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Asante Planned Area Development
Surprise, AZ

Lennar Communities Development, Inc.
8-11-04
(7-14-04)
(4-21-04)
[Approved 11/24/04]
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Asante Planned Area Development (PAD)

Purpose of Request

The purpose of this request is to obtain PAD zoning for approximately 1508.1 gross acres of land located at the northwest corner of Grand Avenue and 163rd Avenue. The majority of the site - 1334.3 acres - is in the City of Surprise, Arizona and the balance of 173.8 acres is proposed for annexation, concurrently with this rezone request. The following information will demonstrate that the proposed Asante PAD (known as Ni/McRae Property) will contribute to the orderly development of Surprise and meet the City's goals and policies as stated in the City of Surprise General Plan and applicable ordinances.

Introduction

The proposed Asante PAD is intended for a combination of commercial and residential uses planned in a comprehensive manner that will contribute to the quality of the city and provide nearby shopping and a quality residential living environment. The project will be developed over multiple phases by a number of developers and builders, some of whom have not yet been identified due to the size and complexity of the project. The master developer is Lennar Communities Development, Inc., a developer with both local and national experience and a reputation for outstanding quality of homes and communities. The property will be developed over approximately 8 years and all required services will be built in conjunction with the project.

Project Description

The overall land proposed for development consists of approximately 1508.1 gross acres, of which 101.3 gross acres is designated for commercial uses and 1272.5 gross is planned for a variety of residential uses, ranging from low density single family to medium to high density detached and attached single family. No rental housing is planned. 134.3 gross acres is set aside for public parks/public facilities and school sites. The project has been designed to integrate open space and recreation to provide an exceptional quality of life for all of the future residents. Located north and within the 'V' formed by the intersection of Grand and 163rd Avenues the property is under two ownerships – the Ni Family and Lennar Communities Development, Inc.
Existing Site Conditions

The site is generally level and slopes gently to the south and east with several drainage outlets under the railroad. Several ‘blue-line’ drainage courses are shown on the USGS map. The land is a combination of natural environment and developed, with remnants of an auxiliary airfield that was constructed in the 1940’s. No useable structures remain from this use. Aside from the areas disturbed by the airfield, the site is natural, vacant desert of dense to moderate growth of typical low-lying desert vegetation, including shrubs, bushes and trees. Several small ephemeral washes cross the property.

The site is accessed from 163rd Avenue, which runs along the east edge of the property. The west edge of the property is defined by an existing railroad track/right-of-way and Grand Avenue. No other encumbrances or structures are on the property. The site location is shown in Tab B and Existing Site Conditions are shown on Tab C.

The 163rd Avenue right-of-way is 55 feet (from center line) and is improved as a two lane paved road. The railroad tracks are centered within an existing 200 ft. right-of-way.

Cultural Survey/Environmental Assessment:

A Phase I Environmental Assessment Report was completed by Geotechnical & Environmental Consultants dated October 2003, and the Class III Archaeological Survey was prepared for the property by David S. Boloyan Archaeological Services dated November 25, 2003.

The Phase I assessment did not find any evidence of hazardous or petroleum substances or recognized environmental conditions. Additional investigation was not recommended.

The Archaeological Survey recommended an archaeological clearance for the project as no sites were identified and the remains of the auxiliary field are not eligible for the National Register of Historic Places.

Jurisdictional Delineation

An assessment has been requested from the Army Corps of Engineers under Section 404 Clean Water Act delineation for the property.
General Plan Consistency

The Surprise General Plan 2020 designates the triangle formed by Grand Avenue, 163rd Avenue and the Pinnacle Peak Road the site as Mixed Use Gateway, the balance of the property for Low Density Residential. The property also falls within Special Planning Area #2 as shown in Surprise General Plan 2020. The location of the property in the context of the General Plan is shown in Tab D. The General Plan Policy Checklist is in Tab E.

The proposed land uses are consistent with the General Plan 2020 Land Use Plan. Commercial and medium to high density residential are shown in the Mixed Use 'Gateway' area consisting of approximately 230.8 acres. A mix of residential uses, including medium to high density (cluster) and low density residential (single family detached) is proposed for the Low Density Residential area which encompasses approximately 1277.3 acres. The following table shows unit counts and density for the General Plan 2020 land use classifications.

<table>
<thead>
<tr>
<th>Land Use Category</th>
<th>Acres</th>
<th>DU (max.)</th>
<th>DU/ac</th>
<th>2020 Gen. Plan</th>
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</thead>
<tbody>
<tr>
<td>Mixed Use (Gateway)</td>
<td>229.2</td>
<td>1062</td>
<td>4.6</td>
<td></td>
</tr>
<tr>
<td>Low Density Residential</td>
<td>1278.9</td>
<td>5641</td>
<td>4.4</td>
<td>3 – 5 DU/ac</td>
</tr>
<tr>
<td>Composite (totals)</td>
<td>1508.1Ac</td>
<td>6703 DU</td>
<td>4.4 DU/ac</td>
<td></td>
</tr>
</tbody>
</table>

Land Use & Zoning

Proposed Uses:

Asante PAD has two primary elements: the Gateway and a Low Density Residential area, which extends north from the Gateway. These areas are described in more detail in the following paragraphs.

Mixed Use - Gateway:

The City of Surprise General Plan designates six “Gateway” areas in the City. These Gateway areas are at primary entries to the City and are intended to make a unified statement to visitors as they enter the City’s limits. These Gateways are to provide a mixture of uses ranging from high-density residential to employment and regional commercial depending upon location. The Gateway at 163rd Avenue and Grand Avenue is unique in that it is the only arterial connection across Grand Avenue in a 7-mile stretch. This plan therefore takes the Gateway land use envelope and molds it to have a more north-south orientation to increase access and visibility of the Gateway land uses from 163rd Avenue. This configuration maximizes the likelihood of success for the commercial development supported by the higher intensity residential uses.
Commercial uses in the Gateway include the following:

- ±56 acre power center
- ±15 acre retail with anchor, drug store and several pad users
- ±16 acre neighborhood commercial (grocery)

*A sketch plan for commercial areas showing integration with residential is shown in Tab I. Approximately 92.6 net acres (101.3 gross acres) of retail area is projected. It is anticipated that a grocery site would develop consistent with the 1st Phase of the Single Family Residential.*

The proposed commercial property at Asante is being planned as a “Lifestyle” oriented commercial shopping center which will help provide Asante and the surrounding communities with a mixture of commercial goods and services. To meet these needs we are planning a mixture of uses including retail goods, services, and professional space in our development to integrate the wide variety of tenants that will take an immediate interest in this trade area once it begins to mature. While our list is not meant to be a comprehensive description of what our planned development may include, it should provide a good idea of the many uses that we believe will be compatible and possible for this trade area in the near future. These are some examples of the uses we are planning for and believe will have interest in all three phases of our 92+ acre commercial development:

**Goods & Services**

- Appliance Sales, services
- Art Supply Stores
- Bakery
- Premium Butcher Shop
- Bank
- Barber Shop
- Beauty Parlor
- Book Store (Barnes & Noble, Borders)
- Business and office machine sales
- Ice Cream Sales (Cold Stone Creamery, Ben & Jerry’s)
- Convenience Store/Gas
- Premium Coffee Sales (Starbucks)
- Department Store (Target, Walmart, JC Penny, Sears)
- Dry Cleaning
- Florist
- Furniture Store
- Household Items & Furnishings (Pier 1 Imports, Cost Plus)
- Grocery Store
- Drug Store
- Health and exercise center
- Home Improvement (Lowes, Home Depot)
- Shoe Store
- Clothing Stores
- Sporting and Athletic Goods
- Tire Sales and Service
- Health Food & Vitamin Store (Hi-Health)
- Record/Multimedia Sales (Tower Records)
Entertainment
- Movie Theaters
- Sit Down Restaurants
- Sports Bar/Restaurants
- Fast Food Restaurants

Professional Office/Services
- Financial Office/Service
- Real Estate Office
- Dental Office
- Urgent Care Office
- Chiropractic Office
- Dance Studio
- Optician
- Child Care Services

Residential uses in the Gateway include:
- Medium to High Density Residential (6 – 20 DU/ac): 127.9 gross acres provides an opportunity for a variety of residential types single family cluster (both attached and detached), which may be sold in fee or as condominiums. Care will be given to provide access and transitions from commercial to low-density residential areas.

Access concepts (between commercial and residential) are illustrated in Tab I. Transitions will utilized landscape buffers, walls, building orientation and/or appropriate scale relationships.

The Medium to High Density Residential are planned to be owner-occupied dwellings. The design can vary widely from single family detached to single family attached to stacked flats, ranging from one to three stories in height. The intent is to provide a variety of housing choices based on life-style and price; however, the quality of construction will be comparable to traditional single-family detached homes.

The ‘cluster’ products will average an overall density of 8.3 DU/ac; however, may consist of housing that ranges from 6 to 20 DU/ac. The more dense the product the greater will be the orientation to common open space and group parking options. All medium to high density parcels will have internal common open spaces.

Gateway Land Use Tabulation

<table>
<thead>
<tr>
<th>Uses</th>
<th>Acres (gr)</th>
<th>Max. Density*</th>
<th>Max. Dwellings</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial</td>
<td>101.3</td>
<td></td>
<td></td>
</tr>
<tr>
<td>M/HDR</td>
<td>127.9</td>
<td>8.3 DU/ac</td>
<td>1062 DU</td>
</tr>
<tr>
<td>Total</td>
<td>229.2 Ac</td>
<td>8.3 DU/ac</td>
<td><strong>1062 DU</strong></td>
</tr>
</tbody>
</table>

* 8.3 DU/ac maximum overall, however, specific parcels may range from 6 to 20 DU/ac.
Low Density Residential:

Residential uses in the area to the north of the Gateway include the following:

- 857.5 gross acres of low density residential consisting of single family detached dwellings with home sites sizes ranging from 60' x 116' to 80' x 125' with an overall target density of 3.8 DU/ac, however, net densities on an individual parcel may reach 4.5 DU/ac. Individual neighborhoods will consist of approximately 80 to 150 home sites and each will have direct access to common open space in the form of an active, passive or linear park. A variety of recreational uses will be available, see below.

- 287.1 acres of medium to high density residential consisting of both detached and attached single family residential and multi-family at a range of 6 – 20 DU/ac. This may include zero lot line, ‘Z’- lots and/or attached homes and a variety of ‘cluster’ formats.
- Within the residential areas two (K-8) elementary school sites (15 net ac each), an urban park (55.6 net ac), a community park (39 net ac), a fire station site (3 net ac) and a reservoir site (3 net ac) are provided.

Residential areas will be developed in four phases with initial development commencing in the approximately 300 acres immediately north of the Pinnacle Peak Road alignment.

Low Density Residential Land Use Tabulation

<table>
<thead>
<tr>
<th>Uses</th>
<th>Acres (gr)</th>
<th>Target Density*</th>
<th>Max. Dwellings</th>
</tr>
</thead>
<tbody>
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<td>M/HDR</td>
<td>287.1</td>
<td>8.3 DU/ac</td>
<td>2,383 DU</td>
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<td>LDR</td>
<td>852.5</td>
<td>3.8 DU/ac</td>
<td>3,258 DU</td>
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<td>Elem. School</td>
<td>31.1</td>
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</tr>
<tr>
<td>Parks/ Facilities</td>
<td>106.6</td>
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<tr>
<td>Total</td>
<td>1277.3 Ac</td>
<td></td>
<td>5,641 DU</td>
</tr>
</tbody>
</table>

* Target density is gross average density; however, individual parcels may be higher as long as overall allowed dwellings are not exceeded

Total maximum dwellings proposed for both Mixed Use - Gateway and Low Density Residential areas: 6703 DU (4.4 DU/gross acre).
Land Use Plan

The overall land use plan is shown in Tab F. Break down of planning areas by use type is as follows.

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<th>Area</th>
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<td>Comm</td>
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<td>33.0</td>
<td>R1-5</td>
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</tr>
<tr>
<td>1.8</td>
<td>LDR</td>
<td>32.3</td>
<td>R1-5</td>
<td></td>
</tr>
<tr>
<td>1.9</td>
<td>LDR</td>
<td>35.1</td>
<td>R1-5</td>
<td></td>
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<tr>
<td>1.10</td>
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<td>31.6</td>
<td>R1-5</td>
<td></td>
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<tr>
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<td>LDR</td>
<td>32.3</td>
<td>R1-5</td>
<td></td>
</tr>
</tbody>
</table>

*Uses: Comm = Commercial; M/HDR = Medium/High Density Residential; LDR = Low Density Residential; PP/F = Public Park/Public Facility; ES = Elementary School Site
**Gross areas are approximate and subject to verification at plating.
***All base districts are for reference, zoning is PAD.
Zoning

The land use plan is implemented by City of Surprise zoning districts as shown in the following land use/zoning table.

<table>
<thead>
<tr>
<th>Land Use Category</th>
<th>Zoning Districts*</th>
<th>Density Range</th>
<th>Target Density</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial, Regional</td>
<td>C-2</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Commercial, Community (Grocery anchor)</td>
<td>C-2</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Residential, Cluster, Townhouse</td>
<td>R-1, R-2, R-3</td>
<td>8-20 DU/ac</td>
<td>8.3 DU/ac</td>
</tr>
<tr>
<td>Residential, Single Family</td>
<td>R1-5, R1-8</td>
<td>3 – 5 DU/ac</td>
<td>3.8 DU/ac</td>
</tr>
</tbody>
</table>

*Zoning Districts represent reference zoning. All zoning is PAD.

Development Standards

Administration of Design Standards

In order to provide for unique or innovative site and building design, the Community Development Director may administratively modify the following Development Standards up to 10% without amendment to the PAD.

Commercial Development Standards

<table>
<thead>
<tr>
<th>Base Zone</th>
<th>C-2</th>
</tr>
</thead>
<tbody>
<tr>
<td>Area #</td>
<td>1.1 – 1.4</td>
</tr>
</tbody>
</table>

All development standards of City of Surprise Zoning Ordinance C-2 shall apply. C-2 includes "big-box" retailers with outside garden and lumber sales and storage.
Single Family Residential Development Standards

*Note: City Council policy changes have modified the lot category and allocation standards in Design List A.*

<table>
<thead>
<tr>
<th>Lot Category</th>
<th>C</th>
<th>E</th>
<th>F</th>
</tr>
</thead>
<tbody>
<tr>
<td>Typical Lot</td>
<td>60' x 116'</td>
<td>70' x 120'</td>
<td>80' x 125'</td>
</tr>
<tr>
<td>% Distribution</td>
<td>±20%</td>
<td>±23%</td>
<td>±6%</td>
</tr>
<tr>
<td>Zoning District</td>
<td>R1-5 PAD</td>
<td>R1-5 PAD</td>
<td>R1-5 PAD</td>
</tr>
<tr>
<td>Min Area</td>
<td>6960 sf</td>
<td>8400 sf</td>
<td>10,000 sf</td>
</tr>
<tr>
<td>Min. Width</td>
<td>60'</td>
<td>70'</td>
<td>80'</td>
</tr>
<tr>
<td>Max. House Width</td>
<td>47'</td>
<td>57'</td>
<td>65'</td>
</tr>
<tr>
<td>Min. Depth</td>
<td>116'</td>
<td>120'</td>
<td>125'</td>
</tr>
<tr>
<td><strong>Bldg. Setbacks</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Front</td>
<td>18'/12'</td>
<td>18'/12'</td>
<td>18'/12'</td>
</tr>
<tr>
<td></td>
<td>for living area or side entry garage</td>
<td>for living area or side entry garage</td>
<td>for living area or side entry garage</td>
</tr>
<tr>
<td>Side</td>
<td>5'/8'</td>
<td>5'/8'</td>
<td>5'/10'</td>
</tr>
<tr>
<td>***Street Side</td>
<td>13'</td>
<td>13'</td>
<td>15'</td>
</tr>
<tr>
<td>Rear</td>
<td>15'</td>
<td>20'</td>
<td>20'</td>
</tr>
<tr>
<td>Rear Adj. to Arterial</td>
<td>20'</td>
<td>20'</td>
<td>25'</td>
</tr>
<tr>
<td>Min. Distance between Houses</td>
<td>10'</td>
<td>10'</td>
<td>10'</td>
</tr>
<tr>
<td>Bldg. Height</td>
<td>30'</td>
<td>30'</td>
<td>30'</td>
</tr>
</tbody>
</table>

*Lot allocations may change areas to respond to market conditions as long as % allocations are not exceeded. Area changes do not require a PAD amendment.

**Fireplaces, bay windows, pop-outs, or patio covers may encroach 2.5' into front and side setbacks and 10' into rear setbacks.

***Does not apply if landscape tract used (8' min).

Note: Lot distribution % are total of all dwellings, including cluster. Percentages are approximate targets.
## Medium/High Density Residential Development Standards
(Lot Diagrams are shown in Tab G)

| Base Zone | R-3 |
|-----------|-----|---|---|
| CLUSTER TYPE | ZERO LOTS |
| Minimum subdivision size | 1 acre | N/A |
| Min. Lot Area - Square footage | 1,000 | 2,730 |
| Min. Lot Width - Interior Lot | (2) 20' | 35' |
| Min. Lot Depth | 60' | 70' |

- **Maximum Building Height**
  - 40' | 30' |

- **Minimum Yard Setbacks**
  - Front - Public Street | (1) 15' | 10'
  - Front - Private Street | 8' | 8'
  - Front/Rear to Face of Garage Door - Public St. | 18' | 18'
  - Front/Rear to Face of Garage Door - Private St. | 4' | N/A
  - Rear | 3' | 5'
  - Sides | (5) 0' | 0'/5'
  - Sides - Aggregate | 10' | 10'

- **Minimum Distance Between Buildings**
  - (6) 10' | 10'
  - (7) |

- **Landscape Tracts**
  - Collector Street | 10' | 10'
  - Arterial Street | 20' | 20'

**Notes:**

1. May be reduced for Auto-courts and Landscaped tracts/easements.
2. In certain cases, flag lots may be designed. Flag lots shall be addressed during the preliminary plat process.
3. Patio Covers may encroach up to 3' from the rear property line.
4. Non-structural arch. features such as fireplaces, bay windows and pop-outs may encroach not more than 2' into the sideyard setback.
5. Where a side yard setback is provided, it must be a minimum of 5'.
6. Minimum separation of bldgs on same lot for Cluster Type is 10'.
7. Min. separation of bldgs for Cluster Type on Adjacent Lots 0', 10' if setback is provided on at least one lot.
Design Standards (List A, B, C, D)

The following documents conformance with items listed in Design Lists A, B, C and D. List C items, related to architectural design will be evaluated on a per parcel basis as specific site and home design are available.

Design List A

Note: City Council policy changes have modified certain items below.

For all land currently or proposed to be zoned R1-5 or R1-8 or zoned PAD with an R1-5 or R1-8 designation; Items A through K, comprise the minimum standard requirements to which these guidelines apply.

It is crucial for developers and homebuilders to gain a fundamental understanding of this section and how it sets forth the foundation for community design prior to accumulating the required amount of design points for each lot category.

A. Percentage of lot sizes: If the width of any one or more lots in a Residential Development Project is less than 70 feet and the size of the lot is less than 7700 sq. ft., the following requirements apply to the entire Residential Development Project:

1) The percentage of the total number of lots in the Residential Development Project which falls within Lot Categories A, B, C, and D in Table 1 shall not exceed 30 percent in any one of such Lot Categories.

2) The percentage of the total number lots in the Residential Development Project which falls within Lot Categories E, F and G in Table 1 shall be not less than 30 percent in these three Lot Categories combined.

3) If 10 percent of the total number of lots in the Residential Development Project falls within Lot Categories F and G in Table 1 combined, then the 30 percent requirement for Lot Categories E, F, G combined, established in subsection 2, is reduced to 25 percent. This requirement is further reduced by 1 percent for each additional 1 percent of the total number of lots in the Residential Development Project which falls within Lot Categories F and G in Table 1 combined, provided however, that the percentage requirement established in subsection 2 shall not be reduced below 20 percent.

B. Required Open Space: Not less than 10 percent of the Gross Acreage of a Residential Development Project shall be open space, and not be less than 5 percent of such Gross Acreage shall be open which meets the requirements of Subsection 2 below. For purposes of meeting this requirement, open space shall include the following:

1) A storm water retention area;
2) A tract, other than a private street, which is owned and maintained by a homeowners association;
3) A power line corridor if the corridor is improved and maintained by a homeowners association;
4) a homeowner association;
    A lake;
5) A golf course;
6) A site on which a public school will be constructed, if the site is actually conveyed, and not merely reserved, to the entity responsible for construction of the public school; and
7) Any other similar area which, in the opinion of the City Council, provides a recreational, aesthetic, or other valuable benefit to the City of Surprise or to the Residential Development Project.

C. Project Entry: The Developer of a Residential Development Project shall construct features which provide a sense of neighborhood arrival, such as monument signage, decorative landscaping, specialty pavement, enhanced wall detail, immediate accessibility to open space/trail system, etc., at all points at which a Residential Development Project may be entered from an arterial street.

D. Staggered Perimeter Wall: The Developer of a Residential Development shall construct a wall at the perimeter of the Project abutting an arterial street which contains staggered or offset sections and/or other breaks to relieve the linear character of the perimeter wall abutting the arterial street.

E. Housing Product Variation: Houses constructed on lots in each Lot Category in Table 1 shall have a minimum of three distinctly different floor plans, with a minimum of three elevations for each floor plan. Additionally, each floor plan must have, as an option on one elevation, a front porch or a courtyard that is at least 5 feet deep and 8 feet wide.

F. Adjacent Elevations and Color Schemes: No house or structure shall have the same elevation or color scheme as those houses or structures located immediately to either side or directly across the street.

G. Adjacent Roof Lines: If two or more houses or structures abut an arterial street in the rear, then the rear elevations of such houses or structures shall be geometrically varied and not more than two adjacent house of structures shall have the same roof line.

H. Garage Configuration: All garages constructed in a Residential Development Project shall be configured as follows: 1) The garage must contain an interior space which is 20 feet x 20 feet or greater and is centered on the center of the garage door; 2) The space required by (1) must be completely free of all obstructions and intrusions, e.g. water heaters, air conditioning units, storage cabinets, etc, and must be accessible for the parking of automobiles; and 3) The back or one side of the garage must contain an additional work/storage space at least four feet wide which extends along the entire length of the back or side.

I. Off-street Parking/Driveway: There shall be space for two 20 foot parking spaces off-street and outside of the garage. Notwithstanding the above, no driveway shall be less than 22 feet in length, as measured from the back of sidewalk, nor less than 25 feet in length as measured for the back of curb.

J. Lot Category requirements:

<table>
<thead>
<tr>
<th>Lot Category:</th>
<th>A</th>
<th>B</th>
<th>C</th>
<th>D</th>
<th>E</th>
<th>F</th>
<th>G</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum lot frontage required:</td>
<td>48'</td>
<td>53'</td>
<td>58'</td>
<td>63'</td>
<td>68'</td>
<td>75'</td>
<td>83'</td>
</tr>
<tr>
<td>Maximum house width permitted on minimum lot:</td>
<td>35'</td>
<td>40'</td>
<td>45'</td>
<td>50'</td>
<td>55'</td>
<td>60'</td>
<td>65'</td>
</tr>
<tr>
<td>Minimum lot size (sq. ft.)</td>
<td>5280</td>
<td>5830</td>
<td>6380</td>
<td>6930</td>
<td>7480</td>
<td>8250</td>
<td>9130</td>
</tr>
</tbody>
</table>
K. Setbacks:

<table>
<thead>
<tr>
<th>Dwelling Unit</th>
<th>Distance in feet</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front (all lot categories)</td>
<td></td>
</tr>
<tr>
<td>Home</td>
<td>12’</td>
</tr>
<tr>
<td>Garage</td>
<td>18’</td>
</tr>
<tr>
<td>45-degrees or more</td>
<td>12’</td>
</tr>
<tr>
<td>Side (lot categories A, B, C, D, and E)</td>
<td></td>
</tr>
<tr>
<td>Single-story</td>
<td>5’/8’</td>
</tr>
<tr>
<td>Multi-story</td>
<td>5’/8’</td>
</tr>
<tr>
<td>*Two adjacent multi-story houses must be separated by not less than 14 feet, and a multi-story house and an adjacent single-story house must be separated by not less than 12 feet. If any portion of a multi-story house has only one story adjacent to the side yard property line, the single-story setbacks will apply.</td>
<td></td>
</tr>
<tr>
<td>Side (lot categories F and G)</td>
<td></td>
</tr>
<tr>
<td>Single-story</td>
<td>5’/10’</td>
</tr>
<tr>
<td>Multi-story</td>
<td>5’/10’</td>
</tr>
<tr>
<td>Corner side</td>
<td></td>
</tr>
<tr>
<td>Single-story</td>
<td>13’</td>
</tr>
<tr>
<td>Multi-story</td>
<td>20’</td>
</tr>
<tr>
<td>Rear</td>
<td></td>
</tr>
<tr>
<td>Home</td>
<td>15’</td>
</tr>
<tr>
<td>*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.</td>
<td></td>
</tr>
<tr>
<td>Rear Abutting an Arterial</td>
<td></td>
</tr>
<tr>
<td>Single-story</td>
<td>20’</td>
</tr>
<tr>
<td>Multi-story</td>
<td>25’</td>
</tr>
<tr>
<td>*If the portion of a multi-story house or structure which abuts on an arterial street in the rear is single-story, then the rear setback shall not be less than 20 feet as measured from the property line. If two adjacent houses or structures abut an arterial street in the rear, then the rear setbacks shall be staggered as follows:</td>
<td></td>
</tr>
<tr>
<td>(a) if the adjacent houses or structures are both single-story, then the rear setback shall be 20-feet (20’’) for one and 25-feet (25’’) for the other; or</td>
<td></td>
</tr>
<tr>
<td>(b) if the adjacent house or structures are both multi-story, then the rear setback shall be 25-feet (25’’) for one and 30-feet (30’’) for the other; or</td>
<td></td>
</tr>
</tbody>
</table>
(c) if a multi-story house is adjacent to a single-story house, then the setbacks established in subsections 1 and 2 shall apply; and

(d) if three or more adjacent houses or structures abut an arterial street in the rear, then the rear setbacks shall be staggered as provided above so that not more than two adjacent house or structures may have the same rear setback.

A non-structural element such as a fireplace, bay window, pop out or patio cover may encroach into a rear setback, provided however, that a patio cover may not extend to a point closer than 10-feet (10') from the rear property line for single-story house or structure, or 15-feet (15') from the rear property line for a multi-story house or structure.

If a landscape tract with the following dimensions is constructed between the rear property lines of adjacent lots which abut an arterial street in the rear, and the right-of-way of the arterial street, then the rear setbacks established in subsection D of this section shall apply. The average width of such landscape tract shall not be less than 15-feet (15'). The narrowest part of the tract must be 10-feet (10') or greater in width. Not less than 50-percent (50%) of the landscape tract, as measured along the lineal boundary between the tract and the adjacent lots, must be 15-feet (15') in width or greater.

If a house or other structure abuts an arterial street on the side, then the wider of the two side setbacks applicable to the house or structure shall be on the side which abuts the arterial street and shall be increased by 5 additional feet (5'). For example, if the side setbacks of a house or structure which abuts an arterial street on the side would ordinarily be 8-feet (8') and 5-feet (5'), then the 8-feet (8') setback shall be increase to 13-feet (13') and shall apply to the side of the house or structure which abuts the arterial street, and the other side setback shall remain 5-feet (5').
### Design List B - Engineering

<table>
<thead>
<tr>
<th>Item</th>
<th>Points Available</th>
<th>Points Requested</th>
<th>Description</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>1</td>
<td>0</td>
<td>Per 40 gross residential ac., provide at least 3 cul-de-sacs (or other such as a knuckle or single loaded street) with a diversity feature such as a landscaped island, common open, access, etc.</td>
<td></td>
</tr>
<tr>
<td>B</td>
<td>2</td>
<td>2</td>
<td>Design all corner lots so that the minimum width of each corner is at least 10-feet greater than the Minimum Lot Frontage applicable to that lot as shown in line 2 of Table 1; or alternatively; Or, On all corner lots, construct an 8-foot wide landscaped tract between the property line of the lot and the abutting street right of way. Convey such landscape tracts to a homeowners association and require the association to maintain the tracts and common areas maintained by the homeowners association.</td>
<td>All corner lots to be expanded or with landscape tract.</td>
</tr>
<tr>
<td>C</td>
<td>3</td>
<td>0</td>
<td>On not less than 20 percent of the lots which fall within Lot Categories A, B, C, and D, provide a mix of driveway orientation, e.g. elbow, circular, angled, split or Hollywood, such that not more than 80 percent of driveways in the Residential Development Project are alike.</td>
<td></td>
</tr>
<tr>
<td>D</td>
<td>3</td>
<td>0</td>
<td>Stagger the front yard setback lines of houses and other structures constructed on lots within Lot Categories A, B, C, D, and E to achieve a range of variation, the front setbacks of side entry garages and houses in which the living area is in front of the garage may be used.</td>
<td></td>
</tr>
<tr>
<td>E</td>
<td>2</td>
<td>2</td>
<td>Stagger the front yard setback lines of houses and other structures constructed on lots within Lot Categories A, B, C, D, and E in increments of 3-feet, so that the front setbacks vary among 18-feet, 21-feet and 24-feet. Garage setbacks must comply with the requirements of Design List A (Requirements).</td>
<td>Front setbacks shall be staggered at 3’ increments.</td>
</tr>
<tr>
<td>Column</td>
<td>Row</td>
<td>Item</td>
<td>Text</td>
<td></td>
</tr>
<tr>
<td>--------</td>
<td>-----</td>
<td>------</td>
<td>------</td>
<td></td>
</tr>
<tr>
<td>F</td>
<td>4</td>
<td>4</td>
<td><strong>Design and contrast storm water retention areas which meander through the Residential Development Project as greenbelts, as opposed to constructing a series of separate and distinct basins, and require a homeowners association to maintain the retention areas to the same standard as other tracts and common areas maintained by the homeowners association.</strong> Drainage ways and retention is to be integrated into HOA maintained greenbelts and parks that meander.</td>
<td></td>
</tr>
<tr>
<td>G</td>
<td>2</td>
<td>2</td>
<td><strong>Design and construct landscaped open spaces which are visible form both residential and arterial streets, and require a homeowners association to maintain the landscaped open spaces to the same standard as other tracts and common areas maintained by the homeowners association.</strong> An interconnected system of HOA maintained landscaped open space will be visible from streets at key points within &amp; between neighborhoods.</td>
<td></td>
</tr>
<tr>
<td>H</td>
<td>3</td>
<td>0</td>
<td><strong>Along arterial streets, provide at least 600 feet of open space per mile, as measured along the linear boundary between the Residential Development Project and the adjacent arterial street right of way. If the Residential Development Project does not abut the right of way, then the measurement shall be taken along the linear boundary between the Residential Development Project and the intervening tract. The open spaces must be visible from the arterial street, and the Developer must require a homeowners association to maintain the open spaces to the same standard as other tracts and common areas maintained by the homeowners association.</strong></td>
<td></td>
</tr>
<tr>
<td>I.1</td>
<td>2</td>
<td>0</td>
<td><strong>Provide a minimum six-feet separation between the curb and sidewalk on all arterial and collector streets and install 8’ sidewalks.</strong></td>
<td></td>
</tr>
<tr>
<td>I.2</td>
<td>2</td>
<td>0</td>
<td><strong>Install in all arterial and collector streets a raised landscaped median, and require a homeowners association to maintain the landscaped medians to the same standard as other tracts and common areas maintained by the homeowners association;</strong></td>
<td></td>
</tr>
<tr>
<td>Column 1</td>
<td>Column 2</td>
<td>Column 3</td>
<td>Column 4</td>
<td></td>
</tr>
<tr>
<td>---------</td>
<td>---------</td>
<td>---------</td>
<td>---------</td>
<td></td>
</tr>
<tr>
<td>1.3</td>
<td>4</td>
<td>0</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>Plant enhanced landscaping along the sidewalk adjacent to all arterial and collector streets, with a canopy tree planted every 50-feet on both sides of the sidewalk. The trees on opposite sides of the sidewalk must be offset to give the appearance that the trees are planted every 25-feet on center. <strong>Fifty percent of the trees must be 24-inch box trees or larger.</strong> Require a homeowners association to maintain the enhanced landscaping and trees to the same standards as other tracts and common areas maintained by the homeowners association.</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1.4</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>In order to obtain Points for subsections 1, 2, and/or 3, the Developer of a Residential Development Project must meet the requirements of subsections 1, 2, and/or 3 on both halves of the street, if the land on which both halves of the street was constructed was previously owned by the Developer, or on one half, if only that half was constructed on land previously owned by the Developer. In addition, if the Developer meets the requirements of subsections 1, 2, and/or 3 on the half of a street which was or will be constructed on land which was not previously owned by the Developer, then the Developer shall receive double the number of Point shown. Alternatively, the Developer may obtain double the number of Points shown by depositing with the City sufficient funds to meet the requirements of subsections 1, 2 and/or 3 with respect to a street or portion thereof which was constructed on land not previously owned by the Developer, and by requiring a homeowners association to maintain the improvements, when the City causes them to be constructed, to the same standard as other tracts and common areas maintained by the homeowners association.</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>J</td>
<td>4</td>
<td>Incorporate view corridors with open space areas throughout the development to take advantage of the mountain views; utilize view fences around houses abutting these view corridors so that the open space and mountain views are visible from the houses; and require a homeowners association to maintain the open space areas to the same standard as other tracts and common areas maintained by the homeowners association.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>---</td>
<td>---</td>
<td>---</td>
<td></td>
<td></td>
</tr>
<tr>
<td>K</td>
<td>4</td>
<td>Design the Residential Development Project so that, at T intersections, no Residential Building Lot is centered directly across the intersection from the end of the street which dead ends at the intersection (the &quot;stem of the T&quot;). In place of such centered lots, at all points which are directly across an intersection from the end of the stem of a T, place one or a combination of the following:</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>4</td>
<td>No lots will be centered on 'T' intersections. A combination of K1, K2, or K3 will be used.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>K.1</td>
<td></td>
<td>A landscaped open space area at least as wide as the paved portion of the stem of the T, and require a homeowners association to maintain the open space areas to the same standard as other tracts and common areas maintained by the homeowners association; or.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>K.2</td>
<td></td>
<td>The side yard boundary between two Residential Building Lots; or</td>
<td></td>
<td></td>
</tr>
<tr>
<td>K.3</td>
<td></td>
<td>The back of a Residential Building Lot, buffered from the street by an 8' wide landscaped area installed by Developer and require a Homeowners Association to maintain the landscaped areas to the same standard as other tracts and common areas maintained by the homeowners association.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>L</td>
<td>6</td>
<td>6</td>
<td>Establish pedestrian and bicycle access between residential and non-residential portions of the Project, or similar areas adjacent to the Project, including schools, libraries, shopping areas, etc., but incorporating fence and landscape penetrations into the pedestrian circulation element. Each penetration shall consist of a tract at least 30-feet wide and shall contain a trail to accommodate the both pedestrian and bicycle traffic. Vehicular traffic inhibitors such as bollards, maze gates, etc. must be installed at both ends of each tract, and the Developer must require a homeowners association to maintain the tracts to the same standard as other tracts and common areas maintained by the homeowners association.</td>
<td>Connections between residential and commercial are provided. See sketches in Tab.1. Two per tract/three required.</td>
</tr>
<tr>
<td>---</td>
<td>---</td>
<td>---</td>
<td>---</td>
<td>---</td>
</tr>
<tr>
<td>M</td>
<td>6</td>
<td>6</td>
<td>Install traffic calming devices such as traffic circles, raised paving, landscaped diverters, choker and other landscaping devices.</td>
<td>Calming devices such as raised textured surface calming will be installed and shown on pre-plats as approved by City and Fire Chief.</td>
</tr>
<tr>
<td>N</td>
<td>6</td>
<td>6</td>
<td>Design and construct paths and trails separate from roadways, which connect all open space areas and arterial roadways, and which enable bicyclists and pedestrians to travel throughout the development.</td>
<td>Paths will connect residential neighborhoods with schools and parks.</td>
</tr>
<tr>
<td>O</td>
<td>2</td>
<td>0</td>
<td>Construct decorative hardscape features at the entrance to each major section of the Residential Development Project; at all major pedestrians crossings of arterial and collector roads; and at all points where a trail system crosses the road system trail system crossings.</td>
<td></td>
</tr>
<tr>
<td>P</td>
<td>10</td>
<td>10</td>
<td>Donate land to the City for municipal purposes such as fire station sites, police station sites, City parks libraries, etc.</td>
<td>Fire station (3 ac), reservoir site (3 ac), urban park (50+ ac) &amp; comm. park (30+ ac) will be donated.</td>
</tr>
<tr>
<td>Q</td>
<td>6</td>
<td>6</td>
<td>On perimeter walls, provide berms, tree lines, hedgerows, and/or other similar means of breaking up the linear nature of the perimeter walls. Such features must in addition to open space areas along the perimeter and enhanced architectural features on the wall itself.</td>
<td>A combination of devices will be used to visually break-up perimeter walls.</td>
</tr>
<tr>
<td>---</td>
<td>---</td>
<td>---</td>
<td>---</td>
<td>---</td>
</tr>
<tr>
<td>R</td>
<td>1-8</td>
<td>4</td>
<td>Through a residential Development Project, utilize neo-traditional planning concepts, such as detached garage, alleys, internal commercial areas, commercial areas which are highly accessible by pedestrians, distinct streetscapes which focus on the social interaction of the street and neighborhood and other similar concepts approved by the City Council. The City Council must approve any resulting variations to the required setbacks.</td>
<td>Pedestrian oriented areas are proposed within commercial areas. The medium/high density residential may provide neo-traditional concepts.</td>
</tr>
<tr>
<td>S</td>
<td>1-4</td>
<td>4</td>
<td>Points may be awarded for any other element of subdivision design which will create a unique neighborhood environment, or otherwise benefit the City of Surprise or the Residential Development Project.</td>
<td>Pedestrian links/open space corridors between parcels. Linear corridor along railroad with connection to Maricopa County trails system.</td>
</tr>
<tr>
<td>Total</td>
<td>56</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
### Design List C – Architectural

Points for this design list will be evaluated on a per parcel basis as specific home designs are provided.

<table>
<thead>
<tr>
<th>Item</th>
<th>Points Available</th>
<th>Points Requested</th>
<th>Description</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>2</td>
<td>TBD</td>
<td>Prohibit same front elevation on adjoining houses; prohibit the same rear elevation on more than two consecutive adjoining houses visible from arterial.</td>
<td></td>
</tr>
<tr>
<td>B</td>
<td>5</td>
<td>TBD</td>
<td>Utilize floor plans that de-emphasize garage fronts as the most prominent feature of the dwelling front, e.g. incorporate side access garages, in line garages, L-shaped floor plans, etc.</td>
<td></td>
</tr>
<tr>
<td>C</td>
<td>3</td>
<td>TBD</td>
<td>Utilize a minimum of 3 plans that incorporate, in at least two elevations, features such as covered front entries, covered front porches, enhanced door and window details, roof overhangs, parapet walls with cap features, etc.</td>
<td></td>
</tr>
<tr>
<td>D</td>
<td>1</td>
<td>TBD</td>
<td>Install three distinct roofing types, including colors, textures &amp; component shapes.</td>
<td></td>
</tr>
<tr>
<td>E</td>
<td>5</td>
<td>TBD</td>
<td>On every elevation of every floor plan, incorporate a variety of durable exterior materials and finishes, e.g. brick or masonry as an alternative to stucco, tile inlays instead of wood trim and stucco pop-outs, etc.</td>
<td></td>
</tr>
<tr>
<td>F</td>
<td>2</td>
<td>TBD</td>
<td>For all houses backing onto an arterial street, design roof lines so as to avoid constructing a series of roof slopes visible from the arterial street, which are all parallel with, or all perpendicular to, the arterial street.</td>
<td></td>
</tr>
<tr>
<td>G</td>
<td>2</td>
<td>TBD</td>
<td>Extend all front architectural treatments including all fascia treatments such as stone veneer, tile insets, and recesses, along the sides of the house for 6 feet or to the side yard fence return, whichever is less.</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>On all houses which are 40 feet wide or less, limit the width of all garage doors which directly face the street to 45 percent of the length of the linear boundary between the front of the house and the ground (40 percent for houses wider than 40 feet); or alternatively recess all garage doors so that they are at least six feet farther from the street than the front of the house.</td>
<td></td>
</tr>
<tr>
<td>---</td>
<td>---</td>
<td>---</td>
<td>---</td>
<td></td>
</tr>
<tr>
<td>I</td>
<td>3</td>
<td>TBD</td>
<td>Embellish window treatments on all houses by adding architectural features which enhance these elevations, e.g. sturdy synthetic wood substitutes, greater variation of window design, different window styles and colors, tile inlays and recesses structural pop outs, gabled roof features over windows, etc. Such features must be added to the front and rear elevations of all houses and to the sides of all houses which abut an arterial street on the side.</td>
<td></td>
</tr>
<tr>
<td>J</td>
<td>2</td>
<td>N/A</td>
<td>Install front yard landscaping on all Lots in Lot Categories A, B and C in Table I. Provide a variety of landscaping choices (desert, turf and etc.) No two adjacent yards shall be landscaped alike unless done as part of a master landscaping theme approved by the Community Developer Director. Points will not be awarded for landscaping installed by a homebuyer.</td>
<td></td>
</tr>
<tr>
<td>K</td>
<td>2</td>
<td>TBD</td>
<td>Install decorative flat work pavement treatments, such as salt finished concrete, colored concrete or bomanite on at least 25 percent of all lots.</td>
<td></td>
</tr>
<tr>
<td>L</td>
<td>2</td>
<td>TBD</td>
<td>Construct entry walls with walkways from the street to the front entry on 50 percent of all lots.</td>
<td></td>
</tr>
</tbody>
</table>
COMMUNITY OPEN SPACE

ASANTE PLANNED AREA DEVELOPMENT, SURPRISE AZ
LENNAR COMMUNITIES DEVELOPMENT, INC.
<table>
<thead>
<tr>
<th></th>
<th></th>
<th>TBD</th>
</tr>
</thead>
<tbody>
<tr>
<td>M</td>
<td>2</td>
<td>TBD</td>
</tr>
<tr>
<td>N</td>
<td>4</td>
<td>TBD</td>
</tr>
<tr>
<td>O</td>
<td>1-4</td>
<td>TBD</td>
</tr>
</tbody>
</table>

Total TBD

Single family homes will utilize applicable City of Surprise "Single-Family Home Product Design Guidelines".
### Design List D - Amenities

<table>
<thead>
<tr>
<th>Item</th>
<th>Points Available</th>
<th>Points Requested</th>
<th>Description</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>4</td>
<td>4</td>
<td>Provide a trail system that connects all open space areas within the Residential Project and creates a pedestrian linkage with surrounding residential and commercial developments. Along the trail system, construct rest areas at every quarter mile, consisting of a substantial seating area which accommodates at least 4 person and a shade area composed of an architectural shade structure, or mature landscaping such as a canopy of trees, or a combination of both. Require homeowners association to maintain the trail system to the same standard as other common areas maintained by the homeowners association.</td>
<td>A comprehensive open space/trail system is provided (see Tab J) that includes paths, benches, ramadas and landscaping.</td>
</tr>
<tr>
<td>B</td>
<td>4</td>
<td>0</td>
<td>Construct and convey to a homeowners association a clubhouse which includes an outdoor recreation area with low-key recreational activities such as a putting green, shuffleboard courts, horseshoe pits, etc., and an indoor area for meetings, exercise and entertainment. Require the homeowners association to maintain the clubhouse to the same standard as other common areas maintained by the homeowners association.</td>
<td></td>
</tr>
<tr>
<td>C</td>
<td>4</td>
<td>4</td>
<td>Construct and convey to a homeowners association active outdoor recreational facilities for adults such as full court basketball courts, tennis courts, volleyball courts, and other similar recreational facilities. Require homeowners to maintain these recreational facilities to the same standard as other common areas maintained by the homeowners association.</td>
<td>Public &amp; private parks and open space will include adult recreation facilities.</td>
</tr>
<tr>
<td>D</td>
<td>6</td>
<td>0</td>
<td>Construct and convey to a Homeowners Association community swimming pool(s) which are sufficient in size and number to serve the needs of the residents of the</td>
<td></td>
</tr>
<tr>
<td>E</td>
<td>12 max</td>
<td>12</td>
<td>Construct and convey to Homeowners Association a large open space corridor, minimum width of 75-feet and an average width of 100-feet, through the Residential Development Project. The corridor must be planted with mature trees and other plants listed on the City's approval plant list, and must provide view corridors. The view fences may be constructed either completely wrought iron or of wrought iron masonry, and must comply with the City's ordinance relating to swimming pool fences. Restrict the use of the corridor to pedestrian and bicycle access by residents of the Project. Require a homeowners association to maintain the corridor to the same standard as other common areas maintained by the homeowners association.</td>
<td></td>
</tr>
<tr>
<td>---</td>
<td>---</td>
<td>---</td>
<td>---</td>
<td></td>
</tr>
<tr>
<td>F</td>
<td>12 max</td>
<td>12</td>
<td>Provide common lakes and/or open space natural wetlands, using a source of water other than the City's water system, for active or passive use and enjoyment. Require a homeowners association to maintain the lakes/wetlands to the same standard as other common areas maintained by the homeowners association.</td>
<td></td>
</tr>
<tr>
<td>G</td>
<td>16 max</td>
<td>0</td>
<td>Provide a golf course with native desert landscaping and view fencing bordering adjacent lots, constructed as provided in subsection E. Provide for maintenance and operation of the golf course at no cost to the City.</td>
<td></td>
</tr>
<tr>
<td>H</td>
<td>10 max</td>
<td>0</td>
<td>Provide open space in excess of 10 percent of the Gross Acreage of a Residential Development Project. Require a homeowners association to maintain the excess open space to the same standard as other common areas maintained by the homeowners association.</td>
<td></td>
</tr>
<tr>
<td>I</td>
<td>4</td>
<td>0</td>
<td>Provide neighborhood amenities that encourage meetings and interaction</td>
<td></td>
</tr>
</tbody>
</table>

An open space corridor ranging from 100' to 300' will line the entire Grand Ave. alignment. There will be smaller open space corridors, to be determined at platting, between various parcels, as illustrated on Landscape Concepts, Tab I. View fencing will be provided on the majority of lots backing up to corridors. 24" box are considered mature trees. Community and Urban Parks will be installed by the developer and maintained by the HOA until transferred to the City in 3 – 5 years.

A water feature at the project entry and the lake in the community park will initially use well/CAP water until transition to reclaimed water.

A portion of the project may have a golf course, but this is not shown at this time.

The landscaped open space may exceed 10%, however, this application shows the minimum allowed 10%.
such as amphitheaters, major public promenades or similar significant neighborhood attractions apart from recreational areas. Require a homeowners association to maintain the amenities to the same standard as other common areas maintained by the homeowners association.

<table>
<thead>
<tr>
<th>J</th>
<th>2-5</th>
<th>0</th>
</tr>
</thead>
</table>

Points may be awarded for any other major amenity which will create a unique neighborhood environment or otherwise benefit the City of Surprise or the Residential Development Project.

**Total Points Required:**
To achieve maximum net density of 4.5 DU/ac lot type C = 88 points; lot type E = 74 points; lot type F = 68 points.
(*Based on point system in effect at time of application – 4/21/04)

Points Required: 88
Points Requested*: 104

(*List B=56; List C=16; List D=32)
Circulation

Streets
The site is currently served by 163rd Avenue, an existing 110’ ROW, which intersects with Grand Avenue at the south end of the property. 163rd Avenue extends to Dove Valley Road to the north.

Internal to the site, Nicho Road, with a major arterial section is proposed will link to 163rd Ave at the Pinnacle Peak Road alignment and continue to the northwest eventually (via development on the north) connecting to Jomax Road. Within the project are several collector streets, providing an internal loop system and connections to 163rd Ave at half-mile intervals north of the Pinnacle Peak alignment. Happy Valley Road will be a Minor Arterial from 163rd Ave. to the first collector intersection, then transition into a collector. Additionally, a collector will connect the commercial to the residential areas.

Proposed Street Classifications:

<table>
<thead>
<tr>
<th>Type</th>
<th>Width (ft)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Arterial (163rd Ave/Nicho Rd):</td>
<td>135</td>
</tr>
<tr>
<td>Minor Arterial (Happy Valley):</td>
<td>110</td>
</tr>
<tr>
<td>Collectors:</td>
<td>70 ft and 60 ft. ROW</td>
</tr>
<tr>
<td>Local Street:</td>
<td>50 ft. ROW</td>
</tr>
</tbody>
</table>

See Tab H for proposed Street Sections.

163rd Ave/Grand Ave Intersection

Task Engineering has prepared a preliminary report addressing the relationship of the 163 Ave. intersection with Grand Ave (US 60) to the future interchange of Loop 303. The Traffic Report, Tab L, provides a collector – distributor system between the US 60 and Loop 303 system interchange and Deer Valley/163rd Avenue service interchange. It eliminates the US 60 bottleneck problem by keeping the Deer Valley Parkway/163rd Avenue/Loop 303 cross traffic off US 60 and it provides a smooth flow for all movements between these facilities.

A preliminary traffic analysis, Tab L, and a CORSIM (corridor simulation)analysis have been prepared and have been reviewed with City staff. The traffic analysis recommends 6-lanes on Nicho Road and 163rd Ave., 4-lanes (minor arterial) on the first section of Happy Valley Road (and 2-lane collector, thereafter) and 2-lane collectors for the remaining roadways. Jomax Road, Happy Valley Road and Nicho Road are recommended to continue east to handle regional traffic. The proposal to move Deer Valley to connect with the 163rd Ave. alignment is recommended so that the collector-distributor road connection to Loop 303/US 60 interchange will work effectively.

The CORSIM was requested by Dr. Maki. It analyzed the interconnected 163rd Deer Valley, Grand Ave. and Loop 303 intersections and demonstrated the successful feasibility of this approach. It also recommended that the realignment of Deer Valley to connect to 163rd Ave. is preferred.
Open Space/Trails

The Open Space and Trails Plan (shown on Land Use Plan, Tab F, and Landscape Plan, Tab J) for this project is intended to provide a wide range of both public and private, large and small, active and passive open space and recreation areas and facilities designed to service the broad needs of the entire population of the project. The overall plan blends recreation, visual open space, storm water management, and buffering into a coordinated system of open spaces.

The Surprise General Plan 2020 calls for recreation and open space at the ratio of 6 acres per 1000 residents. The maximum dwellings proposed are 6703 DU. At 2.8 people per dwelling unit, this would produce a total project population of 18,768 people. The breakdown of park types by City of Surprise standards is as follows, along with proposed acreages.

<table>
<thead>
<tr>
<th>Parks Type</th>
<th>Ac Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Urban Parks</td>
<td>57.2 Ac</td>
</tr>
<tr>
<td>Community Parks</td>
<td>39.3 Ac</td>
</tr>
<tr>
<td>Neighborhood/Mini/Greenways</td>
<td>30.4 Ac</td>
</tr>
<tr>
<td>Totals</td>
<td>126.9 Ac</td>
</tr>
</tbody>
</table>

At 6 ac/1000 - total parks required: 112.6 Acres (*Note this requirement may change based upon the final number of dwellings.*)

Total landscaped park/open space areas proposed: 126.9 Ac (10% of residential land area). This represents the minimum open space required and to be provided. As areas are developed, an individual parcel or parcels may not contribute a proportional amount of open space due to phasing considerations.

Considering streets as open space then approximately 25% of the site area or 317.25 acres of additional open space is available, for a total of 444.15 acres or 35% of the residential site area.

Public Parks:

Public parks comprising 96.5 net acres in the plan include:

1. An Urban Park of 57.2 net acres. According to the General Plan, an Urban Park is allotted to this general area and shall consist of baseball and basketball facilities.
2. A Community Park of 39.3 net acres. A Community Park is scheduled for this general area per the General Plan 2020. A lake is proposed in the Community park that utilizes reclaimed water.

Public parks will be improved and dedicated to the City of Surprise, for City operation and maintenance. Neighborhood Parks will be private and are discussed below.
**Private Parks:**

Private parks and greenbelts (owned and maintained by the Homeowner's Association) make up the balance of the open space and consist of 30.4 acres. These elements will consist of both small and large park areas (1 to 6 acres), as well as linear greenways that both connect parks and neighborhoods together and provide for the efficient and safe flow of occasional storm runoff into retention areas and larger drainage ways. Reclaimed water may be used for irrigation and areas will be designated for occasional distribution of re-use water.

Smaller parks and play areas are located between neighborhoods, so that each neighborhood has direct access to the system of parks and trails. Tot lots will be located so that each neighborhood has direct access without crossing an arterial street. A greater range of facilities will be available at neighborhood parks which will include ramadas, benches, tot lots, and lawn play. There will be a minimum of three neighborhood parks (two private and one public) of 5 to 10 acres each and multiple mini-parks of 1 to 4 acres. Each neighborhood and mini-park will serve 3 to 5 neighborhoods (300 – 500 homes).

**Trail System:**

A system of trails will link all of the park facilities via linear open space corridors (greenways). These will occasionally cross collector or arterial streets, but will mainly be located between neighborhoods. The trails will be integrated with surface drainage ways so that storm water can be safely routed to collection/retention points. Trails will consist of decomposed granite pathways from 6 and 10 feet wide with connections into neighborhoods.

**Railroad Buffer:**

A key element of the open space system is the open space corridor along the Grand Avenue/railroad right-of-way. This setback, averaging 200 ft., achieves several important purposes:

1. Provide a buffer to the railroad;
2. Provide a drainage way to convey storm runoff to retention areas; and
3. Provide a continuous trail link between important community-wide recreation facilities – the Urban Park and Community Park.
Architectural Design

Architectural design and site plans will utilize the City of Surprise Design Manuals in establishing site specific designs and plans.

Commercial Design:

Commercial buildings will be designed with an overall consistent theme for all parcels. While the final design has yet to occur, an example of the level of quality is shown in tab I. Special effort will be made to create a “life-style” oriented design conducive to pedestrian usage and enjoyment. Multiple pedestrian connections will be made between retail and residential uses so as to integrate uses for convenient pedestrian access. These concepts are illustrated in Tab I.

Residential Design:

The overall design theme will recognize the Arizona setting by utilizing climate appropriate design elements including mission, territorial, pueblo and Italianate that are consistent with the southwest lifestyle. The overall community design will utilize open space and park areas as active and visual project amenities and contribute to the overall theme and enjoyment of the community. Specific design elements are also demonstrated in the landscape character, especially at project entries in which strong stone and concrete forms provide a sense of permanence and stability. Water will be an important accent at the main entry and the urban lake in the community park.

The proposed homes include both one, two and, for selected cluster, up to three story plans of a high quality of materials and design features. Due to the size of the project and the likelihood of numerous builders participating, it is not possible to show specific designs at this time. Specific designs of plans, elevations and color schemes will be submitted on a parcel-by-parcel basis at the time of platting.

Residential design will utilize the extensive design guidelines of the City of Surprise and compliance with Design Lists is demonstrated above. Extensive use of cluster housing is intended to provide a greater diversity of residential types, lifestyles and affordability. A wide variety of cluster types are possible including patio homes (zero-lot line), “z” lots, townhomes (attached) and a range of auto-courts and private drives.

Landscape Design/Themes (see Tab J)
Drainage

The majority of the site falls within FIRM designation “X”, areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 100-year flood. Small areas adjacent to the railroad are designated “A”, no base flood elevations determined. This is due to pooling of run-off along the barrier created by the railroad. There are five outfalls under the railroad that release water to the south.

The site drains from northwest to southeast. The overall concept is for on-site retention with discharge utilizing existing pass-throughs under the railroad. Retention will be distributed throughout the project and stored in open spaces and recreation areas.

Public Services

- **Water**
The property falls within the jurisdiction of three water service franchise areas: Beardsley Water Company, City of Surprise and Arizona American Water Company. Initial commercial development is within the Arizona American Water Co. and City of Surprise service area and phase 1 residential areas are within the City of Surprise service area. A reservoir site has been proposed at the north end of the site.

- **Sewer**
A sewage treatment facility will be required to service this project. A site for a new Regional Facility will be provided at an off-site location approximately 1 mile east of the project site on the south side of the Beardsley Canal. This site will allow for the first phase of a Regional Facility for the City of Surprise with adequate room available for future expansion to meet the anticipated growth plans for SPA #2. The applicant has control of the ±28 acre site and will develop an initial facility sized to service the Asante project. The initial phase will be the first phase of the SPA #2 Regional Facility. The applicant is also assisting the City with the MAG 208 Amendment for SPA #2 (sewer service area), as well as the Special Use Permit required by Maricopa County for the SPA #2 Regional Facility. The first phase of the facility will be dedicated to and operated by the City of Surprise. Reclaimed water (effluent) generated by the facility will be utilized by the Asante project for use in water features and irrigation of parks and open space areas.

- **Power:** Arizona Public Service
- **Telephone:** Qwest Communications
- **Cable:** Cox Communications
- **Trash:** City of Surprise
- **Schools:** Dysart Unified District #89
- **Police and Fire:** City of Surprise
**Phasing**

The project will be developed in four phases, shown in Tab K. Development will begin at the south end of the property initially with both commercial (power center) and approximately 300-acres of single family residential. Phases will be constructed in accordance with market conditions.

**Schools**

This project is designated to have 2-15 acre sites for K-8 schools as requested by the Dysart Unified School District #89. The sites are shown on the land plan in light blue.

**Approval/Stipulations**

The City of Surprise City Council approved this PAD on November 24, 2004. The ordinance stipulations are shown in Tab M.

**Conclusion**

Asante PAD will be an exceptional community that exemplifies the best of the City of Surprise. It will contribute to the orderly growth of the City and is providing an impetus to solve regional transportation and sewer service problems. It is consistent with the Surprise General Plan and applicable regulations. The commercial component will provide significant tax revenues to the City as well as convenient shopping for local citizens. The future residents will enjoy a comprehensive parks and open space system organized around the pedestrian. A variety of housing types and prices will meet diverse housing needs. We believe that Asante will contribute to the continued planned growth of the City of Surprise and contribute to its quality of life. We respectfully request approval of this PAD and look forward to moving into project implementation.
Design Team/Contacts

Applicant:
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Fax: 480-897-5588

Owners:
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Tsann Li Ni
Meng Shiang Chen Ni
Tsann Yen Ni
Jay S. Kramer, Esq. Representative

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Fax: 602-264-0928

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Fax: 602-944-8605

Traffic Engineer:
Task Engineering Company
Ken Howell
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Phoenix, AZ 85016
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Fax: 602-277-4228

Landscape Architect:
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Tim McGough
1819 E. Morten Ave.
Phoenix, AZ 85020
Tel: 602-997-9093
LEGAL DESCRIPTION FOR
LAND USE PLAN
MEDIUM / HIGH DENSITY RESIDENTIAL 1

A PARCEL OF LAND LOCATED IN A PORTION OF SECTIONS 1, 2, 11 AND 12, TOWNSHIP 4 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE FULLY DESCRIBED AS Follows;

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 12;

THENCE NORTH 82 DEGREES 54 MINUTES 20 SECONDS WEST, A DISTANCE OF 4,515.15 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED;

THENCE SOUTH 42 DEGREES 35 MINUTES 01 SECONDS WEST, A DISTANCE OF 909.17 FEET;

THENCE NORTH 46 DEGREES 43 MINUTES 16 SECONDS WEST, A DISTANCE OF 245.72 FEET;

THENCE SOUTH 45 DEGREES 20 MINUTES 23 SECONDS WEST, A DISTANCE OF 1,102.39 FEET;

THENCE NORTH 63 DEGREES 56 MINUTES 34 SECONDS WEST, A DISTANCE OF 710.14 FEET TO A POINT ON A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT BEARS SOUTH 71 DEGREES 14 MINUTES 25 SECONDS EAST, A RADIAL DISTANCE OF 1,200.00 FEET;

THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04 DEGREES 14 MINUTES 29 SECONDS, A DISTANCE OF 88.83 FEET;

THENCE NORTH 70 DEGREES 24 MINUTES 44 SECONDS WEST, A DISTANCE OF 544.99 FEET;
THENCE NORTH 48 DEGREES 08 MINUTES 17 SECONDS WEST, A DISTANCE OF 1,613.54 FEET;

THENCE NORTH 43 DEGREES 31 MINUTES 21 SECONDS EAST, A DISTANCE OF 3,022.37 FEET; TO A POINT ON A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT BEARS NORTH 44 DEGREES 52 MINUTES 34 SECONDS EAST, A RADIAL DISTANCE OF 640.00 FEET;

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01 DEGREES 36 MINUTES 06 SECONDS, A DISTANCE OF 17.89 FEET;

THENCE SOUTH 46 DEGREES 43 MINUTES 16 SECONDS EAST, A DISTANCE OF 1,934.40 FEET; TO A POINT ON A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT BEARS SOUTH 43 DEGREES 19 MINUTES 30 SECONDS EAST, A RADIAL DISTANCE OF 600.00 FEET;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03 DEGREES 23 MINUTES 46 SECONDS, A DISTANCE OF 35.56 FEET;

THENCE SOUTH 43 DEGREES 16 MINUTES 44 SECONDS WEST, A DISTANCE OF 426.16 FEET;

THENCE SOUTH 46 DEGREES 39 MINUTES 43 SECONDS EAST, A DISTANCE OF 1,060.84 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED.

CONTAINING 7,810,323.7 SQUARE FEET OR 179.30 ACRES.
LEGAL DESCRIPTION FOR
LAND USE PLAN
LOW DENSITY RESIDENTIAL 2

A PARCEL OF LAND LOCATED IN A PORTION OF SECTIONS 1, 2, 11, 12 AND 13,
TOWNSHIP 4 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND
MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE FULLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 12;

THENCE SOUTH 00 DEGREES 45 MINUTES 04 SECONDS WEST ALONG THE EAST LINE
OF THE NORTHEAST QUARTER OF SAID SECTION 12, A DISTANCE OF 1,269.61 FEET
TO THE POINT OF BEGINNING OF THE PARCEL HEREBIN DESCRIBED;

THENCE SOUTHERLY ALONG EAST SAID LINE, A DISTANCE OF 1,364.59 FEET TO
THE EAST QUARTER CORNER OF SAID SECTION 12;

THENCE SOUTH 00 DEGREES 45 MINUTES 18 SECONDS WEST ALONG THE EAST LINE
OF THE SOUTHEAST QUARTER OF SAID SECTION 12, A DISTANCE OF 1,205.18 FEET;

THENCE NORTH 89 DEGREES 14 MINUTES 42 SECONDS WEST LEAVING SAID EAST
LINE, A DISTANCE OF 2,350.07 FEET;

THENCE SOUTH 45 DEGREES 43 MINUTES 07 SECONDS WEST, A DISTANCE OF 694.89
FEET;

THENCE SOUTH 44 DEGREES 16 MINUTES 53 SECONDS EAST, A DISTANCE OF 701.77
FEET TO A POINT ON A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS
POINT BEARS NORTH 45 DEGREES 43 MINUTES 23 SECONDS EAST, A RADIAL
DISTANCE OF 1,500.00 FEET;

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A
CENTRAL ANGLE OF 05 DEGREES 23 MINUTES 33 SECONDS, A DISTANCE OF 141.17
FEET;

6225 North 24th Street, Suite 200 • Phoenix, AZ 85016 • 602.954.0038 Phone • 602.944.8605 Fax
THENCE SOUTH 45 DEGREES 43 MINUTES 07 SECONDS WEST, A DISTANCE OF 105.27 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 700.00 FEET AND A CENTRAL ANGLE OF 87 DEGREES 31 MINUTES 35 SECONDS;

THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 1,069.34 FEET;

THENCE SOUTH 43 DEGREES 46 MINUTES 26 SECONDS WEST, A DISTANCE OF 793.74 FEET TO A POINT ON THE NORTHEASTERLY RIGHT OF WAY OF THE ATCHISON TOPEKA & SANTA FE RAIL ROAD;

THENCE NORTH 46 DEGREES 13 MINUTES 34 SECONDS WEST ALONG SAID NORTHEASTERLY RIGHT OF WAY, A DISTANCE OF 8,979.67 FEET;

THENCE NORTH 43 DEGREES 31 MINUTES 21 SECONDS EAST LEAVING SAID NORTHEASTERLY RIGHT OF WAY, A DISTANCE OF 1,464.98 FEET;

THENCE SOUTH 48 DEGREES 08 MINUTES 17 SECONDS EAST, A DISTANCE OF 1,613.54 FEET;

THENCE SOUTH 70 DEGREES 24 MINUTES 44 SECONDS EAST, A DISTANCE OF 544.99 FEET TO A POINT ON A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT BEARS SOUTH 75 DEGREES 28 MINUTES 54 SECONDS EAST, A RADIAL DISTANCE OF 1,200.00 FEET;

THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04 DEGREES 14 MINUTES 29 SECONDS, A DISTANCE OF 88.83 FEET;

THENCE SOUTH 63 DEGREES 56 MINUTES 34 SECONDS EAST, A DISTANCE OF 710.14 FEET;

THENCE NORTH 45 DEGREES 20 MINUTES 23 SECONDS EAST, A DISTANCE OF 1,102.39 FEET;

THENCE SOUTH 46 DEGREES 43 MINUTES 16 SECONDS EAST, A DISTANCE OF 245.72 FEET;

THENCE NORTH 42 DEGREES 35 MINUTES 01 SECONDS EAST, A DISTANCE OF 909.17 FEET;

THENCE NORTH 46 DEGREES 39 MINUTES 43 SECONDS WEST, A DISTANCE OF 1,060.84 FEET;
THENCE NORTH 43 DEGREES 16 MINUTES 44 SECONDS EAST, A DISTANCE OF 426.16 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 600.00 FEET AND A CENTRAL ANGLE OF 03 DEGREES 23 MINUTES 46 SECONDS;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 35.56 FEET;

THENCE NORTH 46 DEGREES 43 MINUTES 16 SECONDS WEST, A DISTANCE OF 1,934.50 FEET TO A POINT ON A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT BEARS NORTH 43 DEGREES 17 MINUTES 00 SECONDS EAST, A RADIAL DISTANCE OF 640.00 FEET;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01 DEGREES 35 MINUTES 33 SECONDS, A DISTANCE OF 17.79 FEET;

THENCE NORTH 43 DEGREES 31 MINUTES 21 SECONDS EAST, A DISTANCE OF 2,230.90 FEET;

THENCE SOUTH 46 DEGREES 28 MINUTES 39 SECONDS EAST, A DISTANCE OF 4,366.74 FEET;

THENCE SOUTH 43 DEGREES 31 MINUTES 21 SECONDS WEST, A DISTANCE OF 1,422.95 FEET TO A POINT ON A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT BEARS NORTH 48 DEGREES 41 MINUTES 05 SECONDS EAST, A RADIAL DISTANCE OF 1,500.00 FEET;

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 35 DEGREES 50 MINUTES 47 SECONDS, A DISTANCE OF 938.45 FEET;

THENCE SOUTH 12 DEGREES 50 MINUTES 19 SECONDS WEST, A DISTANCE OF 271.81 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 1,000.00 FEET AND A CENTRAL ANGLE OF 08 DEGREES 13 MINUTES 53 SECONDS;

THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 143.66 FEET;

THENCE SOUTH 21 DEGREES 04 MINUTES 11 SECONDS WEST, A DISTANCE OF 742.83 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 1,000.00 FEET AND A CENTRAL ANGLE OF 19 DEGREES 59 MINUTES 27 SECONDS;

THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 348.91 FEET;
THENCE SOUTH 89 DEGREES 58 MINUTES 54 SECONDS EAST, A DISTANCE OF 1,121.27 FEET;

THENCE NORTH 36 DEGREES 11 MINUTES 16 SECONDS EAST, A DISTANCE OF 125.30 FEET;

THENCE SOUTH 89 DEGREES 58 MINUTES 54 SECONDS EAST, A DISTANCE OF 1,064.02 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREBIN DESCRIBED.

CONTAINING 42,526,258.0 SQUARE FEET OR 976.27 ACRES.
LEGAL DESCRIPTION FOR
LAND USE PLAN
MEDIUM / HIGH DENSITY RESIDENTIAL 3

A PARCEL OF LAND LOCATED IN A PORTION OF SECTIONS 1 AND 12, TOWNSHIP 4 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE FULLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 12;

THENCE SOUTH 00 DEGREES 45 MINUTES 04 SECONDS WEST ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 12, A DISTANCE OF 1,269.61 FEET;

THENCE NORTH 89 DEGREES 58 MINUTES 54 SECONDS WEST LEAVING SAID EAST LINE, A DISTANCE OF 1,064.02 FEET;

THENCE SOUTH 36 DEGREES 11 MINUTES 16 SECONDS WEST, A DISTANCE OF 125.30 FEET;

THENCE NORTH 89 DEGREES 58 MINUTES 54 SECONDS WEST, A DISTANCE OF 1,121.27 FEET TO A POINT ON A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT BEARS SOUTH 88 DEGREES 55 MINUTES 16 SECONDS EAST, A RADIAL DISTANCE OF 1,000.00 FEET;

THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 19 DEGREES 59 MINUTES 27 SECONDS, A DISTANCE OF 348.91 FEET;

THENCE NORTH 21 DEGREES 04 MINUTES 11 SECONDS EAST, A DISTANCE OF 742.83 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 1,000.00 FEET AND A CENTRAL ANGLE OF 08 DEGREES 13 MINUTES 53 SECONDS;

THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 143.66 FEET;
THENCE NORTH 12 DEGREES 50 MINUTES 19 SECONDS EAST, A DISTANCE OF 271.81 FEET TO A POINT ON A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT BEARS NORTH 12 DEGREES 50 MINUTES 19 SECONDS EAST, A RADIAL DISTANCE OF 1,500.00 FEET;

THENCE NORTHWesterLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 35 DEGREES 50 MINUTES 47 SECONDS, A DISTANCE OF 938.45 FEET;

THENCE NORTH 43 DEGREES 31 MINUTES 21 SECONDS EAST, A DISTANCE OF 1,422.95 FEET;

THENCE SOUTH 46 DEGREES 28 MINUTES 39 SECONDS EAST, A DISTANCE OF 2,280.17 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED.

CONTAINING 4,857,223.6 SQUARE FEET OR 111.51 ACRES.
LEGAL DESCRIPTION FOR
LAND USE PLAN
MEDIUM / HIGH DENSITY RESIDENTIAL 4

A PARCEL OF LAND LOCATED IN A PORTION OF SECTIONS 1, 2, 11, 12 AND 13,
TOWNSHIP 4 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND
MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE FULLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 12;

THENCE SOUTH 00 DEGREES 45 MINUTES 18 SECONDS WEST ALONG THE EAST LINE
OF THE SOUTHEAST QUARTER OF SAID SECTION 12, A DISTANCE OF 1,205.18 FEET
TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED;

THENCE SOUTHERLY ALONG SAID EAST LINE, A DISTANCE OF 559.93 FEET;

THENCE NORTH 89 DEGREES 08 MINUTES 07 SECONDS WEST LEAVING SAID EAST
LINE, A DISTANCE OF 936.95 FEET;

THENCE SOUTH 00 DEGREES 45 MINUTES 18 SECONDS WEST, A DISTANCE OF 868.87
FEET;

THENCE SOUTH 89 DEGREES 08 MINUTES 07 SECONDS EAST, A DISTANCE OF 24.45
FEET;

THENCE SOUTH 00 DEGREES 45 MINUTES 24 SECONDS WEST, A DISTANCE OF 775.75
FEET; TO A POINT ON A NON TANGENT CURVE TO THE LEFT, OF WHICH THE
RADIUS POINT BEARS SOUTH 06 DEGREES 01 MINUTES 23 SECONDS EAST, A RADIAL
DISTANCE OF 700.00 FEET;

THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL
ANGLE OF 02 DEGREES 38 MINUTES 01 SECONDS, A DISTANCE OF 32.18 FEET;
THENCE SOUTH 03 DEGREES 36 MINUTES 41 SECONDS EAST, A DISTANCE OF 169.03 FEET;

THENCE SOUTH 23 DEGREES 50 MINUTES 35 SECONDS WEST, A DISTANCE OF 1,667.72 FEET TO A POINT ON THE NORTHEASTERLY RIGHT OF WAY OF THE ATCHISON, TOPEKA & SANTÉ FE RAIL ROAD;

THENCE NORTH 46 DEGREES 13 MINUTES 34 SECONDS WEST ALONG SAID NORTHEASTERLY RIGHT OF WAY, A DISTANCE OF 1,765.57 FEET;

THENCE NORTH 43 DEGREES 46 MINUTES 26 SECONDS EAST LEAVING SAID NORTHEASTERLY RIGHT OF WAY, A DISTANCE OF 793.74 FEET; TO A POINT ON A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT BEARS NORTH 48 DEGREES 11 MINUTES 32 SECONDS EAST, A RADIAL DISTANCE OF 700.00 FEET;

THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 87 DEGREES 31 MINUTES 35 SECONDS, A DISTANCE OF 1,069.34 FEET;

THENCE NORTH 45 DEGREES 43 MINUTES 07 SECONDS EAST, A DISTANCE OF 105.27 FEET;

THENCE NORTH 46 DEGREES 58 MINUTES 31 SECONDS WEST, A DISTANCE OF 141.00 FEET;

THENCE NORTH 44 DEGREES 16 MINUTES 53 SECONDS WEST, A DISTANCE OF 701.89 FEET;

THENCE NORTH 45 DEGREES 43 MINUTES 07 SECONDS EAST, A DISTANCE OF 694.89 FEET;

THENCE SOUTH 89 DEGREES 14 MINUTES 42 SECONDS EAST, A DISTANCE OF 2,350.07 FEET TO THE POINT OF BEGINNING OF THE PARCEL HERIN DESCRIBED.

CONTAINING 5,914,529.3 SQUARE FEET OR 135.78 ACRES.
LEGAL DESCRIPTION FOR
LAND USE PLAN
MEDIUM / HIGH DENSITY RESIDENTIAL 4

A PARCEL OF LAND LOCATED IN A PORTION OF SECTIONS 1, 2, 11, 12 AND 13,
TOWNSHIP 4 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND
MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE FULLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 12;

THENCE SOUTH 00 DEGREES 45 MINUTES 18 SECONDS WEST ALONG THE EAST LINE
OF THE SOUTHEAST QUARTER OF SAID SECTION 12, A DISTANCE OF 1,205.18 FEET
TO THE POINT OF BEGINNING OF THE PARCEL HEREBIN DESCRIBED;

THENCE SOUTHERLY ALONG SAID EAST LINE, A DISTANCE OF 559.93 FEET;

THENCE NORTH 89 DEGREES 08 MINUTES 07 SECONDS WEST LEAVING SAID EAST LINE, A DISTANCE OF 936.95 FEET;

THENCE SOUTH 00 DEGREES 45 MINUTES 18 SECONDS WEST, A DISTANCE OF 868.87 FEET;

THENCE SOUTH 89 DEGREES 08 MINUTES 07 SECONDS EAST, A DISTANCE OF 24.45 FEET;

THENCE SOUTH 00 DEGREES 45 MINUTES 24 SECONDS WEST, A DISTANCE OF 775.75 FEET; TO A POINT ON A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT BEARS SOUTH 06 DEGREES 01 MINUTES 23 SECONDS EAST, A RADIAL DISTANCE OF 700.00 FEET;

THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02 DEGREES 38 MINUTES 01 SECONDS, A DISTANCE OF 32.18 FEET;
THENCE SOUTH 03 DEGREES 36 MINUTES 41 SECONDS EAST, A DISTANCE OF 169.03 FEET;

THENCE SOUTH 23 DEGREES 50 MINUTES 35 SECONDS WEST, A DISTANCE OF 1,667.72 FEET TO A POINT ON THE NORTHEASTERLY RIGHT OF WAY OF THE ATCHISON, TOPEKA & SANTÉ FE RAIL ROAD;

THENCE NORTH 46 DEGREES 13 MINUTES 34 SECONDS WEST ALONG SAID NORTHEASTERLY RIGHT OF WAY, A DISTANCE OF 1,765.57 FEET;

THENCE NORTH 43 DEGREES 46 MINUTES 26 SECONDS EAST LEAVING SAID NORTHEASTERLY RIGHT OF WAY, A DISTANCE OF 793.74 FEET; TO A POINT ON A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT BEARS NORTH 48 DEGREES 11 MINUTES 32 SECONDS EAST, A RADIAL DISTANCE OF 700.00 FEET;

THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 87 DEGREES 31 MINUTES 35 SECONDS, A DISTANCE OF 1,069.34 FEET;

THENCE NORTH 45 DEGREES 43 MINUTES 07 SECONDS EAST, A DISTANCE OF 105.27 FEET;

THENCE NORTH 46 DEGREES 58 MINUTES 31 SECONDS WEST, A DISTANCE OF 141.00 FEET;

THENCE NORTH 44 DEGREES 16 MINUTES 53 SECONDS WEST, A DISTANCE OF 701.89 FEET;

THENCE NORTH 45 DEGREES 43 MINUTES 07 SECONDS EAST, A DISTANCE OF 694.89 FEET;

THENCE SOUTH 89 DEGREES 14 MINUTES 42 SECONDS EAST, A DISTANCE OF 2,350.07 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED.

CONTAINING 5,914,529.3 SQUARE FEET OR 135.78 ACRES.
LEGAL DESCRIPTION FOR
LAND USE PLAN
COMMERCIAL 5

A PARCEL OF LAND LOCATED IN A PORTION OF SECTIONS 12 AND 13, TOWNSHIP 4 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE FULLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 12;

THENCE SOUTH 00 DEGREES 45 MINUTES 18 SECONDS WEST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 12, A DISTANCE OF 1,765.11 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED;

THENCE SOUTHERLY ALONG SAID LINE, A DISTANCE OF 868.87 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 12;

THENCE SOUTH 00 DEGREES 45 MINUTES 24 SECONDS WEST ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 13, A DISTANCE OF 2,200.28 FEET TO A POINT ON A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT BEARS NORTH 76 DEGREES 50 MINUTES 09 SECONDS WEST, A RADIAL DISTANCE OF 2,346.38 FEET;

THENCE SOUTHWESTERLY LEAVING SAID EAST LINE AND PROCEEDING ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 20 DEGREES 35 MINUTES 48 SECONDS, A DISTANCE OF 843.48 FEET;

THENCE SOUTH 56 DEGREES 13 MINUTES 25 SECONDS EAST, A DISTANCE OF 20.00 FEET;

THENCE SOUTH 46 DEGREES 13 MINUTES 25 SECONDS EAST, A DISTANCE OF 419.98 FEET TO A POINT ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 13;
THENCE SOUTH 00 DEGREES 45 MINUTES 27 SECONDS WEST ALONG SAID EAST LINE, A DISTANCE OF 302.31 FEET;

THENCE NORTH 86 DEGREES 39 MINUTES 12 SECONDS WEST LEAVING SAID EAST LINE, A DISTANCE OF 84.93 FEET;

THENCE SOUTH 36 DEGREES 23 MINUTES 43 SECONDS WEST, A DISTANCE OF 229.50 FEET TO A POINT ON THE NORTHEASTERLY RIGHT OF WAY OF THE ATCHISON, TOPEKA & SANTÉ FE RAIL ROAD;

THENCE NORTH 46 DEGREES 13 MINUTES 34 SECONDS WEST ALONG SAID NORTHEASTERLY RIGHT OF WAY, A DISTANCE OF 1,869.45 FEET;

THENCE NORTH 23 DEGREES 50 MINUTES 35 SECONDS EAST LEAVING SAID NORTHEASTERLY RIGHT OF WAY, A DISTANCE OF 1,667.72 FEET;

THENCE NORTH 03 DEGREES 36 MINUTES 41 SECONDS WEST, A DISTANCE OF 169.03 FEET TO A POINT ON A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT BEARS SOUTH 08 DEGREES 39 MINUTES 24 SECONDS EAST, A RADIAL DISTANCE OF 700.00 FEET;

THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02 DEGREES 38 MINUTES 01 SECONDS, A DISTANCE OF 32.18 FEET;

THENCE NORTH 00 DEGREES 45 MINUTES 24 SECONDS EAST, A DISTANCE OF 775.75 FEET;

THENCE NORTH 89 DEGREES 08 MINUTES 07 SECONDS WEST, A DISTANCE OF 24.45 FEET;

THENCE NORTH 00 DEGREES 45 MINUTES 18 SECONDS EAST, A DISTANCE OF 868.87 FEET;

THENCE SOUTH 89 DEGREES 08 MINUTES 07 SECONDS EAST, A DISTANCE OF 936.95 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED.

CONTAINING 4,584,802.7 SQUARE FEET OR 105.25 ACRES.
ASANTE
EXISTING SITE CONDITIONS

LEGEND

EXISTING DRAINAGE PATTERN

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Maps © 2004 USGS

EXHIBIT
DATE: 4-15-204
N.T.S.

CVL PROJECT: 6046229
Asante PAD

General Plan Policy Checklist

1. Land Use:
   A. The majority of intense residential uses are located adjacent to Arterials (163rd Ave and Nicho).
   B. Medium to high density residential will consist of cluster type residential development. Due to impacts to large portions of the site, to develop at the intensity called for in the General Plan and to meet grading and drainage standards of the City, there will be little opportunity for natural open space.
   C. The project is not proximate to the locations listed.
   D. The project is part of an identified 'gateway' and will consist of a variety of commercial and residential uses integrated via multiple pedestrian connections, with portions of the commercial designed as pedestrian oriented development.
   E. The commercial is consolidated into a limited area, so does not constitute extended 'strip commercial'. The commercial will have freestanding pads, which is consistent with retail commercial development. Special pedestrian oriented areas will be provided and, with the linked integration of the residential uses, this will not look and feel like typical strip commercial.
   F. There are no sensitive land forms, vegetation or wildlife corridors. The site has been historically impacted by the auxiliary airfield and corridors cut off by the railroad and streets.
   G. Commercial uses are adjacent to 163rd Ave. and transition from higher density residential to lower density residential.
   H. Trails and open space corridors are designed to provide access between neighborhoods and recreational facilities.

2. Transportation:
   A. The site is dependent upon regional transportation systems and will coordinate as appropriate.
   B. Bicycle lanes or paths are provided on arterial and collector streets and a complete pedestrian trail system is being designed into the project.
   C. Pedestrian circulation will be demonstrated on plats and landscape plans that the City reviews and approves. The landscape concept plan shows a greenbelt system that will have pedestrian movement and access.
   D. On arterials and collectors, the sidewalks are detached and have bike lanes.
   E. Bicycle storage will be made available at commercial uses.
F. Traffic calming will be appropriately used within residential areas and will be approved by the City. Various methods will be considered including roundabouts, chokers, footballs, speed bumps. The specific technique will be oriented to the type of street and specific conditions; although most calming is anticipated to occur on collector streets, with local streets designed to prevent high speeds and pass-through traffic via the use of curvilinear streets and short lengths. The traffic engineer will be involved in specific calming solutions, so that appropriate traffic movement is provided for as well.

3. Economic Development:
   A. Appropriate transitions and buffers will be provided between commercial and residential uses.
   B. Major commercial uses are proposed in the gateway area.

4. Housing:
   A. Residential areas are appropriately located to avoid incompatible uses and an integrated pedestrian and vehicular system is planned. The site has been impacted with only limited natural environment in tact.
   B. No existing residential areas exist. A new residential project will be adjacent on the north that will be consistent with project quality and character.
   C. While there are no current residential immediately adjacent to the project, notification of adjacent landowners will occur and a neighborhood information meeting held.
   D. The project will provide extensive community facilities including an urban park, community park, neighborhood parks, mini-parks and tot lots -- all with recreation facilities and landscaping, and a fire station site
   E. Durable materials and design compatible with the region and competitive projects will be provided. A pedestrian trail system is included and transitions will utilize appropriate siting and landscaping to assure compatibility. Traffic patterns are designed to limit overflow and undesired overflow traffic. Community wide facilities are located on collector, not local streets.

5. Open Space and Recreation:
   A. Parks of all types and sizes are located throughout the project with easy access from all residential areas. Facilities appropriate to the type of park are provided and are listed in the narrative. The urban park will have ball fields, the community park, a lake, and all neighborhood and mini-parks will have ramadas and play areas. A neighborhood park is adjacent to the school site and open space will be utilized for drainage and retention facilities.
B. The project will exceed the six acres of open space per 1000 residents. See narrative.
C. The General Plan calls for an urban park, community park and neighborhood parks. These are provided. The neighborhood parks will be integrated within residential areas and be a part of the greenbelt system.
D. The project proposes open space at 10% of residential areas, which is consistent with PAD Ordinance requirements.
E. Parks, open space corridors with trails are included in phase 1 development.
F. There are remnants, but no active natural washes, due to upstream impacts. There are no 10% slopes on the property and no known saguaros.
G. No such features exist, rather the open space will be created for human usage and enjoyment.
H. There will be no development within 100-year floodplains and all drainage will be appropriately managed.
I. While there are no active channels, a system of surface drainage will be created to move water so as to protect residential areas and provide for recreational usage.
J. A thorough hydrology study will provide for management of historic flows and project generated run-off to pre-development flows.

6. Public Services/Cost of Development:
A. The developer will install all required on-site drainage facilities.
B. All drainage facilities will be designed and installed in accordance with City standards and requirements.
C. Public utilities and facilities will be installed by the developer and the service providers in accordance with applicable standards.
D. Project development costs will be borne by the developer and the City may assess its costs of public facilities and programs.
E. After consultation with Dysart School District #89, two 15-acre school sites have been identified for elementary schools. The developer will work with the school district to meet district needs.
F. The project is in the path of growth and infrastructure will be provided as required. In fact, this project will initiate sewage facilities that will eventually meet regional needs.

7. Environmental Planning/Water Resources:
A. The project will meet City requirements for well capacity and water supplies.
B. The project will meet City water supply and pressure requirements.
C. The project will meet City water line and ‘loop’ requirements.
D. All roadways will be paved to City standards.
E. There will be no development in flood prone areas and drainage facilities will be installed to prevent flooding.
F. Drought tolerant plant materials will be utilized. Appropriate water conservation fixtures will be available to residents.

G. Noise mitigation along Grand Ave./Railroad will be provided by a combination of walls, berms and landscaping.
Conceptual View
Retail Power Center
163rd Avenue & Grand Avenue
Surprise, Arizona
CONCEPTUAL TYPICAL NON COVERED WALK
NWC GRAND AVE. & 163rd AVE.
SURPRISE, ARIZONA
CONCEPTUAL MAIN ENTRANCE FROM COMMERCIAL TO RESIDENTIAL
NWC GRAND AVE. & 163rd AVE.
SURPRISE, ARIZONA
LOT AREA 3,200 S.F

TYPICAL EXAMPLE

ZERO LOT LINE

SCALE: 1"=30'  DATE: 5-14-04
LOT AREA 3,300 - 3,450 S.F

TYPICAL EXAMPLE

SCALE: 1"=30'  DATE: 5-6-04

Z LOT
MAJOR ARTERIAL STREET
N.T.S.
(10TH AVENUE & NICEO RD)

RESIDENTIAL COLLECTOR STREET WITH MEDIAN
N.T.S.

RESIDENTIAL MINOR COLLECTOR STREET
N.T.S.

MINOR ARTERIAL
N.T.S.
(HAPPY VALLEY RD)

LOCAL STREET
N.T.S.
NOTE: ALL LOCAL STREETS SHALL
HAVE PARKING ON ONE SIDE ONLY,
OPPOSITE SIDE FROM THE FIRE
HYDRANTS INSTALLED ALONG THE
STREETS IN THE PARCEL OR SUBDIVISION.
Commercial Development Concepts

Commercial/Residential Integration Concept:
The concept plan delineating pedestrian access between commercial and residential is conceptual in nature and intended to demonstrate that pedestrian connections will be made between these uses. The actual locations can only be determined as detailed design occurs. This plan does commit to pedestrian access, so as to create an integration of uses. These connections must be carefully designed so as to deal with ease of movement and, at the same time, provide buffers and transitions appropriate to the uses. Especially, the service areas of the commercial need to be screened with a combination of walls and landscape buffers in order to provide visual screening and safety-oriented separations, while allowing a free and easy pedestrian flow at appropriate points. Additionally, the commercial will be planned to provide for pedestrian movement between commercial areas by provided pleasant landscaped walkways between major commercial elements and link those uses adjacent to 163rd Ave. with those set back. See sketches

Sketch Elevations:
Perspectives of buildings complexes are conceptual in nature and intended to show only the scale and type of development. Detailed architectural treatments will be provided when site plans are submitted.

Pedestrian Walks and Entrances (4 sketches):
The sketches are intended to illustrate the nature and type of pedestrian linkages between commercial and adjacent residential developments. Characteristics of these connections are: Pedestrian scale that are visually transparent and well lit for safety purposes, while offering appropriate sense of entry and transition between use types. Portions of these walkways may be covered. Some walks will be along streets, others adjacent to buildings and some may occur between buildings. Appropriate landscaping and sitting areas can enhance the pedestrian experience and create an integration of what are normally disparate use types.
Note: Specific building designs & locations to be determined. Pedestrian access points are conceptual only. Specific locations to be shown on Plats/Site Plans.

ASANTE GATEWAY
Commercial/Residential Integration Concept
PROJECT ENTRY BRIDGE

WATER AQUEDUCT

PALM ELEMENT

ENTRY DRIVE

LAKE

SIDE PROJECT SIGN WALL

MULTI-PURPOSE TRAIL

MAIN PROJECT ENTRY

ASANTE PLANNED AREA DEVELOPMENT, SURPRISE AZ
LENNAR COMMUNITIES DEVELOPMENT, INC.
WATER AQUEDUCTS AT PROJECT ENTRY

ASANTE PLANNED AREA DEVELOPMENT, SURPRISE AZ
LENNAR COMMUNITIES DEVELOPMENT, INC.
STONE PROJECT SIGN WALL

ASANTE PLANNED AREA DEVELOPMENT, SURPRISE AZ
LENNAR COMMUNITIES DEVELOPMENT, INC.
COMMUNITY OPEN SPACE

ASANTE PLANNED AREA DEVELOPMENT, SURPRISE AZ
LENNAR COMMUNITIES DEVELOPMENT, INC.
LINEAR PARK ADJACENT TO RAILROAD

ASANTE PLANNED AREA DEVELOPMENT, SURPRISE AZ
LENNAR COMMUNITIES DEVELOPMENT, INC.
PROJECT WALLS

ASANTE PLANNED AREA DEVELOPMENT, SURPRISE AZ
LENNAR COMMUNITIES DEVELOPMENT, INC.
COMMUNITY OPEN SPACE

ASANTE PLANNED AREA DEVELOPMENT, SURPRISE AZ
LENNAR COMMUNITIES DEVELOPMENT, INC.
LINEAR PARK ADJACENT TO RAILROAD

ASANTE PLANNED AREA DEVELOPMENT, SURPRISE AZ
LENNAR COMMUNITIES DEVELOPMENT, INC.
PROJECT WALL COLOR OPTIONS

ASANTE PLANNED AREA DEVELOPMENT, SURPRISE AZ
LENNAR COMMUNITIES DEVELOPMENT, INC.
TYPICAL STREET SECTIONS

ASANTE PLANNED AREA DEVELOPMENT, SURPRISE AZ
LENNAR COMMUNITIES DEVELOPMENT, INC.
NOTE: PHASING LINES ARE SUBJECT TO CHANGE DUE TO MARKET AND ENGINEERING CONDITIONS. ANY CHANGES DO NOT CONSTITUTE A PAD AMENDMENT.

PHASING PLAN
ASANTE PAD, SURPRISE, AZ
LENNAR COMMUNITIES DEVELOPMENT, INC.
Monday, October 04, 2004

Shelley Hohman  
City of Surprise Development Services  
12425 W. Bell Road, Ste. E-205  
Surprise, AZ 85374  
Fax: 623-583-6108

RE: Asante

Dear Ms. Shelley Hohman,

Thank you for your continued cooperation with the Dysart Unified School District.

After reviewing the proposal from Lennar Communities on Asante, we have no objections to the proposed project; provided we receive a development agreement from the developer.

The proposed project is to be built at the northwest corner of Grand Ave and 163rd Ave. As we understand it, the project will add a mix of medium and high density residential and single family residential housing units totaling 13,406 to the DUSD boundaries. Although no formal document has been drawn, we expect to receive $1,000 per unit and two 15-acre school site within the Asante development. Mr. Scott Switzer from Lennar has been working with the District on the placement of schools within the planned community of Asante. The location and size of these properties is acceptable to the District. The District fully intends to use the property for the construction of K-8 schools. Date of construction depends on approval of the school site by the Arizona School Facilities Board and the installation of appropriate infrastructure.

Mr. Switzer may contact Mr. Don Peters at (602) 248-2900 and Mr. Peters will be happy to draft an agreement to formalize this transaction.

We appreciate the value you place upon public schools in your planned community. We hope that we can continue working together to build attractive communities.

Sincerely,

Vern Wolfe
Senior Planning Specialist

[Signature]

Mr. Scott Thompson
Mr. Don Peters
Mr. Scott Switzer

Asante 10-4-04.doc www.dysart.org 10/05/2004
11/2/04

Don Peters
Miller LaSota & Peters
5225 N. Central, Suite 235
Phoenix, AZ 85012

Re: Asante Donation Agreement

Dear Mr. Peters;

Thank you for talking with me today regarding the Donation Agreement. I have attached a copy of a letter I received from Vern Wolfley, Dysart School District, in which he stated the support of DUSD for the Asante project. There are a couple of points in Mr. Wolfley's letter that need to be clarified:

1. The letter states that there will be 13,406 total building units added to the DUSD boundaries. I think this project may have been crossed with another. There are 6,703 total residential units planned for this development with the true number of units to be realized during the Preliminary Plat and Final Plat process.

2. The letter also states that DUSD "expects to receive $1,000 per unit and two 15-acre school sites". Per our phone conversation today this should be corrected to read as "$1,000 per unit and the donation of two 15-acre school sites. The school sites dollar value shall be deducted from the total per unit amount due".

I would appreciate a return e-mail or letter with your concurrence of the above points. Attached you will find a color land use map of the Asante project for your use. The K-8 school sites are shown in blue on this map.

Thank you again for discussing the Asante Donation Agreement with me. Lennar looks forward to continued cooperation with DUSD as this project moves along. Please contact me if you have any questions regarding this project.

Sincerely,

Scott M. Switzer
Land Acquisition Manager
Scott, this will confirm that your understanding is correct. The donation that the Dysart District asks is $1,000 per unit total. The value of any school sites that may be donated will be credited against cash donations that would otherwise be made.

I also acknowledge that you have indicated that the number of houses that will be built has changed.

Let me know if you need more.

Don Peters
Miller LeBota & Peters, PLC
3228 North Central, Suite 235
Phoenix, Arizona 85012
Tel 602 248 2900
Fax 602 248 2949
12-7-05

Andy Jochums  
City of Surprise  
12425 W. Bell Road  
Suite D-100  
Surprise, Arizona 85374

Re: City of Surprise Ordinance – 04-41

Dear Andy;

Per staff recommendations regarding PAD 04-124, Lennar Communities Development, Inc. understands and agrees with the following:

Standard Stipulations - a, b, c, d

Special Stipulations - e, f, g, h, i, j, k, l, m

Said Stipulations are stated in City of Surprise Ordinance 04-41, as re-approved 11/23/04, and will be included in a special tab "M" to be added to the Asante PAD document. Five (5) copies of the revised PAD, as requested, are sent herewith for the Development Services Department library.

Please contact me if I can be of further assistance.

Sincerely,

Scott M. Switzer  
Land Acquisition Manager

Cc: Jay Kramer, Esq.  Fennemore Craig – 2 copies  
Greg Vogel  Arizona Land Advisors – 1 copy  
Azim Hameed, Esq. Mchr. Hackett, Pederson, Blakley & Randolph, P.C. – 1 copy
ORDINANCE NO. 04-41

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF THE CITY OF SURPRISE, ARIZONA, APPROVING THE PLANNED AREA DEVELOPMENT PAD04-124 FOR A PROJECT TO BE KNOWN AS ASANTE, CONSISTING OF CHANGING THE ZONING OF APPROXIMATELY 1,508 ACRES FROM R1-43 (SINGLE FAMILY RESIDENTIAL) TO PLANNED AREA DEVELOPMENT. SUBJECT SITE IS BOUNDED BY GRAND AVENUE TO THE SOUTH AND WEST, JOMAX ROAD TO THE NORTH AND 163rd AVENUE TO THE EAST.

WHEREAS, this Ordinance has been properly noticed for public hearing and the necessary hearings and opportunity for public input have been completed; and

WHEREAS, changes have occurred in the vicinity of Sections 1, 2, 11, 12 and 13, Township 4 North, Range 2 West of the Gila and Salt River Base and Meridian, which require that the zoning of a parcel of land in that area be changed; and

WHEREAS, rezoning of the subject property will not deprecate surrounding property values and, at the same time is in harmony with the purposes and intent of the zoning ordinance, the plan for the area, and the Surprise General Plan 2020; and

NOW THEREFORE BE IT ORDAINED, by the City Council of the City of Surprise, Arizona, that:

Section 1. This Ordinance is not of a general and permanent nature and shall not be codified.

Section 2. The property described in Exhibit A is rezoned from R1-43 (Single Family Residential) to Planned Area Development (PAD) with a development plan.

Section 3. The development plan for the property described on Exhibit B, entitled “Asante,” dated August 11, 2004, as application PAD04-124, a copy of which is on file in the Community and Economic Development Department, is approved.

Section 4. All present and future owners of the property described on Exhibit A shall develop the property only in accordance with the requirements
and exhibits found in the Asante PAD, and in compliance with the Stipulations contained in Exhibit C.

Section 5. The applicant shall submit a preliminary plat for the property or a portion thereof within twelve (12) months from the date the ordinance is approved, and the applicant shall pull a permit for construction within the property within thirty-six (36) months from the date the ordinance is approved. In the event either of the above do not occur within their respective time periods, the City Council shall take the appropriate action to revert the zoning being approved with this Ordinance.

Section 6. This ordinance shall become effective thirty-one (31) days after formal passage by the council.

PASSED AND ADOPTED this ________ day of ________________, 2004.

______________________________
Mayor - Joan H. Shafer

ATTEST: __________________________
APPROVED AS TO FORM:

City Clerk - Sherry A. Aguilar  City Attorney – Jeffrey Billie

YEAS: __________________________

NAYS: __________________________

Ordinance No. 04-41
RECOMMENDATIONS:  (PAD04-124)

Subject request is consistent with the Surprise General Plan 2020. Furthermore, approval of this request would allow for efficient and orderly development. Staff recommends that the Planning and Zoning Commission forward a recommend approval to the Mayor and Council for the zoning change to Planned Area Development (P.A.D.) for Asante (PAD04-124) subject to the following stipulations:

STANDARD STIPULATIONS:

a) Major changes to this P.A.D. with regard to use and intensity, must be processed as a revised application with approval by the City Council upon recommendation of the Planning and Zoning Commission. Minor changes to this P.A.D. may be administratively approved by the City Manager and the Community Development Director;

b) The applicant shall submit a Written Response to Stipulations. The Response to Stipulations shall consist of a written response to the approved stipulations and five (5) copies of the P.A.D. document revised as necessary to comply with these approved stipulations. Said submission must be under one (1) transmittal package and shall be submitted within fifteen (15) day of City Council approval;

c) All infrastructure shall be constructed pursuant to the provisions of 16.20 of the Surprise Municipal Code or an approved development agreement, whichever applies; and

d) The applicant shall include these stipulations (STANDARD and SPECIAL) and all necessary revisions to text and exhibits in the final P.A.D. document.

SPECIAL STIPULATIONS:

e) All items to which the P.A.D. document commits within the Design Guidelines compliance section of the zoning document are hereby stipulated;

f) By its submittal of the P.A.D., the applicant - as landowner - agrees and approves in writing to the open space designated in the approved P.A.D. plan;

g) Approval of the P.A.D. is contingent upon the Council approving the ordinance annexing the property into the city;

h) The lighting standard for the project shall be subject to further review and approval by the Community and Economic Development Director, and the applicant shall
comply with any adopted lighting standards that exist prior to the first final plat approval;

i) Prior to proceeding with any development, the applicant will be required to demonstrate ADOT’s and MCFCD’s conditional approval of the Deer Valley realignment to the 163rd Avenue intersection, or provide assurances that the alternate routing of 163rd Avenue to Deer Valley can still be accomplished;

j) All roadway and parking lot light fixtures to be full cut-off;

k) All mention of lakes and landscape irrigation in the PAD document shall indicate that reclaimed water must be used when available. The applicant shall also acknowledge that they will comply with the most current version of the City's Integrated Water Master Plan (I.W.M.P.) requirements, and

l) Applicant shall pay their proportionate share of the regional solution to the transportation that shall be addressed in the development agreement.

m) All residential units shall have a hot water recirculation system installed.
Asante Retail Center

Planned Area Development Amendment
Amendment Number 1

Zoning Case No. PADA______

123.08-Acres

NWC 163rd Avenue and Grand Avenue
Surprise, Arizona

Prepared for the City of Surprise, Arizona

Prepared by:
EARL, CURLEY & LAGARDE, P.C.
ATTORNEYS AT LAW

August 11, 2005

CITY OF SURPRISE
PLANNING AND ZONING DEPARTMENT
APPROVED

Case No.: PADA05-309
rez Comm. Approval: _____________
City Council Approval: 12/11/2005
B.O.A. Approval: _____________
Stipulations: _____________

RECEIVED
AUG 13 2005
COMMUNITY DEVELOPMENT
OFFICIAL APPLICATION FOR
PLANNED AREA DEVELOPMENT AMENDMENT, Minor/Major

Application Number: 04-05-309
Office Use Only
Date Filed: 8/15/05
Filing Fee: $800.00
Check No.: 
Received By: CMK
Receipt No.: 

** ** APPLICANT COMPLETES THIS SECTION ** **

NAME OF PROJECT: Asante Retail Center

PROPERTY ADDRESS/LOCATION: NWC of 163rd Avenue and Grand Avenue

PROPERTY LEGAL DESCRIPTION: See Attached Legal Description

Land Use Designation: "Mixed-Use Gateway" - Commercial & M/HDR
"Mixed-Use Gateway" - Commercial, M/HDR & LDR

# of LOTS 6 APN # 503-73-028W & 503-73-001C
ACREAGE 224.69 # gross acres 
# net acres

** ** PROPERTY OWNER OF RECORD OR AUTHORIZED REPRESENTATIVE
COMPLETES THIS SECTION ** **

NAME OF PROPERTY OWNER OF RECORD OR AUTHORIZED REPRESENTATIVE:
Kimco Barclay, Surprise II, LLC, An Arizona Limited Liability Company ATTN: Troy Eakin

ADDRESS: 15974 North 77th Street, Suite 100 CITY Scottsdale STATE Arizona ZIP 85260

PHONE: (480) 596-9399 FAX: (480) 596-6366

APPLICATION CONTACT: The person listed below will act as the applicant on my/company's behalf. Additionally, I understand that it is the applicant's responsibility to communicate any verbal or written communications on said application to other members of the development team, including, but not limited to, application comments, staff reports, action letters, meeting times, etc.

I hereby request that all verbal and written communication regarding this application be provided to:

NAME: Stephen C. Earl COMPANY: Earl, Curley and Lagarde P.C.

ADDRESS: 3101 North Central Avenue, Suite 1000 CITY Phoenix STATE Arizona ZIP 85012

PHONE: (602) 265-8094 FAX: (602) 265-2195

E-MAIL: searl@ecillaw.com

SIGNATURE OF APPOINTED CONTACT: 

OWNERSHIP VERIFICATION/AUTHORIZATION: Included in this application is a map/survey, which accurately portrays the parcel configuration and property dimensions, as reflected in the legal description. I hereby certify that the above information and attached information submitted as part of the requested application is correct, and that I am authorized to file an application on said property, being either the owner of record or an authorized employee of the owner.

All signatures must be identical to the property owner/company name given above unless an authorized owner representative is given. Attach an authorization letter from the property owner, if a representative is to be utilized.

PROPERTY OWNER OR AUTHORIZED REPRESENTATIVE: SEE LETTER OF AUTHORIZATION

PRINT NAME: 
SIGNATURE: 

DATE: AUGUST 15, 2005
Development Team

Owner/Developer:
Barclay Group
15974 N. 77th Street, Suite 100
Scottsdale, Arizona 85251
Contact: Trey Eakin
Telephone: (480) 596-9399

Architect:
Kurt D. Reed Associates, Inc.
7400 E. McDonald Drive, Suite 101
Scottsdale, Arizona  85250
Contact: Trish Flower
Phone: (480) 941-1440
Fax: (480) 948-1055

Attorney/Applicant:
Earl, Curley & Lagarde, P.C.
3101 N. Central Avenue, Suite 1000
Phoenix, Arizona  85012
Contact: Stephen C. Earl
Telephone: (602) 265-0094
Fax: (602) 265-2195
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Asante Overview

Asante is a 1,508-acre Planned Area Development ("PAD") by Lennar Communities Development, Inc., which was approved by the City Council last November 2004 with adoption of Ordinance #04-41. Asante is located north and within the 'V' formed by the intersection of Grand and 163rd Avenues and generally bounded by Grand Avenue, 163rd Avenue and Jomax Alignment.

The Asante master planned includes a variety of single family home ownership opportunities on various lot sizes and the opportunity for a major commercial development which will accommodate a broad range of neighborhood and community needs. The project integrates open space and recreation amenities to provide an exceptional quality of life for all of the future residents. The 1,508 gross acres master plan was approved with 101.3 gross acres for commercial uses and 1272.5 gross acres for a variety of residential uses, ranging from low density single family to medium to high density detached and attached single family and 134.3 gross acres were set aside for public parks/public facilities and school sites.

One of the key elements of the Asante PAD is its "Gateway" location. This "Asante Gateway" at 163rd Avenue and Grand Avenue is unique in that it is the only arterial connection across Grand Avenue in a 7-mile stretch and is located at the primary entry to the City's northeastern section, more commonly known as SPA-2 (Special Planning Area-2), which represents the major commercial node for the area. Given its strategic location, the Asante PAD envisioned a unique, high quality retail commercial environment with innovative site design and grouping of buildings, tree-lined boulevards, large landscape buffers along the major streets, clear and prominent entries, numerous pedestrian pathways linking plazas and buildings, and architectural focal points to support the "Gateway" theme.

PAD Amendment Request

Barclay Group, a national real estate company which focuses on high quality development of regional and community retail centers as well as smaller neighborhood shopping centers, is proposing to develop this gateway commercial area with a full range of high quality retail services for the regional and the immediate, emerging neighborhood.

Over the past decade, Barclay Group has developed more than thirty projects totaling over four million square feet of retail space in Arizona, Colorado, and Texas. Barclay Group’s continued growth is a direct result of its on-going commitment to meet the needs of the communities served through integrity, innovation, and quality.

Revisions and re-evaluation are necessary to keep up with the ever-changing market demands. Each master plan must keep pace with market trends and City and resident
Asante Retail Center

needs. It is for these reasons that Barclay Group is requesting this PAD Amendment.

This Amendment request seeks to increase the size of the commercial parcels in the gateway node (specifically parcels 1.2 COMM, 1.3 COMM, and 1.4 COMM as approved in the Asante PAD) from approximately 94.5 gross acres to 123.08 gross acres to allow a better mix and arrangement of high quality large and small users that will create the synergy critical to long term vitality of this project (see attached exhibits). Conversely, the adjacent M/HDR (Medium/High Density Residential) land use acreage will be reduced by the same amount of the commercial increase. This request also eliminates a collector road that originally bisected the commercial parcels and changes a difficult remnant M/HDR parcel into LDR (lot sizes of 63’ x120’) with appropriate buffers between the residential and commercial uses. Given the overall explosion of residential growth in SPA-2, this minor redistribution from some of the higher density residential into the commercial node and a new LDR parcel will not adverse the diversity of residential opportunities, but will vastly improve the diversity and overall up-scale nature and configuration of the commercial services.

Retailing has changed dramatically over the past 15 years and has become very specialized (from small convenience retail to neighborhood centers, to larger community centers, to power centers to regional malls). The intent of the proposed amendment is to interconnect the three approved commercial parcels into two parcels to allow for a better mix of uses and an overall enhancement to the commercial site layout at this gateway location. Although the two parcels are bisected by the proposed Tillman Boulevard the overall increase in commercial acreage allows each parcel to function better as one cohesive commercial center.

The expanded, cohesive commercial area allows for: a broader range of users; an updated parking field with improved vehicular circulation; better pedestrian circulation and expanded pedestrian amenities; more innovative building placements; and a much stronger economic base to secure name recognition and customer loyalty. All of the above identified design improvements are consistent with the City’s design guidelines and high expectations.

Special attention has been placed on the overall design character of the expanded commercial node to create the unique, upscale retail project desired by the City that will also create a true gathering place for this area to meet the broad range of retail services and amenities desired by residents. This design flair is evident in the attached site plan and architectural exhibits.

This amendment will provide an improved “main street” entry concept; a better site layout with better distribution of small and larger tenant buildings and parking; and a destination identity for entertainment, dining and shopping.

The new modified commercial parcel, “Parcel 1.2” (the southern portion of the commercial site plan) includes an entertainment venue, main street entrance, pads for retail shops and
Asante Retail Center

restaurants, and in-line stores to accommodate a wide range of retail users. This proposal will provide approximately 816,230 square feet of retail buildings. The project will utilize the high design standards proposed and expected from the Asante PAD. The amendment maintains the commercial development consolidated into a high profile entry area off Grand Avenue and the future 303 Loop. The proposed amendment acreage will reduce the adjacent M/HDR land use acreage and convert that into commercial and LDR. No other changes to the Asante PAD are proposed.

The northern portion of the conceptual site plan shows approximately 154,859 square feet of buildings on the new modified “Parcel 1.4” for a proposed neighborhood oriented center with smaller additional shops and pads conveniently located to serve the emerging residential area to the north and east. The additional area west of Parcel 1.4 has been incorporated to allow a more logical building orientation for a proposed grocery store to front onto the proposed Tillman Boulevard. This additional acreage also provides a better transition between the commercial development and residential uses to the west and north. Special pedestrian oriented areas will be provided to better link this neighborhood center with the residential uses. Appropriate landscaped buffers are being incorporated into the project to transition between the commercial and residential use.

The development proposal for the subject property is a community level power center and neighborhood market place having just under 1,000,000-square feet of building area. This site is situated in a very strategic location to capitalize on the well planned residential development of not only the Asante development, but the other existing and planned residential developments in Surprise and surrounding communities. Full build out of this gateway community shopping center will ultimately yield approximately 1,973 jobs. (123.08 acres x 43,560-sq. ft. x .20 lot coverage divided by 1000 x 1.84 = 1,973 additional jobs).

We believe that the impact of this expanded shopping and entertainment experience will be very positive for this area. The size and configuration of this expanded site allows for excellent exposure to both Grand Avenue and the future Loop 303. It also allows for strong pedestrian connections into the adjacent residential elements of the Asante master plan. Major new arterial streets improvements for 163rd Avenue and Tillman Boulevard are being installed with the Asante master plan that will provide convenient access to this shopping and entertainment experience for this entire trade area.

The proposed increase in commercial area helps maintain a diversity of commercial businesses within the community to support residents and visitor needs. Furthermore, this increase of commercial acreage contributes to the synergy of this master planned development as well as to the City’s long-term economic sustainability.

The following information has been included to demonstrate that the proposed Asante PAD Amendment will contribute to the orderly development of Surprise and meet the City’s goals, policies, and objectives as stated in the City of Surprise General Plan and applicable ordinances.
Existing Site Conditions

The subject site is generally level and slopes gently to the south and east with several drainage outlets under the railroad. Several 'blue-line' drainage courses are shown on the USGS map. The site is natural, vacant desert of dense to moderate growth of typical low-lying desert vegetation, including shrubs, bushes and trees. Several small ephemeral washes cross the property.

163rd Avenue runs along the east edge of the property. The 163rd Avenue right-of-way is currently 55 feet (from center line) and is improved as a two lane paved road. The west edge of the property is defined by the existing railroad track/right-of-way for BNSF Railroad and Grand Avenue. The railroad tracks are centered within an existing 200 ft. right-of-way. No other encumbrances or structures are on the property. The site location is shown in Tab F and Existing Site Conditions are shown on Tab E.

Access to the commercial site is generally obtained from 163rd Avenue and the proposed Tillman Boulevard. Tillman Boulevard bi-sects the commercial parcels and provides access to the neighborhood.

Cultural Survey/Environmental Assessment

A Phase I Environmental Assessment Report was completed by Geotechnical & Environmental Consultants dated October 2003, and the Class III Archaeological Survey was prepared for the property by David S. Boloyan Archaeological Services dated November 25, 2003.

The Phase I assessment did not find any evidence of hazardous or petroleum substances or recognized environmental conditions. Additional investigation was not recommended.

The Archaeological Survey recommended an archaeological clearance for the project as no sites were identified and the remains of the auxiliary field are not eligible for the National Register of Historic Places.

General Plan Consistency

This corner is designated on the Surprise General Plan ("General Plan") for "Mixed-Use Gateways." The property also falls within Special Planning Area #2 as shown in Surprise General Plan 2020. The location of the property in the context of the General Plan is shown in Tab B.
Asante Retail Center

This Gateway area is located at one of the primary entries to the northeastern section of the City and “is intended to provide a unique mixed-use area that makes a unified statement” to visitors who are entering this part of the City. As noted in the Surprise’s General Plan, “The Mixed-Use Gateways are intended to compliment the surrounding area while providing a mix of commercial, employment and public use... no one land use is intended to dominate a mixed-use gateway.”

When the Asante PAD zoning application was approved by the City Council last year, it approved a land use map that designated a mix of commercial and residential land uses throughout the master-planned community as well as the Gateway. This plan molded the Gateway land use envelope to have a north-south orientation to increase access and visibility of the Gateway land uses from both Grand Avenue and 163rd Avenue. This configuration maximized the likelihood of long-term viability for the commercial development supported by the higher intensity residential uses to the west. It was this PAD approval that designated the subject site for commercial uses.

The proposed PAD Amendment is consistent with the General Plan 2020 Land Use Plan. Since the “Mixed-Use Gateway” land use designation of this site is not being changed, no General Plan amendment is necessary. Commercial, low density, and medium/high density residential land uses are shown in the Mixed Use ‘Gateway’ area. The changes in acreage from Medium/High Density Residential to Commercial and Medium/High Density Residential to Low Density Residential are permitted land uses within the approved “Mixed-Use Gateway” designation that is shown on the general plan map and approved by the City Council.

**Gateway Commercial and M/HDR Land Use Tabulation**

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<tr>
<th>Uses</th>
<th>Approved PAD Acres (gross)</th>
<th>Revised PAD Acres (this request)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial (Parcels 1.2, 1.3, &amp; 1.4)</td>
<td>94.5</td>
<td>123.08</td>
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<td><strong>Total</strong></td>
<td><strong>222.40</strong></td>
<td><strong>224.69</strong></td>
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</table>
Land Use & Zoning

As noted earlier, the 94.5 acre subject property is currently vacant and designated for commercial uses pursuant to the List of Permitted Uses in the approved Asante PAD. This Amendment proposes to amend the PAD to allow additional complimentary commercial uses (pursuant to the C-2/C-3 zoning districts) within the addition proposed acreage. Please refer to the Asante Planned Area Development Plan for further land use and zoning information and land use allocations. The purpose and intent of adding this strip of additional acreage into the existing commercial node is to significantly improve the diversity and mix of retail, entertainment and lifestyle uses in an innovative configuration to enhance its gateway appeal.

Approved Land Use Plan with Amendment

The overall land use plan is shown in Tab F of the approved Asante PAD. The proposed changes from this PAD Amendment are located within the shaded area of the chart below. No other changes are being proposed.

<table>
<thead>
<tr>
<th>Area</th>
<th>Use*</th>
<th>Approved Area (Gr)</th>
<th>Base Zone**</th>
<th>Comment</th>
<th>Amended Area (Gr)</th>
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<td>Comm</td>
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<tr>
<td>1.6</td>
<td>M/HDR</td>
<td>30.3</td>
<td>R-3</td>
<td>Combined into 1.5</td>
<td>30.96</td>
</tr>
<tr>
<td>1.16</td>
<td>M/HDR</td>
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<td>R-1,R-2,R-3</td>
<td>M/HDR Combined into 1.16. – Now Public Facility /Wellsite</td>
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*Uses: Comm = Commercial; M/HDR = Medium/High Density Residential; LDR = Low Density Residential

**All base districts are PAD overlay.

Commercial Development Standards

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<th>Base Zone</th>
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<tbody>
<tr>
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<td>1.1,1.2,1.3</td>
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</table>
All development standards of City of Surprise Zoning Ordinance C-2 and C-3 shall apply.

**Site and Architectural Design:**

The commercial development will comply with and enhance the theme and aesthetics that have been approved with the Asante PAD. The buildings will be designed with an overall consistent theme for all parcels. Consistency will also be maintained in landscaping materials, perimeter walls and monumentation. Architectural design and site plans will utilize the City of Surprise Design Manuals in establishing site specific designs and plans.

The attached conceptual architectural elevations for the center illustrate the quality and unique character intended for this shopping center (see attached Exhibits).

The conceptual building facades provide a variety of architectural elements such as pedestrian friendly covered walkways, trellis canopies, various roof lines with different roof overhang designs for shade, cornice details, framed stucco architectural features, good use of warm earth tone colors, modernized glazing and various horizontal banding, and offsets in the building themselves are used to stimulate visual interest. Additionally, height is created at entry canopies with additional architectural details to act as focal points in the design. The combination of height, storefront glazing and enhanced architectural features help create strong entry statements. Horizontal bands which consists of color and/or material changes are used for vertical relief and interest along the portions of the buildings.

Special efforts have been taken to create a “life-style” oriented design conducive to pedestrian usage and enjoyment. Multiple pedestrian connections will be made between retail and residential uses so as to integrate uses for convenient pedestrian access. The conceptual plan must take into consideration the topography of the site. The site’s topography and orientation to arterials creates the need for a circulation system that: provides access from perimeter streets into the shopping center and allows circulation between retail components on both sides of the street. The design challenge is to honor the City’s access policies for the proposed Tillman Boulevard but also to provide convenient access to all retail uses.

This circulation system proposes a variety of access points into both centers. A new arterial street (Tillman Boulevard) is proposed between the two parcels. This arterial street allows north/south access driveways into the shopping center. It also provides future access to planned residential properties to the north and east. As an arterial street, Tillman Boulevard intersects with 163rd Avenue. Major entrances to the shopping center are designated off of 163rd Avenue and off of the proposed Tillman Boulevard. The driveway entrances into the shopping center pull traffic off the arterials into an internal circulation system that allows access to all portions of the shopping center and freestanding retail pads. A traffic signal is proposed to allow safe circulation between the north and south
**Streets Circulation**

The site is currently served by 163rd Avenue, an existing 110’ ROW, which intersects with Grand Avenue at the south end of the property. 163rd Avenue extends to Dove Valley Road to the north.

The commercial site is bi-sected by a new arterial street, the proposed Tillman Boulevard, which is proposed to link to 163rd Ave at the Pinnacle Peak Road alignment and continue to the northwest generally parallel to Grand Avenue eventually connecting to Jomax Road.

No changes in street classification or rights-of-way approved as part of the Asante PAD are proposed with this Amendment. The Street Classifications approved as part of the original zoning are as follows:

- Arterial (163rd Ave and Tillman Boulevard): 135 ft. ROW
- Minor Arterial (Happy Valley Road): 110 ft ROW
- Collectors: 70 ft and 60 ft. ROW
- Local Street: 50 ft. ROW

*See Tab H of the Approved Asante PAD for proposed Street Sections.*

**Infrastructure Improvements**

Please refer to the Approved Asante Planned Area Development Plan for information on existing infrastructure improvements.

**Public Services**

- **Water**
  
  The Asante PAD falls within the jurisdiction of three water service franchise areas: Beardsley Water Company, City of Surprise and Arizona American Water Company. Initial commercial development is within the Arizona American Water Co. and City of Surprise service area and phase 1 residential areas are within the City of Surprise service area. A reservoir site has been proposed at the north end of the overall Asante site.

  Lennar, the Master Developer of the Asante project, is in the process of acquiring the Beardsley Water Company service area on property. It is their plan to give this service
not only the Asante development, but the other existing and planned residential developments in Surprise and surrounding communities for both revenues and employees. This amendment will provide significant tax revenues to the City as well as convenient shopping for local citizens. We believe that this amendment will contribute positively to the well planned growth of the City of Surprise and its enviable high quality of life. The center will become a well known destination for entertainment, dining and unique shopping experiences which will utilize the high standards originally proposed and approved for the Asante PAD. We respectfully request approval of this PAD Amendment and look forward to moving into project implementation.
ASANTE RETAIL CENTER
Land Use Designation = “Mixed-Use Gateway”
NOTE: OPEN SPACE TRACTS & CORRIDORS ARE NOT TO SCALE

COMMERCIAL
M/HDR MEDIUM/HIGH DENSITY RESIDENTIAL (6-15 DU/AC)
LDR LOW DENSITY RESIDENTIAL (3-5 DU/AC)
ES ELEMENTARY SCHOOL SITE
PP/F PUBLIC PARK/FACILITY

GATEWAY AREA

LAND USE TABULATION

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<th>PUBLIC PARK/FAC</th>
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<th>ELMA SCHOOL</th>
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<tbody>
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<td>682.2 AC</td>
<td>31.1 AC</td>
<td>105.2 AC</td>
<td>1,388.5 AC</td>
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LAND USE PLAN

ASANTE PAD, SURPRISE, AZ
LENNAR COMMUNITIES DEVELOPMENT, INC.
LEGAL DESCRIPTION

COMM-2
(Gross)

A parcel of land located within the East Half of Section 13, Township 4 North, Range 2 West, of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

Commencing at the northeast corner of said Section 13, from which the east quarter corner of said section bears South 00°45'24" West 2,633.94 feet;

Thence South 00°45'24" West 940.92 feet along the east line of the northeast quarter of said section, to the Point of Beginning;

Thence continuing along said east line, South 00°45'24" West 754.78 feet, to the beginning of a curve, concave northwesterly, having a radius of 2,291.83 feet, said curve being the centerline of a declared county roadway, as described in Document No. 85-554298, and further described in Document No. 86-306100, of the Maricopa County records;

Thence southwesterly 1,320.87 feet along said roadway centerline, and along the arc of said curve, through a central angle of 33°01'18";

Thence continuing along said roadway centerline, South 33°46'42" West 497.79 feet, to a point on the northeasterly right-of-way line of the two hundred foot (200') wide Atchison, Topeka and Santa Fe Railway corridor;

Thence North 46°13'34" West 1,276.09 feet along said right-of-way line;

Thence leaving said right-of-way line, North 23°32'06" East 1,673.35 feet;

Thence North 03°00'00" West 167.02 feet, to the beginning of a non-tangent curve, concave southerly, to which point a radial line bears North 08°29'05" West;

Thence easterly 353.29 feet along the arc of said curve, having a radius of 700.00 feet, through a central angle of 28°55'01";
Thence South 69°34'04" East 214.77 feet to the beginning of a curve, concave northeasterly, having a radius of 940.00 feet;

Thence southeasterly 322.80 feet along the arc of said curve, through a central angle of 19°40'32";

Thence South 89°14'36" East 70.75 feet to the Point of Beginning.

Said parcel contains 60.1361 acres, more or less.
LEGAL DESCRIPTION

COMM-3
(Gross)

A parcel of land located within the Northeast Quarter of Section 13, Township 4 North,
Range 2 West, of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly
described as follows:

Beginning at the northeast corner of said Section 13, from which the east quarter corner of said
section bears South 00°45'24" West 2,633.94 feet;

Thence South 00°45'24" West 940.92 feet along the east line of the northeast quarter of said
section;

Thence leaving said section line, North 89°14'36" West 70.75 feet, to the beginning of a curve,
concave northeasterly, having a radius of 940.00 feet;

Thence northwesterly 322.80 feet along the arc of said curve, through a central angle of 19°40'32";

Thence North 69°34'04" West 214.77 feet, to the beginning of a curve, concave southwesterly,
having a radius of 700.00 feet;

Thence northwesterly 336.55 feet along the arc of said curve, through a central angle of 27°32'49";

Thence North 00°00'00" East 781.27 feet, to the north line of said northeast quarter of
Section 13;

Thence South 89°08'07" East 931.34 feet along said north line, to the Point of Beginning.

Said parcel contains 18.2499 acres, more or less.
Thence easterly 12.88 feet along the arc of said curve, having a radius of 1,500.00 feet, through a central angle of 00°29'31", to the said south line of the southeast quarter of Section 12;

Thence South 89°08'07" East 356.04 feet to the Point of Beginning.

EXCEPTING THEREFROM:

A parcel of land located within the Northeast Quarter of Section 13, Township 4 North, Range 2 West, of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

Commencing at the northeast corner of said Section 13, from which the north quarter corner of said section bears North 89°08'07" West 2,635.76 feet;

Thence North 89°08'07" West 931.34 feet along the north line of said northeast quarter of Section 13;

Thence South 00°00'00" East 746.01 feet, to the Point of Beginning;

Thence continuing South 00°00'00" East 35.26 feet, to the beginning of a non-tangent curve, concave southerly, to which point a radial line bears North 07°06'53" West;

Thence westerly 16.74 feet along the arc of said curve, having a radius of 700.00 feet, through a central angle of 01°22'12";

Thence South 03°00'00" East 35.17 feet, to the beginning of a non-tangent curve, concave southeasterly, to which point a radial line bears North 08°46'27" West;

Thence southwesterly 122.43 feet along the arc of said curve, having a radius of 665.00 feet, through a central angle of 10°32'54";

Thence South 70°40'39" West 191.06 feet, to the beginning of a curve, concave northwesterly, having a radius of 735.00 feet;

Thence southwesterly 213.53 feet along the arc of said curve, through a central angle of 16°38'44";

Thence North 09°06'47" East 71.67 feet, to the beginning of a non-tangent curve, concave northwesterly, to which point a radial line bears South 03°56'20" East;
Thence northeasterly 178.55 feet along the arc of said curve, having a radius of 665.00 feet, through a central angle of 15°23'02";

Thence North 70°40'39" East 191.06 feet, to the beginning of a curve, concave southeasterly, having a radius of 735.00 feet;

Thence northeasterly 160.97 feet along the arc of said curve, through a central angle of 12°32'54", to the Point of Beginning.

The net area of said parcel is 21.8713 acres, more or less.
Thence South 00°51'53" West 751.86 feet, to the Point of Beginning.

Said parcel contains 27.7979 acres, more or less.
LEGAL DESCRIPTION

PARCEL 1.5

A parcel of land located within the Southeast Quarter of Section 12, Township 4 North, Range 2 West, of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

Commencing at the southeast corner of said Section 12, a brass cap in handhole, from which the east quarter corner of said section, a brass cap in handhole, bears North 00°45'18" East 2,633.98 feet;

Thence North 00°45'18" East 883.18 feet along the east line of said southeast quarter of Section 12;

Thence South 90°00'00" West 67.51 feet, to a point 67.50 feet west of said east line, and the Point of Beginning;

Thence continuing South 90°00'00" West 1,025.71 feet;

Thence South 00°51'53" West 47.32 feet;

Thence North 89°01'37" West 851.42 feet;

Thence North 00°58'23" East 546.67 feet;

Thence North 89°01'37" West 281.69 feet;

Thence North 67°27'03" West 135.97 feet;

Thence South 89°01'37" East 2,283.00 feet, to a point 67.50 feet west of said east line of the southeast quarter of Section 12;

Thence South 00°45'18" West 531.94 feet, 67.50 feet west of and parallel with said east line, to the Point of Beginning.

Said parcel contains 24.7736 acres, more or less.
LEGAL DESCRIPTION

ASANTE

SCHOOL SITE

A parcel of land located within the South Half of Section 12, and within the North Half of Section 13, Township 4 North, Range 2 West, of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

Commencing at the southwest corner of said Section 12, a 3/4 inch rebar, from which the south quarter corner of said section, a 5/8 inch rebar, bears South 89°08'30" East 2,635.37 feet;

Thence South 89°08'30" East 2,526.47 feet along the south line of the southwest quarter of said Section 12, to the Point of Beginning;

Thence North 43°46'26" East 263.90 feet;

Thence South 49°13'24" East 66.56 feet, to the beginning of a curve, concave southwesterly, having a radius of 15.00 feet;

Thence southeasterly 16.21 feet along the arc of said curve, through a central angle of 61°55'39", to the beginning of a reverse curve, concave northeasterly, having a radius of 70.00 feet;

Thence southeasterly 143.96 feet along the arc of said curve, through a central angle of 117°49'59";

Thence South 43°46'26" West 237.20 feet;

Thence South 46°13'34" East 476.00 feet;

Thence South 01°13'34" East 141.42 feet;

Thence South 43°46'26" West 750.00 feet;

Thence North 46°13'34" West 776.00 feet;

Thence North 43°46'26" East 827.09 feet, to the Point of Beginning.

Said parcel contains 16.0608 acres, more or less.
LEGAL DESCRIPTION

MEDIUM/HIGH DENSITY RESIDENTIAL PARCEL

A parcel of land located within the Southeast Quarter of Section 12, and within the North Half of Section 13, Township 4 North, Range 2 West, of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

Commencing at the northeast corner of said Section 13, a brass cap in handhole, from which the east quarter corner of said section, a brass cap in handhole, bears
South 00°45'24" West 2,633.94 feet;

Thence North 89°08'07" West 1,310.03 feet along the north line of the northeast quarter of said Section 13;

Thence South 00°51'53" West 67.34 feet, to the Point of Beginning;

Thence South 09°06'47" West 1,235.69 feet;

Thence South 25°38'16" West 569.76 feet;

Thence North 64°21'44" West 150.00 feet;

Thence South 43°46'26" West 150.00 feet, to a point two hundred feet (200') northeasterly of the northeasterly right-of-way line of the two hundred foot (200') wide Atchison, Topeka and Santa Fe Railway corridor;

Thence North 46°13'34" West 1,058.17 feet, parallel with and two hundred feet (200') northeasterly of said railway right-of-way line;

Thence North 43°46'26" East 750.00 feet;

Thence North 01°13'34" West 141.42 feet;

Thence North 46°13'34" West 476.00 feet;

Thence North 43°46'26" East 237.20 feet, to the beginning of a non-tangent curve, concave northwesterly, to which point a radial line bears South 15°07'44" East;
Thence northeasterly 92.24 feet along the arc of said curve, having a radius of 70.00 feet, through a central angle of 75°30'15'', to the beginning of a reverse curve, concave southeasterly, having a radius of 70.00 feet;

Thence northeasterly 50.59 feet along the arc of said curve, through a central angle of 41°24'35'';

Thence North 40°46'36'' East 107.03 feet;

Thence North 84°35'20'' East 43.30 feet, to the beginning of a non-tangent curve, concave northeasterly, to which point a radial line bears South 38°24'03'' West;

Thence southeasterly 1,004.26 feet along the arc of said curve, having a radius of 1,567.50 feet, through a central angle of 36°42'30'', to the Point of Beginning.

Said parcel contains 41.2782 acres, more or less.
COMPREHENSIVE SIGNAGE PROGRAM

LENNAR COMMUNITIES
"ASANTE"

APPLICANT:
Motivational Systems Inc.
7375 W. Buckeye Rd., Ste. 110
Phoenix, AZ 85043-4206
623/936-2680
623/936-2686 FAX

BUILDER:
Lennar Communities
1150 W. Grove Pkwy., Ste. 110
Tempe, AZ 85283
480/897-5541
Sara Taylor

COMMUNITY DEVELOPMENT

RECEIVED
JUL 18 2008
PROJECT NARRATIVE

The Asante Comprehensive Signage Plan describes and specifies the signage component of the overall Asante community design theme. The signage presented herein illustrates long term, temporary directional signs. The community is bounded by Happy Valley (North), Sarival/163rd Avenue (East), Grand Avenue (South) and Asante Blvd. North (West).

Well-designed and appropriately located signage will help visitors in easily identifying Asante community features and finding destinations including home sales. The individual sign type shown is intended to be used as determined by the developer for identification, information and to provide direction. Once the community is sold out, all temporary signage will be removed.

Taken altogether, the proposed sign program (shown on the following pages) continues to establish a consistent and appropriate theme that will enhance the aesthetic value of not only Asante, but of the City of Surprise as well.
PROPOSED SIGNAGE LOCATIONS:

1. NEC Asante & Pat Tillman Blvd. (East/West Read)  
   (APN# 503-73-001Y)

2. NWC Asante Blvd. & 163rd Avenue (East/West Read)  
   (APN# 503-73-001Y)

3. South side of Asante Blvd. – Tract A Unit 2 (East/West Read)  
   (APN# 503-73-001N)

4. North side of Pat Tillman Blvd., west of 163rd Ave. (East/West Read)  
   (APN# 503-73-001L). Note: See attached e-mail message dated 6/24/08 from property owner of this parcel granting permission to install signage at this location.

5. North side of Pat Tillman Blvd. – Tract N Unit 2  
   (North/South Read) (APN# 503-73-001N)

6. SEC Asante & Pat Tillman Blvd. – Tract N Unit 2  
   (North/South Read) (APN# 503-73-001N)
Total # Lots: 2,998
Total Acres: 961.32
LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED WITHIN THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 8 NORTH, RANGE 3 EAST, DOWNS, DICKINSON COUNTY, IOWA, TERMS OF WHICH READ AS FOLLOWS:

BEGINNING AT THE EAST CORNER OF SAID SECTION 15, BEARING A Bearing of 090° 00' 00" from the S:

THENCE NORTH 090° 00’ 00” WEST 1,200.00 FEET ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER;

THENCE LEAVING SAID EAST LINE, SOUTH 090° 00’ 00” WEST 1,200.00 FEET TO THE NORTHERN CROWN OF WADDELL AND PICKERING ROAD;

THENCE LEAVING SAID NORTHERN CROWN OF WADDELL AND PICKERING ROAD AS SHOWN ON SHEET 4, PAGE 11, OF DEED FILED IN OFFICE OF CLERK OF CIRCUIT COURT OF MONROE COUNTY, IOWA, AND THE BEGINNING OF PARCEL DESCIBED HEREBY.

THENCE SOUTH 90° 00’ 00” WEST 1,200.00 FEET;

THENCE NORTH 90° 00’ 00” WEST 1,200.00 FEET;

THENCE NORTH 90° 00’ 00” EAST 1,200.00 FEET;

THENCE SOUTH 90° 00’ 00” EAST 1,200.00 FEET;

THENCE SOUTH 090° 00’ 00” EAST 1,200.00 FEET TO THE WESTERN RIGHT-OF-WAY LINE AS SHOWN ON SHEET 4, PAGE 11, OF DEED FILED IN OFFICE OF CLERK OF CIRCUIT COURT OF MONROE COUNTY, IOWA.

THENCE ALONG SAID WESTERN RIGHT-OF-WAY LINE, SOUTH 90° 00’ 00” WEST 1,200.00 FEET, TO THE POINT OF BEGINNING OF PARCEL DESCIBED HEREBY.

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TOTAL: 0.2821 AC

TYPICAL SETBACK & KEY LOT DETAIL

SCALE: 1:40
Hi Scott-

Sorry, I forgot to get back to you. The sign is fine. Out of curiosity, what's it for?

Are your sales still starting next month? I couldn't find anything on the website.

Any news re Barclay?

Thanks,
Greg

Greg Linaman
Vice-President
P.B. Bell & Associates
8434 North 90th Street, Suite 100
Scottsdale, Arizona 85258
(480) 607-2407 (o)
(480) 951-2426 (f)
gel@pbell.com
www.pbell.com
Asante Planned Area Development
Minor PAD Amendment (Application Number PADA09-091 Asante)
Administrative Request to eliminate 4-feet Garage Requirement for 69 lots

SIGNATURE BLOCK
ADMINISTRATIVE APPROVAL

COMMUNITY DEVELOPMENT DIRECTOR

WATER SERVICES DIRECTOR

FIRE MARSHAL

CITY ENGINEER
Mr. Jeff Mihelich
Community Development Director
City of Surprise
12425 W. Bell Road, D-100
Surprise, Arizona 85374

RE: Asante Planned Area Development
Minor PAD Amendment (Application Number PADA09-091 Asante)
Administrative Request to eliminate 4-feet Garage Requirement for 69 lots

Dear Mr. Mihelich:

We are writing on behalf of our client, Lennar Communities Development, Inc. ("Lennar Communities"), to request approval of a minor administrative amendment, under the City Council adopted Stipulation “a” of the Asante PAD (PAD04-124), to allow 69 homes within the Asante Planned Area Development to be constructed without the additional 4-feet of storage space in the garage. Approval of this minor request will not change the approved number of lots, the approved lot sizes, building setbacks, or density within this subdivision or the overall Asante PAD.

We believe the development standard for extra storage space in the garage was originally requested back in 2004 previously to provide homeowners with a location to store trash bins that would allow convenient movement of the bins out to the street on collection day. To provide an equally convenient alternative for the movement of the bins, Lennar is willing, as a part of this minor amendment, to substitute a requirement on each of these homes to add a connecting sidewalk from the driveway to the side yard gate with concrete or other hard surface whenever the extra width in the garage is not provided.

**Background**

Asante is a 1,508-acre Planned Area Development ("PAD") by Lennar Communities which was approved by the City Council in November 2004 with adoption of Ordinance #04-41. Asante is located in the northern area of Surprise within the ‘V’ formed by the intersection of Grand and 163rd Avenues. It is generally bounded by Grand Avenue, 163rd Avenue and the Jomax Alignment.
Mr. Jeff Mihelich  
Revised May 7, 2009  
Page 2

The Asante master plan includes a variety of single family home ownership opportunities on various lot sizes, apartment living, extensive open space amenities, public services and the opportunity for a major commercial development to accommodate a broad range of neighborhood and community retail needs on 125 acres. The project integrates the 134 acres of parks/recreational amenities, school and municipal facility sites to provide an exceptional quality of life for all of its future residents.

In creating the foundational infrastructure and initial subdivision improvements for the Asante master plan, the Ownership has already invested approximately $180 million. These key infrastructure elements included SPA-2 Wastewater Treatment Plant, the upgraded intersection of 163rd and Grand Avenue and the AT&SF Railroad crossing, Pat Tillman Boulevard and Asante Boulevard, donation of school and fire station sites as well as 110+ acres of community and neighborhood park and open space in Phase One alone.

Request

Lennar Communities now seeks an administrative approval to allow a few new house plans on 69 lots without the strict requirement that, “the back or one side of the garage must contain an additional work/storage space at least four feet wide which extend along the entire length of the back or side” as provided in the development standards for the Asante PAD. This requested amendment would therefore apply to only approximately 1.4% of the 5,000 approved preliminary or final platted lots in Asante. And as earlier noted, Lennar Communities would substitute the requirement for these 69 homes, that they provide a concrete (or other hard surface) sidewalk link from the driveway to the side yard gate, whenever the extra four feet of width in the garage was not provided.

The 69 lots in question are located within the “Vistas at Asante” subdivision, which is located at the southwest corner of 163rd Avenue and Asante Boulevard. (See attached Vicinity Map and master plan layout). As previously mentioned, approval of these plans will not change the overall intent and vision of the Asante PAD or the approved number of lots, building setbacks lot sizes, or density. It merely seeks approval to add 5 new house plans in a designated area that would not have the strict requirement of the extra width in the garage.

Lennar Communities, a developer with a well deserved local and national reputation for outstanding quality of homes and communities, seeks this request to attract a broader spectrum of homebuyers to the project in order to jump start market interest and demand in this first phase. Given the early and extraordinary investment by Lennar Communities in this area and the subsequent economic recession that has devastated our valley and the nation, it is critically important to allow this minor design flexibility to stimulate home sales in this first phase.

To expand the variety of single family home options and to be more competitive in this most challenging of times, Lennar designed this new set of house plans for the western region. These 5 house plans have been approved in three other local jurisdictions and have been reviewed by the City’s Design Review staff. These new plans all exceed the City’s 100 point
minimum requirement for Product Lines by 45 extra points. Each of these additional house plans comes with 3 different elevation options. When consideration is given to the proposed number of house plans (7 in total, two house plans have already been approved), and the 3 different elevations offered for each house plan, there will be 21 different plan options (Floorplans and Elevations of the new plans are attached). Lennar believes that with the introduction of these new Plans they can save homebuyers approximately $20,000 per home, which in turn will bring new vitality and enthusiasm for the project.

We believe it is important to allow a mixture of residential housing options in this initial phase that will both foster a quality living environment at an affordable price and establish a solid foundation for the long term stability of this master plan. This minor request does not change the overall vision for Asante. We respectfully request approval of this minor request so that Lennar can move forward with confidence in developing out Phase 1 of Asante.

If you have any questions or if you would like to discuss this request further, please do not hesitate to contact me.

Very Truly Yours,

[Signature]

Stephen C. Earl

SCE/rot

Attachments: As stated.

O:\INDEX\LENNAR\067-Grant\Asante PAD Amendment\Asante House Product Justification letter - FINAL 4 17 09 (REVISED 4 09)49lots.doc
Subject Site
Vistas at Asante
AREA WHERE PROPOSED PRODUCT WILL BE BUILT

ASANTE
Surprise, Arizona
# ASANTE
## THE DESERT SERIES

### List of Plans
(Already approved and building at Asante)

<table>
<thead>
<tr>
<th>No.</th>
<th>Square Feet</th>
<th>Description</th>
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<td>45-1</td>
<td>1563</td>
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<td>45-2</td>
<td>1794</td>
<td>Single Story, 4 Bedrooms, 2 Bathrooms, Dining/Great Room, Choice of Craftsman, Ranch, Mediterranean architectural styles</td>
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<td>4517</td>
<td>2437</td>
<td>Two Story, 3 bedrooms, 2 ½ baths, Great Room/Nook, Bonus Room (2nd floor), Choice of Craftsman, Ranch, Mediterranean</td>
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<td>45-6</td>
<td>2505</td>
<td>Two Story, 4 Bedrooms (master down), 2 ½ Bathrooms, Dining/Great Room/Flex/Loft, Choice of Craftsman, Ranch, Mediterranean architectural styles</td>
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<tr>
<td>45-8</td>
<td>2507</td>
<td>Two Story, 4 Bedrooms, 3 Bathrooms, Dining/Great Room/Flex/Loft, Choice of Craftsman, Ranch, Mediterranean architectural styles</td>
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<td>45-7</td>
<td>2767</td>
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<td>4524</td>
<td>2658</td>
<td>Two Story, 4 Bedrooms, 2 ½ Bathrooms, Formal Living Room/Dining Room, Family Room, Nook, Choice of Craftsman, Ranch, Mediterranean</td>
</tr>
</tbody>
</table>

LENNAR®
Homesites where proposed product will be built — 69 homesites
MODELS
45-8
MODELS
45-7
MODELS
45-6
MODELS
45-2
WALL SCHEDULE

AREA CALCULATIONS

PLAN 45-8
Asante
Planned Area
Development
Surprise, AZ

Lennar Communities Development, Inc.
(Amended 6-26-12)
(Approved 11-24-04)
(2-11-04)
(7-14-04)
(4-21-04)

ReSEED Advisors
Asante

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<th>Case Number</th>
<th>Approval Date</th>
<th>Approval Doc.</th>
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<td>11/24/2004</td>
<td>Ordinance 04-41</td>
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<td>Land Use Revision</td>
<td>PADA05-309</td>
<td>12/01/2005</td>
<td>Ordinance 05-57</td>
<td>102</td>
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<td>Sign Program</td>
<td>PADA08-147</td>
<td>08/15/2008</td>
<td>Administrative</td>
<td>139</td>
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<td>Home Product Change</td>
<td>PADA09-091</td>
<td>06/09/2009</td>
<td>Administrative</td>
<td>159</td>
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<td>FS12-083</td>
<td>06/26/2012</td>
<td>Ordinance 2012-07</td>
<td>199</td>
</tr>
</tbody>
</table>
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Asante Planned Area Development (PAD)

Purpose of Request

The purpose of this request is to obtain PAD zoning for approximately 1508.1 gross acres of land located at the northwest corner of Grand Avenue and 163'd Avenue. The following information will demonstrate that the proposed Asante PAD (known as Ni/McRae Property) will contribute to the orderly development of Surprise and meet the City’s goals and policies as stated in the City of Surprise General Plan and applicable ordinances.

Introduction

The proposed Asante PAD is intended for a combination of commercial and residential uses planned in a comprehensive manner that will contribute to the quality of the city and provide nearby shopping and a quality residential living environment. The project will be developed over multiple phases by a number of developers and builders, some of whom have not yet been identified due to the size and complexity of the project. The master developer is Lennar Communities Development, Inc., a developer with both local and national experience and a reputation for outstanding quality of homes and communities. The property will be developed over approximately 15-20 years and all required services will be built in conjunction with the project.

Project Description

The overall land proposed for development consists of approximately 1508.1 gross acres, of which 117.1 gross acres is designated for commercial uses and 1251.7 gross acres is planned for a variety of residential uses, ranging from low density single family to medium to high density detached and attached single family and multi-family housing. 139.3 gross acres is set aside for public parks/public facilities and school sites. The project has been designed to integrate open space and recreation to provide an exceptional quality of life for all of the future residents. Located north and within the ‘V’ formed by the intersection of Grand and 163’d Avenues the property is under two ownerships - LCD Asante L.L.C. and HE Capital Asante LLC.
Existing Site Conditions

The site is generally level and slopes gently to the south and east with several drainage outlets under the railroad. Several 'blue-line' drainage courses are shown on the USGS map. The land is a combination of natural environment and developed, with remnants of an auxiliary airfield that was constructed in the 1940's. No useable structures remain from this use. Aside from the areas disturbed by the airfield, the site is natural, vacant desert of dense to moderate growth of typical low-lying desert vegetation, including shrubs, bushes and trees. Several small ephemeral washes cross the property.

The site is accessed from 163'd Avenue, which runs along the east edge of the property. The west edge of the property is defined by an existing railroad track/right-of-way and Grand Avenue. No other encumbrances or structures are on the property. The site location is shown in Tab B and Existing Site Conditions are shown on Tab C.

The 163'd Avenue right-of-way is 55 feet (from center line) and is improved as a two lane paved road. The railroad tracks are centered within an existing 200 ft. right-of-way.

Cultural Survey/Environmental Assessment

A Phase I Environmental Assessment Report was completed by Geotechnical & Environmental Consultants dated October 2003, and the Class III Archaeological Survey was prepared for the property by David S. Boloyan Archaeological Services dated November 25, 2003.

The Phase I assessment did not find any evidence of hazardous or petroleum substances or recognized environmental conditions. Additional investigation was not recommended.

The Archaeological Survey recommended an archaeological clearance for the project as no sites were identified and the remains of the auxiliary field are not eligible for the National Register of Historic Places.

Jurisdictional Delineation

An assessment has been requested from the Army Corps of Engineers under Section 404 Clean Water Act delineation for the property.
General Plan Consistency

The Surprise General Plan 2020 designates the triangle formed by Grand Avenue, 163'd Avenue and the Pinnacle Peak Road the site as Mixed Use Gateway, the balance of the property for Low Density Residential. The property also falls within Special Planning Area #2 as shown in Surprise General Plan 2020. The location of the property in the context of the General Plan is shown in Tab D. The General Plan Policy Checklist is in Tab E.

The proposed land uses are consistent with the General Plan 2020 Land Use Plan. Commercial and medium to high density residential are shown in the Mixed Use 'Gateway' area consisting of approximately 229.2 acres. A mix of residential uses, including medium to high density (cluster, z-lot, zero lot line, alley loaded) and low density residential (single family detached) is proposed for the Low Density Residential area which encompasses approximately 1278.9 acres. The following table shows unit counts and density for the General Plan 2020 land use classifications.

<table>
<thead>
<tr>
<th>Land Use Category</th>
<th>Acres</th>
<th>DU (max.)</th>
<th>DU/ac</th>
<th>2020 Gen. Plan</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mixed use (Gateway)</td>
<td>229.2</td>
<td>1062</td>
<td>4.6</td>
<td></td>
</tr>
<tr>
<td>Low Density Residential</td>
<td>1278.9</td>
<td>5464</td>
<td>4.3</td>
<td>3-5 Du/ac</td>
</tr>
<tr>
<td>Composite (totals)</td>
<td>1508.1</td>
<td>6526</td>
<td>4.3</td>
<td></td>
</tr>
</tbody>
</table>

Land Use & Zoning

Proposed Uses:

Asante PAD has two primary elements: the Gateway and a Low Density Residential area, which extends north from the Gateway. These areas are described in more detail in the following paragraphs.

Mixed Use - Gateway:

The City of Surprise General Plan designates six "Gateway" areas in the City. These Gateway areas are at primary entries to the City and are intended to make a unified statement to visitors as they enter the City's limits. These Gateways are to provide a mixture of uses ranging from high-density residential to employment and regional commercial depending upon location. The Gateway at 163'd Avenue and Grand Avenue is unique in that it is the only arterial connection across Grand Avenue in a 7-mile stretch. This plan therefore takes the Gateway land use envelope and molds it to have a more north-south orientation to increase access and visibility of the Gateway land uses from 163'd Avenue. This configuration maximizes the likelihood of success for the commercial development supported by the higher intensity residential uses.
Commercial uses in the Gateway include the following:

- ±56 acre power center
- ±15 acre retail with anchor, drug store and several pad users
- ±16 acre neighborhood commercial (grocery)

A sketch plan for commercial areas showing integration with residential is shown in Tab I. Approximately 92.6 net acres (101.3 gross acres) of retail area is projected. It is anticipated that a grocery site would develop consistent with the 1st Phase of the Single Family Residential.

The proposed commercial property at Asante is being planned as a "Lifestyle" oriented commercial shopping center which will help provide Asante and the surrounding communities with a mixture of commercial goods and services. To meet these needs we are planning a mixture of uses including retail goods, services, and professional space in our development to integrate the wide variety of tenants that will take an immediate interest in this trade area once it begins to mature. While our list is not meant to be a comprehensive description of what our planned development may include, it should provide a good idea of the many uses that we believe will be compatible and possible for this trade area in the near future. These are some examples of the uses we are planning for and believe will have interest in all three phases of our 92+ acre commercial development:

**Goods & Services**

- Appliance Sales, services
- Art Supply Stores
- Bakery
- Premium Butcher Shop
- Bank
- Barber Shop
- Beauty Parlor
- Book Store (Barnes & Noble, Borders)
- Business and office machine sales
- Ice Cream Sales (Cold Stone Creamery, Ben & Jerry's)
- Convenience Store/Gas
- Premium Coffee Sales (Starbucks)
- Department Store (Target, Walmart, JC Penny, Sears)
- Dry Cleaning
- Florist
- Furniture Store
- Household Items & Furnishings (Pier 1 Imports, Cost Plus)
- Grocery Store
- Drug Store
- Health and exercise center
- Home Improvement (Lowes, Home Depot)
- Shoe Store
- Clothing Stores
- Sporting and Athletic Goods
- Tire Sales and Service
- Health Food & Vitamin Store (Hi-Health)
- Record/Multimedia Sales (Tower Records)
Entertainment
- Movie Theaters
- Sit Down Restaurants
- Sports Bar/Restaurants
- Fast Food Restaurants

Professional Office/Services
- Financial Office/Service
- Real Estate Office
- Dental Office
- Urgent Care Office
- Chiropractic Office
- Dance Studio
- Optician
- Child Care Services

Residential uses in the Gateway include:
- Medium to High Density Residential (6 – 20 DU/ac): 127.9 gross acres provides an opportunity for a variety of residential types single family cluster (both attached and detached), which may be sold in fee or as condominiums. Care will be given to provide access and transitions from commercial to low-density residential areas.

Access concepts (between commercial and residential) are illustrated in Tab I. Transitions will utilized landscape buffers, walls, building orientation and/or appropriate scale relationships.

The Medium to High Density Residential are planned to be owner-occupied dwellings. The design can vary widely from single family detached to single family attached to stacked flats, ranging from one to three stories in height. The intent is to provide a variety of housing choices based on life-style and price; however, the quality of construction will be comparable to traditional single-family detached homes.

The 'cluster' products will average an overall density of 8.3 DU/ac; however, may consist of housing that ranges from 6 to 20 DU/ac. The more dense the product the greater will be the orientation to common open space and group parking options. All medium to high density parcels will have internal common open spaces.

Gateway Land Use Tabulation

<table>
<thead>
<tr>
<th>Uses</th>
<th>Acres (gross)</th>
<th>Max. Density*</th>
<th>Max. Dwellings</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial</td>
<td>101.3</td>
<td></td>
<td></td>
</tr>
<tr>
<td>M/HDR</td>
<td>127.9</td>
<td>8.3 DU/ac</td>
<td>1062 DU</td>
</tr>
<tr>
<td>Total</td>
<td>229.2</td>
<td>(4.6 DU/ac avg.)</td>
<td>1062 DU</td>
</tr>
</tbody>
</table>

*8.3 DU/ac maximum overall, however, specific parcels may range from 6 to 20 DU/ac.
Low Density Residential:

Residential uses in the area to the north of the Gateway include the following:

- 904.3 gross acres of low density residential consisting of zero lot line, cluster, alley loaded and single family attached and detached dwellings with home sites sizes ranging from 48' x 95' to 80' x 125' with an overall target density of 4.1 DU/ac, however, net densities on an individual parcel may reach 4.8 DU/ac. The permitted density range for Low Density Residential property is 3-6 DU/ac. Individual neighborhoods will consist of approximately 40 to 120 home sites and each will have direct access to common open space in the form of an active, passive or linear park. A variety of recreational uses will be available, see below.

- 219.5 acres of medium to high density residential consisting of both detached and attached single family residential and multi-family at a range of 6 – 20 DU/ac. This may include zero lot line, Z-lots and/or attached homes and a variety of cluster products.

- Within the residential areas two (K-8) elementary school sites (15 net ac each), an urban park (55.6 net ac), a community park (39.3 net ac), a fire station site (3 net ac) and a reservoir site (3 net ac) are provided.*

- 15.8 acres of neighborhood commercial (two parcels) designed to provide a more livable community and support walkable neighborhoods with adjacent services to meet the daily needs of families in the immediate residential neighborhoods.

*Note: If school sites are not acquired by School District then they may be utilized for Low Density residential development.

The Low Density Residential areas in Asante are to be flexible and allow for the creation of livable communities-smaller neighborhoods that enable more housing experiences to be offered with lifestyle elements such as more walkable, smaller scale communities. The benefits of smaller neighborhoods include better project connectivity through walkable neighborhoods with connected and accessible open spaces which include neighborhood scale amenities and gathering places. This fosters close-knit neighborhoods.

Asante is a prime location for this type of development as many large scale amenities such as parks, lakes and backbone trail networks are existing. These livable communities will be created by allowing existing large parcels to be developed in small neighborhoods with multiple product types and with flexible sub-parcels that are not pre-defined. Flexible boundaries of the sub-parcels will allow the developer to identify the appropriate size and product type of these sub-parcels to meet market demand as trends change. Each LDR parcel shown on the Land Use Plan which is developed as smaller sub-parcels will include at least two different product types. This will create diversity in the housing types and experiences offered in the community. Concept plans of these smaller neighborhood options are located in Tab I, Commercial Architectural Concepts & Small Scale Neighborhood Concepts. These neighborhoods also include a different type of recreation and open space to provide the social benefits of smaller scale community interaction and amenities that are needed closer to homes and within walking
distance. Design concepts for these types of open space and recreation amenities are found in Tab J, Landscape Design/Themes.

Residential areas will be developed in four phases with initial development commencing in the approximately 300 acres immediately north of the Pinnacle Peak Road alignment, see Exhibit K.

**Low Density Residential Land Use Tabulation**

<table>
<thead>
<tr>
<th>Uses</th>
<th>Acres (gr)</th>
<th>Target Density*</th>
<th>Max. Dwellings</th>
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<td>M/HD R</td>
<td>219.5</td>
<td>8.0 DU/ac</td>
<td>1,756 DU</td>
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<td>LDR</td>
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<td>4.1 DU/ac</td>
<td>3,708 DU</td>
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<td>Parks/ Facilities</td>
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<td></td>
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<tr>
<td><strong>Total</strong></td>
<td><strong>1278.9 Ac</strong></td>
<td></td>
<td><strong>5,464 DU</strong></td>
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</table>

*Target density is gross average density; however, individual parcels may be higher as long as overall allowed dwellings are not exceeded.

Total maximum dwellings proposed for both Mixed Use - Gateway and Low Density Residential areas: 6526 DU (4.3 DU/gross acre).
Land Use Plan

The overall land use plan is shown in Tab F. Break down of planning areas by use type is as follows.

<table>
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<th>Area</th>
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<th>Area (Gr)**</th>
<th>Base Zone***</th>
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<td>6.8 Ac</td>
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<td>1.5</td>
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<td>LDR</td>
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<td>R1-5</td>
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<td>M/HDR</td>
<td>6.4</td>
<td>R-1, R-2, R-3</td>
<td>Church Site</td>
</tr>
<tr>
<td>1.17</td>
<td>M/HDR</td>
<td>32.8</td>
<td>R-1, R-2, R-3</td>
<td></td>
</tr>
<tr>
<td>2.1</td>
<td>LDR</td>
<td>12.1</td>
<td>R1-5</td>
<td></td>
</tr>
<tr>
<td>2.2</td>
<td>LDR</td>
<td>21.9</td>
<td>R1-5</td>
<td></td>
</tr>
<tr>
<td>2.3</td>
<td>M/HDR</td>
<td>22.9</td>
<td>R-1, R-2, R-3</td>
<td></td>
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<td>2.4</td>
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<td>20.1</td>
<td>R1-5</td>
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</tr>
<tr>
<td>2.5</td>
<td>LDR</td>
<td>19.2</td>
<td>R1-5</td>
<td></td>
</tr>
<tr>
<td>2.6</td>
<td>PP/F</td>
<td>39.3</td>
<td>R1-5</td>
<td>Community Park</td>
</tr>
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<td>2.7</td>
<td>LDR</td>
<td>19.0</td>
<td>R1-5</td>
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<tr>
<td>2.8</td>
<td>LDR</td>
<td>44.1</td>
<td>R1-5</td>
<td></td>
</tr>
<tr>
<td>2.9</td>
<td>M/HDR</td>
<td>23.6</td>
<td>R-1, R-2, R-3</td>
<td></td>
</tr>
<tr>
<td>2.10</td>
<td>LDR</td>
<td>30.5</td>
<td>R-1, R-2, R-3</td>
<td></td>
</tr>
<tr>
<td>2.11</td>
<td>Comm</td>
<td>5.0</td>
<td>C-2</td>
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<td>2.12</td>
<td>Comm</td>
<td>8.1</td>
<td>C-2</td>
<td></td>
</tr>
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<td>2.13</td>
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<td>15.5</td>
<td>R1-5</td>
<td></td>
</tr>
<tr>
<td>3.1</td>
<td>M/HDR</td>
<td>21.2</td>
<td>R-1, R-2, R-3</td>
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</tr>
<tr>
<td>3.2</td>
<td>M/HDR</td>
<td>12.9</td>
<td>R-1, R-2, R-3</td>
<td></td>
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<tr>
<td>3.3</td>
<td>LDR</td>
<td>19.0</td>
<td>R1-5</td>
<td></td>
</tr>
<tr>
<td>3.4</td>
<td>LDR</td>
<td>34.1</td>
<td>R1-5</td>
<td>Reservoir Site</td>
</tr>
<tr>
<td>3.5</td>
<td>PP/F</td>
<td>3.0</td>
<td>R1-5</td>
<td></td>
</tr>
<tr>
<td>3.6</td>
<td>LDR</td>
<td>28.0</td>
<td>R1-5</td>
<td></td>
</tr>
<tr>
<td>3.7</td>
<td>LDR</td>
<td>46.41</td>
<td>R1-5</td>
<td></td>
</tr>
<tr>
<td>3.8</td>
<td>LDR</td>
<td>31.9</td>
<td>R1-5</td>
<td></td>
</tr>
<tr>
<td>3.9</td>
<td>LDR</td>
<td>15.8</td>
<td>R1-5</td>
<td></td>
</tr>
<tr>
<td>3.10</td>
<td>LDR</td>
<td>15.1</td>
<td>R1-5</td>
<td></td>
</tr>
<tr>
<td>3.11</td>
<td>LDR</td>
<td>36.0</td>
<td>R1-5</td>
<td></td>
</tr>
<tr>
<td>3.12</td>
<td>M/HDR</td>
<td>21.0</td>
<td>R-1, R-2, R-3</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>---</td>
<td>---</td>
<td>---</td>
<td>---</td>
<td>---</td>
</tr>
<tr>
<td>3.13</td>
<td>LDR</td>
<td>18.6</td>
<td>R1-5</td>
<td></td>
</tr>
<tr>
<td>4.1</td>
<td>LDR</td>
<td>32.1</td>
<td>R1-5</td>
<td></td>
</tr>
<tr>
<td>4.2</td>
<td>M/HDR</td>
<td>26.2</td>
<td>R-1, R-2, R-3</td>
<td></td>
</tr>
<tr>
<td>4.3</td>
<td>M/HDR</td>
<td>21.6</td>
<td>R-1, R-2, R-3</td>
<td></td>
</tr>
<tr>
<td>4.4</td>
<td>M/HDR</td>
<td>24.0</td>
<td>R-1, R-2, R-3</td>
<td></td>
</tr>
<tr>
<td>4.5</td>
<td>LDR</td>
<td>35.157.3</td>
<td>R1-5</td>
<td></td>
</tr>
<tr>
<td>4.7</td>
<td>M/HDR</td>
<td>28.3</td>
<td>R-1, R-2, R-3</td>
<td></td>
</tr>
<tr>
<td>4.8</td>
<td>PP/F</td>
<td>2.9</td>
<td>R-1, R-2, R-3</td>
<td>Fire Station Site</td>
</tr>
<tr>
<td>4.9</td>
<td>LDR</td>
<td>21.1</td>
<td>R1-5</td>
<td></td>
</tr>
<tr>
<td>4.10</td>
<td>ES</td>
<td>14.5</td>
<td>R1-5</td>
<td>School Site</td>
</tr>
<tr>
<td>4.11</td>
<td>LDR</td>
<td>47.3</td>
<td>R1-5</td>
<td></td>
</tr>
<tr>
<td>4.12</td>
<td>LDR</td>
<td>22.0</td>
<td>R1-5</td>
<td></td>
</tr>
</tbody>
</table>

*Uses: Comm = Commercial; M/HDR = Medium/High Density Residential; LDR = Low Density Residential; PP/F = Public Park/Public Facility; ES = Elementary School Site

**Gross areas are approximate and subject to verification at platting.

***All base districts are for reference, zoning is PAD.
Zoning

The land use plan is implemented by City of Surprise zoning districts as shown in the following land use/zoning table.

<table>
<thead>
<tr>
<th>Land Use Category</th>
<th>Zoning Districts*</th>
<th>Density Range</th>
<th>Target Density</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial, Regional</td>
<td>C-2</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Commercial, Community (Grocery anchor)</td>
<td>C-2</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Commercial, Neighborhood</td>
<td>C-2</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Residential, Cluster Type, Townhouse, Z-Lot, Zero Lot Line, Alley Loaded</td>
<td>R-1, R-2, R-3</td>
<td>6-20 DU/ac</td>
<td>8.0 DU/ac</td>
</tr>
<tr>
<td>Residential, Single Family</td>
<td>RI-5, RI-8</td>
<td>3-6 DU/ac</td>
<td>4.1 DU/ac</td>
</tr>
</tbody>
</table>

*Zoning Districts represent reference zoning. All zoning is PAD.

Development Standards

Administration of Design Standards

In order to provide for unique or innovative site and building design, the Community Development Director may administratively modify the following Development Standards up to 10% without amendment to the PAD.

Commercial Development Standards

<table>
<thead>
<tr>
<th>Base Zone</th>
<th>C-2</th>
</tr>
</thead>
<tbody>
<tr>
<td>Area #</td>
<td>1.1-1.4, 2.11-2.12</td>
</tr>
</tbody>
</table>

All development standards of City of Surprise Zoning Ordinance C-2 shall apply. C-2 includes "big-box" retailers with outside garden and lumber sales and storage except in Neighborhood Commercial Areas 2.11 and 2.12.
### Single Family Residential Development Standards, Table 1

<table>
<thead>
<tr>
<th>Lot Category</th>
<th>A</th>
<th>B</th>
<th>C</th>
<th>E</th>
<th>F</th>
</tr>
</thead>
<tbody>
<tr>
<td>Typical Lot</td>
<td>48' x 110'</td>
<td>53' x 110'</td>
<td>60' x 116'</td>
<td>70' x 120'</td>
<td>80' x 125'</td>
</tr>
<tr>
<td>Max. Allowed % Distribution(1)(4)</td>
<td>20%</td>
<td>20%</td>
<td>20%</td>
<td>20%</td>
<td>12%</td>
</tr>
<tr>
<td>Zoning District</td>
<td>R1-5 PAD</td>
<td>R1-5 PAD</td>
<td>R1-5 PAD</td>
<td>R1-5 PAD</td>
<td>R1-5 PAD</td>
</tr>
<tr>
<td>Min. Area</td>
<td>5,280 sf</td>
<td>5,830 sf</td>
<td>6,380 sf</td>
<td>7,480 sf</td>
<td>8,580 sf</td>
</tr>
<tr>
<td>Min. Width</td>
<td>48'</td>
<td>53'</td>
<td>58'</td>
<td>68'</td>
<td>78'</td>
</tr>
<tr>
<td>Max. House Width</td>
<td>35'</td>
<td>40'</td>
<td>47'</td>
<td>57'</td>
<td>65'</td>
</tr>
<tr>
<td>Min. Depth</td>
<td>110'</td>
<td>110'</td>
<td>110'</td>
<td>110'</td>
<td>110'</td>
</tr>
<tr>
<td>Bldg Setbacks (2)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Front</td>
<td>12' for living area or side entry garage 18' for garage</td>
<td>12' for living area or side entry garage 18' for garage</td>
<td>12' for living area or side entry garage 18' for garage</td>
<td>12' for living area or side entry garage 18' for garage</td>
<td>12' for living area or side entry garage 18' for garage</td>
</tr>
<tr>
<td>Street Side(3)</td>
<td>13' Single Story</td>
<td>13' Single Story</td>
<td>13' Single Story</td>
<td>13' Single Story</td>
<td>13' Single Story</td>
</tr>
<tr>
<td>Rear</td>
<td>20' Multi-story</td>
<td>20' Multi-story</td>
<td>20' Multi-story</td>
<td>20' Multi-story</td>
<td>20' Multi-story</td>
</tr>
<tr>
<td>Rear Adj. to Arterial(6)</td>
<td>20' Single Story</td>
<td>20' Single Story</td>
<td>20' Single Story</td>
<td>20' Single Story</td>
<td>20' Single Story</td>
</tr>
<tr>
<td>Min. Distance Between Houses</td>
<td>10'</td>
<td>10'</td>
<td>10'</td>
<td>10'</td>
<td>10'</td>
</tr>
<tr>
<td>Bldg. Height</td>
<td>30'</td>
<td>30'</td>
<td>30'</td>
<td>30'</td>
<td>30'</td>
</tr>
</tbody>
</table>

**Notes:**
1. Lot allocations may change areas to respond to market conditions as long as % allocations are not exceeded. Area changes do not require a PAD amendment.
2. Non-structural elements such as fireplaces, bay windows, pop-outs, pergolas or patio covers may encroach no more than 3' into front and side setbacks and 10' into rear setbacks provided that a patio cover may not extend to a point closer than 10' from the rear property line except for Cluster Type & Z Lot homes, see Table 2.
3. Does not apply if landscape tract used (8' min).
4. Lot distribution % is total of all Low Density Residential dwellings, including cluster/z-lot/zero lot line/alley loaded. Total % in Lot Categories A-F does not equal 100% because some % of the total single family units will be in these other dwelling types. Percentages are approximate maximum allowable targets.
5. Two adjacent multi-story houses must be separated by not less than 13 feet, and a multi-story house and an adjacent single-story house must be separated by not less than 10 feet.

If any portion of a multi-story house has only one story adjacent to the side yard property line, the single-story setbacks will apply.

6. If the portion of a multi-story house or structure which abuts on an arterial street in the rear is single-story, then the rear setback shall not be less than 20 feet as measured from the property line.

If two adjacent houses or structures abut an arterial street in the rear, then the rear setbacks shall be staggered as follows:

(a) if the adjacent houses or structures are both single-story, then the rear setback shall be 20-feet (20') for one and 25-feet (25') for the other, or

(b) if the adjacent house or structures are both multi-story, then the rear setback shall be 25-feet (25') for one and 30-feet (30') for the other, or

(c) if a multi-story house is adjacent to a single-story house, then the setbacks established in subsections 1 and 2 shall apply; and

(d) if three or more adjacent houses or structures abut an arterial street in the rear, then the rear setbacks shall be staggered as provided above so that not more than two adjacent house or structures may have the same rear setback.

If a landscape tract with the following dimensions is constructed between the rear property lines of adjacent lots which abut an arterial street in the rear, and the right-of-way of the arterial street, then the rear setbacks established in subsection D of this section shall apply. The average width of such landscape tract shall not be less than 15-feet (15'). The narrowest part of the tract must be 10-feet (10') or greater in width. Not less than 50-percent (50%) of the landscape tract, as measured along the lineal boundary between the tract and the adjacent lots, must be 15-feet (15') in width or greater.

If a house or other structure abuts an arterial street on the side, then the wider of the two side setbacks applicable to the house or structure shall be on the side which abuts the arterial street and shall be increased by 5 additional feet (5'). For example, if the side setbacks of a house or structure which abuts an arterial street on the side would ordinarily be 8-feet (8') and 5-feet (5'), then the 8-feet (8') setback shall be increased to 13-feet (13') and shall apply to the side of the house or structure which abuts the arterial street, and the other side setback shall remain 5-feet (5').
### Medium/High Density Residential Development Standards, Table 2

(Lot Diagrams are shown in Tab G)

<table>
<thead>
<tr>
<th>Minimum subdivision size</th>
<th>1 acre</th>
<th>N/A</th>
</tr>
</thead>
<tbody>
<tr>
<td>Min. Lot Area – Square footage</td>
<td>1,200</td>
<td>2,730</td>
</tr>
<tr>
<td>Min. Lot Width – Interior Lot</td>
<td>(2) 20'</td>
<td>35'</td>
</tr>
<tr>
<td>Min. Lot Depth</td>
<td>80'</td>
<td>70'</td>
</tr>
<tr>
<td>Maximum Building Height</td>
<td>40'</td>
<td>30'</td>
</tr>
<tr>
<td>Minimum Yard Setbacks</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Front – Public Street</td>
<td>(1) 15'</td>
<td>10'</td>
</tr>
<tr>
<td>Front – Private Street</td>
<td>8'</td>
<td>8'</td>
</tr>
<tr>
<td>Front/Rear to Face of Garage Door – Public St.</td>
<td>18'</td>
<td>18'</td>
</tr>
<tr>
<td>Front/Rear to Face of Garage Door – Private St.</td>
<td>4'</td>
<td>N/A</td>
</tr>
<tr>
<td>Rear</td>
<td>(3)(5)</td>
<td>3'</td>
</tr>
<tr>
<td>Sides</td>
<td>(4)</td>
<td>0'</td>
</tr>
<tr>
<td>Sides – Aggregate</td>
<td>(8)</td>
<td>10'</td>
</tr>
<tr>
<td>Minimum Distance Between buildings</td>
<td>(6)(7)</td>
<td>10'</td>
</tr>
<tr>
<td>Landscape Tracts</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Collector Street</td>
<td>10'</td>
<td>10'</td>
</tr>
<tr>
<td>Arterial Street</td>
<td>20'</td>
<td>20'</td>
</tr>
</tbody>
</table>

**Notes:**

1. May be reduced for auto-courts and landscaped tracts/easements.
2. In certain cases, flag lots may be designed. Flag lots shall be addressed during preliminary plat process.
3. Patio covers may encroach to within 5' of the rear property line.
4. Non-structural arch. features such as fireplaces, bay windows, pergolas and popt-outs may encroach no more than 3' into the side yard setback.
5. Where a side yard setback is provided, it must be a minimum of 5'.
6. Minimum separation of bldgs on same lot for cluster type is 10'.
7. Min. separation of bldgs for cluster type on adjacent Lots 0'/10' if setback is provided on at least one lot.
8. Z-Lot properties to have sufficient access for property maintenance.
Design Standards (List A, B, C, D)

The following documents conformance with items listed in Design Lists A, B, C and D. List C items, related to architectural design will be evaluated on a per parcel basis as specific site and home design are available.

Design List A

For all land currently or proposed to be zoned R1-5 or R1-8 or zoned PAD with an R1-5 or R1-8 designation; Items A through K, comprise the minimum standard requirements to which these guidelines apply.

It is crucial for developers and homebuilders to gain a fundamental understanding of this section and how it sets forth the foundation for community design prior to accumulating the required amount of design points for each lot category.

A. Percentage of lot sizes: If the width of any one or more lots in a Residential Development Project is less than 70 feet and the size of the lot is less than 7700 sq. ft., the following requirements apply to the entire Residential Development Project:

See Single Family Residential Development Standards, Table 1, page 12 and Medium/High Density Residential Development Standards, Table 2, page 14.

B. Required Open Space: Not less than 10 percent of the Gross Acreage of a Residential Development Project shall be open space, and not be less than 5 percent of such Gross Acreage shall be open space which meets the requirements of Subsection 2 below. For purposes of meeting this requirement, open space shall include the following:

1) A storm water retention area;
2) A tract, other than a private street, which is owned and maintained by a homeowners association;
3) A power line corridor if the corridor is improved and maintained by a homeowners association;
4) A park if maintained by a homeowners association;
5) A lake;
6) A golf course;
7) A site on which a public school will be constructed, if the site is actually conveyed, and not merely reserved, to the entity responsible for construction of the public school; and
8) Any other similar area which, in the opinion of the City Council, provides a recreational, aesthetic, or other valuable benefit to the City of Surprise or to the Residential Development Project.

C. Project Entry: The Developer of a Residential Development Project shall construct features which provide a sense of neighborhood arrival, such as monument signage, decorative landscaping, specialty pavement, enhanced wall detail, immediate accessibility to open space/trail system, etc., at all points at which a Residential Development Project may be entered from an arterial street.

D. Staggered Perimeter Wall: The Developer of a Residential Development shall construct a wall at the perimeter of the Project abutting an arterial street which contains staggered or offset sections and/or other breaks to relieve the linear character of the perimeter wall abutting the arterial street.

E. Housing Product Variation: Houses constructed on lots in each Lot Category in Table 1 shall
have a minimum of three distinctly different floor plans, with a minimum of three elevations for each floor plan. Additionally, each floor plan must have, as an option on one elevation, a front porch or a courtyard that is at least 5 feet deep and 8 feet wide.

F. Adjacent Elevations and Color Schemes: No house or structure shall have the same elevation or color scheme as those houses or structures located immediately to either side or directly across the street.

G. Adjacent Roof Lines: If two or more houses or structures abut an arterial street in the rear, then the rear elevations of such houses or structures shall be geometrically varied and not more than two adjacent house of structures shall have the same roof line.

H. Garage Configuration: All garages constructed in a Residential Development Project shall be configured as follows: 1) The garage must contain an interior space which is 20 feet x 20 feet or greater and is centered on the center of the garage door; 2) The space required by (1) must be completely free of all obstructions and intrusions, e.g. water heaters, air conditioning units, storage cabinets, etc., and must be accessible for the parking of automobiles;

I. Off-street Parking/Driveway: There shall be space for two 20 foot parking spaces off-street, and outside of the garage if applicable, for all residential homes. Separate guest parking will be provided as appropriate for cluster type homes. Notwithstanding the above, no driveway shall be less than 22 feet in length, as measured from the back of sidewalk, nor less than 25 feet in length as measured from the back of curb.
## Design List B – Engineering

<table>
<thead>
<tr>
<th>Item</th>
<th>Points Available</th>
<th>Points Requested</th>
<th>Description</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>1</td>
<td>0</td>
<td>Per 40 gross residential ac., provide at least 3 cul-de-sacs (or other such as a knuckle or single loaded street) with a diversity feature such as a landscaped island, common open, access, etc.</td>
<td></td>
</tr>
<tr>
<td>B</td>
<td>2</td>
<td>2</td>
<td>Design all corner lots so that the minimum width of each corner is at least 10-feet greater than the Minimum Lot Frontage applicable to that lot as shown on Table 1; or alternatively, On all corner lots, construct an 8-foot wide landscaped tract between the property line of the lot and the abutting street right of way. Convey such landscape tracts to a homeowners association and require the association to maintain the tracts to the same standard as other tracts and common areas maintained by the homeowners association.</td>
<td>All corner lots to be expanded or include landscape tract.</td>
</tr>
<tr>
<td>C</td>
<td>3</td>
<td>0</td>
<td>On not less than 20 percent of the lots which fall within Lot Categories A, B, C, and E, provide a mix of driveway orientation, e.g. elbow, circular, angled, split or Hollywood, such that not more than 80 percent of driveways in the Residential Development Project are alike.</td>
<td></td>
</tr>
<tr>
<td>D</td>
<td>3</td>
<td>0</td>
<td>Stagger the front yard setback lines of houses and other structures constructed on lots within Lot Categories A, B, C, and E to achieve a range of variation. The front setbacks of side entry garages and houses in which the living area is in front of the garage may be used as shown on Table 1.</td>
<td></td>
</tr>
<tr>
<td>E</td>
<td>2</td>
<td>2</td>
<td>Stagger the front yard setback lines of the houses and other structures constructed on lots within Lot Categories A, B, C, and E in increments of 3-feet, so that the front setbacks vary among 18-feet, 21-feet and 24-feet. Garage setbacks must comply with the requirements of Table 1.</td>
<td>Front setbacks shall be staggered in 3' increments.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Design and contrast storm water retention areas which meander through the Residential Development Project as greenbelt, as opposed to constructing a series of separate and distinct basins, and require a homeowners association to maintain the retention areas to the same standard as other tracts and common areas maintained by the homeowners association.</td>
<td>Drainage ways and retention areas are to be integrated into HOA maintained greenbelts and parks that meander.</td>
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<td></td>
<td>Design and construct landscaped open spaces which are visible from both residential and arterial streets, and require a homeowners association to maintain the landscaped open spaces to the same standard as other tracts and common areas maintained by the homeowners association.</td>
<td>An interconnected system of Homeowner Association maintained landscaped open space will be visible from streets at key points within &amp; between neighborhoods with Crime Prevention Through Environmental Design (CPTED) principles &amp; natural surveillance encouraged.</td>
</tr>
<tr>
<td></td>
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<td></td>
<td>Along arterial streets, provide at least 600 feet of open space per mile, as measured along the linear boundary between the Residential Development Project and the adjacent arterial street right of way. If the Residential Development Project does not abut the right of way, then the measurement shall be taken along the linear boundary between the Residential Development Project and the intervening tract. The open spaces must be visible from the arterial street, and the Developer must require a homeowners association to maintain the open spaces to the same standard as other tracts and common areas maintained by the homeowners association.</td>
<td></td>
</tr>
<tr>
<td>1.1</td>
<td>2</td>
<td>0</td>
<td>Provide a minimum six-foot separation between the curb and sidewalk on all arterial and collector streets and install 6&quot; sidewalks.</td>
<td></td>
</tr>
<tr>
<td>1.2</td>
<td>2</td>
<td>0</td>
<td>Install in all arterial and collector streets a raised landscaped median and require a homeowners association to maintain the landscaped medians to the same standard as other tracts and common areas maintained by the homeowners association;</td>
<td></td>
</tr>
<tr>
<td>1.3</td>
<td>4</td>
<td>0</td>
<td></td>
<td></td>
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<tr>
<td>Plant enhanced landscaping along the sidewalk adjacent to all arterial and collector streets, with a canopy tree planted every 50-feet on both sides of the sidewalk. The trees on opposite sides of the sidewalk must be offset to give the appearance that the trees are planted every 25-foot on center. Fifty percent of the trees must be 24-inch box trees or larger. Require a homeowners association to maintain the enhanced landscaping and trees to the same standards as other tracts and common areas maintained by the homeowners association.</td>
<td></td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>1.4</th>
<th>0</th>
</tr>
</thead>
<tbody>
<tr>
<td>In order to obtain Points for subsections 1, 2, and/or 3, the Developer of a Residential Development Project must meet the requirements of subsections 1, 2, and/or 3 on both halves of the street, if the land on which both halves of the street was constructed was previously owned by the Developer, or on one half, if only that half was constructed on land previously owned by the Developer. In addition, if the Developer meets the requirements of subsections 1, 2, and/or 3 on the half of a street which was or will be constructed on land which was not previously owned by the Developer, then the Developer shall receive double the number of Point shown. Alternatively, the Developer may obtain double the number of Points shown by depositing with the City sufficient funds to meet the requirements of subsections 1, 2 and/or 3 with respect to a street or portion thereof which was constructed on land not previously owned by the Developer, and by requiring a homeowners association to maintain the improvements, when the City causes them to be constructed, to the same standard as other tracts and common areas maintained by the homeowners association.</td>
<td></td>
</tr>
<tr>
<td>J</td>
<td>4</td>
</tr>
<tr>
<td>---</td>
<td>---</td>
</tr>
<tr>
<td>K</td>
<td>4</td>
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<tr>
<td>K.1</td>
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<td>K.2</td>
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<tr>
<td>K.3</td>
<td></td>
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<tr>
<td>L</td>
<td>6</td>
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<td>---</td>
<td>---</td>
</tr>
<tr>
<td>M</td>
<td>6</td>
</tr>
<tr>
<td>N</td>
<td>6</td>
</tr>
<tr>
<td>O</td>
<td>2</td>
</tr>
<tr>
<td>P</td>
<td>10</td>
</tr>
<tr>
<td>Q</td>
<td>6</td>
</tr>
<tr>
<td>R</td>
<td>1-8</td>
</tr>
<tr>
<td>S</td>
<td>1-4</td>
</tr>
<tr>
<td>Total</td>
<td>56</td>
</tr>
</tbody>
</table>
## Design List C – Architectural

Points for this design list will be evaluated on a per parcel basis as specific home designs are provided.

<table>
<thead>
<tr>
<th>Item</th>
<th>Points Available</th>
<th>Points Requested</th>
<th>Description</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>2</td>
<td>TBD</td>
<td>Prohibit same front elevation on adjoining houses; prohibit the same rear elevation on more than two consecutive adjoining houses visible from arterial.</td>
<td></td>
</tr>
<tr>
<td>B</td>
<td>5</td>
<td>TBD</td>
<td>Utilize floor plans that de-emphasize garage fronts as the most prominent feature of the dwelling front, e.g. incorporate side access garages, in line Garages, L-shaped floor plans, etc.</td>
<td></td>
</tr>
<tr>
<td>C</td>
<td>3</td>
<td>TBD</td>
<td>Utilize a minimum of 3 plans that incorporate, in at least two elevations, features such as covered front entries, covered front porches, enhanced door and window details, roof overhangs, parapet walls with cap features, etc.</td>
<td></td>
</tr>
<tr>
<td>D</td>
<td>1</td>
<td>TBD</td>
<td>Install three distinct roofing types, including colors, textures &amp; component shapes.</td>
<td></td>
</tr>
<tr>
<td>E</td>
<td>5</td>
<td>TBD</td>
<td>On every elevation of every floor plan, incorporate a variety of durable exterior materials and finishes, e.g. brick or masonry as an alternative to stucco, tile inlays instead of wood trim and stucco pop-outs, etc.</td>
<td></td>
</tr>
<tr>
<td>F</td>
<td>2</td>
<td>TBD</td>
<td>For all houses backing onto an arterial street, design roof lines so as to avoid constructing a series of roof slopes visible from the arterial street, which are all parallel with, or all perpendicular to, the arterial street.</td>
<td></td>
</tr>
<tr>
<td>G</td>
<td>2</td>
<td>TBD</td>
<td>Extend all front architectural treatments including all fascia treatments such as stone veneer, tile insets, and recesses, along the sides of the house for 6 feet or to the side yard fence return, whichever is less.</td>
<td></td>
</tr>
<tr>
<td>H</td>
<td>2</td>
<td>TBD</td>
<td>On all houses which are 40 feet wide or less, limit the width of all garage doors which directly face the street to 45 percent of the length of the linear boundary between the front of the house and the ground (40 percent for houses wider than 40 feet); or alternatively recess all garage doors so that they are at least six feet farther from the street than the front of the house.</td>
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<td></td>
<td></td>
</tr>
<tr>
<td>I</td>
<td>3</td>
<td>TBD</td>
<td>Embellish window treatments on all houses by adding architectural features which enhance these elevations, e.g. sturdy synthetic wood substitutes, greater variation of window design, different window styles and colors, tile inlays and recesses structural pop outs, gabled roof features over windows, etc. Such features must be added to the front and rear elevations of all houses and to the sides of all houses which abut an arterial street on the side.</td>
<td></td>
</tr>
<tr>
<td>J</td>
<td>2</td>
<td>N/A</td>
<td>Install front yard landscaping on all Lots in Lot Categories A, B and C in Table 1. Provide a variety of landscaping choices (desert, turf and etc.) No two adjacent yards shall be landscaped alike unless done as part of a master landscaping theme approved by the Community Developer Director. Points will not be awarded for landscaping installed by a homebuyer.</td>
<td></td>
</tr>
<tr>
<td>K</td>
<td>2</td>
<td>TBD</td>
<td>Install decorative flat work pavement treatments, such as salt finished concrete, colored concrete or bomanite on at least 25 percent of all lots.</td>
<td></td>
</tr>
<tr>
<td>L</td>
<td>2</td>
<td>TBD</td>
<td>Construct entry walls with walkways from the street to the front entry on 50 percent of all lots.</td>
<td></td>
</tr>
<tr>
<td>M</td>
<td>TBD</td>
<td>Construct all multi-story houses so that the vertical plane(s) of the front(s) of the second and higher floors, are offset by at least six feet for a distance, measured at the linear boundary between the first and second floors, which equals thirty percent of the length of the linear boundary between the first and second floors, which equals thirty percent of the length of the linear boundary between the first floor and the ground.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>N</td>
<td>TBD</td>
<td>Meet the requirements of Paragraph M on all sides of all multi-story houses.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>O</td>
<td>TBD</td>
<td>Points may be awarded for other design features which achieve a greater variety in home products and improve the overall aesthetic environment of the City of Surprise or the Residential Development Project</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Single Family homes will utilize current City of Surprise Design Guidelines
# Design List D – Amenities

<table>
<thead>
<tr>
<th>Item</th>
<th>Points Available</th>
<th>Points Requested</th>
<th>Description</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>4</td>
<td>4</td>
<td>Provide a trail system that connects all open space areas within the Residential Project and creates a pedestrian linkage with surrounding residential and commercial developments. Along the trail system, construct rest areas at every quarter mile, consisting of a substantial seating area which accommodates at least 4 person and a shade area composed of an architectural shade structure, or mature landscaping such as a canopy of trees, or a combination of both. Require homeowners association to maintain the trail system to the same standard as other common areas maintained by the homeowners association.</td>
<td>A comprehensive open space/trail system is provided (see Tab J) that includes paths, benches, ramadas and landscaping.</td>
</tr>
<tr>
<td>B</td>
<td>4</td>
<td>0</td>
<td>Construct and convey to a homeowners association a clubhouse which includes an outdoor recreation area with low-key recreational activities such as a putting green, shuffleboard courts, horseshoe pits, etc., and an indoor area for meetings, exercise and entertainment. Require the homeowners association to maintain the clubhouse to the same standard as other common areas maintained by the homeowners association.</td>
<td></td>
</tr>
<tr>
<td>C</td>
<td>4</td>
<td>4</td>
<td>Construct and convey to a homeowners association active outdoor recreational facilities for adults such as full court basketball courts, tennis courts, volleyball courts, and other similar recreational facilities. Require homeowners association to maintain these recreational facilities to the same standard as other common areas maintained by the homeowners association.</td>
<td>Public &amp; private parks and open space will include adult recreation facilities.</td>
</tr>
<tr>
<td>D</td>
<td>6</td>
<td>0</td>
<td>Construct and convey to a Homeowners Association community swimming pool(s) which are sufficient in size and number to serve the needs of the residents of the Residential Development Project. Require the homeowners association to maintain the swimming pool(s) to the same standard as other common areas maintained by the homeowners association.</td>
<td></td>
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<tr>
<td></td>
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<td></td>
<td>Construct and convey to Homeowners Association a large open space corridor, minimum width of 75-feet and an average width of 100-feet, through the Residential Development Project. The corridor must be planted with mature trees and other plants listed on the City's approval plat list, and must provide view corridors. The view fences may be constructed either completely wrought iron or of wrought iron masonry, and must comply with the City's ordinance relating to swimming pool fences. Restrict the use of corridor to pedestrian and bicycle access by residents of the project. Require a homeowners association to maintain the corridor to the same standard as other common areas maintained by the homeowners association.</td>
<td>An open space corridor ranging from 100' to 300' will line the entire Grand Ave. alignment. There will be smaller open space corridors, to be determined at platting, between various parcels, as illustrated on Landscape Concepts, Tab I. View fencing will be provided on the majority of lots backing up corridors. 24&quot; box are considered mature trees. Community and urban Parks will be installed by the developer and maintained by the HOA. The Urban Park will be transferred to the City.</td>
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</tr>
<tr>
<td>E</td>
<td>12 max</td>
<td>12</td>
<td>Provide common lakes and/or open space natural wetlands, using a source of water other than the city's water system, for active or passive use and enjoyment. Require a homeowners association to maintain the lakes/wetlands to the same standard as other common areas maintained by the homeowners association.</td>
<td>A water feature at the project entry and the lake in the community park will initially use well/CAP water until transition to reclaimed water.</td>
</tr>
<tr>
<td>F</td>
<td>12 max</td>
<td>12</td>
<td>Provide a golf course with native desert landscaping and view fencing bordering adjacent lots, constructed as provided in subsection E. Provide for maintenance and operation of the golf course at no cost to the City.</td>
<td>A portion of the project may have a golf course, but this is not shown at this time.</td>
</tr>
<tr>
<td>G</td>
<td>16 max</td>
<td>0</td>
<td>Provide open space in excess of 10 percent of the Gross Acreage of a Residential Development Project. Require a homeowners association to maintain the excess open space to the same standard as other common areas maintained by the homeowners association.</td>
<td>The landscaped open space may exceed 10%, however, this application show the minimum allowed 10%.</td>
</tr>
<tr>
<td>H</td>
<td>10 max</td>
<td>0</td>
<td>Provide neighborhood amenities that encourage meetings and interaction such as amphitheaters, major public promenades or similar significant neighborhood attractions apart from recreational areas. Require a homeowners association to maintain the amenities to the same standard as other common areas maintained by the homeowners association.</td>
<td></td>
</tr>
<tr>
<td>I</td>
<td>4</td>
<td>0</td>
<td></td>
<td></td>
</tr>
<tr>
<td>J</td>
<td>2-5</td>
<td>0</td>
<td>Points may be awarded for any other major amenity which will create a unique neighborhood environment or otherwise benefit the city of Surprise or the Residential Development Project.</td>
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</tr>
<tr>
<td>Total</td>
<td></td>
<td>32</td>
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</tbody>
</table>

**Total Points Required:**
To achieve maximum net density of 4.5 DU/ac lot type C = 88 points; lot type E = 74 points; lot type F = 68 points.
(*Based on point system in effect at time of application-4/21/04)

Points Required: 88
Points Requested*: 104

(*List B=56; List C=16; List D=32)
Circulation

Streets
The site is currently served by 163'd Avenue, an existing 110' ROW, which intersects with Grand Avenue at the south end of the property. 163rd Avenue extends to Dove Valley Road to the north.

Internal to the site, Tillman Boulevard, with a major arterial street section, is proposed to link to 163'd Ave at the Pinnacle Peak Road alignment and continue to the northwest eventually (via development on the north) connecting to Jomax Road. Within the project are several collector streets, providing an internal loop system and connections to 163'd Ave at quarter-mile intervals north of the Pinnacle Peak alignment. Happy Valley Road will be a Minor Arterial from 163rd Ave. to the first collector intersection, then transition into a collector. Additionally, a collector will connect the commercial to the residential areas.

Proposed Street Classifications:

Arterial (163'd Ave/Tillman Blvd): 135 ft.
ROW Minor Arterial (Happy Valley): 110 ft
ROW Collectors: 70 ft. and 60 ft. ROW
Local Street: 50 ft. ROW

See Tab H for proposed Street Sections.

163rd Ave/Grand Ave Intersection

Task Engineering has prepared a preliminary report addressing the relationship of the 163 Ave. intersection with Grand Ave (US 60) to the future interchange of Loop 303. The Traffic Report, Tab L, provides a collector - distributor system between the US 60 and Loop 303 system interchange and Deer Valley/163'd Avenue service interchange. It eliminates the US 60 bottleneck problem by keeping the Deer Valley Parkway/163'd Avenue/Loop 303 cross traffic off US 60 and it provides a smooth flow for all movements between these facilities.

A preliminary traffic analysis, Tab L, and a CORSIM (corridor simulation)analysis have been prepared and have been reviewed with City staff. The traffic analysis recommends 6-lanes on Tillman Boulevard and 163'd Ave., 4-lanes (minor arterial) on the first section of Happy Valley Road (and 2-lane collector, thereafter) and 2-lane collectors for the remaining roadways. Jomax Road, Happy Valley Road and Tillman Boulevard are recommended to continue east to handle regional traffic. The proposal to move Deer Valley to connect with the 163rd Ave. alignment is recommended so that the collector-distributor road connection to Loop 303/US 60 interchange will work effectively.

The CORSIM was requested by Dr. Maki. It analyzed the interconnected 163'd, Deer Valley, Grand Ave. and Loop 303 intersections and demonstrated the successful feasibility of this approach. It also recommended that the realignment of Deer Valley to connect to 163'd Ave. is preferred.
Open Space/Trails

The Open Space and Trails Plan (shown on Land Use Plan, Tab F, and Landscape Plan, Tab J) for this project is intended to provide a wide range of both public and private, large and small, active and passive open space and recreation areas and facilities designed to service the broad needs of the entire population of the project. The overall plan blends recreation, visual open space, storm water management, and buffering into a coordinated system of open spaces.

All community open space is encouraged to be designed following the principles of CPTED, or Crime Prevention Through Environmental Design, and natural surveillance. The goal of these principles is to “see and be seen” to enhance personal safety and general community security. The CPTED principles applicable to Asante are:

1) Natural Surveillance-Lighting and landscaping are important in the implementation of this principle to increase the visibility of people through observation and perception.
2) Natural Access Control-Walkways, walls, fencing, lighting, signage and landscaping are designed to clearly guide people and vehicles in the proper direction and decrease opportunity for crime.
3) Territorial Reinforcement-Public areas and private areas are clearly distinguished through physical design of landscaping, signage and pavement/hard surfaces to create “spheres of influence” and develop a sense of “ownership”.
4) Maintenance-One nuisance allowed to exist will lead to others and influence the general decline of an area. Proper maintenance of property can head off such nuisances.

Increased population density can increase the need for personal safety and community security. Utilizing CPTED and similar design principles can mitigate these risks.

The Surprise General Plan 2020 calls for recreation and open space at the ratio of 6 acres per 1000 residents. The maximum dwellings proposed are 6526 DU. At 2.8 people per dwelling unit, this would produce a total project population of 18,273 people. The breakdown of park types by City of Surprise standards is as follows, along with proposed acreages.

<table>
<thead>
<tr>
<th>Parks Type</th>
<th>Ac Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Urban parks</td>
<td>57.2 Ac</td>
</tr>
<tr>
<td>Community Parks</td>
<td>39.3 Ac</td>
</tr>
<tr>
<td>Neighborhood/Mini/Greenways</td>
<td>30.4 Ac</td>
</tr>
<tr>
<td>Totals</td>
<td>126.9 Ac</td>
</tr>
</tbody>
</table>

At 6 ac/1000 - total parks required: 109.6 Acres (Note this requirement may change based upon the final number of dwellings.)

Total landscaped park/open space areas proposed: 126.9 Ac (10% of residential land area). This represents the minimum open space required and to be provided. As areas are developed, an individual parcel or parcels may not contribute a proportional amount of open space due to phasing considerations.

Considering streets as open space then approximately 25% of the site area or 317.25 acres of additional open space is available, for a total of 444.15 acres or 35% of the residential site area.
Public Parks:

The public park included in the plan:

1. An Urban Park of 57.2 net acres. According to the General Plan, an Urban Park is allotted to this general area and shall consist of baseball and basketball facilities.

Public parks will be improved and dedicated to the City of Surprise, for City operation and maintenance. The Community Park and Neighborhood Parks will be private and are discussed below.

Private Parks:

Private parks and greenbelts (owned and maintained by the Homeowner's Association) make up the balance of the open space and consist of 69.7 acres minimum. These elements will consist of a Community Park of 39.0 net acres, both small and large mini and neighborhood park areas (1 to 6 acres) and pocket pockets/gathering spaces (.25 - 3 acres), as well as linear greenways that both connect parks and neighborhoods together and provide for the efficient and safe flow of occasional stormwater runoff into retention areas and larger drainage ways. Reclaimed water may be used for irrigation and areas will be designated for occasional distribution of re-use water. A Community Park is scheduled for this general area per the General Plan 2020. A lake that utilizes reclaimed water is proposed in the Community Park.

Smaller parks and play areas are located between neighborhoods and within neighborhoods, so that each neighborhood has direct access to the system of parks and trails. Mini/pocket parks are designed to provide neighborhood scale amenities and gathering places to enhance project connectivity and walkability. This promotes a sense of community and reduces car trips. Tot lots will be located so that each neighborhood has direct access without crossing an arterial street. A greater range of facilities will be available at neighborhood parks which will include ramadas, benches, tot lots, and lawn play. There will be a minimum of three private neighborhood parks of 5 to 10 acres each and multiple mini-parks of 1 to 4 acres. Each neighborhood and mini-park will serve 3 to 5 neighborhoods (100 - 400 homes). Conceptual exhibits of the various open space amenities are located in Tab J, Landscape Design/Themes.

Smaller scale neighborhoods, particularly higher density cluster products and neighborhoods with multiple product types, will require more open space. These higher density products only, such as cluster homes, townhouses and zero lot line homes, will set aside no less than twenty percent (20%) of their net residential acreage, as determined on the preliminary plat, as open space. The scale of these neighborhoods and their focus on livability will result in a larger number of open spaces, but with more informal gathering spaces to foster a sense of community. These informal spaces are designed to be walkable and connect to the community pedestrian system. Some of these neighborhoods may utilize a paseo or alley loaded style housing product where the vehicular access is in the rear of the home from an alley and the homes front on a common open space.
Formal recreation amenities will be provided at the public park and larger park areas. Asante has many existing large scale recreation facilities. Parking is provided at the larger recreation facilities as appropriate for use by a larger population and those not living within walking distance. Neighborhood scale recreation areas such as tot lots, mini parks and gathering spaces are designed to be used by nearby residents via a pedestrian network and no parking will be provided to encourage pedestrian access and foster close knit neighborhoods.

**Trail System:**

A system of trails will link all of the park facilities via linear open space corridors (greenways). These will occasionally cross collector or arterial streets, but will mainly be located between neighborhoods. The trails will be integrated with surface drainage ways so that storm water can be safely routed to collection/retention points. Trails will consist of decomposed granite pathways from 6 and 10 feet wide with connections into neighborhoods.

The trail system is integral to the development of a livable community with smaller scale neighborhoods and more walkability. Asante has an extensive multi-purpose trail network to connect many community facilities and provide non-vehicular access to all parts of the project, both residential and non-residential. Access to the trail system will be a key component of this livable community.

**Railroad Buffer:**

A key element of the open space system is the open space corridor along the Grand Avenue/railroad right-of-way. This setback, averaging 200 ft., achieves several important purposes:

1. Provide a buffer to the railroad;
2. Provide a drainage way to convey storm runoff to retention areas; and
3. Provide a continuous trail link between important community-wide recreation facilities - the Urban Park and Community Park.

**Architectural Design**

Architectural design and site plans will utilize the current City of Surprise Design Guidelines in establishing site specific designs and plans.

**Commercial Design:**

Commercial buildings will be designed with an overall consistent theme for all parcels. While the final design has yet to occur, an example of the level of quality is shown in Tab I. Special effort will be made to create a "life-style" oriented design conducive to pedestrian usage and enjoyment. Multiple pedestrian connections will be made between retail and residential uses so as to integrate uses for convenient pedestrian access. These concepts are illustrated in Tab I.
**Residential Design:**

The overall design theme will recognize the Arizona setting by utilizing climate appropriate design elements including mission, territorial, pueblo and Italianate that are consistent with the southwest lifestyle and are based on historic housing styles. The overall community design will utilize open space and park areas as active and visual project amenities and contribute to the overall theme and enjoyment of the community. Specific design elements are also demonstrated in the landscape character, especially at project entries, in which strong stone and concrete forms provide a sense of permanence and stability. Water will be an important accent at the main entry and the urban lake in the community park.

The proposed homes include both one, two and, for selected cluster, up to three story plans of a high quality of materials and design features. Due to the size of the project and the likelihood of numerous builders participating, it is not possible to show specific designs at this time. Specific designs of plans, elevations and color schemes will be submitted on a parcel-by-parcel basis at the time of platting.

Residential design will comply with the various Design Guidelines of the City of Surprise and compliance with Design Lists is demonstrated above. Extensive use of cluster housing and small scale single family housing is intended to provide a greater diversity of residential types, lifestyles and affordability. Alley loaded and paseo homes with vehicular access from the rear of the lot and homes that front on open space are encouraged. A wide variety of cluster types are possible including patio homes (zero-lot line), "Z" lots, townhomes (attached) and a range of auto-courts and private drives.

**Landscape Design/Themes** (see Tab J)

**Drainage**

The majority of the site falls within FIRM designation "X", areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 100-year flood. Small areas adjacent to the railroad are designated "A", no base flood elevations determined. This is due to pooling of run-off along the barrier created by the railroad. There are five outfalls under the railroad that release water to the south.

The site drains from northwest to southeast. The overall concept is for on-site retention with discharge utilizing existing pass-throughs under the railroad. Retention will be distributed throughout the project and stored in open spaces and recreation areas.

**Public Services**

Asante will comply with the City of Surprise Engineering Development Codes, Standards and Guidelines in effect at the time of development if not grandfathered in due to previous construction, including meeting Street Light Improvement District requirements. Modifications
to such Standards and Codes, particularly relative to utility service locations and lot to depth ratios, may be requested at the time of platting if there is existing infrastructure. However, all existing utilities shall remain in easements or right-of-ways, as required.

Phasing of parcels, including previously platted and partially constructed parcels, is permitted at the time of platting to meet market demands for smaller neighborhoods and financial limitations. This results in less infrastructure and reduced maintenance costs to residents, better dispersed traffic due to more access points and fewer traffic concentration points. Phasing is also more efficient with smaller neighborhoods that have more connectivity.

The developer(s) of Asante may utilize a Community Facilities District (CFD) to finance public services and infrastructure improvements for the project, subject to all legal requirements and approvals.

- **Water**
  The property falls within the jurisdiction of the City of Surprise water service franchise area. A reservoir site has been proposed at the north end of the site.

- **Sewer**
  A sewage treatment facility will be required to service this project. A site for a new Regional Facility will be provided at an off-site location approximately 1 mile east of the project site on the south side of the Beardsley Canal. This site will allow for the first phase of a Regional Facility for the City of Surprise with adequate room available for future expansion to meet the anticipated growth plans for SPA #2. The applicant has control of the ±28 acre site and will develop an initial facility sized to service the Asante project. The initial phase will be the first phase of the SPA #2 Regional Facility. The applicant is also assisting the City with the MAG 208 Amendment for SPA #2 (sewer service area), as well as the Special Use Permit required by Maricopa County for the SPA #2 Regional Facility. The first phase of the facility will be dedicated to and operated by the City of Surprise. Reclaimed water (effluent) generated by the facility will be utilized by the Asante project for use in water features and irrigation of parks and open space areas.

- **Power:** Arizona Public Service
- **Telephone:** Qwest Communications
- **Cable:** Cox Communications
- **Trash:** City of Surprise
- **Schools:** Dysart Unified School District #89
- **Police and Fire:** City of Surprise

**Phasing**

The project will be developed in four phases, shown in Tab K. Development will begin at the south end of the property initially with both commercial (power center) and approximately 300-acres of single family residential. Phases will be constructed in accordance with market conditions.
**Schools**

This project is designated to have two 15 acre sites for K-8 schools as requested by the Dysart Unified School District #89. The sites are shown on the land plan in light blue. Note: If school sites are not acquired by the School District within 10 years, unless the District determines earlier that they are not required, then they may be utilized for Low Density Residential development.

**Approval/Stipulations**

The City of Surprise City Council approved this PAD on November 24, 2004. The ordinance stipulations are shown in Tab M.

**Conclusion**

Asante PAD will be an exceptional community that exemplifies the best of the City of Surprise. It will contribute to the orderly growth of the City and is providing an impetus to solve regional transportation and sewer service problems. It is consistent with the Surprise General Plan and applicable regulations. The commercial component will provide significant tax revenues to the City as well as convenient shopping for local citizens. The future residents will enjoy a comprehensive parks and open space system organized around the pedestrian. A variety of housing types and prices will meet diverse housing needs. We believe that Asante will contribute to the continued planned growth of the City of Surprise and contribute to its quality of life. We respectfully request approval of this PAD amendment and look forward to moving into project implementation.
Design Team/Contacts

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Landscape Architect:
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Tim McGough
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Task Engineering Company
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LEGAL DESCRIPTION FOR
LAND USE PLAN
MEDIUM / HIGH DENSITY RESIDENTIAL 1

A PARCEL OF LAND LOCATED IN A PORTION OF SECTIONS 1, 2, 11 AND 12,
TOWNSHIP 4 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND
MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE FULLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 12;

THENCE NORTH 82 DEGREES 54 MINUTES 20 SECONDS WEST, A DISTANCE OF
4,515.15 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED;

THENCE SOUTH 42 DEGREES 35 MINUTES 01 SECONDS WEST, A DISTANCE OF 909.17
FEET;

THENCE NORTH 46 DEGREES 43 MINUTES 16 SECONDS WEST, A DISTANCE OF 245.72
FEET;

THENCE SOUTH 45 DEGREES 20 MINUTES 23 SECONDS WEST, A DISTANCE OF
1,102.39 FEET;

THENCE NORTH 63 DEGREES 56 MINUTES 34 SECONDS WEST, A DISTANCE OF 710.14
FEET TO A POINT ON A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS
POINT BEARS SOUTH 71 DEGREES 14 MINUTES 25 SECONDS EAST, A RADIAL
DISTANCE OF 1,200.00 FEET;

THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL
ANGLE OF 04 DEGREES 14 MINUTES 29 SECONDS, A DISTANCE OF 88.83 FEET;

THENCE NORTH 70 DEGREES 24 MINUTES 44 SECONDS WEST, A DISTANCE OF 544.99
FEET;
THENCE NORTH 48 DEGREES 08 MINUTES 17 SECONDS WEST, A DISTANCE OF 1,613.54 FEET;

THENCE NORTH 43 DEGREES 31 MINUTES 21 SECONDS EAST, A DISTANCE OF 3,022.37 FEET; TO A POINT ON A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT BEARS NORTH 44 DEGREES 52 MINUTES 34 SECONDS EAST, A RADIAL DISTANCE OF 640.00 FEET;

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01 DEGREES 36 MINUTES 06 SECONDS, A DISTANCE OF 17.89 FEET;

THENCE SOUTH 46 DEGREES 43 MINUTES 16 SECONDS EAST, A DISTANCE OF 1,934.40 FEET; TO A POINT ON A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT BEARS SOUTH 43 DEGREES 19 MINUTES 30 SECONDS EAST, A RADIAL DISTANCE OF 600.00 FEET;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03 DEGREES 23 MINUTES 46 SECONDS, A DISTANCE OF 35.56 FEET;

THENCE SOUTH 43 DEGREES 16 MINUTES 44 SECONDS WEST, A DISTANCE OF 426.16 FEET;

THENCE SOUTH 46 DEGREES 39 MINUTES 43 SECONDS EAST, A DISTANCE OF 1,060.84 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED.

CONTAINING 7,810,323.7 SQUARE FEET OR 179.30 ACRES.
LEGAL DESCRIPTION FOR
LAND USE PLAN
LOW DENSITY RESIDENTIAL 2

A PARCEL OF LAND LOCATED IN A PORTION OF SECTIONS 1, 2, 11, 12 AND 13,
TOWNSHIP 4 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND
MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE FULLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 12;

TRENCH SOUTH 00 DEGREES 45 MINUTES 04 SECONDS WEST ALONG THE EAST LINE
OF THE NORTHEAST QUARTER OF SAID SECTION 12, A DISTANCE OF 1,269.61 FEET
TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED;

TRENCH SOUTHERLY ALONG EAST SAID LINE, A DISTANCE OF 1,364.59 FEET TO
THE EAST QUARTER CORNER OF SAID SECTION 12;

TRENCH SOUTH 00 DEGREES 45 MINUTES 18 SECONDS WEST ALONG THE EAST LINE
OF THE SOUTHEAST QUARTER OF SAID SECTION 12, A DISTANCE OF 1,205.18 FEET;

TRENCH NORTH 89 DEGREES 14 MINUTES 42 SECONDS WEST LEAVING SAID EAST
LINE, A DISTANCE OF 2,350.07 FEET;

TRENCH SOUTH 45 DEGREES 43 MINUTES 07 SECONDS WEST, A DISTANCE OF 694.89
FEET;

TRENCH SOUTH 44 DEGREES 16 MINUTES 53 SECONDS EAST, A DISTANCE OF 701.77
FEET TO A POINT ON A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS
POINT BEARS NORTH 45 DEGREES 43 MINUTES 23 SECONDS EAST, A RADIAL
DISTANCE OF 1,500.00 FEET;

TRENCH SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A
CENTRAL ANGLE OF 05 DEGREES 23 MINUTES 33 SECONDS, A DISTANCE OF 141.17
FEET;
THENCE SOUTH 45 DEGREES 43 MINUTES 07 SECONDS WEST, A DISTANCE OF 105.27 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 700.00 FEET AND A CENTRAL ANGLE OF 87 DEGREES 31 MINUTES 35 SECONDS;

THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 1,069.34 FEET;

THENCE SOUTH 43 DEGREES 46 MINUTES 26 SECONDS WEST, A DISTANCE OF 793.74 FEET TO A POINT ON THE NORTHEASTERLY RIGHT OF WAY OF THE ATCHISON TOPEKA & SANTA FE RAIL ROAD;

THENCE NORTH 46 DEGREES 13 MINUTES 34 SECONDS WEST ALONG SAID NORTHEASTERLY RIGHT OF WAY, A DISTANCE OF 8,979.67 FEET;

THENCE NORTH 43 DEGREES 31 MINUTES 21 SECONDS EAST LEAVING SAID NORTHEASTERLY RIGHT OF WAY, A DISTANCE OF 1,464.98 FEET;

THENCE SOUTH 48 DEGREES 08 MINUTES 17 SECONDS EAST, A DISTANCE OF 1,613.54 FEET;

THENCE SOUTH 70 DEGREES 24 MINUTES 44 SECONDS EAST, A DISTANCE OF 544.99 FEET TO A POINT ON A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT BEARS SOUTH 75 DEGREES 28 MINUTES 54 SECONDS EAST, A RADIAL DISTANCE OF 1,200.00 FEET;

THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04 DEGREES 14 MINUTES 29 SECONDS, A DISTANCE OF 88.83 FEET;

THENCE SOUTH 63 DEGREES 56 MINUTES 34 SECONDS EAST, A DISTANCE OF 710.14 FEET;

THENCE NORTH 45 DEGREES 20 MINUTES 23 SECONDS EAST, A DISTANCE OF 1,102.39 FEET;

THENCE SOUTH 46 DEGREES 43 MINUTES 16 SECONDS EAST, A DISTANCE OF 245.72 FEET;

THENCE NORTH 42 DEGREES 35 MINUTES 01 SECONDS EAST, A DISTANCE OF 909.17 FEET;

THENCE NORTH 46 DEGREES 39 MINUTES 43 SECONDS WEST, A DISTANCE OF 1,060.84 FEET;
THENCE NORTH 43 DEGREES 16 MINUTES 44 SECONDS EAST, A DISTANCE OF 426.16 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 600.00 FEET AND A CENTRAL ANGLE OF 03 DEGREES 23 MINUTES 46 SECONDS;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 35.56 FEET;

THENCE NORTH 46 DEGREES 43 MINUTES 16 SECONDS WEST, A DISTANCE OF 1,934.50 FEET TO A POINT ON A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT BEARS NORTH 43 DEGREES 17 MINUTES 00 SECONDS EAST, A RADIAL DISTANCE OF 640.00 FEET;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01 DEGREES 35 MINUTES 33 SECONDS, A DISTANCE OF 17.79 FEET;

THENCE NORTH 43 DEGREES 31 MINUTES 21 SECONDS EAST, A DISTANCE OF 2,230.90 FEET;

THENCE SOUTH 46 DEGREES 28 MINUTES 39 SECONDS EAST, A DISTANCE OF 4,366.74 FEET;

THENCE SOUTH 43 DEGREES 31 MINUTES 21 SECONDS WEST, A DISTANCE OF 1,422.95 FEET TO A POINT ON A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT BEARS NORTH 48 DEGREES 41 MINUTES 05 SECONDS EAST, A RADIAL DISTANCE OF 1,500.00 FEET;

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 35 DEGREES 50 MINUTES 47 SECONDS, A DISTANCE OF 938.45 FEET;

THENCE SOUTH 12 DEGREES 50 MINUTES 19 SECONDS WEST, A DISTANCE OF 271.81 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 1,000.00 FEET AND A CENTRAL ANGLE OF 08 DEGREES 13 MINUTES 53 SECONDS;

THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 143.66 FEET;

THENCE SOUTH 21 DEGREES 04 MINUTES 11 SECONDS WEST, A DISTANCE OF 742.83 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 1,000.00 FEET AND A CENTRAL ANGLE OF 19 DEGREES 59 MINUTES 27 SECONDS;

THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 348.91 FEET;
THENCE SOUTH 89 DEGREES 58 MINUTES 54 SECONDS EAST, A DISTANCE OF 1,121.27 FEET;

THENCE NORTH 36 DEGREES 11 MINUTES 16 SECONDS EAST, A DISTANCE OF 125.30 FEET;

THENCE SOUTH 89 DEGREES 58 MINUTES 54 SECONDS EAST, A DISTANCE OF 1,064.02 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED.

CONTAINING 42,526,258.0 SQUARE FEET OR 976.27 ACRES.
LEGAL DESCRIPTION FOR
LAND USE PLAN
MEDIUM / HIGH DENSITY RESIDENTIAL 3

A PARCEL OF LAND LOCATED IN A PORTION OF SECTIONS 1 AND 12, TOWNSHIP 4
NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA, MORE FULLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 12;

THENCE SOUTH 00 DEGREES 45 MINUTES 04 SECONDS WEST ALONG THE EAST LINE
OF THE NORTHEAST QUARTER OF SAID SECTION 12, A DISTANCE OF 1,269.61 FEET;

THENCE NORTH 89 DEGREES 58 MINUTES 54 SECONDS WEST LEAVING SAID EAST
LINE, A DISTANCE OF 1,064.02 FEET;

THENCE SOUTH 36 DEGREES 11 MINUTES 16 SECONDS WEST, A DISTANCE OF 125.30
FEET;

THENCE NORTH 89 DEGREES 58 MINUTES 54 SECONDS WEST, A DISTANCE OF
1,121.27 FEET TO A POINT ON A NON TANGENT CURVE TO THE RIGHT, OF WHICH
THE RADIUS POINT BEARS SOUTH 88 DEGREES 55 MINUTES 16 SECONDS EAST, A
RADIAL DISTANCE OF 1,000.00 FEET;

THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL
ANGLE OF 19 DEGREES 59 MINUTES 27 SECONDS, A DISTANCE OF 348.91 FEET;

THENCE NORTH 21 DEGREES 04 MINUTES 11 SECONDS EAST, A DISTANCE OF 742.83
FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 1,000.00 FEET
AND A CENTRAL ANGLE OF 08 DEGREES 13 MINUTES 53 SECONDS;

THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 143.66
FEET;
THENCE NORTH 12 DEGREES 50 MINUTES 19 SECONDS EAST, A DISTANCE OF 271.81 FEET TO A POINT ON A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT BEARS NORTH 12 DEGREES 50 MINUTES 19 SECONDS EAST, A RADIAL DISTANCE OF 1,500.00 FEET;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 35 DEGREES 50 MINUTES 47 SECONDS, A DISTANCE OF 938.45 FEET;

THENCE NORTH 43 DEGREES 31 MINUTES 21 SECONDS EAST, A DISTANCE OF 1,422.95 FEET;

THENCE SOUTH 46 DEGREES 28 MINUTES 39 SECONDS EAST, A DISTANCE OF 2,280.17 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREBIN DESCRIBED.

CONTAINING 4,857,223.6 SQUARE FEET OR 111.51 ACRES.
LEGAL DESCRIPTION FOR
LAND USE PLAN
MEDIUM / HIGH DENSITY RESIDENTIAL 4

A PARCEL OF LAND LOCATED IN A PORTION OF SECTIONS 1, 2, 11, 12 AND 13,
TOWNSHIP 4 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND
MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE FULLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 12;

THENCE SOUTH 00 DEGREES 45 MINUTES 18 SECONDS WEST ALONG THE EAST LINE
OF THE SOUTHEAST QUARTER OF SAID SECTION 12, A DISTANCE OF 1,205.18 FEET
TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED;

THENCE SOUTHERLY ALONG SAID EAST LINE, A DISTANCE OF 559.93 FEET;

THENCE NORTH 89 DEGREES 08 MINUTES 07 SECONDS WEST LEAVING SAID EAST
LINE, A DISTANCE OF 936.95 FEET;

THENCE SOUTH 00 DEGREES 45 MINUTES 18 SECONDS WEST, A DISTANCE OF 868.87
FEET;

THENCE SOUTH 89 DEGREES 08 MINUTES 07 SECONDS EAST, A DISTANCE OF 24.45
FEET;

THENCE SOUTH 00 DEGREES 45 MINUTES 24 SECONDS WEST, A DISTANCE OF 775.75
FEET; TO A POINT ON A NON TANGENT CURVE TO THE LEFT, OF WHICH THE
RADIUS POINT BEARS SOUTH 06 DEGREES 01 MINUTES 23 SECONDS EAST, A RADIAL
DISTANCE OF 700.00 FEET;

THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL
ANGLE OF 02 DEGREES 38 MINUTES 01 SECONDS, A DISTANCE OF 32.18 FEET;
THENCE SOUTH 03 DEGREES 36 MINUTES 41 SECONDS EAST, A DISTANCE OF 169.03 FEET;

THENCE SOUTH 23 DEGREES 50 MINUTES 35 SECONDS WEST, A DISTANCE OF 1,667.72 FEET TO A POINT ON THE NORTHEASTERLY RIGHT OF WAY OF THE ATCHISON, TOPEKA & Sante FE RAIL ROAD;

THENCE NORTH 46 DEGREES 13 MINUTES 34 SECONDS WEST ALONG SAID NORTHEASTERLY RIGHT OF WAY, A DISTANCE OF 1,765.57 FEET;

THENCE NORTH 43 DEGREES 46 MINUTES 26 SECONDS EAST LEAVING SAID NORTHEASTERLY RIGHT OF WAY, A DISTANCE OF 793.74 FEET; TO A POINT ON A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT BEARS NORTH 48 DEGREES 11 MINUTES 32 SECONDS EAST, A RADIAL DISTANCE OF 700.00 FEET;

THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 87 DEGREES 31 MINUTES 35 SECONDS, A DISTANCE OF 1,069.34 FEET;

THENCE NORTH 45 DEGREES 43 MINUTES 07 SECONDS EAST, A DISTANCE OF 105.27 FEET;

THENCE NORTH 46 DEGREES 58 MINUTES 31 SECONDS WEST, A DISTANCE OF 141.00 FEET;

THENCE NORTH 44 DEGREES 16 MINUTES 53 SECONDS WEST, A DISTANCE OF 701.89 FEET;

THENCE NORTH 45 DEGREES 43 MINUTES 07 SECONDS EAST, A DISTANCE OF 694.89 FEET;

THENCE SOUTH 89 DEGREES 14 MINUTES 42 SECONDS EAST, A DISTANCE OF 2,350.07 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED.

CONTAINING 5,914,529.3 SQUARE FEET OR 135.78 ACRES.
LEGAL DESCRIPTION FOR
LAND USE PLAN
MEDIUM / HIGH DENSITY RESIDENTIAL 4

A PARCEL OF LAND LOCATED IN A PORTION OF SECTIONS 1, 2, 11, 12 AND 13, TOWNSHIP 4 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE FULLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 12;

THENCE SOUTH 00 DEGREES 45 MINUTES 18 SECONDS WEST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 12, A DISTANCE OF 1,205.18 FEET TO THE POINT OF BEGINNING OF THE PARCEL HERIN DESCRIBED;

THENCE SOUTHERLY ALONG SAID EAST LINE, A DISTANCE OF 559.93 FEET;

THENCE NORTH 89 DEGREES 08 MINUTES 07 SECONDS WEST LEAVING SAID EAST LINE, A DISTANCE OF 936.95 FEET;

THENCE SOUTH 00 DEGREES 45 MINUTES 18 SECONDS WEST, A DISTANCE OF 868.87 FEET;

THENCE SOUTH 89 DEGREES 08 MINUTES 07 SECONDS EAST, A DISTANCE OF 24.45 FEET;

THENCE SOUTH 00 DEGREES 45 MINUTES 24 SECONDS WEST, A DISTANCE OF 775.75 FEET; TO A POINT ON A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT BEARS SOUTH 06 DEGREES 01 MINUTES 23 SECONDS EAST, A RADIAL DISTANCE OF 700.00 FEET;

THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02 DEGREES 38 MINUTES 01 SECONDS, A DISTANCE OF 32.18 FEET;
THENCE SOUTH 03 DEGREES 36 MINUTES 41 SECONDS EAST, A DISTANCE OF 169.03 FEET;

THENCE SOUTH 23 DEGREES 50 MINUTES 35 SECONDS WEST, A DISTANCE OF 1,667.72 FEET TO A POINT ON THE NORTHEASTERLY RIGHT OF WAY OF THE ATCHISON, TOPEKA & SANTE FE RAIL ROAD;

THENCE NORTH 46 DEGREES 13 MINUTES 34 SECONDS WEST ALONG SAID NORTHEASTERLY RIGHT OF WAY, A DISTANCE OF 1,765.57 FEET;

THENCE NORTH 43 DEGREES 46 MINUTES 26 SECONDS EAST LEAVING SAID NORTHEASTERLY RIGHT OF WAY, A DISTANCE OF 793.74 FEET; TO A POINT ON A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT BEARS NORTH 48 DEGREES 11 MINUTES 32 SECONDS EAST, A RADIAL DISTANCE OF 700.00 FEET;

THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 87 DEGREES 31 MINUTES 35 SECONDS, A DISTANCE OF 1,069.34 FEET;

THENCE NORTH 45 DEGREES 43 MINUTES 07 SECONDS EAST, A DISTANCE OF 105.27 FEET;

THENCE NORTH 46 DEGREES 58 MINUTES 31 SECONDS WEST, A DISTANCE OF 141.00 FEET;

THENCE NORTH 44 DEGREES 16 MINUTES 53 SECONDS WEST, A DISTANCE OF 701.89 FEET;

THENCE NORTH 45 DEGREES 43 MINUTES 07 SECONDS EAST, A DISTANCE OF 694.89 FEET;

THENCE SOUTH 89 DEGREES 14 MINUTES 42 SECONDS EAST, A DISTANCE OF 2,350.07 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED.

CONTAINING 5,914,529.3 SQUARE FEET OR 135.78 ACRES.
LEGAL DESCRIPTION FOR
LAND USE PLAN
COMMERCIAL 5

A PARCEL OF LAND LOCATED IN A PORTION OF SECTIONS 12 AND 13, TOWNSHIP 4 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE FULLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 12;

THENCE SOUTH 00 DEGREES 45 MINUTES 18 SECONDS WEST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 12, A DISTANCE OF 1,765.11 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED;

THENCE SOUTHERLY ALONG SAID LINE, A DISTANCE OF 868.87 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 12;

THENCE SOUTH 00 DEGREES 45 MINUTES 24 SECONDS WEST ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 13, A DISTANCE OF 2,200.28 FEET TO A POINT ON A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT BEARS NORTH 76 DEGREES 50 MINUTES 09 SECONDS WEST, A RADIAL DISTANCE OF 2,346.38 FEET;

THENCE SOUTHWESTERLY LEAVING SAID EAST LINE AND PROCEEDING ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 20 DEGREES 35 MINUTES 48 SECONDS, A DISTANCE OF 843.48 FEET;

THENCE SOUTH 56 DEGREES 13 MINUTES 25 SECONDS EAST, A DISTANCE OF 20.00 FEET;

THENCE SOUTH 46 DEGREES 13 MINUTES 25 SECONDS EAST, A DISTANCE OF 419.98 FEET TO A POINT ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 13;
THENCE SOUTH 00 DEGREES 45 MINUTES 27 SECONDS WEST ALONG SAID EAST LINE, A DISTANCE OF 302.31 FEET;

THENCE NORTH 86 DEGREES 39 MINUTES 12 SECONDS WEST LEAVING SAID EAST LINE, A DISTANCE OF 84.93 FEET;

THENCE SOUTH 36 DEGREES 23 MINUTES 43 SECONDS WEST, A DISTANCE OF 229.50 FEET TO A POINT ON THE NORTHEASTERLY RIGHT OF WAY OF THE ATCHISON, TOPEKA & Sante Fe RAIL ROAD;

THENCE NORTH 46 DEGREES 13 MINUTES 34 SECONDS WEST ALONG SAID NORTHEASTERLY RIGHT OF WAY, A DISTANCE OF 1,869.45 FEET;

THENCE NORTH 23 DEGREES 50 MINUTES 35 SECONDS EAST LEAVING SAID NORTHEASTERLY RIGHT OF WAY, A DISTANCE OF 1,667.72 FEET;

THENCE NORTH 03 DEGREES 36 MINUTES 41 SECONDS WEST, A DISTANCE OF 169.03 FEET TO A POINT ON A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT BEARS SOUTH 08 DEGREES 39 MINUTES 24 SECONDS EAST, A RADIAL DISTANCE OF 700.00 FEET;

THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02 DEGREES 38 MINUTES 01 SECONDS, A DISTANCE OF 32.18 FEET;

THENCE NORTH 00 DEGREES 45 MINUTES 24 SECONDS EAST, A DISTANCE OF 775.75 FEET;

THENCE NORTH 89 DEGREES 08 MINUTES 07 SECONDS WEST, A DISTANCE OF 24.45 FEET;

THENCE NORTH 00 DEGREES 45 MINUTES 18 SECONDS EAST, A DISTANCE OF 868.87 FEET;

THENCE SOUTH 89 DEGREES 08 MINUTES 07 SECONDS EAST, A DISTANCE OF 936.95 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED.

CONTAINING 4,584,802.7 SQUARE FEET OR 105.25 ACRES.
Asante PAD

General Plan Policy Checklist

1. Land Use:
   A. The majority of intense residential uses are located adjacent to Arterials (163rd Ave and Nicho).
   B. Medium to high density residential will consist of cluster type residential development. Due to impacts to large portions of the site, to develop at the intensity called for in the General Plan and to meet grading and drainage standards of the City, there will be little opportunity for natural open space.
   C. The project is not proximate to the locations listed.
   D. The project is part of an identified 'gateway' and will consist of a variety of commercial and residential uses integrated via multiple pedestrian connections, with portions of the commercial designed as pedestrian oriented development.
   E. The commercial is consolidated into a limited area, so does not constitute extended 'strip commercial'. The commercial will have freestanding pads, which is consistent with retail commercial development. Special pedestrian oriented areas will be provided and, with the linked integration of the residential uses, this will not look and feel like typical strip commercial.
   F. There are no sensitive land forms, vegetation or wildlife corridors. The site has been historically impacted by the auxiliary airfield and corridors cut off by the railroad and streets.
   G. Commercial uses are adjacent to 163rd Ave. and transition from higher density residential to lower density residential.
   H. Trails and open space corridors are designed to provide access between neighborhoods and recreational facilities.

2. Transportation:
   A. The site is dependent upon regional transportation systems and will coordinate as appropriate.
   B. Bicycle lanes or paths are provided on arterial and collector streets and a complete pedestrian trail system is being designed into the project.
   C. Pedestrian circulation will be demonstrated on plats and landscape plans that the City reviews and approves. The landscape concept plan shows a greenbelt system that will have pedestrian movement and access.
   D. On arterials and collectors, the sidewalks are detached and have bike lanes.
   E. Bicycle storage will be made available at commercial uses.
F. Traffic calming will be appropriately used within residential areas and will be approved by the City. Various methods will be considered including roundabouts, chokers, footbells, speed bumps. The specific technique will be oriented to the type of street and specific conditions; although most calming is anticipated to occur on collector streets, with local streets designed to prevent high speeds and pass-through traffic via the use of curvilinear streets and short lengths. The traffic engineer will be involved in specific calming solutions, so that appropriate traffic movement is provided for as well.

3. Economic Development:
   A. Appropriate transitions and buffers will be provided between commercial and residential uses.
   B. Major commercial uses are proposed in the gateway area.

4. Housing:
   A. Residential areas are appropriately located to avoid incompatible uses and an integrated pedestrian and vehicular system is planned. The site has been impacted with only limited natural environment in tact.
   B. No existing residential areas exist. A new residential project will be adjacent on the north that will be consistent with project quality and character.
   C. While there are no current residential immediately adjacent to the project, notification of adjacent landowners will occur and a neighborhood information meeting held.
   D. The project will provide extensive community facilities including an urban park, community park, neighborhood parks, mini-parks and tot lots – all with recreation facilities and landscaping, and a fire station site
   E. Durable materials and design compatible with the region and competitive projects will be provided. A pedestrian trail system is included and transitions will utilize appropriate siting and landscaping to assure compatibility. Traffic patterns are designed to limit overflow and undesired overflow traffic. Community wide facilities are located on collector, not local streets.

5. Open Space and Recreation:
   A. Parks of all types and sizes are located throughout the project with easy access from all residential areas. Facilities appropriate to the type of park are provided and are listed in the narrative. The urban park will have ball fields, the community park, a lake, and all neighborhood and mini-parks will have ramadas and play areas. A neighborhood park is adjacent to the school site and open space will be utilized for drainage and retention facilities.
B. The project will exceed the six acres of open space per 1000 residents. See narrative.
C. The General Plan calls for an urban park, community park and neighborhood parks. These are provided. The neighborhood parks will be integrated within residential areas and be a part of the greenbelt system.
D. The project proposes open space at 10% of residential areas, which is consistent with PAD Ordinance requirements.
E. Parks, open space corridors with trails are included in phase 1 development.
F. There are remnants, but no active natural washes, due to upstream impacts. There are no 10% slopes on the property and no known saguaros.
G. No such features exist, rather the open space will be created for human usage and enjoyment.
H. There will be no development within 100-year floodplains and all drainage will be appropriately managed.
I. While there are no active channels, a system of surface drainage will be created to move water so as to protect residential areas and provide for recreational usage.
J. A thorough hydrology study will provide for management of historic flows and project generated run-off to pre-development flows.

6. Public Services/Cost of Development:
A. The developer will install all required on-site drainage facilities.
B. All drainage facilities will be designed and installed in accordance with City standards and requirements.
C. Public utilities and facilities will be installed by the developer and the service providers in accordance with applicable standards.
D. Project development costs will be borne by the developer and the City may assess its costs of public facilities and programs.
E. After consultation with Dysart School District #89, two 15-acre school sites have been identified for elementary schools. The developer will work with the school district to meet district needs.
F. The project is in the path of growth and infrastructure will be provided as required. In fact, this project will initiate sewage facilities that will eventually meet regional needs.

7. Environmental Planning/Water Resources:
A. The project will meet City requirements for well capacity and water supplies.
B. The project will meet City water supply and pressure requirements.
C. The project will meet City water line and ‘loop’ requirements.
D. All roadways will be paved to City standards.
E. There will be no development in flood prone areas and drainage facilities will be installed to prevent flooding.
F. Drought tolerant plant materials will be utilized. Appropriate water conservation fixtures will be available to residents.

G. Noise mitigation along Grand Ave./Railroad will be provided by a combination of walls, berms and landscaping.
LOT AREA 3,300 - 3,450 S.F

TYPICAL EXAMPLE

SCALE: 1"=30'  DATE: 5-6-04

Z LOT
8-PACK

TYPICAL CLUSTER LAYOUT

6-PACK

TYPICAL CLUSTER LAYOUT
MAJOR ARTERIAL STREET
(153rd AVENUE & NICHOL RD)

RESIDENTIAL COLLECTOR STREET WITH MEDIAN

RESIDENTIAL MINOR COLLECTOR STREET

MINOR ARTERIAL
(HAPPY VALLEY RD)

LOCAL STREET
NOTE: ALL LOCAL STREETS SHALL HAVE PARKING ON ONE SIDE ONLY, OPPOSITE SIDE FROM THE FIRE HYDRANTS INSTALLED ALONG THE STREETS IN THE PARCEL OR SUBDIVISION.
Asante

Commercial Development Concepts

*Commercial/Residential Integration Concept:*
The concept plan delineating pedestrian access between commercial and residential is conceptual in nature and intended to demonstrate that pedestrian connections will be made between these uses. The actual locations can only be determined as detailed design occurs. This plan does commit to pedestrian access, so as to create an integration of uses. These connections must be carefully designed so as to deal with ease of movement and, at the same time, provide buffers and transitions appropriate to the uses. Especially, the service areas of the commercial need to be screened with a combination of walls and landscape buffers in order to provide visual screening and safety-oriented separations, while allowing a free and easy pedestrian flow at appropriate points. Additionally, the commercial will be planned to provide for pedestrian movement between commercial areas by provided pleasant landscaped walkways between major commercial elements and link those uses adjacent to 163rd Ave. with those set back. See sketches

*Sketch Elevations:*
Perspectives of buildings complexes are conceptual in nature and intended to show only the scale and type of development. Detailed architectural treatments will be provided when site plans are submitted.

*Pedestrian Walks and Entrances (4 sketches):*
The sketches are intended to illustrate the nature and type of pedestrian linkages between commercial and adjacent residential developments. Characteristics of these connections are: Pedestrian scale that are visually transparent and well lit for safety purposes, while offering appropriate sense of entry and transition between use types. Portions of these walkways may be covered. Some walks will be along streets, others adjacent to buildings and some may occur between buildings. Appropriate landscaping and sitting areas can enhance the pedestrian experience and create an integration of what are normally disparate use types.
Note: Specific building designs & locations to be determined. Pedestrian access points are conceptual only. Specific locations to be shown on Plats/Site Plans.

ASANTE GATEWAY
Commercial/Residential Integration Concept
Conceptual View
Retail Power Center
163rd Avenue & Grand Avenue
Surprise, Arizona
CONCEPTUAL TYPICAL NON COVERED WALK
NWC GRAND AVE. & 163rd AVE.
SURPRISE, ARIZONA
CONCEPTUAL MAIN ENTRANCE FROM COMMERCIAL TO RESIDENTIAL
NWC GRAND AVE & 163rd AVE.
SURPRISE, ARIZONA
CONCEPTUAL MAIN ENTRANCE FROM COMMERCIAL TO RESIDENTIAL
NWC GRAND AVE. & 163rd AVE.
SURPRISE, ARIZONA
CONCEPTUAL MAIN ENTRANCE FROM COMMERCIAL TO RESIDENTIAL
NWC GRAND AVE. & 163rd AVE.
SURPRISE, ARIZONA
Asante

Small Scale Neighborhood Concepts

Livable Community/Walkable Neighborhood Concept
Asante is addressing another trend in community building, the growing interest in livability and what home buyers are looking for in a livable community. Livable communities create smaller neighborhoods that enable more housing experiences to be offered with lifestyle elements such as more walkable, smaller scale communities. This includes pedestrian access to recreation, shopping and community facilities. Asante is a prime location for this type of development as many large scale amenities such as regional parks, lakes and backbone trail networks are existing and it includes the Gateway commercial area along Grand Avenue and 163rd Avenue. Two neighborhood commercial parcels are also provided at the north end of the project at the intersection of Asante/Adama Blvd and Pat Tillman Blvd. All of the commercial parcels are accessible via the trail/sidewalk system and pedestrian linkages between commercial and adjacent residential areas are illustrated in the Commercial Development Concepts of the PAD.

The benefits of smaller neighborhoods include better project connectivity through walkable neighborhoods with connected and accessible open spaces which include neighborhood scale amenities and gathering places. This fosters close-knit neighborhoods. Physically, smaller and more integrated neighborhoods result in less infrastructure and reduced maintenance costs to residents, better dispersed traffic due to more access points and fewer traffic concentration points. Phasing is also more efficient with smaller neighborhoods that have more connectivity. Each neighborhood has direct access to a range of recreation and gathering spaces. Socially, benefits of smaller neighborhood include taking advantage of existing community assets, creating a range of housing choices, promoting a sense of community and reducing car trips. In summary, livable communities create distinctive places. These benefits have a positive impact on all stakeholders-residents, developer, city and neighbors.

Existing large parcels may be developed in small neighborhoods with multiple product types and with flexible sub-parcels that are not pre-defined. Flexible boundaries of the sub-parcels will allow the developer to identify the appropriate size and product type of these sub-parcels to meet market demand as trends change. Allowing development in this manner will also achieve the smaller, integrated livable neighborhoods as described above.

Concept Exhibits:
The Small Scale Neighborhood exhibits A and B are conceptual in nature and intended to show only the possible configuration of how such communities could be developed. Detailed development plans will be provided at the time of platting or site plan approval.
SMALL NEIGHBORHOOD CONCEPT PLAN B

ASANTE PLANNED AREA DEVELOPMENT, SURPRISE AZ
LCD ASANTE L.L.C. / HE CAPITAL ASANTE L.L.C.
LINEAR PARK ADJACENT TO RAILROAD

ASANTE PLANNED AREA DEVELOPMENT, SURPRISE AZ
LENNAR COMMUNITIES DEVELOPMENT, INC.
MAIN PROJECT ENTRY

ASANTE PLANNED AREA DEVELOPMENT, SURPRISE AZ
LENNAR COMMUNITIES DEVELOPMENT, INC.
WATER AQUEDUCTS AT PROJECT ENTRY

ASANTE PLANNED AREA DEVELOPMENT, SURPRISE AZ
LENNAR COMMUNITIES DEVELOPMENT, INC.
BRIDGE AT PROJECT ENTRY

ASANTE PLANNED AREA DEVELOPMENT, SURPRISE AZ
LENNAR COMMUNITIES DEVELOPMENT, INC.
STONE PROJECT SIGN WALL

ASANTE PLANNED AREA DEVELOPMENT, SURPRISE AZ
LENNAR COMMUNITIES DEVELOPMENT, INC.
COMMUNITY PARK OPEN SPACE

ASANTE PLANNED AREA DEVELOPMENT, SURPRISE AZ
LENNAR COMMUNITIES DEVELOPMENT, INC.
PROJECT WALLS

ASANTE PLANNED AREA DEVELOPMENT, SURPRISE AZ
LENNAR COMMUNITIES DEVELOPMENT, INC.
TYPICAL PARK OPEN SPACE

ASANTE PLANNED AREA DEVELOPMENT, SURPRISE AZ
LENNAR COMMUNITIES DEVELOPMENT, INC.
PROJECT WALL COLOR OPTIONS

ASANTE PLANNED AREA DEVELOPMENT, SURPRISE AZ
LENNAR COMMUNITIES DEVELOPMENT, INC.
RESIDENTIAL COLLECTOR STREET WITH MEDIAN

RESIDENTIAL MINOR COLLECTOR STREET

LOCAL STREET

TYPICAL STREET SECTIONS

ASANTE PLANNED AREA DEVELOPMENT, SURPRISE AZ
LENNAR COMMUNITIES DEVELOPMENT, INC.
TYPICAL STREET SECTIONS

ASANTE PLANNED AREA DEVELOPMENT, SURPRISE AZ
LENNAR COMMUNITIES DEVELOPMENT, INC.
MASTER PLANT SPECIES LIST

ASANTE PLANNED AREA DEVELOPMENT, SURPRISE AZ
LENNAR COMMUNITIES DEVELOPMENT, INC.

STREET TREES
ACACIA ANEURIA
ACACIA SACCINA
CERCIDIIUM 'HYBRID'
DALBERGIA S18600
NERIUM CLEANDER
PROSOPIS CHILENSIS
QUERCUS VIRGINIANA 'HERITAGE'

PARK TREES
ULMUS PARVIFOLIA
PINUS ELARICA
QUERCUS VIRGINIANA 'HERITAGE'
FRAXINUS VELUTINA 'RIO GRANDE'
DALBERGIA S18600
PISTACIA CHILENSIS
SCHINUS TEREBINTHIFOLIUS
FICUS SPECIES
PROSOPIS CHILENSIS
PYRUS GALLERIA NA

GENERAL OPEN SPACE TREES
ALL STREET TREES
PINUS SPECIES
ULMUS SPECIES

MONUMENT TREES
PHOENIX DACTYLIFERA
CERCIDIIUM 'HYBRID'
QUERCUS VIRGINIANA 'HERITAGE'
ULMUS PARVIFOLIA
NERIUM CLEANDER
PROSOPIS CHILENSIS

MULGA TREE
WILLOW ACACIA
DESERT MUSEUM S18600 TREE
TREE CLEANDER
THORNLESS MESQUITE
HERITAGE LIVE OAK
EVERGREEN ELM
MONDEL PINE
HERITAGE LIVE OAK
FAN-TEX ASH
S18600 TREE
CHINESE PISTACHE
BRAZILIAN PEPPER TREE
THORNLESS MESQUITE
BRADFORD PEAR

PROJECT SHRUBS AND GROUND COVER
AGAVE DESMEDITIANA
BOUGAINVILLEA 'LA JOLLA'
BOUGAINVILLEA 'TOUCH GLOW'
CYCAS REVOLUTA
CASSIA NEMOPHILA
CONVOLVULUS CNEORUM
CAESALPINA FULCHERRIMA
DIETES BICOLOR
DODONAEA VISCOA
HIBISCUS ROSA-SINENSIS
HESPERALOE PARVIFLORA
PYGMY DATE PALM
ILEX VOMITORIA 'NANA'
LANTANA CAMARA 'RADATION'
LEUCOPHYLLUM LANGMANIAE 'LYNN'S LEGACY'
LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD'
LEUCOPHYLLUM LANGMANIAE MUELENBERGIA RIGENS
PITOSPORUM TOBIRA 'WHEELER'S DWARF'
PYRACANTHA HYBRID 'RED ELF'
LEUCOPHYLLUM LAEVIGATUM
RUELLIA PENINSULARIS
RUELLIA BRITONIANA
XYLOSMA CONGESTUM 'COMPACTA'
DASYLIRION WHEELERI
LEUCOPHYLLUM LAEVIGATUM
* ALL APPROVED SHRUBS, GROUND COVER AND
ACCENT PLANTS FROM WATER RESOURCE LIST

AGAVE SPECIES
BOUGAINVILLEA
BOUGAINVILLEA SPECIES
SAGO PALM
GREEN CASSIA
BUSH MORNIGGLORY
RED BIRD-OF-PARADISE
EVERGREEN IRIS
HOPBUSH
CHINESE HIBISCUS
RED YUCCA
PHOENIX ROEBELINII
YAUPON HOLLY
RADAIION LANTANA
LYNN'S LEGACY
GREEN CLOUD SAGE
RIO BRAVO TEXAS SAGE
DEER GRASS
DUARF PITOSPORUM
PYRACANTHA 'RED ELF'
BAJA RUELLIA
BRITISH RUELLIA
COMPACT XYLOSMA
DESERT SPOON
CHIHUAHUA SAGE

McCough Group
NOTE:
PHASING LINES ARE SUBJECT TO CHANGE DUE TO MARKET AND ENGINEERING CONDITIONS. ANY CHANGES DO NOT CONSTITUTE A PAD AMENDMENT.

PHASING PLAN

ASANTE PLANNED AREA DEVELOPMENT, SURPRISE AZ
LCD ASANTE L.L.C. / HE CAPITAL ASANTE L.L.C.
Monday, October 04, 2004

Shelley Holman
City of Surprise Development Services
12425 W. Bell Road, Ste. B-205
Surprise, AZ 85374
Fax: 623-583-6108

RE: Asante

Dear Ms Shelley Holman,

Thank you for your continued cooperation with the Dysart Unified School District.

After reviewing the proposal from Lenmar Communities on Asante, we have no objections to the proposed project; provided we receive a development agreement from the developer.

The proposed project is to be built at the northwest corner of Grand Ave and 163rd Ave. As we understand it, the project will add a mix of medium and high density residential and single family residential housing units totaling 13,406 to the DUSD boundaries. Although no formal document has been drawn, we expect to receive $1,000 per unit and two 15-acre school sites with in the Asante development. Mr. Scott Switzer from Lenmar has been working with the District on the placement of schools within the planned community of Asante. The location and size of these properties is acceptable to the District. The District fully intends to use the property for the construction of K-8 schools. Date of construction depends on approval of the school site by the Arizona School Facilities Board and the installation of appropriate infrastructure.

Mr. Switzer may contact Mr. Don Peters at (602) 248-2900 and Mr. Peters will be happy to draft an agreement to formalize this transaction.

We appreciate the value you place upon public schools in your planned community. We hope that we can continue working together to build attractive communities.

Sincerely,

[Signature]

Vera Wolfley
Senior Planning Specialist

[Stamp: Mr. Scott Thompson]
Mr. Scott Switzer
Mr. Don Peters
11/2/04

Don Peters
Miller LaSota & Peters
5225 N. Central, Suite 235
Phoenix, AZ 85012

Re: Asante Donation Agreement

Dear Mr. Peters;

Thank you for talking with me today regarding the Donation Agreement. I have attached a copy of a letter I received from Vern Woffley, Dysart School District, in which he stated the support of DUSD for the Asante project. There are a couple of points in Mr. Woffley’s letter that need to be clarified:

1. The letter states that there will be 13,406 total building units added to the DUSD boundaries. I think this project may have been crossed with another. There are 6,703 total residential units planned for this development with the true number of units to be realized during the Preliminary Plat and Final Plat process.

2. The letter also states that DUSD “expects to receive $1,000 per unit and two 15-acre school sites”. Per our phone conversation today this should be corrected to read as “$1,000 per unit and the donation of two 15-acre school sites. The school sites dollar value shall be deducted from the total per unit amount due”.

I would appreciate a return e-mail or letter with your concurrence of the above points. Attached you will find a color land use map of the Asante project for your use. The K-8 school sites are shown in blue on this map.

Thank you again for discussing the Asante Donation Agreement with me. Lennar looks forward to continued cooperation with DUSD as this project moves along. Please contact me if you have any questions regarding this project.

Sincerely,

Scott M. Switzer
Land Acquisition Manager
Scott, this will confirm that your understanding is correct. The donation that the Dysart District asks is $1,000 per unit total. The value of any school sites that may be donated will be credited against cash donations that would otherwise be made.

I also acknowledge that you have indicated that the number of houses that will be built has changed.

Let me know if you need more,

Don Peters
Miller Lasota & Peters, PLC
5225 North Central, Suite 235
Phoenix, Arizona 85012
Tel 602 248 2900
Fax 602 248 2999
ORDINANCE NO. 04-41

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF THE CITY OF SURPRISE, ARIZONA, APPROVING THE PLANNED AREA DEVELOPMENT PAD04-124 FOR A PROJECT TO BE KNOWN AS ASANTE, CONSISTING OF CHANGING THE ZONING OF APPROXIMATELY 1,508 ACRES FROM R1-43 (SINGLE FAMILY RESIDENTIAL) TO PLANNED AREA DEVELOPMENT. SUBJECT SITE IS BOUNDED BY GRAND AVENUE TO THE SOUTH AND WEST, JOMAX ROAD TO THE NORTH AND 163RD AVENUE TO THE EAST.

WHEREAS, this Ordinance has been properly noticed for public hearing and the necessary hearings and opportunity for public input have been completed; and

WHEREAS, changes have occurred in the vicinity of Sections 1, 2, 11, 12 and 13, Township 4 North, Range 2 West of the Gila and Salt River Base and Meridian, which require that the zoning of a parcel of land in that area be changed; and

WHEREAS, rezoning of the subject property will not depreciate surrounding property values and, at the same time is in harmony with the purposes and intent of the zoning ordinance, the plan for the area, and the Surprise General Plan 2020; and

NOW THEREFORE BE IT ORDAINED, by the City Council of the City of Surprise, Arizona, that:

Section 1. This Ordinance is not of a general and permanent nature and shall not be codified.

Section 2. The property described in Exhibit A is rezoned from R1-43 (Single Family Residential) to Planned Area Development (PAD) with a development plan.

Section 3. The development plan for the property described on Exhibit B, entitled "Asante," dated August 11, 2004, as application PAD04-124, a copy of which is on file in the Community and Economic Development Department, is approved.

Section 4. All present and future owners of the property described on Exhibit A shall develop the property only in accordance with the requirements
and exhibits found in the Asante PAD, and in compliance with the Stipulations contained in Exhibit C.

Section 5. The applicant shall submit a preliminary plat for the property or a portion thereof within twelve (12) months from the date the ordinance is approved, and the applicant shall pull a permit for construction within the property within thirty-six (36) months from the date the ordinance is approved. In the event either of the above do not occur within their respective time periods, the City Council shall take the appropriate action to revert the zoning being approved with this Ordinance.

Section 6. This ordinance shall become effective thirty-one (31) days after formal passage by the council.

PASSED AND ADOPTED this ______ day of ______________, 2004.

______________________________
Mayor - Joan H. Shafer

ATTEST:

______________________________
City Clerk - Sherry A. Aguilar

APPROVED AS TO FORM:

______________________________
City Attorney - Jeffrey Billie

YEAS:

NAYS:
RECOMMENDATIONS: (PAD04-124)

Subject request is consistent with the Surprise General Plan 2020. Furthermore, approval of this request would allow for efficient and orderly development. Staff recommends that the Planning and Zoning Commission forward a recommend approval to the Mayor and Council for the zoning change to Planned Area Development (P.A.D.) for Asante (PAD04-124) subject to the following stipulations:

STANDARD STIPULATIONS:

a) Major changes to this P.A.D. with regard to use and intensity, must be processed as a revised application with approval by the City Council upon recommendation of the Planning and Zoning Commission. Minor changes to this P.A.D. may be administratively approved by the City Manager and the Community Development Director;

b) The applicant shall submit a Written Response to Stipulations. The Response to Stipulations shall consist of a written response to the approved stipulations and five (5) copies of the P.A.D. document revised as necessary to comply with these approved stipulations. Said submission must be under one (1) transmittal package and shall be submitted within fifteen (15) day of City Council approval;

c) All infrastructure shall be constructed pursuant to the provisions of 16.20 of the Surprise Municipal Code or an approved development agreement, whichever applies; and

d) The applicant shall include these stipulations (STANDARD and SPECIAL) and all necessary revisions to text and exhibits in the final P.A.D. document.

SPECIAL STIPULATIONS:

e) All items to which the P.A.D. document commits within the Design Guidelines compliance section of the zoning document are hereby stipulated;

f) By its submittal of the P.A.D., the applicant - as landowner - agrees and approves in writing to the open space designated in the approved P.A.D. plan;

g) Approval of the P.A.D. is contingent upon the Council approving the ordinance annexing the property into the city;

h) The lighting standard for the project shall be subject to further review and approval by the Community and Economic Development Director, and the applicant shall
comply with any adopted lighting standards that exist prior to the first final plat approval;

i) Prior to proceeding with any development, the applicant will be required to demonstrate ADOT's and MCFCD's conditional approval of the Deer Valley realignment to the 163rd Avenue intersection, or provide assurances that the alternate routing of 163rd Avenue to Deer Valley can still be accomplished;

j) All roadway and parking lot light fixtures to be full cut-off;

k) All mention of lakes and landscape irrigation in the PAD document shall indicate that reclaimed water must be used when available. The applicant shall also acknowledge that they will comply with the most current version of the City's Integrated Water Master Plan (I.W.M.P.) requirements, and

l) Applicant shall pay their proportionate share of the regional solution to the transportation that shall be addressed in the development agreement.

m) All residential units shall have a hot water recirculation system installed.