential Development Standards for Mixed-Use Areas (Parcels 1 and 2) and Innovative Product (Parcels 3, 8, 9 and 16)

Product Type	Innovative product allowed in parcels 3, 8, 9 and 16	Mixed-Use (Parcels 1 and 2)
Four-plex – attached		X
Front, Structure to Private Accessway		12'
Front Facing Garage to Private Accessway		18'
Front, facing Open Space		3'
Rear, facing Garage in Court, if applicable		3'
Face of Garage to opposing Face of Garage		30'
Side Yard, interior		N/A
Side Yard to Private Accessway		13'
Five-plex – attached		X
Front, Structure to Private Accessway		12'
Front Facing Garage to Private Accessway		18'
Front, facing Open Space		3'
Rear, facing Garage in Court, if applicable		3'
Face of Garage to opposing Face of Garage		30'
Side Yard, interior		N/A
Side Yard to Private Accessway		13'
Condominium		X
Front, Structure to Private Accessway		12'
Front to Parcel Boundary		N/A
Front Facing Garage to Private Accessway		18'
Front, facing Open Space		3'
Rear, facing Garage in Court, if applicable		3'
Face of Garage to opposing Face of Garage		30'
Side Yard, interior		N/A
Side Yard to Private Accessway		13'
Side Yard to Street		N/A
Min. Setback from Residential Use/District		N/A
Apartments		X
Front, Structure to Private Accessway		12'
Front to Parcel Boundary		N/A
Front Facing Garage to Private Accessway		18'
Front, facing Open Space		3'
Rear, facing Garage in Court, if applicable		3'
Face of Garage to opposing Face of Garage		30'
Side Yard, interior		N/A
Side Yard to Private Accessway		13'
Side Yard to Street		N/A

Table 6 Notes:

1. N/A = Not applicable
2. All Setbacks are minimums

* Refer to C-2 development standards within the City of Surprise Zoning Ordinance for commercial development within the Mixed-Use Area.

D. COMMUNITY THEMES

1. ARCHITECTURAL THEME

The residential areas within Zanjero Trails will be designed to compliment the existing and anticipated character and image of future neighboring development. Much of the land in the area is rural in nature and primarily utilized for agricultural purposes, the majority of the area along the north, east and south of Zanjero Trails has already been developed or is being planned in anticipation of future development. The architectural character of Zanjero Trails will enhance the quality of life for residents, their guests and surrounding neighbors. The intent is to promote a “southwest desert” architecture style. Combining common design elements, native materials and a southwestern desert earth-tone color palette, Zanjero Trails respects the flavor of the southwest while providing an attractive, modern project. In addition, Zanjero’s design utilizes curvilinear streetscapes trimmed with drought tolerant trees such as palo verdes and acacias, strategically located recreational amenity areas and ample open spaces. The Zanjero Trails project encourages pedestrian interaction by providing generous landscaped streetscapes and a pedestrian trail system.

A. Residential Design Guidelines (Parcels 3 - 16, 19, and 21):

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

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

Refer to **Figures 6-12** for design concepts of potential housing styles and conceptual single and multifamily residential architecture.



*Single Family, Townhomes
and Duplex (Attached)*

1) Single Family Architectural Character

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

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

Figures 6-12 Note: Where public streets are proposed, detached sidewalks will be provided per the City of Surprise’s approved cross-sections.

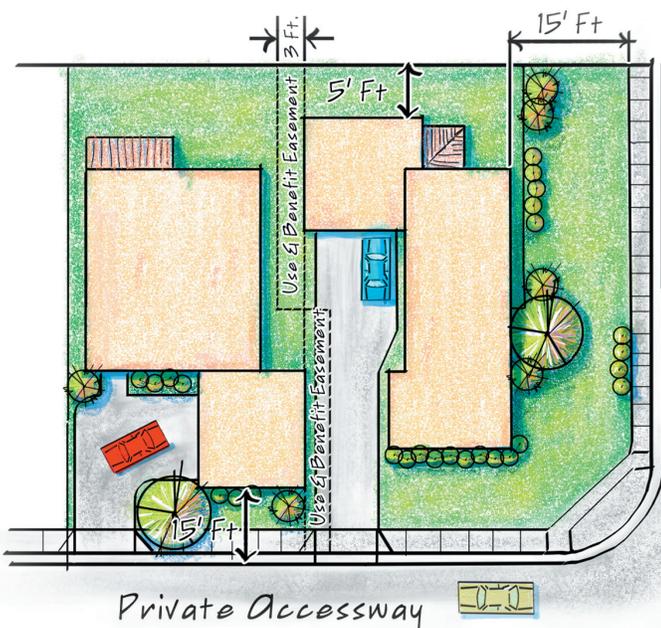
Although a final home product is not yet available for review, residential buildings may include the following architectural details:

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



Conceptual Single Family & Townhomes (Detached)

Figures 6-12 - Conceptual Residential Designs
(Examples continue on next page)



Conceptual 7-Lot

2) Multifamily Architectural Character

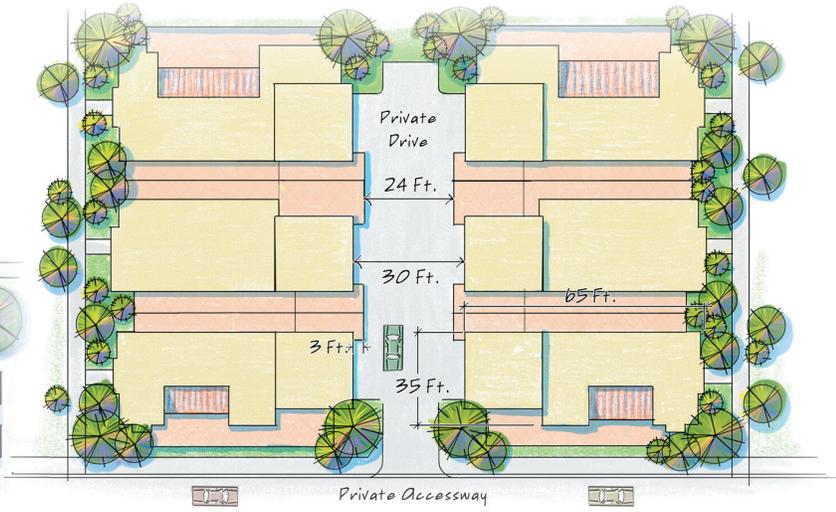
Multifamily residential neighborhoods exceeding five (5.0) dwelling units per acre will also promote overall design unity and visual interest. Common to all multifamily products, carports or garages shall be constructed of similar materials, colors, and architecture matching the primary building. Multifamily site entries shall be treated with special landscaping, paving treatments, and visual features such as fountains, or sculptures. Also, builders of multifamily products will include a minimum of three (3) of these architectural design elements:

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

Note: Where public streets are proposed, detached sidewalks will be provided per the City of Surprise's approved cross-sections.



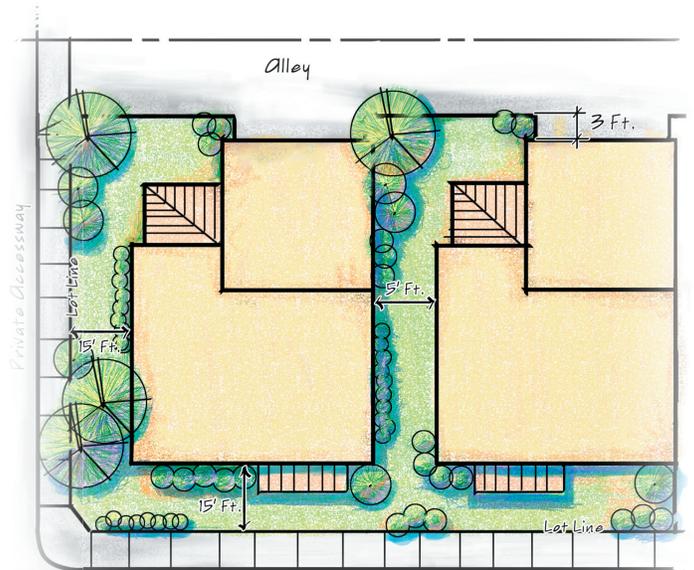
Conceptual Tri-Plex



Conceptual Auto Court (Detached)



Conceptual Green Court (Detached & Attached)



Conceptual Zero Lot Line (Detached)



Figure 13 - Conceptual Commercial Architecture

B. Commercial Design Guidelines (Parcels 17 and 18):

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

These design guidelines ensure that not only quality materials and architectural character are an integral part of the commercial component of the development, but also that the development will incorporate functionality and usability during all seasons. Refer to **Figures 13** for potential commercial styles.

1) Architectural Character

Building materials proposed for commercial architecture will be selected to emulate the proposed “southwest desert” theme. A native color palette of earth tones will be used for exterior colors. Materials will be of durable materials that will endure the extreme summer temperatures. Primary and secondary materials may include, but are not limited to the following:

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

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

Main building entrances should be emphasized using the following techniques:

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

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

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

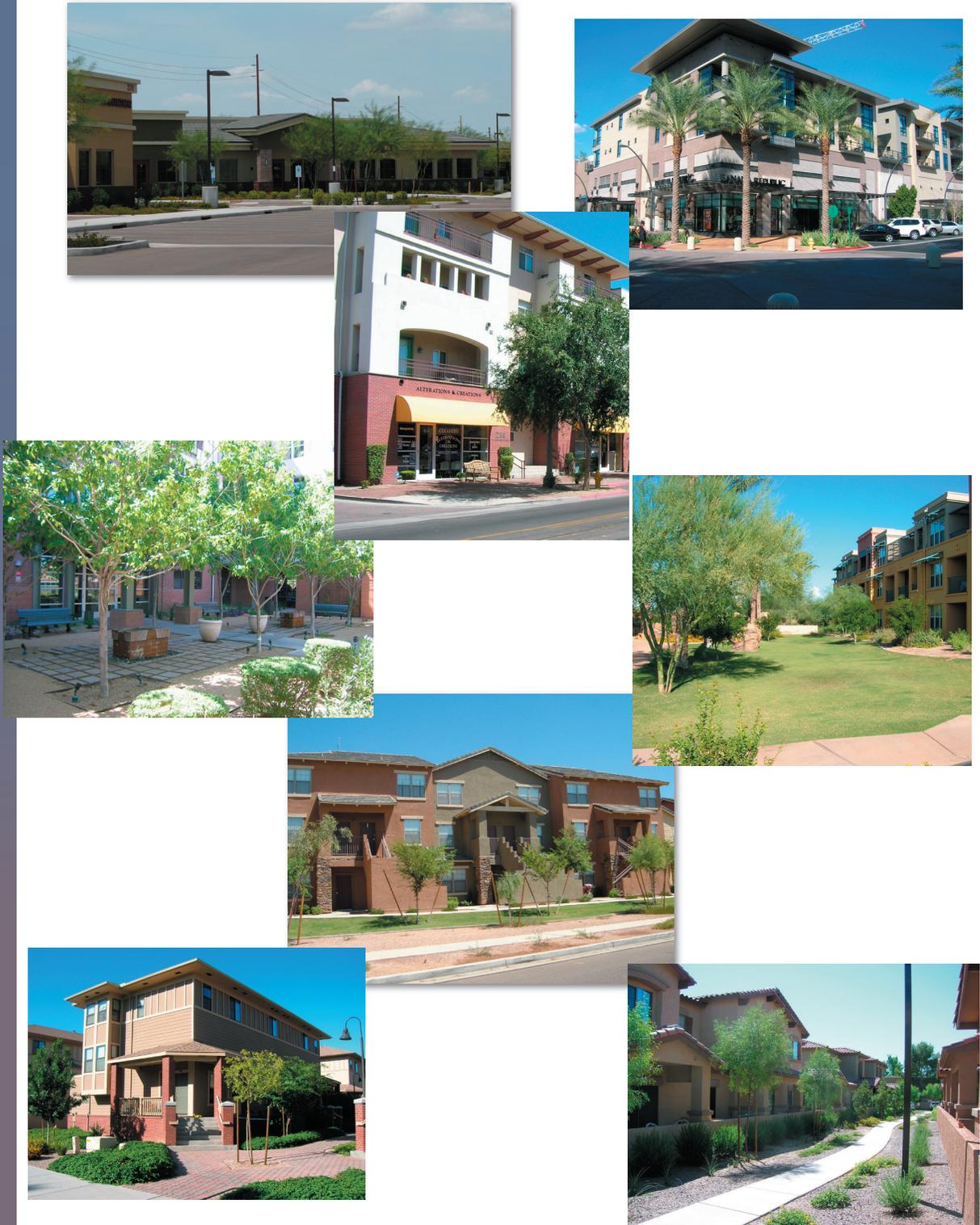


Figure 14 - Conceptual Mixed-Use Architecture

2) Exterior Spaces

Exterior spaces are vital elements to a development. Such spaces are utilized for relaxation, socialization and business purposes. Here at Zanjero Trails, exterior spaces shall include the following:

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

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

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

C. Mixed-Use Design Guidelines (Parcels 1 and 2):

Residential development within the MU-PD Parcels will abide by the Residential Guidelines, while commercial development will follow the Commercial Guidelines as detailed in the previous sections of this document. Refer to **Figure 14** for potential mixed-use architecture styles.

1) Architectural Character

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

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

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

2) Exterior Spaces

Direct access to the commercial retail/office storefronts will be provided to encourage pedestrian movement and will have pedestrian paths and walkways that have a minimum of eight (8) feet of unobstructed width. Shaded walkways integrated with the building design or that use landscaping will be encouraged to provide pedestrian interaction and for pleasant walking environments. Outdoor plazas, courtyards and seating are encouraged to enhance exterior spaces and make for a welcoming pedestrian experience.

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

2. GREEN BUILDING/SUSTAINABLE DESIGN OPTIONS

Guidelines and techniques to encourage green building and sustainable design will be encouraged within Zanjero Trails. Green building and sustainable design may include some of the following elements:

Building-Construction

Building Orientation

1. Design with attention to solar orientation.
2. Use landscaping and building overhangs, trellises, etc. on the southern facade. During winter months, optimize the sun for natural heating and illumination.
3. Minimize earthwork and clearing. Designing with the natural topography will minimize site disturbance, maximize environmental features and reduce potential construction costs.
4. Orient the building and site components to take advantage of natural breezes for cooling, create optimal orientation for solar energy systems, and lessen the impact of seasonal climate conditions.

Outdoor Amenities

1. Incorporate an outdoor summer cool-side area on the North side of the house/ building. Shaded outdoor spaces serve as a transition between the interior and exterior of the home.

Building Materials/Design

1. Donate excess building materials to non-profit building organizations that can utilize the material and provide a tax incentive to the builder.
2. Use recycled content roof material. Consider metal, rubber and other alternatives.
3. Use high durability/low maintenance roof material. Consider metal, fiber cement, concrete, slate, and clay.
4. Select regionally produced, manufactured and quarried materials. Local material use minimizes energy and pollution associated with transportation, and supports the local economy.
5. Use permeable materials in walkways, uncovered patios, and drive ways to reduce the amount of heat absorbed and radiated from the surface, and to allow for water percolation into the site.
6. Utilize a rough texture on homes/buildings. A rough texture provides a cooler condition than a smooth texture.
7. Recess doorway and window openings. This creates exterior tempered pockets at all points of entry and egress.
8. Utilize window overhangs and screens.

Water Conservation**Landscape**

1. Landscape yards using desert-adapted plants in a low-maintenance landscape design.
2. Limit the amount of turf allowed for each home (front yard).
3. Use low water zoned irrigation systems (non-sprinkler) with separate valves to address different plant watering and maintenance needs.
4. Control irrigation with a rain sensor shut off to conserve water.

Energy Conservation**Landscape**

1. Use shade trees/trellised vines to shade southern and eastern elevations of homes.
2. Use only ADWR approved low water use plants.

Lighting

1. Install a lighting control system.
2. Install energy efficient lighting such as non-incandescent light fixtures which are more energy efficient than traditional fixtures.
3. Install built-in and individually switched task lighting.

3. OPEN SPACE AND LANDSCAPE THEME

The open space system and landscape is an integral element to providing community connectivity for residents to enjoy all aspects of Zanjero Trails. The philosophy behind the open space and landscape theme is to promote an open and welcoming feeling to residents, their guests, and first time visitors to the Community. Orientation of streets and buildings will be designed to consider vistas from various vantage points within the Project.

Mountain views are available of the White Tanks to the west, and the Estrellas to the south. Curvilinear streets will be surrounded by open space, creating visually enhanced streetscapes that encourage slower traffic movement and pedestrian safety. Representative images have been provided with the intent to illustrate the general level of quality and architectural vocabulary.

Significant opportunities for pedestrian connectivity shall be provided throughout the Community, with interconnection between the residential and commercial areas to reduce reliance on the automobile and decrease traffic generation. Accordingly, the extensive multi-modal network will connect Zanjero Trails to the Beardsley Canal and Sweetwater Trail through numerous open space corridors located throughout the Community. In particular, Zanjero Trails will provide a minimum thirty foot north-south trail easement along the Beardsley Canal as part of the approved development agreement. An eight (8) foot asphalt path and five (5) foot concrete sidewalk will be provided within the easement, meandering adjacent to the canal. This dual pedestrian system will afford a variety of users the opportunity to utilize the trail, allowing for substantial pedestrian movement to and from the Community. The Sweetwater Trail, as shown on the next page, is an east/west trail generally located along the Sweetwater Road alignment as shown in the Surprise General Plan. Additionally, bicycle and pedestrian facilities have been incorporated into the planning and design of Zanjero Trails. Bicyclists will be able to utilize on-street bike lanes and pedestrian trails throughout the Community. These bike lanes will integrate with the City's other biking facilities, thus allowing a seamless transition between the new Zanjero Trails and other adjacent neighborhoods. Likewise, pedestrians will have pathways both attached and detached from the pavement sections of the roadways.

Meandering pathways with an enhanced streetscape will support a pleasant pedestrian experience. Detached sidewalk is provided along the public neighborhood streets, providing a landscaped buffer between the pedestrian and vehicular traffic. This design element provides both pedestrian and bicycle access to the integrated neighboring trails and open space system, and contributes to the overall aesthetic quality of the community.

Substantial open space enhances the quality of life for residents, providing numerous opportunities for passive and active recreation. A minimum of fifteen percent of the site is set aside as open space, significantly contributing to the visual quality and continuity within the Community and the surrounding areas. The Community is envisioned to offer a variety of passive and active open space areas. Zanjero Trails' pedestrian network, neighborhood and pocket parks are depicted in **Figure 15, Conceptual Open Space Plan**. This plan is illustrative in nature, and intended to demonstrate how open space areas within the residential areas will serve as focal points of their respective areas throughout the Community. The design and location of the open space amenities will allow for easy access by residents, employees, and visitors to Zanjero Trails.

Note: This drawing is conceptual in nature. The lot layout is subject to change through the design and development process.



Figure 15 - Conceptual Open Space Plan

Specifically, the property is designed to include an interconnected pedestrian and bike system, open space and numerous parks that meet or exceed the desired rate of one park every ¼ - mile. The pedestrian pathways and bicycle lanes will allow residents to traverse between other amenities, neighborhoods, and mixed use areas. Mini-parks one acre or more in size will be distributed throughout the neighborhoods. Amenities in these parks will provide for active recreational uses and may include playgrounds, baseball or soccer fields, volleyball courts and ramadas with tables and barbeque grills.

A design approach, similar to creating destination places within the residential area, is envisioned within the commercial area. Internal courtyards will be encouraged by grouping commercial buildings together, which are then linked together by pedestrian walkways. These courtyards will be open to the sky and include a combination of focal points such as a water feature, seating niches, decorative paving, and landscaping that not only enhance the buildings, but also provide commercial users an enjoyable outdoor reprieve. Seating areas located throughout the courtyard area will consist of benches and planters that are designed to reflect the character of the community. While the more intense employment and retail commercial uses are located along the parkway and arterials as shown in **Figure 5, Proposed Zoning Map**, the open space and landscape design encourages pedestrian connectivity with the adjacent residential area. Accordingly, the Zanjero Trails Community features a truly integrated open space, pedestrian, and trails system.

4. PLANT PALETTE

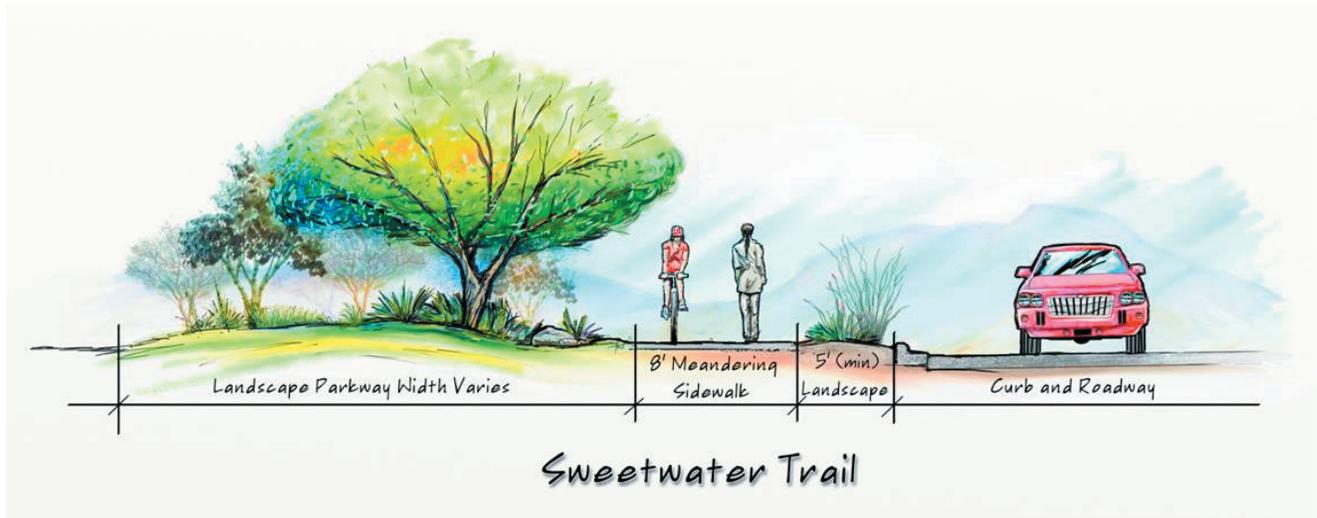
Zanjero Trails will utilize a variety of plant materials throughout a majority of the Project. The goal of the landscape plant palette is to blend the agrarian heritage into the native desert through the use of two distinct yet complimentary plant palettes. Activity core areas will receive an enhanced landscape palette for shade and cooling ambiance. Open space areas will receive a native plant palette indigenous to the area along the periphery and natural drainage areas. Further, native plants that may be damaged or displaced by construction will be encouraged to be salvaged and replanted onsite, where feasible.

5. WALLS, VIEW FENCES, AND MONUMENTATION

The theme walls, entry monumentation and wall signage serves as the initial greeting to Zanjero Trails. A symmetrical design introduces the materials and color palette of the community. **Figures 16 - 20** provide conceptual examples of the quality of design for the proposed walls, and entry monument theme. As is set forth below, all project walls and entry monumentation will incorporate specific earth tone colors and materials and will represent the southwest desert theme for the project.

A. Colors and Materials:

- Utilize earth tone color combinations to reduce glare and create dramatic effects.
- Utilize battered stone columns to anchor the entry features and promote visual interest as pedestrians and vehicles pass-by.
- Encourage the use of smooth concrete textures, rusted steel plates with development identity element.



B. Location:

- Place theme walls and view walls where they can be seen from arterial and collector streets, as well as at entry points and intersections.
- Combine decorative landscaping with enhanced wall details to promote a sense of arrival into Zanjero Trails.
- Construct view walls where visibility is paramount as in areas adjacent to open spaces and trails.

C. Entry Monument Signage:

- Utilize complementary colors and design similar to the overall architectural features of the Community.
- Develop a specific font unique to Zanjero Trails to be used for residential and commercial signage.
- Employ monumentation with a subdivision name and adjacent landscaping to distinguish the character of each neighborhood.
- Use signage in commercial and mixed-use areas that is of appropriate height to promote visibility at corners, while also permitting easy identification of the employment and services in the area.

Note: This drawing is conceptual in nature. The lot layout is subject to change through the design and development process.



Figure 16 - Conceptual Wall Plan

Theme walls, combined with a landscape buffer are utilized to facilitate the transition between the residential and commercial areas. In addition, theme walls act as a barrier within the residential areas and minimize light pollution from vehicles. Proposed theme walls will contain an adequate number of breaks for pedestrian connections between the residential, commercial, and MU-PD areas. Since the placement of theme walls restricts the connectivity and visibility of open spaces, the Project Team anticipates that theme wall placement will be minimized to the greatest extent possible. In contrast to theme walls; view walls where appropriate, will be used. Where lots back onto the open space areas, view walls are encouraged, thus increasing the visual enjoyment of the open spaces by the residents. Zanjero Trails will be unified through materials, with variations designed to complement the adjacent area. Consequently, a specific wall and monumentation plan will be submitted at the time that each parcel is developed. Refer to **Figure 16, Conceptual Wall Plan** for the proposed placement of theme walls, view walls and entry monument locations for Parcels 9 - 21. This plan is intended to act as a guide, depicting the quality and type of architectural materials to be utilized within Zanjero Trails. Actual color and material selected presented herein may be refined during the site planning or final platting process, as appropriate.

6. LIGHTING

Light fixtures should complement and be an integral part of the ultimate design and feel of the development. The following guidelines shall be encouraged throughout Zanjero Trails:

Residential Common Areas

- All light fixtures should be powder coated or finished in a manner which blends with the desert environment;
- Cobra head lighting fixtures are prohibited;
- All parking lot lighting shall meet the IESNA standards for full cut-off and illuminate downward;
- Up-lighting and spotlights are not permitted, except for low- level voltage landscape lighting.

Commercial/Retail Uses

- All light fixtures should be powder coated or finished in a manner which blends with the desert environment;
- All exterior building and parking lot lighting shall meet the IESNA standards for full cut-off and illuminate downward;
- Parking lot lighting should be design to create uniform lighting, minimizing hot spots;
- Parking lot lighting abutting adjacent residential properties shall utilize house side shields limiting light trespass and pollution;
- Cobra head lighting fixtures are prohibited.
- Up-lighting and spotlights are not permitted, except for low- level voltage landscape lighting.

Trail Lighting

- Trails should utilize bollards or other low-level light fixtures to increase pedestrian safety;
- All light fixtures should be powder coated or finished in a manner which blends with the desert environment.

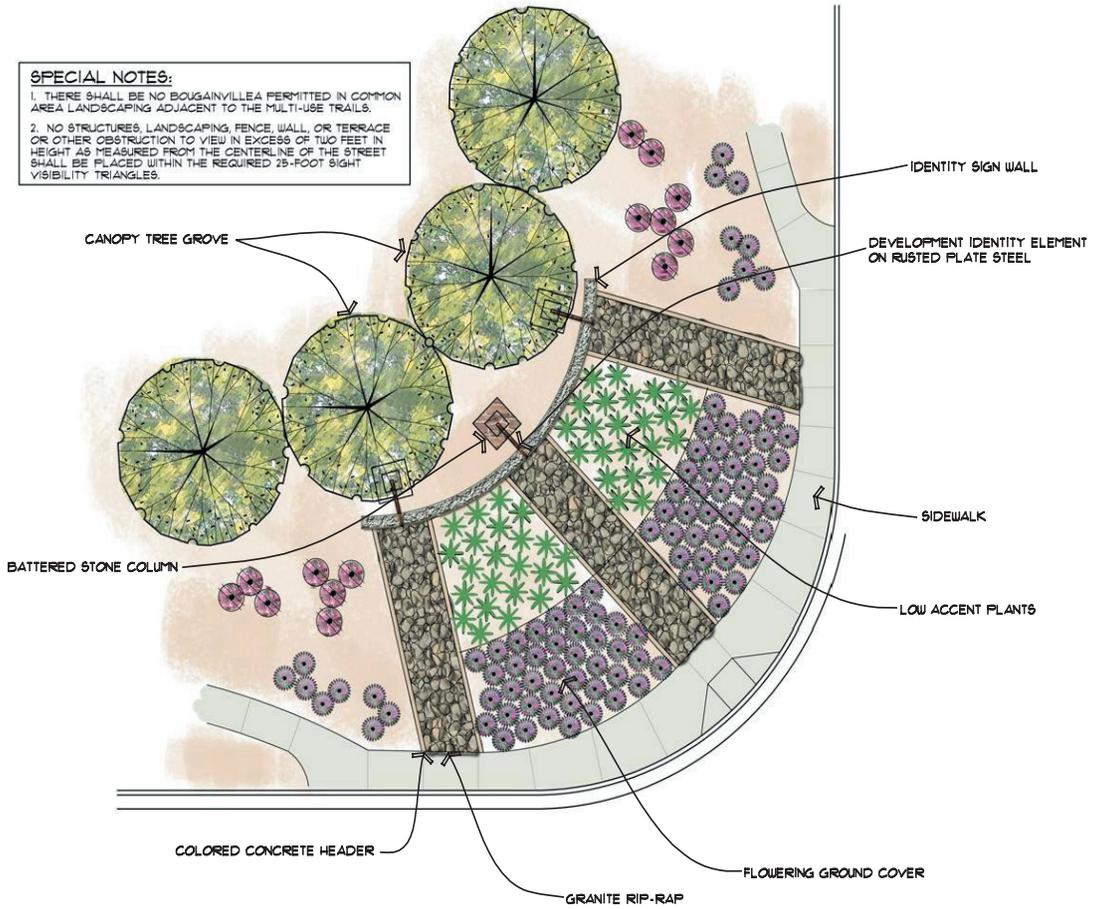


Figure 17 - Primary Entry Feature/Identification Monument



Figure 18 - Primary Entry Feature/Identification Monument

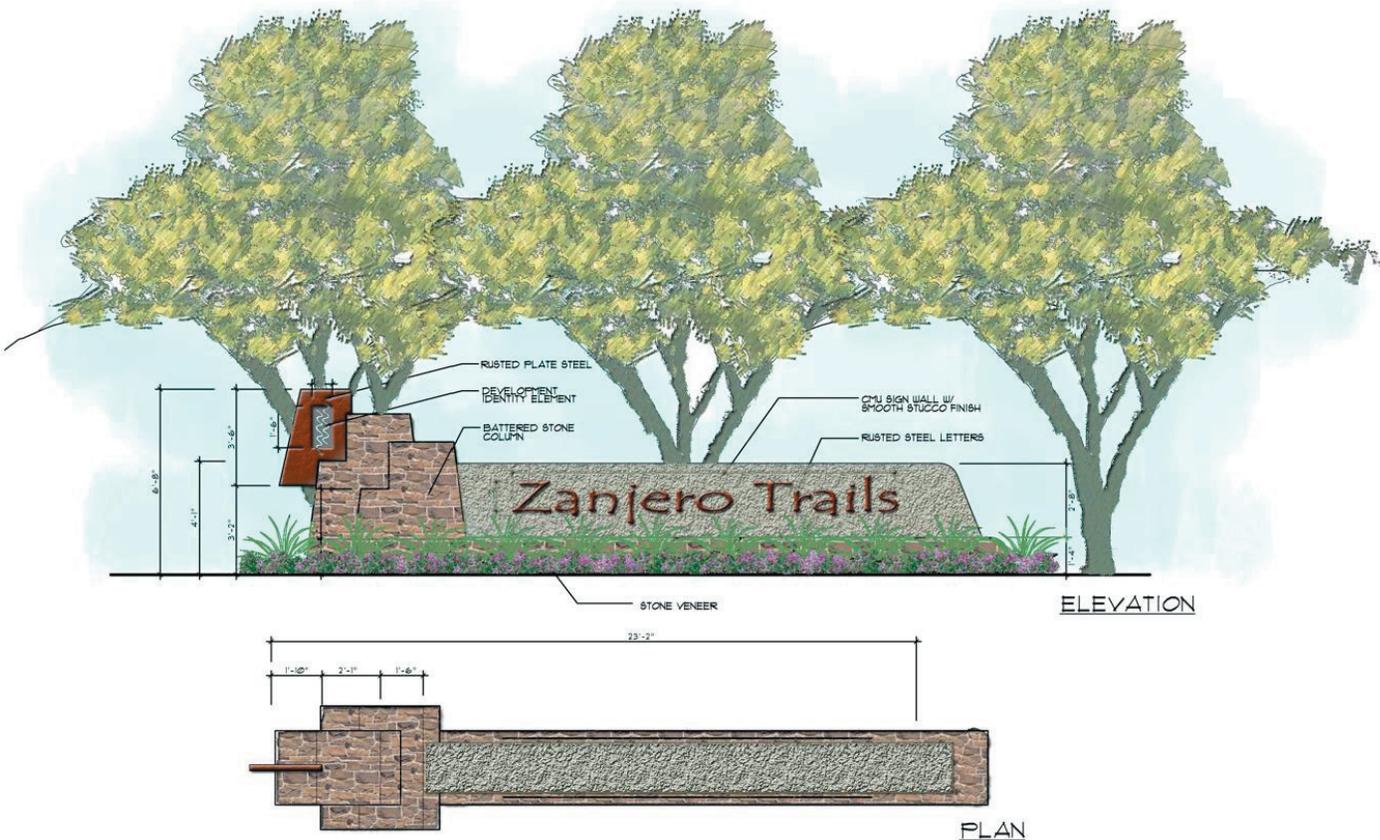


Figure 19 - Secondary Entry Feature/Identification Monument

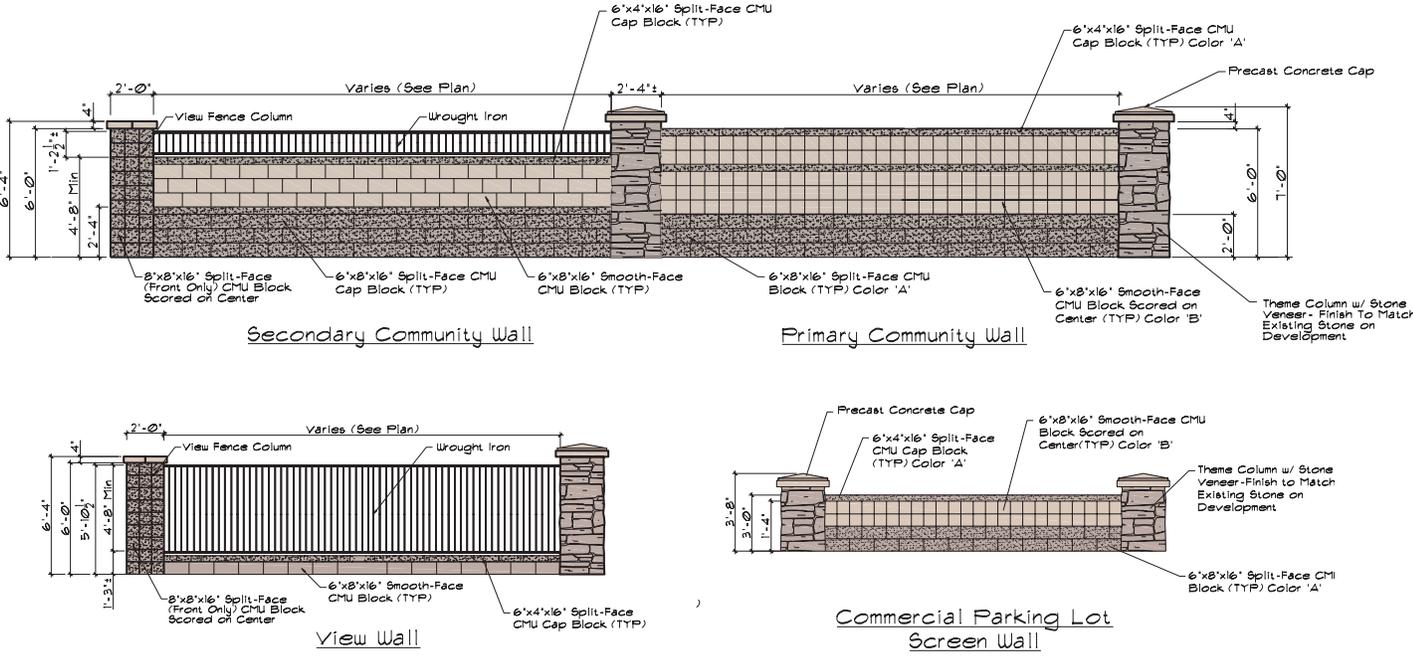


Figure 20- Conceptual Wall Elevations

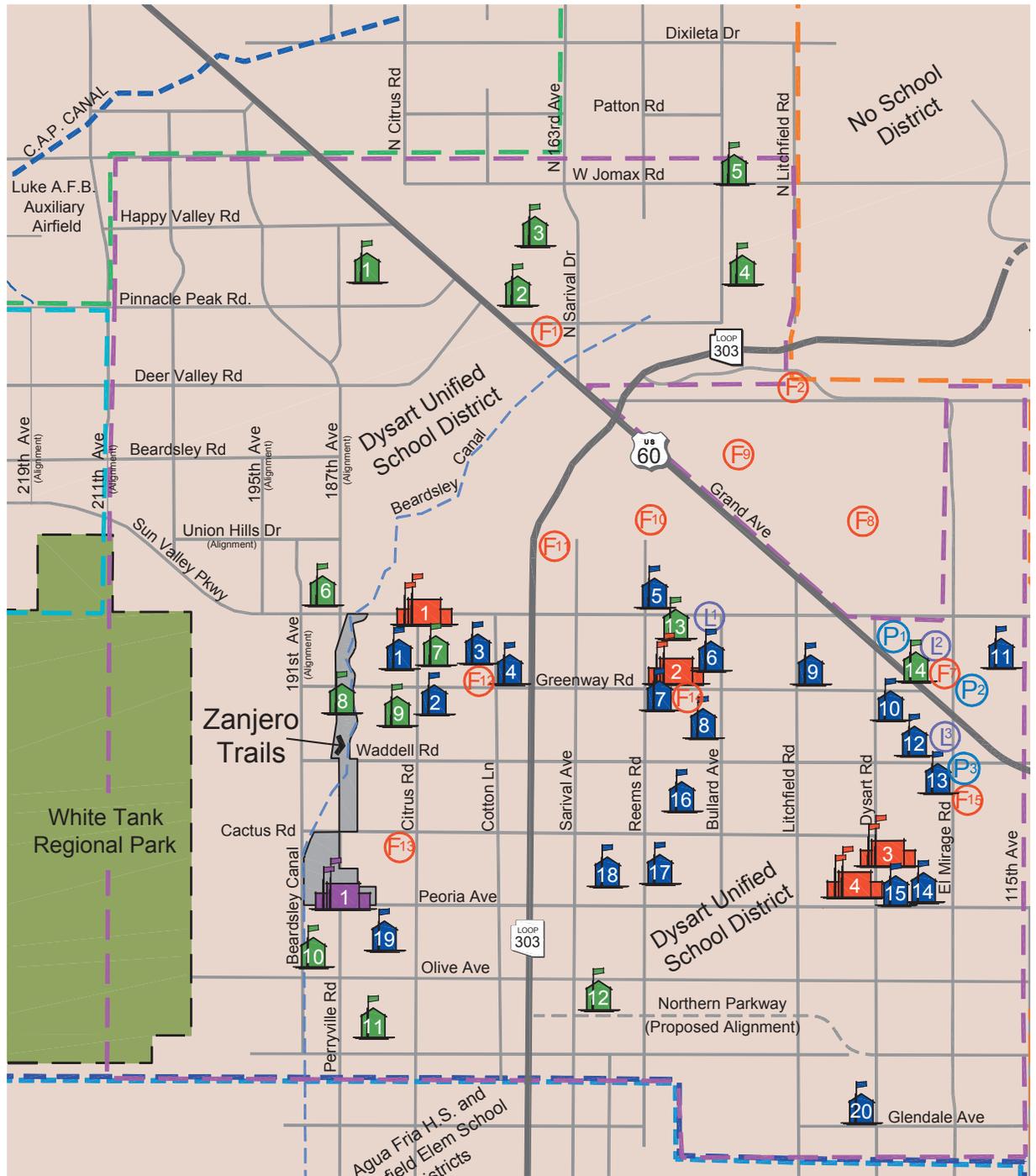


Figure 21 - Community Facilities and Services

E. EDUCATIONAL FACILITIES

Community Facilities and Services, Figure 21, shows the existing school facilities, and libraries, as well as proposed school facilities in the Dysart Unified School District (the School District). Members of the Project Team have met with the School District representatives regarding the District's requirements for school facilities. Per discussions with the School District, two school sites are proposed: an elementary school site at the southwest corner of Greenway Road and the Beardsley Canal and a high school at the northeast corner of Peoria Avenue and Perryville Road. At this time, Greenway Road does not extend over McMicken Dam and is not anticipated to be built for some time, if at all. Should Greenway Road be developed into large capacity street, the proposed elementary school may elect to be relocated within Zanjero Trails. Further, with a number of additional school sites coming online in the near future, it is not known whether the elementary school within Zanjero Trails will be necessary. Members of the Project Team will continue to work with School District representatives to reevaluate demands for school facilities as development progresses. However, should the elementary school site become unnecessary, Parcel 4 may be utilized for residential homes and zoned PAD with underlying R1-18 zoning.

Currently the School District has purchased the high school site and is preparing plans for the high school and expects to break ground Fall 2007. The Developer has entered into negotiations with the School District and is preparing an agreement to donate the elementary school site and expects to have a letter confirming support from the School District prior to PAD approval.

Legend

	Project Boundary
	Agua Fria High School District
	Litchfield District
	Dysart Unified District / Agua Fria District
	Peoria Unified District

 Dysart Unified School District #89	 Dysart Unified School District #89
<ol style="list-style-type: none"> 1) Western Peaks Elementary 2) Sunset Hills Elementary 3) Canyon Ridge Elementary 4) Cimarron Springs Elementary 5) Kingswood Elementary 6) Parkview Elementary 7) Countryside Elementary 8) Ashton Ranch Elementary 9) West Point Elementary 10) Surprise Elementary 11) Thompson Ranch Elementary 12) Dist. Office & Sundown Elementary 13) El Mirage Elementary 14) Dysart Preschool 15) Dysart Elementary 16) Marley Park Elementary 17) Rancho Gabriella Elementary 18) Sonoran Heights Elementary 19) Mountain View Elementary 20) Luke Elementary 	<ol style="list-style-type: none"> 1) Willow Canyon High School 2) Valley Vista High School 3) Dysart High School 4) Sundown High School
 Dysart Unified School District	 Proposed High Schools
Proposed Elementary Schools	<ol style="list-style-type: none"> 1) Zanjero Trails Proposed HS
<ol style="list-style-type: none"> 1) Austin Ranch Elementary 2) Asante No.2 Elementary 3) Asante No.1 Elementary 4) Ranch Mercado No.2 Elementary 5) Rancho Mercado No.1 Elementary 6) Surprise Farms No.5 Elementary 7) Surprise Farms No.2 Elementary 8) Zanjero Trails No.1 Elementary 9) Sierra Mountain Elementary 10) Zanjero Trails No.2 Elementary 11) White Tank Foothills Elementary 12) Woolf Proposed Elementary 13) Orchard Elementary 14) West Rimrock Elementary 	<ol style="list-style-type: none"> 1) Surprise # 304 2) Sun City West # 3 3) Peoria # 0 4) Peoria # 7 5) Peoria # 2 6) Peoria # 3 7) Surprise # 301 8) Sun City West # 1 9) Sun City West # 2 10) Surprise # 302 11) Surprise # 306 12) Surprise # 303 13) Surprise # 310 14) Surprise # 305 15) El Mirage # 1 16) Sun City # 3 17) Sun City # 2 18) Peoria # 4 19) Peoria # 1
	 Fire Station Locations
	<ol style="list-style-type: none"> 1) Surprise # 304 2) Sun City West # 3 3) Peoria # 0 4) Peoria # 7 5) Peoria # 2 6) Peoria # 3 7) Surprise # 301 8) Sun City West # 1 9) Sun City West # 2 10) Surprise # 302 11) Surprise # 306 12) Surprise # 303 13) Surprise # 310 14) Surprise # 305 15) El Mirage # 1 16) Sun City # 3 17) Sun City # 2 18) Peoria # 4 19) Peoria # 1
	 Police Stations
	<ol style="list-style-type: none"> 1) Maricopa County Sheriff 2) Surprise 3) El Mirage 4) Peoria
	 Libraries
	<ol style="list-style-type: none"> 1) Northwest Regional 2) Hollyhock Library 3) West El Mirage Library

F. POLICE AND EMERGENCY RESPONSE FACILITIES

In addition to educational facilities, **Figure 21**, indicates the location of police and emergency response facilities. Members of the Project Team will be initiating discussions with the City Fire Department regarding fire / emergency response station locations. The conceptual locations of the City's fire stations are placed such that each projected service area will touch or overlap the next one as shown in **Figure 22**. Currently a fire station is proposed along Cactus Road, centrally located within the Prasada community. This station would be less than 1 mile from the Project, and it is believed this facility, along with the future fire station #311 would provide sufficient fire and emergency response facilities to cover the entire Zanjero Trails area.

G. AMENDMENTS

Where a conflict or inconsistency occurs between the provisions of the PAD and otherwise applicable ordinances, such as but not limited to the City's Zoning Ordinance, the provisions of the PAD shall prevail. Amendments to this PAD may be occasionally necessary to reflect changes in market conditions and development financing and/or to meet new requirements of one or more of the potential users or builders of any part of the Property.

As changes or adjustments become necessary or appropriate, such changes shall, unless otherwise required by applicable law, be effectuated as a minor revision to this PAD through the administrative approval of the City Manager or designee. A minor revision shall not require prior notice or hearing, and after approval, such minor revision shall be attached to the Zanjero Trails PAD as an addendum and become a part hereof. All major revisions or amendments, such as those modifying use or intensity, shall be reviewed by the Planning and Zoning Commission and reviewed by the City Council in accordance with the City's typical and customary proceedings.

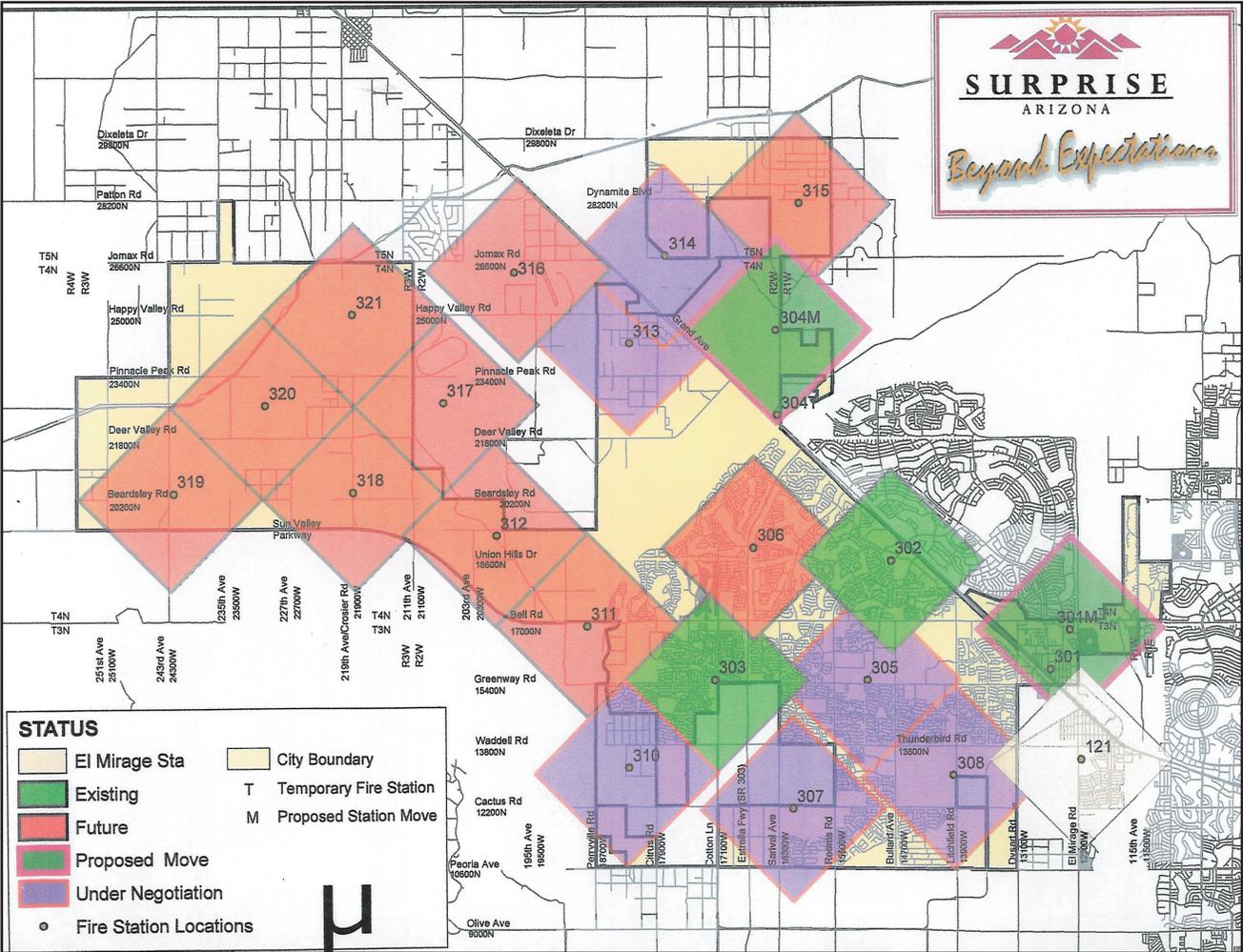


Figure 22 - Existing and Proposed Fire Station Locations



SECTION 4.0
INFRASTRUCTURE

A. TRAFFIC CIRCULATION

A Traffic Impact Study, dated August 25, 2006 has been prepared for Zanjero Trails by Task Engineering. For additional details of the transportation system and projected daily traffic counts refer to this Study, which has been submitted to the City separately. As preliminary platting occurs, an updated traffic impact analysis will be provided to the City.

Bounded by Bell Road to the north, Beardsley canal on the east, Peoria Road on the south and Prasada along the east boundary, Zanjero Trails is situated approximately 2 miles west of Loop 303 and 8 miles north of U.S. Interstate 10. The Property is surrounded by several planned developments, which has been referenced into the traffic study. As designed, Zanjero Trails can accommodate anticipated traffic using the existing internal and connecting arterial system as well as Loop 303 and Interstate 10 as major regional freeway access points.

Zanjero Trails as a whole will have positive impact on traffic generation and transportation systems as several necessary extensions to the circulation system will be built in conjunction with the development. Designed based on the City's 2030 Roadway Plan, members of the Zanjero Trails Project Team have also met with City staff and surrounding owners to discuss the future infrastructure needs of the area. Accordingly, Zanjero Trails is being designed to complement the City's transportation and pedestrian circulation plan.

Zanjero Trails has five east/west arterial streets from Peoria Avenue north to Sun Valley Parkway/Bell road to serve as major access points to and from the Community. (Refer to **Figure 23, Proposed Traffic Circulation Plan.**) According to the City's 2030 Roadway Plan, Sun Valley Parkway/Bell Road is an existing major arterial, which changes to a Parkway adjacent to the Property. Sun Valley Parkway is currently a four lane, divided arterial with 150 feet of right-of-way. The City envisions the Parkway to ultimately be a six lane, divided roadway with 200 feet of right-of-way and a landscaped tract adjacent to the pavement section of 30 feet. Cactus Road and Peoria Avenue are also classified as major arterials, while Greenway Road and Waddell Road are minor arterial roads.

Perryville Road will serve as the primary north/south arterial street from Peoria Avenue to Cactus Road. From Cactus to Waddell Road, Perryville will serve as a major residential collector, offset from the existing alignment, acting as a natural traffic calming measure to limit cut through traffic throughout Zanjero Trails and neighboring communities. North of Waddell to Bell Road, Perryville Road winds along the Beardsley Canal, creating a natural scenic amenity while providing the necessary connection between main transportation corridors.

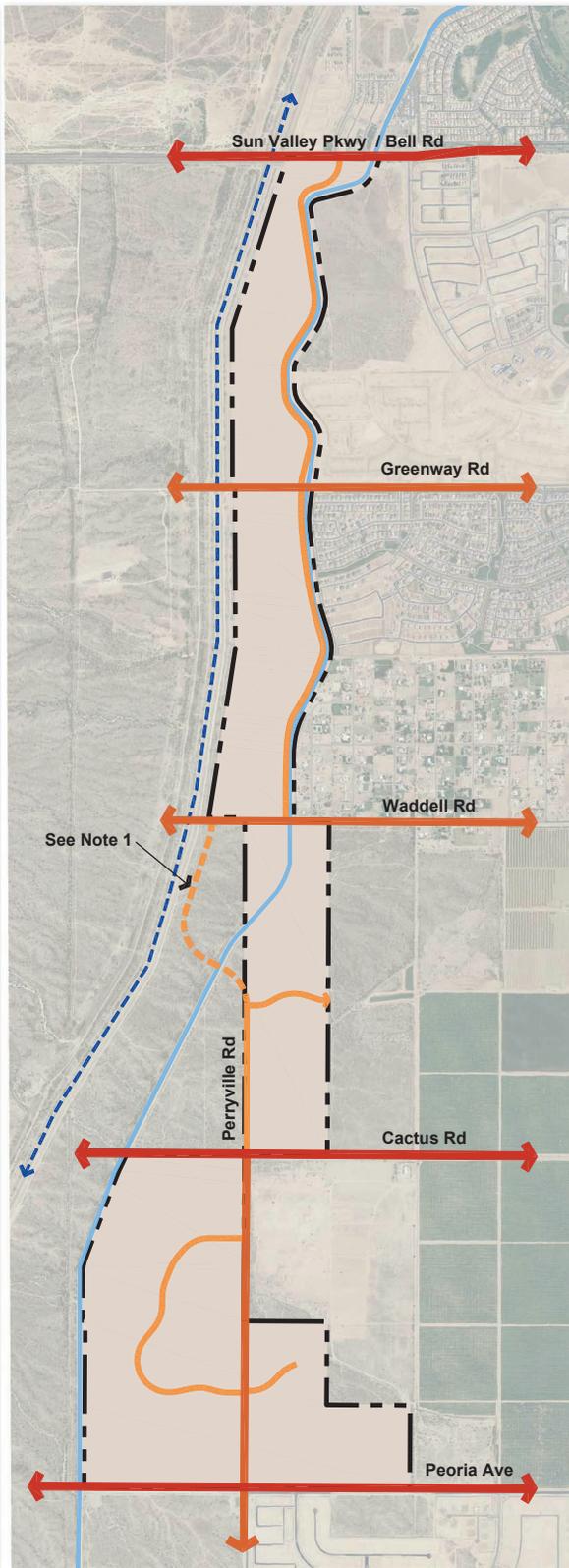


FIGURE 23 - Proposed Traffic Circulation Plan

The proposed Perryville realignment will extend north of Cactus Road approximately one half mile along the Zanjero Trails western boundary and will ultimately swing west and cross the Beardsley Canal. This allows the City a future connection across the Canal to the west. At approximately this half mile point a collector road will tee into Perryville and head east to connect to the Prasada development.

B. PEDESTRIAN CIRCULATION

Significant opportunities for pedestrian connectivity shall be provided throughout the Community, with interconnection between the residential and commercial areas, to reduce reliance on the automobile and decrease traffic generation. Sidewalks and pedestrian trails will support other transportation modes such as walking, jogging and biking. Zanjero Trails is both conveniently located and accessible by vehicle, while also designed to be pedestrian friendly. Zanjero Trails will provide a convenient and reliable system of bike and pedestrian facilities that will meander through the Community, with several connections to adjoining recreational areas and amenities. In particular, a multi-purpose trail will be provided adjacent to the Beardsley Canal, facilitating pedestrian access to open spaces areas, tot lots, and neighborhood parks located throughout the Community. Overall, the multi-modal pathways within Zanjero Trails are proposed to connect into these areas creating a fully integrated community

- Legend
- Project Boundary
 - Major Arterial Road
 - Minor Arterial Road
 - Residential Collector Road
 - Potential Collector Road Connection (By Others)
 - McMicken Dam
 - Beardsley Canal

Note 1: Perryville Road connection from one half mile north of Cactus Road to Waddell Road is shown herein for illustration purposes as requested by the City of Surprise staff. The alignment is conceptual and not part of Zanjero Trails.

C. PUBLIC UTILITIES AND SERVICES

Private utility companies will provide water, gas, telephone, cable, and electric service for Zanjero Trails. The City will provide sewer, reclaimed water, police, fire protection, and refuse collection. Electric service 12.0 kV or less and all other utilities will be placed below ground.

Streetlights and fire hydrants will be designed and installed per the City building codes and in accordance with the recommendations of the City Engineering and Fire Departments. The following table summarizes the utility providers:

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

In January of 2004, Arizona Public Service (APS) conducted a line siting project in the West Valley, the West Valley-North Power Line and Substation Project, to locate approximately twenty-five miles of 230kV electrical transmission lines and two new substations. APS brought both the preferred and alternative 230kV transmission line routes before the Arizona Corporation Commission (ACC) Transmission Line Siting Committee in January, 2005. On March 21, 2005 the Siting Committee filed a Notice of Decision and a Certificate of Environmental Compatibility for approval by the ACC for APS' preferred route. The ACC approved the preferred transmission line route on May 4, 2005. Refer to **Figure 24, APS Line Siting Map**, for the approved route, which travels along Cactus Road, heading north along the 191st Avenue alignment. The transmissions lines will be located within the medians and have little impact on Zanjero Trails.

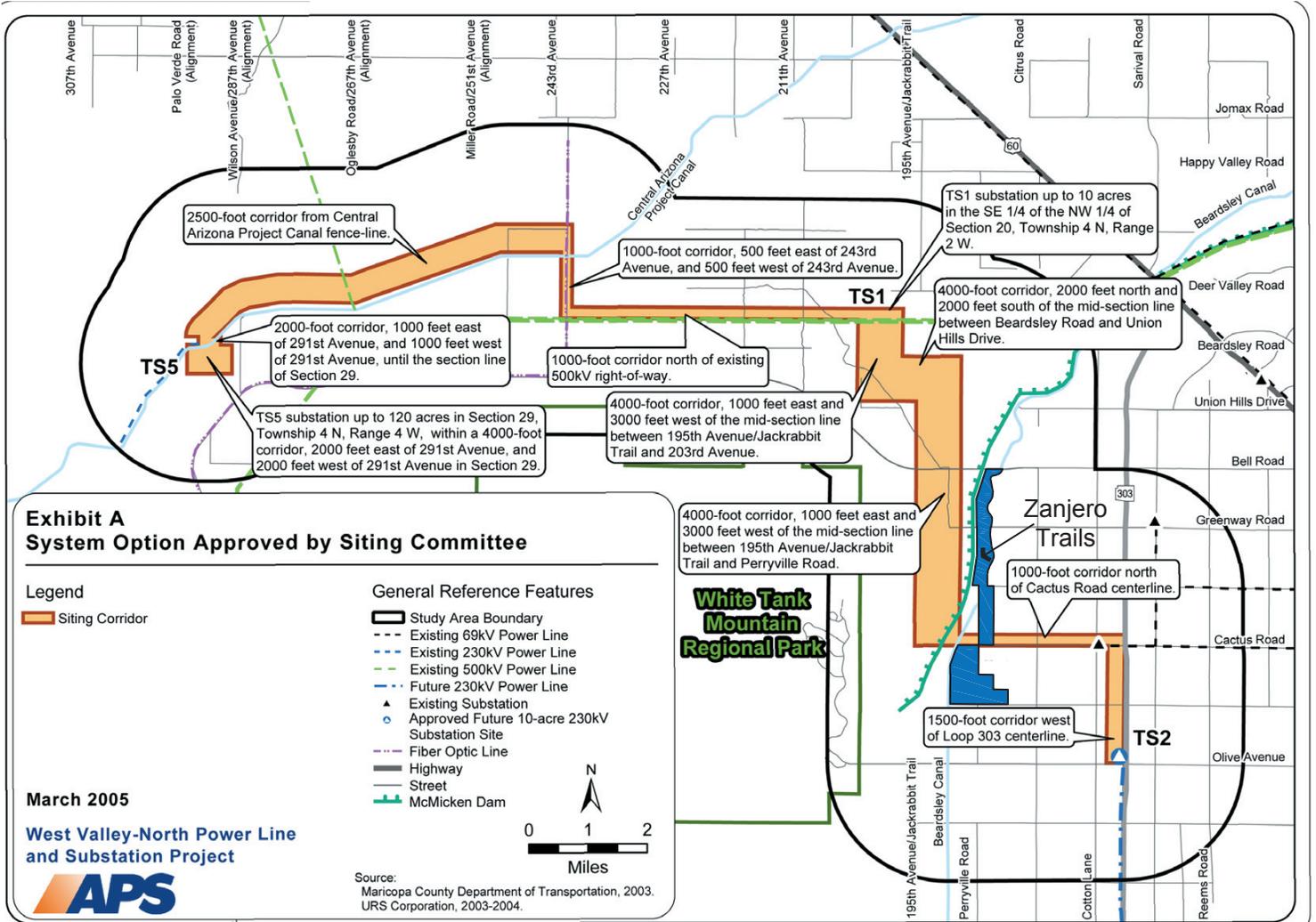


Figure 24 - APS Line Siting Map

D. DRAINAGE

A Master Drainage Study was submitted as a part of the zoning submittal process for the 820-acre Zanjero Trails development. The master drainage plan has been prepared to meet the standards for storm water management as described in the City of Surprise Drainage Standards, and the Drainage Design Manuals for Maricopa County, Volume I, Hydrology and Volume II, Hydraulics, January 1996. Additionally, drainage related facilities for Zanjero Trails will be designed in accordance with the approved Master Drainage Study for Zanjero Trails (CMX, 2004). The hydrologic design of drainage facilities in this region of Maricopa County is the Loop 303 Corridor / White Tanks Area Drainage Master Plan (WT ADMP, URS, June 2001), dated June 2001 (URS).

In general, offsite drainage areas for Zanjero Trails originate from the White Tanks Mountains west of the project. The McMicken Dam and Beardsley Canal obstruct flows from these contributing watersheds eliminating any significant offsite stormwater from reaching the site. Only minor offsite flows from the fringe areas residing between the McMicken Dam, the Beardsley Canal and the project boundary affect flows within the planned development. Between Waddell Road and Cactus Road, collector channels will be constructed along the western boundary to accept offsite flows and convey them south and east. These flows will discharge at the historic outlet points outlined in the WT ADMP.

The onsite runoff from a 100-year, 2-hour storm event will be retained within Zanjero Trails. Retention ponds will be drained within 36 hours, either through controlled bleed-off to adjacent channels or washes or via percolation through drywells. There will be no flow overtopping of arterial roadways during the 50-year rainfall event, and a maximum of 0.5 feet of flow depth across the arterial roadways for the 100-year event. Some local and collector streets may have low flow crossings, with small culverts to convey nuisance flows. These culverts will not be designed for a specific storm event, but will be at least 24 inches in diameter. The smaller low flow crossings with culverts shall be designed to provide at least one (1) 100-year all-weather access road to each lot. Riprap outlet protection will be provided at all culvert and storm drain discharge points. Refer to the Zanjero Trails Master Drainage Report (submitted to the City under separate cover) for a detailed account of the information described above.

E. WASTEWATER SYSTEM

The City of Surprise shall be the wastewater service provider for Zanjero Trails. Two sewer options are being investigated for the Zanjero Trails development. In Option 1, the onsite wastewater flow from Zanjero Trails shall be conveyed south along Perryville Road alignment and then east along Peoria Avenue to be treated at the City of Surprise South Wastewater Treatment Plant (WWTP). Currently, a 24-inch sewer main exists at Peoria Avenue and Citrus Road. In order to serve Zanjero Trails, this sewer main shall be extended one mile west along Peoria Avenue to the Perryville Road alignment. Due to the topography, this option results in deep sewer mains along Cactus Road. An alternative to deep sewer mains would be to split the onsite wastewater flows (Option 2). In Option 2, a main trunk line shall be brought south along the Perryville Road alignment and then east along Cactus Road to serve the parcels north of Cactus Road up to Sun Valley Parkway (Bell Road). Flows will ultimately be conveyed to the sewer main along Peoria Avenue. The wastewater flows from the southern half shall flow south along the Perryville Road alignment and then east along Peoria Avenue. Flows from this option would still be routed to and treated at the City of Surprise South WWTP. CMX has submitted the Option 2 analysis to the City for review and approval.

F. POTABLE WATER SYSTEM

Arizona American Water (AAW) shall be the water service provider for Zanjero Trails. Zanjero Trails is within the AAW's Agua Fria service area. A Surface Water Treatment Plant (SWTP) located at the Cactus Road and the Beardsley Canal, or an alternative SWTP to be constructed by MWD, shall be the primary water source for this service area. The timing of the SWTP is unknown. Hence, groundwater wells shall serve as the interim water supply source. These wells shall meet the maximum day demand till the SWTP comes online after which the wells will have capacity to meet the average day demand. The quantity, quality and the location of the groundwater wells shall be finalized upon the completion of a well siting study for this project. The storage volume required for Zanjero Trails shall be shared and will be part of the storage provided as part of the Prasada development.

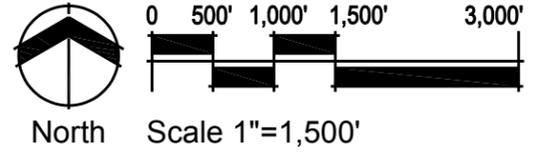


SECTION 5.0
FIGURES

Zanjero Trails

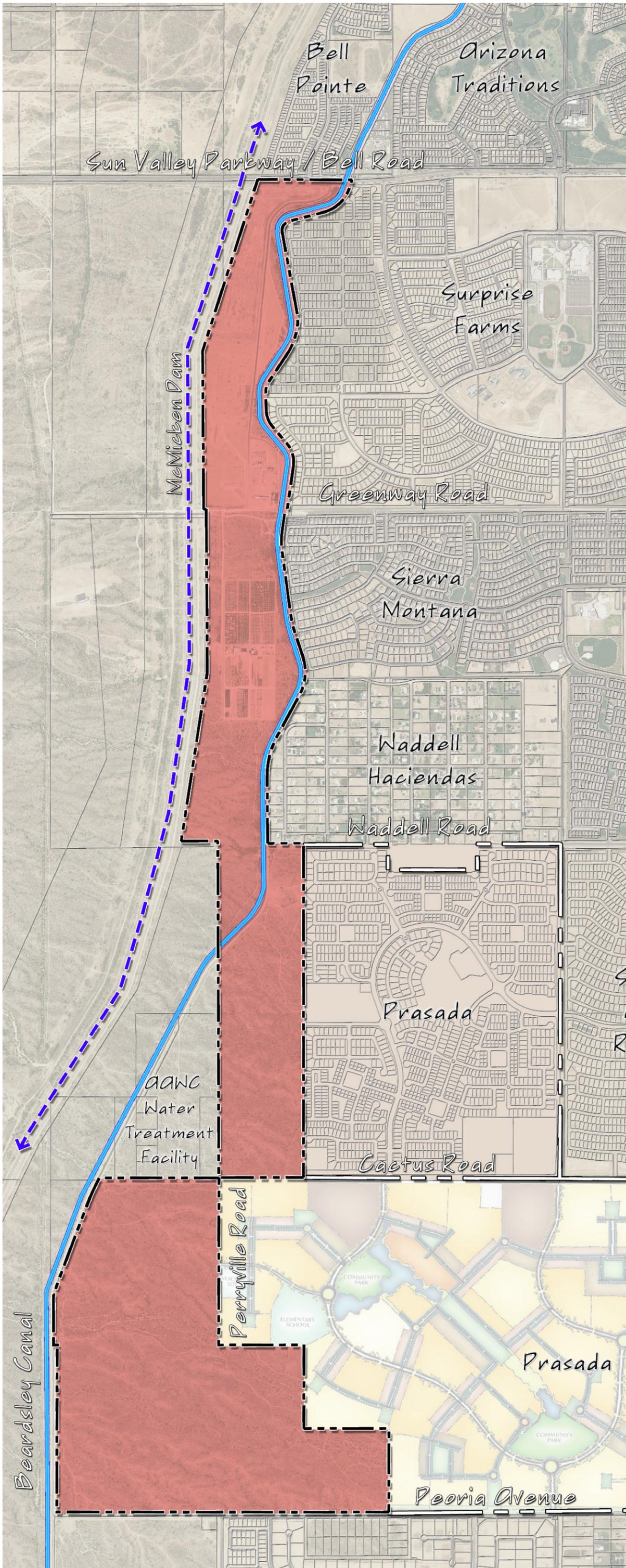
Surprise, Arizona
Planned Area Development
Vicinity Map

Figure 1



Legend

-  Zanjero Trails Project Boundary
-  Beardsley Canal
-  McMicken Dam
-  Prasada Boundary



CMX Project #: 6714.06
December, 2007
Project Manager: G. Wagner
Designed By: CMX
Graphics By: CMX



Drawn By: J. Newbegin

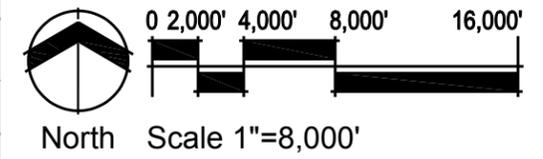
X:\67006714.06\Planning\Exhibits\Submittal\2nd Submittal\6714-Fig-01-Vicinity-Map.dwg

Dec 13, 2007 3:14pm

© Copyright, CMX 2007 - This plan document set is the sole property of CMX. No alterations to these plans, other than adding "as-built" information, are allowed by anyone other than authorized CMX employees.

Luke AFB Graduated Density Concept Exhibit

Figure 2



Legend

-  Territory in the Vicinity of a Military Airport
-  Ldn Noise Contours
-  Half Mile Graduated Density Line
-  One Mile Graduated Density Line
-  Three Mile Graduated Density Line
-  Project Boundary
-  Luke Air Force Base
-  Clear Zone
-  Accident Potential Zone 1
-  Accident Potential Zone 2
-  Glendale Municipal Airport



Source : Luke Air Force Base

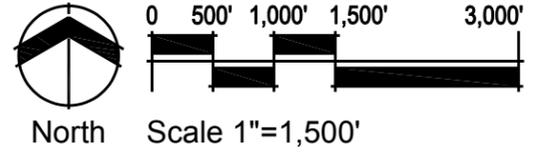
CMX Project #: 6714.06
December, 2007
Project Manager: G. Wagner
Designed By: CMX
Graphics By: CMX

Drawn By: J. Newbegin

X:\6700\6714.06\Planning\Exhibits\Submittal\FAD\2nd Submittal\6714-Fig-02-Luke-afb-Map.dwg
Dec 13, 2007 1:22pm
© Copyright, CMX 2007 - This plan document set is the sole property of CMX. No alterations to these plans, other than adding "as-built" information, are allowed by anyone other than authorized CMX employees.



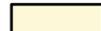
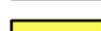
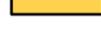
Figure 3

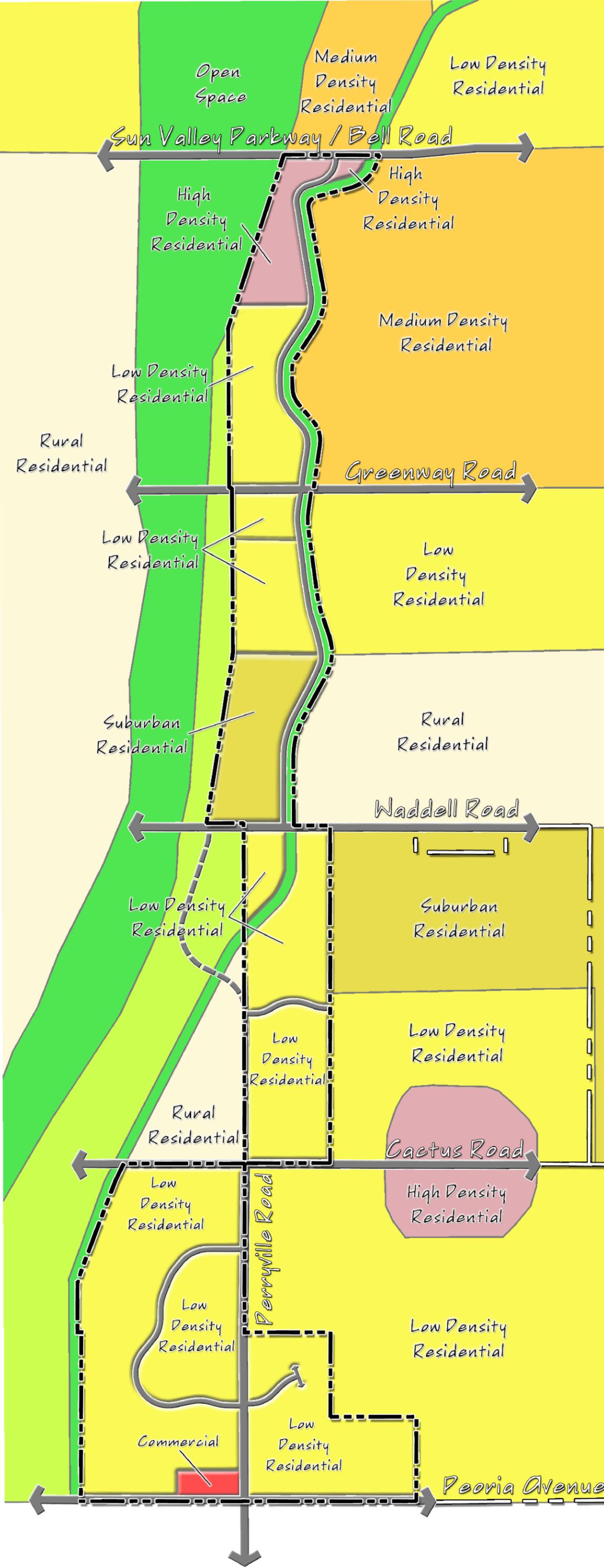


Legend

-  Project Boundary
-  Prasad Project Boundary

City of Surprise Land Use Classification

-  Rural Residential (0-1 du/ac)
-  Suburban Residential (1-3 du/ac)
-  Low Density Residential (3-5 du/ac)
-  Medium Density Residential (5-8 du/ac)
-  High Density Residential (15-21 du/ac)
-  Mixed Use
-  Commercial
-  Agriculture
-  Open Space



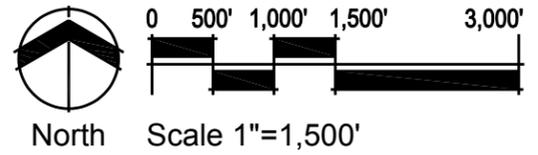
CMX Project #: 6714.06
December, 2007
Project Manager: G. Wagner
Designed By: CMX
Graphics By: CMX



Drawn By: J. Newbegin

X:\67006714.06\Planning\IP-Exhibits\Submittals\2nd Submittal\6714-Fig-03-General-Plan.dwg
Dec 13, 2007 3:16pm
© Copyright, CMX 2007 - This plan document set is the sole property of CMX. No alterations to these plans, other than adding "as-built" information, are allowed by anyone other than authorized CMX employees.

Figure 4



Legend

-  Project Boundary
-  Floodplain
-  Ongoing Subsidence⁽¹⁾
-  Earth Fissures
-  Possible Hinge point for Fissure Development⁽²⁾

Notes

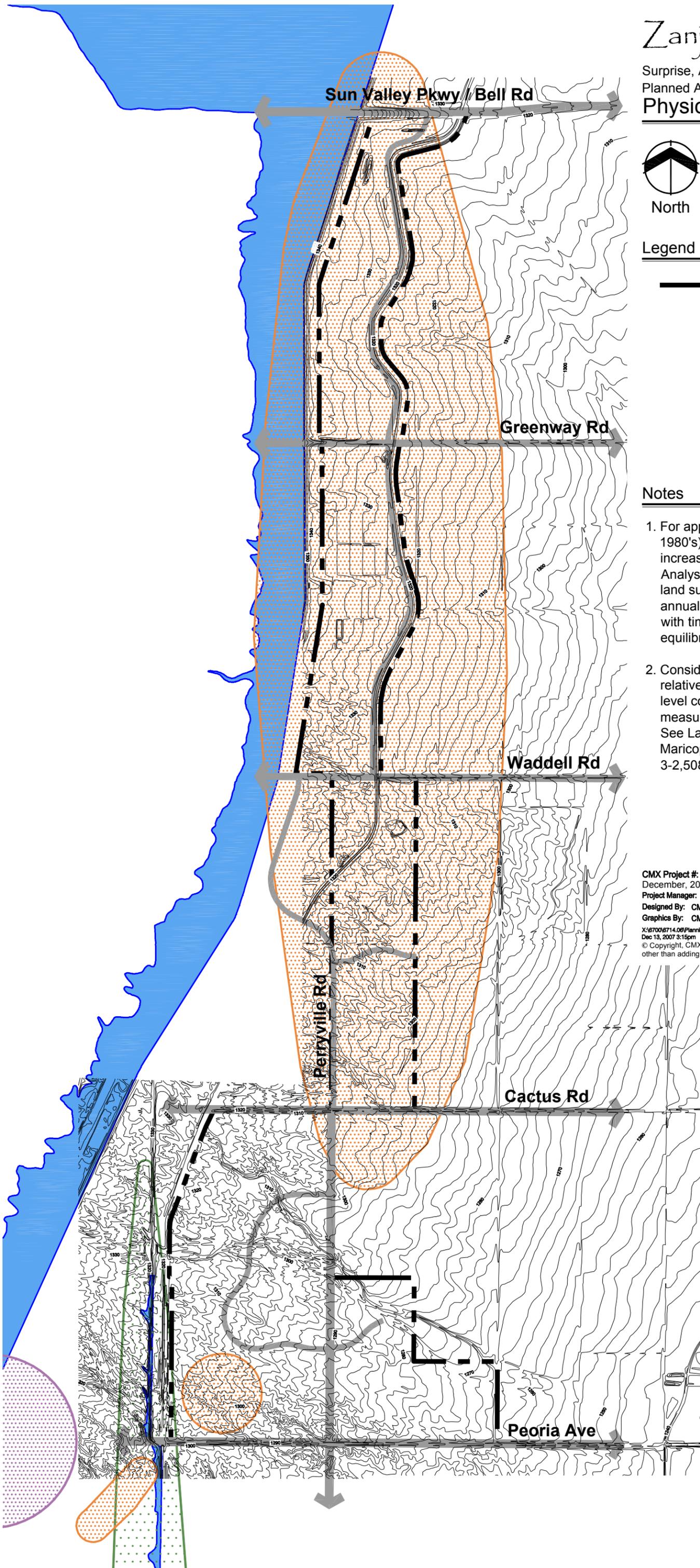
1. For approximately the last 20 years, (since the mid 1980's) groundwater levels have either stabilized or increased as much as 125 feet in the project vicinity. Analysis of historic elevation data suggest that residual land subsidence is continuing in the area. However, the annual rate of subsidence appears to be diminishing with time as the basin and aquifer system reaches an equilibrium condition.
2. Considering the locations of known earth fissures relative to the property and the present groundwater level conditions, no special preventative mitigative measures are recommended in relation to earth fissures. See Land Subsidence and Earth Fissure Investigation, Maricopa Water District Properties NOS. 1,2 and 3-2,508 Acres, Geological Consultants, Inc., 2002.

CMX Project #: 6714.06
December, 2007
Project Manager: G. Wagner
Designed By: CMX
Graphics By: CMX

Drawn By: J. Newbegin



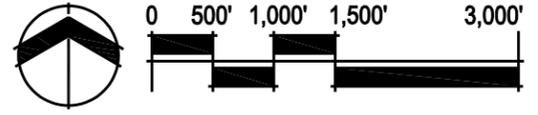
X:\6709\6714.06\Planning\IP-Exhibits\Submittals\PAD\2nd Submittal\6714-Fig-04-Physical-Conditions-Map.dwg
Dec 13, 2007 3:15pm
© Copyright, CMX 2007 - This plan document set is the sole property of CMX. No alterations to these plans, other than adding "as-built" information, are allowed by anyone other than authorized CMX employees.



Zanjero Trails

Surprise, Arizona
Planned Area Development
Proposed Zoning Map

Figure 5



North Scale 1"=1,500'

Legend

-  Zanjero Trails Project Boundary
-  Beardsley Canal
-  McMicken Dam
-  Roads
-  Potential Collector Road Connection⁽²⁾
-  Prasada Boundary

Land Use Categories

-  PAD-R1-18
-  PAD-R1-8
-  PAD-R1-5
-  PAD-R-2
-  MU-PD
-  PAD-C-1
-  PAD-C-2
-  PAD-School

City of Surprise Zoning District

-  PAD
-  C-2

Maricopa County Zoning District

-  Rural-43

Notes

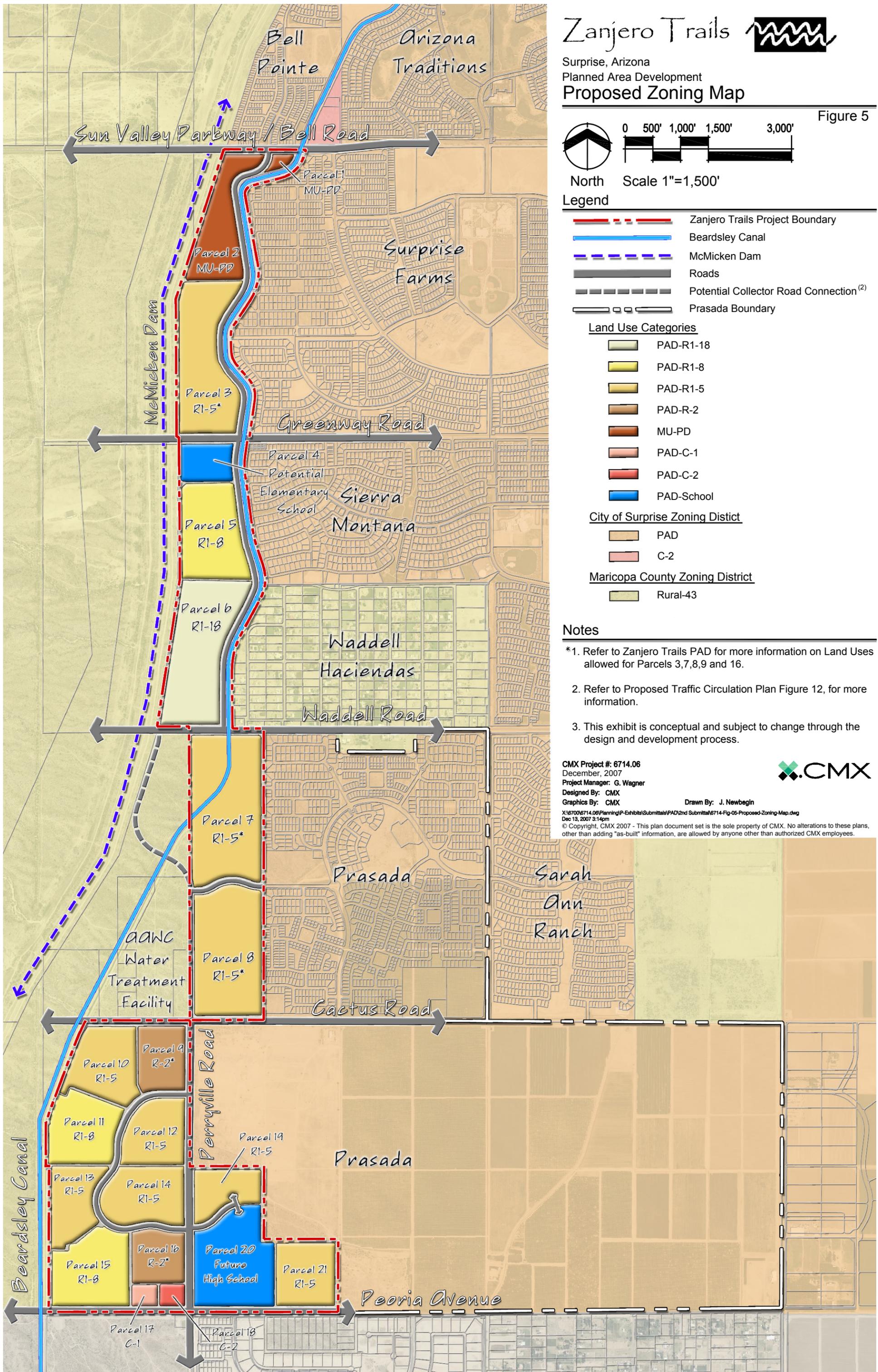
- *1. Refer to Zanjero Trails PAD for more information on Land Uses allowed for Parcels 3,7,8,9 and 16.
2. Refer to Proposed Traffic Circulation Plan Figure 12, for more information.
3. This exhibit is conceptual and subject to change through the design and development process.

CMX Project #: 6714.06
December, 2007
Project Manager: G. Wagner
Designed By: CMX
Graphics By: CMX



Drawn By: J. Newbegin

X:\6709\6714.06\Planning\IP-Exhibits\Submittals\PAD\2nd Submittal\6714-Fig-05-Proposed-Zoning-Map.dwg
Dec 13, 2007 3:14pm
© Copyright, CMX 2007 - This plan document set is the sole property of CMX. No alterations to these plans, other than adding "as-built" information, are allowed by anyone other than authorized CMX employees.





Zanjero Trails

Surprise, Arizona
Planned Area Development

Conceptual Residential Designs

Figure 6

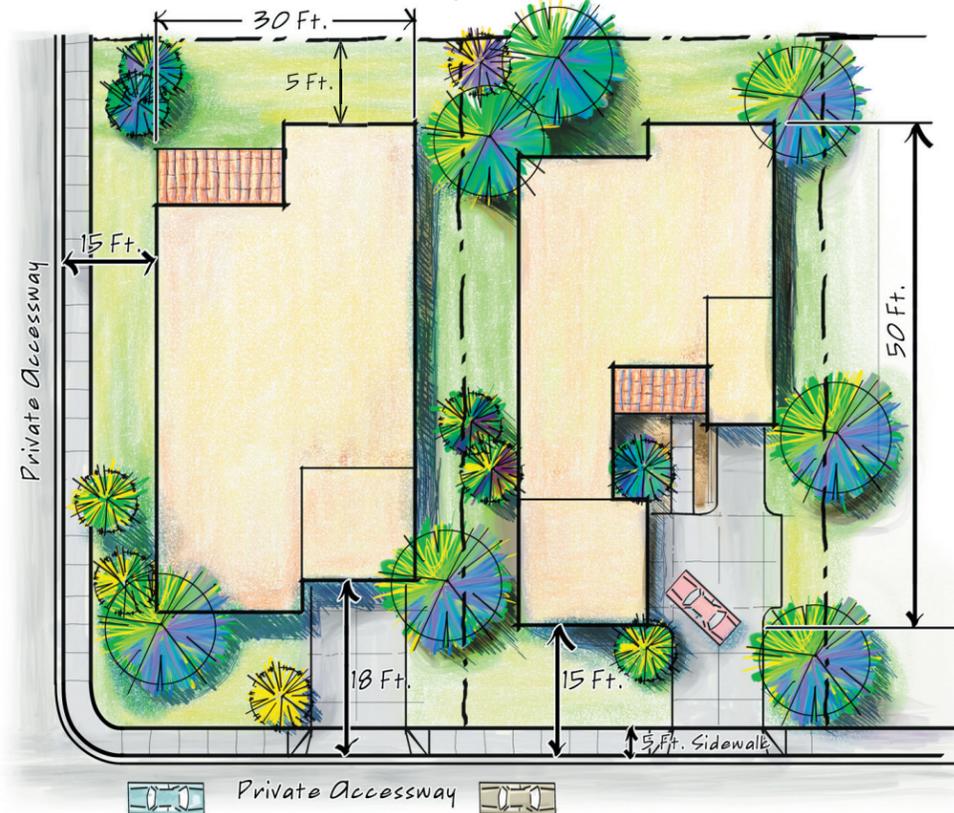
Notes:

1. Where public streets are proposed, detached sidewalks will be provided per the City of Surprise's approved cross-sections.
2. Refer to Tables 5 and 6 for Residential Development Standards for each parcel.

Single Family, Townhomes and Duplex (Attached)



Conceptual Single Family & Townhomes (Detached)



CMX Project #: 6714.06
December, 2007
Project Manager: G. Wagner
Designed By: CMX
Graphics By: CMX

Drawn By: J. Newbegin



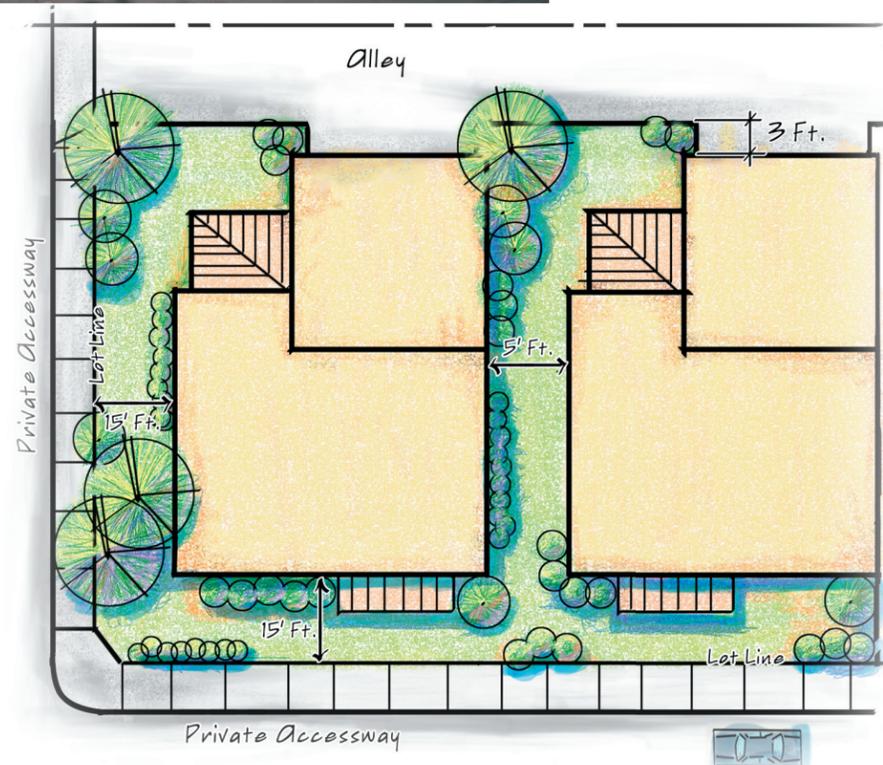
Conceptual Residential Designs

Figure 7

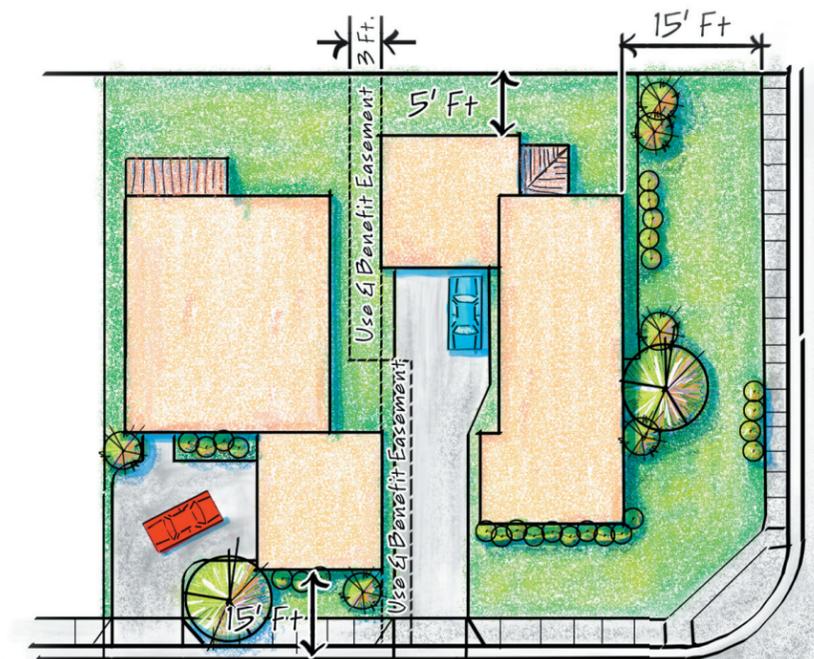


Notes:

1. Where public streets are proposed, detached sidewalks will be provided per the City of Surprise's approved cross-sections.
2. Refer to Tables 5 and 6 for Residential Development Standards for each parcel.



Conceptual Zero Lot Line (Detached)



Private Accessway

Conceptual Y-Lot

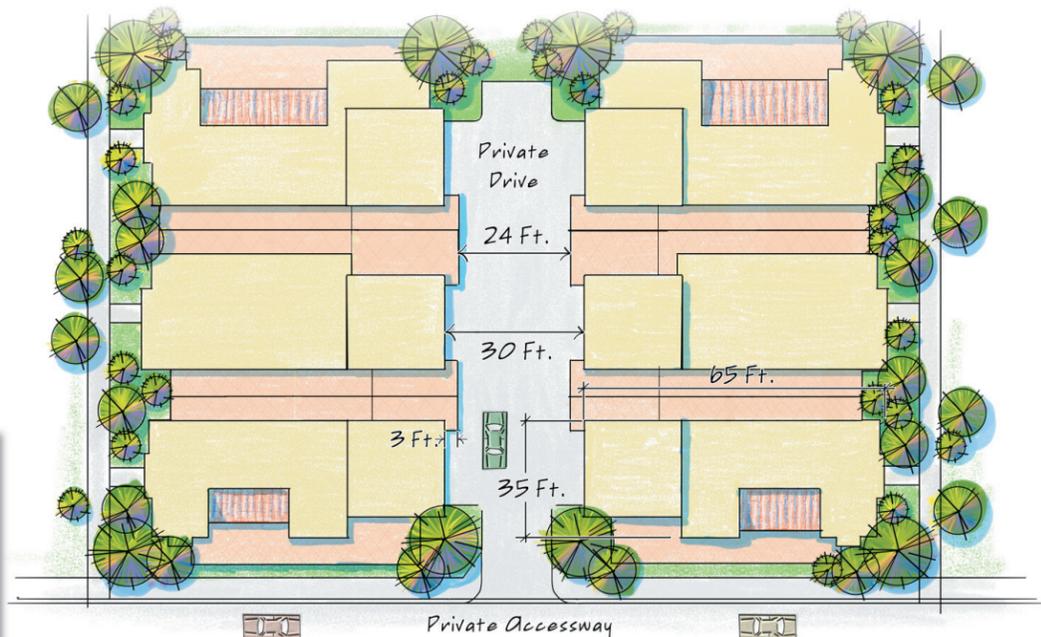
Conceptual Residential Designs

Figure 8

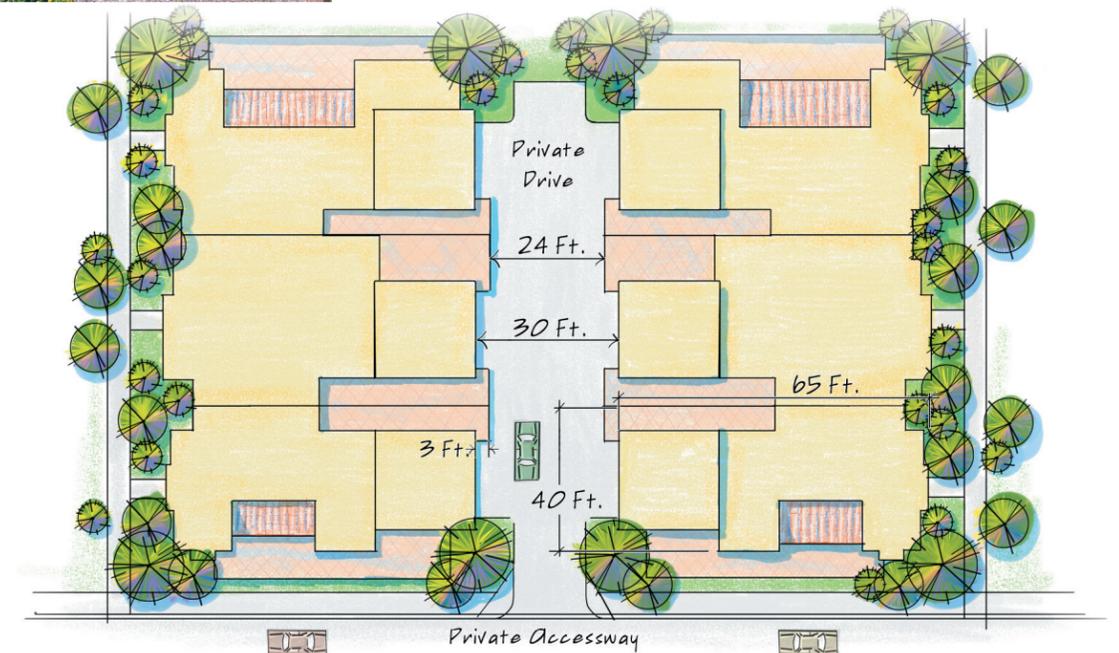


Notes:

1. Where public streets are proposed, detached sidewalks will be provided per the City of Surprise's approved cross-sections.
2. Refer to Tables 5 and 6 for Residential Development Standards for each parcel.



Conceptual Auto Court (Detached)

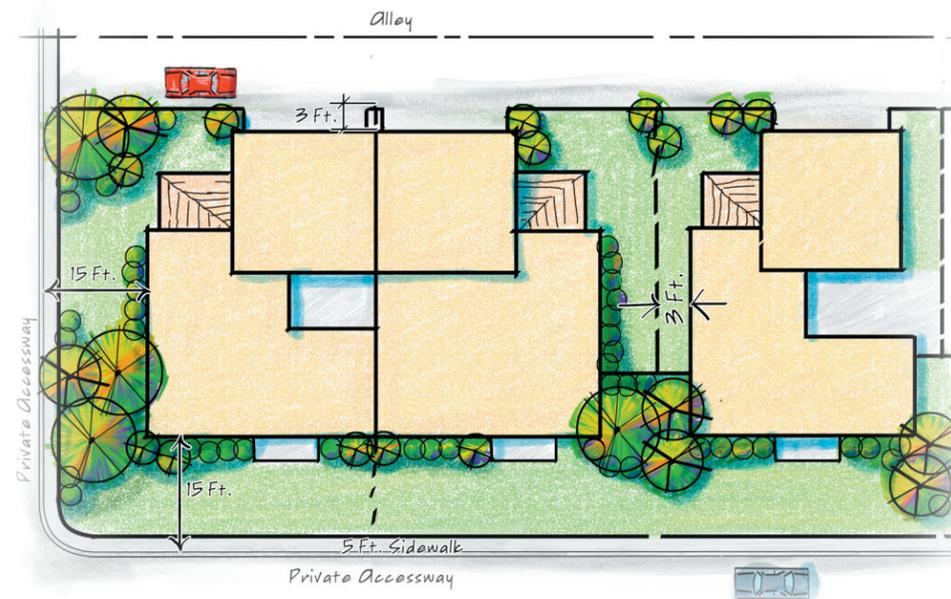


Conceptual Auto Court (Attached)





Conceptual Tri-Plex



Conceptual Alley Loaded (Detached and Attached)

Notes:

1. Where public streets are proposed, detached sidewalks will be provided per the City of Surprise's approved cross-sections.
2. Refer to Tables 5 and 6 for Residential Development Standards for each parcel.



Notes:

1. Where public streets are proposed, detached sidewalks will be provided per the City of Surprise's approved cross-sections.
2. Refer to Tables 5 and 6 for Residential Development Standards for each parcel.



Conceptual Green Court (Detached & Attached)



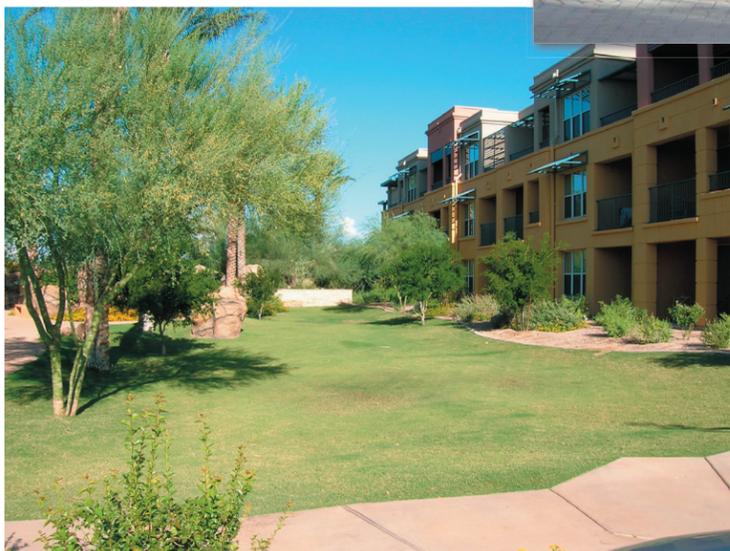
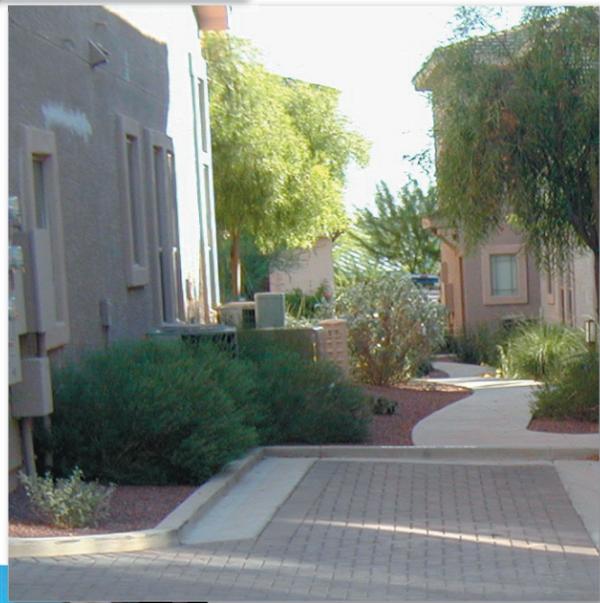
Notes:

1. Where public streets are proposed, detached sidewalks will be provided per the City of Surprise's approved cross-sections.
2. Refer to Tables 5 and 6 for Residential Development Standards for each parcel.



Conceptual Residential Designs

Figure 12



Conceptual Five-Plex

Notes:

1. Where public streets are proposed, detached sidewalks will be provided per the City of Surprise's approved cross-sections.
2. Refer to Tables 5 and 6 for Residential Development Standards for each parcel.





Note

This drawing is conceptual in nature. The lot layout is subject to change through the design and development process.

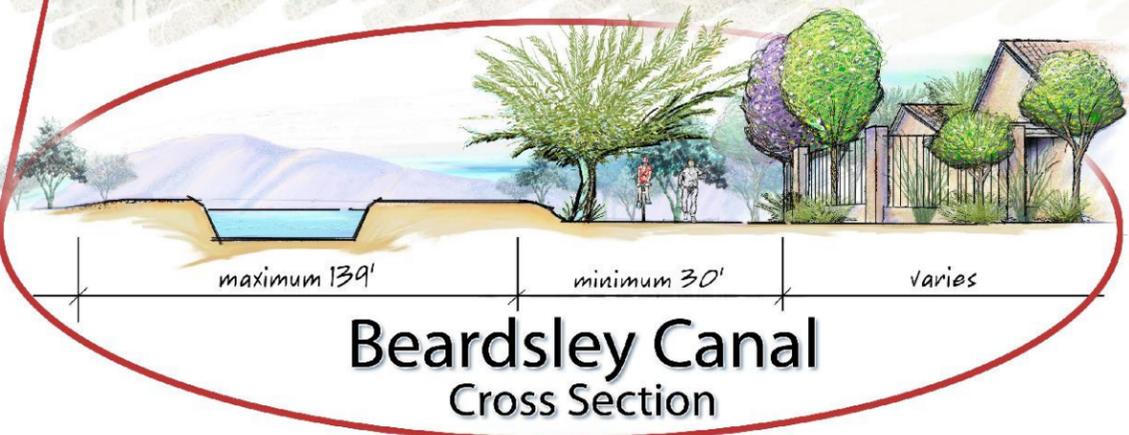
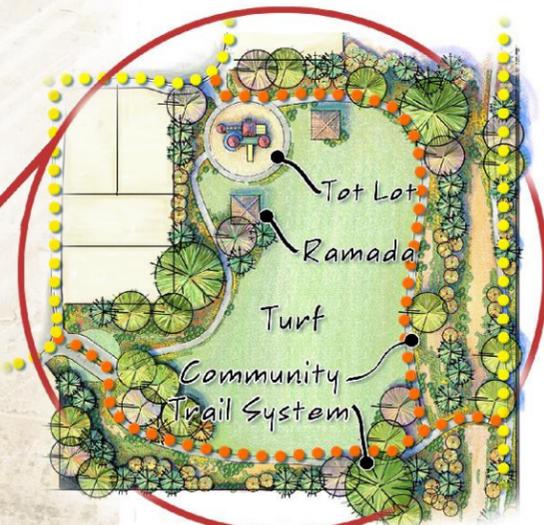


North Not to Scale

Park Detail (Typical)

Potential Amenities Include:

- Trail Connections
- Active and Passive Turf Areas
- Tot Lot
- Ramada / Picnic Area



Legend

-  5' Concrete Path
-  Connecting Sidewalk
-  Multi-Use Trails
-  Tot Lot Locations
-  Ramadas

Conceptual Wall Plan

Figure 16



North Not to Scale

Legend

-  Project Boundary Wall
-  Primary Community Wall
-  Secondary Community Wall
-  View Wall
-  Primary Entry
-  Secondary Entry

Note

This drawing is conceptual in nature. The lot layout is subject to change through the design and development process.



Primary Entry Feature/Identification Monument

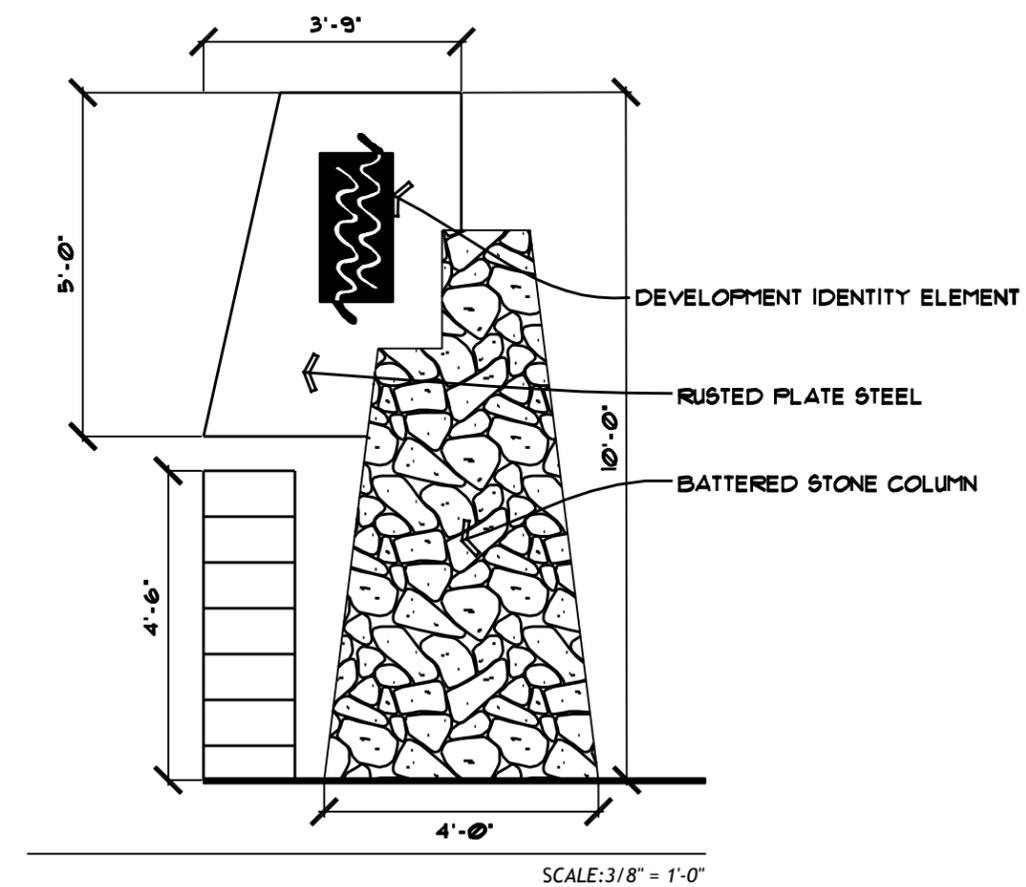
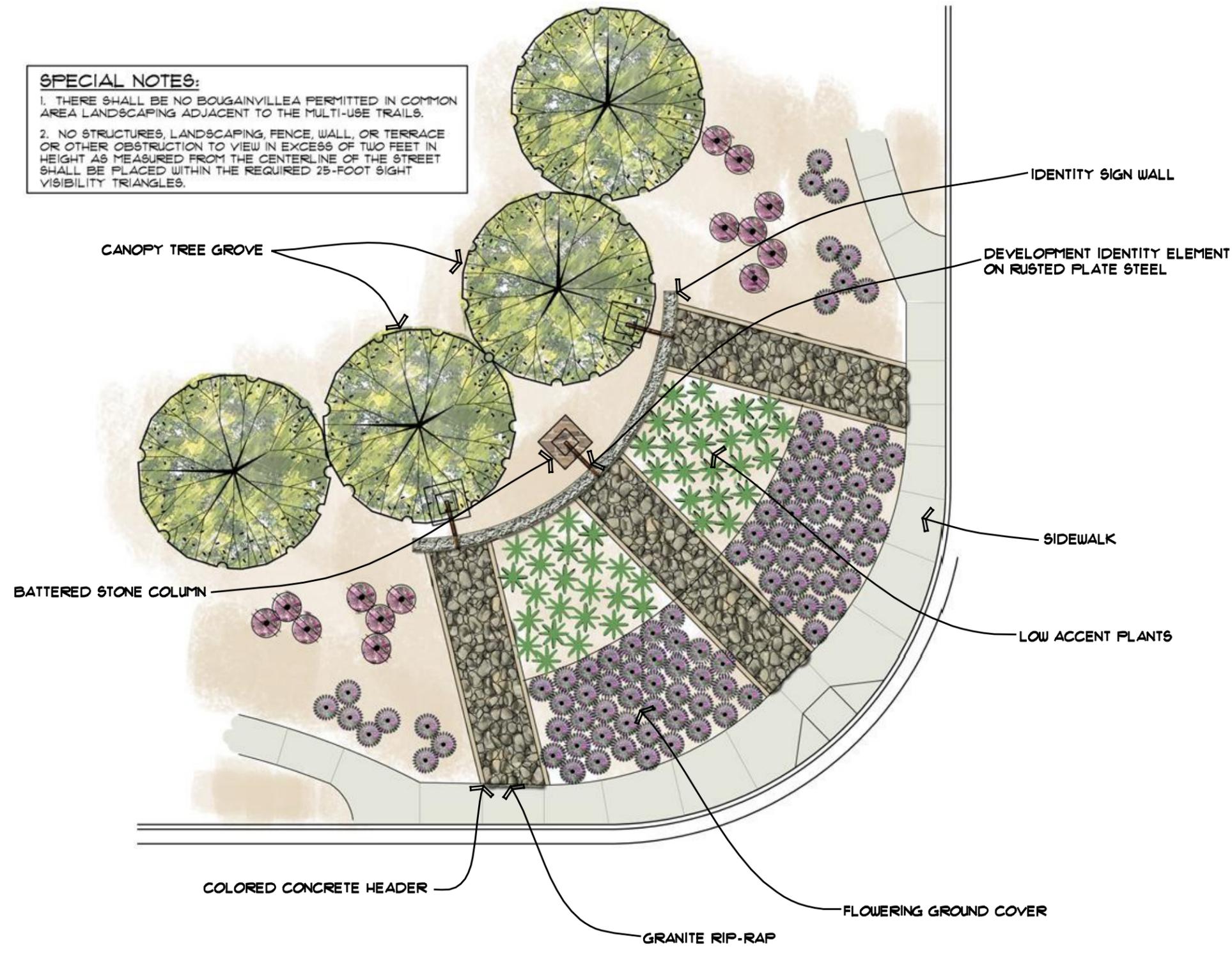
Not to Scale

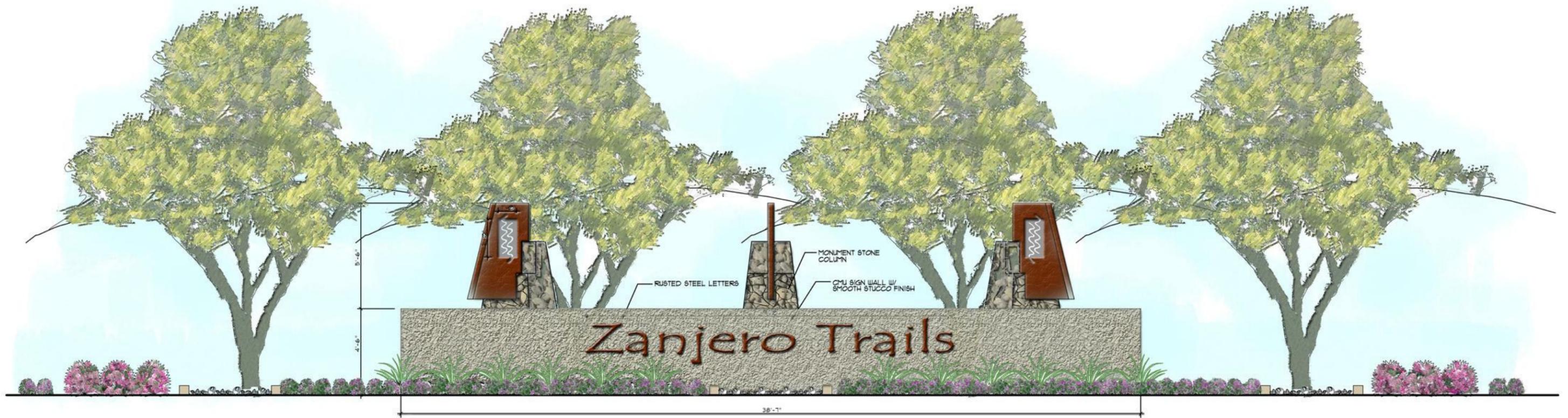
Figure 17

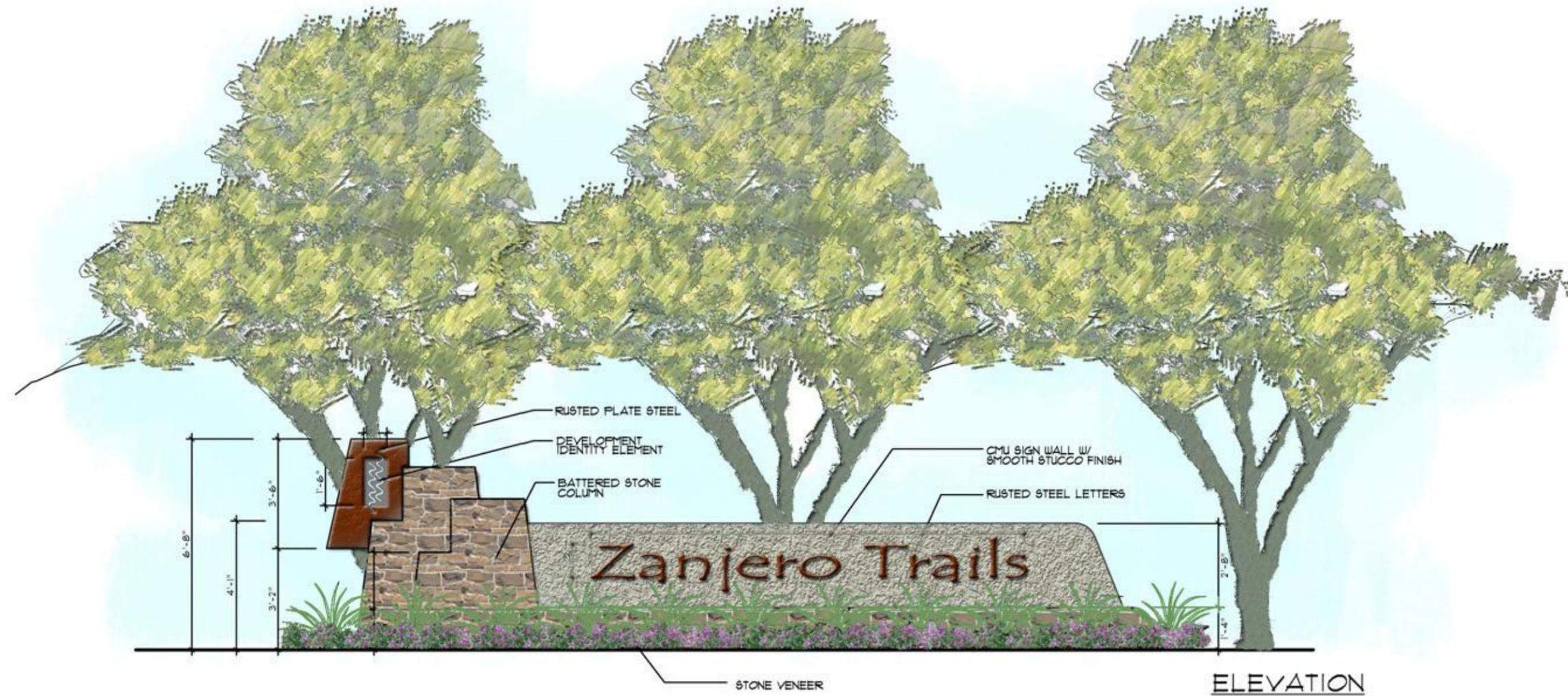
Notes

Entry Monument to be located outside of Sight Visibility Triangle.

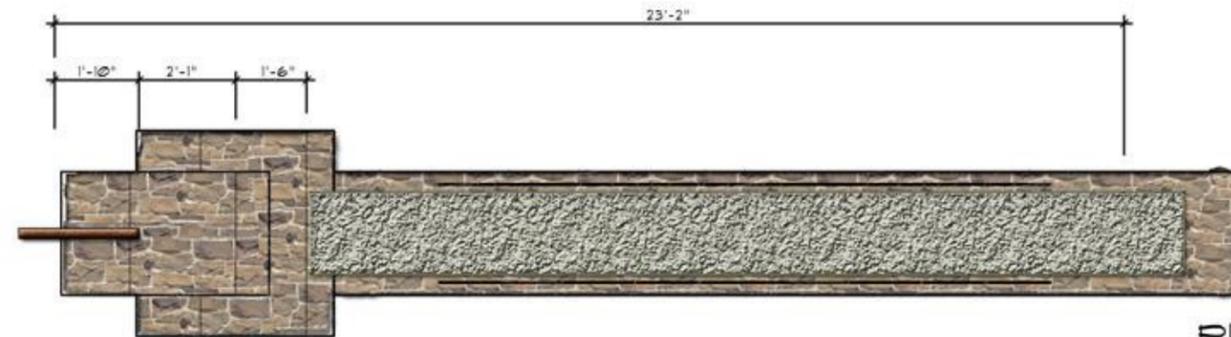
SPECIAL NOTES:
1. THERE SHALL BE NO BOUGAINVILLEA PERMITTED IN COMMON AREA LANDSCAPING ADJACENT TO THE MULTI-USE TRAILS.
2. NO STRUCTURES, LANDSCAPING, FENCE, WALL, OR TERRACE OR OTHER OBSTRUCTION TO VIEW IN EXCESS OF TWO FEET IN HEIGHT AS MEASURED FROM THE CENTERLINE OF THE STREET SHALL BE PLACED WITHIN THE REQUIRED 25-FOOT SIGHT VISIBILITY TRIANGLES.



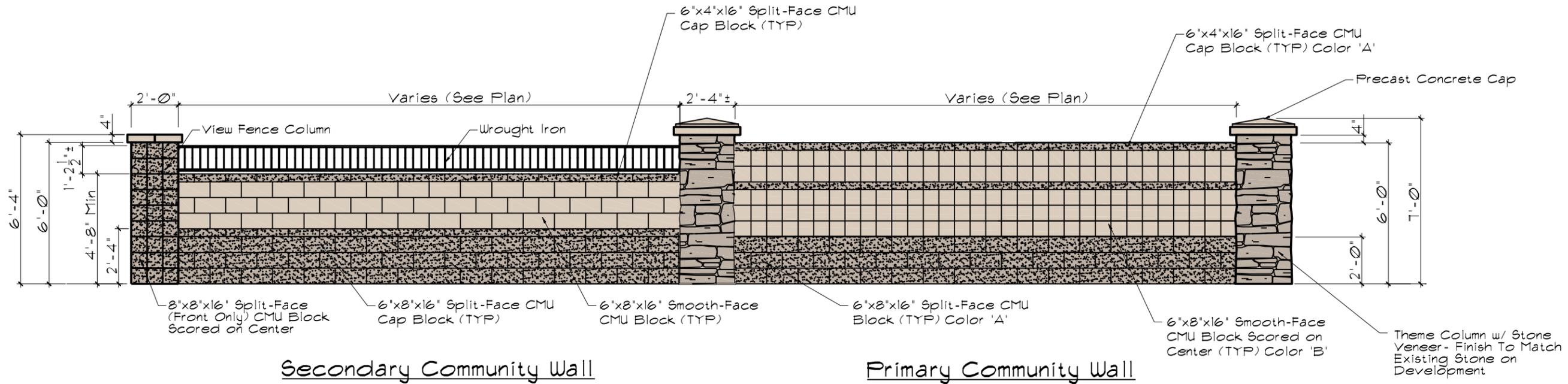




ELEVATION

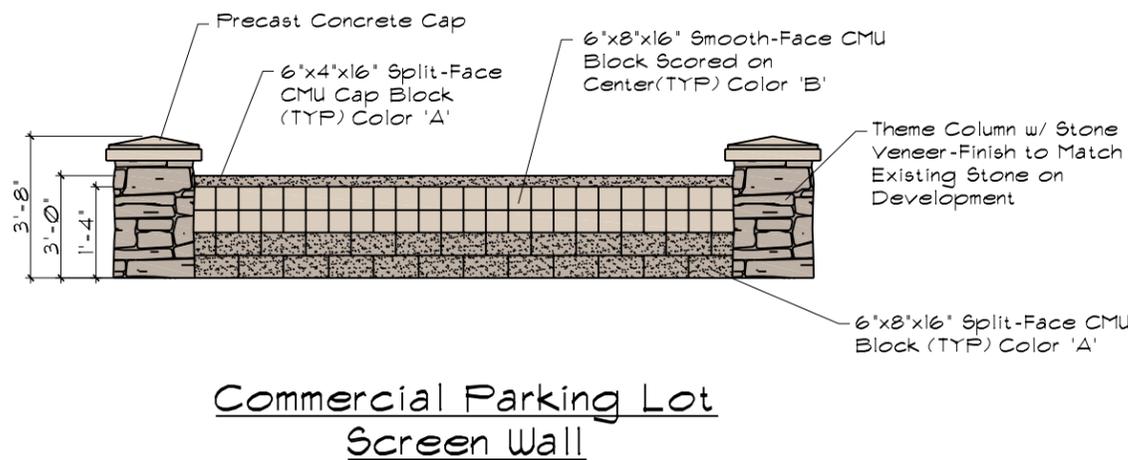
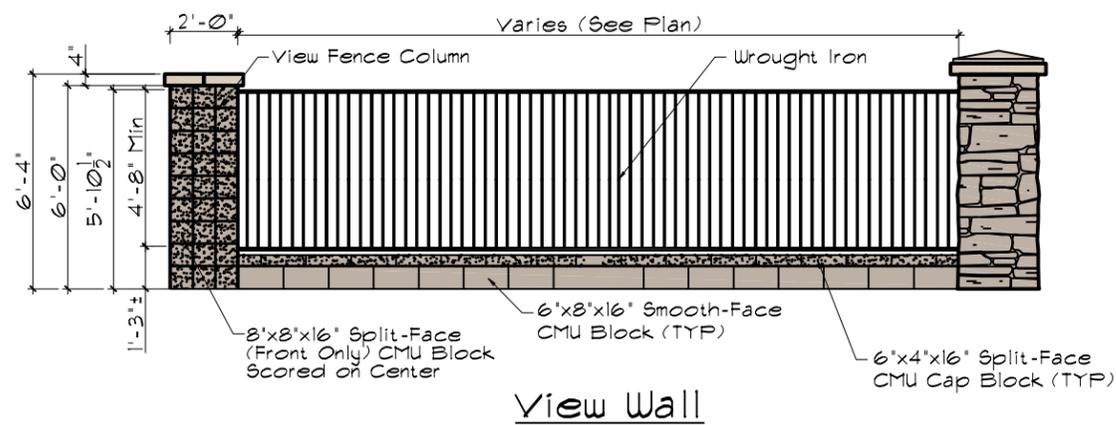


PLAN



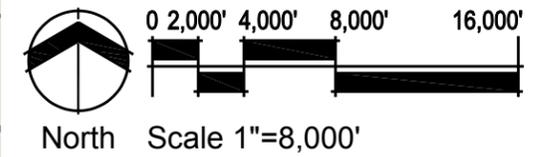
Notes

1. Wall character throughout Zanjero Trails will be unified through common elements such as color palette and materials. Variations may be necessary to complement the adjacent area; however, the quality, details, shapes and materials will be consistent with those shown herein. Final selection of material palette will occur during preliminary plat or site plan review as each phase of the development occurs and will meet or exceed the level illustrated, to the satisfaction of City staff. Refer to Figure 17 - Conceptual Wall Plan for typical wall placement.
2. View wall design shall meet applicable pool barrier requirements in effect at the time of permitting.



Community Facilities & Services

Figure 21



Legend

-  Project Boundary
-  Agua Fria High School District
-  Litchfield District
-  Dysart Unified District / Agua Fria District
-  Peoria Unified District

Dysart Unified School District #89

- 1) Western Peaks Elementary
- 2) Sunset Hills Elementary
- 3) Canyon Ridge Elementary
- 4) Cimarron Springs Elementary
- 5) Kingswood Elementary
- 6) Parkview Elementary
- 7) Countryside Elementary
- 8) Ashton Ranch Elementary
- 9) West Point Elementary
- 10) Surprise Elementary
- 11) Thompson Ranch Elementary
- 12) Dist. Office & Sundown Elementary
- 13) El Mirage Elementary
- 14) Dysart Preschool
- 15) Dysart Elementary
- 16) Marley Park Elementary
- 17) Rancho Gabriella Elementary
- 18) Sonoran Heights Elementary
- 19) Mountain View Elementary
- 20) Luke Elementary

Dysart Unified School District #89

- 1) Willow Canyon High School
- 2) Valley Vista High School
- 3) Dysart High School
- 4) Sundown High School

Proposed High Schools

- 1) Zanjero Trails Proposed HS

Fire Station Locations

- 1) Surprise # 304
- 2) Sun City West # 3
- 3) Peoria # 0
- 4) Peoria # 7
- 5) Peoria # 2
- 6) Peoria # 3
- 7) Surprise # 301
- 8) Sun City West # 1
- 9) Sun City West # 2
- 10) Surprise # 302
- 11) Surprise # 306
- 12) Surprise # 303
- 13) Surprise # 310
- 14) Surprise # 305
- 15) El Mirage # 1
- 16) Sun City # 3
- 17) Sun City # 2
- 18) Peoria # 4
- 19) Peoria # 1

Dysart Unified School District Proposed Elementary Schools

- 1) Austin Ranch Elementary
- 2) Asante No.2 Elementary
- 3) Asante No.1 Elementary
- 4) Rancho Mercado No.2 Elementary
- 5) Rancho Mercado No.1 Elementary
- 6) Surprise Farms No.5 Elementary
- 7) Surprise Farms No.2 Elementary
- 8) Zanjero Trails No.1 Elementary
- 9) Sierra Mountain Elementary
- 10) Zanjero Trails No.2 Elementary
- 11) White Tank Foothills Elementary
- 12) Woolf Proposed Elementary
- 13) Orchard Elementary
- 14) West Rimrock Elementary

Police Stations

- 1) Maricopa County Sheriff
- 2) Surprise
- 3) El Mirage
- 4) Peoria

Libraries

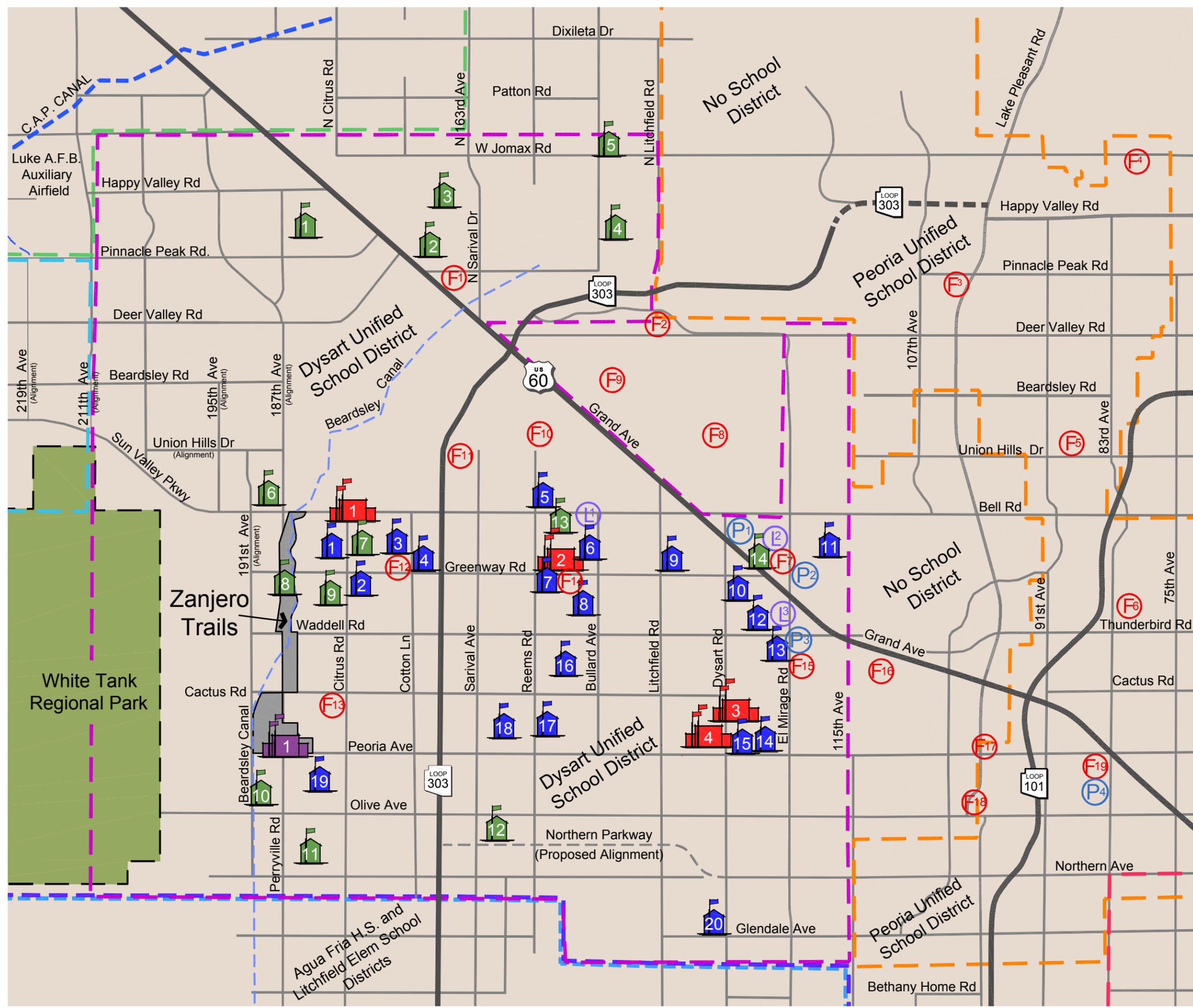
- 1) Northwest Regional
- 2) Hollyhock Library
- 3) West El Mirage Library

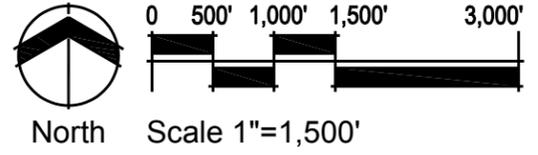
CMX Project #: 6714.06
December, 2007
Project Manager: G. Wagner
Designed By: CMX
Graphics By: CMX

Drawn By: J. Newbegin



X:\6700\6714.06\Planning\P-Exhibits\Submittals\2nd Submittal\6714-Fig-21-Community-Facilities-&Services.dwg
Dec 13, 2007 1:32pm
© Copyright, CMX 2007 - This plan document set is the sole property of CMX. No alterations to these plans, other than adding "as-built" information, are allowed by anyone other than authorized CMX employees.





Legend

-  Project Boundary
-  Major Arterial Road
-  Minor Arterial Road
-  Residential Collector Road
-  Potential Collector Road Connection (By Others)
-  McMicken Dam
-  Beardsley Canal

Notes

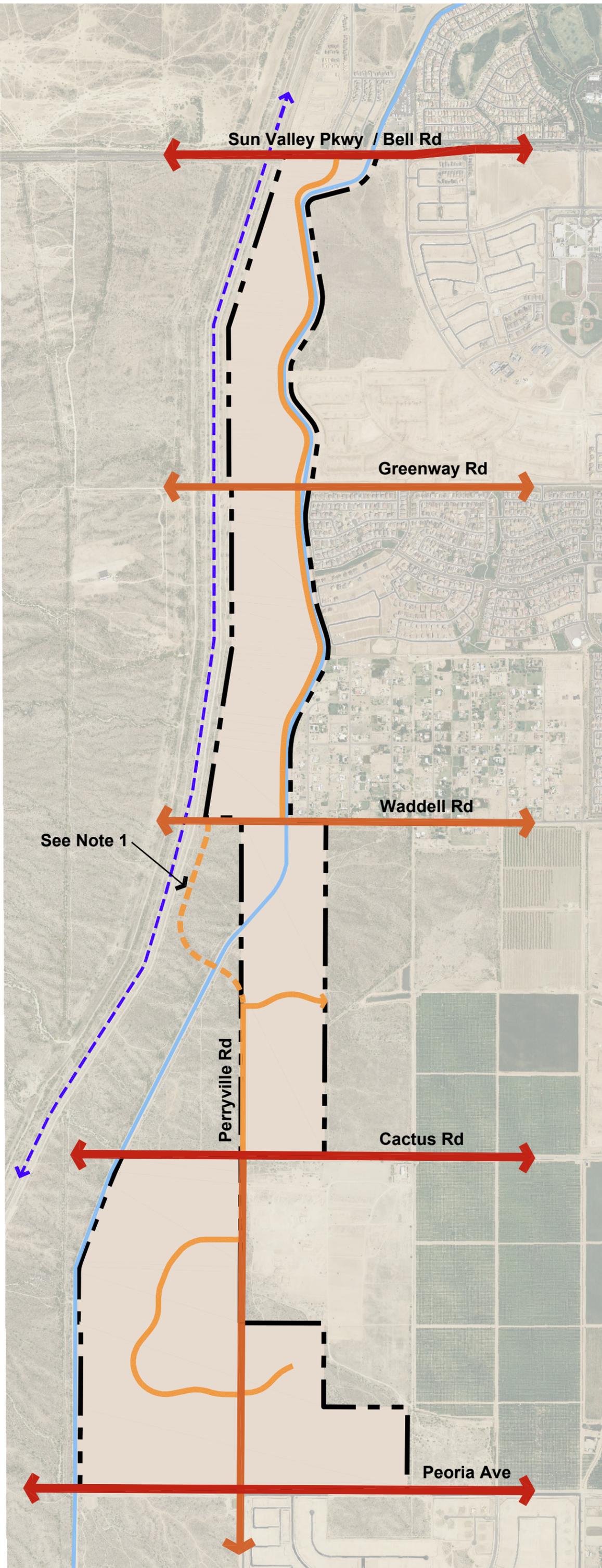
1. Perryville Road connection from one half mile North of Cactus Road to Waddell Road is shown herein for illustration purposes as requested by the City of Surprise Staff. The alignment is conceptual and not part of Zanjero Trails. Refer to Section 4.0 in the PAD for additional information regarding dedication and improvement of Perryville Road.

CMX Project #: 6714.06
December, 2007
Project Manager: G. Wagner
Designed By: CMX
Graphics By: CMX



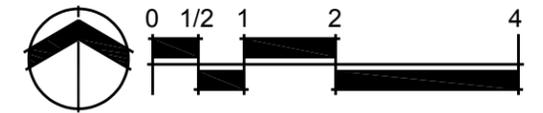
Drawn By: J. Newbegin

X:\6709\6714.06\Planning\IP-Exhibits\Submittal\2nd Submittal\6714-Fig-23-Proposed-Traffic-Circulation-Plan.dwg
Dec 13, 2007 3:13pm
© Copyright, CMX 2007 - This plan document set is the sole property of CMX. No alterations to these plans, other than adding "as-built" information, are allowed by anyone other than authorized CMX employees.



APS Line Siting Map

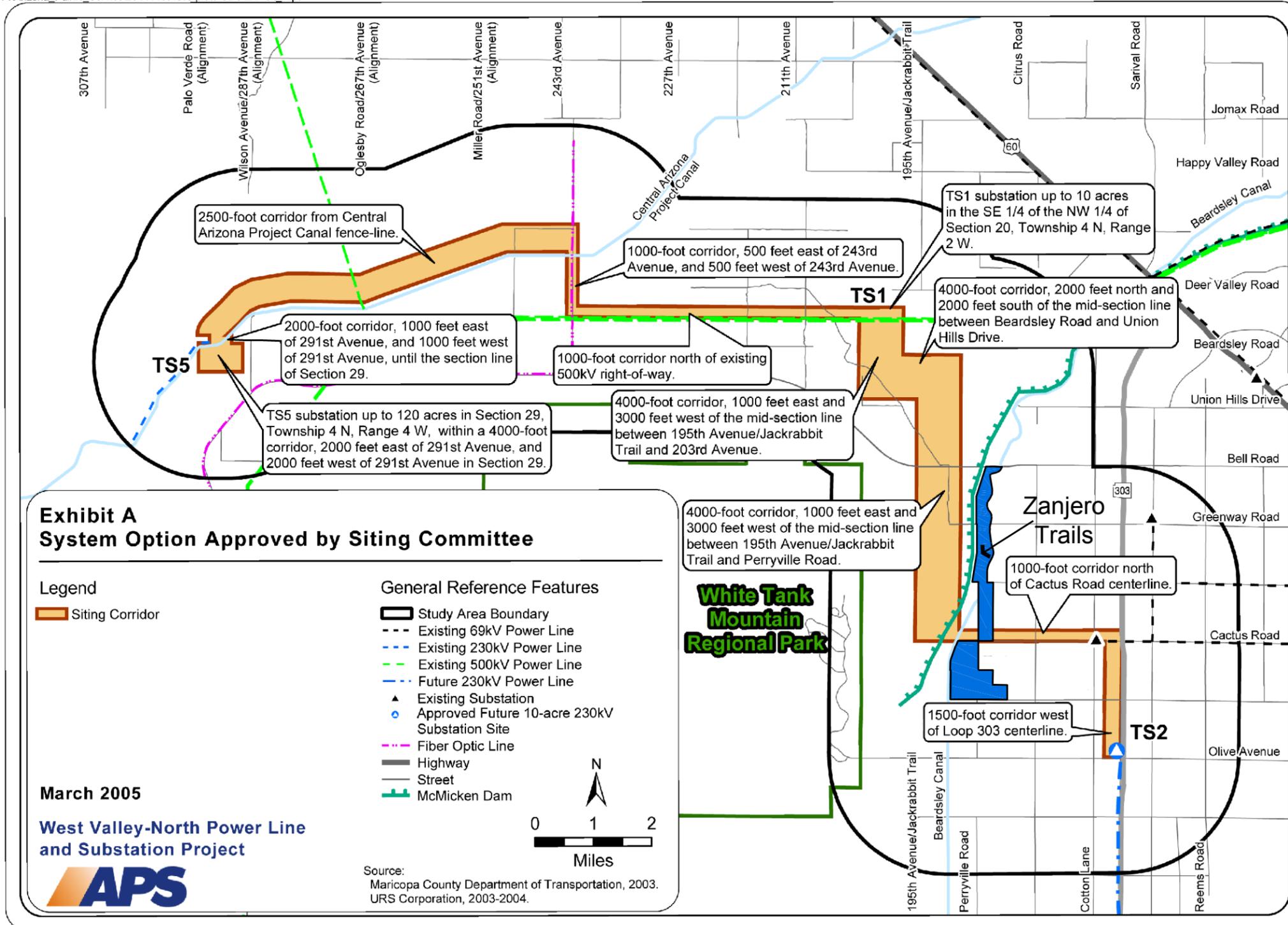
Figure 24



North
Legend
Scale: 1" = 2 Miles

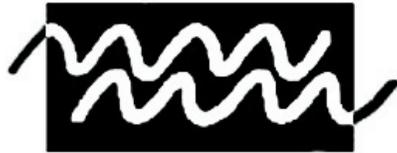
Project Boundary

P:\Arizona_Public_Service\23444139\GIS\plots\CEC\Exhibit_A.pdf





APPENDIX



APPENDIX A

APPROVED RUPD LAND USE BUDGET AND ZONING EXHIBIT

Table 3 - Zanjero Trails Zoning District Table

Parcel No.	Land Use	Zoning District with PAD Overlay	Gross Acreage (ac)	Residential				
				Proposed Lot Area (sf)(min)	Proposed Lot Area per D.U. ³ (sf)(min)	Max. Number of Units	Gross Density ² (du/ac)	% of Total Units
1	Neighborhood Commercial	C-1 CUPD	12.0	N.A.	N.A.	N.A.	N.A.	N.A.
2	Multi-Family	R-4 RUPD	19.9	6,000	2,000	298	15.0	4%
3	Single/Multi Family	R-2 RUPD	105.5	4,000	4,500	421	4.0	5%
4	Single Family	R1-8 RUPD	11.7	8,000	9,000	23	2.0	0%
5	Single Family	R1-8 RUPD	52.9	8,000	9,000	105	2.0	1%
6	Single Family	R1-18 RUPD	27.1	18,000	20,000	27	1.0	0%
7	Single Family	R1-18 RUPD	69.5	18,000	20,000	69	1.0	1%
8	Single Family	R1-7 RUPD	82.8	7,000	8,000	207	2.5	3%
9	Single Family	R1-7 RUPD	12.0	7,000	8,000	24	2.0	0%
10	Single/Multi Family	R-2 RUPD	64.4	4,000	4,500	257	4.0	3%
11	Single/Multi Family	R-2 RUPD	148.4	4,000	4,500	593	4.0	8%
12	Single/Multi Family	R-2 RUPD	148.8	4,000	4,500	594	4.0	8%
13	Single/Multi Family	R-2 RUPD	118.7	4,000	4,500	436	3.7	6%
14	Office	C-0 CUPD	5.0	N.A.	N.A.	N.A.	N.A.	N.A.
15	Neighborhood Commercial	C-1 CUPD	5.8	N.A.	N.A.	N.A.	N.A.	N.A.
16	Single Family	R1-6 RUPD	162.9	6,000	6,500	517	3.2	7%
17	Park ¹	Rural-43	8.6	N.A.	N.A.	N.A.	N.A.	N.A.
18	School	R1-6 RUPD	16.3	N.A.	N.A.	N.A.	N.A.	N.A.
19	Single Family	R1-6 RUPD	65.3	6,000	6,500	195	3.0	3%
20	Single Family	R1-6 RUPD	43.3	6,000	6,500	129	3.0	2%
21	Community Commercial	C-2 CUPD	17.9	N.A.	N.A.	N.A.	N.A.	N.A.
22	Office	C-0 CUPD	5.0	N.A.	N.A.	N.A.	N.A.	N.A.
23	Single/Multi Family	R-2 RUPD	26.2	4,000	4,500	184	7.0	2%
24	Single Family	R1-8 RUPD	167.6	8,000	9,000	335	2.0	4%
25	Single Family	R1-6 RUPD	90.8	6,000	6,500	272	3.0	4%
26	Single Family	R1-6 RUPD	47.8	6,000	6,500	143	3.0	2%
27	Single Family	R1-6 RUPD	161.0	6,000	6,500	490	3.0	6%
28	Single Family	R1-18 RUPD	152.4	18,000	20,000	151	1.0	2%
29	School	R1-6 RUPD	14.2	N.A.	N.A.	N.A.	N.A.	N.A.
30	Park ¹	Rural-43	8.7	N.A.	N.A.	N.A.	N.A.	N.A.
31	Single Family	R1-6 RUPD	166.3	6,000	6,500	499	3.0	7%
32	Single Family	R1-18 RUPD	129.5	18,000	20,000	129	1.0	2%
33	Community Commercial	C-2 CUPD	14.4	N.A.	N.A.	N.A.	N.A.	N.A.
34	Single Family	R1-6 RUPD	155.7	6,000	6,500	484	3.1	6%
35	Single Family	R1-6 RUPD	80.2	6,000	6,500	235	2.9	3%
36	Single/Multi Family	R-2 RUPD	30.6	4,000	4,500	114	3.7	1%
37	Single Family	R1-6 RUPD	45.4	6,000	6,500	157	3.5	2%
38	Park ¹	Rural-43	6.5	N.A.	N.A.	N.A.	N.A.	N.A.
39	School	R1-6 RUPD	18.9	N.A.	N.A.	N.A.	N.A.	N.A.
40	Single Family	R1-7 RUPD	53.8	7,000	8,000	121	2.2	2%
41	Multi-Family	R-4 RUPD	14.6	6,000	2,000	261	17.9	3%
42	Office	C-0 CUPD	5.0	N.A.	N.A.	N.A.	N.A.	N.A.
43	Single Family	R1-6 RUPD	30.4	6,000	6,500	98	3.2	1%
44	Single/Multi Family	R-2 RUPD	23.1	4,000	4,500	96	4.2	1%
45	Community Commercial	C-2 CUPD	18.6	N.A.	N.A.	N.A.	N.A.	N.A.
TOTAL			2665.5			7664	2.88	100%

¹ This land use category does not include the open space contained in mini-parks, trails, landscaping tracts and retention basins. These open space areas are included in the gross acreage of each parcel. However, if all open space acreages were shown as a separate parcel, they would total approximately 200 acres.

²Gross Density Excluding Commercial / Employment: Proposed per Zanjero Trails = 7,664 / 2,581.8 = 2.97du/ac

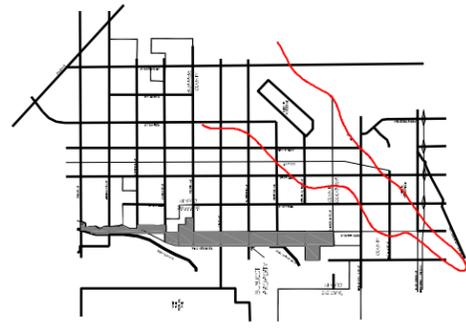
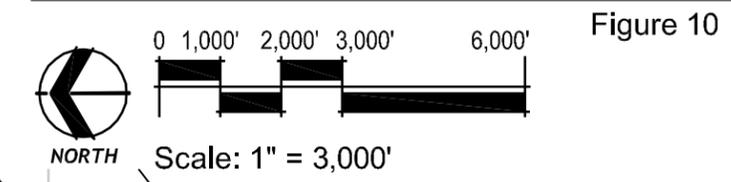
³Proposed Lot Area per D.U.(min) = total area of lots and open spaces, excluding all public and private streets, divided by the total number of lots.

Appendix A - Approved Maricopa County RUPD Land Use Budget

Provided for reference only, see Section 3.0.B of Zanjero Trails PAD for more information.



Proposed Zoning



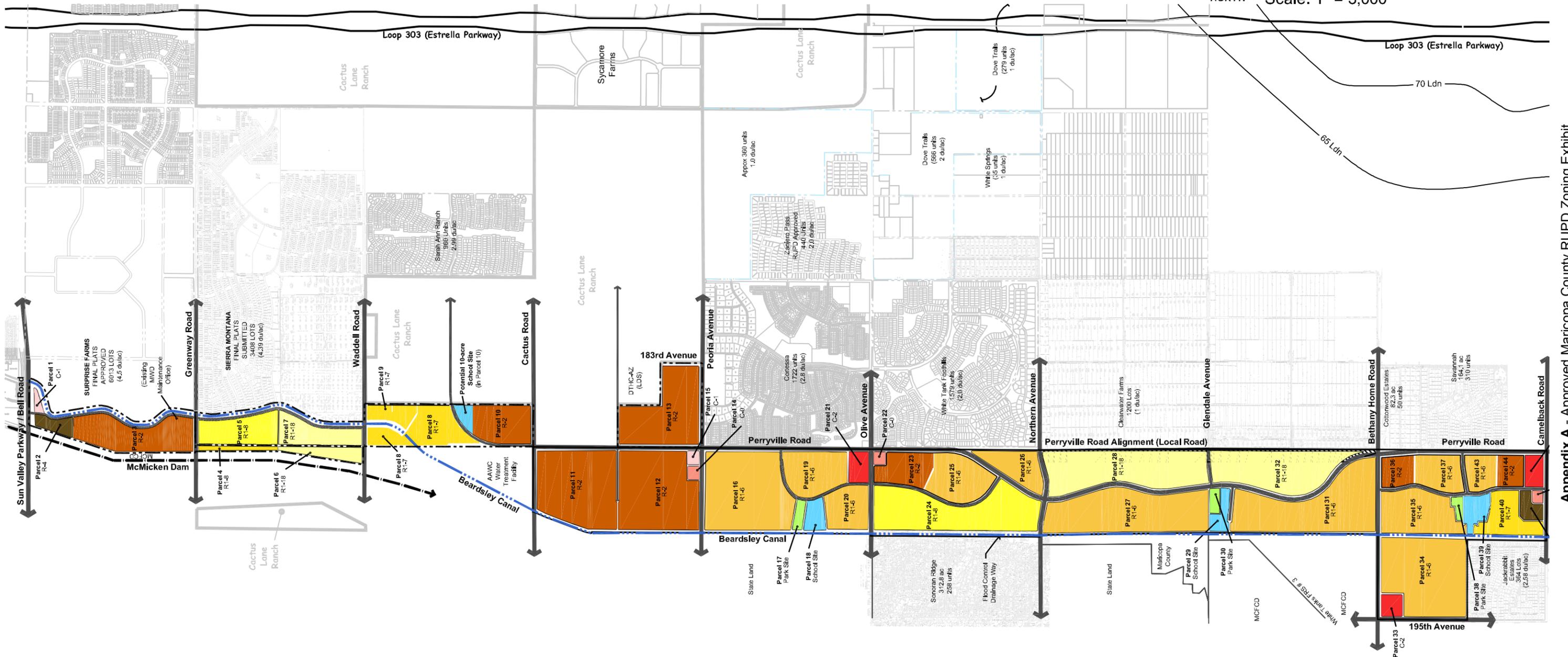
Vicinity Map
N.T.S.

Legend

- Boundary
- Beardsley Canal
- McMicken Dam
- Arterial
- Collector

Zoning Category

- R1-18 (RUPD) with PAD overlay
- R1-8 (RUPD) with PAD overlay
- R1-7 (RUPD) with PAD overlay
- R1-6 (RUPD) with PAD overlay
- R-2 (RUPD) with PAD overlay
- R-4 (RUPD) with PAD overlay
- C-2 (CUPD) with PAD overlay
- C-0 (CUPD) with PAD overlay
- C-1 (CUPD) with PAD overlay
- Rural - 43 (Park Site) with PAD overlay
- R1-6 (RUPD) (School) with PAD overlay
- Potential Church Site with PAD overlay



CMX Project Number: 6714 July 26, 2006
 Project Manager: L. Dever
 Designed By: CMX
 Drawn By: S. Bunting / J. Newbegin



Appendix A - Approved Maricopa County RUPD Zoning Exhibit
 Provided for reference only, see Section 3.0.B of Zanjero Trails PAD for more information.



APPENDIX B

DESIGN GUIDELINES AND DEVELOPMENT STANDARDS

Table 1 – Permitted Lot Size Mix [Low Density Residential (LDR) Parcels]

Per the City of Surprise Residential Design Guidelines Manual, Table 1 is used as a means of establishing a base permitted Lot Size Mix for residential developments: 15% for lot categories A through F, and 10% for category G. In order to provide a greater percentage of a given lot category, additional points must be obtained from Design Lists B, C and D. The first lot category where the base percentage is exceeded establishes the minimum number of points required, which is identified in the last row of Table 1. For Zanjero Trails, it is anticipated a minimum of 76 points will be required.

Lot Category	A	B	C	D	E	F	G
Min Lot Frontage Lot Size (Required Square Feet)	48' (5280)	53' (5830)	58' (6380)	63' (6930)	68' (7480)	75' (8250)	83' (9130)
Permitted Lot Size % No Added Standards	15%	15%	15%	15%	15%	15%	10%
Added Subdivision Standards Points if % Exceeds Above	40 List B	36 List B	28 List B	24 List B	22 List B	20 List B	18 List B
Added Home Standards Points if % Exceeds Above	16 List C	14 List C	16 List C	14 List C	12 List C	10 List C	8 List C
Added Amenities Points If % Exceeds Above	20 List D	18 List D	14 List D	12 List D	10 List D	8 List D	8 List D
Minimum Required Number Points if % Lots Exceeds % Above	76	68	58	50	44	38	34

Note: As part of the approved Zanjero Trails pre-annexation agreement, previous lot categories in effect at the time of the agreement may be utilized. The lot categories shown above are applicable to all parcels designated single-family residential.

Points	A	B	C	D	E	F	G
34							3.0
36							3.1
38						3.0	3.2
40						3.1	3.3
42						3.2	3.4
44					3.0	3.3	3.5
46					3.1	3.4	3.6
48					3.2	3.5	3.7
50				3.0	3.3	3.6	3.8
52				3.1	3.4	3.7	3.9
54				3.2	3.5	3.8	4.0
56				3.3	3.6	3.9	4.1
58			3.0	3.4	3.7	4.0	4.2
60			3.1	3.5	3.8	4.1	4.3
62			3.2	3.6	3.9	4.2	4.4
64			3.3	3.7	4.0	4.3	4.5
66			3.4	3.8	4.1	4.4	
68		3.0	3.5	3.6	4.2	4.5	
70		3.1	3.6	4.0	4.3		
72		3.2	3.7	4.1	4.4		
74		3.3	3.8	4.2	4.5		
76	3.0	3.4	3.9	4.3			
78	3.1	3.5	4.0	4.4			
80	3.2	3.6	4.1	4.5			
82	3.3	3.7	4.2				
84	3.4	3.8	4.3				
86	3.5	3.9	4.4				
88	3.6	4.0	4.5				
90	3.7	4.1					
92	3.8	4.2					
94	3.9	4.3					
96	4.0	4.4					
98	4.1	4.5					
100	4.2						
102	4.3						
104	4.4						

Table 2: Densities/Percentage of Lot Sizes
 [Low Density Residential (LDR) Parcels]

Per the City of Surprise Residential Design Guidelines Manual, Table 2 establishes the base permitted density required for residential developments. As outlined in purple, the base permitted density is 3.0 du/ac. In order to increase densities above 3.0 du/ac, additional points must be obtained from Design Lists B and D as referenced in Tables 3 and 4 of this report. For Zanjero Trails, the overall density is approximately 3.4 du/ac, resulting in a minimum of 84 points.

Table 3 – Design Option B – Engineering* [Low Density Residential (LDR) Parcels]

Per the City of Surprise Residential Design Guidelines Manual, Table 3 - Design Option B allows the developer the opportunity to obtain additional points by providing unique engineering design elements as outlined below. See note below *Table 4 for more information regarding obtaining points.*

Option	City Requirement	Points Possible
A	Each 40 Gross Acres provide 3 cul-de-sacs, knuckles etc, with a diversity feature such as landscape island or access to open space.	1
B	Design corner lots to be 10' wider than interior lots or provide an 8' landscape tract on all corner lots.	2
C	On not less than 20% of lots within Categories A, B, C, and D, provide mix of driveway orientations such that not more than 80% of driveways are the same	3
D	Stagger front setbacks in lot categories A, B, C, D and E in 3' increments so front setback varies from 18', 21', and 24' setbacks.	3
E	Stagger front setbacks in lot categories A, B, C, D and E to achieve a 10' range.	2
F	Design storm water retention areas which meander through project, which is maintained by HOA.	4
G	Provide open space that is visible from residential and arterial streets.	2
H	Provide at least 600' of open space per mile along arterial streets	3
I-1	Provide a min 6 ft separation between curb and sidewalk on all arterial and collector streets, and install 8-foot sidewalk.	2
I-2	Install raise median on all arterial and collector streets to be maintained by HOA.	2
I-3	Plant landscaping along arterials & collector streets/24" Box trees, 50' o.c.	4
J	Incorporate view corridors with open space areas to take advantage of mountain views so that open space and views are visible from houses - HOA to maintain open space areas.	4
K	At T-intersections, no residential lot is centered directly across the intersections. In place of such centered lots, use one or more of the following: (1) Use open space and common area tracts; (2) side yard boundary between lots; (3) or back of residential lot, buffered from streets= by 8' landscape tract instead.	4 pts for either 1, 2 or 3
L	Provide pedestrian and bike access to non-residential sites.	2 pts per tract/ 6 pts max
M	Install traffic calming devices such as traffic circles, decorative raise paving, landscaped diverters, traffic chokers and other landscaping devices.	2 pts per 3 devices/ 6 pts max
N	Design trails that connect open spaces, separate from roadways, enabling bicyclists & pedestrians to travel throughout the development	6
O	Construct decorative hardscape features at entrances and pedestrian Crossings	2
P	Donate land to the City for municipal purposes such as fire stations sites; police sites, City parks, libraries, etc.	2 pts/15,000 sf donated land including adj. half streets; max 10 pts
Q	Provide berms, enhanced landscaping & designs on perimeter walls; (6 pts) + 7' wall height adjacent to arterial roads	6
	Total Required	40

Table 4 – Design Option D – Amenities* [Low Density Residential (LDR) Parcels]

Per the City of Surprise Residential Design Guidelines Manual, Table 4 - Design Option D permits the Developer the opportunity to obtain additional points by providing a variety of amenities. As outlined below, some examples include trails, open space corridors, active outdoor recreational facilities or any other major amenities that create a unique neighborhood environment or otherwise benefit the City of surprise. See note below *Table 4 for more information regarding obtaining points.*

Option	City Requirement	Points
A	Provide trail systems within the development connecting open space areas to residential and non-residential/rest areas 1/4 mile apart (i.e. benches, shade structures, mature trees canopies etc)	4
B	Provide a clubhouse which includes outdoor recreation area - includes areas such as putting green, shuffleboard courts, etc. Facility to be maintained by HOA.	4
C	Provide an active outdoor recreational facility such as basketball courts, tennis courts, volleyball courts, and other similar recreational facilities to be maintained by HOA.	4
D	Provide swimming pool(s) to serve residential development. Facilities to be maintained by HOA.	6
E	Provide large open space corridor, with min. width of 75-feet and avg width of 100-ft through out development. Corridor to be planted with mature trees and other approved plants on City's list. View fences shall be provided where lots back up to corridor on at least one side. Facilities to be maintained by HOA.	4 pts; multiply x2 each time min and avg corridor widths are doubled; max 15 pts
F	Provide common area lakes and/or open space natural wetlands; using source of water other than City's water system. Facilities to be maintained by HOA.	3 pts / 40,000 sf of lake/wetlands area, up to 12 pts.
G	Provide a golf course with native desert landsaping and view fencing bordering adjacent lots. Facilities to be maintained by golf course operations.	4 pts for each 9 holes; up to 16 pts
H	Provide open space excess of 10 % gross acreage of project and maintained by HOA.	2 pts for each 1% over 10%; maximum 10 pts
I	Provide neighborhood amenities that encourage meetings and interaction such as amphitheaters, major public promenades, or similar significant neighborhood attractions. Facilities to be maintained by HOA.	4
J	Major amenity which creates unique environment or otherwise benefit to City or Residential Project.	2 - 5
Total Required		20

* Refer to Section Five – Design (Options) Lists of the *City of Surprise Single-Family Residential Design Guidelines Manual* in effect at the time of the development agreement for more detailed descriptions of each option along with explanative graphics and exhibits. Descriptions listed under Table 3 and 4 – Design Option B and D are meant to be abbreviated descriptions only. Selection of points will be determined at the time of site plan or final plat approval as appropriate.