



Asante

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CITY OF SURPRISE
PLANNING AND ZONING DEPARTMENT
APPROVED

Case No.: PADA 04-124

P&Z Comm. Approval: 9/21/04

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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.

Land Use Category	Acres	DU (max.)	DU/ac	2020 Gen. Plan
Mixed Use (Gateway)	229.2	1062	4.6	-
Low Density Residential	1278.9	5641	4.4	3 – 5 DU/ac
Composite (totals)	1508.1 Ac	6703 DU	4.4 DU/ac	

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

Uses	Acres (gr)	Max. Density*	Max. Dwellings
Commercial	101.3		
M/HDR	127.9	8.3 DU/ac	1062 DU
Total	229.2 Ac		1062 DU
			(4.6 DU/ac avg.)

* 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

Uses	Acres (gr)	Target Density*	Max. Dwellings
M/HDR	287.1	8.3 DU/ac	2,383 DU
LDR	852.5	3.8 DU/ac	3,258 DU
Elem. School	31.1		
Parks/ Facilities	106.6		
Total	1277.3 Ac		5,641 DU
			(4.4 DU/ac avg.)

* 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.

Area	Use*	Area (Gr)**	Base Zone***	Comment
1.1	Comm	6.8 Ac	C-2	
1.2	Comm	57.6	C-2	
1.3	Comm	17.9	C-2	
1.4	Comm	19.0	C-2	
1.5	M/HDR	30.2	R-1, R-2, R-3	
1.6	M/HDR	30.3	R-1, R-2, R-3	
1.7	LDR	33.0	R1-5	
1.8	LDR	32.3	R1-5	
1.9	LDR	35.1	R1-5	
1.10	LDR	31.6	R1-5	
1.11	LDR	30.9	R1-5	
1.12	LDR	35.7	R1-5	
1.13	LDR	32.1	R1-5	
1.14	PP/F	57.2	R1-5	Urban Park
1.15	ES	15.5	R1-5	School Site
1.16	M/HDR	34.3	R-1, R-2, R-3	
1.17	M/HDR	33.1	R-1, R-2, R-3	
2.1	LDR	35.5	R1-5	
2.2	LDR	29.8	R1-5	
2.3	M/HDR	22.1	R-1, R-2, R-3	
2.4	LDR	30.3	R1-5	
2.5	LDR	30.0	R1-5	
2.6	PP/F	39.0	R1-5	Community Park
2.7	LDR	32.3	R1-5	
2.8	LDR	29.8	R1-5	
2.9	M/HDR	21.5	R-1, R-2, R-3	
2.10	M/HDR	21.4	R-1, R-2, R-3	
2.11	M/HDR	22.4	R-1, R-2, R-3	
3.1	M/HDR	22.9	R-1, R-2, R-3	
3.2	M/HDR	23.9	R-1, R-2, R-3	
3.3	M/HDR	22.8	R-1, R-2, R-3	
3.4	LDR	33.6	R1-5	
3.5	PP/F	3.0	R1-5	Reservoir Site
3.6	LDR	34.2	R1-5	
3.7	LDR	46.4	R1-5	
3.8	LDR	29.4	R1-5	
3.9	LDR	32.8	R1-5	
3.10	LDR	31.2	R1-5	
3.11	LDR	29.2	R1-5	
3.12	M/HDR	22.3	R-1, R-2, R-3	
4.1	LDR	29.0	R1-5	
4.2	M/HDR	23.7	R-1, R-2, R-3	
4.3	M/HDR	24.6	R-1, R-2, R-3	
4.4	M/HDR	31.4	R-1, R-2, R-3	

4.5	LDR	35.1	R1-5	
4.6	LDR	31.6	R1-5	
4.7	M/HDR	28.1	R-1, R-2, R-3	
4.8	PP/F	3.7	R-1, R-2, R-3	Fire Station Site
4.9	LDR	34.8	R1-5	
4.10	ES	15.6	R1-5	School Site
4.11	LDR	36.2	R1-5	
4.12	LDR	32.3	R1-5	

*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.

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

*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

Base Zone	C-2
Area #	1.1 – 1.4

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.

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

*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	ZERO LOTS
			TYPE	Z - 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) (7)	10'	10'
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:

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

K. Setbacks:

<u>Dwelling Unit</u>	<u>Distance in feet</u>
Front (all lot categories)	
Home	12'
Garage	18'
45-degrees or more	12'
Side (lot categories A, B, C, D, and E)	
Single-story	5'/8'
Multi-story	5'/8'
*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.	
Side (lot categories F and G)	
Single-story	5'/10'
Multi-story	5'/10'
Corner side	
Single-story	13'
Multi-story	20'
Rear	
Home	15'
*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.	
Rear Abutting an Arterial	
Single-story	20'
Multi-story	25'

*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.

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

Item	Points Available	Points Requested	Description	Comments
A	1	0	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.	
B	2	2	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.	All corner lots to be expanded or with landscape tract.
C	3	0	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..	
D	3	0	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.	
E	2	2	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) .	Front setbacks shall be staggered at 3' increments.

F	4	4	Design and construct 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.	Drainage ways and retention is to be integrated into HOA maintained greenbelts and parks that meander.
G	2	2	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.	An interconnected system of HOA maintained landscaped open space will be visible from streets at key points within & between neighborhoods.
H	3	0	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.	
I.1	2	0	Provide a minimum six-foot separation between the curb and sidewalk on all arterial and collector streets and install 8' sidewalks.	
I.2	2	0	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;	

I.3	4	0	<p>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. <u>Fifty percent of the trees must be 24-inch box trees or larger.</u> 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.</p>	
I.4		0	<p>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.</p>	

J	4	0	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..	
K	4	4	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 "stem of the T"). 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	No lots will be centered on 'T' intersections. A combination of K1, K2, or K3 will be used.
K.1			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.	
K.2			The side yard boundary between two Residential Building Lots; or	
K.3			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.	

L	6	6	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.	Connections between residential and commercial are provided. See sketches in Tab-1. Two per tract/three required.
M	6	6	Install traffic calming devices such as traffic circles, raised paving, landscaped diverters, choker and other landscaping devices.	Calming devices such as raised textured surface calming will be installed and shown on pre-plats as approved by City and Fire Chief.
N	6	6	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.	Paths will connect residential neighborhoods with schools and parks.
O	2	0	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.	
P	10	10	Donate land to the City for municipal purposes such as fire station sites, police station sites, City parks libraries, etc.	Fire station (3 ac), reservoir site (3 ac), urban park (50+ ac) & comm. park (30+ ac) will be donated.

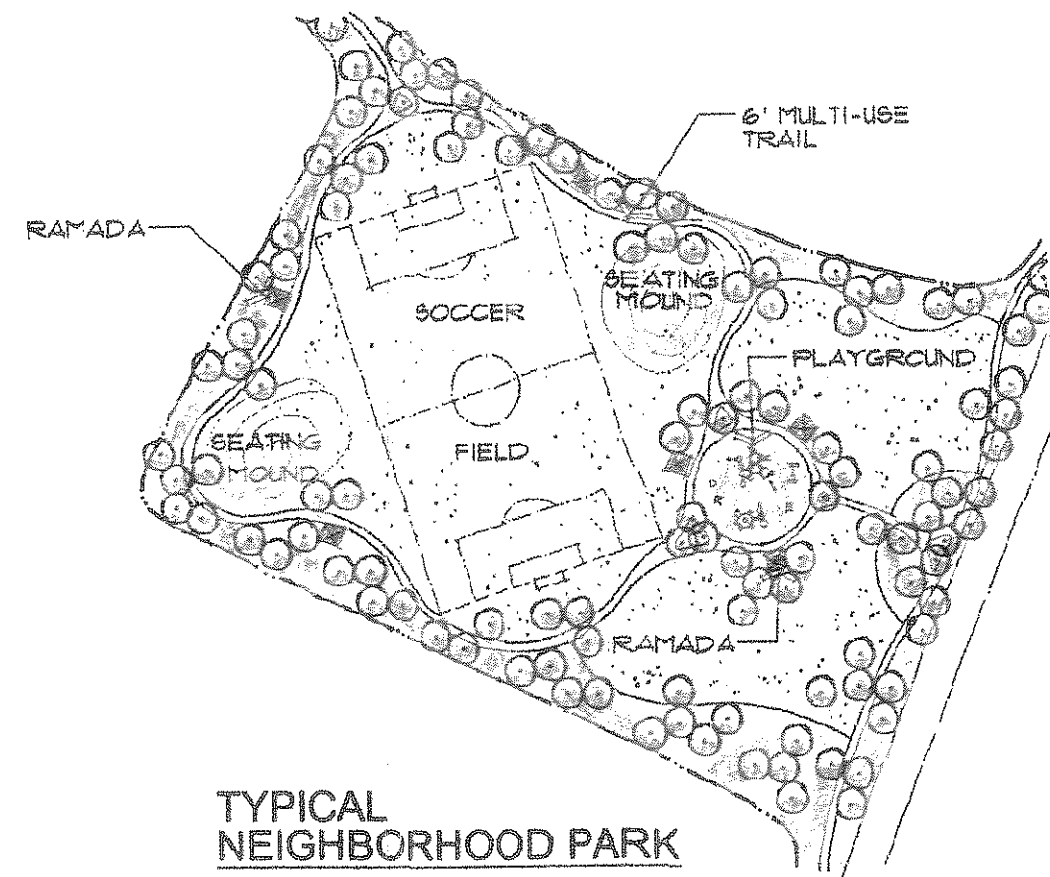
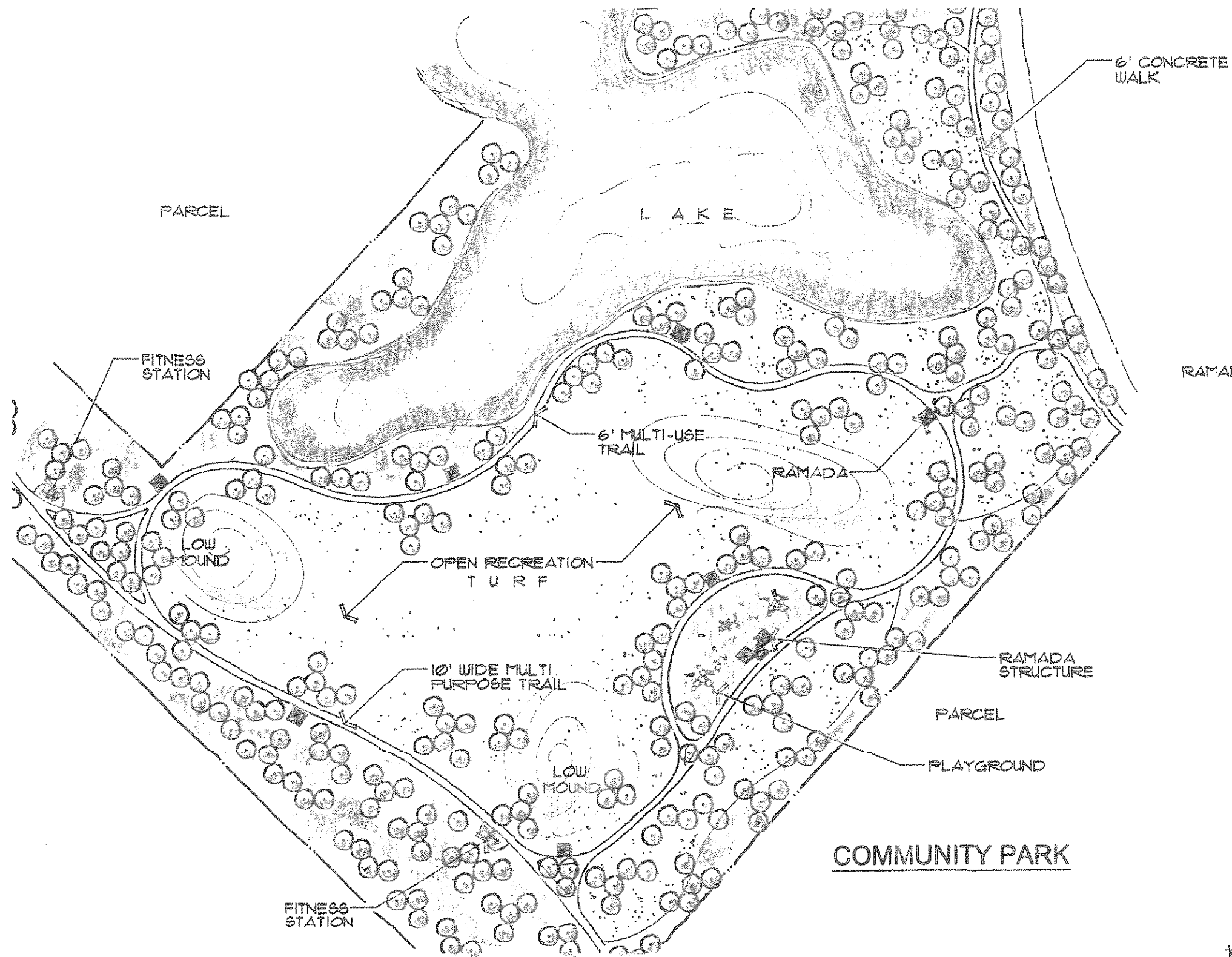
Q	6	6	On perimeter walls, provide berms, tree lines, hedgerows, and/or other similar means of breaking up the linear nature of the perimeter walls. Such features must in addition to open space areas along the perimeter and enhanced architectural features on the wall itself.	A combination of devices will be used to visually break-up perimeter walls.
R	1-8	4	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.	Pedestrian oriented areas are proposed within commercial areas. The medium/high density residential may provide neo-traditional concepts.
S	1-4	4	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.	Pedestrian links/open space corridors between parcels. Linear corridor along railroad with connection to Maricopa County trails system.
Total		56		

Design List C – Architectural

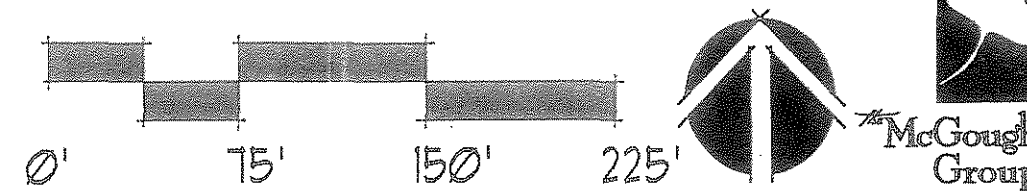
Points for this design list will be evaluated on a per parcel basis as specific home designs are provided.

Item	Points Available	Points Requested	Description	Comments
A	2	TBD	Prohibit same front elevation on adjoining houses; prohibit the same rear elevation on more than two consecutive adjoining houses visible from arterial.	
B	5	TBD	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.	
C	3	TBD	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.	
D	1	TBD	Install three distinct roofing types, including colors, textures & component shapes.	
E	5	TBD	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.	
F	2	TBD	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.	
G	2	TBD	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.	

H	2	TBD	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.	
I	3	TBD	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.	
J	2	N/A	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.	
K	2	TBD	Install decorative flat work pavement treatments, such as salt finished concrete, colored concrete or bomanite on at least 25 percent of all lots.	
L	2	TBD	Construct entry walls with walkways from the street to the front entry on 50 percent of all lots.	



COMMUNITY OPEN SPACE



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

M	2	TBD	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.	
N	4	TBD	Meet the requirements of Paragraph M in all sides of all multi-story houses.	
O	1-4	TBD	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.	
Total		TBD		

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

Design List D - Amenities

Item	Points Available	Points Requested	Description	Comments
A	4	4	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.	A comprehensive open space/trail system is provided (see Tab J) that includes paths, benches, ramadas and landscaping.
B	4	0	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.	
C	4	4	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.	Public & private parks and open space will include adult recreation facilities.
D	6	0	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.	
E	12 max	12	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.	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.
F	12 max	12	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.	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.
G	16 max	0	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.	A portion of the project may have a golf course, but this is not shown at this time.
H	10 max	0	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.	The landscaped open space may exceed 10%, however, this application shows the minimum allowed 10%.
I	4	0	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	
J	2-5	0	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		32		

***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:

Arterial (163 rd Ave/Nicho Rd):	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/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.

<u>Parks Type</u>	<u>Ac Proposed</u>
Urban Parks	57.2 Ac
Community Parks	39.3 Ac
Neighborhood/Mini/Greenways	30.4 Ac
Totals	<u>126.9 Ac</u>

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:

Lennar Communities Development, Inc.
Alan Jones
Scott Switzer
1150 W. Grove Parkway, Suite 109
Tempe, AZ 85283
Tel: 480-345-0077
Fax: 480-897-5588

Landscape Architect:

McGough Group
Tim McGough
1819 E. Morten Ave.
Phoenix, AZ 85020
Tel: 602-997-9093

Owners:

Lennar Communities Development, Inc.

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

Attorney:

Earl, Curley & Lagarde
Stephen C. Earl
3101 N. Central, Suite 1000
Phoenix, AZ 85012
Tel: 602-265-0094

Planner:

Coe & Van Loo Consultants, Inc.
Steve Kellogg
4550 N. 12th Street
Phoenix, AZ 85014
Tel: 602-264-6831
Fax: 602-264-0928

Civil Engineer/Surveyor:

DEI Professional Services, LLC
Rich Hoppe
6225 N. 24th St., Suite 200
Phoenix, AZ 85016
Tel: 602-954-0038
Fax: 602-944-8605

Traffic Engineer:

Task Engineering Company
Ken Howell
5125 N. 16th St., Suite A-210
Phoenix, AZ 85016
Tel: 602-277-4224
Fax: 602-277-4228



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Services, LLC

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JULY 14, 2004
JOB # 03101

**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;

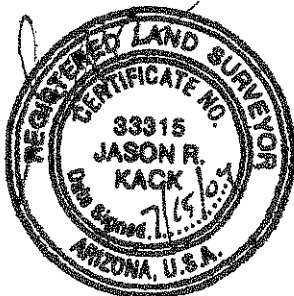
THENCE SOUTH 46 DEGREES 43 MINUTES 16 SECONDS EAST, A DISTANCE OF 1,934.40 FEET; TO A POINT ON A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT BEARS SOUTH 43 DEGREES 19 MINUTES 30 SECONDS EAST, A RADIAL DISTANCE OF 600.00 FEET;

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.

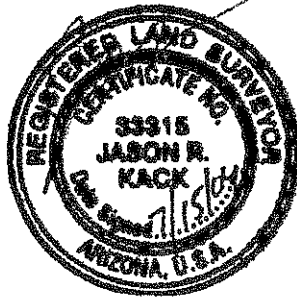




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JULY 14, 2004
JOB # 03101

**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 HEREIN 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;**

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.





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JULY 14, 2004
JOB # 03101

**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.

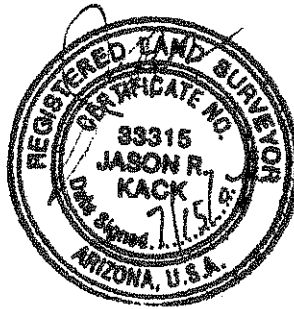




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JULY 14, 2004
JOB # 03101

**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;

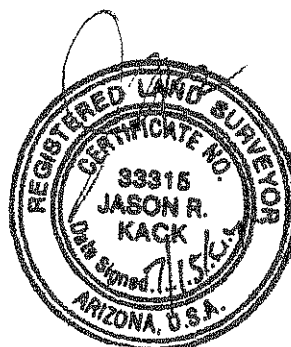
THENCE NORTH 46 DEGREES 58 MINUTES 31 SECONDS WEST, A DISTANCE OF 141.00 FEET;

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.





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JULY 14, 2004
JOB # 03101

**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;

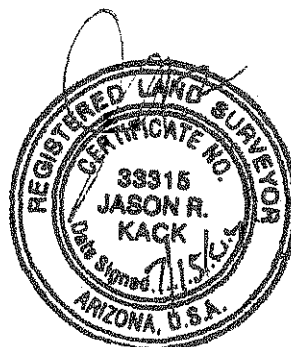
THENCE NORTH 46 DEGREES 58 MINUTES 31 SECONDS WEST, A DISTANCE OF 141.00 FEET;

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.

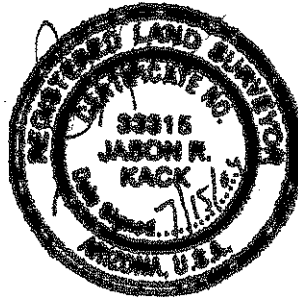
CONTAINING 5,914,529.3 SQUARE FEET OR 135.78 ACRES.





Professional
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JULY 14, 2004
JOB # 03101

**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;

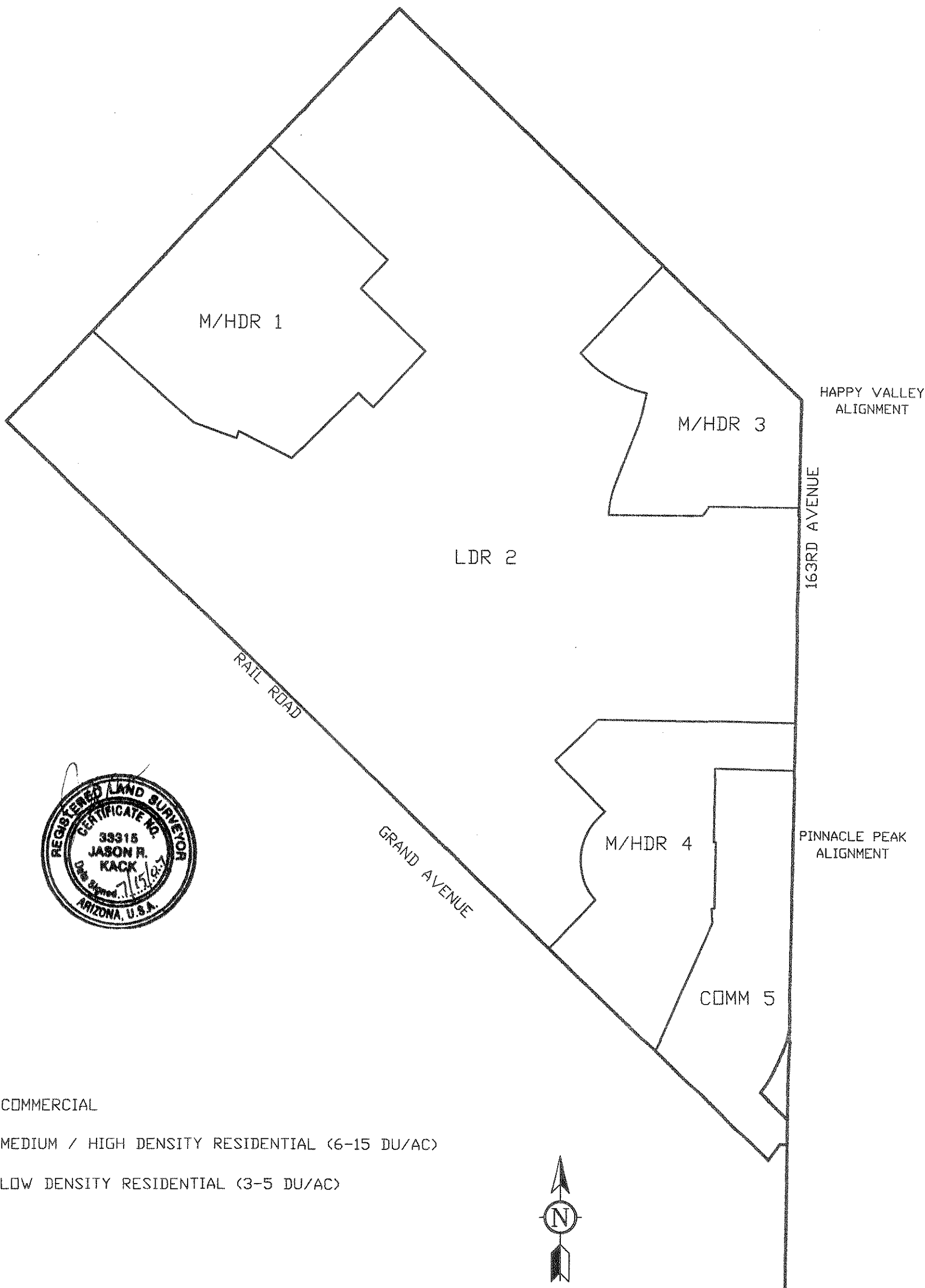
THENCE NORTH 89 DEGREES 08 MINUTES 07 SECONDS WEST, A DISTANCE OF 24.45 FEET;

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.





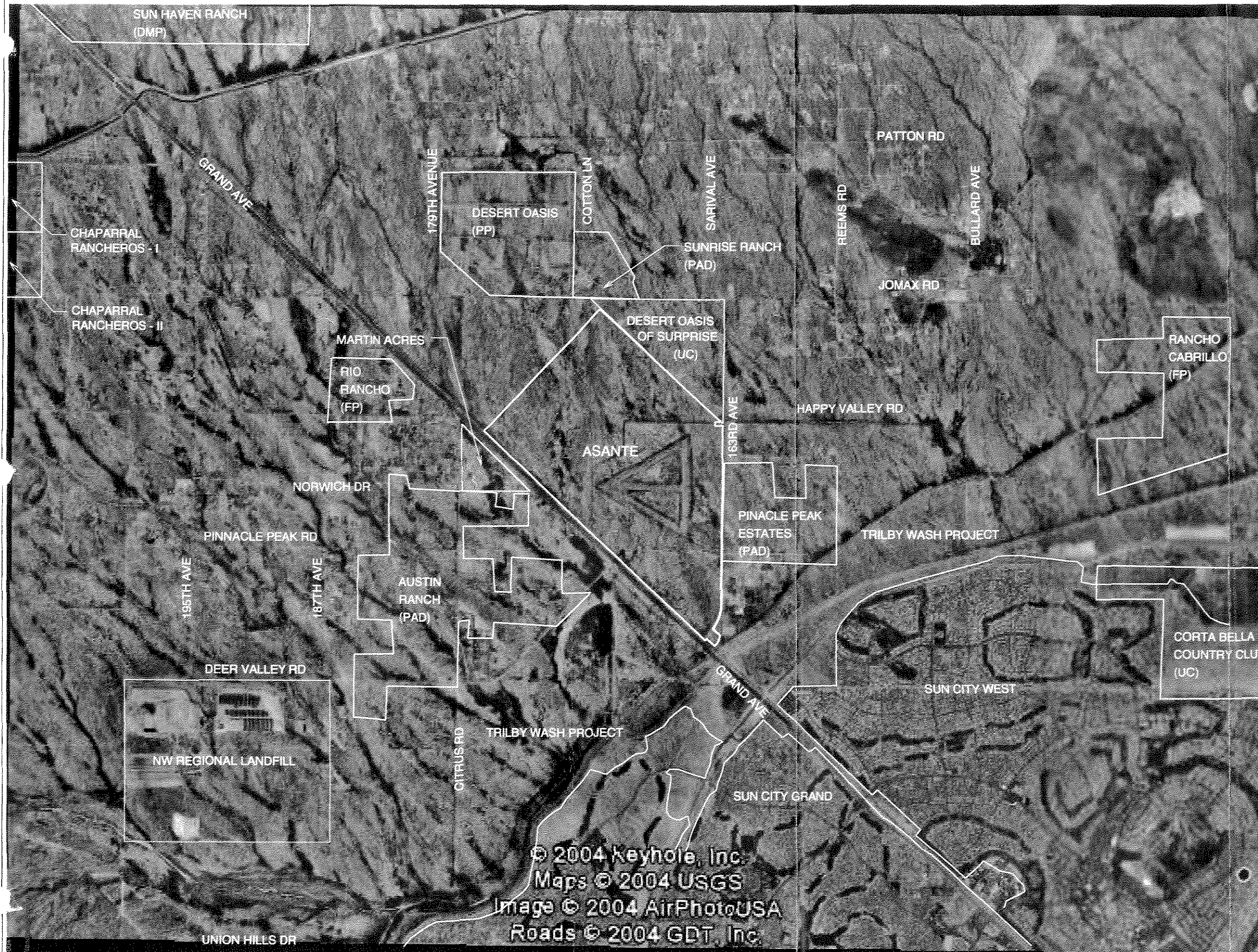
COMM. COMMERCIAL

M/HDR MEDIUM / HIGH DENSITY RESIDENTIAL (6-15 DU/AC)

LDR LOW DENSITY RESIDENTIAL (3-5 DU/AC)







ASANTE PAD

AREA MAP

LEGEND

- (UC) UNDER CONSTRUCTION
- (PAD) PAD APPROVED / IN PROCESS
- (FP) FINAL PLAT PENDING
- (PP) PRELIMINARY PLATS APPROVED
- (DMP) DEVELOPMENT MASTER PLAN APPROVED

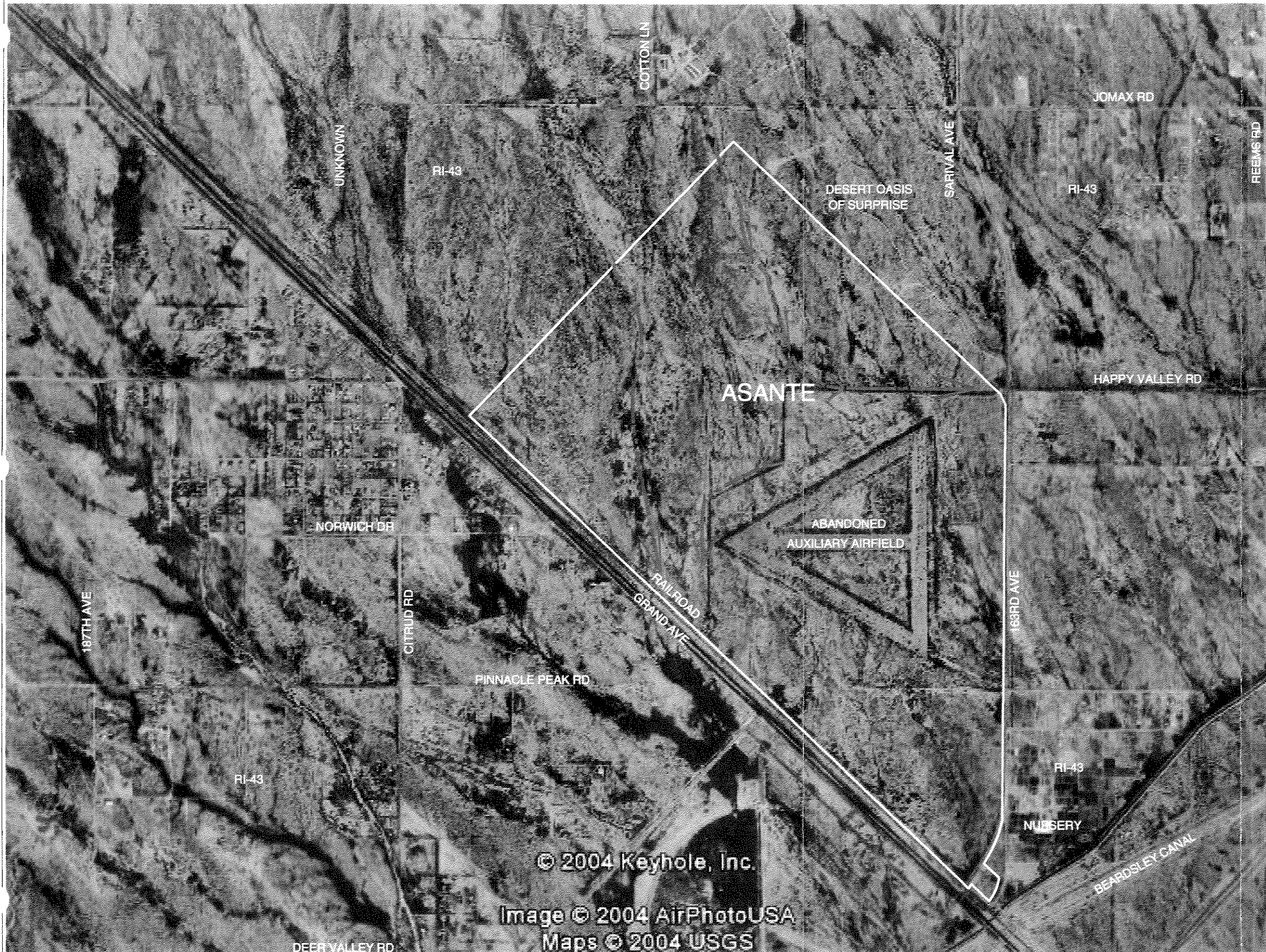
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FILE: 0040009



EXHIBIT
DATE: 4-21-04
N.T.S.



CVL PROJECT: #040009



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ASANTE EXISTING SITE CONDITIONS

LEGEND



EXISTING DRAINAGE PATTERN

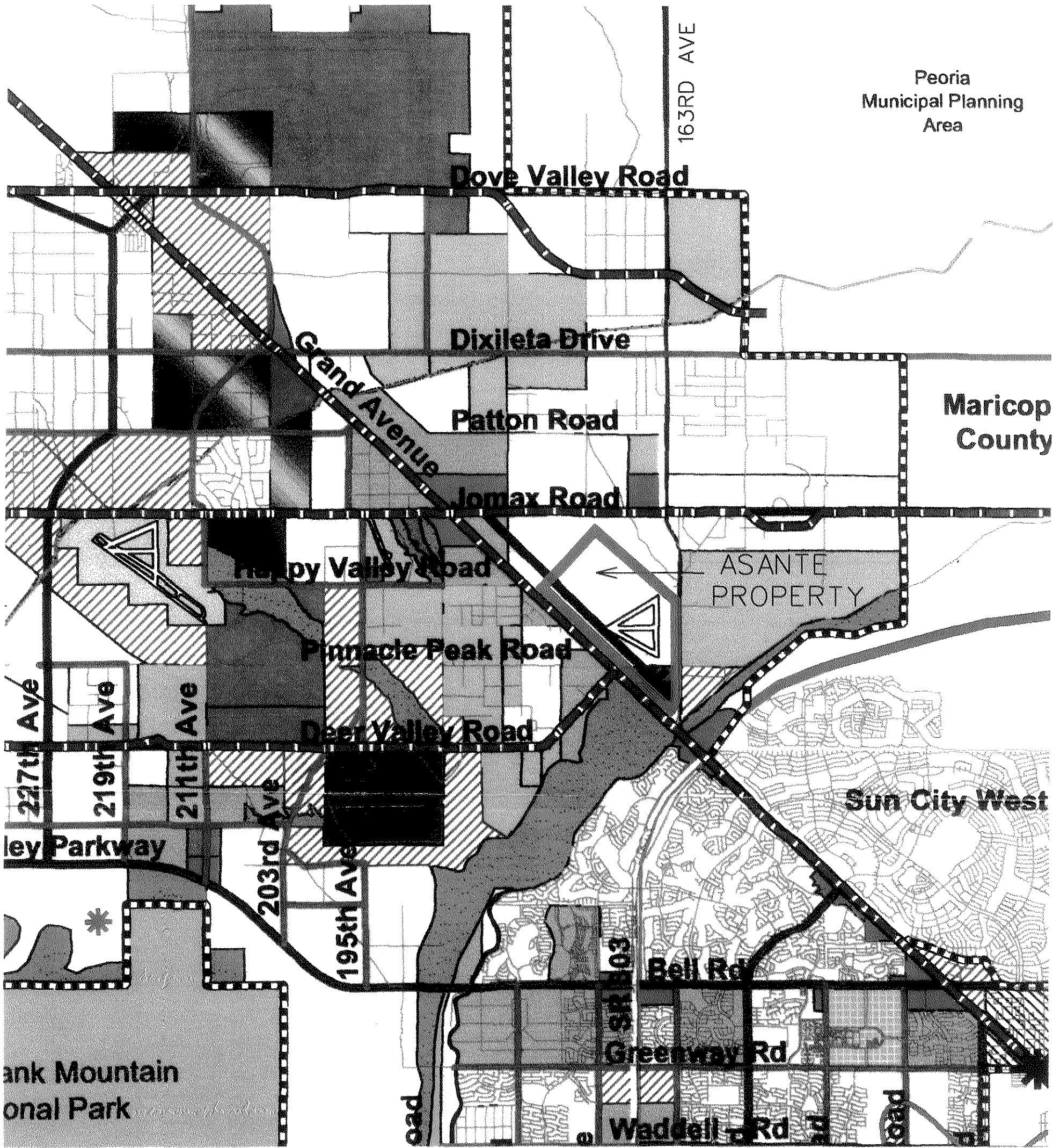
DATE: Aug 10, 2004
TIME: 11:26:23
FILE: 0400009



EXHIBIT
DATE: 4-15-04
N.T.S.



CVL PROJECT: #040009



Land Use Classification

- Airport Preservation
 - Rural Residential (0-1 Du/s/Ac)
 - Suburban Residential (1-3 Du/s/Ac)
 - Low Density Residential (3-5 Du/s/Ac)
 - Medium Density Residential (5-8 Du/s/Ac)
 - Medium/High Density Residential (8-15 Du/s/Ac)
 - High Density Residential (15-21 Du/s/Ac)
 - Surprise Center
 - Original Townsite
 - Commercial
 - Employment
 - Mixed Use Gateway
 - Agriculture
 - Landfill
 - Military
 - Open Space
 - Public Facilities
 - Proving Grounds
 - Mixed-Use Gateway
 - Resort Development
- * Note: Commercial under 25 acres can be approved in other land use classifications per criteria in the General Plan.

Street Classification

- Principal Arterial
- Major Arterial
- Minor Arterial
- Proposed Principal Arterial
- Proposed Major Arterial
- Proposed Minor Arterial
- Special Corridor
- PARKWAYS
- 1988 MAG Noise Contours
- 1995 Luke A.F.B. Noise Contours (1997 Revised)
- City General Planning Area
- Maricopa County Boundary

General Plan Updates

Case No.	Resolution No.	Approval Dates
GPA03-247	03-204	December 11, 2003
GPA03-248	03-205	December 11, 2003
GPA03-249	03-211	December 11, 2003



Surprise General Plan 2020:
Imagine the Possibilities
City of Surprise, AZ



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 bourn 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

BARCLAY
GROUP

Lennar
Family Of Builders

KDRA

KURT D. REED ASSOCIATES, INC.
7400 E. McDonald Drive, Suite 101
Scottsdale, AZ 85250
Ph: 480.941.1440
www.kdra.com



Conceptual View
Retail Power Center
163rd Avenue & Grand Avenue
Surprise, Arizona





CONCEPTUAL TYPICAL NON COVERED WALK
NWC GRAND AVE. & 163rd AVE.
SURPRISE, ARIZONA

KDRA
KURT D. REED ASSOCIATES, INC.
2001 E. UNIVERSITY DR., SUITE 101
SCOTTSDALE, AZ 85257
TEL: 480.941.1440
WWW.KDRA.COM
KDRA.000.00011702

BARCLAY
GROUP



KORA

ALBERT D. REED ASSOCIATES, INC.
1400 E. McDowell Ave., Suite 100
Phoenix, AZ 85004
Tel: 480.411.1400
Fax: 480.411.1401
www.kora.com

CONCEPTUAL MAIN ENTRANCE FROM COMMERCIAL TO RESIDENTIAL
NWC GRAND AVE. & 163rd AVE.
SURPRISE, ARIZONA

BARCLAY
GROUP



CONCEPTUAL MAIN ENTRANCE FROM COMMERCIAL TO RESIDENTIAL
NWC GRAND AVE. & 163rd AVE.
SURPRISE, ARIZONA

KDRA
KURT D. REED ASSOCIATES, INC.
7400 E. McDowell Drive, Suite 101
Scottsdale, AZ 85259
PH: 480.943.1140
www.kdra.com
KDRA Job #021732

BARCLAY
GROUP

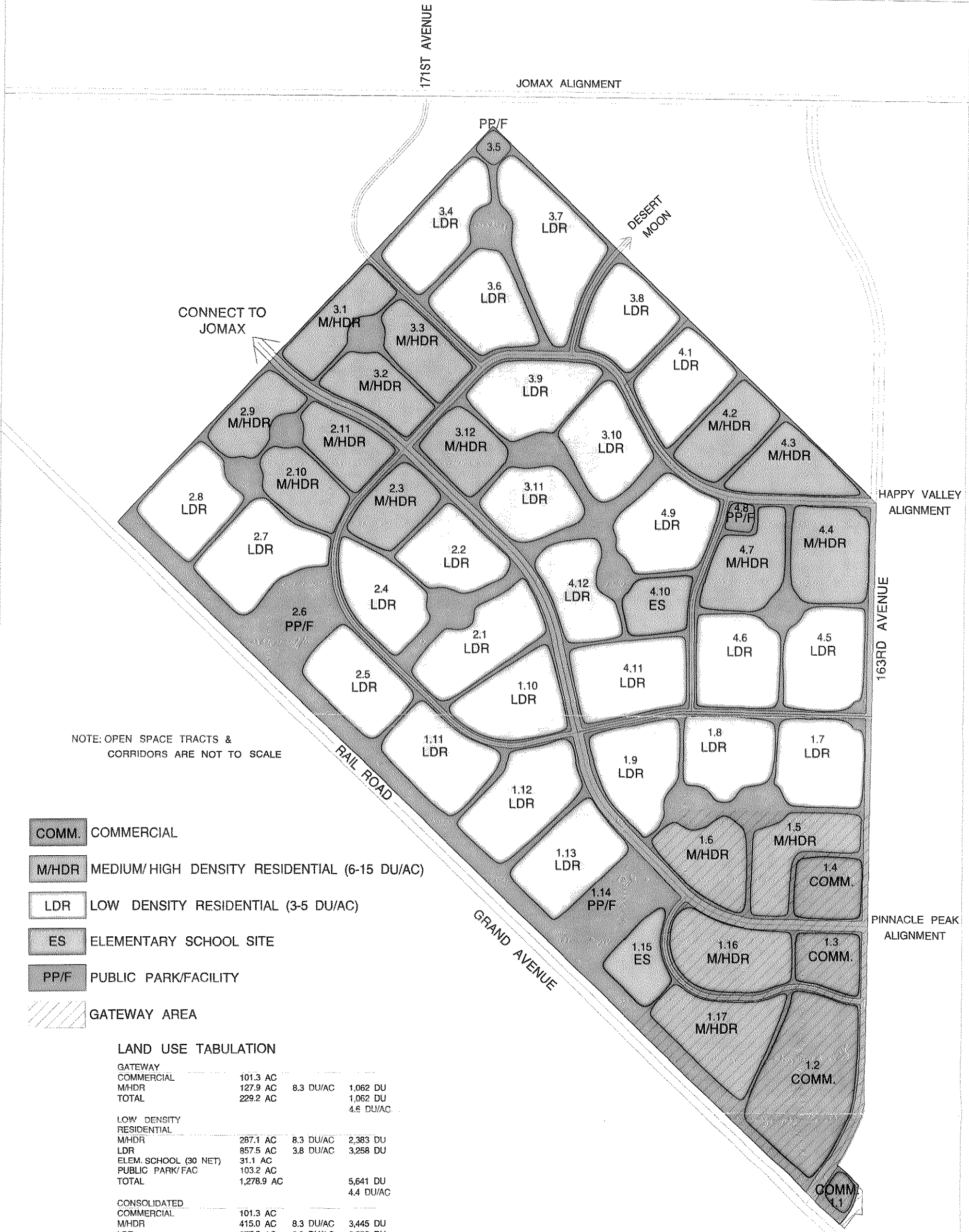


CONCEPTUAL MAIN ENTRANCE FROM COMMERCIAL TO RESIDENTIAL
NWC GRAND AVE. & 163rd AVE.
SURPRISE, ARIZONA



KURT D. REED ASSOCIATES, INC.
7400 E. McDowell Blvd, Suite 101
Scottsdale, AZ 85259
PH: 480.941.1340
www.kdra.com
KORA Job #121752



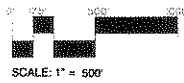


LAND USE PLAN

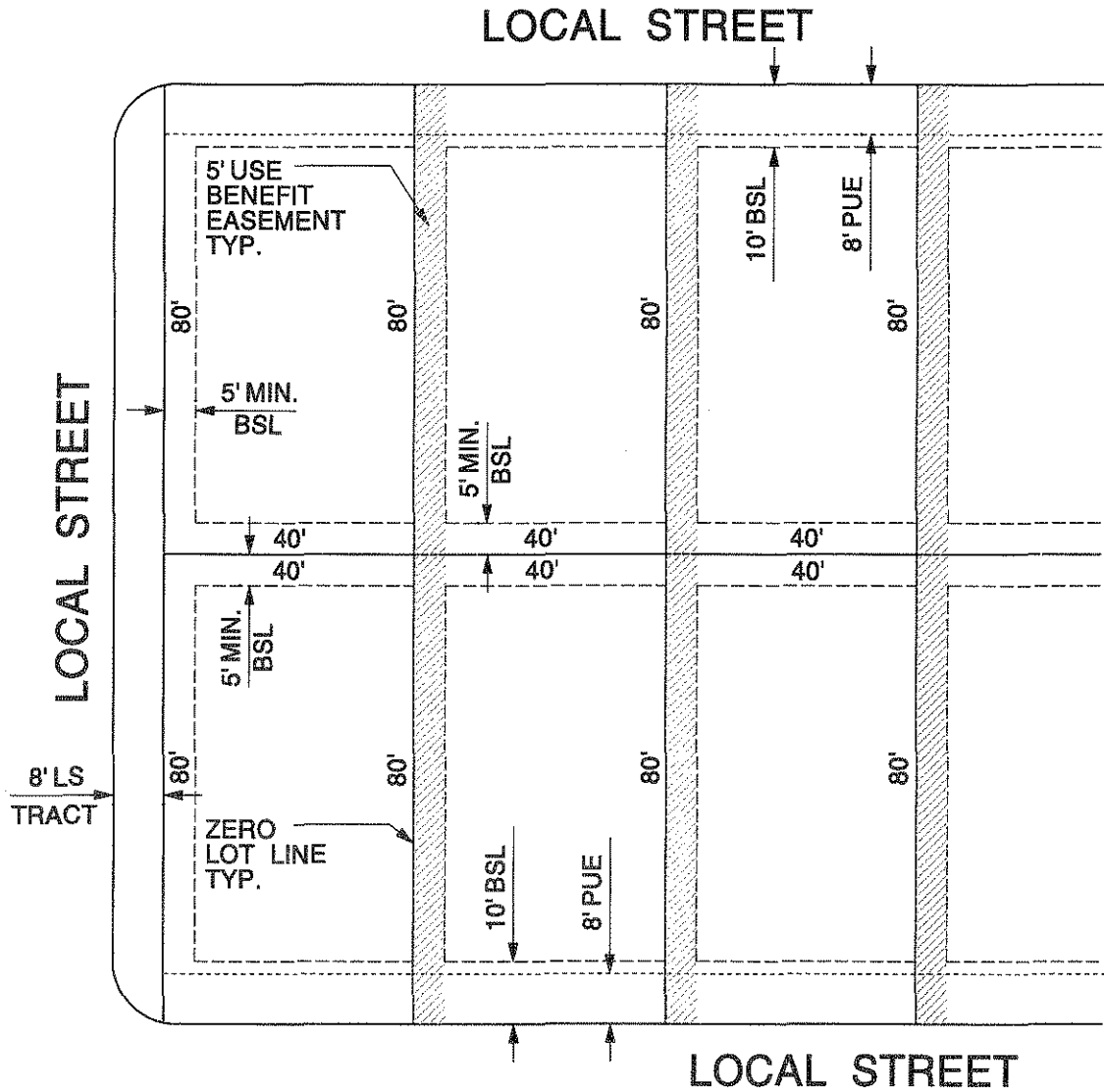
ASANTE PAD, SURPRISE, AZ
LENNAR COMMUNITIES DEVELOPMENT, INC.



CVL



DATE: 7-9-04
REV: 7-12-04
JOB# 040009



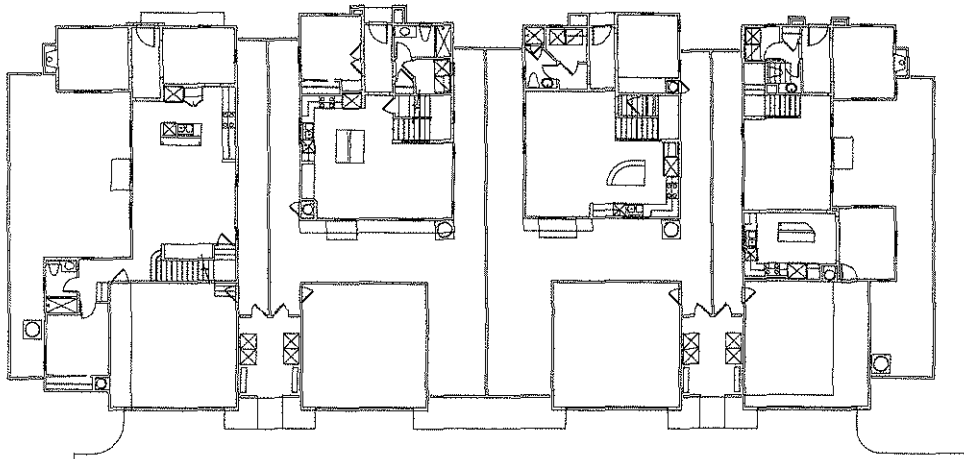
LOT AREA 3,200 S.F

TYPICAL EXAMPLE

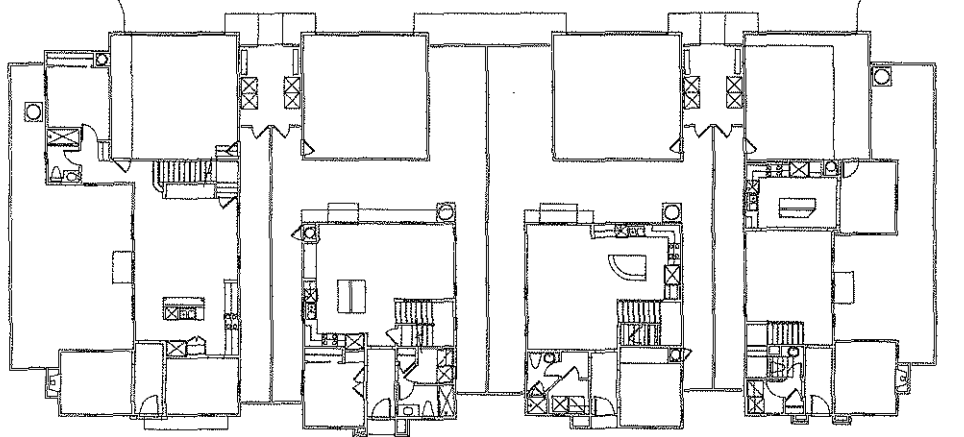


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ZERO LOT LINE

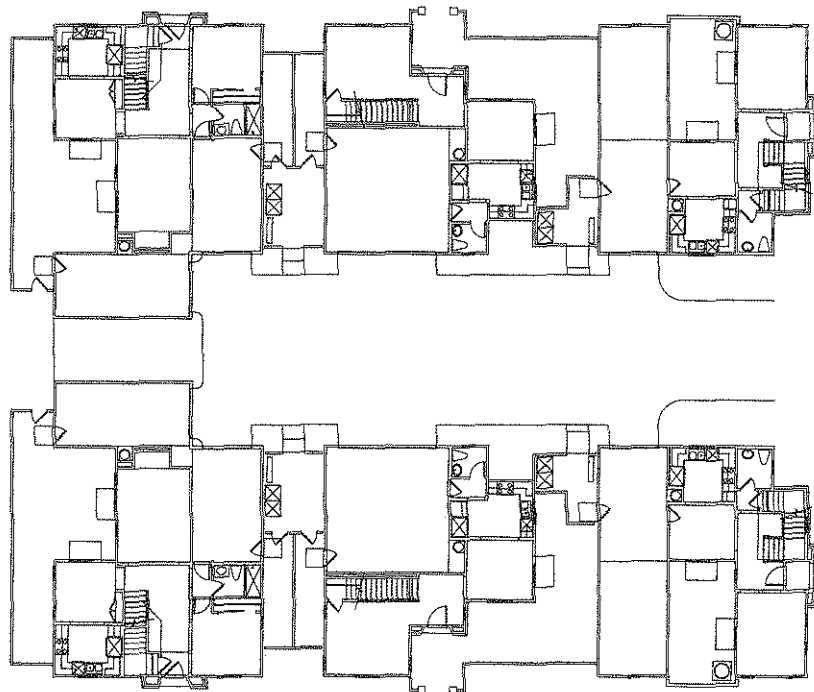


8-PACK

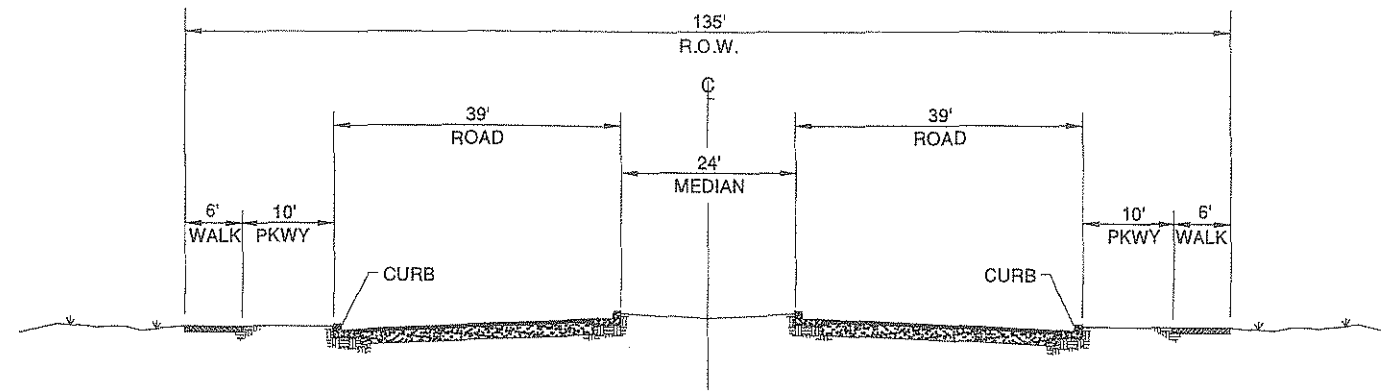


TYPICAL CLUSTER LAYOUT

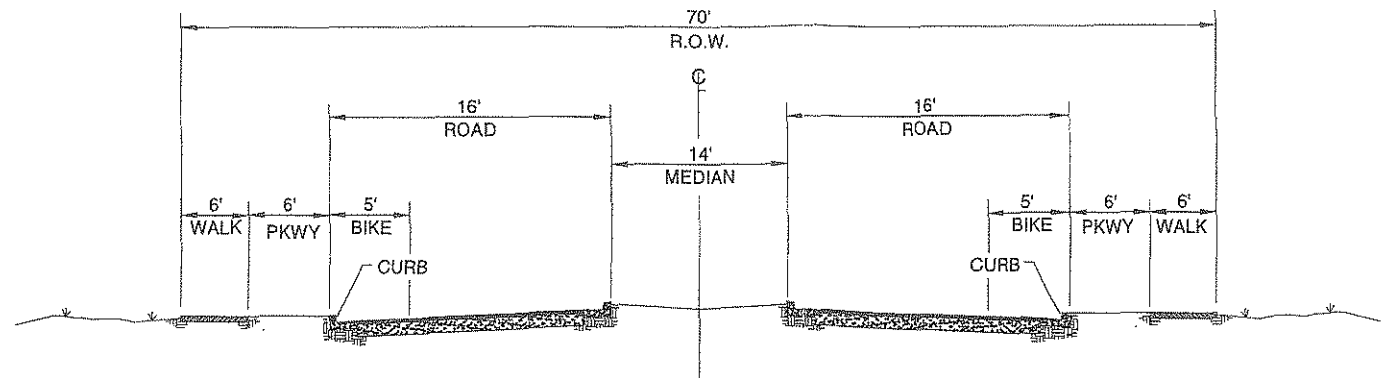
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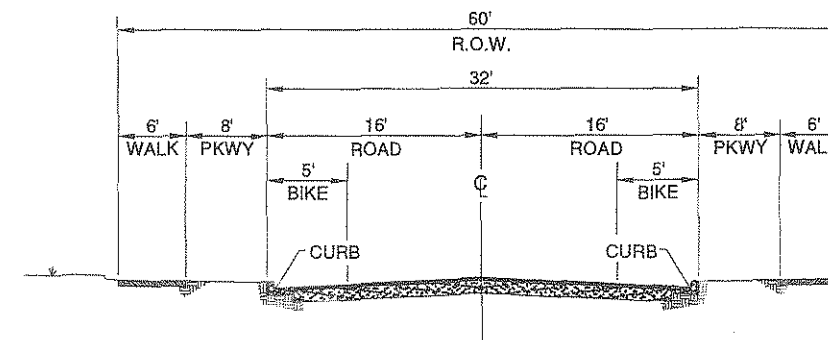
TYPICAL CLUSTER LAYOUT



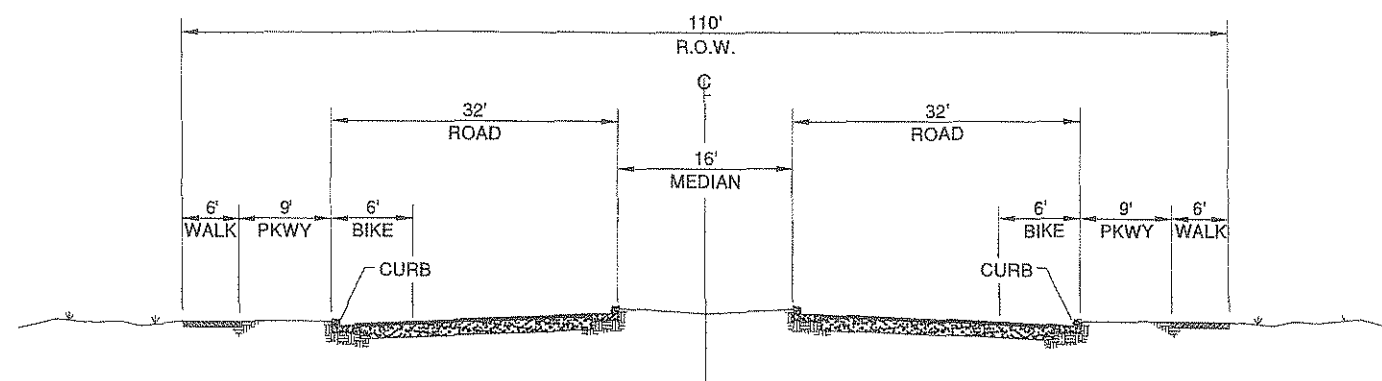
MAJOR ARTERIAL STREET
N.T.S.
(163rd AVENUE & NICHOL RD)



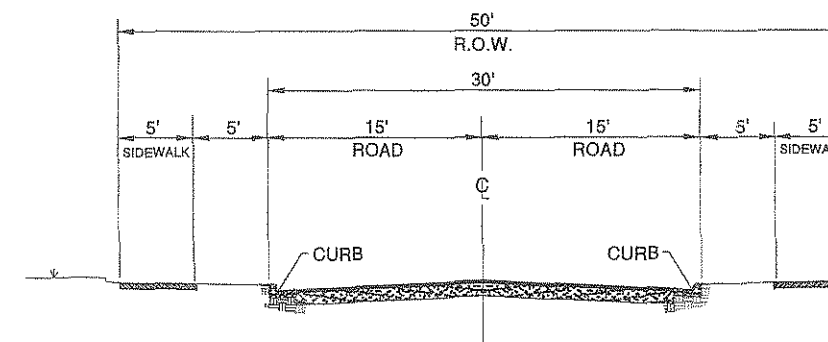
RESIDENTIAL COLLECTOR STREET WITH MEDIAN
N.T.S.



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.

ASANTE PAD
STREET SECTIONS



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

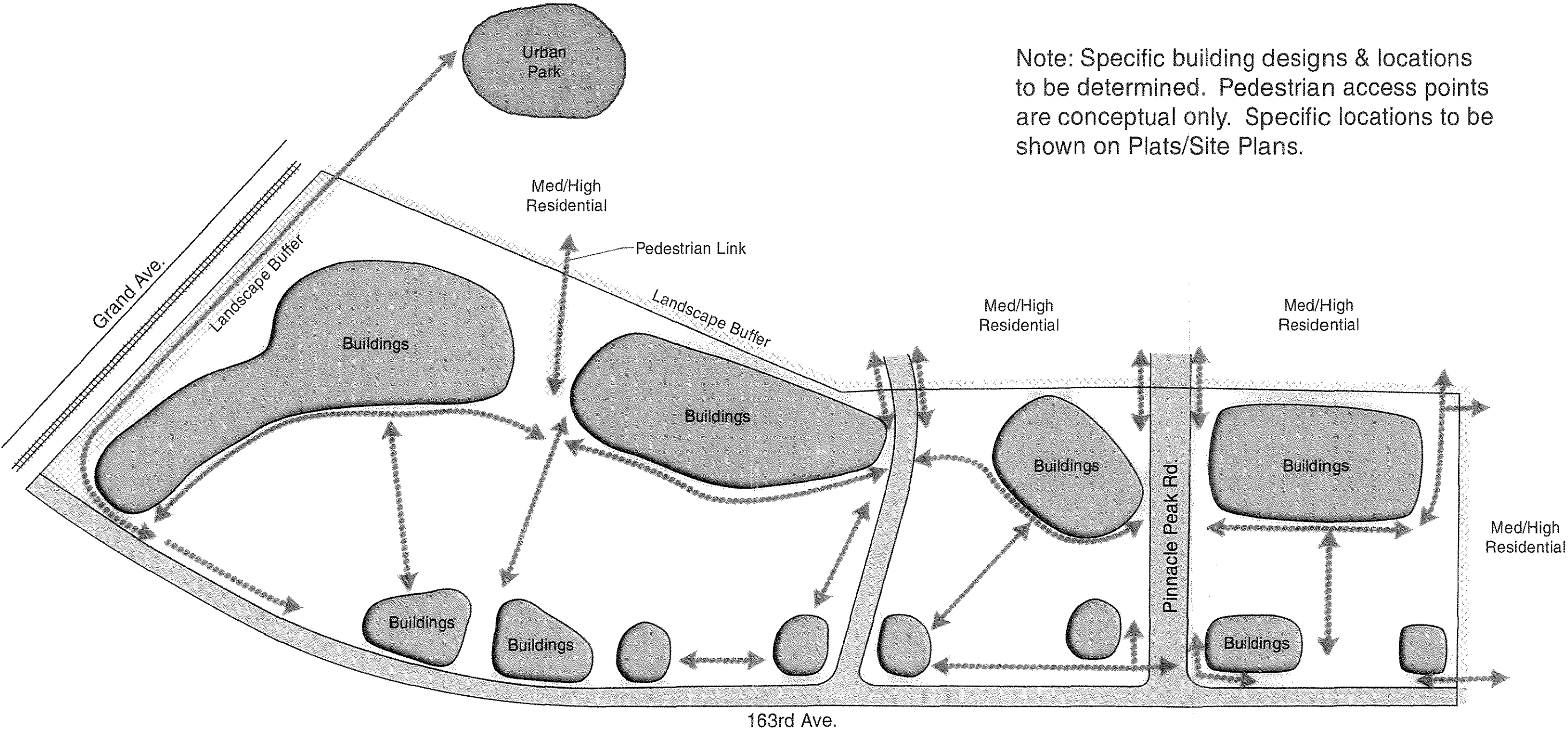
Sketch Elevations:

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.



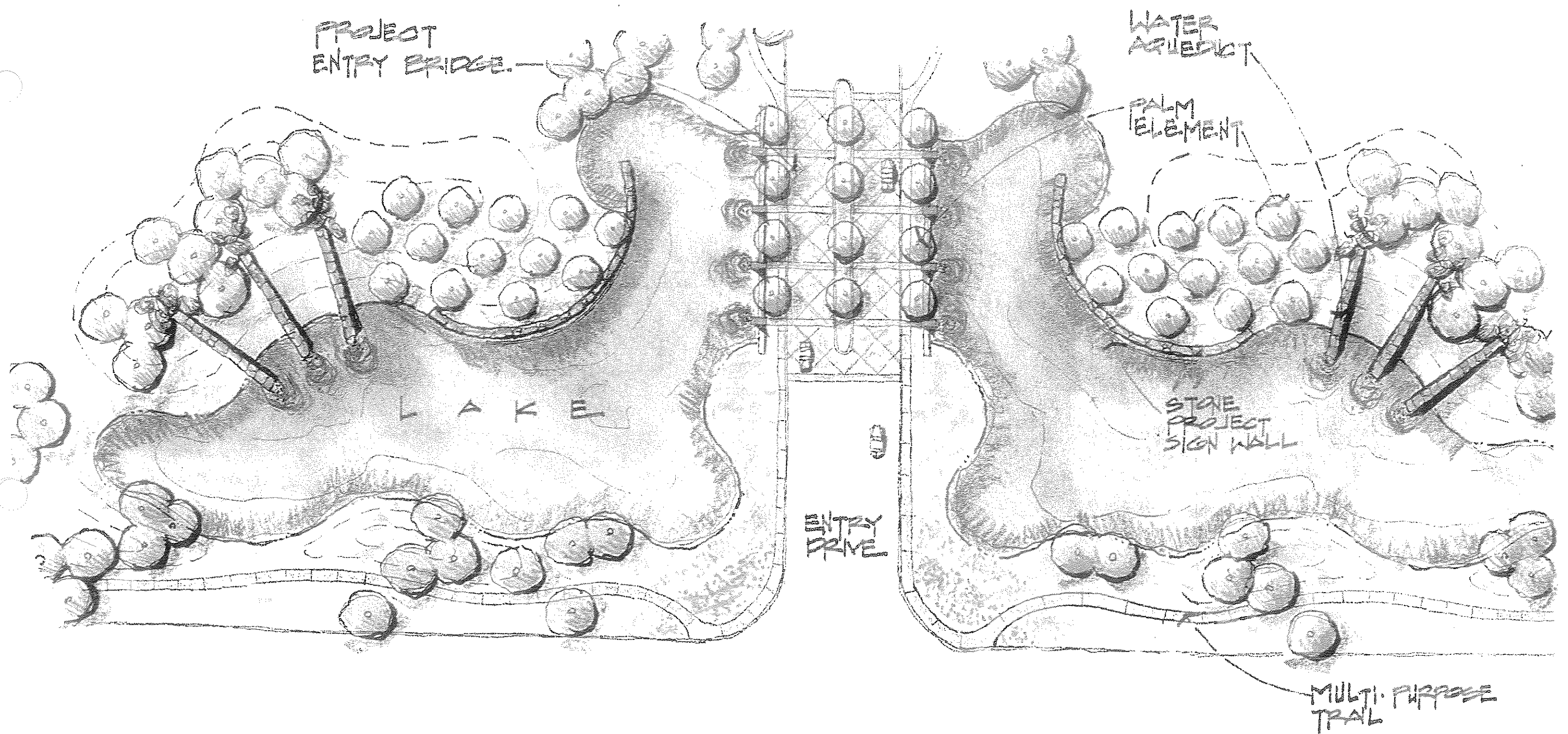
ASANTE GATEWAY

Commercial/Residential
Integration Concept



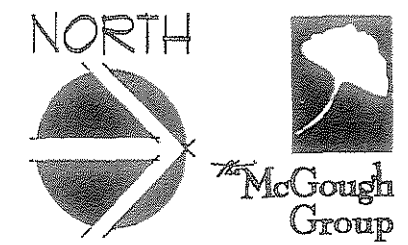
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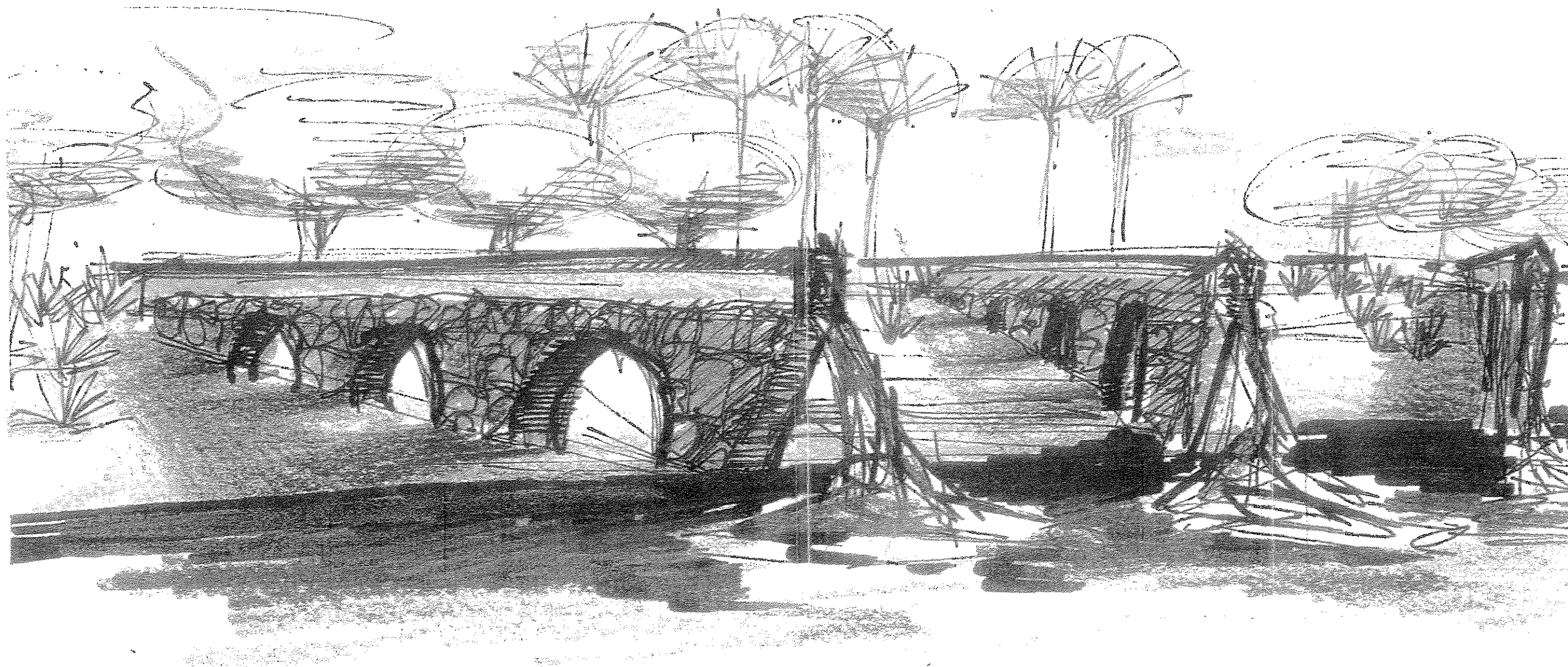




MAIN PROJECT ENTRY

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



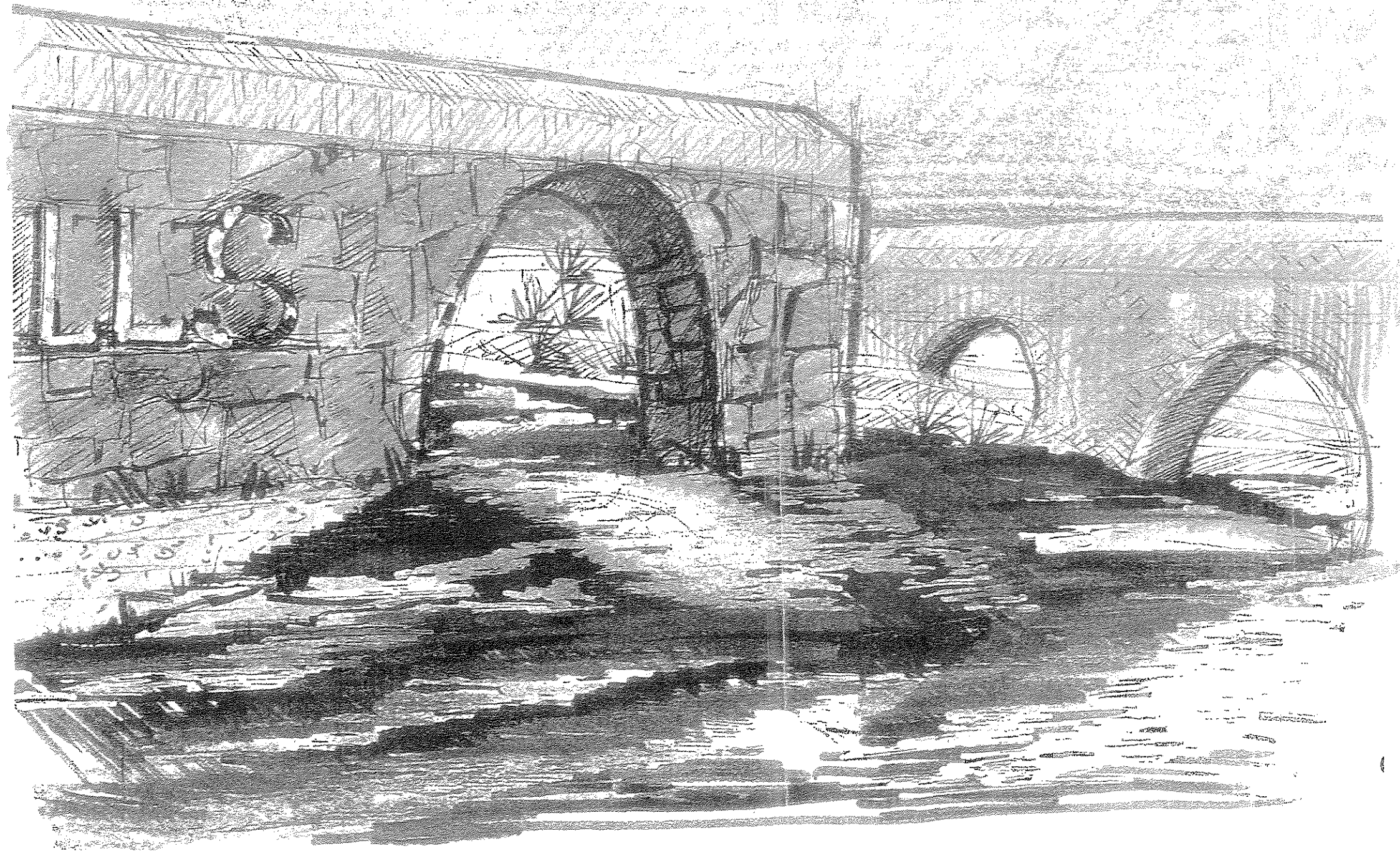


WATER AQUEDUCTS AT PROJECT ENTRY

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



McGough
Group



STONE PROJECT SIGN WALL

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

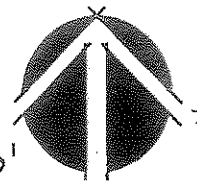
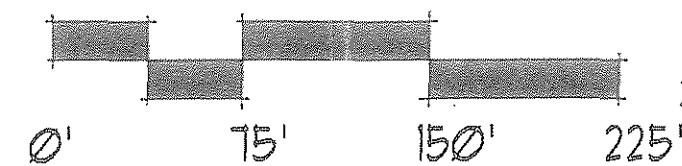


The McGough
Group

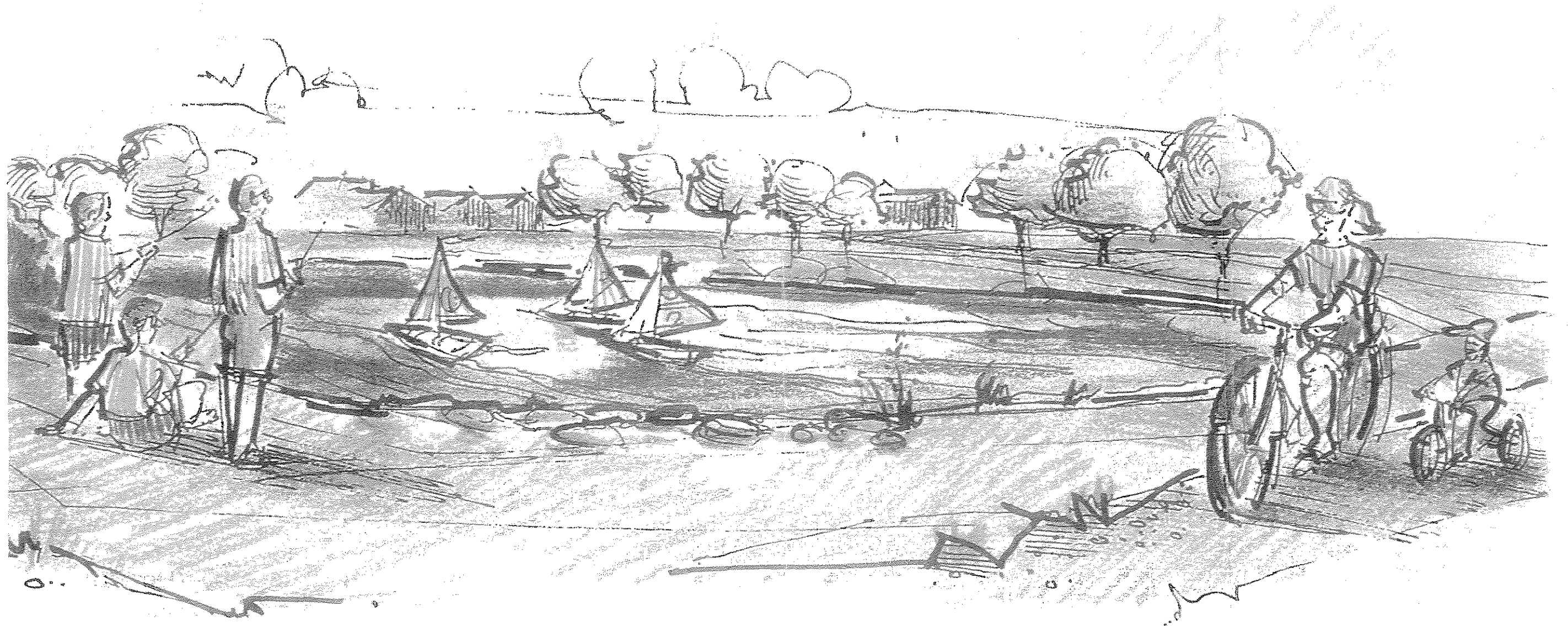


COMMUNITY OPEN SPACE

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

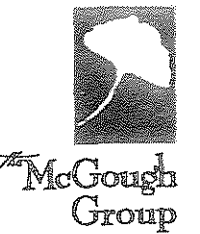


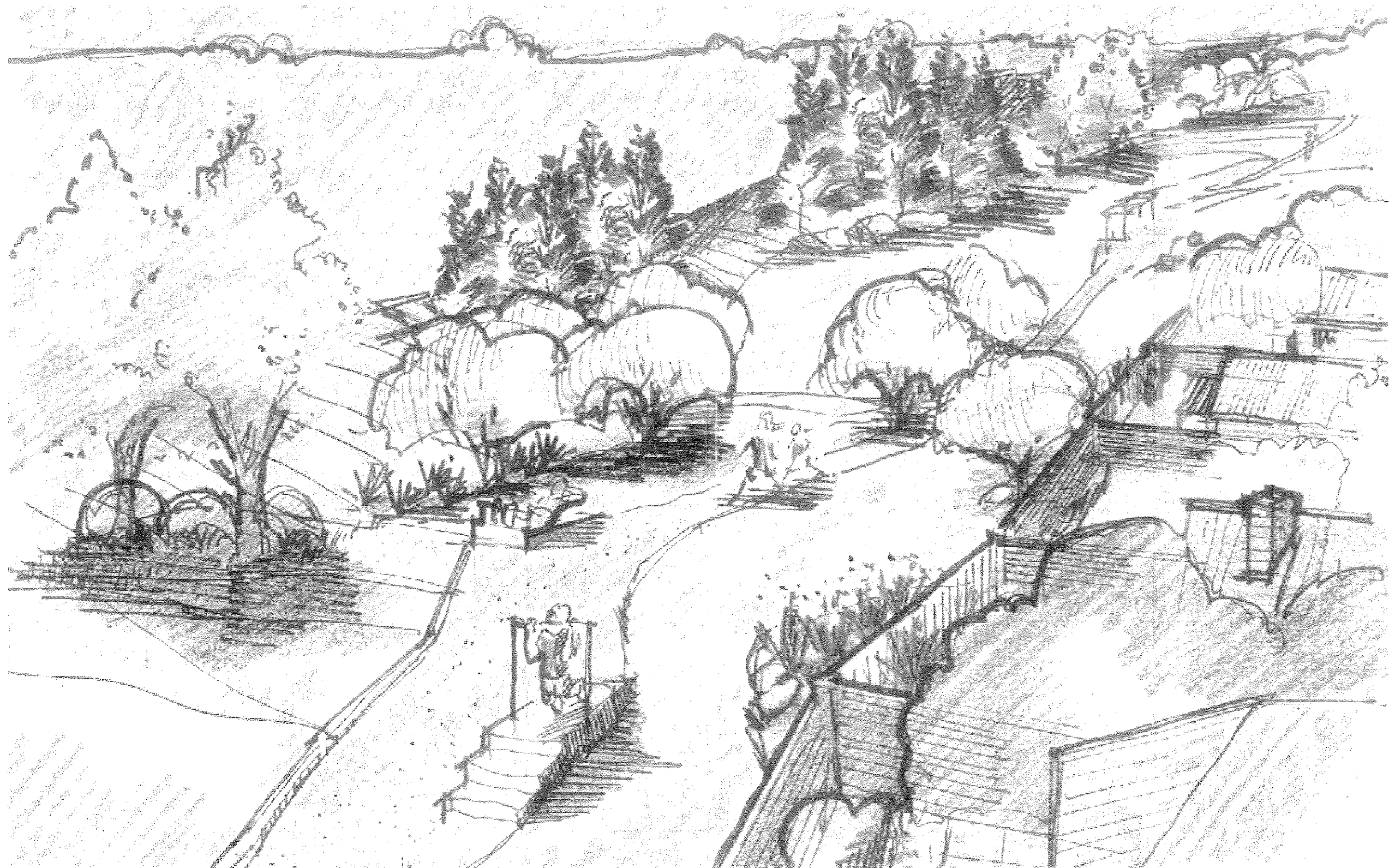
McGough
Group



COMMUNITY PARK OPEN SPACE

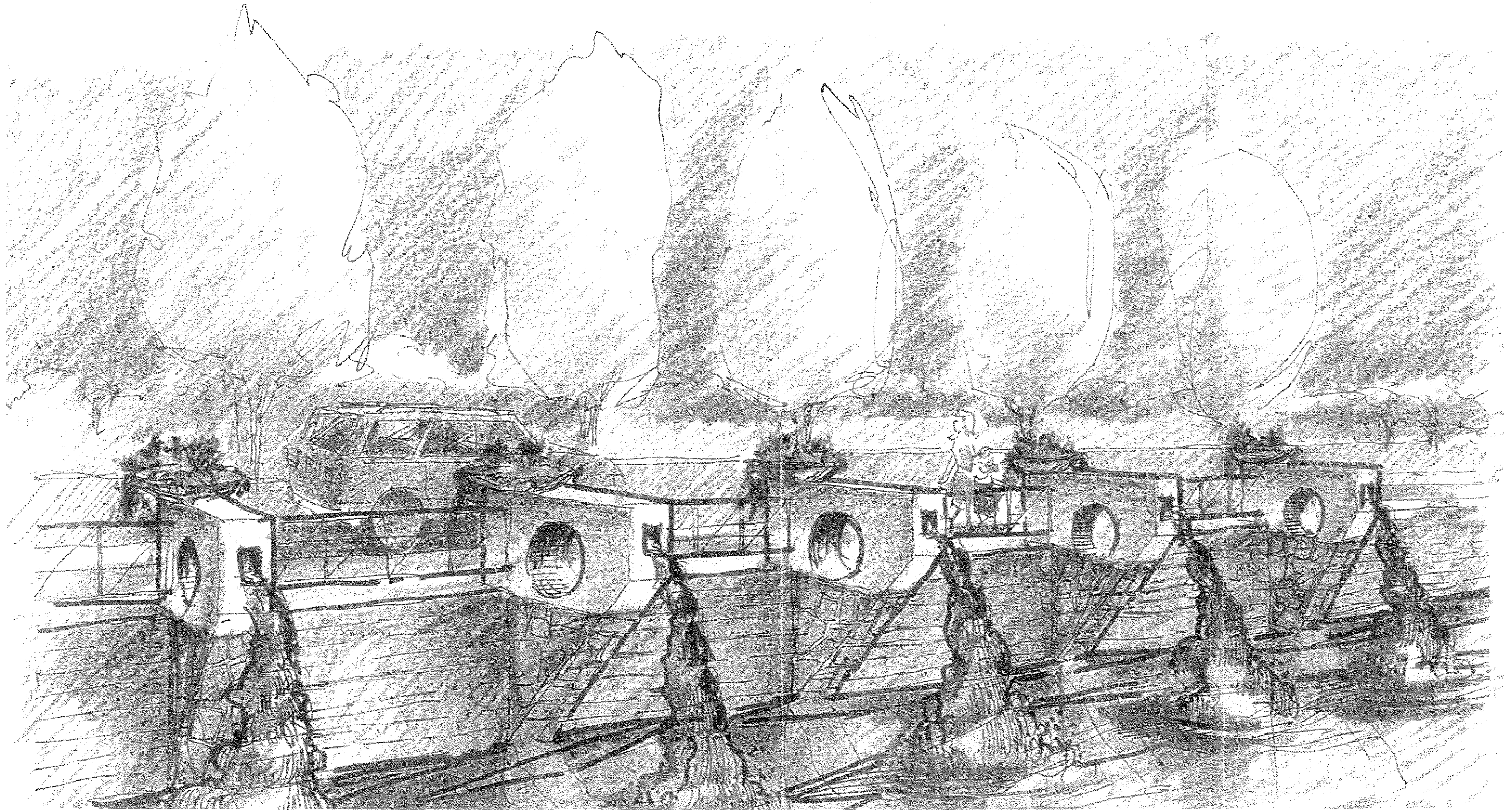
ASANTE PLANNED AREA DEVELOPMENT, SURPRISE AZ
LENNAR COMMUNITIES DEVELOPMENT, INC.





LINEAR PARK ADJACENT TO RAILROAD

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

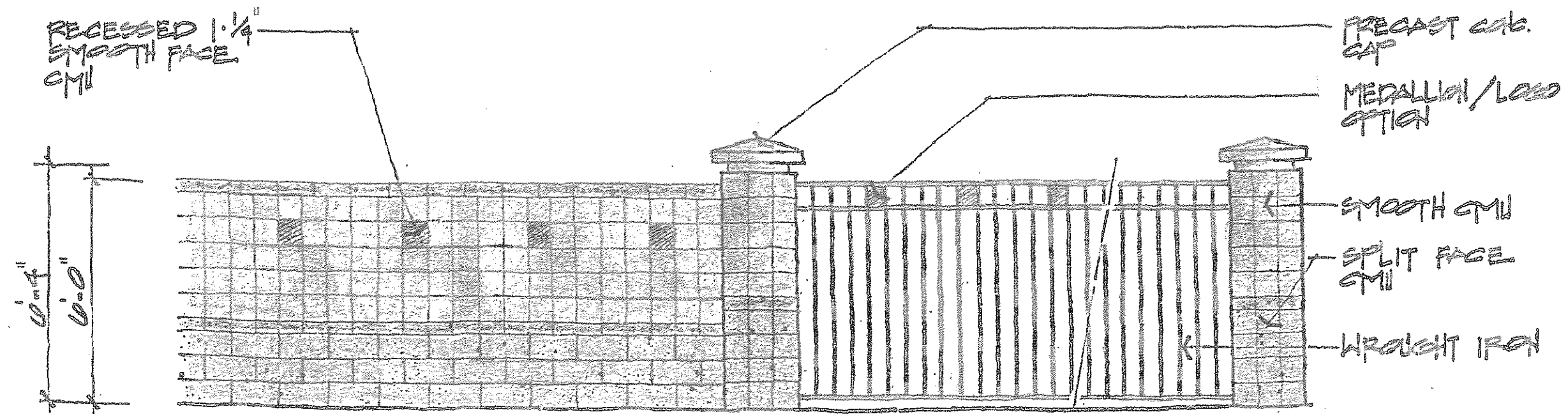


BRIDGE AT PROJECT ENTRY

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

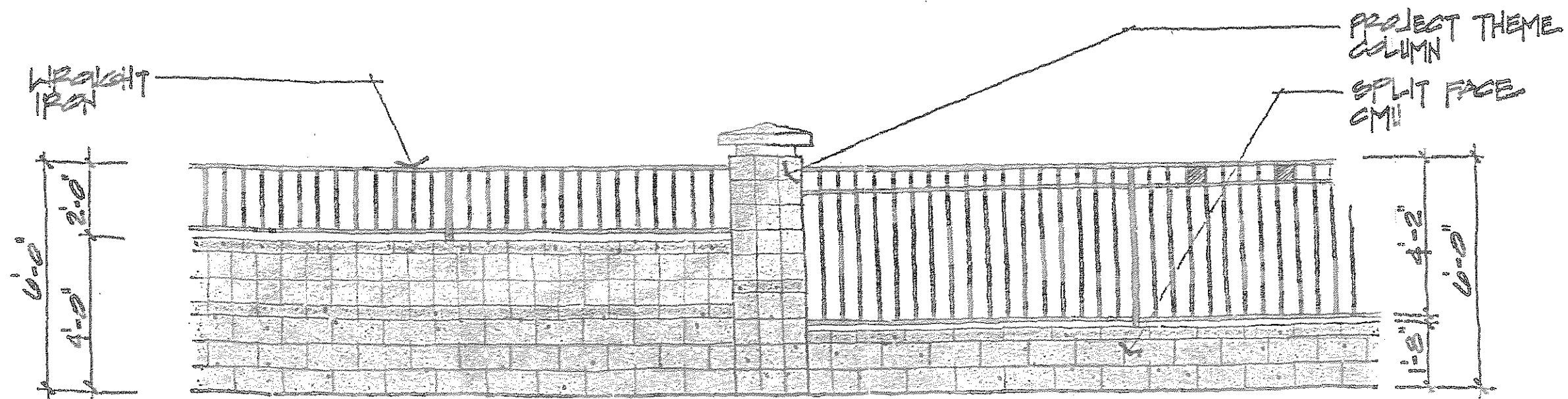


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Group



THEME WALL
(NTS)

VIEW FENCE
(NTS)



VIEW WALL OPTION
(NTS)

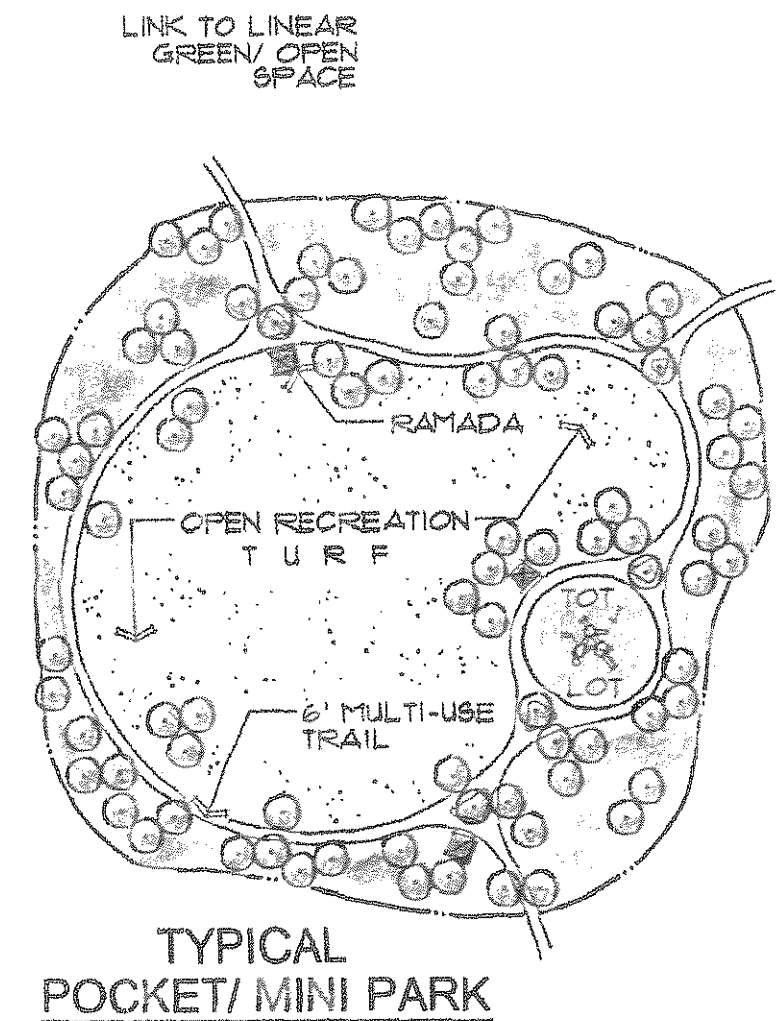
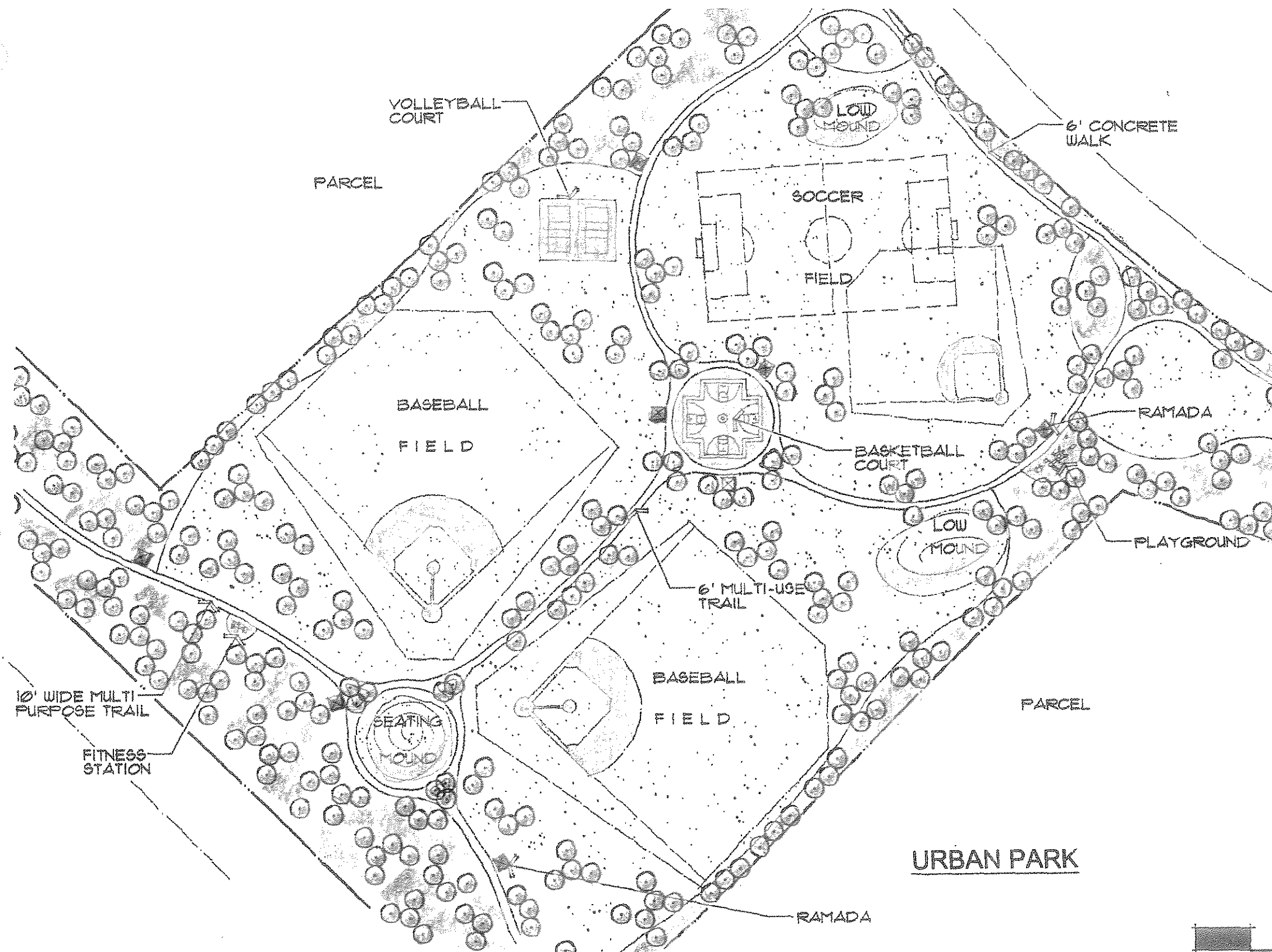
* ALL CMU TO BE INTEGRALLY COLORED, STAINED OR PAINTED
VIEW WALL OPTION
(NTS)

PROJECT WALLS

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LENNAR COMMUNITIES DEVELOPMENT, INC.

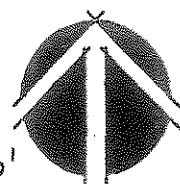
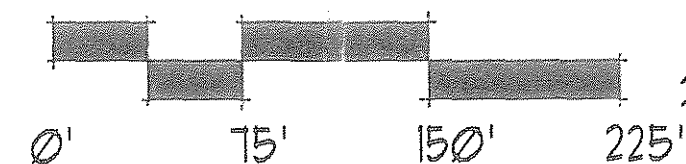


McGough
Group

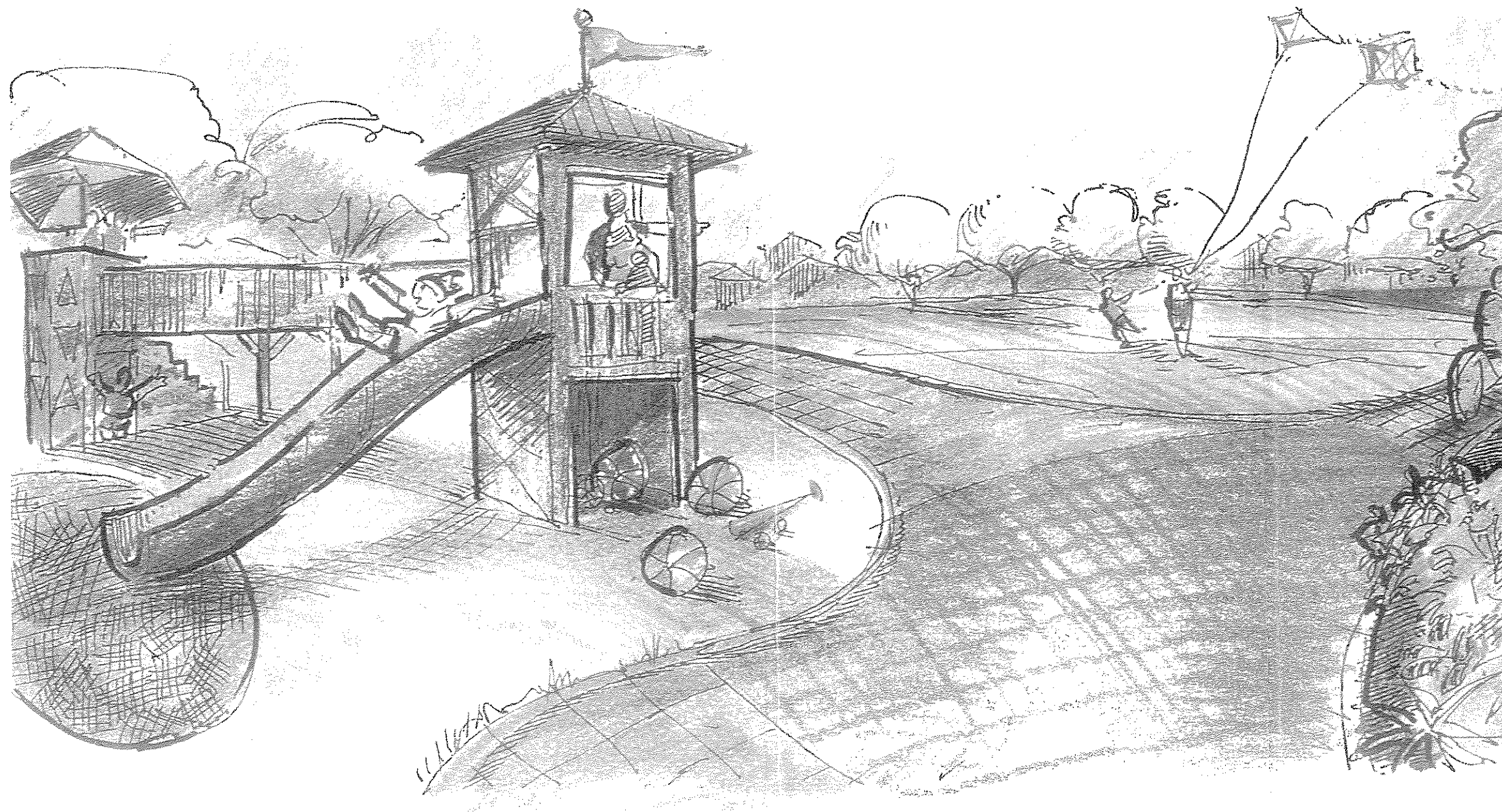


COMMUNITY OPEN SPACE

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LENNAR COMMUNITIES DEVELOPMENT, INC.

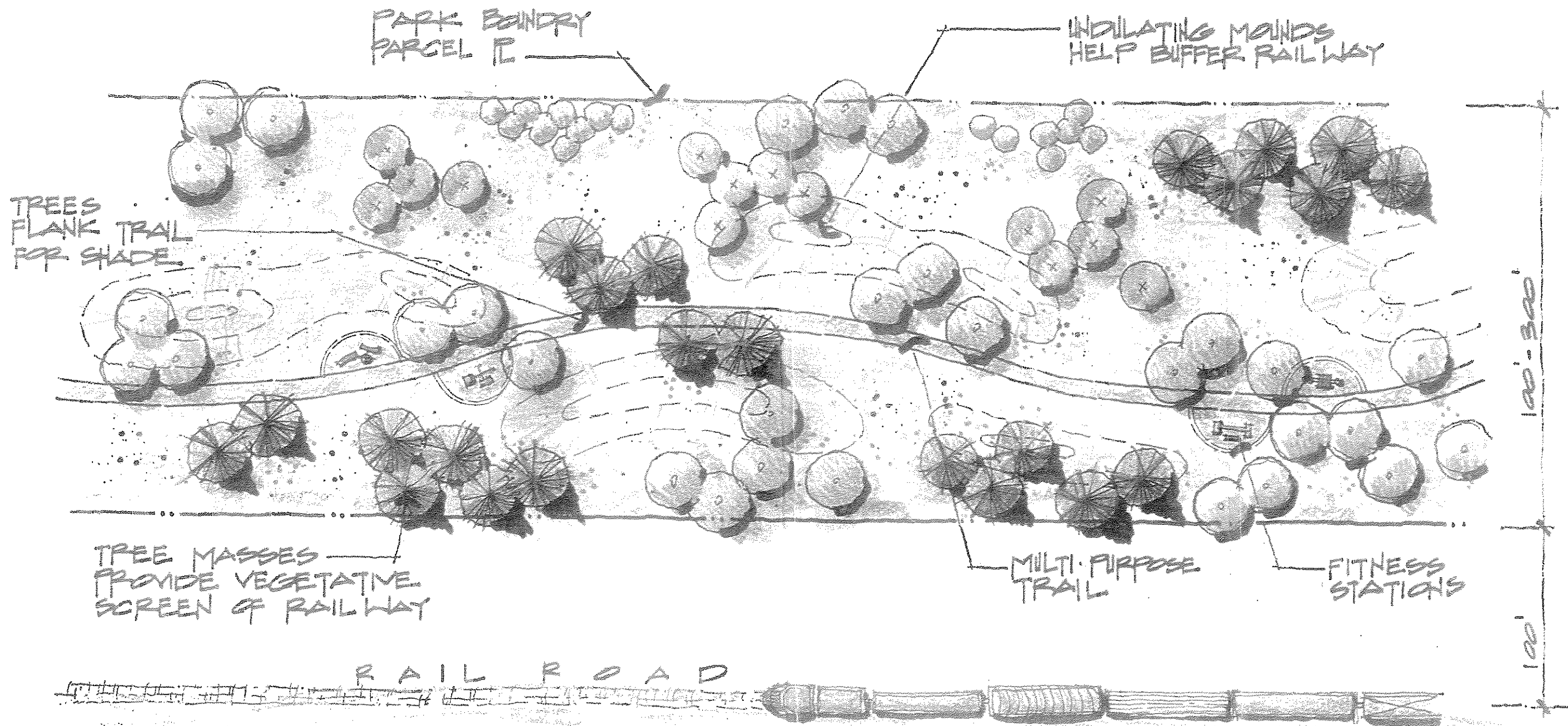


McGough
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TYPICAL PARK OPEN SPACE

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

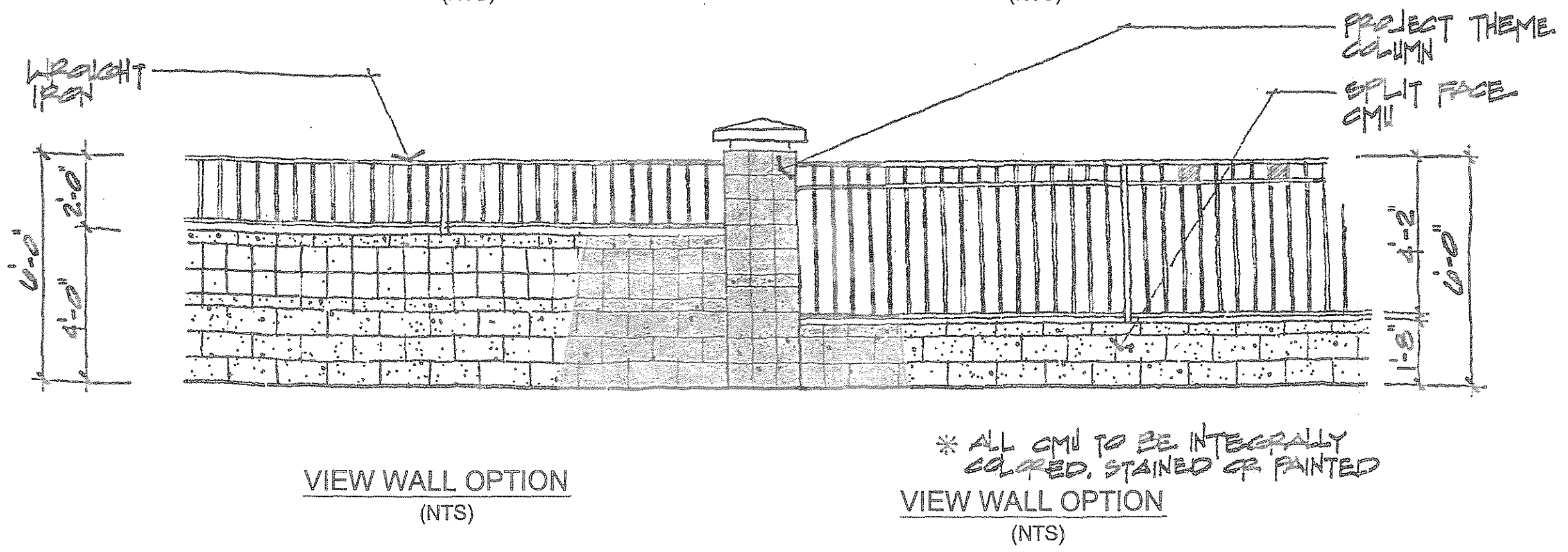
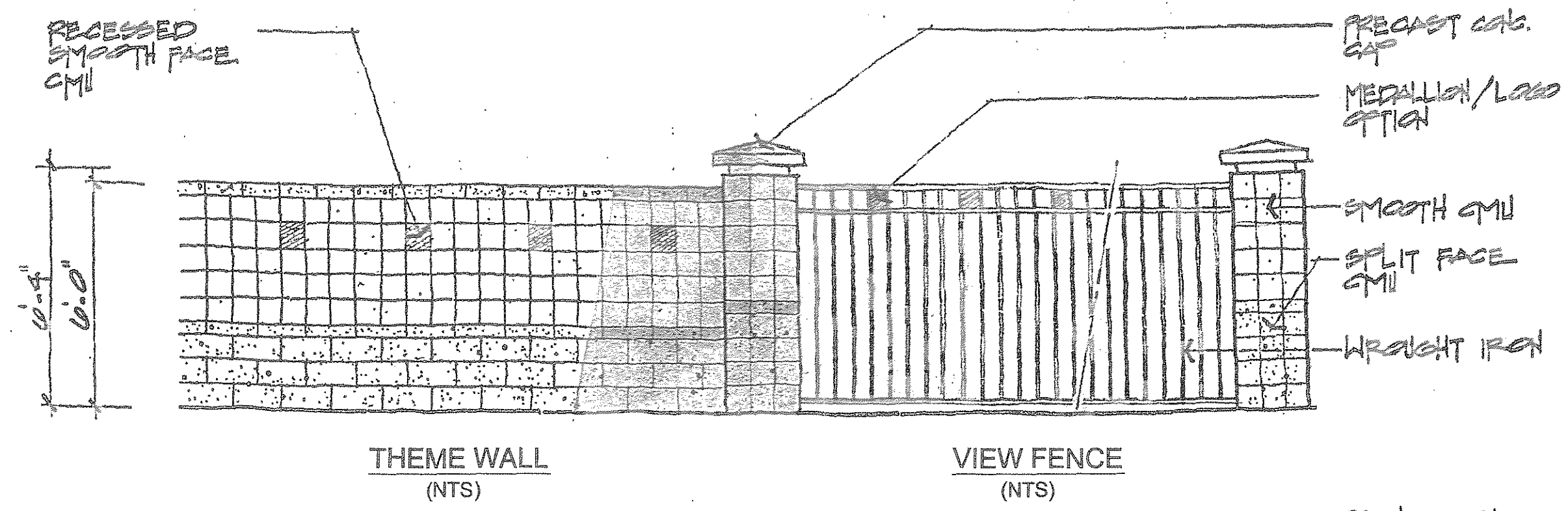


LINEAR PARK ADJACENT TO RAILROAD

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



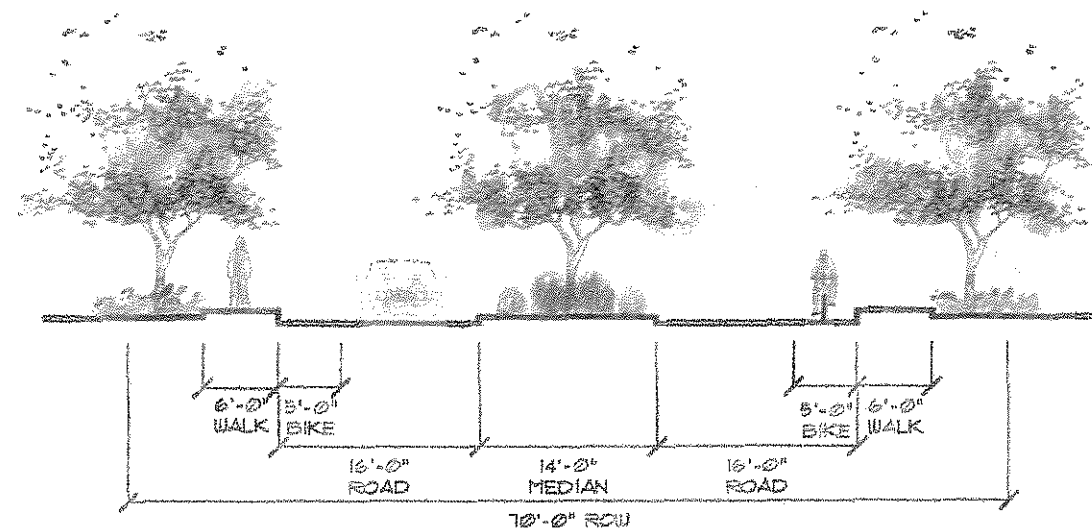
McGough
Group



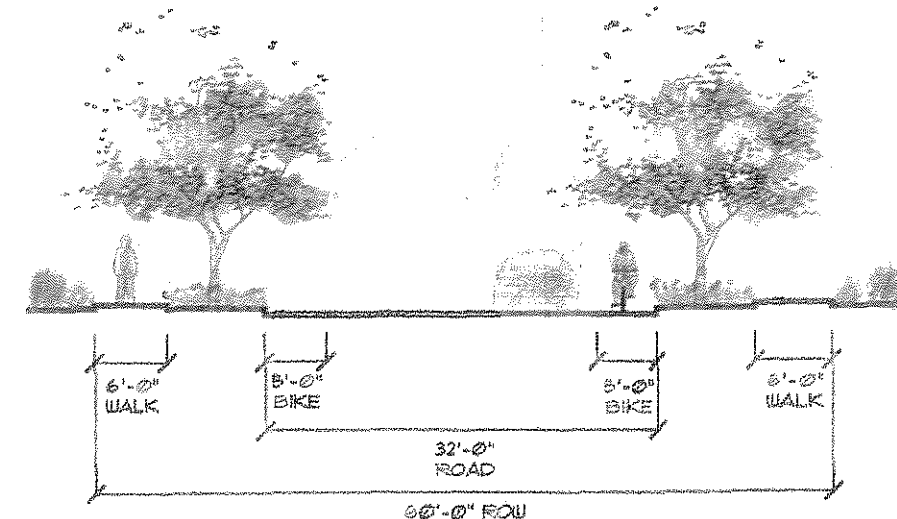
PROJECT WALL COLOR OPTIONS

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

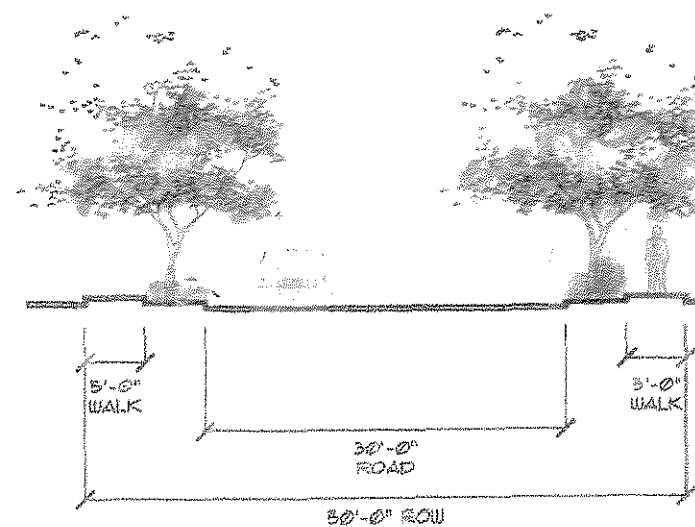




RESIDENTIAL COLLECTOR STREET WITH MEDIAN



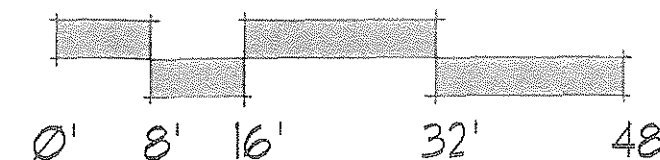
RESIDENTIAL MINOR COLLECTOR STREET



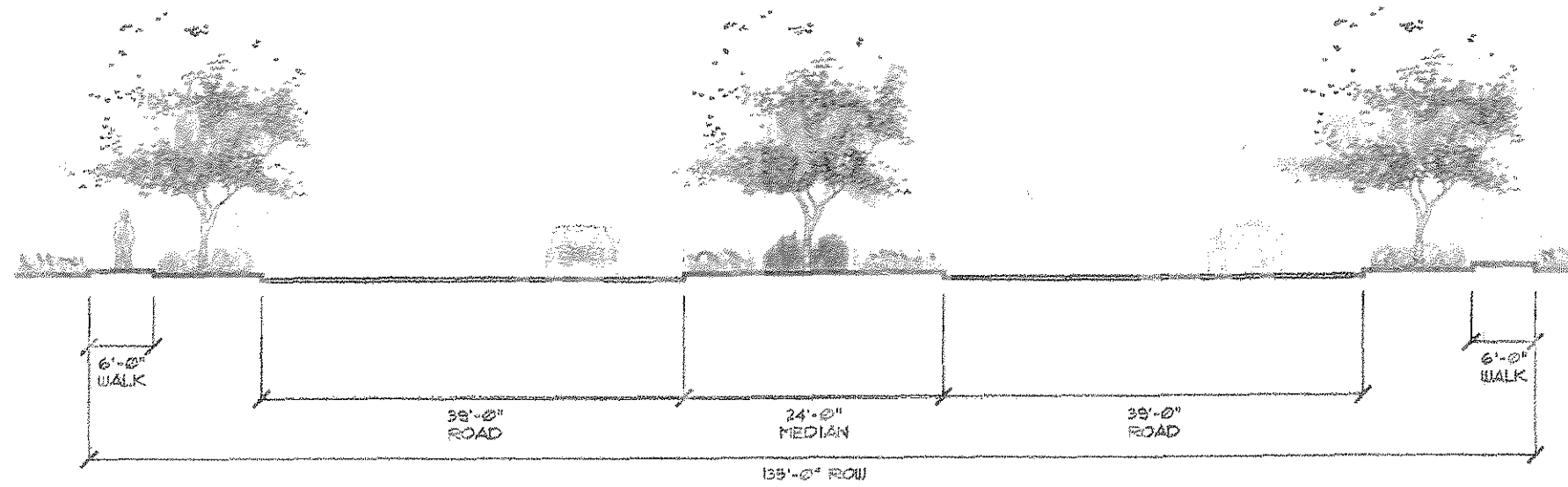
LOCAL STREET

TYPICAL STREET SECTIONS

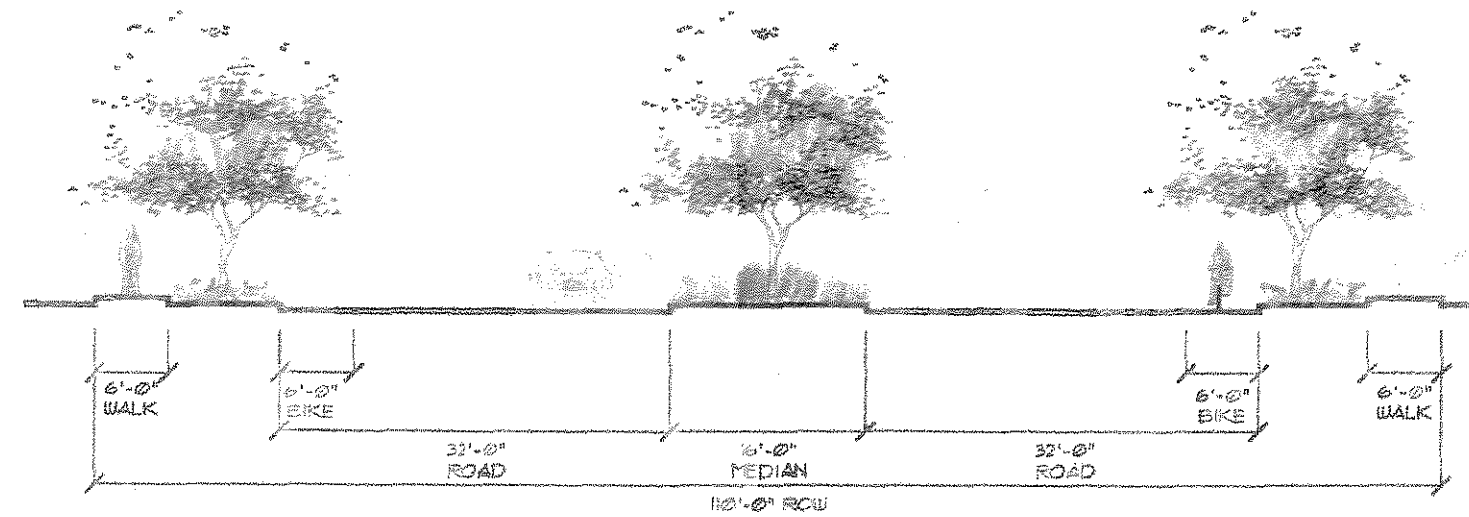
ASANTE PLANNED AREA DEVELOPMENT, SURPRISE AZ
LENNAR COMMUNITIES DEVELOPMENT, INC.



McGough
Group



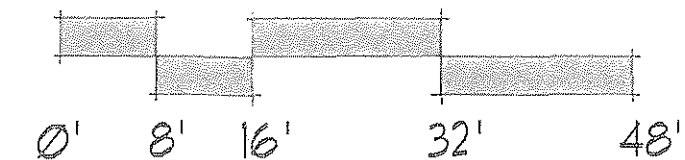
MAJOR ARTERIAL STREET
(163RD AVENUE)



MINOR ARTERIAL STREET
(HAPPY VALLEY ROAD)

TYPICAL STREET SECTIONS

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

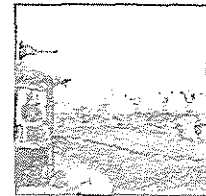




STREET TREES

ACACIA ANEURA
ACACIA SALCINA
CERCIDIUM 'HYBRID'
DALBERGIA SISSOO
NERIUM OLEANDER
PROSOPIS CHILENSIS
QUERCUS VIRGINIANA
'HERITAGE'

PARK TREES



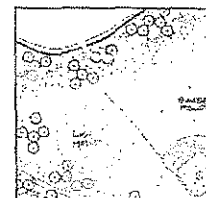
ULMUS PARVIFOLIA
PINUS ELДАРICA
QUERCUS VIRGINIANA
'HERITAGE'



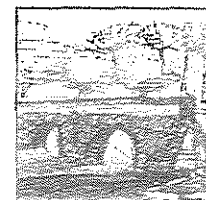
FRAXINUS VELUTINA
'RIO GRANDE'

DALBERGIA SISSOO
PISTACIA CHINENSIS
SCHINUS TEREBINTHIFOLIUS
FICUS SPECIES
PROSOPIS CHILENSIS
PYRUS CALLERYANA

GENERAL OPEN SPACE TREES



ALL STREET TREES
PINUS SPECIES
ULMUS SPECIES



MONUMENT TREES

PHOENIX DACTYLIFERA
CERCIDIUM 'HYBRID'
QUERCUS VIRGINIANA
'HERITAGE'
ULMUS PARVIFOLIA
NERIUM OLEANDER
PROSOPIS CHILENSIS

MULGA TREE
WILLOW ACACIA
DESERT MUSEUM
SISSOO TREE
TREE OLEANDER
THORNLESS MESQUITE
HERITAGE LIVE OAK

EVERGREEN ELM
MONDEL PINE
HERITAGE LIVE OAK

FAN-TEX ASH

SISSOO TREE
CHINESE PISTACHE
BRAZILIAN PEPPER TREE

THORNLESS MESQUITE
BRADFORD PEAR

DATE PALM
DESERT MUSEUM
HERITAGE LIVE OAK

EVERGREEN ELM
TREE OLEANDER
THORNLESS MESQUITE



PROJECT SHRUBS AND GROUND COVER

AGAVE DESMETTIANA
BOUGAINVILLEA 'LA JOLLA'
BOUGAINVILLEA
'TOURCH GLOW'

CYCAS REVOLUTA
CASSIA NEMOPHILA
CONVOLVULUS CNEORUM
CAESALPINIA FULCHERRIMA
DIETES BICOLOR
DODONAEA VISCOSA
HIBISCUS ROSA-SINENSIS
HESPERALOE PARVIFLORA
PYGMY DATE PALM
ILEX VOMITORIA 'NANA'
LANTANA CAMARA
'RADAITION'

LEUCOPHYLLUM LANGMANIAE
'LYNN'S LEGACY'

LEUCOPHYLLUM FRUTESCENS
'GREEN CLOUD'

LEUCOPHYLLUM LANGMANIAE
MUHLENBERGIA RIGENS
PITTOSPORUM TOBIRA
'WHEELER'S DWARF'

PYRACANTHA HYBRID
'RED ELF'
LEUCOPHYLLUM LAEVIGATUM
RUELLIA PENINSULARIS
RUELLIA BRITTONIANA
XYLOSMA CONGESTUM
'COMPACTA'

DASYLIRION WHEELERI
LEUCOPHYLLUM LAEVIGATUM

* ALL APPROVED SHRUBS, GROUND COVER AND
ACCENT PLANTS FROM WATER RESOURCE LIST

AGAVE SPECIES
BUSH BOUGAINVILLEA
BOUGAINVILLEA SPECIES

SAGO PALM
GREEN CASSIA
BUSH MORNING GLORY
RED BIRD-OF-PARADISE
EVERGREEN IRIS
HOPBUSH
CHINESE HIBISCUS
RED YUCCA
PHOENIX ROEBELINII
YAUPON HOLLY
RADAITION LANTANA

'LYNN'S LEGACY'

GREEN CLOUD SAGE

RIO BRAVO TEXAS SAGE
DEER GRASS
DWARF PITTOSPORUM

PYRACANTHA 'RED ELF'

BAJA RUELLIA
BRITISH RUELLIA
COMPACT XYLOSMA

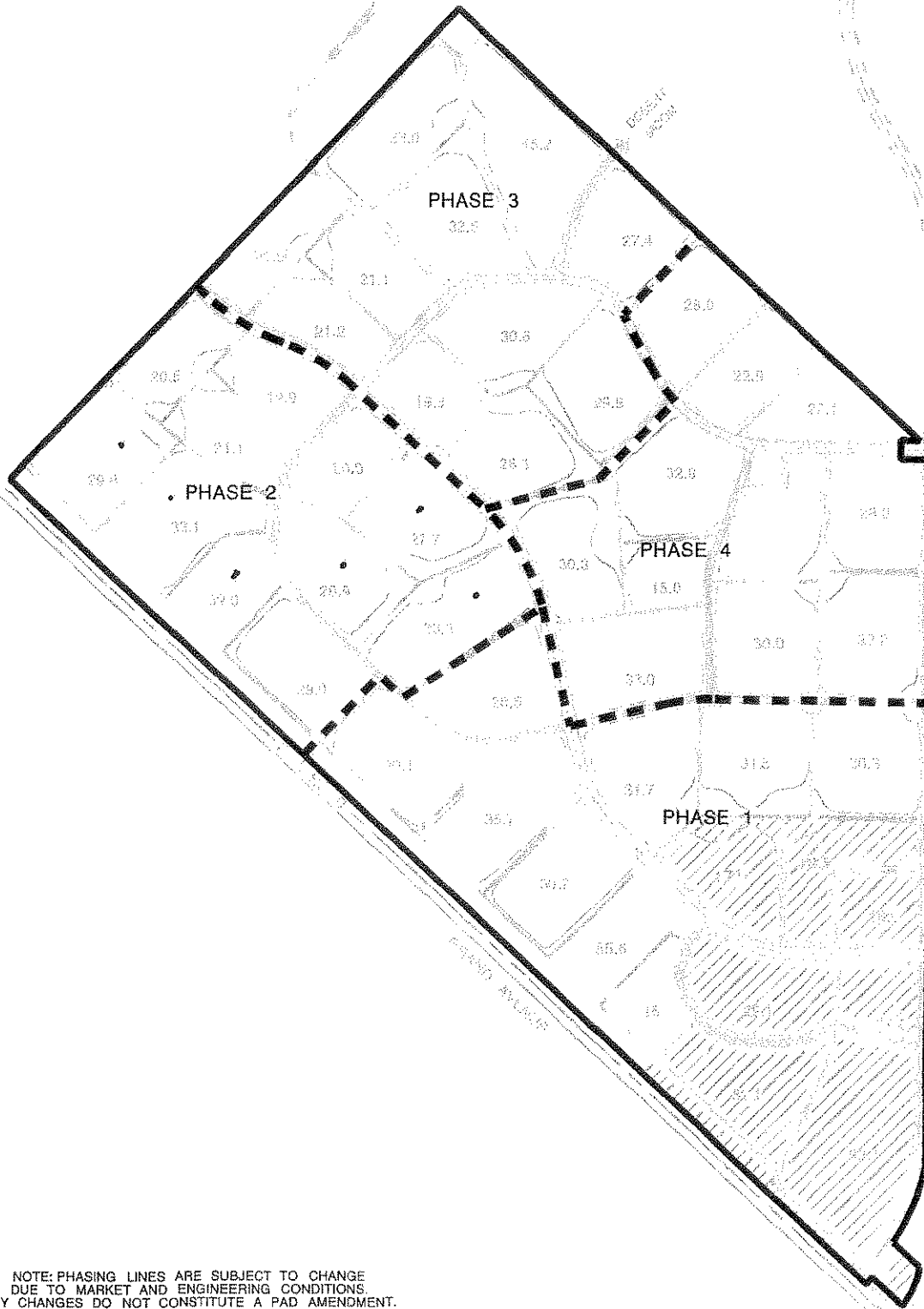
DESERT SPOON
CHIHUAHUA SAGE

MASTER PLANT SPECIES LIST

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



McGough
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 PAD, SURPRISE, AZ
LENNAR COMMUNITIES DEVELOPMENT, INC.



DATE: 10-18-19
100% DESIGN



DYSART UNIFIED SCHOOL DISTRICT NO. 89

PLANNING & SUPPORT

Vern Wolfley, Senior Planning Specialist
11405 N Dysart Road
El Mirage, AZ 85335
Phone: 623.876.7052
Fax: 623.876.7007
vwolfley@dysart.org
www.dysart.org

Monday, October 04, 2004

Shelley Hohman
City of Surprise Development Services
12425 W. Bell Road, Ste. B-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 with in 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 Wolfley
Senior Planning Specialist

cc: Mr. Scott Thompson

Mr. Don Peters

Mr. Scott Switzer

LENNAR COMMUNITIES DEVELOPMENT, INC.

1150 W. Grove Parkway
Suite 109
Tempe, AZ 85283
Office 480-345-0077
Fax 480-897-5588



A LENNAR FAMILY HOMEBUILDER



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,

A handwritten signature in cursive script that reads "Scott M. Switzer".

Scott M. Switzer
Land Acquisition Manager



"Don Peters"
<don@mlp-law.com>

11/10/2004 02:22 PM

To: <scott.switzer@lennar.com>
cc:
Subject: Asante

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

LENNAR COMMUNITIES DEVELOPMENT, INC.

1150 W. Grove Parkway
Suite 109
Tempe, AZ 85283
Office 480-345-0077
Fax 480-897-5588



A LENNAR FAMILY HOMEBUILDER



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,

A handwritten signature in cursive script, appearing to read "Scott M. Switzer".

Scott M. Switzer
Land Acquisition Manager

Cc: Jay Kramer, Esq. Fennemore Craig – 2 copies
Greg Vogel Arizona Land Advisors – 1 copy
Azim Hameed, Esq. Mohr, 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 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:

APPROVED AS TO FORM:

City Clerk -Sherry A. Aguilar

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 re-alignment 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

PADA05-309

Ord. 05-57

Land Use Revision

ORDINANCE #05-57

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, APPROVING A PLANNED AREA DEVELOPMENT AMENDMENT PADA05-309 FOR A PROJECT TO BE KNOWN AS ASANTE PLANNED AREA DEVELOPMENT, AMENDMENT, CONSISTING OF INCREASING THE COMMERCIAL LAND USE CLASSIFICATION FROM 94.5 GROSS ACRES TO 123.08 GROSS ACRES AND TO CHANGE A 25.60 ACRE MEDIUM/HIGH DENSITY RESIDENTIAL PORTION TO 25.60 ACRES OF LOW DENSITY RESIDENTIAL. THE SUBJECT SITE IS LOCATED AT THE NORTHWEST CORNER OF 163RD AVENUE AND GRAND AVENUE.

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 Section 1,2,11,12,13 , Township 3 North, Range 2 West, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, 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 the staff report is being amended to increase the commercial land use designation from 94.5 gross acres to 123.08 gross acres and to change a 25.60 acre Medium/High Density Residential portion to 25.60 acres of Low Density Residential.

Section 3. The development plan for the property described in the PADA Document, entitled "Asante Planned Area Development Amendment" dated

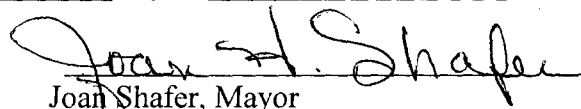
October 11, 2005, as application PADA05-309, a copy of which is on file in the Community Development Department, is approved.

Section 4. All present and future owners of the property shall develop the property only in accordance with the requirements and exhibits found in the PADA Document, and in compliance with the Stipulations contained in Exhibit A.


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 1 day of December, 2005


Joan Shafer, Mayor

ATTEST:


Sherry Aguilar, City Clerk

APPROVED AS TO FORM:


Scott McCoy, City Attorney

YEAS: Mayor Shafer; Vice-Mayor Arismendez; Council Members: Bails;
Elkins; Foro; Johnson; Sullivan

NAYS: _____

RECOMMENDATIONS:

(Case #PADA05-309 & Ordinance #05-57)

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 City Council approve this Amendment to the Asante Planned Area Development (Case #PADA05-309 & Ordinance #05-57) 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. amendment 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) The applicant shall comply with any adopted lighting standards that exist prior to the first final plat approval, and
- h) Prior to proceeding with any development, the applicant will be required to provide ADOT and MCFCD approval of the Deer Valley re-alignment to the 163rd Avenue intersection, or provide assurances that the alternate routing of 163rd Avenue to Deer Valley can still be accomplished.

EXHIBIT "A" TO ORDINANCE #05-57

- i) The conceptual master site plan submitted is for reference only and will need to be submitted and reviewed separately for an approval; The design of the master site plan as submitted in this Planned Area Development Amendment is subject to change at the time of application of the master site plan.
- j) All onsite water and sewer infrastructure will be private lines up to right of way.
- k) An agreement with the fire department on ¼ mile access will need to be made in writing prior to platting.
- l) An updated TIA will be required. It can be in the form of an addendum, letting the City of Surprise know what has changed since the original TIA, and if any recommendations were affected.
- m) A written agreement from the City Of Surprise Engineering Department must be provided to justify the 135' roadway width described on street circulation on page 9 of the report prior within 30 days of the Planning and Zoning Commission date and prior to platting before the 135' could be agreed upon.
- n) All public notice signs shall be removed from the site immediately following final **decision** by the Planning and Zoning Commission or City Council as applicable. A signed Affidavit of Sign Removal shall be included within the Stipulation Response Package.

EXHIBIT "A" TO ORDINANCE #05-57

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

CITY OF SURPRISE	
PLANNING AND ZONING DEPARTMENT	
APPROVED	
Case No.:	PADA05-309
PEZ Comm. Approval:	11/1/2005
City Council Approval:	12/1/2005
B.O.A. Approval:	
Stipulations:	

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

August 11, 2005

RECEIVED
AUG 15 2005
COMMUNITY DEVELOPMENT



CITY OF SURPRISE
Planned Area Development Amendment Process
AUG 10 2005

RECEIVED

COMMUNITY DEVELOPMENT

**OFFICIAL APPLICATION FOR
PLANNED AREA DEVELOPMENT AMENDMENT, Minor/Major**

Application Number: PADA 05-309 Date Filed: 8/15/05 Received By: CMK
Filing Fee: \$800.00 Check No.: _____ 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 current
"Mixed-Use Gateway"-Commercial, M/HDR & LDR proposed

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: Trey 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) 265-0094 FAX: (602) 265-2195

E-MAIL: searl@ecclaw.com

SIGNATURE OF APPOINTED CONTACT: [Signature] FOR STEPHEN C. EARL DATE AUGUST 15, 2005

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] TITLE: _____

SIGNATURE: [Signature] FOR STEPHEN C. EARL 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

AttorneyApplicant:

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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Exhibit

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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

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.

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

Uses	Approved PAD Acres (gross)	Revised PAD Acres (this request)
Commercial (Parcels 1.2, 1.3, & 1.4)	94.5	123.08
M/HDR (Parcels 1.16, 1.17, 1.5 & 1.6)	127.90	74.84
LDR	0	25.60 (Now Parcel 1.5)
Well site	0	1.17 (Now Parcel 1.17)
Total	222.40	224.69

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.

Area	Use*	Approved Area (Gr)	Base Zone**	Comment	Amended Area (Gr)
1.2	Comm	57.6	C-3		101.11
1.3	Comm	17.9	C-3	Combined into 1.2	
1.4	Comm	19.0	C-2		21.97
1.5	M/HDR	30.2	R-3	Now LDR (Based zone R1-5)	25.60
1.6	M/HDR	30.3	R-3	Combined into 1.5	30.96
1.16	M/HDR	34.3	R-3		43.17
1.17	M/HDR	33.1	R-1,R-2,R-3	M/HDR Combined into 1.16. – Now Public Facility /Well site	0.71

*Uses: Comm = Commercial; M/HDR = Medium/High Density Residential; LDR = Low Density Residential

**All base districts are PAD overlay.

Commercial Development Standards

Base Zone	C-2	C-3
Area #	1.4	1.1,1.2,1.3

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 (163 rd 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.

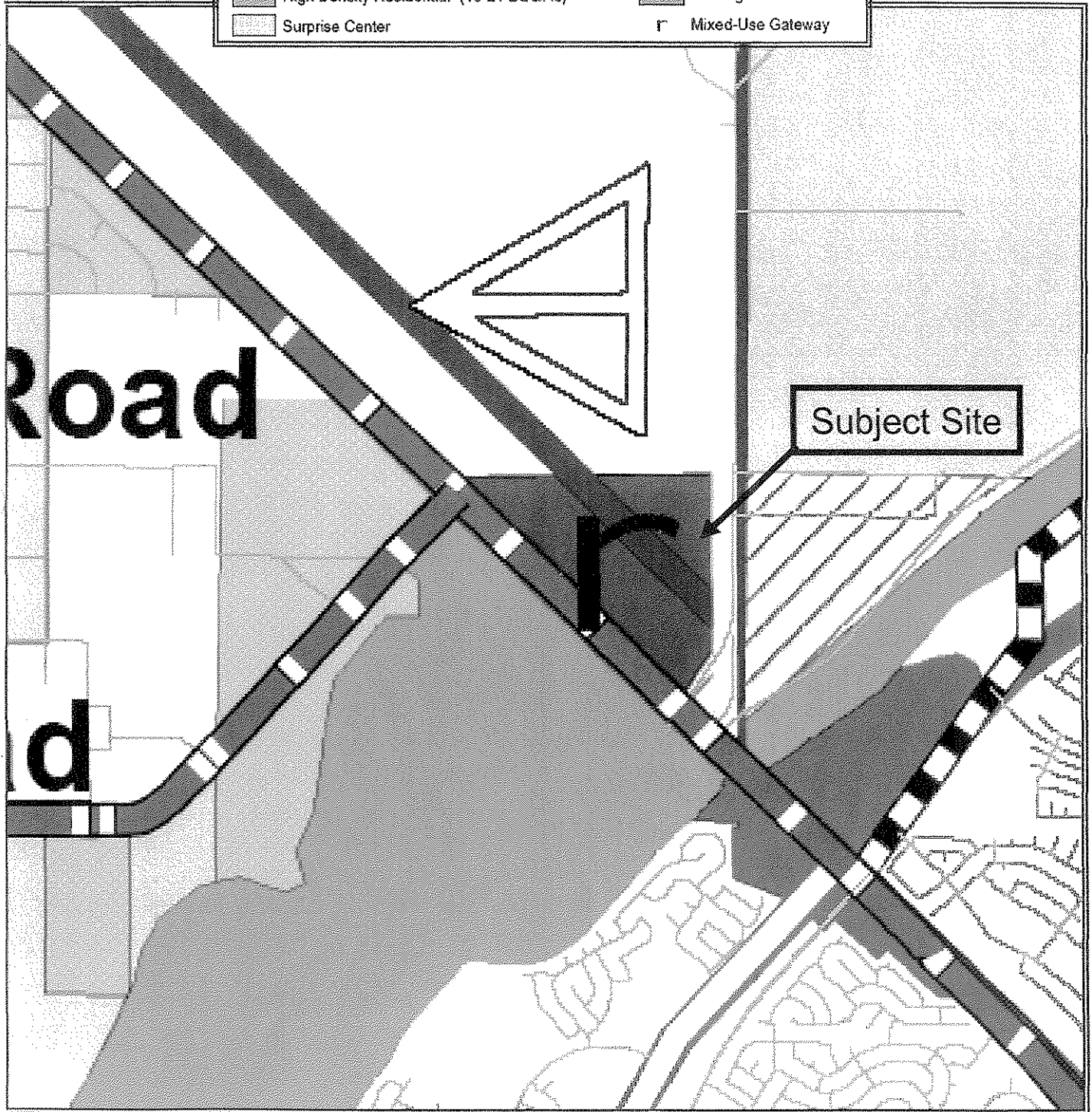
Lennar, the Master Developer of the Asante project, is in the process of acquiring the Beardsley Water Company service area on property. It is their plan to give this service

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.

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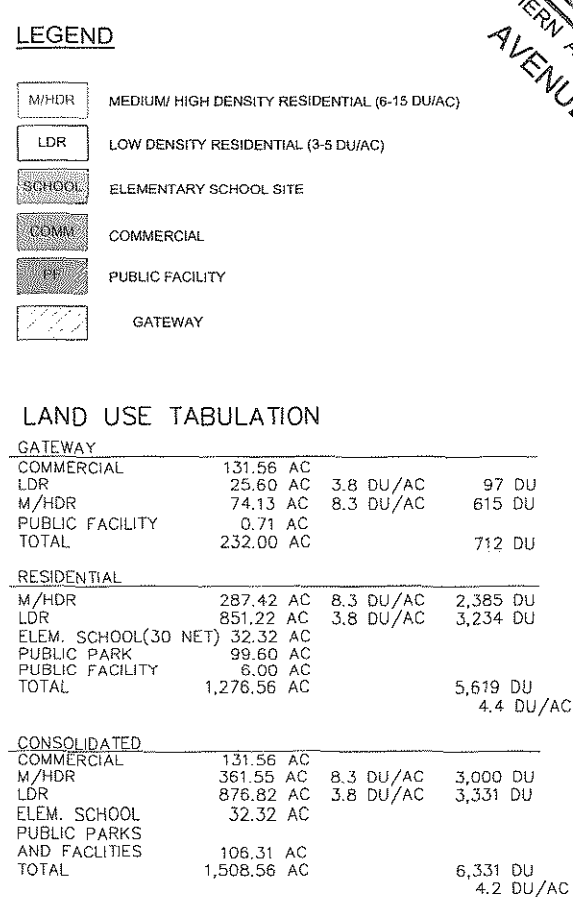
Land Use Classification

 Airport Preservation (0-2 Du's/Ac)	 Mixed Use Gateway
 Rural Residential (0-1 Du's/Ac)	 Agriculture
 Suburban Residential (1-3 Du's/Ac)	 Landfill
 Low Density Residential (3-5 Du's/Ac)	 Military
 Medium Density Residential (5-8 Du's/Ac)	 Open Space
 Medium/High Density Residential (8-15 Du's/Ac)	 Public Facilities
 High Density Residential (15-21 Du's/Ac)	 Proving Grounds
 Surprise Center	 Mixed-Use Gateway

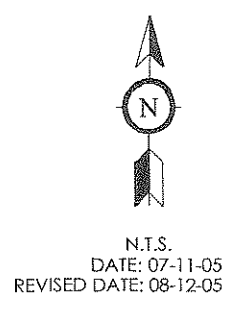


ASANTE RETAIL CENTER

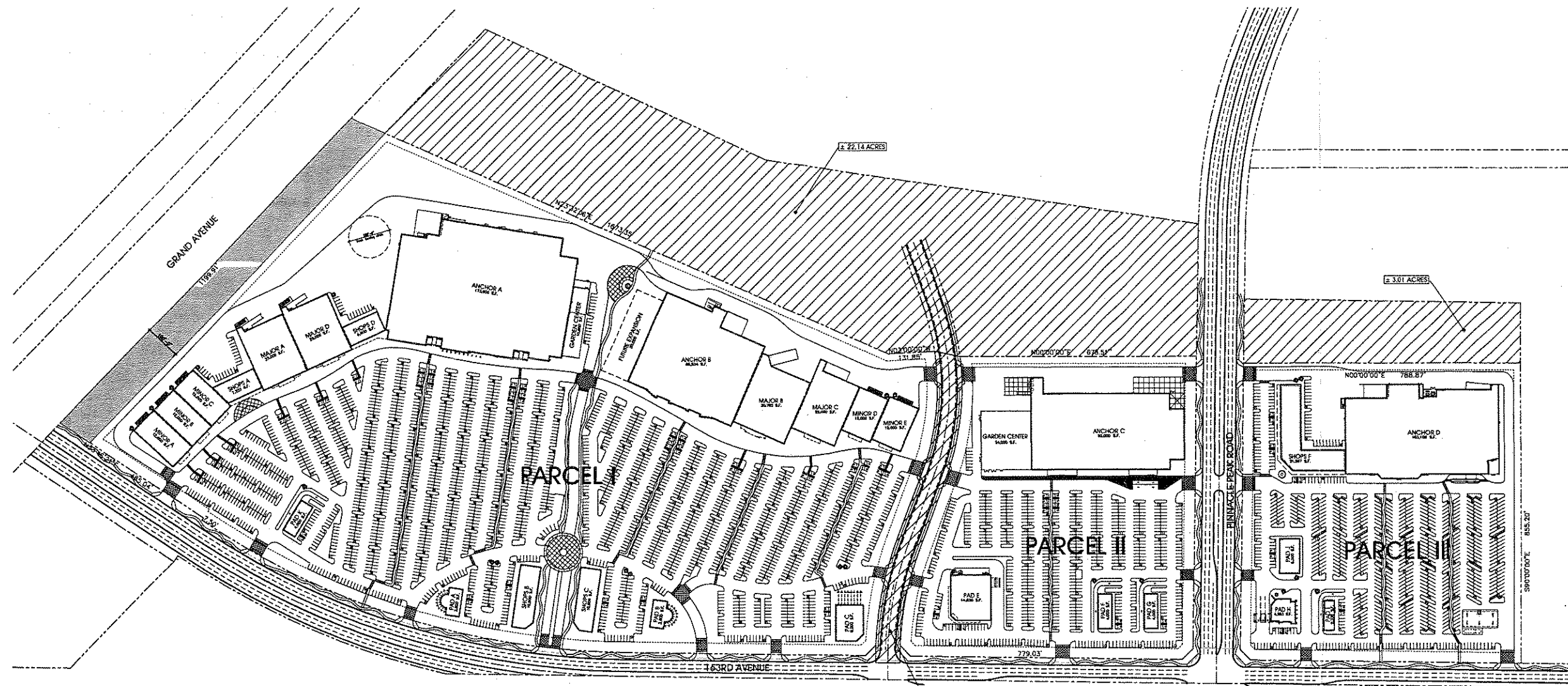
Land Use Designation = "Mixed-Use Gateway"



ASANTE PAD Surprise, Arizona
Lennar Communities Development Inc.







PHASE I SITE DATA:

PROPOSED ZONING:		PARKING REQUIRED:		(CITY STANDARDS)		PARKING PROVIDED:	
NET LAND AREA: 2,412,132 S.F. = 55.37 AC.				(1 SPACE PER 250 S.F. - RETAIL)		ANCHOR A/V/GARDEN CENTER: 872 SPACES	
				(1 SPACE PER 60 S.F. - RESTAURANT)		ANCHOR B/V/FUTURE EXPANSION: 472 SPACES	
				(1 SPACE PER 300 S.F. - GARDEN CENTER)		MAJOR A: 100 SPACES	
BUILDING AREA:							MAJOR B: 123 SPACES
ANCHOR A:	173,900 S.F.	ANCHOR A:	696 SPACES				MAJOR C: 101 SPACES
GARDEN CENTER:	10,800 S.F.	GARDEN CENTER:	36 SPACES				MINOR A: 48 SPACES
ANCHOR B:	86,834 S.F.	ANCHOR B:	347 SPACES				MINOR B: 50 SPACES
FUTURE EXPANSION:	20,000 S.F.	FUTURE EXPANSION:	80 SPACES				MINOR C: 48 SPACES
MAJOR A:	25,000 S.F.	MAJOR A:	100 SPACES				MINOR D: 71 SPACES
MAJOR B:	30,765 S.F.	MAJOR B:	123 SPACES				MINOR E: 63 SPACES
MAJOR C:	25,000 S.F.	MAJOR C:	100 SPACES				SHOPS A: 30 SPACES
MAJOR D:	25,000 S.F.	MAJOR D:	100 SPACES				SHOPS B: 63 SPACES
MINOR A:	12,000 S.F.	MINOR A:	48 SPACES				SHOPS C: 41 SPACES
MINOR B:	12,000 S.F.	MINOR B:	48 SPACES				SHOPS D: 32 SPACES
MINOR C:	12,000 S.F.	MINOR C:	48 SPACES				PAD A: 40 SPACES
MINOR D:	12,000 S.F.	MINOR D:	48 SPACES				PAD B: 39 SPACES
MINOR E:	12,000 S.F.	MINOR E:	48 SPACES				PAD C: 128 SPACES
SHOPS A:	7,225 S.F.	SHOPS A:	29 SPACES				PAD D: 56 SPACES
SHOPS B:	10,600 S.F.	SHOPS B:	42 SPACES				TOTAL: 2,583 SPACES
SHOPS C:	10,600 S.F.	SHOPS C:	42 SPACES				
SHOPS D:	6,600 S.F.	SHOPS D:	27 SPACES				
PAD A:	3,800 S.F.	PAD A:	63 SPACES				
PAD B:	3,800 S.F.	PAD B:	63 SPACES				
PAD C:	8,000 S.F.	PAD C:	33 SPACES				
PAD K:	4,000 S.F.	PAD K:	66 SPACES				
TOTAL:	511,924 S.F.	TOTAL:	2,260 SPACES				

BUILDING / LAND COVERAGE: 21.2%

PARKING RATIO: 4.99 SPACES PER 1,000 S.F.

PHASE II SITE DATA:

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PROPOSED ZONING:
NET LAND AREA: 641,560 S.F. = 14.73 AC

BUILDING AREA:
ANCHOR C..... 95,000 S.F.
GARDEN CENTER..... 24,000 S.F.
PAD C..... 14,820 S.F.
PAD F..... 4,000 S.F.
PAD G..... 1,000 S.F.
TOTAL..... 141,820 S.F.

BUILDING / LAND COVERAGE: 22.1%

PARKING REQUIRED: (CITY STANDARDS)
(1 SPACE PER 250 S.F. - RETAIL)
(1 SPACE PER 60 S.F. - RAUMART)
(1 SPACE PER 300 S.F. - GARDEN CENTER)

ANCHOR C..... 380 SPACES
GARDEN CENTER..... 80 SPACES
PAD C..... 30 SPACES
PAD F..... 67 SPACES
PAD G..... 67 SPACES
TOTAL..... 653 SPACES

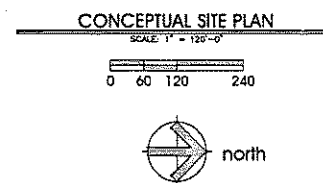
PARKING PROVIDED:
ANCHOR C(W/GARDEN CENTER)..... 531 SPACES
PAD F..... 66 SPACES
PAD F..... 44 SPACES
PAD G..... 37 SPACES
TOTAL..... 678 SPACES

PARKING RATIO: 4.78 SPACES PER 1,000 S.F.

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PHASE III SITE DATA:

PROPOSED ZONING.....	
NET LAND AREA.....	675, 478 S.F. = 15.51 AC.
BUILDING AREA	
ANCHOR B.....	103, 106 S.F.
SHOPS F.....	21, 587 S.F.
PAD H.....	4, 983 S.F.
PAD I.....	2, 038 S.F.
PAD J.....	6, 000 S.F.
TOTAL.....	137, 614 S.F.
BUILDING / LAND COVERAGE..... 20.3%	
PARKING REQUIRED: (CITY STANDARDS)	
	(1 SPACE PER 250 S.F. - RETAIL)
	(1 SPACE PER 60 S.F. - RESTAURANT)
	(1 SPACE PER 300 S.F. - GARDEN CENTER)
ANCHOR B.....	412 SPACES
SHOPS F.....	87 SPACES
PAD H.....	18 SPACES
PAD I.....	39 SPACES
PAD J.....	40 SPACES
TOTAL.....	576 SPACES
PARKING PROVIDED	
ANCHOR B.....	511 SPACES
SHOPS F.....	91 SPACES
PAD H.....	28 SPACES
PAD I.....	40 SPACES
PAD J.....	25 SPACES
TOTAL.....	695 SPACES
PARKING RATIO: 5.08 SPACES PER 1,000 S.F.	



ASANTE RETAIL CENTER

N.W.C. of Grand Avenue and 163rd Avenue
Surprise, Arizona
November 17, 2004



CONCEPTUAL SITE PLAN

0 60 120 240



Asante Retail Center

NWC of Grande Avenue & 163rd Avenue

Surprise, Arizona

July 28, 2005

Site Plan





Village View



Asante Retail Center

*NWC of Grande Avenue & 163rd Avenue
Surprise, Arizona
July 28, 2005*





Village View

BARCLAY
GROUP

Asante Retail Center

*NWC of Grande Avenue & 163rd Avenue
Surprise, Arizona
July 28, 2005*

KORA
KURT D. REED ASSOCIATES, INC.
4811 N. 163rd Avenue, Suite 101
Surprise, AZ 85073
PH: 480-941-1442
WWW.KORA-USA.COM
JKB-760-002153



View of Majors



Asante Retail Center

*NWC of Grande Avenue & 163rd Avenue
Surprise, Arizona
July 28, 2005*





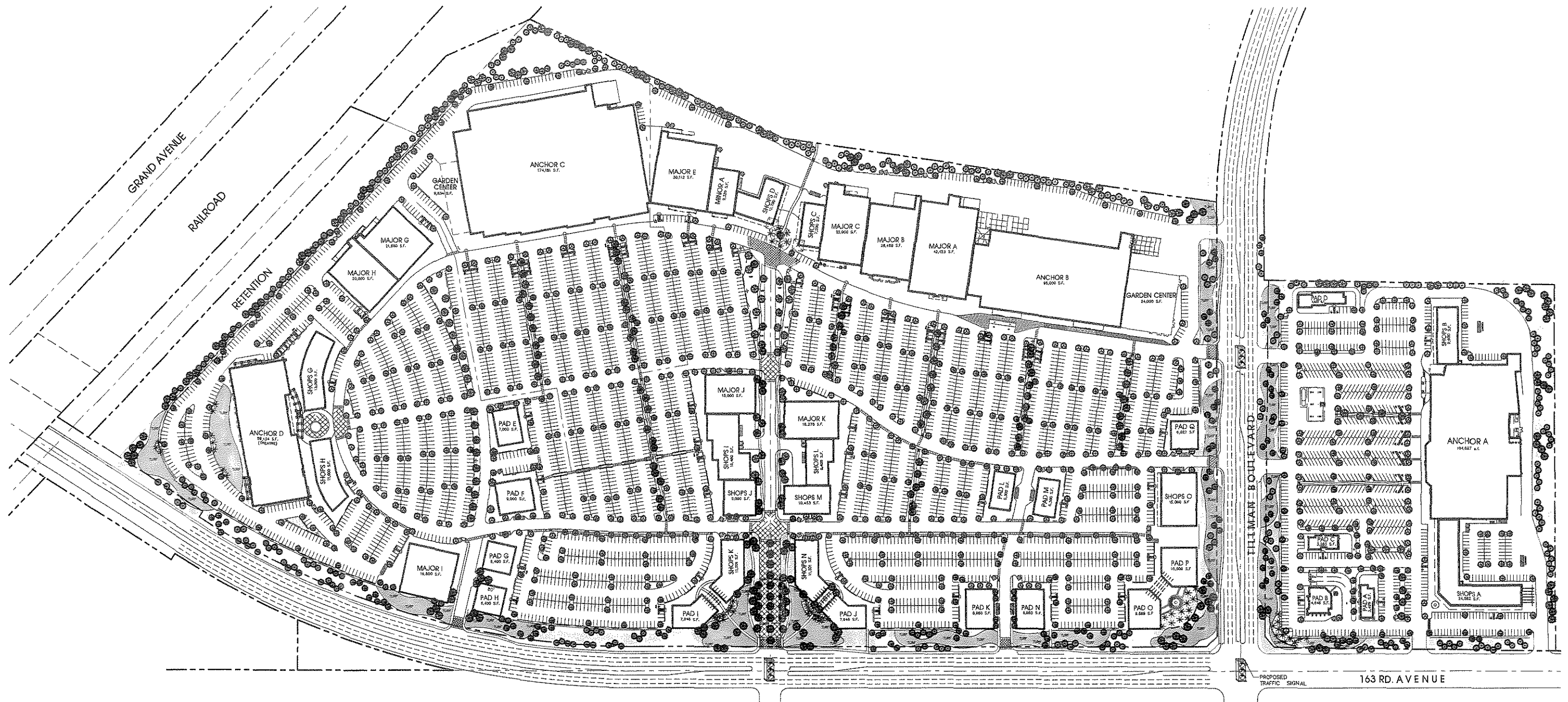
Village View



Asante Retail Center

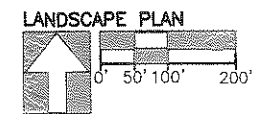
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Surprise, Arizona
July 28, 2005*





LANDSCAPE LEGEND
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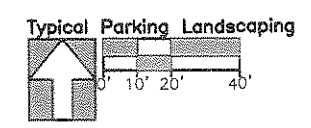
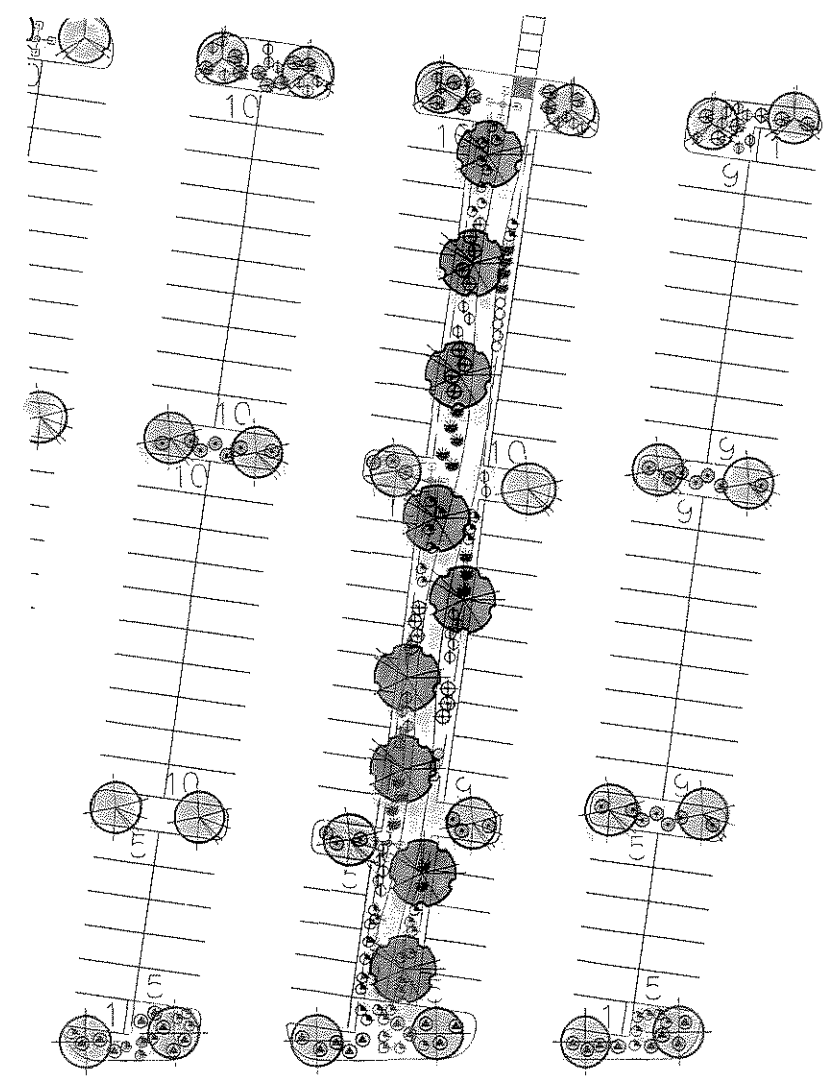
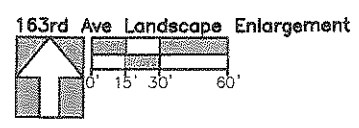
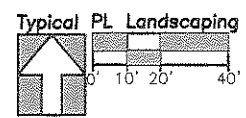
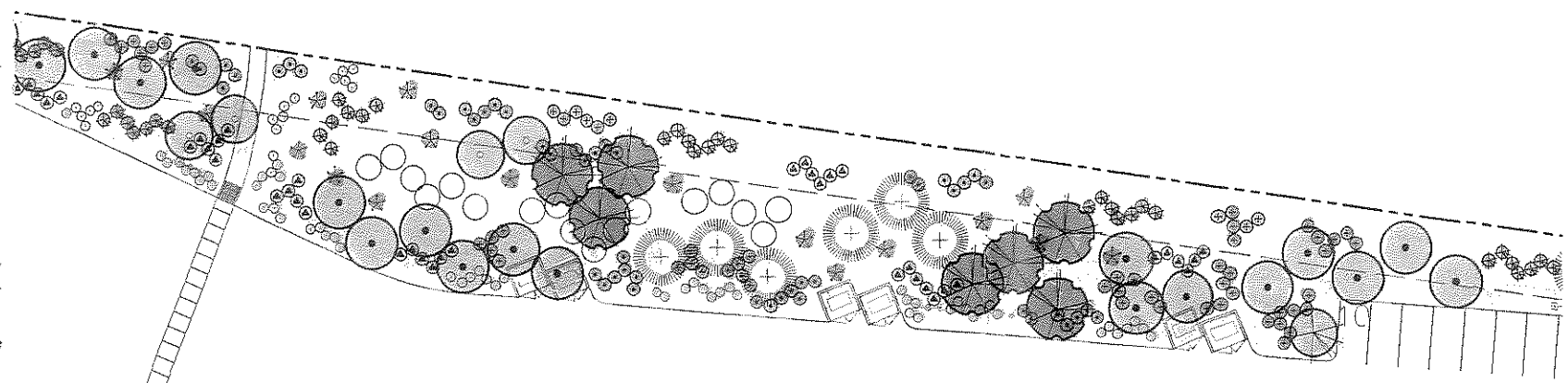
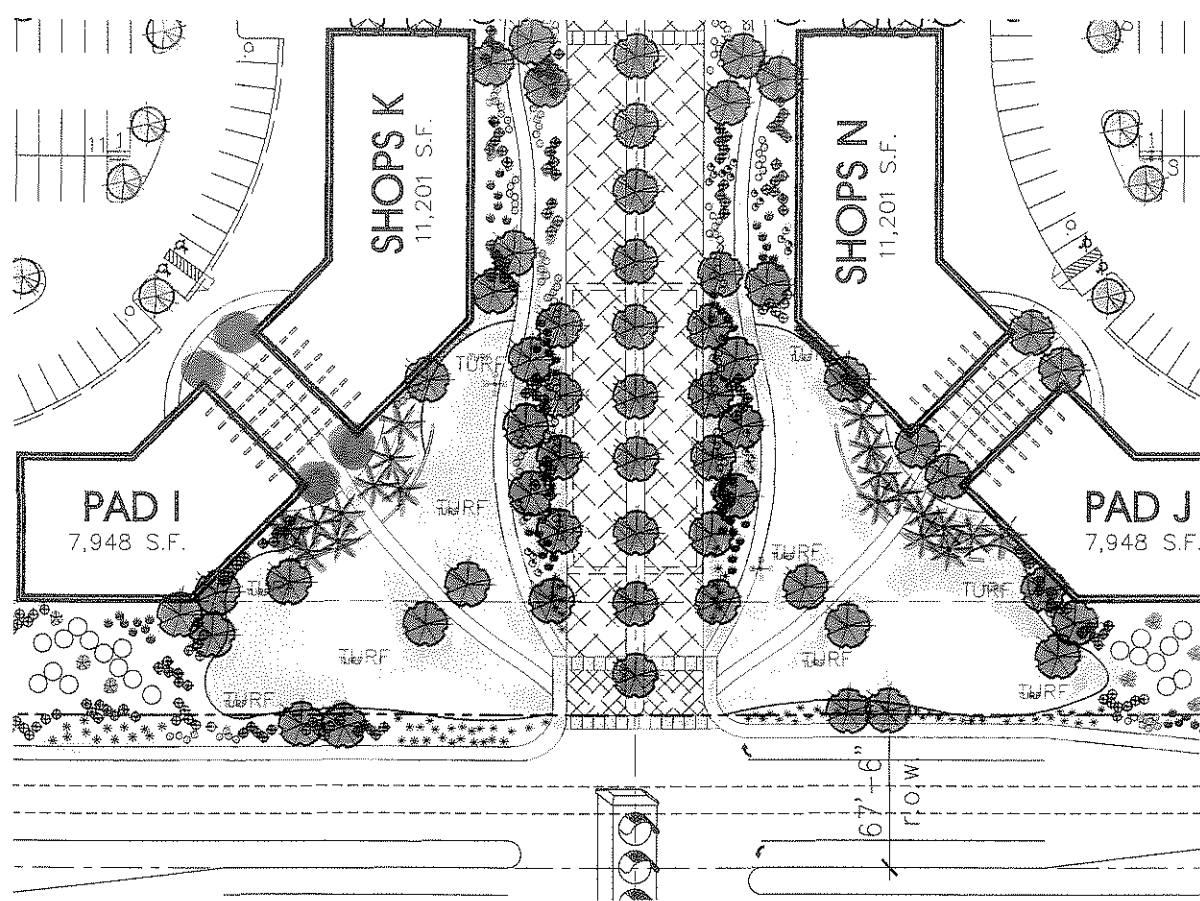
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|--|---|---|--|
| <ul style="list-style-type: none"> ULMUS PARVIFOLIA EVERGREEN ELM 30" BOX (2" CALIPER) QUERCUS VIRGINIANA LIVE OAK 30" BOX (2" CALIPER) CERCIDIUM 'HYBRID' DESERT MUESUM 30" BOX (2" CALIPER) PINUS ELIDARICA MONDEL PINE 15 GALLON (1" CALIPER) CERCIDIUM FLORIDUM BLUE PALM VERDE 30" BOX (2" CALIPER) CERCIDIUM PRAECOX S. PALM VERDE 30" BOX (2" CALIPER) ACAICA SALICINA WILLOW ACAICA 24" BOX (2" CALIPER) ACAICA STENOPHYLLA SHOESTRING ACAICA 15 GALLON (1" CALIPER) | <ul style="list-style-type: none"> PHOENIX DACTYLIFERA DATE PALM 20" TRUNK FT. (MATCHING, DIAMOND CUT) WASHINGTONIA ROBUSTA MEXICAN FAN PALM 20" TRUNK FT. (SKINNED.) NEROLIUM OLEANDER 'PETITE PINK' PETITE OLEANDER 5 GALLON LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD' 5 GALLON CASSIA PHYLLODENDRA DESERT CASSIA 5 GALLON RUPELLIA PENINSULARIS BAJA RUPELLIA 5 GALLON CAESALPINIA MEXICANA MEXICAN BIRD OF PARADISE 5 GALLON | <ul style="list-style-type: none"> LANTANA MONTEVIDEENSIS 'GOLD MOUND' 1 GALLON CONVOLVULUS CNEORUM BUSH MORNING GLORY 1 GALLON RUPELLIA BRITONIANA 'KATE' TRAILING RUPELLIA 1 GALLON GAZANIA RIGENS 'SUN GOLD' 1m 1 GALLON ACACIA REDOLENS 'DESERT CARPET' 1m 1 GALLON DASYLIRON WHEELERII DESERT SPOON 5 GALLON LEUCOPHYLLUM FRUTESCENS 'WHITE CLOUD' 5 GALLON LEUCOPHYLLUM CANDIDUM 'THUNDER CLOUD' 5 GALLON | <ul style="list-style-type: none"> BOUGAINVILLEA 'BARBARA KARST' BOUGAINVILLEA 5 GALLON AGAVE VILMORIANA OCTOPUS AGAVE 5 GALLON 1/2" MINUS MADISON GOLD DECOMPOSED GRANITE 2" DEPTH IN ALL LANDSCAPE AREAS MID-IRON TURF SOD 3'X3'3" SURFACE SELECT GRANITE BOULDER MINIMUM 2000lbs EACH 6" EXTRUDED CURB CONCRETE HEADER SEE DETAIL HESPERALOE PARVIFLORA RED YUCCA 5 GALLON |
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ASANTE RETAIL CENTER

N.W.C. of Grand Avenue and 163rd Avenue
Surprise, Arizona
June __, 2005



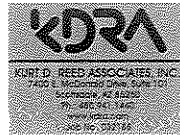


LANDSCAPE LEGEND

- | | | | |
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| <ul style="list-style-type: none"> ULMUS PARVIFOLIA EVERGREEN ELM 30" BOX (2" CALIPER) QUERCUS VIRGINIANA LIVE OAK 30" BOX (2" CALIPER) CERCIDRUM HYBRID DESERT MUESUM 30" BOX (2" CALIPER) PINUS ELORICA MONDEL PINE 15 GALLON (1" CALIPER) CERCIDRUM FLORIDRUM BLUE PALO VERDE 30" BOX (2" CALIPER) CERCIDRUM PRAECOX S PALO VERDE 30" BOX (2" CALIPER) ACAICA SALICINA WILLOW ACACIA 24" BOX (2" CALIPER) ACAICA STENOPHYLLA SHOESTRING ACACIA 15 GALLON (1" CALIPER) | <ul style="list-style-type: none"> PHOENIX DACTYLIFERA DATE PALM 20" TRUNK FT. (MATCHING, DIAMOND CUT) WASHINGTONIA ROBUSTA MEXICAN FAN PALM 20" TRUNK FT. (SKINNED) NERIUM OLEANDER 'PETITE PINK' PETITE OLEANDER 5 GALLON LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD' 5 GALLON CASSIA PHYLLODENIA DESERT CASSIA 5 GALLON RUPELLIA PENINSULARIS BAJA RUPELLIA 5 GALLON CAESALPINIA MEXICANA MEXICAN BIRD OF PARADISE 5 GALLON | <ul style="list-style-type: none"> LANTANA MONTEVIDENSIS 'GOLD MOUND' 1 GALLON CONVOLVULUS CNEORUM BUSH MORNING GLORY 1 GALLON RUPELLIA BRITONIANA 'KATIE' TRAILING RUPELLIA 1 GALLON GAZANIA RIGENS 'SUN GOLD' 1m 1 GALLON ACACIA REDOLENS 'DESERT CARPET' 1m 1 GALLON DASYLIRION WHEELERII DESERT SPOON 5 GALLON LEUCOPHYLLUM FRUTESCENS 'WHITE CLOUD' 5 GALLON LEUCOPHYLLUM CANDIDUM 'THUNDER CLOUD' 5 GALLON | <ul style="list-style-type: none"> BOUGAINVILLEA 'BARBARA KARST' BOUGAINVILLEA 5 GALLON AGAVE VILMORIANA OCTOPUS AGAVE 5 GALLON 1/2" MINUS MADISON GOLD DECOMPOSED GRANITE 2" DEPTH IN ALL LANDSCAPE AREAS MID-IRON TURF SOD 3'x3'x3" SURFACE SELECT GRANITE BOULDER MINIMUM 2000lbs EACH 6" EXTRUDED CURB CONCRETE HEADER SEE DETAIL HEPERALOE PARVIFLORA RED YUCCA 5 GALLON |
|--|---|--|--|

ASANTE RETAIL CENTER

N.W.C. of Grand Avenue and 163rd Avenue
 Surprise, Arizona
 June __, 2005





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Land Surveying
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4 November 2004
Lennar Communities Development, Inc.
ASANTE
Job No. 03101

Page 1 of 2

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";

4 November 2004
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ASANTE
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Page 2 of 2

Thence South $69^{\circ}34'04''$ 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 $19^{\circ}40'32''$;

Thence South $89^{\circ}14'36''$ East 70.75 feet to the **Point of Beginning**.

Said parcel contains 60.1361 acres, more or less.





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ASANTE
Job No. 03101

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 $00^{\circ}45'24''$ West 2,633.94 feet;

Thence South $00^{\circ}45'24''$ West 940.92 feet along the east line of the northeast quarter of said section;

Thence leaving said section line, North $89^{\circ}14'36''$ 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 $19^{\circ}40'32''$;

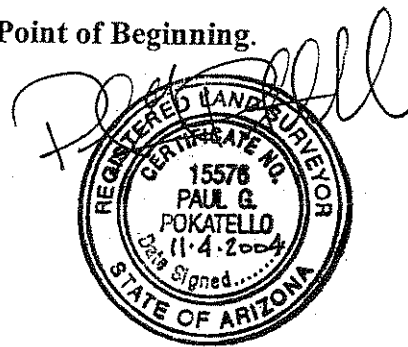
Thence North $69^{\circ}34'04''$ West 214.77 feet, to the beginning of a curve, concave southwesterly, having a radius of 700.00 feet;

Thence northwesterly 336.55 feet along the arc of said curve, through a central angle of $27^{\circ}32'49''$;

Thence North $00^{\circ}00'00''$ East 781.27 feet, to the north line of said northeast quarter of Section 13;

Thence South $89^{\circ}08'07''$ East 931.34 feet along said north line, to the **Point of Beginning**.

Said parcel contains 18.2499 acres, more or less.



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Thence easterly 12.88 feet along the arc of said curve, having a radius of 1,500.00 feet, through a central angle of $00^{\circ}29'31''$, to the said south line of the southeast quarter of Section 12;

Thence South $89^{\circ}08'07''$ 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 $89^{\circ}08'07''$ West 2,635.76 feet;

Thence North $89^{\circ}08'07''$ West 931.34 feet along the north line of said northeast quarter of Section 13;

Thence South $00^{\circ}00'00''$ East 746.01 feet, to the **Point of Beginning**;

Thence continuing South $00^{\circ}00'00''$ East 35.26 feet, to the beginning of a non-tangent curve, concave southerly, to which point a radial line bears North $07^{\circ}06'53''$ West;

Thence westerly 16.74 feet along the arc of said curve, having a radius of 700.00 feet, through a central angle of $01^{\circ}22'12''$;

Thence South $03^{\circ}00'00''$ East 35.17 feet, to the beginning of a non-tangent curve, concave southeasterly, to which point a radial line bears North $08^{\circ}46'27''$ West;

Thence southwesterly 122.43 feet along the arc of said curve, having a radius of 665.00 feet, through a central angle of $10^{\circ}32'54''$;

Thence South $70^{\circ}40'39''$ 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 $16^{\circ}38'44''$;

Thence North $09^{\circ}06'47''$ East 71.67 feet, to the beginning of a non-tangent curve, concave northwesterly, to which point a radial line bears South $03^{\circ}56'20''$ East;

Thence northeasterly 178.55 feet along the arc of said curve, having a radius of 665.00 feet, through a central angle of $15^{\circ}23'02''$;

Thence North $70^{\circ}40'39''$ 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 $12^{\circ}32'54''$, to the **Point of Beginning**.

The net area of said parcel is 21.8713 acres, more or less.



05 August 2005
Lennar Communities Development, Inc.
ASANTE
Job No. 03101

Page 2 of 2

Thence South 00°51'53" West 751.86 feet, to the Point of Beginning.

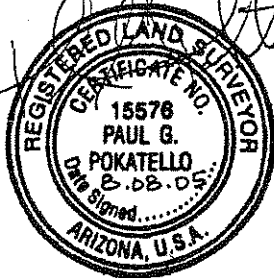
Said parcel contains 27.7979 acres, more or less.



DEI

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08 August 2005
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ASANTE
Job No. 03101

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.

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9 June 2005
Lennar Communities Development, Inc.
Job No. 03101

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;

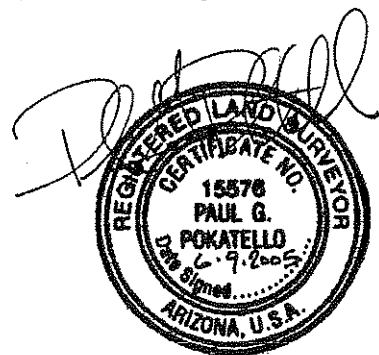
Thence South 01°13'34" East 141.42 feet;

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.



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8 June 2005
Lennar Communities Development, Inc.
Job No. 03101

Page 1 of 2

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 $75^{\circ}30'15''$, 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 $41^{\circ}24'35''$;

Thence North $40^{\circ}46'36''$ East 107.03 feet;

Thence North $84^{\circ}35'20''$ East 43.30 feet, to the beginning of a non-tangent curve, concave northeasterly, to which point a radial line bears South $38^{\circ}24'03''$ 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 $36^{\circ}42'30''$, to the **Point of Beginning**.

Said parcel contains 41.2782 acres, more or less.





Asante

PADA08-147

**Sign
Program**



Motivational Systems Inc

COMPREHENSIVE SIGNAGE PROGRAM

LENNAR COMMUNITIES "ASANTE"

RECEIVED

JUL 18 2008

**COMMUNITY
DEVELOPMENT**

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

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).

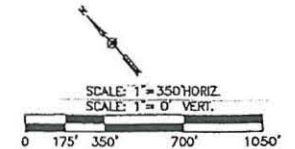
Well-designed and appropriately located signage will help visitors in easily identifying Asante community features and finding destinations including home sales. The individual sign type shown is intended to be used as determined by the developer for identification, information and to provide direction.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

Asante - Phases 1-4



PHASE ONE

UNIT	NUMBER OF LOTS	ACREAGE
1	221	59.51
1A	71	24.32
2	112	31.45
3	96	30.66
4	125	45.48
5	120	40.28
6	100	33.11
M/HDR	261	25.25

PHASE TWO

UNIT	NUMBER OF LOTS	ACREAGE
7	77	29.15
8	89	21.92
9	81	21.75
10	49	19.18
11	55	19.02
12	122	45.60
13	48	19.54
14	205	61.04

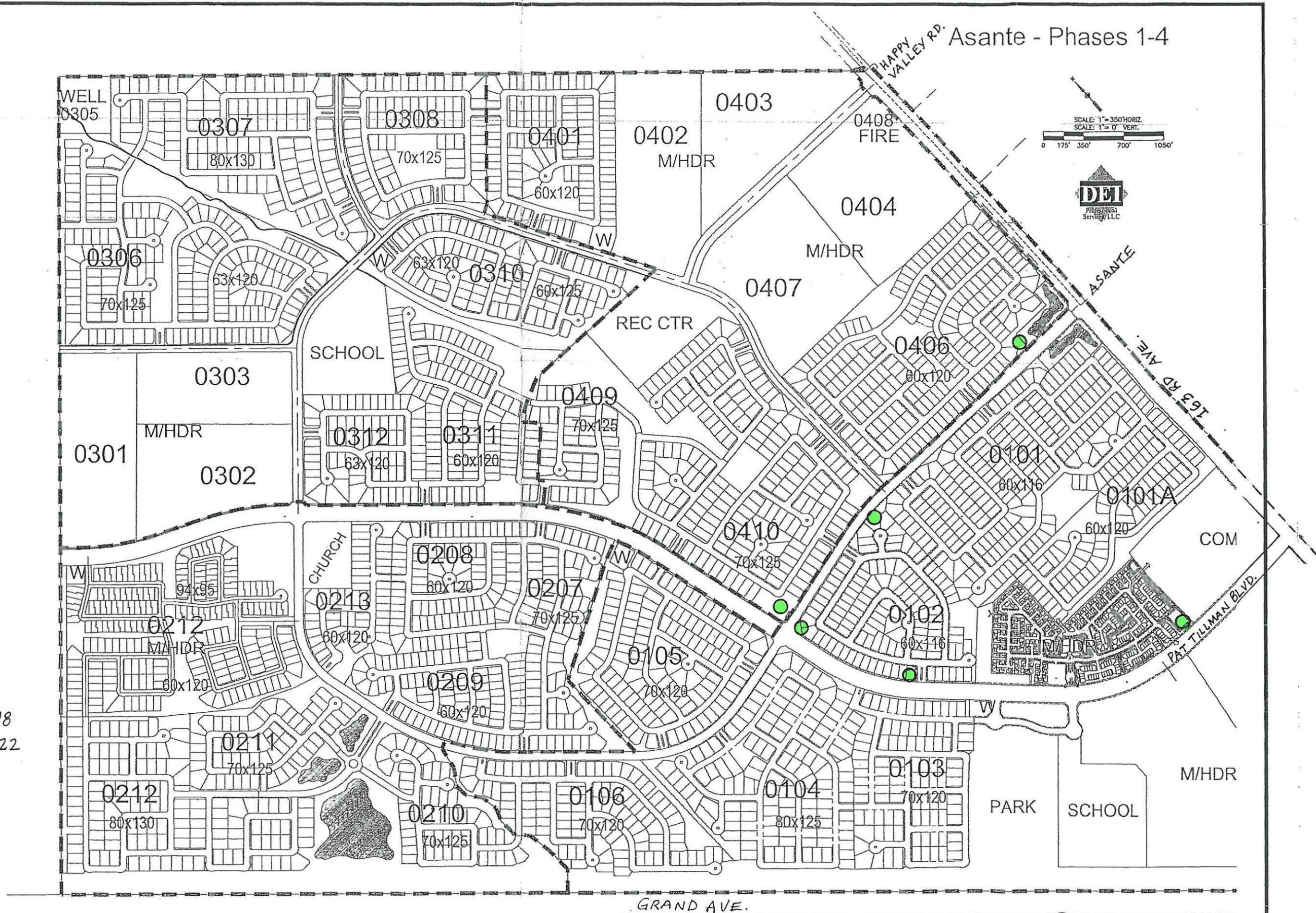
PHASE THREE

UNIT	NUMBER OF LOTS	ACREAGE
6	175	67.88
7	108	47.73
8	80	29.52
10	90	34.79
11	114	35.22
12	72	21.27

PHASE FOUR

UNIT	NUMBER OF LOTS	ACREAGE
1	108	32.09
6	196	60.16
9	98	57.59
10	125	47.89

TOTAL # LOTS : 2,998
TOTAL ACRES : 961.22



PROPOSED SIGNS

OLD



BLACK



WHITE

OD FAUX FINISHED



WOOD STAINED POSTS

AGE - OPTION 3A

AL DESIGN; WOOD OR
TERIALS CAN BE USED
(TERMINED)



- ☐ Austin (512) 383-1572
- ☐ Denver (303) 790-0780
- ☐ Fresno (559) 431-2502
- ☐ Las Vegas (702) 253-6470
- ☐ Livermore (925) 449-1900
- ☒ Phoenix (602) 484-8844

PROJECT

ASANTE

CLIENT

LENNAR C

JDO#/JPO#

460 2651

MO#

0011170

AE

MEREDITH

DESIGNER

LORETTA 1

ORIGINAL DATE

2 - 26 - 08

REVISIONS

3 - 12 - 08

SCALE

3/4" = 1' -

MAC FILE NAME (C

ASANTE K

ASANTE LOGO IS I
Is low-res scan

CLIENT APPROVAL

☐ As is ☐ V

Signature

Your signature indicates
releasing MSI from respon
This is an original MSI c
reproduce in whole or in
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Colors shown are not in

LEGAL DESCRIPTION

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

Commencing at the east quarter corner of said Section 12, being a brass cap in hand hole, from which the southeast corner of said section, being a brass cap in hand hole, bears South 00°45'18" West 2,633.98 feet;

Thence South 00°45'18" West 354.17 feet along the east line of said southeast quarter;

Thence North 89°14'42" West 87.30 feet, to the westerly right-of-way line of 163rd Avenue, as shown in the "Map of Dedication for Asante Phase One", as recorded in Book 857 of maps, Page 17, of the Maricopa County records, and the Point of Beginning;

Thence South 00°45'18" West 835.04 feet along said westerly line right-of-way;

Thence having said right-of-way line, North 89°14'42" West 191.00 feet;

Thence South 00°45'18" West 35.81 feet;

Thence North 89°14'42" West 880.70 feet;

Thence North 88°12'22" West 512.42 feet;

Thence North 88°01'27" West 659.94 feet;

Thence North 60°58'23" East 107.05 feet;

Thence North 61°27'50" East 68.48 feet;

Thence North 23°52'15" East 76.18 feet;

Thence North 18°52'43" East 81.69 feet;

Thence North 00°58'23" East 819.24 feet;

Thence North 91°13'23" East 224.32 feet, to the southerly right-of-way line of Asante Boulevard, as shown in said "Map of Dedication", and the beginning of a non-tangent curve, bearing southerly, to which point a radial line bears North 00°01'23" East;

Thence southerly 32.58 feet along said southerly right-of-way line, and along the arc of said curve, having a radius of 1,365.03 feet, through a central angle of 00°57'00";

Thence continuing along said southerly right-of-way line, South 89°01'37" East 1,054.26 feet;

Thence continuing along said southerly right-of-way line, South 88°09'52" East 400.50 feet;

Thence continuing along said southerly right-of-way line, South 89°01'37" East 108.71 feet, to the northwesterly corner of Tract-B as shown in said "Map of Dedication";

Thence South 00°58'23" West 150.00 feet along a westerly line of said Tract-B;

Thence South 89°01'37" East 351.07 feet along a southerly line of said Tract-B;

Thence South 60°45'18" West 150.00 feet along a westerly line of said Tract-B;

Thence South 89°14'42" East 150.00 feet along a southerly line of said Tract-B, to the Point of Beginning;

Said parcel contains 59,506.22 acres, more or less.

TOTAL LOT TRACKING TABLE

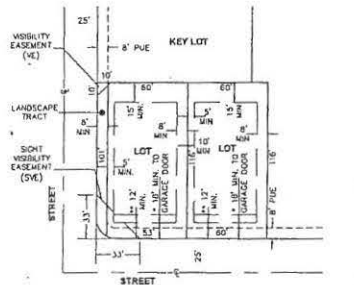
NUMBER OF LOTS APPROVED PER PAD	NUMBER OF LOTS (PHASE 1 & 2)	NUMBER OF LOTS REMAINING
5,703	1,247	5,456
NUMBER OF 60' LOTS	NUMBER OF 70' LOTS	NUMBER OF 80' LOTS
503	497	247

LAND USE DATA

UNIT	ZONING	ACREAGE	LOTS	DENSITY CONC.	MIN. LOT SIZE	MAX. LOT SIZE	AVG. LOT SIZE
ONE	R1-S PAD	59,506.22	221	3.71	8,959 SF	17,308 SF	8,130 SF

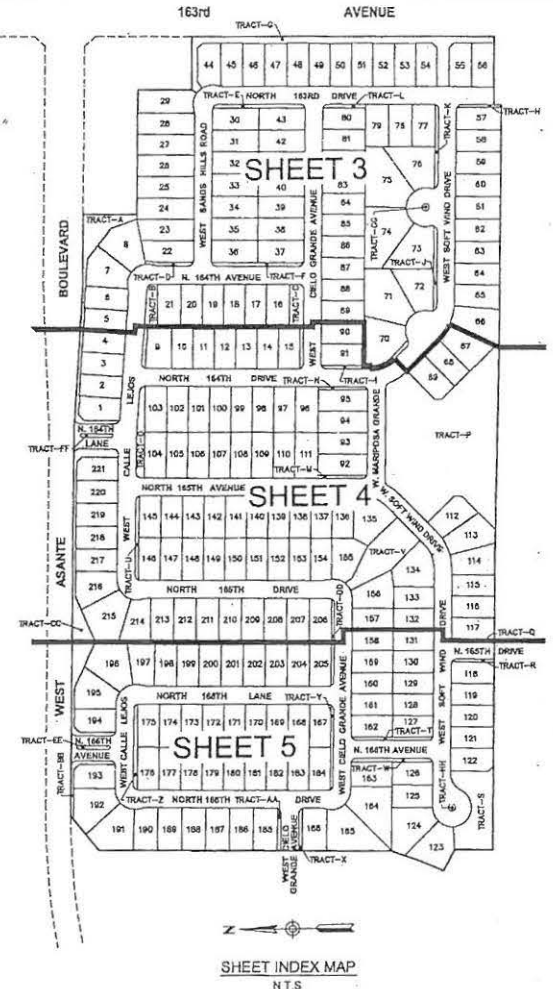
TRACT TABLE

NAME	AREA	USE
A	0.3285 AC.	PUE/LANDSCAPE/OPEN SPACE
B	0.1122 AC.	PUE/LANDSCAPE/OPEN SPACE
C	0.1533 AC.	PUE/LANDSCAPE/OPEN SPACE
D	0.0281 AC.	PUE/LANDSCAPE/OPEN SPACE
E	0.0575 AC.	PUE/LANDSCAPE/OPEN SPACE
F	0.0575 AC.	PUE/LANDSCAPE/OPEN SPACE
G	0.5641 AC.	PUE/LANDSCAPE/OPEN SPACE
H	0.0221 AC.	PUE/LANDSCAPE/OPEN SPACE
I	0.0518 AC.	PUE/LANDSCAPE/OPEN SPACE
J	0.0518 AC.	PUE/LANDSCAPE/OPEN SPACE
K	0.0526 AC.	PUE/LANDSCAPE/OPEN SPACE
L	0.0265 AC.	PUE/LANDSCAPE/OPEN SPACE
M	0.0246 AC.	PUE/LANDSCAPE/OPEN SPACE
N	0.0346 AC.	PUE/LANDSCAPE/OPEN SPACE
O	0.1182 AC.	PUE/LANDSCAPE/OPEN SPACE
P	2.6195 AC.	PUE/LANDSCAPE/OPEN SPACE
Q	0.0210 AC.	PUE/LANDSCAPE/OPEN SPACE
R	0.0210 AC.	PUE/LANDSCAPE/OPEN SPACE
S	0.4650 AC.	PUE/LANDSCAPE/OPEN SPACE
T	0.0501 AC.	PUE/LANDSCAPE/OPEN SPACE
U	0.0529 AC.	PUE/LANDSCAPE/OPEN SPACE
V	0.4036 AC.	PUE/LANDSCAPE/OPEN SPACE
W	0.3011 AC.	PUE/LANDSCAPE/OPEN SPACE
X	0.0263 AC.	PUE/LANDSCAPE/OPEN SPACE
Y	0.0420 AC.	PUE/LANDSCAPE/OPEN SPACE
Z	0.0584 AC.	PUE/LANDSCAPE/OPEN SPACE
AA	0.0159 AC.	PUE/LANDSCAPE/OPEN SPACE
BB	0.0568 AC.	PUE/LANDSCAPE/OPEN SPACE
CC	0.3896 AC.	PUE/LANDSCAPE/OPEN SPACE
DD	0.0433 AC.	PUE/LANDSCAPE/OPEN SPACE
EE	0.0208 AC.	PUE/LANDSCAPE/OPEN SPACE
FF	0.0205 AC.	PUE/LANDSCAPE/OPEN SPACE
GG	0.0072 AC.	PUE/LANDSCAPE/OPEN SPACE
HH	0.0072 AC.	PUE/LANDSCAPE/OPEN SPACE
TOTAL	6.0606 AC.	



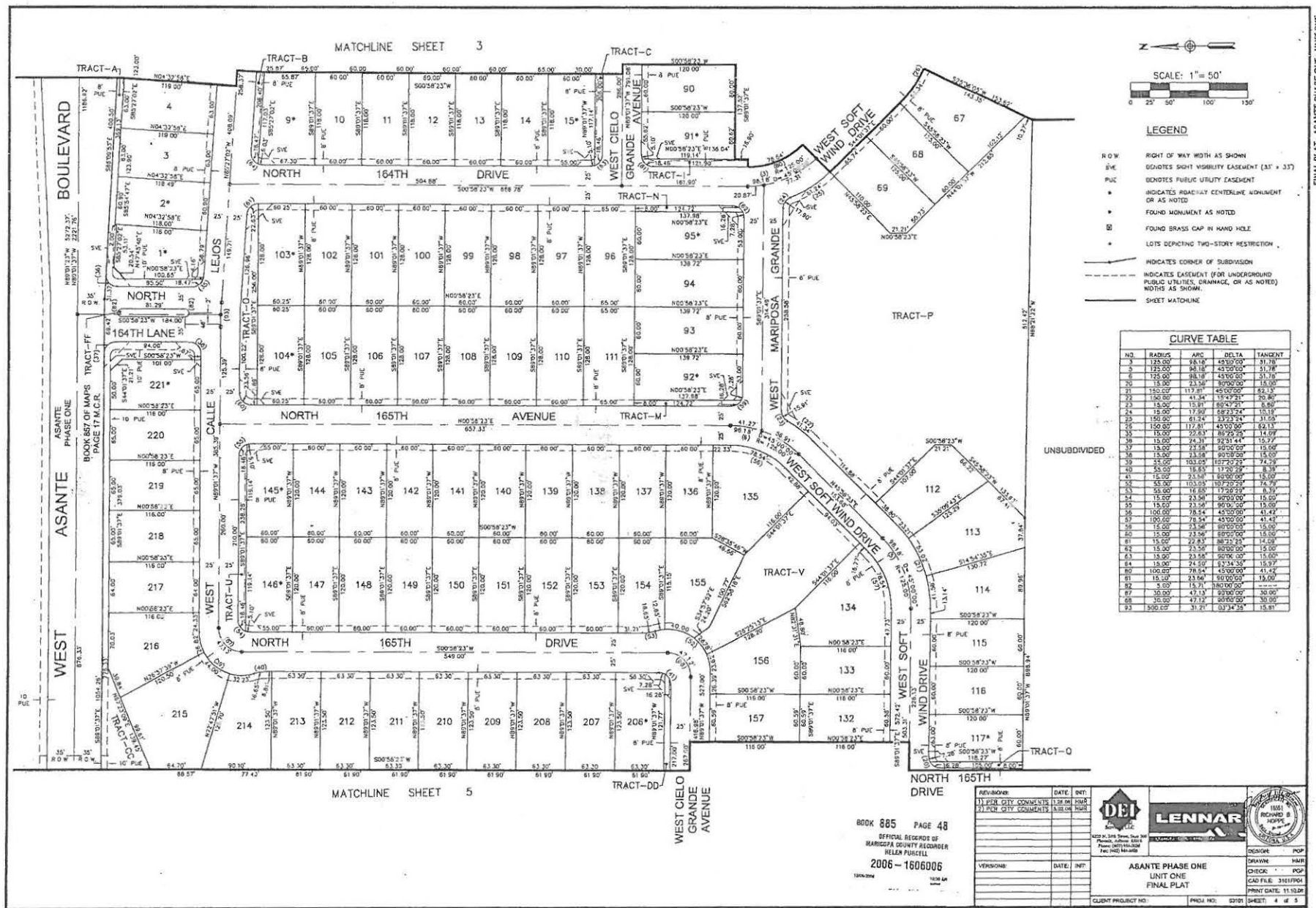
TYPICAL SETBACK & KEY LOT DETAIL
SCALE: 1/4" = 1'-0"

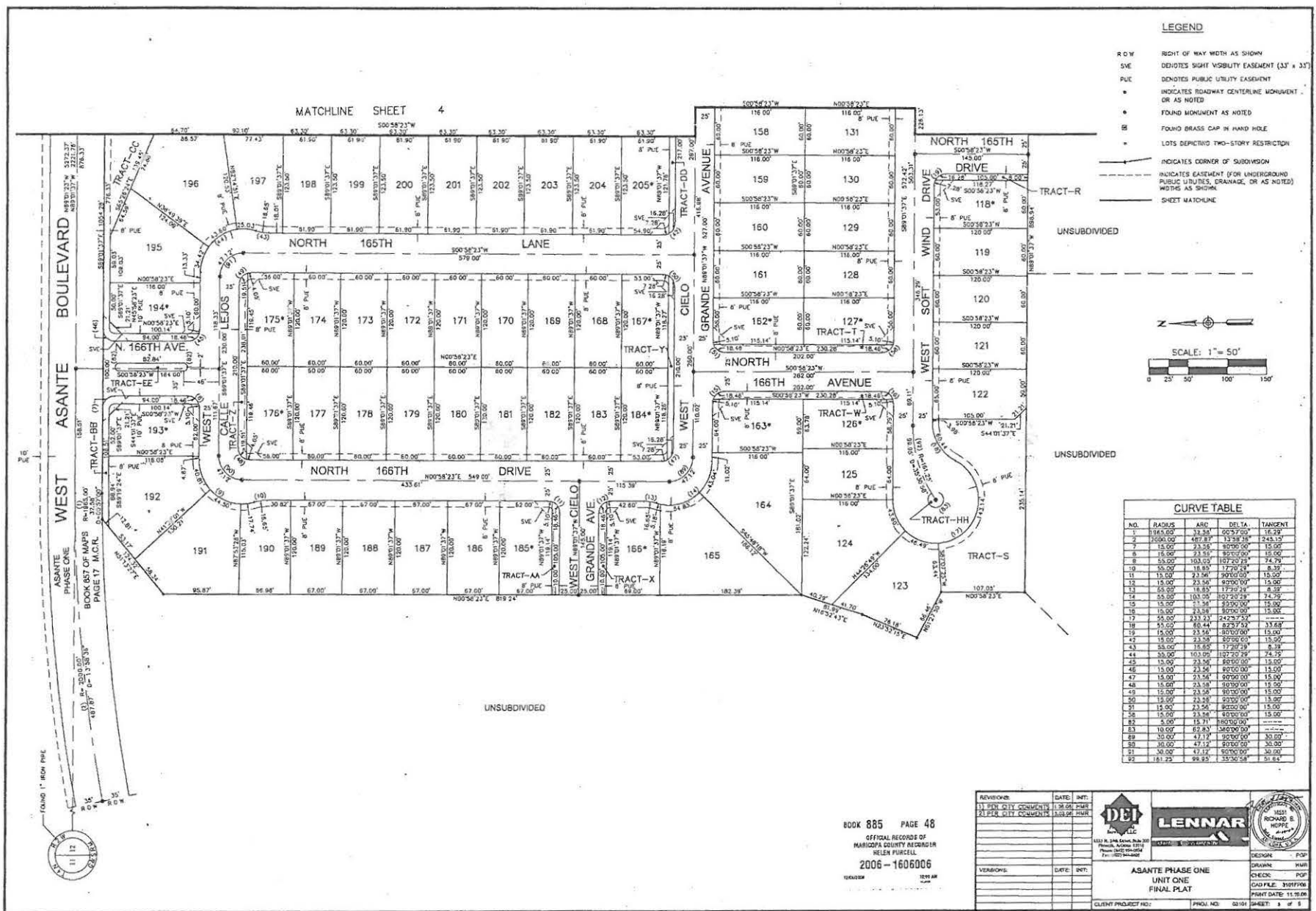
BOOK 885 PAGE 48
OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDS
HELEN PURCELL
2006-1606006
10/10/06 10:00 AM



SHEET INDEX MAP
N.T.S.

REVISIONS:	DATE:	BY:
1) PER CITY COMMENTS 11/21/06	11/21/06	PSM
2) PER CITY COMMENTS 1/18/07	1/18/07	PSM
VERSIONS:		
DATE:	INT:	
11/21/06	11/21/06	
<div style="display: flex; justify-content: space-between;"> <div> <p>ASANTE PHASE ONE UNIT ONE FINAL PLAT</p> <p>CLIENT PROJECT NO:</p> </div> <div> <p>FIG. NO. 32105</p> </div> <div> <p>SHEET: 3 OF 3</p> </div> </div>		





LEGAL DESCRIPTION

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 EAST QUARTER CORNER OF SAID SECTION 12, BEING A BRASS CAP IN HAND HOLE, FROM WHICH THE SOUTHEAST CORNER OF SAID SECTION, BEING A BRASS CAP IN HAND HOLE, BEARS SOUTH 00°45'18" WEST 2,633.96 FEET;

THENCE SOUTH 00°45'18" WEST 1,750.80 FEET ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER;

THENCE LEAVING SAID EAST LINE, SOUTH 80°00'00" WEST 87.50 FEET, TO THE WESTERLY RIGHT-OF-WAY LINE OF 163RD AVENUE, AS SHOWN IN THE "MAP OF DEDICATION FOR ASANTE PHASE ONE", PER BOOK 918, PAGE 12, OF THE MARICOPA COUNTY RECORDS AS CORRECTED BY AFFIDAVITS OF CORRECTION RECORDED AT INSTRUMENT NO. 2007-004608 AND NO. 2007-0113812 OF THE MARICOPA COUNTY RECORDS, AND THE POINT OF BEGINNING OF PARCEL DESCRIBED HEREIN;

THENCE SOUTH 80°00'00" WEST 1025.71 FEET;

THENCE SOUTH 00°51'53" WEST 47.32 FEET;

THENCE NORTH 89°01'33" WEST 851.42 FEET;

THENCE NORTH 00°58'23" EAST 596.67 FEET;

THENCE SOUTH 89°01'33" EAST 490.80 FEET;

THENCE SOUTH 88°21'22" EAST 512.42 FEET;

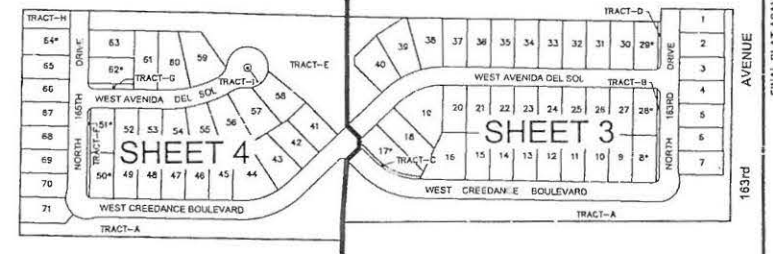
THENCE SOUTH 89°01'33" EAST 680.70 FEET;

THENCE NORTH 00°45'18" EAST 35.81 FEET;

THENCE SOUTH 89°44'42" EAST 191.00 FEET, TO THE WESTERLY RIGHT-OF-WAY LINE AS SHOWN IN SAID MAP OF DEDICATION;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, SOUTH 00°45'18" WEST 582.10 FEET, TO THE POINT OF BEGINNING OF THE PARCEL DESCRIBED HEREIN.

FINAL PLAT FOR ASANTE PHASE ONE UNIT 1A



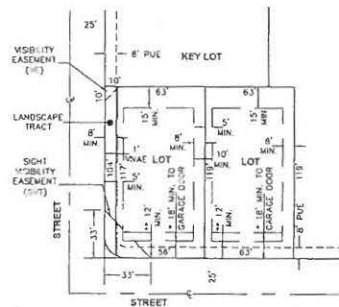
SHEET INDEX MAP
N.T.S.

LAND USE DATA

UNIT	ZONING	AGE/AGE	LOTS	DENSITY BLDG	MIN LOT SIZE	MAX LOT SIZE	AVG LOT SIZE
ONE A	R1-S PAD	24.3810	71	2.91	7,497 SF	13,101 SF	8,463 SF

TRACT TABLE



NAME	AREA	USE
A	3.2453 AC.	PUE / DRAINAGE / LANDSCAPE / OPEN SPACE
B	0.0443 AC.	PUE / LANDSCAPE / OPEN SPACE
C	0.0353 AC.	PUE / LANDSCAPE / OPEN SPACE
D	0.0222 AC.	PUE / LANDSCAPE / OPEN SPACE
E	2.2520 AC.	PUE / DRAINAGE / LANDSCAPE / OPEN SPACE
F	0.0421 AC.	PUE / LANDSCAPE / OPEN SPACE
G	0.0463 AC.	PUE / LANDSCAPE / OPEN SPACE
H	0.1435 AC.	PUE / DRAINAGE / LANDSCAPE / OPEN SPACE
I	0.0073 AC.	LANDSCAPE / OPEN SPACE
TOTAL	5.8323 AC.	



* 10' MINIMUM SETBACK FOR FRONT LOADING GARAGES
** 12' MINIMUM SETBACK FOR LIVABLE SPACE OR SIDE LOADING GARAGES

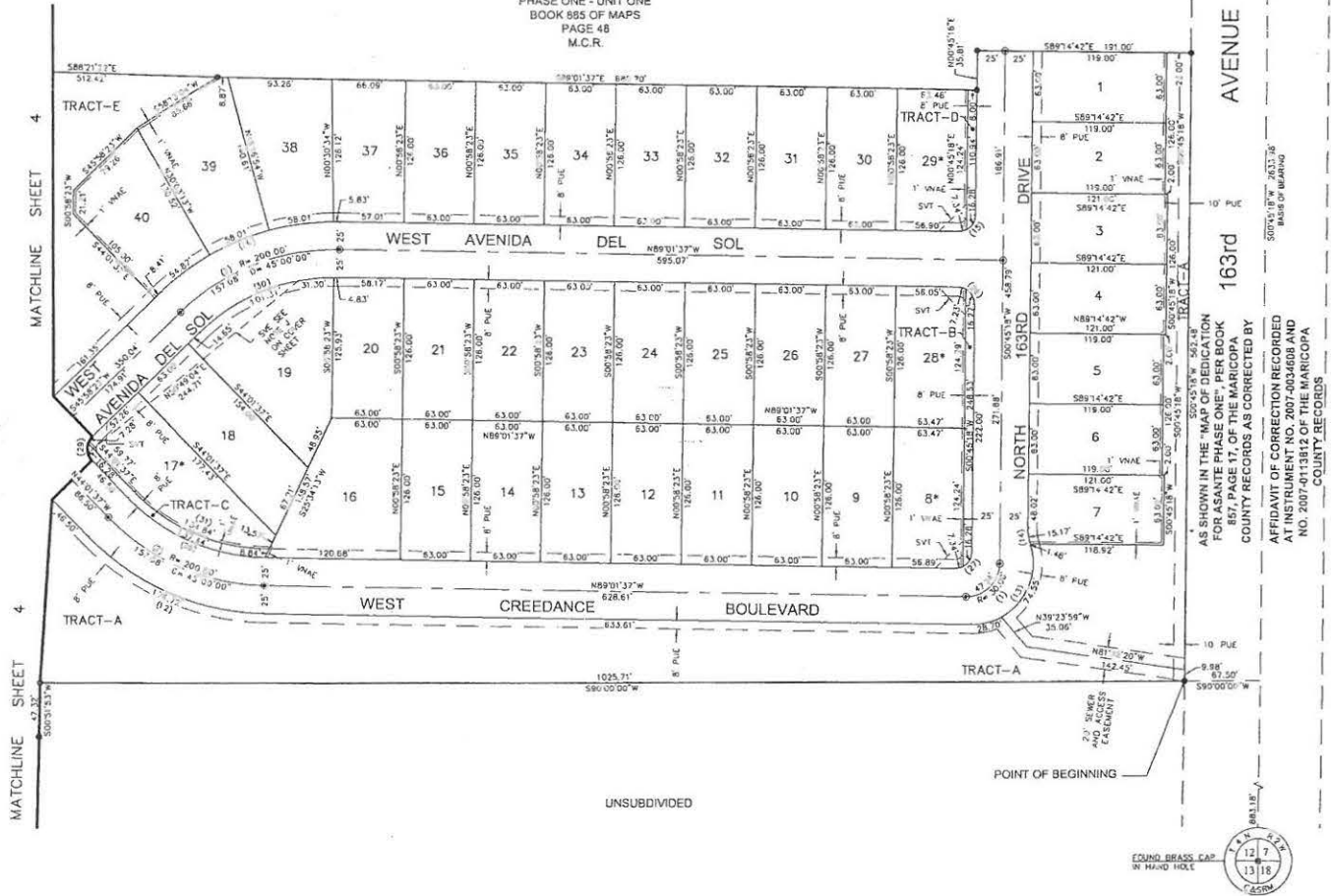
TYPICAL SETBACK & KEY LOT DETAIL
SCALE: 1/40

BOOK 918 PAGE 10
OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN PURCELL
2007-0479282
04/25/2007 12:31 PM

REVISIONS:	DATE	INT.	BY
1 PER CITY COMMENTS	5/13/08	4448	
 			
14221 N. 31st Street, Suite 200 Phoenix, Arizona 85018 Phone: (602) 441-4400 Fax: (602) 441-4401			
VERSIONS:	DATE	INT.	BY
ASANTE PHASE ONE UNIT 1A FINAL PLAT			
CLIENT PROJECT NO. 03101 SHEET: 3 of 4			

FINAL PLAT FOR ASANTE PHASE ONE UNIT 1A

ASANTE
PHASE ONE - UNIT ONE
BOOK 885 OF MAPS
PAGE 48
M.C.R.



CURVE TABLE				
NO	RADIUS	ARC	DELTA	TANGENT
1	30.00'	47.14'	90°13'05"	30.11'
2	200.00'	157.08'	45°00'00"	89.84'
3	200.00'	157.08'	45°00'00"	89.84'
12	225.00'	178.27'	45°00'00"	93.20'
13	95.00'	103.32'	107°33'44"	74.09'
14	25.00'	16.65'	172°02'28"	8.39'
15	15.00'	23.62'	90°13'05"	15.08'
16	225.00'	178.27'	45°00'00"	93.20'
26	15.00'	23.50'	89°48'55"	14.84'
27	15.00'	23.52'	89°13'05"	15.08'
28	175.00'	137.44'	45°00'00"	74.49'
29	15.00'	23.56'	90°00'00"	15.00'
30	125.00'	122.84'	45°00'00"	62.49'
31	167.60'	134.84'	48°15'47"	71.34'

BOOK 918 PAGE 10
OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN PURCELL
2007-0479282
RUC90867 12:31 PM

REVISIONS	DATE	INT.	BY
1. PER CITY COMMENTS	01/18/08	MMR	
VERSIONS	DATE	INT.	BY
1	01/18/08	MMR	
<div> </div>			
4321 N 14th Street, Suite 200 Phoenix, Arizona 85018 Phone: (602) 974-4000 Fax: (602) 974-4000			
ASANTE PHASE ONE UNIT 1A FINAL PLAT			
CLIENT PROJECT NO.	PROJ. NO.	SHEET	3 of 4

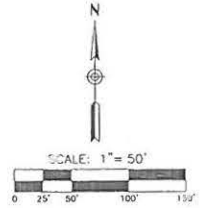
FINAL PLAT FOR ASANTE PHASE ONE UNIT 1A

ASANTE
PHASE ONE - UNIT ONE
BOOK 885 OF MAPS
PAGE 48
M.C.R.

UNSUBDIVIDED



UNSUBDIVIDED




LEGEND

- R.O.W. RIGHT OF WAY, WIDTH AS SHOWN
SVT DENOTES SIGHT VISIBILITY TRIANGLE (33' x 33')
SVE DENOTES SIGHT VISIBILITY EASEMENT PER AASHTO GUIDELINES
VNAE DENOTES VEHICULAR NON-ACCESS EASEMENT
PUE DENOTES PUBLIC UTILITY EASEMENT
• INDICATES ROADWAY CENTERLINE MONUMENT, OR AS NOTED
• FOUND MONUMENT AS NOTED
⊗ FOUND BRASS CAP IN HAND HOLE
• LOTS DEMONSTRATING TWO-STORY RESTRICTION
--- INDICATES CORNER OF SUBDIVISION
--- INDICATES EASEMENT (FOR UNDERGROUND PUBLIC UTILITY, DRAINAGE, OR AS NOTED) WIDTH AS SHOWN
--- SHEET MATCHLINE

CURVE TABLE

NO.	RADIUS	ARC	DELTA	TANGENT
4	20.00	157.08	45.0000	32.84
5	30.00	47.12	30.0000	10.00
6	300.00	236.09	45.0000	175.71
7	55.00	16.85	12.0000	8.39
8	55.00	116.59	144.0000	104.84
9	55.00	16.85	12.0000	8.39
10	225.00	128.72	45.0000	83.20
11	15.00	23.26	6.0000	1.00
12	175.00	133.44	45.0000	111.49
13	15.00	23.26	6.0000	1.00
14	15.00	23.26	6.0000	1.00
15	15.00	23.26	6.0000	1.00
16	15.00	23.26	6.0000	1.00
17	15.00	23.26	6.0000	1.00
18	15.00	23.26	6.0000	1.00
19	15.00	23.26	6.0000	1.00
20	325.00	185.10	37.5000	95.13
21	55.00	35.81	37.5000	18.56
22	55.00	258.05	285.0000	285.00
23	55.00	35.81	37.5000	18.56
24	275.00	133.17	28.3415	70.02
25	15.00	23.26	6.0000	1.00
26	15.00	23.26	6.0000	1.00
27	15.00	23.26	6.0000	1.00
28	15.00	23.26	6.0000	1.00
29	15.00	23.26	6.0000	1.00
30	15.00	23.26	6.0000	1.00
31	15.00	23.26	6.0000	1.00
32	10.00	62.83	360.0000	15.00

BOOK 918 PAGE 10
OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN PURCELL
2007-0479282
04/25/07 12:31 PM

REVISIONS: 1. PER CITY COMMENTS	DATE: 11/13/06	INT: HMR
 		
1321 P. 240 Street, Suite 200 Phoenix, Arizona 85016 Phone: (602) 944-0000 Fax: (602) 944-0001		
VERSIONS:	DATE:	INT:
ASANTE PHASE ONE UNIT 1A FINAL PLAT		
CLIENT PROJECT NO.:	PRJL NO.:	03101
SHEET:		4 of 4

A parcel of land located within the South Half 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 south quarter corner of said Section 12, being a 5/8" rebar, from which the southeast corner of said section, being a brass cap in hole, bears South 89°05'07" East 2,035.70 feet;

Thence North 00°44'51" East 822.48 feet along the north-south mid-section line of said Section 12, to the northeasterly right-of-way line of Arlarkil "A", as shown in the "Map of Dedication for Asante Phase One", as recorded in Book 857 of maps, page 17, of the Maricopa County records;

Thence North 44°16'53" West 216.81 feet along said right-of-way line, to the Point of Beginning.

Thence continuing along said right-of-way line, North 44°16'53" West 463.33 feet, to the beginning of a curve, concave northeasterly, having a radius of 1,432.50 feet;

Thence northeasterly 782.01 feet along said right-of-way line, and along the arc of said curve, through a central angle of $317^{\circ}40'$.

Thence continuing along said northeasterly right-of-way line of Arterial "A", North 13°00'13" West 331.81 feet;

Thence North 31°59'47" East 42.43 feet, to the southerly right-of-way line of Azusa Boulevard, as shown in said "Map of Dedication";

Thence North 76°59'47" East 883.19 feet along said right-of-way line, to the beginning of a curve concave easterly, having a radius of 1,955.00 feet;

Thence northeasterly 446.75 feet along said right-of-way line, and along the arc of said curve, through a central angle of 130°36'.

Thence leaving said right-of-way line, South $51^{\circ}13'27''$ West 124.32 feet;

Thence South 0036 23" West, 612.24 feet.

Decca South 18°24' West At 20 feet

THURSDAY, SEPTEMBER 15, 1944. WIND: 01.99. 10.00.

thence South 23°21'5" West 7818 feet;

Thence South 61°27'50" East 85.48 feet;

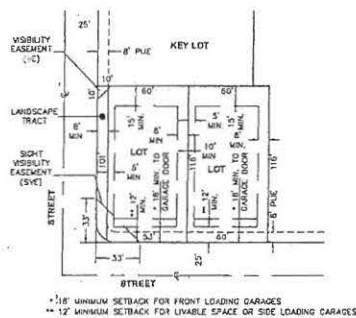
Thence South 00°58'23" West 107.05 feet;

Thence South 45°43'07" West 622.93 feet to the

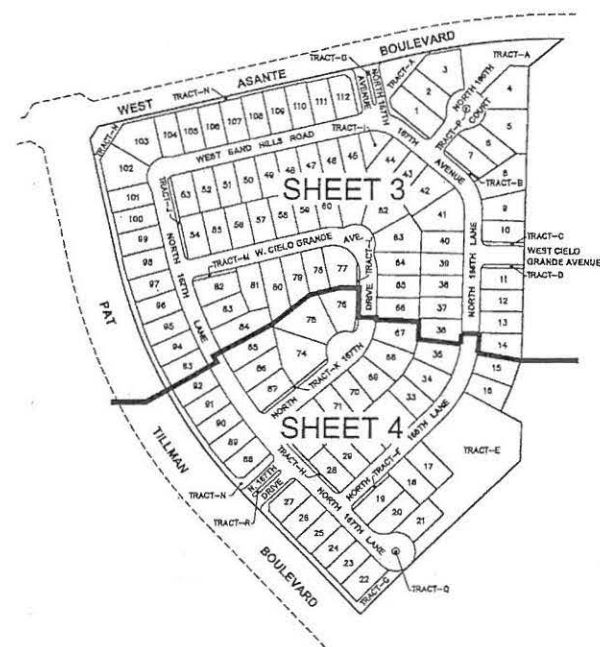
NUMBER OF LOTS APPROVED PER PAD	NUMBER OF LOTS (PHASE 1 & 2)	NUMBER OF LOTS REMAINING
8,703	1,247	5,456
NUMBER OF 80' LOTS	NUMBER OF 70' LOTS	NUMBER OF 80' LOTS
503	497	247

UNIT	ZONING	ACRES	LOTS	DENSITY DU/AC	MIN LOT SIZE	MAX LOT SIZE	AVG. LOT SIZE
TWO	R1-5 PAD	31.4546	112	3.56	7,140 SF	14,028 SF	8,302 SF

TRACT TABLE		
NAME	AREA	USE
A	0.7761 AC	PUE1 LANDSCAPE/OPEN SPACE
B	0.8037 AC	PUE1 LANDSCAPE/OPEN SPACE
C	0.8037 AC	PUE1 LANDSCAPE/OPEN SPACE
D	0.8037 AC	PUE1 LANDSCAPE/OPEN SPACE
E	1.4714 AC	PUE2H DRINKING/LANDSCAPE/OPEN SPACE
F	0.8037 AC	PUE1 LANDSCAPE/OPEN SPACE
G	2.1921 AC	PUE1 DRINKING/LANDSCAPE/OPEN SPACE
H	0.5259 AC	PUE1 LANDSCAPE/OPEN SPACE
I	0.1332 AC	PUE1 LANDSCAPE/OPEN SPACE
J	0.5259 AC	PUE1 LANDSCAPE/OPEN SPACE
K	0.5259 AC	PUE1 LANDSCAPE/OPEN SPACE
L	0.5259 AC	PUE1 LANDSCAPE/OPEN SPACE
M	0.7761 AC	PUE1 LANDSCAPE/OPEN SPACE
N	0.7761 AC	PUE1 LANDSCAPE/OPEN SPACE
O	0.7761 AC	PUE1 LANDSCAPE/OPEN SPACE
P	0.7761 AC	PUE1 LANDSCAPE/OPEN SPACE
Q	0.7761 AC	PUE1 LANDSCAPE/OPEN SPACE
R	0.7761 AC	PUE1 LANDSCAPE/OPEN SPACE
TOTAL	3.8885 AC	



TYPICAL SETBACK & KEY LOT DETAIL
SCALE: 1"=40'

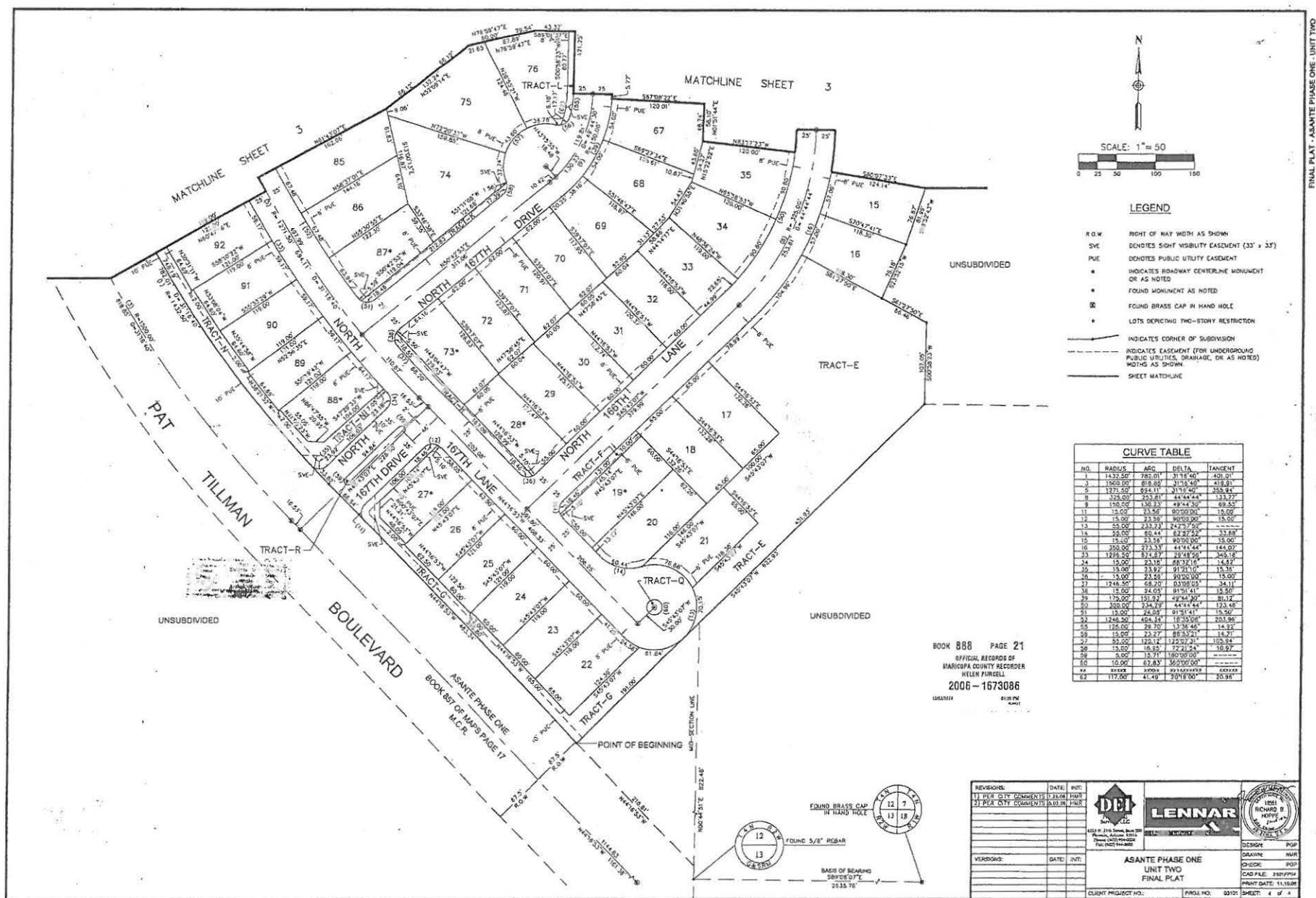


SHEET INDEX MAP
N.T.S.

BOOK 888 PAGE 21
OFFICIAL RECORDS OF
MANICOPA COUNTY RECORDER
HELEN PURCELL
2006-1673086
11/25/2006 01:25 PM

KEYWORDS:	DATE:	INT:	 		
1. PLS. CITY COMPLAN IS	3.02.07	NAIR			
2. PLS. CITY COMPLAN IS	3.02.07	NAIR			
6502 W. 146, Road, Suite 300 Dallas, Texas 75244 Phone (214) 380-6400 Fax (214) 380-6400					
VERSIONS:	DATE:	INT:	ASANTE PHASE ONE UNIT TWO FINAL PLAT		
CLIENT PROJECT NO.:			PROJ. NO.:	07356	
			GEOMARK: PGP DRAWMG: NAIR CHECK: PGP CAD FILE: 33197162 PRINT DATE: 01/26/08 SHEET:		





LANDOWNER AUTHORIZATION
FOR SIGNAGE ON APN#
503-73-001L

Meredith Myrgren

From: Erik.Molina@lennar.com
Sent: Wednesday, June 25, 2008 4:23 PM
To: SaraTaylor@zadv.com; mmyrgren@motivational.com
Subject: Fw: Fw:

Erik Molina
Assistant Acquisition Manager
Lennar Communities Development
Office: 480-777-4625
Cell: 480-252-6431

----- Forwarded by Erik Molina/PHOENIX/WEST/Lennar on 06/25/2008 04:21 PM -----

Scott Switzer/PHOENIX/WEST/Lennar

To "Erik Molina" <Erik.Molina@lennar.com>

cc

06/25/2008 04:20 PM

Subject Fw:

Here you go
Scott Switzer
VP Land Acquisition
Lennar Communities Development, Inc.

----- Original Message -----

From: "Greg Linaman" [GLinaman@pbbell.com]
Sent: 06/24/2008 11:51 AM MST
To: Scott Switzer

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@pbbell.com
www.pbbell.com



Asante

PADA09-091

**Home
Product
Change**



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



SIGNATURE BLOCK

ADMINISTRATIVE APPROVAL

COMMUNITY DEVELOPMENT DIRECTOR

WATER SERVICES DIRECTOR

FIRE MARSHAL

CITY ENGINEER

EARL, CURLEY & LAGARDE, P.C.
ATTORNEYS AT LAW

Telephone (602) 265-0094
Fax (602) 265-2195

3101 North Central Avenue
Suite 1000
Phoenix, Arizona 85012

Revised May 7, 2009

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-foot 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.

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

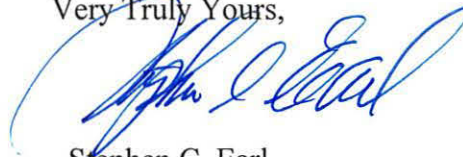
Mr. Jeff Mihelich
Revised May 7, 2009
Page 3

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.

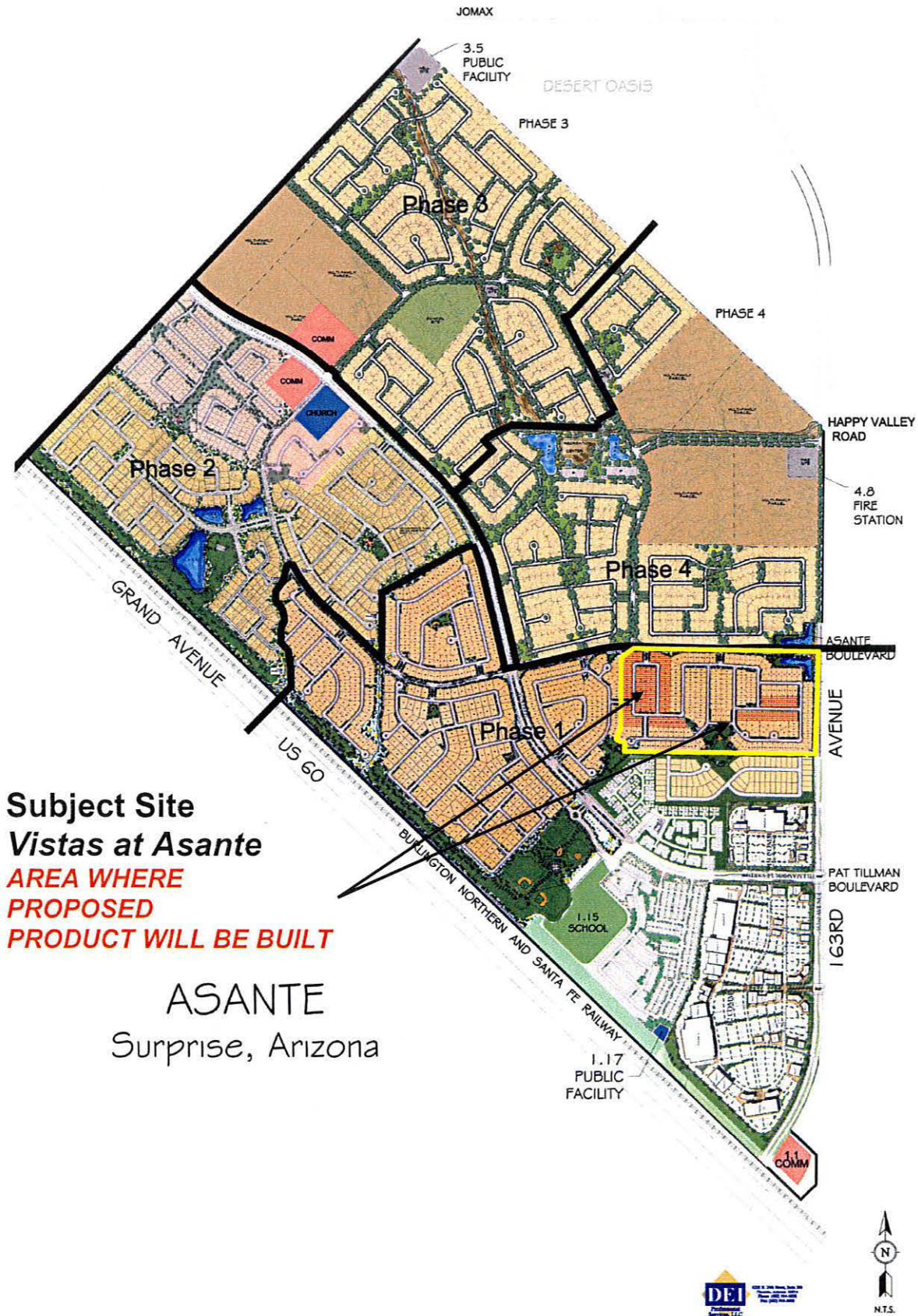
Very Truly Yours,



Stephen C. Earl

SCE/rot

Attachments: As stated.



ASANTE THE DESERT SERIES

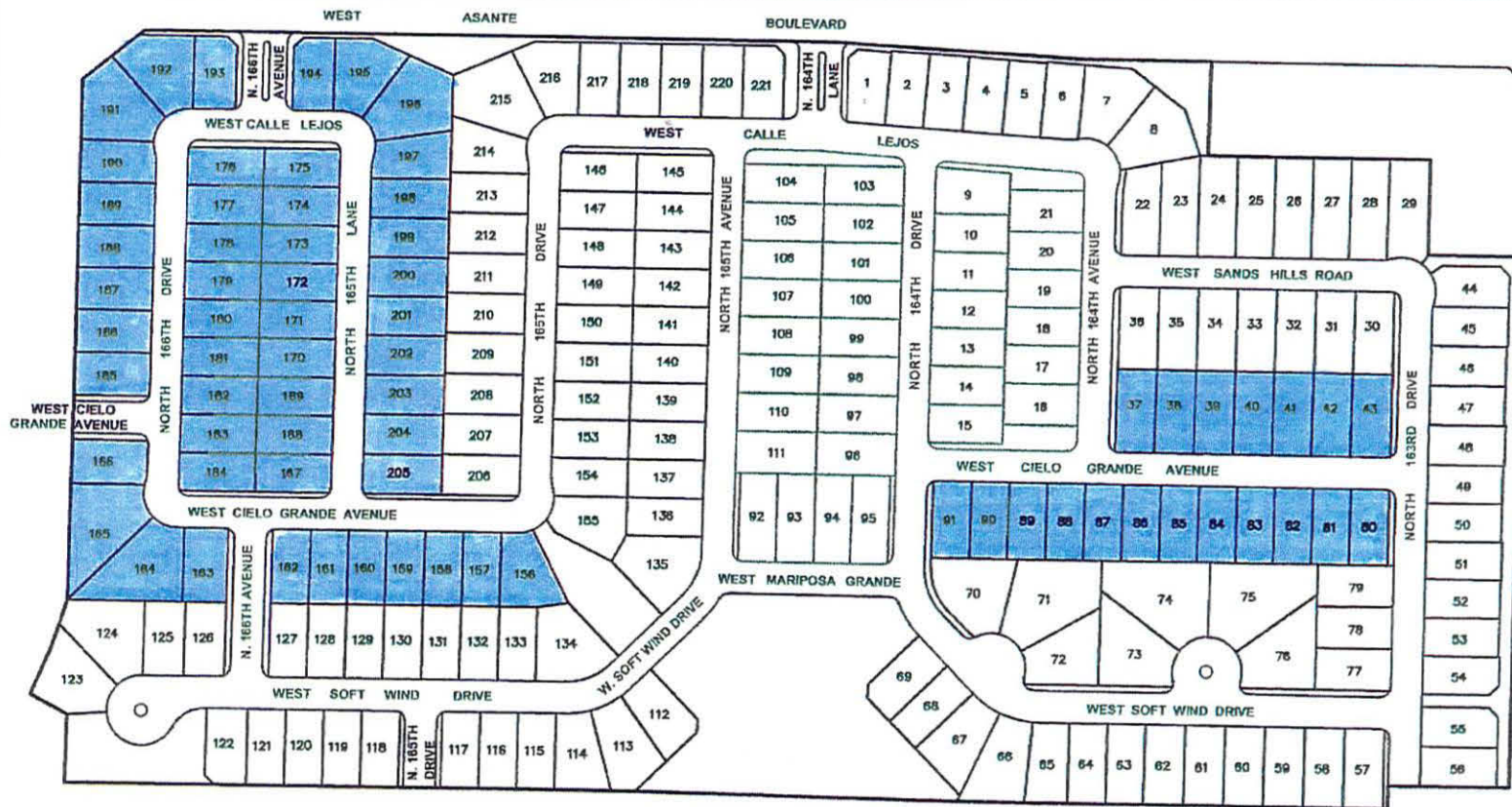
List of Plans (already approved and building at Asante)

- 45-1 - 1563 Square Feet
Single Story, 3 Bedrooms, 2 Bathrooms, Dining/Great Room
Choice of Craftsman, Ranch, Mediterranean architectural styles
- 45-2 - 1794 Square Feet
Single Story, 4 Bedrooms, 2 Bathrooms, Dining/Great Room
Choice of Craftsman, Ranch, Mediterranean architectural styles
- 4517 - 2437 Square Feet
Two Story, 3 bedrooms, 2 ½ baths, Great Room/Nook, Bonus Room (2nd floor)
Choice of Craftsman, Ranch, Mediterranean
- 45-6 - 2505 Square Feet
Two Story, 4 Bedrooms (master down), 2 ½ Bathrooms, Dining/Great Room/Flex/Loft
Choice of Craftsman, Ranch, Mediterranean architectural styles
- 45-8 - 2507 Square Feet
Two Story, 4 Bedrooms, 3 Bathrooms, Dining/Great Room/Flex/Loft
Choice of Craftsman, Ranch, Mediterranean architectural styles
- 45-7 - 2767 Square Feet
Two Story, 4 Bedrooms, 3 Bathrooms, Dining/Great Room/Nook/Loft
Choice of Craftsman, Ranch, Mediterranean architectural styles
- 4524 - 2658 Square Feet
Two Story, 4 Bedrooms, 2 ½ Bathrooms, Formal Living Room/Dining Room, Family Room, Nook
Choice of Craftsman, Ranch, Mediterranean

LENNAR®

HOMESITES WHERE PROPOSED PRODUCT WILL BE BUILT – 69 HOMESITES

ASANTE
PHASE ONE
UNIT ONE



MODELS

45-8



LENNAR[®]

Asante

45-8_B



LENNAR

Asante

45-8_C



LENNAR

Asante 45-8_D

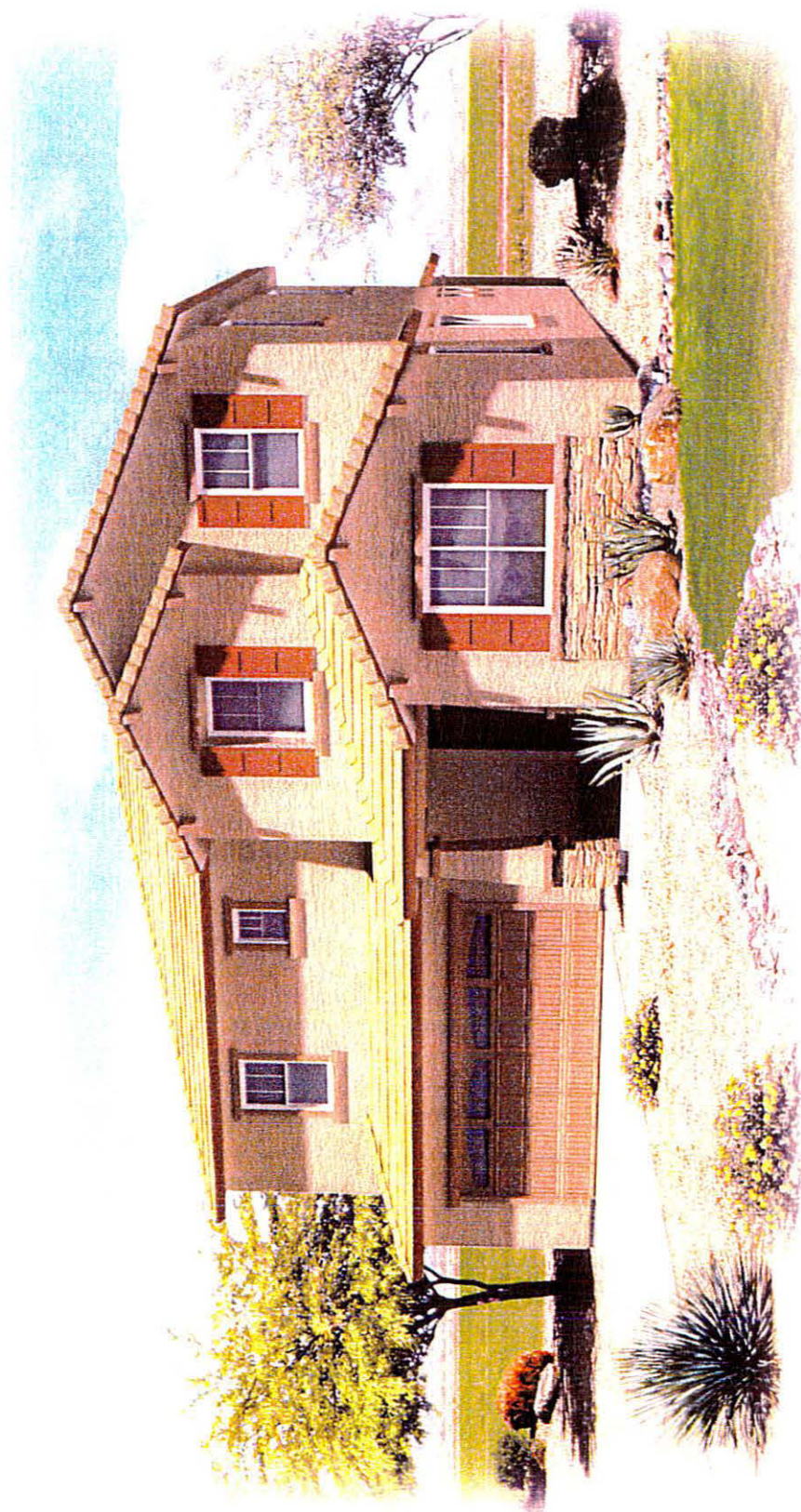
MODELS

45-7



LENNAR

Asante 45-7_B



LENNAR

Asante 45-7_C



LENNAR[®]

Asante

45-7_D

MODELS

45-6



LENNAR

Asante 45-6_B



LENNAR

Asante

45-6_C



LENNAR

Asante 45-6_D

MODELS

45-2



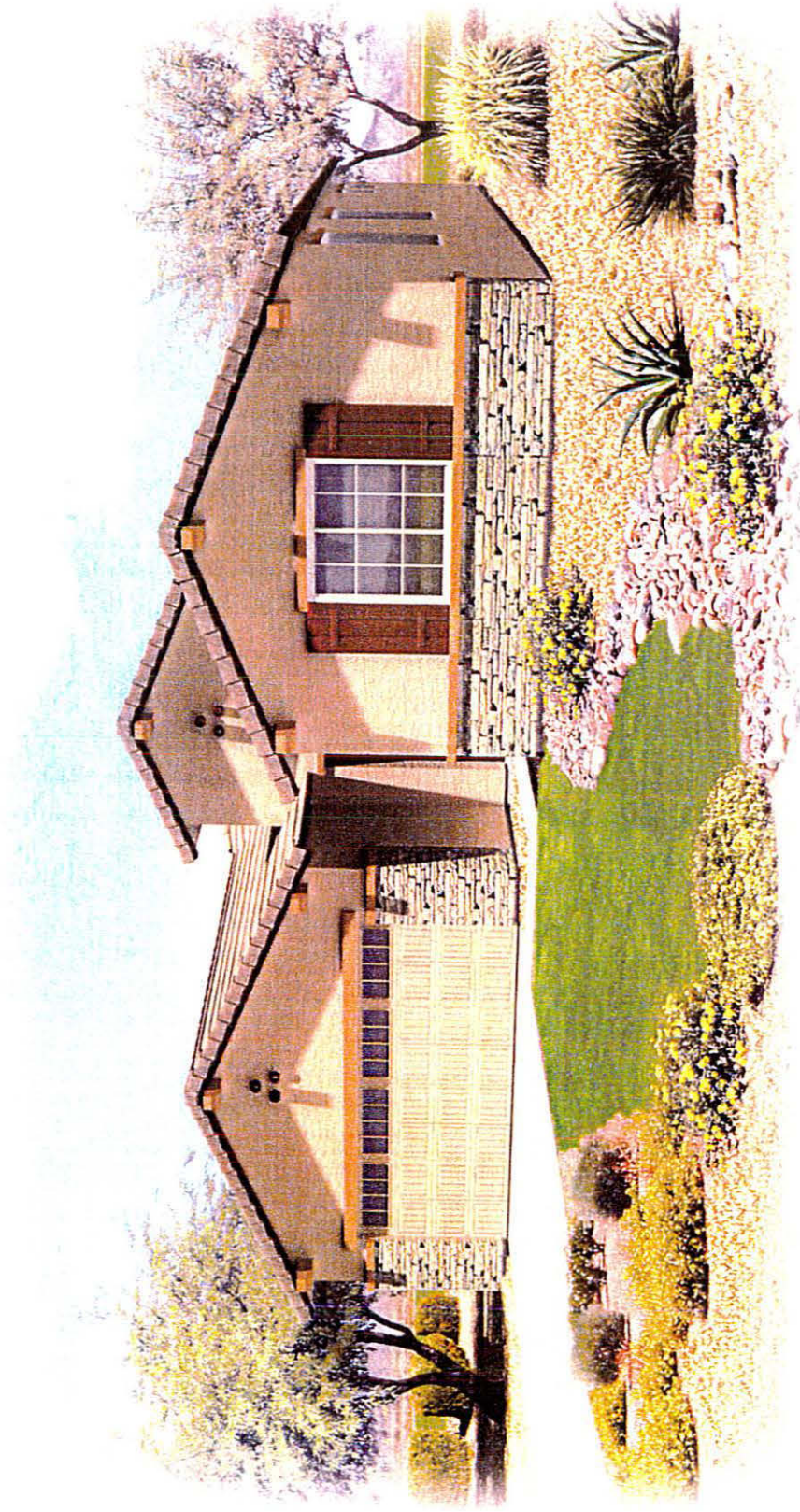
LENNAR[®]

Asante 45-2_B



LENNAR

Asante 45-2_C



LENNAR

Asante 45-2_D

MODELS

45-1



LENNAR[®]

Asante 45-1_B



LENNAR[®]

Asante

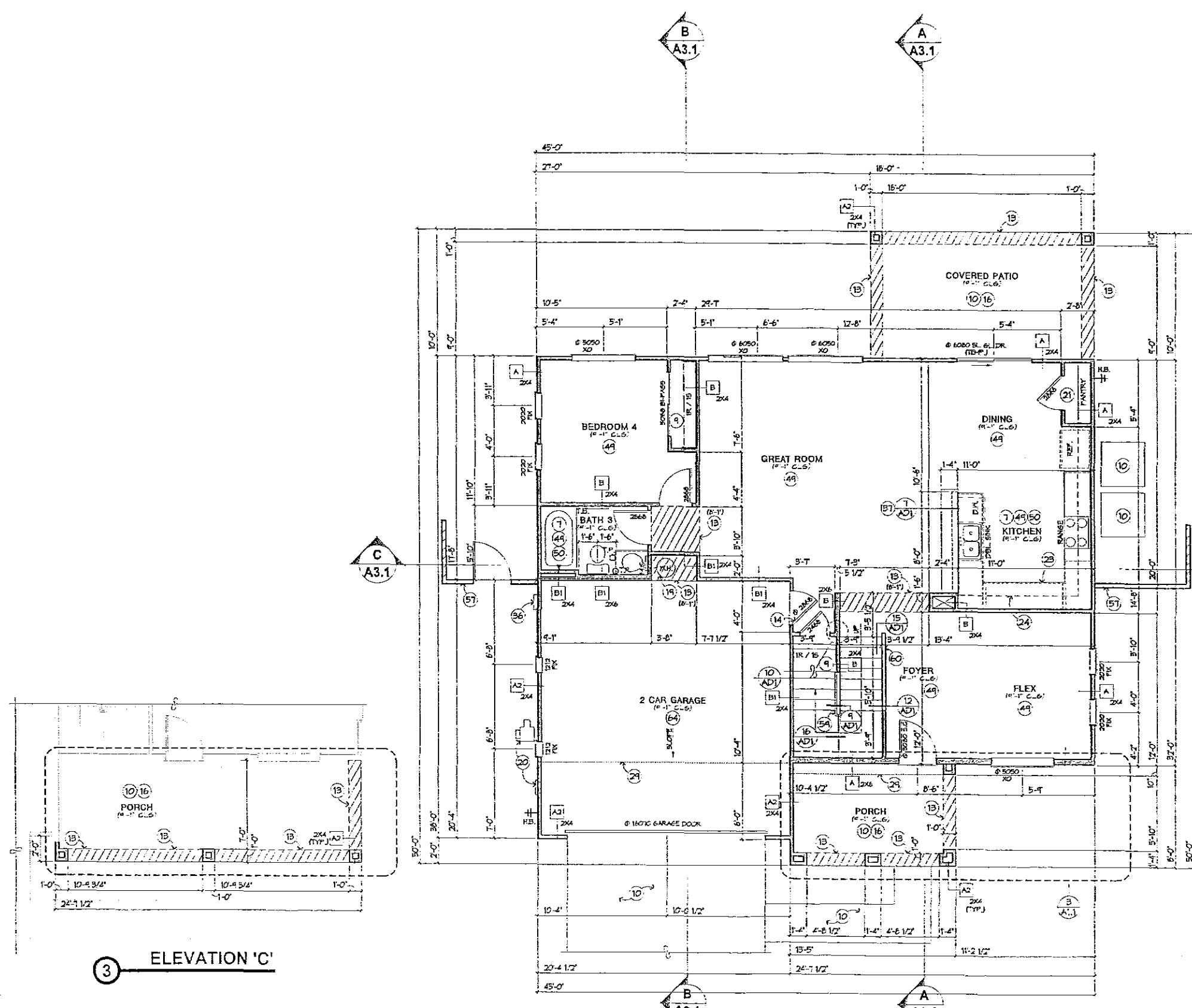
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3 ELEVATION 'C'

WALL SCHEDULE

EXTERIOR WALLS

- 1. EXTERIOR FINISH/STUCCO SYSTEM PER SPECIFICATIONS. EXTERIOR FACE, REFER TO ELEVATIONS FOR ADD. FINISH APPLICATIONS.
- 2. 2X WOOD STUDS AS INDICATED, SPACING PER STRUCT. DWGS.
- 3. BATT INSULATION @ ALL STUD SPACES PER DIVISION 7 SPECIFICATIONS.
- 4. 1/2" GYP. BD. TYP. INTERIOR SUBSTRATE.

INTERIOR WALLS

- 1. SAME AS 'A', EXCEPT:
- 2. NO BATT INSULATION @ WALL.
- 3. 5/8" TYPE X GYP. BD. INTERIOR SUBSTRATE.

INTERIOR WALLS

- 1. 2X WOOD STUDS AS INDICATED, SPACING PER STRUCT. DWGS. STRUT, DIMOS. TYPICAL INTERIOR WALL LIMITING HEIGHT 10'-0" WHERE UNSUPPORTED LATERALLY.
- 2. 1/2" GYP. BD. TYP. INTERIOR SUBSTRATE.

INTERIOR WALLS

- 1. SAME AS 'A', EXCEPT:
- 2. BATT INSULATION @ ALL STUD SPACES PER DIVISION 7 SPECIFICATIONS.

NOTE: PROVIDE WATER RESISTIVE GYPSUM BOARD @ ALL WEAT AREAS (PER 108).

NOTE: REFER TO STRUCTURAL PLANS FOR LOCATIONS OF BEARING AND NON-BEARING WALL CONDITIONS. COORDINATE WITH THE PLAN.

AREA CALCULATIONS

SPACE	AREA	MAX. SQ. FT.
LOWER FLOOR LIVING	1140 S.F.	
UPPER FLOOR LIVING	1307 S.F.	
TOTAL LIVING	2507 S.F.	2507 S.F.
GARAGE (STORAGE)	420 S.F.	420 S.F.
COVERED PORCH	106 S.F.	106 S.F.
COVERED PORCH	155 S.F.	155 S.F.
COVERED PATIO	180 S.F.	180 S.F.
UPPER FLOOR ARCHITECTURAL PROJECTIONS	11 S.F.	11 S.F.
TOTAL SQUARE FOOTAGE	3228 S.F.	
TOTAL SQUARE FOOTAGE	3216 S.F.	
MAXIMUM SQUARE FOOTAGE	3216 S.F.	
MAXIMUM FOOTPRINT	1988 S.F.	

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION USED.

Revisions:

Keyed Notes:

1. REFER TO GENERAL ARCHITECTURAL NOTES AND SPECIFICATIONS FOR MATERIALS, FINISHES, AND GENERAL CONSTRUCTION INFORMATION. REFER TO SHEET(S) FOR STANDARD ARCHITECTURAL DETAILS WHERE PRESENT. REFER TO STRUCTURAL DRAWINGS FOR SPECIFIC CONSTRUCTION SPECIFICATIONS AND ARCHITECTURAL REFERENCES SHOWN WITH DIMENSIONS. CONSULTANT'S DRAWINGS. THIS ARCHITECT'S OFFICE SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES PRIOR TO START OF CONSTRUCTION. ALL DOCUMENTS ARE NOT APPROVED FOR CONSTRUCTION PURPOSES UNTIL THEY HAVE BEEN REVIEWED AND APPROVED BY THE APPLICABLE JURISDICTIONS BUILDING SAFETY DEPARTMENT. CONTACT THE BUILDING COMPANY NAMED BELOW FOR VERIFICATION OF APPROVAL AND READ ALL SHEETS THOROUGHLY PRIOR TO START OF CONSTRUCTION.
2. REFER TO ILL. I.C.S. APPROVED TESTING FACILITY CERTIFICATION NUMBERS FOR SPECIFIED ASSEMBLY OF COMPONENTS AND PRODUCTS THAT ARE REFERENCED BY DIVISION AND SPECIFICATIONS. DIMENSIONS OF FLOOR PLANS ARE SHOWN TO FACE OF STUD. TYPICALLY UNLESS OTHERWISE NOTED, CONTRACTOR TO VERIFY ROUGH OPENING REQUIREMENTS OF ALL DOOR AND WINDOW UNITS PRIOR TO START OF CONSTRUCTION.
3. PROVIDE INSULATION AT ALL WALL AND CEILING LOCATIONS SEPARATING CONDITIONED FROM UNCONDITIONED SPACES. REFER TO WALL SCHEDULE AND GENERAL ARCHITECTURAL NOTES FOR MINIMUM WALL AND CEILING INSULATION REQUIREMENTS.
4. 2X LOCATES SECURITY DEVICE.
5. REFER TO GENERAL ARCHITECTURAL NOTES, DIVISION 1, FOR FIRE RATED STOPS.
6. REFER TO GENERAL ARCHITECTURAL NOTES, DIVISION 12, FOR MATERIALS, SPECIFICATIONS, AND FINISH REQUIREMENTS.
7. AIR HANDLER: REFER TO MECHANICAL DRAWINGS FOR PROPER LOCATION. REFER TO GENERAL ARCHITECTURAL NOTES, DIVISION 15 FOR ADDITIONAL INFORMATION.
8. COORDINATE GLEIST AND/OR BUILT-IN WITH BUILDER. CEILING HEIGHT TO MATCH ADJACENT ROOM/UNIT.
9. EXTERIOR CONCRETE PLATFORM: REFER TO GENERAL ARCHITECTURAL NOTES, DIVISION 15.
10. LINE OF SOFFIT/CEILING TRANSITION: REFER TO INTERIOR ELEVATIONS AND/OR EXTERIOR ELEVATIONS FOR ADD. INFO.
11. PROVIDE 1" W/ SOLID CORE WOOD DOOR AND FRAME: SELF-CLOSING SELF-LATCHING WITH SMOKE CONTROL, SWEEPERS AND SEALS AT THIS LOCATION.
12. EXTERIOR GYPSUM SOFFIT BOARD AT CEILING: REFER TO GENERAL ARCHITECTURAL NOTES, DIVISION 9 FOR ADD. INFO.
13. WATER HEATER ON 1/2" HIGH PLATFORM WITH 1" P.V.C. FULL SIZE DRAIN LINE TO EXTERIOR, MIN. 1" ABOVE GROUND: REFER TO GENERAL ARCHITECTURAL NOTES, DIV. 15 AND/OR DIV. 11 AS APPLIES.
14. UTILITY SERVICE LOCATE EQUIPMENT AND METERS PER UTILITY COMPANY SPECIFICATIONS AND STANDARDS. CONTRACTOR TO VERIFY SERVICE BEING PROVIDED.
15. SINKING SYSTEM FOR OWNER.
16. BASE CABINET/UNIT: SEE INT. ELEV.
17. LINE OF UPPER CABINETS/SHELVES.
18. LINE OF SECOND FLOOR ABOVE.
19. COMBUSTION AIR VENT: REFER TO MECHANICAL SHEET(S) FOR SIZE AND LOCATION.
20. ISLAND/PENINSULA: CONTRACTOR TO COORDINATE 2X FIRM WALL HEIGHT AND MATERIAL WITH BUILDER. PROVIDE ELECTRICAL CONDUIT IN FLOOR PLAN AS REQUIRED. COORDINATE WITH ALL TRADES.
21. COORDINATE FINISH FLOOR MATERIAL AND LIMIT OF FINISH W/ OWNER.
22. COORDINATE GUTTER/SHIELDING WITH BUILDER.
23. REFER TO ELECTRICAL DRAWINGS FOR SMOKE DETECTORS AND EXHAUST FAN LOCATIONS AND WIRING REQUIREMENTS.
24. SITE WALL (FINISH TO MATCH RESIDENCE).
25. HANDRAIL.
26. GUARDRAIL.
27. 1/2" GYPSUM BOARD AT DAMAGE CEILING TO LAYER 5" TYPE 1 GYPSUM BOARD SHALL BE REQUIRED AT ENTIRE DAMAGE CEILING WHEN FLOOR FRAMING IS ABOVE.

LENNAR

Expir 6/30/2008

Desert Series - 45' Product

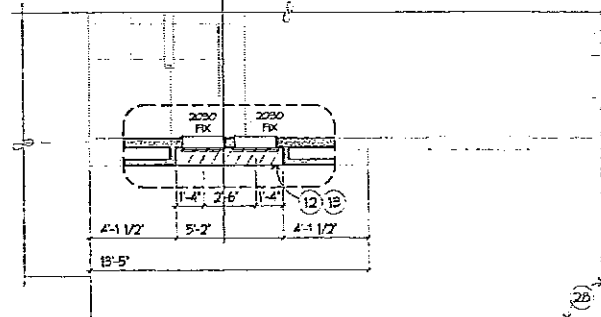
Lennar
1150 W. Grove Parkway
Suite 110
Tempe, AZ 85283
Phone: (480) 345-0077

Linderoth associates, inc.
8130 North 86th Place
Scottsdale, Arizona 85258
Phone: (480) 941-0840
Project Mgr: Mark Rakers

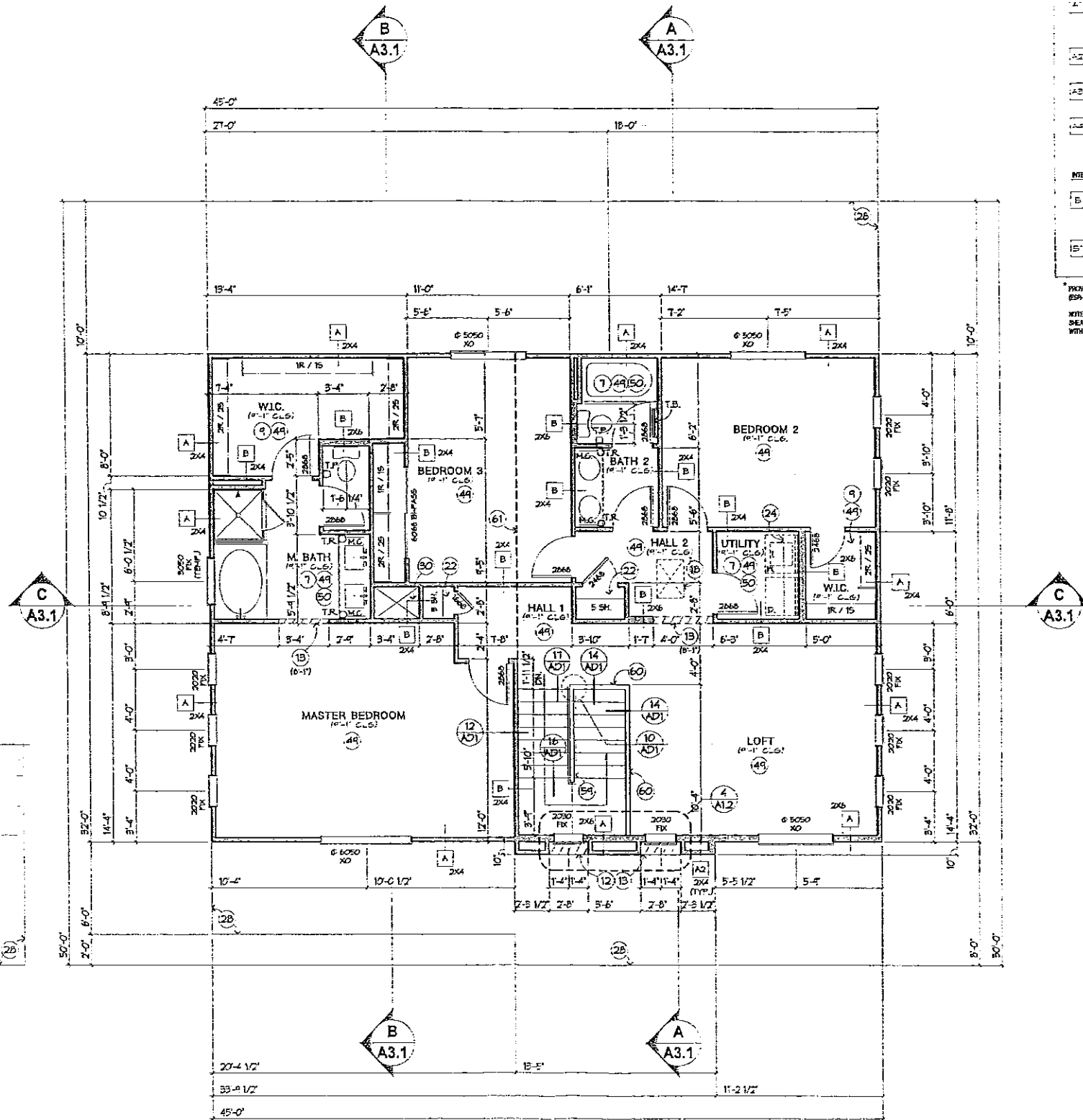
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PLAN 45-8

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4 ELEVATION 'C'



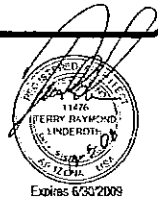
WALL SCHEDULE

- EXTERIOR WALL**
- 1. EXTERIOR FINISH STUCCO SYSTEM PER SPECIFICATIONS. EXTERIOR FACE REFER TO ELEVATIONS FOR ADD. FINISH APPLICATIONS.
 - 2. 2" WOOD STUDS AS INDICATED. SPACING PER STRUCT. DWG.
 - 3. BATT INSULATION @ ALL STUD SPACES PER DIVISION 7 SPECIFICATIONS.
 - 4. 1/2" GYP. BC. TYP. INTERIOR SUBSTRATE.
- INTERIOR WALL**
- 1. SAME AS '1', EXCEPT:
 - a. NO BATT INSULATION @ WALL.
 - b. 5/8" TYPE X GYP. BC. INTERIOR SUBSTRATE.
 - 2. SAME AS '1', EXCEPT:
 - a. NO BATT INSULATION @ WALL.
 - b. 5/8" TYPE X GYP. BC. INTERIOR SUBSTRATE.
 - 3. SAME AS '1', EXCEPT:
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 - b. 5/8" TYPE X GYP. BC. INTERIOR SUBSTRATE.
 - 4. SAME AS '1', EXCEPT:
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 - 100. SAME AS '1', EXCEPT:
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* FINISH WATER RESISTIVE GYPSUM BOARD @ ALL WET AREAS (BS-1036)
NOTE: REFER TO STRUCTURAL PLANS FOR LOCATIONS OF SHEAR WALL AND BEARING WALL CONDITIONS. COORDINATE WITH THIS PLAN.

- Revisions: 1/1
Keyed Notes:
1. REFER TO GENERAL ARCHITECTURAL NOTES AND SPECIFICATIONS FOR MATERIALS, FINISHES, AND GENERAL CONSTRUCTION INFORMATION. REFER TO GS SHEETS FOR STANDARD ARCHITECTURAL DETAILS WHERE PRESENT. REFER TO STRUCTURAL DRAWINGS FOR SPECIFIC CONSTRUCTION SPECIFICATIONS AND STRUCTURAL DETAILS. CONTRACTOR SHALL COORDINATE ALL ARCHITECTURAL REFERENCES SHOWN WITH ENGINEERING CONSULTANT'S DRAWINGS. THIS ARCHITECT'S OFFICE SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES PRIOR TO START OF CONSTRUCTION. ALL DOCUMENTS ARE NOT APPROVED FOR CONSTRUCTION PURPOSES UNTIL THEY HAVE BEEN REVIEWED AND APPROVED BY THE APPLICABLE JURISDICTION'S BUILDING SAFETY DEPARTMENT. CONTACT THE BUILDING COMPANY NAME BELOW FOR VERIFICATION OF APPROVAL AND READ ALL SHEETS THOROUGHLY PRIOR TO START OF CONSTRUCTION.
 2. REFER TO ULLI, LLC'S APPROVED TESTING FACILITY CERTIFICATION NUMBERS FOR SPECIFIED ASSEMBLY OF COMPONENTS AND PRODUCTS THAT ARE INTERESTED BY DIVISION 8 SPECIFICATIONS.
 3. DIMENSIONS OF FLOOR PLANS ARE SHOWN TO FACE OF STUD. TYPICALLY UNLESS OTHERWISE NOTED, CONTRACTOR TO VERIFY ROUGH OPENING REQUIREMENTS OF ALL DOOR AND WINDOW UNITS PRIOR TO START OF CONSTRUCTION.
 4. PROVIDE INSULATION AT ALL WALL AND CEILING LOCATIONS SEPARATING CONDITIONED FROM NON-CONDITIONED SPACES. REFER TO WALL SCHEDULE AND GENERAL ARCHITECTURAL NOTES FOR MINIMUM WALL AND CEILING INSULATION REQUIREMENTS.
 5. (S) DENOTES SECURITY DEVICE.
 6. REFER TO GENERAL ARCHITECTURAL NOTES, DIVISION 8 FOR RISE/DRIFT STAIRS.
 7. REFER TO GENERAL ARCHITECTURAL NOTES, DIVISION 11 FOR MATERIALS, SPECIFICATIONS AND FINISH REQUIREMENTS.
 8. (A) HALLS: REFER TO GENERAL ARCHITECTURAL NOTES, DIVISION 15 FOR ADDITIONAL INFORMATION.
 9. COORDINATE CLOSET ROO AND/OR SHELVES WITH BUILDER. CEILING HEIGHT TO MATCH ADJACENT ROOM U.O.
 10. EXTERIOR ARCHITECTURAL FEATURE: REFER TO ELEVATIONS AND FLOOR PLANS FOR ADD. INFO. PROVIDE (2) LAYERS BUILDING PAPER AND A BUTYLS MEMBRANE AT ALL FLAT SURFACES. PROVIDE SLOPE FOR DRAINAGE.
 11. LINE OF ROOF/CEILING TRANSITION: REFER TO INTERIOR ELEVATIONS AND EXTERIOR ELEVATIONS FOR ADD. INFO.
 12. ATTIC SCUTTLE: REFER TO GENERAL ARCHITECTURAL NOTES, DIVISION 8.
 13. LINE OF UPPER CABINET/SHELVES.
 14. LINE OF FIRST FLOOR BELOW.
 15. (C) CHASE.
 16. COORDINATE FINISH FLOOR MATERIALS AND LIMIT OF FINISH W/ OWNER.
 17. COORDINATE CASING/DOOR SHELVE WITH BUILDER.
 18. REFER TO ELECTRICAL DRAWINGS FOR SMOKE DETECTORS AND EXHAUST FAN LOCATIONS AND WIRING REQUIREMENTS.
 19. HANDRAIL.
 20. GUARDRAIL.
 21. DRAFT STOP REQUIRED IN FLOOR/CEILING SPACES EXCEEDING 1000 SQUARE FEET. DRYED SPACES MUST BE ROUGHLY EQUAL.

LENNAR

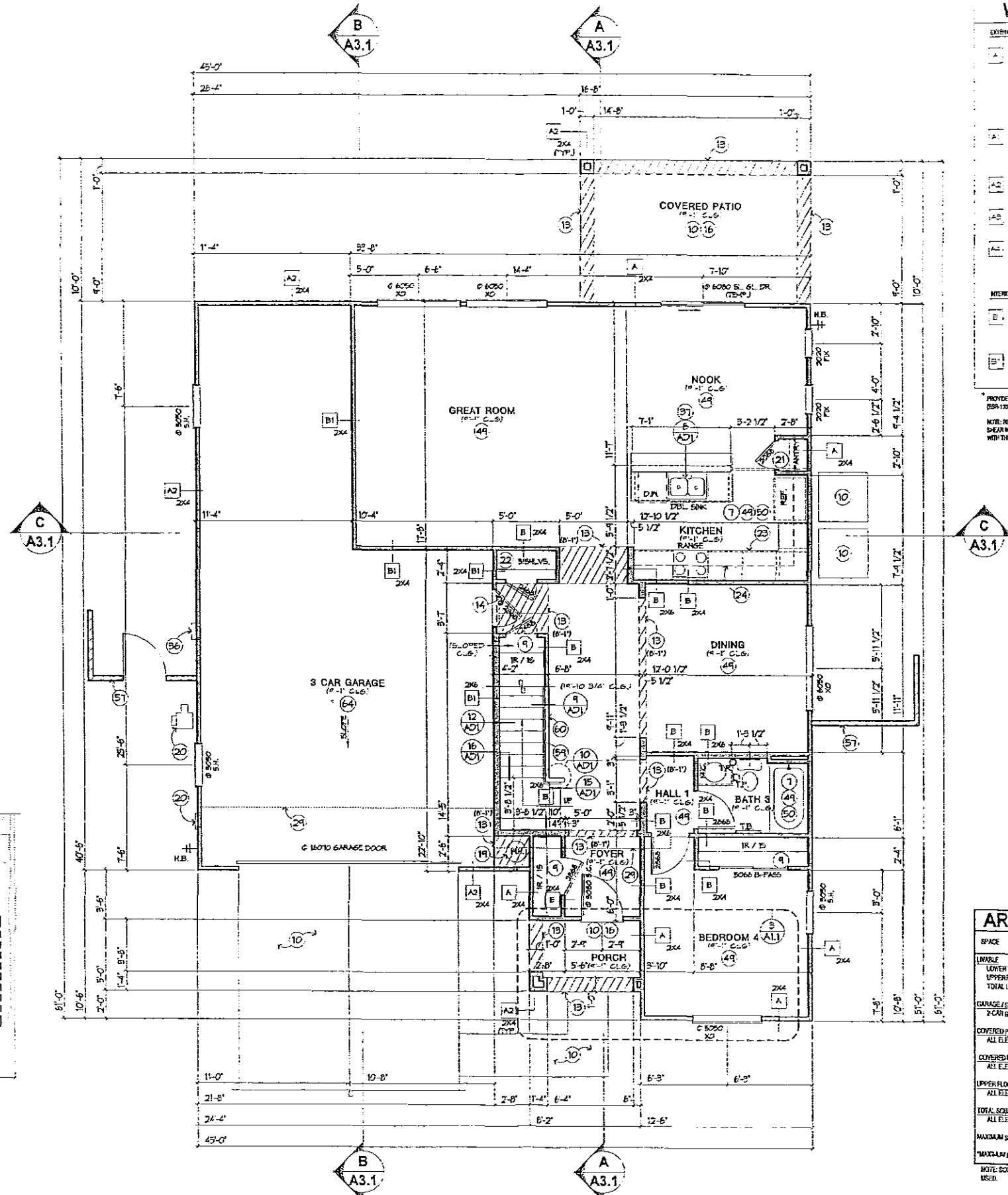
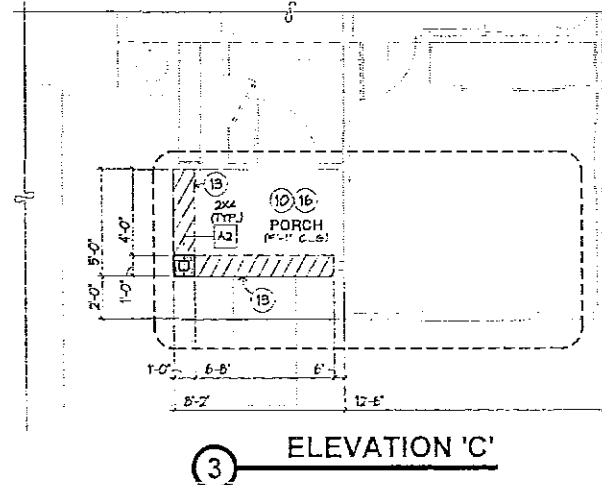


Desert Series - 45' Product
Lennar
1150 W. Grove Parkway
Suite 110
Tempe, AZ 85283
Phone: (480) 345-0077
Linderth associates, inc.
8130 North 86th Place
Scottsdale, Arizona 85258
Phone: (480) 941-0840
Project Mgr: Mark Rakers

A1.2
PLAN 45-8

51 50 49 48 47 46 45 44 43 42 41 (ELEVATION 'B' & 'D') UPPER FLOOR PLAN 1/4" = 1'-0"
PLAN 45-8

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WALL SCHEDULE

- EXTERIOR WALLS
- 1. EXTERIOR FINISH STUCCO SYSTEM PER SPECIFICATIONS. EXTERIOR FACE. REFER TO ELEVATIONS FOR ADDITIONAL APPLICATIONS.
 - 2. 2X WOOD STUDS AS INDICATED. SPACING PER STRUCT. DWG.
 - 3. BATT INSULATION @ ALL STUD SPACES PER DIVISION 7 SPECIFICATIONS.
 - 4. 1/2" GYP. BC. TYP. INTERIOR SUBSTRATE.
- INTERIOR WALLS
- 1. SAME AS '1', EXCEPT:
 - 2. NO BATT INSULATION @ WALL.
 - 3. 5/8" TYPE X GYP. BC. INTERIOR SUBSTRATE.
 - 4. SAME AS '1', EXCEPT:
 - 5. NO BATT INSULATION @ WALL.
 - 6. SAME AS '1', EXCEPT:
 - 7. 5/8" TYPE X GYP. BC. INTERIOR SUBSTRATE.
 - 8. SAME AS '1', EXCEPT:
 - 9. EXTERIOR FINISH STUCCO SYSTEM BOTH SIDES.
 - 10. NO BATT INSULATION @ WALL.
- INTERIOR WALLS
- 1. 2X WOOD STUDS AS INDICATED. SPACING PER STRUCT. DWG. STRUCT. DWG. TYPICAL INTERIOR WALL. LIMITING HEIGHT 11'-4" (11'-4" WHERE UNSUPPORTED LATERALLY).
 - 2. 1/2" GYP. BC. TYP. INTERIOR SUBSTRATE.
 - 3. SAME AS '1', EXCEPT:
 - 4. BATT INSULATION @ ALL STUD SPACES PER DIVISION 7 SPECIFICATIONS.

PROVIDE WATER RESISTIVE GYPSUM BOARD @ ALL WET AREAS (BATH, KITCHEN).

NOTE: REFER TO STRUCTURAL PLANS FOR LOCATIONS OF SHEAR WALLS AND BEARING WALL CONDITIONS. COORDINATE WITH THE PLAN.

AREA CALCULATIONS

SPACE	AREA	MAX. SQ. FT.
UNABLE		
LOWER FLOOR UNABLE	1200 S.F.	
UPPER FLOOR UNABLE	140 S.F.	
TOTAL UNABLE	2760 S.F.	2760 S.F.
GARAGE / STORAGE		
2 CAR GARAGE	761 S.F.	761 S.F.
COVERED PORCH		
ALL ELEVATIONS	46 S.F.	46 S.F.
COVERED PATIO		
ALL ELEVATIONS	108 S.F.	108 S.F.
UPPER FLOOR ARCHITECTURAL PROJECTIONS		
ALL ELEVATIONS	10 S.F.	10 S.F.
TOTAL SQUARE FOOTAGE		
ALL ELEVATIONS	3684 S.F.	3684 S.F.
MAXIMUM SQUARE FOOTAGE		
MAXIMUM FOOTPRINT	2167 S.F.	

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION USED.

Revisions:

Keyed Notes:

- REFER TO GENERAL ARCHITECTURAL NOTES AND SPECIFICATIONS FOR MATERIALS, FINISHES, AND GENERAL CONSTRUCTION INFORMATION. REFER TO GD SHEETS FOR STANDARDS.
- ARCHITECTURAL DETAILS (WHERE PRESENT) REFER TO STRUCTURAL DRAWINGS FOR SPECIFIC CONSTRUCTION SPECIFICATIONS AND CONSULTANT'S DRAWINGS. THE ARCHITECT'S OFFICE SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES PRIOR TO START OF CONSTRUCTION. ALL DOCUMENTS ARE NOT APPROVED FOR CONSTRUCTION PURPOSES UNTIL THEY HAVE BEEN REVIEWED AND APPROVED BY THE APPLICABLE JURISDICTIONS BUILDING SAFETY DEPARTMENT. CONTACT THE BUILDING COMPANY NAME BELOW FOR VERIFICATION OF APPROVAL, AND READ ALL SHEETS THOROUGHLY.
- REFER TO ALL U.C. AS APPROVED TESTING FACILITY CERTIFICATION NUMBERS FOR SPECIFIED ASSEMBLY OF COMPONENTS AND PRODUCTS THAT ARE REFERENCED BY DIVISION AND SPECIFICATIONS.
- DIMENSIONS OF FLOOR PLANS ARE SHOWN TO FACE OF STUD. TYPICALLY UNLESS OTHERWISE NOTED. CONTRACTOR TO VERIFY ROUGH OPENING REQUIREMENTS OF ALL DOOR AND WINDOW UNITS PRIOR TO START OF CONSTRUCTION.
- PROVIDE INSULATION AT ALL WALL AND CEILING LOCATIONS. ESCALATING CONDITIONS FROM NON-CONDITIONED SPACES. REFER TO WALL SCHEDULE AND GENERAL ARCHITECTURAL NOTES FOR MINIMUM WALL AND CEILING INSULATION REQUIREMENTS.
- 2.0 DENOTES SECURITY DEVICE.
- REFER TO GENERAL ARCHITECTURAL NOTES, DIVISION 6, FOR FIVE DRAFT STOPS.
- REFER TO GENERAL ARCHITECTURAL NOTES, DIVISION 11, FOR MATERIALS, SPECIFICATIONS, AND FINISHES REQUIREMENTS.
- AIR HANDLER. REFER TO MECHANICAL DRAWINGS FOR PROPER LOCATION. REFER TO GENERAL ARCHITECTURAL NOTES, DIVISION 15, FOR ADDITIONAL INFORMATION.
- COORDINATE CLOSET ROD AND/OR SHELVES WITH BUILDER. CEILING HEIGHT TO MATCH ADJACENT ROOM LUG.
- EXTERIOR CONCRETE PLATFORM. REFER TO GENERAL ARCHITECTURAL NOTES, DIVISION 5.
- LINE OF SLOTTED GLASS TRANSITION. REFER TO INTERIOR ELEVATIONS UNDER EXTERIOR ELEVATIONS FOR ADDITIONAL INFO.
- PROVIDE 1.5" SOLID CORE WOOD DOOR AND FRAME. SELF-CLOSING. SELF-LATCHING WITH SMOKE CONTROL, SWEEPS AND SEALS AT THIS LOCATION.
- EXTERIOR GYPSUM SOFFIT BOARD AT CEILING. REFER TO GENERAL ARCHITECTURAL NOTES, DIVISION 9 FOR ADDITIONAL INFO.
- WATER HEATER ON 1/2" HIGH PLATFORM WITH 1" P.V. FULL-SIZE DRAIN LINE TO EXTERIOR, MIN. 6" ABOVE GRADE. REFER TO GENERAL ARCHITECTURAL NOTES, DIV. 15 AND/OR DIV. 11 AS APPLIES.
- UTILITY SERVICE LOCATE EQUIPMENT AND METERS PER UTILITY COMPANY SPECIFICATIONS AND STANDARDS. CONTRACTOR TO VERIFY SERVICE BEING PROVIDED.
- SHELVING SYSTEM PER OWNER.
- LINE CLOSET W/ SHELVES PER OWNER.
- BASE CABINET LINE, SEE F.C. ELEV.
- LINE OF UPPER GARAGE OVERHEAD.
- LINE OF SECOND FLOOR ABOVE.
- COMBUSTION AIR VENT. REFER TO MECHANICAL SHEET(S) FOR SIZE AND LOCATION.
- ISLAND/PENINSULA. CONTRACTOR TO COORDINATE 2" PORT WALL HEIGHT AND MATERIAL WITH BUILDER. PROVIDE ELECTRICAL CONDUIT IN FLOOR SLABS AS REQUIRED. COORDINATE WITH ALL TRADES.
- COORDINATE FINISH FLOOR MATERIALS AND LIMIT OF FINISH W/ OWNER.
- COORDINATE CABINETRY/ISLAND WITH BUILDER.
- REFER TO ELECTRICAL DRAWINGS FOR SMOKE DETECTORS AND EXHAUST FAN LOCATIONS AND WIRING REQUIREMENTS.
- WET WALL. FINISH TO MATCH RESIDENCE.
- HANDRAIL.
- GUARDRAIL.
- 2.0 LAYER 1/2" GYPSUM BOARD AT GARAGE CEILING. (1) LAYER 5/8" TYPE X GYPSUM BOARD SHALL BE REQUIRED AT ENTIRE GARAGE CEILING WHEN FLOOR FRAMING IS ABOVE.

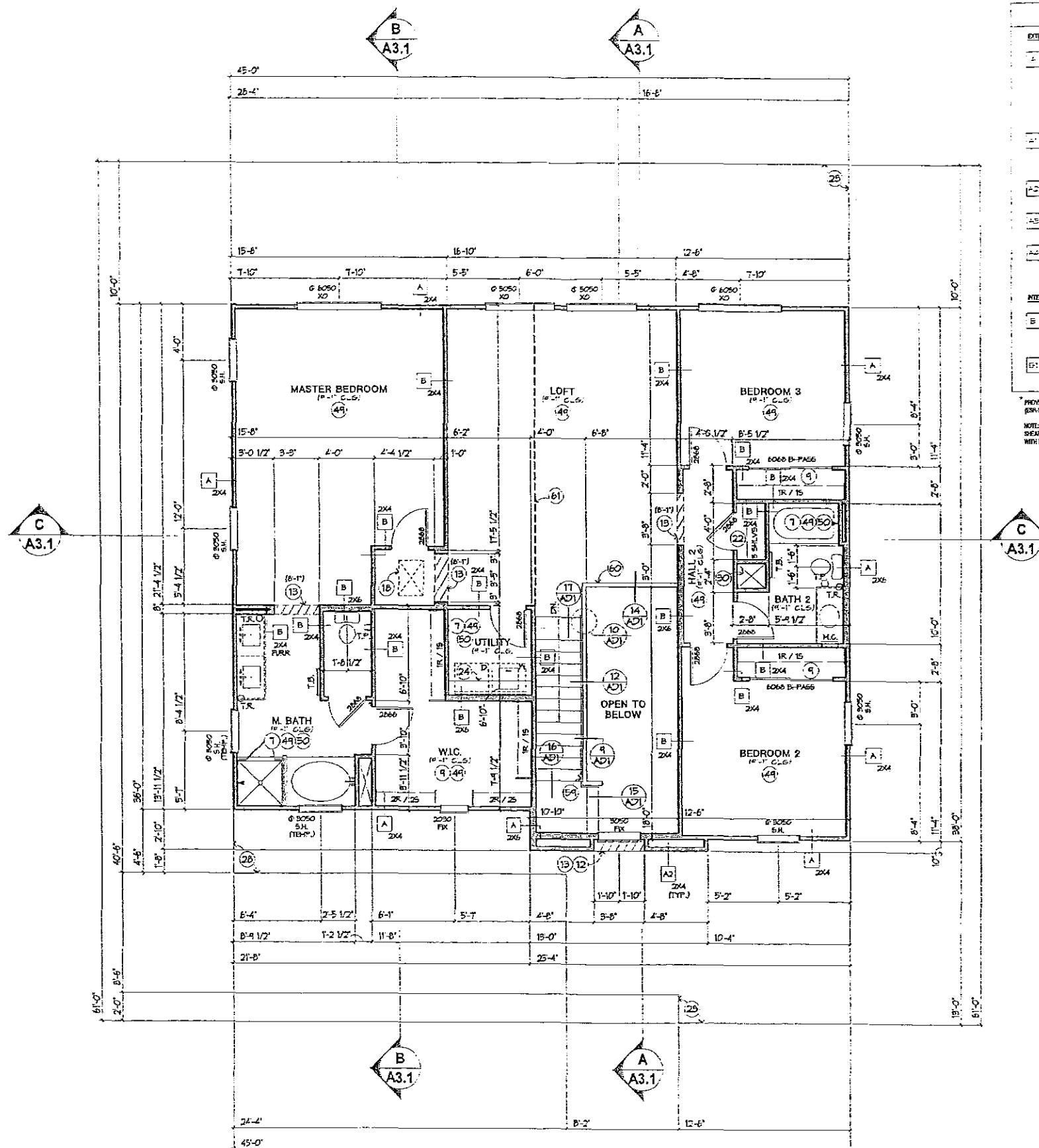
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Desert Series - 45' Product
Lennar
1150 W. Grove Parkway
Suite 110
Tempe, AZ 85283
Phone: (480) 345-0677
Linderoth associates, inc.
8130 North 86th Place
Scottsdale, Arizona 85258
Phone: (480) 941-0840
Project Mgr: Mark Rakers

A1.1
PLAN 45-7

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WALL SCHEDULE	
EXTERIOR WALLS	
1	EXTERIOR FINISH-STUCCO SYSTEM PER SPECIFICATIONS. EXTERIOR FACING REFER TO ELEVATIONS FOR ADD. FINISH APPLICATIONS.
2	2" WOOD STUDS AS INDICATED, SPACING PER STRUCT. DIVISION 7.
3	BATT INSULATION @ ALL STUD SPACES PER DIVISION 7 SPECIFICATIONS.
4	1/2" GY. BC. TYP. INTERIOR SUBSTRATE.
5	SAME AS "1", EXCEPT:
6	NO BATT INSULATION @ WALL.
7	5/8" TYPE X GY. BC. INTERIOR SUBSTRATE.
8	SAME AS "1", EXCEPT:
9	NO BATT INSULATION @ WALL.
10	SAME AS "1", EXCEPT:
11	5/8" TYPE X GY. BC. INTERIOR SUBSTRATE.
12	SAME AS "1", EXCEPT:
13	EXTERIOR FINISH-STUCCO SYSTEM BOTH SIDES.
14	NO BATT INSULATION @ WALL.
INTERIOR WALLS	
15	2" WOOD STUDS AS INDICATED, SPACING PER STRUCT. DIVISION 7.
16	STUCCO FINISH, TYPICAL INTERIOR WALL, LIMITING HEIGHT 10'-0" (10'-0" WHERE UNSUPPORTED LATERALLY).
17	1/2" GY. BC. TYP. INTERIOR SUBSTRATE.
18	SAME AS "1", EXCEPT:
19	BATT INSULATION @ ALL STUD SPACES PER DIVISION 7 SPECIFICATIONS.

NOTE: REFER TO STRUCTURAL PLANS FOR LOCATIONS OF SHEAR WALLS AND BEARING WALL CONDITIONS. COORDINATE WITH THIS PLAN.

- Revisions: A3.1
- Keyed Notes:
- REFER TO GENERAL ARCHITECTURAL NOTES AND SPECIFICATIONS FOR MATERIALS, FINISHES, AND GENERAL CONSTRUCTION INFORMATION. REFER TO GO SHEETS FOR STANDARD ARCHITECTURAL DETAILS. WHERE PRESENT, REFER TO STRUCTURAL DRAWINGS FOR SPECIFIC CONSTRUCTION SPECIFICATIONS AND STRUCTURAL DETAILS. CONTRACTOR SHALL COORDINATE ALL ARCHITECTURAL REQUIREMENTS SHOWN WITH ENGINEERING CONSULTANT'S DRAWINGS. THIS ARCHITECT'S OFFICE SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES PRIOR TO START OF CONSTRUCTION. ALL DOCUMENTS ARE NOT APPROVED FOR CONSTRUCTION PURPOSES UNTIL THEY HAVE BEEN REVIEWED AND APPROVED BY THE APPLICABLE JURISDICTION'S BUILDING SAFETY DEPARTMENT. CONTACT THE BUILDING DEPARTMENT BEFORE FOR VERIFICATION OF APPROVAL, AND READ ALL SHEETS THOROUGHLY PRIOR TO START OF CONSTRUCTION.
 - REFER TO ALL ILLUSTRATED TESTING FACILITY CERTIFICATION NUMBERS FOR SPECIFIED ASSEMBLY OF COMPONENTS AND PRODUCTS THAT ARE REFERENCED BY DIVISION AND SPECIFICATIONS. DIMENSIONS OF FLUKE PLANS ARE SHOWN TO FACE OF STUD TYPICALLY UNLESS OTHERWISE NOTED. CONTRACTOR TO VERIFY TYPICAL OPENING REQUIREMENTS OF ALL DOOR AND WINDOW UNITS PRIOR TO START OF CONSTRUCTION.
 - PROVIDE INSULATION AT ALL WALL AND CEILING LOCATIONS SEPARATING CONDITIONED FROM NON-CONDITIONED SPACES. REFER TO WALL SCHEDULE AND GENERAL ARCHITECTURAL NOTES FOR MINIMUM WALL AND CEILING INSULATION REQUIREMENTS.
 - CO-ORDINATE SECURITY DEVICE.
 - REFER TO GENERAL ARCHITECTURAL NOTES, DIVISION 11, FOR FIRE-DRIFT STOPS.
 - REFER TO GENERAL ARCHITECTURAL NOTES, DIVISION 11, FOR MATERIALS, SPECIFICATIONS, AND FINISH REQUIREMENTS.
 - AP-1 HANDBOOK: REFER TO MECHANICAL DRAWINGS FOR PROPER LOCATION. REFER TO GENERAL ARCHITECTURAL NOTES, DIVISION 11, FOR ADDITIONAL INFORMATION.
 - COORDINATE CLOSET ROD (ACROSS) WITH BUILDER, CEILING HEIGHT TO MATCH ADJACENT ROOM (U/L).
 - EXTERIOR ARCHITECTURAL FEATURE: REFER TO ELEVATIONS AND FLOOR PLANS FOR ADD. INFO. PROVIDE 6" UNITS BUILDING PAPER AND A BITUMINOUS MEMBRANE AT ALL FLAT SURFACES. PROVIDE SLOPE FOR DRAINAGE.
 - LINE OF ROOF/CEILING TRANSITION: REFER TO INTERIOR ELEVATIONS AND/OR EXTERIOR ELEVATIONS FOR ADD. INFO.
 - ATTIC SCUTTLE: REFER TO GENERAL ARCHITECTURAL NOTES, DIVISION 11.
 - LINEAR CLOSET W/ SHELVES PER OWNER.
 - LINE OF UPPER CLOSET SHELVES.
 - LINE OF FIRST FLOOR BELOW.
 - AC CHASE.
 - COORDINATE FINISH FLOOR MATERIAL AND LIMITS OF FINISH W/ OWNER.
 - COORDINATE CASINETRY SHELVING WITH BUILDER.
 - REFER TO ELECTRICAL DRAWINGS FOR SMOKE DETECTORS AND EXHAUST FAN LOCATIONS AND WIRING REQUIREMENTS.
 - HANDRAIL.
 - QUADRANT.
 - DRINKING WATER REQUIRED IN FLOOR/CEILING SPACES EXCEEDING 1000 SQUARE FEET. DIVIDED SPACES MUST BE ROUGHLY EQUAL.

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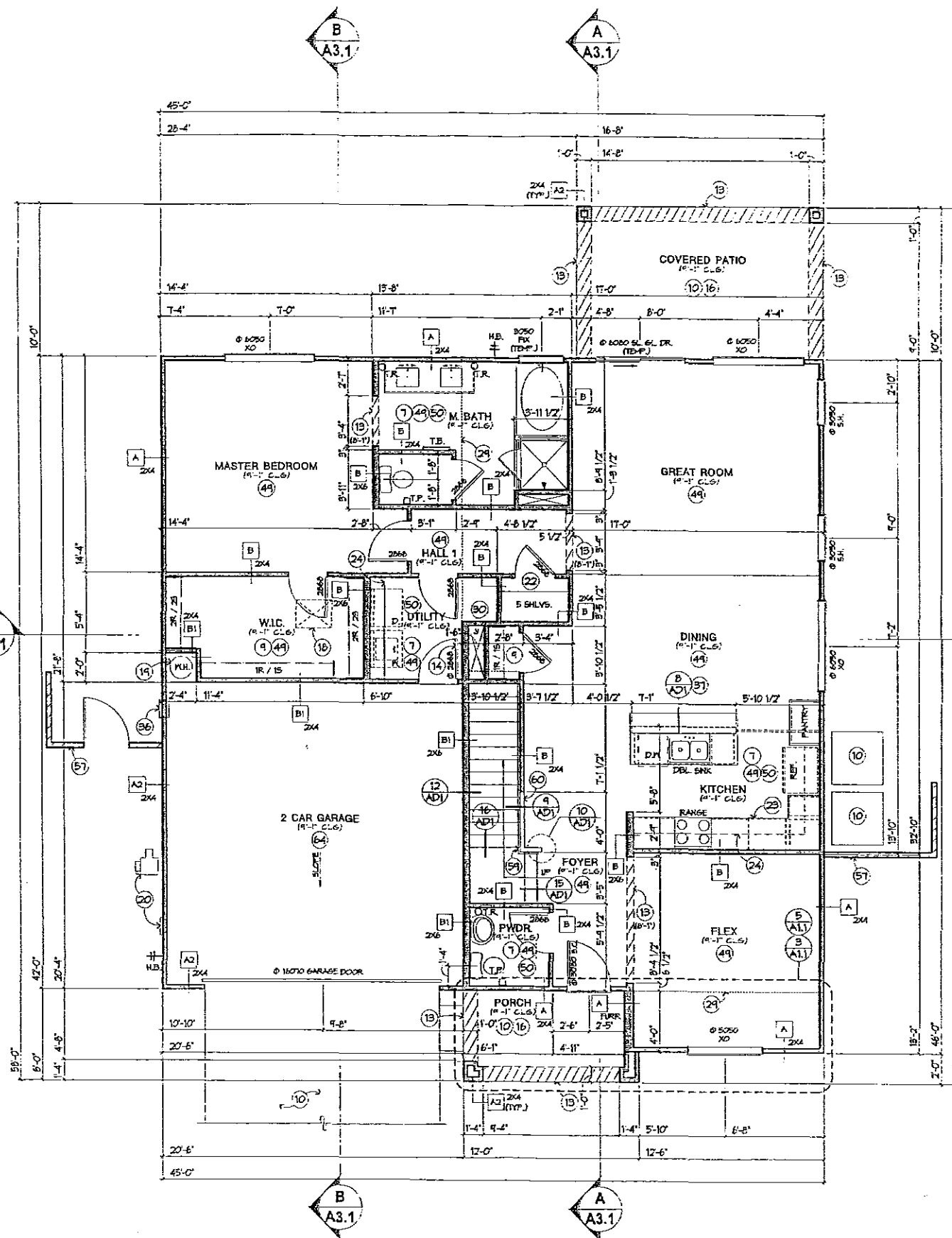
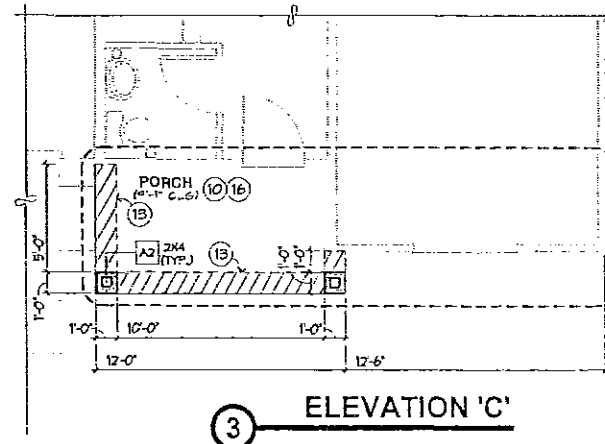


Exhibit B-30-2008

Desert Series - 45' Product
Lennar
1156 W. Grove Parkway
Suite 110
Tempe, AZ 85283
Phone: (480) 345-0077
Linderoth associates, inc.
8130 North 86th Place
Scottsdale, Arizona 85258
Phone: (480) 941-0840
Project Mgr: Mark Rakars

A1.2
PLAN 45-7

5 4 3 2 1 (ALL ELEVATIONS) UPPER FLOOR PLAN 1/4" = 1'-0"
PLAN 45-7

mark
17/23/2009
5:10:56

WALL SCHEDULE

EXTERIOR WALLS	
A	<ul style="list-style-type: none"> EXTERIOR FINISH/STUCCO SYSTEM PER SPECIFICATIONS, EXTERIOR FACE. REFER TO ELEVATIONS FOR ALZ., FINISH APPLICATIONS 2" WOOD STUDS AS INDICATED, SPACING PER STRUCT. DWGS. BATT INSULATION @ ALL STUD SPACES PER DIVISION 7 SPECIFICATIONS 1/2" GYP. BO. TYP., INTERIOR SUBSTRATE
A-1	<p>SAME AS "A", EXCEPT:</p> <ul style="list-style-type: none"> NO BATT INSULATION @ WALL 5/8" TYPE X GYP. BO. INTERIOR SUBSTRATE
A-2	<p>SAME AS "A", EXCEPT:</p> <ul style="list-style-type: none"> NO BATT INSULATION @ WALL
A-3	<p>SAME AS "A", EXCEPT:</p> <ul style="list-style-type: none"> 5/8" TYPE X GYP. BO. INTERIOR SUBSTRATE
A-4	<p>SAME AS "A", EXCEPT:</p> <ul style="list-style-type: none"> EXTERIOR FINISH/STUCCO SYSTEM BOTH SIDES NO BATT INSULATION @ WALL
INTERIOR WALLS	
B	<ul style="list-style-type: none"> 2" WOOD STUDS AS INDICATED, SPACING PER STRUCT. DWGS. STUDS, TYPICAL INTERIOR WALL, LIMITING HEIGHT: 14'-0" (14'-0" WHERE UNSUPPORTED (LATERAL)) 1/2" GYP. BO. TYP., INTERIOR SUBSTRATE
B-1	<p>SAME AS "B", EXCEPT:</p> <ul style="list-style-type: none"> BATT INSULATION @ ALL STUD SPACES PER DIVISION 7 SPECIFICATIONS

NOTE: REFER TO STRUCTURAL PLANS FOR LOCATIONS OF SHEAR WALL AND BEARING WALL CONDITIONS. COORDINATE WITH THIS PLAN.

AREA CALCULATIONS		
SPACE	AREA	MAX. SQ. FT.
<u>LIVABLE</u>		
LOWER FLOOR LIVABLE	1522 S.F.	
UPPER FLOOR LIVABLE	266 S.F.	
TOTAL LIVABLE	1788 S.F.	2505 S.F.
<u>GARAGE / STORAGE</u>		
2-CAR GARAGE	421 S.F.	421 S.F.
<u>COVERED ENTRY</u>		
ALL ELEVATIONS	65 S.F.	65 S.F.
<u>COVERED PATIO</u>		
ALL ELEVATIONS	186 S.F.	186 S.F.
<u>TOTAL SQUARE FOOTAGE</u>		
ALL ELEVATIONS	3150 S.F.	
<u>MAXIMUM SQUARE FOOTAGE</u>		
		3167 S.F.
<u>MAXIMUM FOOTPRINT</u>		
	2177 S.F.	

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION USED.

Revisions: 1

Keyed Notes:

1. REFER TO GENERAL ARCHITECTURAL NOTES AND SPECIFICATIONS FOR MATERIALS, FINISHES, AND ALL GENERAL CONSTRUCTION INFORMATION. REFER TO 40 SHEETS FOR STANDARD DETAILS AND DETAILS FOR SPECIAL CONSTRUCTION. REFER TO STRUCTURAL DRAWINGS FOR SPECIAL CONSTRUCTION SPECIFICATIONS AND STRUCTURAL DETAIL. CONTRACTOR SHALL COORDINATE ALL MATERIALS, FINISHES, AND CONSTRUCTION WITH MECHANICAL CONSULTANTS DRAWINGS. THIS ARCHITECT'S OFFICE SHALL BE RESPONSIBLE FOR THE MECHANICAL CONSULTANTS DRAWINGS. CONTRACTOR TO STAY UPON CONSTRUCTION. ALL DOCUMENTS ARE NOT APPLIED FOR CONSTRUCTION PURPOSES UNTIL THEY HAVE BEEN REVIEWED AND APPROVED BY THE APPLICABLE JURISDICTIONS BUILDING SAFETY DEPARTMENT. CONTACT THE BUILDING DEPARTMENT FOR VERIFICATION OF APPROVAL. AND READ ALL SHEETS THOROUGHLY TO AVOID CONFLICT OF CONSTRUCTION.
2. REFER TO U.L.C. G-105 APPROVED TESTING FACILITY CERTIFICATION NUMBERS FOR SPECIFIED ASSEMBLY OF COMPONENTS AND TEST REPORTS FOR RESISTANCE TO FIRE. REFER TO SPECIFICATIONS DIMENSIONS OF FLOOR PLANS ARE SHOWN TO FACE OF STUDY. TYPICALLY LINES ONCE ONLY NOTED. CONTRACTOR TO VERIFY DIMENSIONAL REQUIREMENTS OF ALL DOORS AND WINDOW UNITS PRIOR TO START OF CONSTRUCTION.
3. PROVIDE INSULATION AT ALL WALL AND CEILING JOINTS. CONTRACTOR TO PROVIDE INSULATION. REFER TO GENERAL ARCHITECTURAL NOTES FOR WINDOW WALL SCHEDULE AND GENERAL ARCHITECTURAL NOTES FOR WINDOW WALL AND CEILING INSULATION REQUIREMENTS.
4. CEILING DETAILING: REFER TO GENERAL ARCHITECTURAL NOTES, DIVISION 6, FOR FLOOR DRYWALL STUD.
5. REFER TO GENERAL ARCHITECTURAL NOTES, DIVISION 12, FOR MATERIALS, SPECIFICATIONS, AND FINISHES. REPROOF FOR AN HANGERS. REFER TO MECHANICAL DRAWINGS FOR PROPOSED CEILING. REFER TO 15 FOR MECHANICAL DRAWINGS. REFER TO 15 FOR ADDITIONAL INFORMATION.
6. EXTERIOR CLADDING: NO ANCHORS SHALL BE INSTALLED WITH BUILDER. CEILING HEIGHT TO MATCH ROOM FLOOR SLAB.
7. EXTERIOR CONCRETE FLOORS: REFER TO GENERAL ARCHITECTURAL NOTES.
8. LINE OF SLOTTED CEILING TRANSITION: REFER TO INTERIOR ELEVATIONS AND EXTERIOR ELEVATIONS FOR ADDITIONAL INFO.
9. REFER TO 15 FOR ADDITIONAL INFORMATION. REFER TO 15 FOR BELT-FASTENING WITH SMOKE CONTROL TRAP AND SEAL AT THIS LOCATION.
10. REFER TO MECHANICAL SLOTTED BOARD AT FLOOR. REFER TO GENERAL ARCHITECTURAL NOTES, DIVISION 6 FOR ADDITIONAL INFO.
11. ATTIC SLOTTED: REFER TO GENERAL ARCHITECTURAL NOTES, DIVISION 6.
12. WATER HEADS ON 4" HORIZONTAL PIPING WITH 1" P.V.P. FULL SIZE. REFER TO EXTERIOR. MAKE IF ABOVE GRADE. REFER TO GENERAL ARCHITECTURAL NOTES AND SPECIFICATIONS FOR UTILITY SERVICE: LOCATE EQUIPMENT AND METERS PER UTILITY REQUIREMENTS AND STANDARDS. CONTRACTOR TO VERIFY SERVICE BEING PROVIDED.
13. UNLESS COATED BY SHELVES PER OWNER.
14. COAT CAVITIES WITH 1/2" OF COAT.
15. LINE OF UPPER CABINETS ABOVE.
16. LINE OF SECOND FLOOR ABOVE.
17. LINE OF CHAIR.
18. COMPLETION ARE VIEW, REFER TO MECHANICAL SHEETS (P) FOR SIZE AND LOCATION.
19. REFER TO 15. CONTRACTOR TO COORDINATE 2" PONY WALL HEIGHT AND MATERIAL WITH BUILDER. PROVIDE ELECTRICAL CONDUIT FOR PIPING AS REQUIRED. COORDINATE WITH ALL TRADES.
20. PROVIDE 1/2" PIPING FOR 1/2" PIPING. PROVIDE 1/2" PIPING IN CHANCE.
21. COORDINATE CAVINTRY WRAPPING WITH BUILDER.
22. PROVIDE ELECTRICAL AND MECHANICAL SMOKE DETECTOR AND EXHAUST FAN LOCATIONS AND SMOKE DETECTOR.
23. SITE WALL: PRIOR TO MATCH RESIDENCE.
24. CHAIR.
25. GUARDRAIL.
26. TO LAYERS UP: EYEBROW BOARD AT GARAGE CEILING. TO LAYERS SET TYPE IV EYEBROW BOARD ABOVE. CONTRACTOR AT ENTIRE BAYING CEILING WITH GARAGE FRAMING IS ABOVE.

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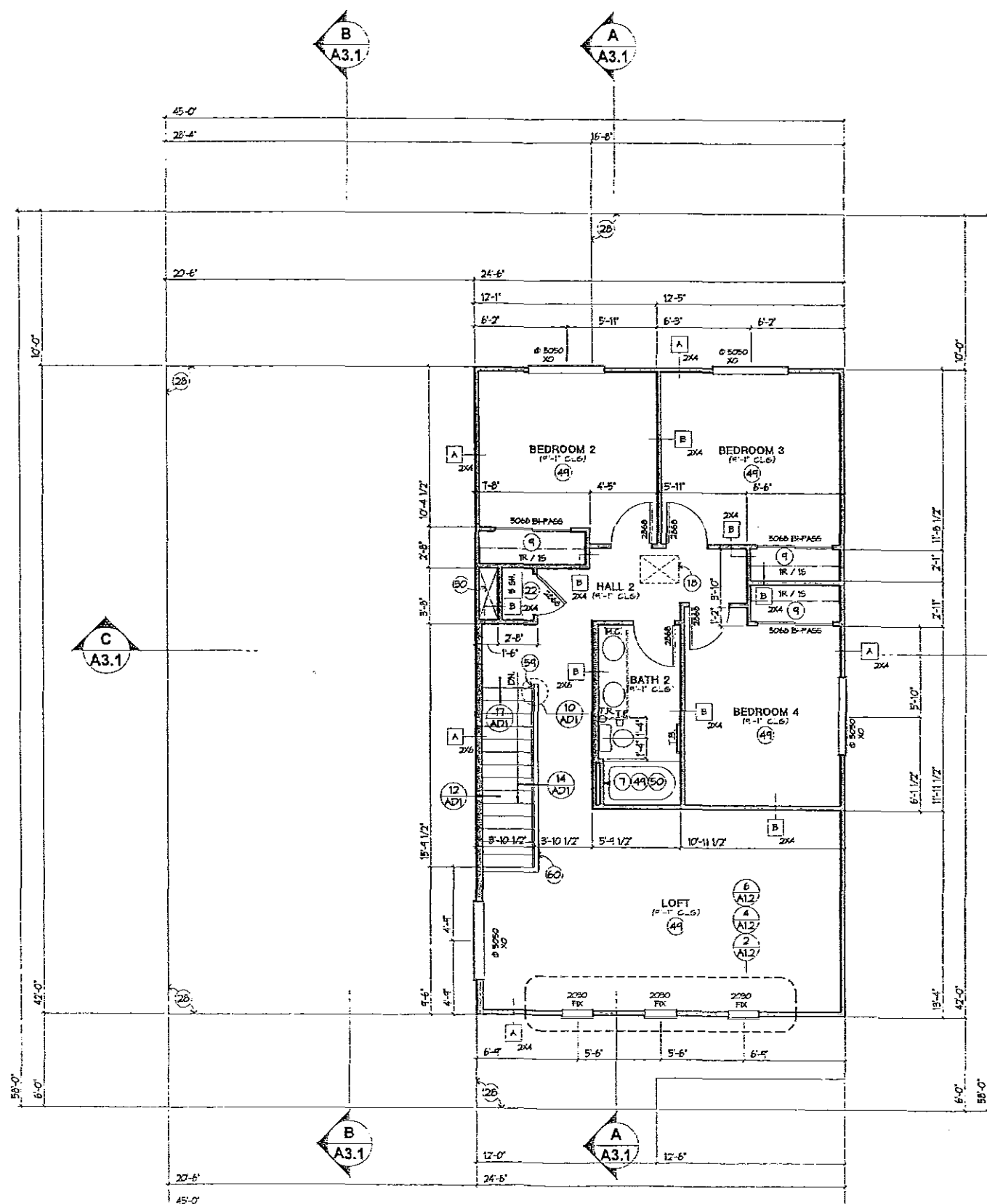
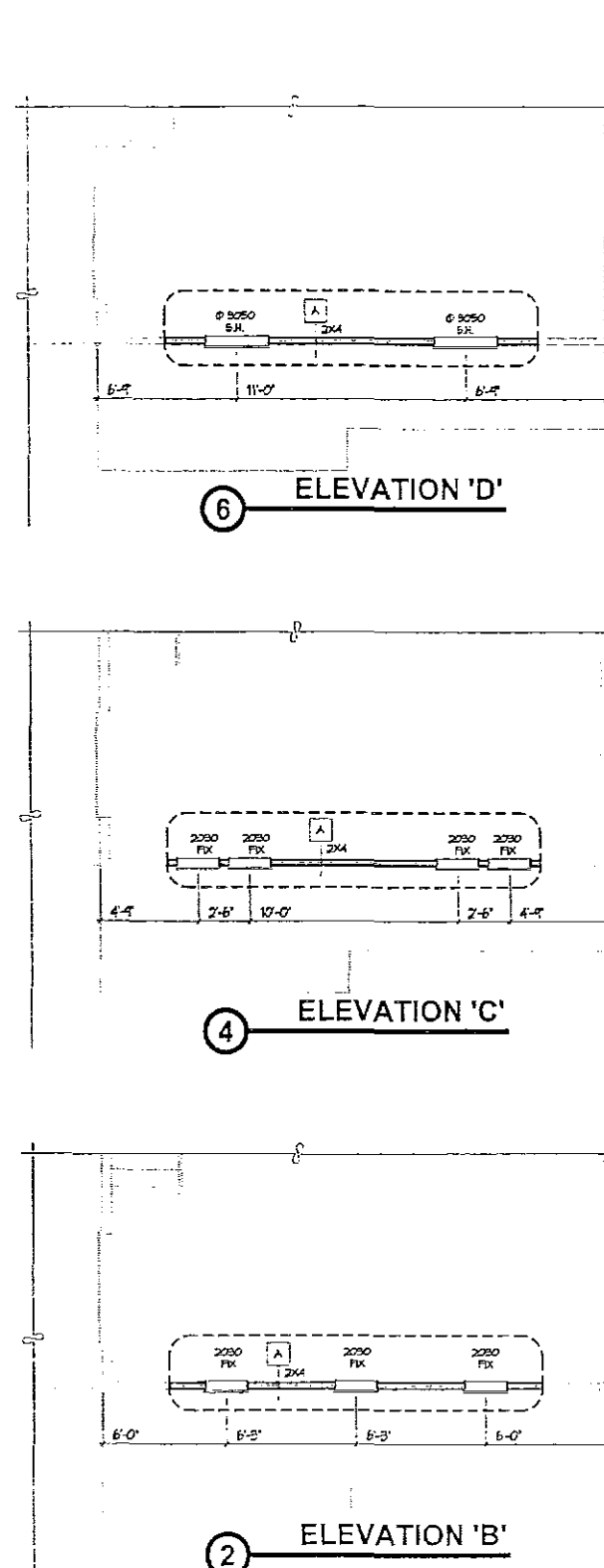
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Project Mgr: Mark Rakers

A1.1
PLAN 45-6

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51 50 49 48 47 46 45 44 43 42 41 (ELEVATION 'A' & 'B') **LOWER FLOOR PLAN** 1/4" = 1'-0"
PLAN 45-6

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WALL SCHEDULE	
EXTERIOR WALLS	
A	EXTERIOR FINISH STUCCO SYSTEM PER SPECIFICATIONS. EXTERIOR FACE REFER TO ELEVATIONS FOR ADT. FINISH APPLICATIONS.
B	2X WOOD STUDS AS INDICATED, SPACING PER STRUCT. DWGS.
C	BATT INSULATION @ ALL STUD SPACES PER DIVISION 7 SPECIFICATIONS.
D	1/2" GYP. BC. TYP. INTERIOR SUBSTRATE.
E	SAFETY GLASS, EXCEPT:
F	NO BATT INSULATION @ WALL.
G	1/2" TYPE X GYP. BC. INTERIOR SUBSTRATE.
H	SAFETY GLASS, EXCEPT:
I	NO BATT INSULATION @ WALL.
J	SAFETY GLASS, EXCEPT:
K	NO BATT INSULATION @ WALL.
L	SAFETY GLASS, EXCEPT:
M	EXTERIOR FINISH STUCCO SYSTEM BOTH SIDES.
N	NO BATT INSULATION @ WALL.
INTERIOR WALLS	
O	2X WOOD STUDS AS INDICATED, SPACING PER STRUCT. DWGS. TYPICAL INTERIOR WALL (LIMITING HEIGHT: 14'-0" (10'-0" WHERE UNSUPPORTED LATERALLY)).
P	1/2" GYP. BC. TYP. INTERIOR SUBSTRATE.
Q	SAFETY GLASS, EXCEPT:
R	BATT INSULATION @ ALL STUD SPACES PER DIVISION 7 SPECIFICATIONS.
* PROVIDE WATER RESISTIVE GYPSUM BOARD @ ALL WET AREAS (3/8" MIN).	
NOTE: REFER TO STRUCTURAL PLANS FOR LOCATIONS OF BEAR WALL AND REINFORCED WALL CONNECTIONS. COORDINATE WITH THIS PLAN.	

Revisions:
Keyed Notes:
1. REFER TO GENERAL ARCHITECTURAL NOTES AND SPECIFICATIONS FOR MATERIALS, FINISHES, AND GENERAL CONSTRUCTION INFORMATION. REFER TO GS SHEETS FOR STANDARD ARCHITECTURAL DETAILS (WHERE PRESENT) REFER TO STRUCTURAL DRAWINGS FOR SPECIFIC CONSTRUCTION SPECIFICATIONS AND STRUCTURAL DETAILS. CONTRACTOR SHALL COORDINATE ALL CONSULTANT'S DRAWINGS. THE ARCHITECT'S OFFICE SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES PRIOR TO START OF CONSTRUCTION. ALL DOCUMENTS ARE NOT APPROVED FOR CONSTRUCTION PURPOSES UNTIL THEY HAVE BEEN REVIEWED AND APPROVED BY THE APPLICABLE JURISDICTION BUILDING SAFETY DEPARTMENT. CONTACT THE BUILDING COMPANY NAMED BELOW FOR VERIFICATION OF APPROVAL, AND READ ALL SHEETS THOROUGHLY PRIOR TO START OF CONSTRUCTION.
2. REFER TO UL/L.C.C.E.S. APPROVED TESTING FACILITY CERTIFICATION NUMBERS FOR SPECIFIED ASSEMBLY OF COMPONENTS AND PRODUCTS THAT ARE REFERENCED BY DIVISION AND SPECIFICATIONS.
3. DIMENSIONS OF FLOOR PLANS ARE SHOWN TO FACE OF STUD. TYPICALLY UNLESS OTHERWISE NOTED, CONTRACTOR TO VERIFY ROUGH OPENING REQUIREMENTS OF ALL DOOR AND WINDOW UNITS PRIOR TO START OF CONSTRUCTION.
4. PROVIDE INSULATION AT ALL WALL AND CEILING LOCATIONS SEPARATING CONDITIONED FROM NON-CONDITIONED SPACES. REFER TO WALL SCHEDULES AND GENERAL ARCHITECTURAL NOTES FOR MAXIMUM WALL AND CEILING INSULATION REQUIREMENTS.
5. (C) DENOTES SECURITY DEVICE.
6. REFER TO GENERAL ARCHITECTURAL NOTES, DIVISION 6, FOR PREY DRAFT STOPS.
7. REFER TO GENERAL ARCHITECTURAL NOTES, DIVISION 12, FOR MATERIALS, SPECIFICATIONS, AND FINISH REQUIREMENTS.
8. AIR HANDLER: REFER TO MECHANICAL DRAWINGS FOR PROPER LOCATION. REFER TO GENERAL ARCHITECTURAL NOTES, DIVISION 15, FOR ADDITIONAL INFORMATION.
9. COORDINATE CLOSET ROD AND/OR SHELVES WITH BUILDER, CEILING HEIGHT TO MATCH ADJACENT ROOM UNITS.
10. ATTIC: REFER TO GENERAL ARCHITECTURAL NOTES, DIVISION 11, FOR ADDITIONAL INFORMATION.
11. COORDINATE FINISH FLOOR MATERIAL AND LIMIT OF FINISH W/ OWNER.
12. AC CHASE.
13. COORDINATE CASHIERS/RECEIVING WITH BUILDER.
14. REFER TO ELECTRICAL DRAWINGS FOR SMOKE DETECTORS AND EXHAUST FAN LOCATIONS AND WIRING REQUIREMENTS.
15. HANDRAIL.
16. GUARDRAIL.

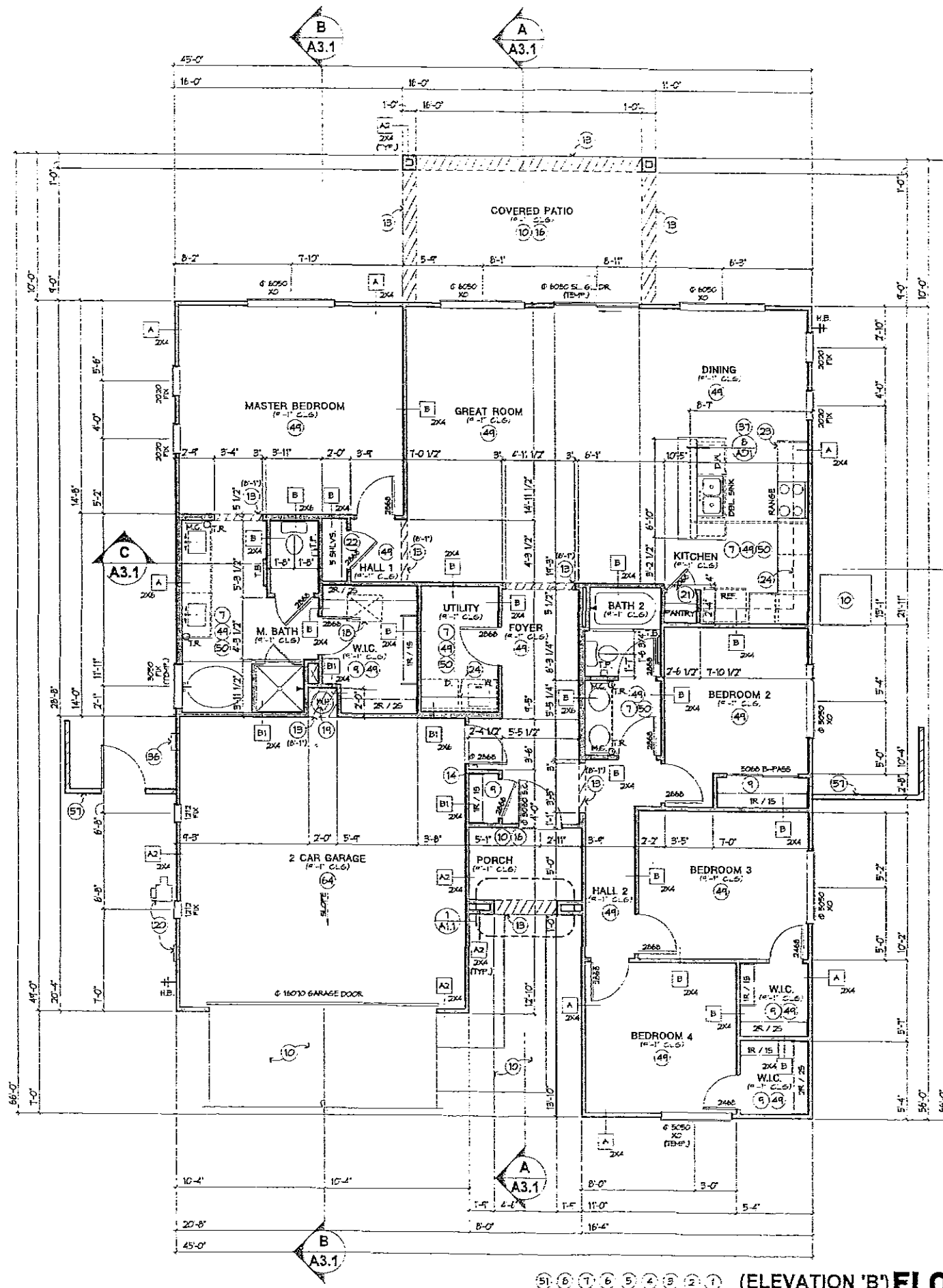
LENNAR

Desert Series
45' Product
Lennar
1150 W. Grove Parkway
Suite 110
Tempe, AZ 85283
Phone: (480) 345-0077
Linderth associates, inc.
8130 North 86th Place
Scottsdale, Arizona 85258
Phone: (480) 941-0840
Project Mgr: Mark Rakars

A1.2
PLAN 45-6

mark 12/02/2008 15:30:38
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1 ELEVATION 'C' & 'D'



WALL SCHEDULE

EXTERIOR WALL

- 1. EXTERIOR FINISH STUCCO SYSTEM PER SPECIFICATIONS. EXTERIOR FACE, REFER TO ELEVATIONS FOR AZOCL. FINISH APPLICATIONS.
- 2. EX WOOD STUDS AS INDICATED, SPACING PER STRUCT. DWG.
- 3. BATT INSULATION @ ALL STUD SPACES PER DIVISION 7 SPECIFICATIONS.
- 4. 1/2" GYP. BC. TYP. INTERIOR SUBSTRATE.

5. SAME AS '1', EXCEPT:

- 1. NO BATT INSULATION @ WALL.
- 2. 5/8" TYPE 2 GYP. BC. INTERIOR SUBSTRATE.

6. SAME AS '1', EXCEPT:

- 1. NO BATT INSULATION @ WALL.

7. SAME AS '1', EXCEPT:

- 1. 5/8" TYPE 2 GYP. BC. INTERIOR SUBSTRATE.

8. SAME AS '1', EXCEPT:

- 1. EXTERIOR FINISH STUCCO SYSTEM BOTH SIDES.
- 2. NO BATT INSULATION @ WALL.

INTERIOR WALL

- 1. EX WOOD STUDS AS INDICATED, SPACING PER STRUCT. DWG. TYPICAL INTERIOR WALL. LIMITING HEIGHT 10'-0" WHERE UNSUPPORTED LATERALLY.
- 2. 1/2" GYP. BC. TYP. INTERIOR SUBSTRATE.

3. SAME AS '1', EXCEPT:

- 1. BATT INSULATION @ ALL STUD SPACES PER DIVISION 7 SPECIFICATIONS.

* PROVIDE WATER RESISTIVE GYPSUM BOARD @ ALL WET AREAS (SBA 100).

NOTE: REFER TO STRUCTURAL PLANS FOR LOCATIONS OF BREAK WALL AND BEARING WALL CONDITIONS. COORDINATE WITH THE PLAN.

AREA CALCULATIONS

SPACE	AREA	MAX. SQ. FT.
UNABLE		
TOTAL UNABLE	1794 S.F.	1794 S.F.
GARAGE / STORAGE		
2 CAR GARAGE	422 S.F.	422 S.F.
COVERED PORCH		
ALL ELEVATIONS	41 S.F.	41 S.F.
COVERED PATIO		
ALL ELEVATIONS	180 S.F.	180 S.F.
TOTAL SQUARE FOOTAGE		
ALL ELEVATIONS	2444 S.F.	2444 S.F.
MAXIMUM SQUARE FOOTAGE		
MAXIMUM FOOTPRINT	2444 S.F.	2444 S.F.

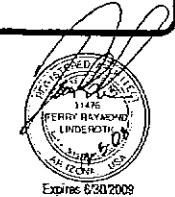
NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION USED.

Revisions:

Keyed Notes:

1. REFER TO GENERAL ARCHITECTURAL NOTES AND SPECIFICATIONS FOR MATERIALS, FINISHES, AND GENERAL CONSTRUCTION INFORMATION. REFER TO ED SHEET(S) FOR STANDARD ARCHITECTURAL DETAILS (WHEN PRESENT). REFER TO STRUCTURAL DRAWINGS FOR SPECIFIC CONSTRUCTION SPECIFICATIONS AND STRUCTURAL DETAILS. CONTRACTOR SHALL COORDINATE ALL ARCHITECTURAL REFERENCES SHOWN WITH ENGINEERING CONSULTANTS DRAWINGS. THIS ARCHITECT'S OFFICE SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES PRIOR TO START OF CONSTRUCTION. ALL DISCREPANCIES ARE NOT APPROVED FOR CONSTRUCTION PURPOSES UNTIL THEY HAVE BEEN REVIEWED AND APPROVED BY THE APPLICABLE JURISDICTION'S BUILDING SAFETY DEPARTMENT. CONTACT THE BUILDING DEPARTMENT FOR VERIFICATION OF APPROVAL AND READ ALL SHEETS THOROUGHLY PRIOR TO START OF CONSTRUCTION.
2. REFER TO UL 100-C-55 APPROVED TESTING FACILITY CERTIFICATION NUMBERS FOR SPECIFIED ASSEMBLY OF COMPONENTS AND PRODUCTS THAT ARE REFERENCED BY DIVISION AND SPECIFICATIONS. DIMENSIONS OF FLOOR PLANS ARE SHOWN TO FACE OF STUD. TYPICALLY UNLESS OTHERWISE NOTED, CONTRACTOR TO VERIFY ROUGH OPENING REQUIREMENTS OF ALL DOOR AND WINDOW UNITS PRIOR TO START OF CONSTRUCTION.
3. PROVIDE INSULATION AT ALL WALL AND CEILING LOCATIONS SEPARATING CONDITIONS FROM NON-CONDITIONED SPACES. REFER TO WALL SCHEDULE AND GENERAL ARCHITECTURAL NOTES FOR MINIMUM WALL AND CEILING INSULATION REQUIREMENTS.
4. REFER TO GENERAL ARCHITECTURAL NOTES, DIVISION 6, FOR FIRE DRIFT STOPS.
5. REFER TO GENERAL ARCHITECTURAL NOTES, DIVISION 11, FOR MATERIALS, SPECIFICATIONS, AND FINISH REQUIREMENTS.
6. AIR HANDLING: REFER TO MECHANICAL DRAWINGS FOR PROPER LOCATION. REFER TO GENERAL ARCHITECTURAL NOTES, DIVISION 15 FOR ADDITIONAL INFORMATION.
7. COORDINATE CLOSET ROD AND/OR SHELF(S) WITH BUILDER. CEILING HEIGHT TO MATCH ADJACENT ROOM UNITS.
8. EXTERIOR CONCRETE SLABWORK: REFER TO GENERAL ARCHITECTURAL NOTES, DIVISION 1.
9. LINE OF ROOF/CEILING TRANSITION: REFER TO GENERAL ELEVATIONS AND/OR EXTERIOR ELEVATIONS FOR ADD. INFO.
10. PROVIDE 1/4" SOLID CORE WOOD DOOR AND FRAME, SELF-CLOSING, SELF-LATCHING WITH SMOKE CONTROL, SWEEPS AND SEALS AT THIS LOCATION.
11. EXTERIOR CYRUSM BOARD AT CEILING. REFER TO GENERAL ARCHITECTURAL NOTES, DIVISION 3 FOR ADD. INFO.
12. ATTIC ROOFING: REFER TO GENERAL ARCHITECTURAL NOTES, DIVISION 4.
13. WATER HEATER ON 4" HIGH PLATFORM WITH T. & P.V. FULL SIZE DOWN LINE TO EXTERIOR, MIN. 6" ABOVE GRADE. REFER TO GENERAL ARCHITECTURAL NOTES, DIV. 15 AND/OR DIV. 11 AS APPLIES.
14. UTILITY SERVICE: LOCATE EQUIPMENT AND METERS PER UTILITY COMPANY SPECIFICATIONS AND STANDARDS. CONTRACTOR TO VERIFY SERVICE BEING PROVIDED.
15. SHELVE SYSTEM PER OWNER.
16. LINEN CLOSET IN BATH PER OWNER.
17. BASE CABINET/UNDER SEE ME. ELEV.
18. LINE OF UPPER CLOSET SHELVES.
19. COMBUSTION AIR VENT: REFER TO MECHANICAL SHEET(S) FOR SIZE AND LOCATION.
20. ISLAND / PENINSULA: CONTRACTOR TO COORDINATE WITH FLOOR WALL HEIGHT AND MATERIAL. WITH BUILDER PROVIDE ELECTRICAL CONDUIT IN FLOOR PLAS AS REQUIRED. COORDINATE WITH ALL TRADES.
21. COORDINATE FINISH FLOOR MATERIAL AND LIMIT OF FINISH PER OWNER.
22. COORDINATE CABINETRY / SHELVE WITH BUILDER.
23. REFER TO ELECTRICAL DRAWINGS FOR SMOKE DETECTORS AND EXHAUST FAN LOCATIONS AND WIRING CONFIGURATIONS.
24. SITE WALL (FINISH TO MATCH RESIDENCE).
25. (1) LAYER 1/2" GYPSUM BOARD AT GARAGE CEILING. (2) LAYER 5/8" TYPE 'X' GYPSUM BOARD SHALL BE REQUIRED AT ENTIRE GARAGE CEILING WHEN FLOOR FRAMING IS ABOVE.

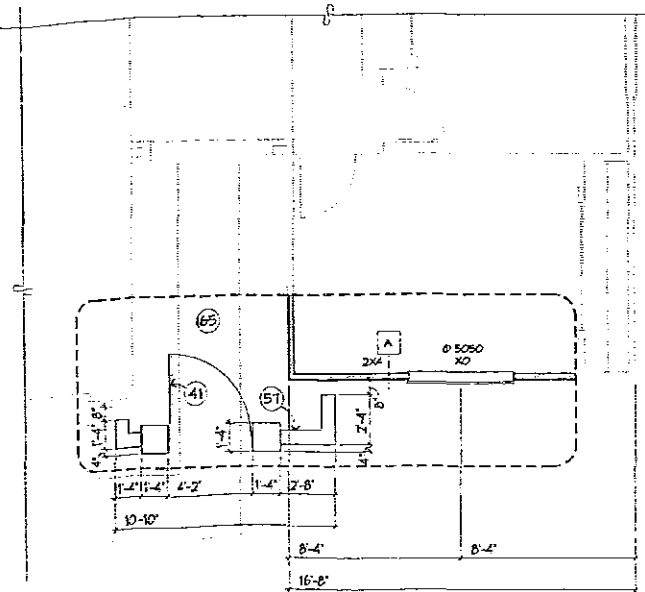
LENNAR



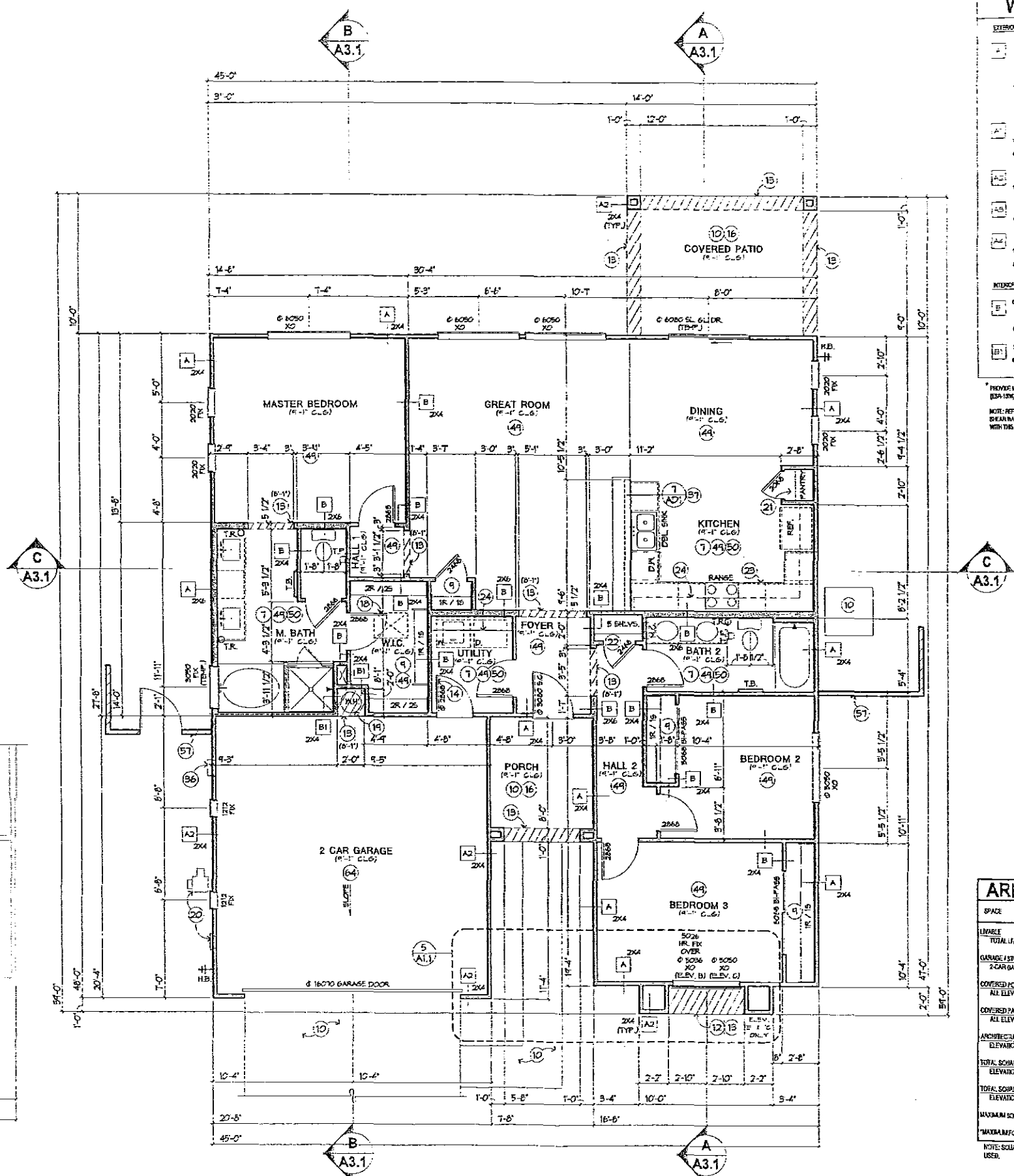
Desert Series - 45' Product
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Suite 110
Tempe, AZ 85283
Phone: (480) 345-0077
Linderth associates, inc.
8130 North 86th Place
Scottsdale, Arizona 85258
Phone: (480) 941-0840
Project Mgr: Mark Rakers

A1.1
PLAN 45-2

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5 ELEVATION 'D'



WALL SCHEDULE

- EXTERIOR WALLS**
- 1. REFER TO GENERAL ARCHITECTURAL NOTES AND SPECIFICATIONS FOR MATERIALS, FINISHES, AND JOINTS. CONSTRUCTION INFORMATION. REFER TO SHEET FOR STANDARD ARCHITECTURAL DETAILS. REFER TO STRUCTURAL DRAWINGS FOR SPECIFIC CONSTRUCTION SPECIFICATIONS AND DIMENSIONS. THIS ARCHITECT'S OFFICE SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES PRIOR TO START OF CONSTRUCTION. ALL DISCREPANCIES ARE NOT APPROVED FOR CONSTRUCTION PURPOSES UNTIL THEY HAVE BEEN REVIEWED AND APPROVED BY THE APPLICABLE JURISDICTION'S BUILDING SAFETY DEPARTMENT. CONTRACTOR SHALL VERIFY ALL DIMENSIONS FOR VERIFICATION OF APPROVAL AND READ ALL SHEETS THOROUGHLY PRIOR TO START OF CONSTRUCTION.
 - 2. REFER TO ULL/C.C.E.S. APPROVED TESTING FACILITY CERTIFICATION NUMBERS FOR SPECIFIED ASSEMBLY OF COMPONENTS AND PRODUCTS THAT ARE REFERENCED BY DIVISION AND SPECIFICATIONS. DIMENSIONS OF FLOOR PLANS ARE SHOWN TO FACE OF STUD. TYPICALLY UNLESS OTHERWISE NOTED, CONTRACTOR TO VERIFY ALL OPENING REQUIREMENTS OF ALL DOOR AND WINDOW UNITS PRIOR TO START OF CONSTRUCTION.
 - 3. PROVIDE INSULATION AT ALL WALL AND CEILING LOCATIONS. SEPARATING UNCONDITIONED FROM UNCONDITIONED SPACES. REFER TO WALL SCHEDULE AND GENERAL ARCHITECTURAL NOTES FOR MINIMUM WALL AND CEILING INSULATION REQUIREMENTS.
 - 4. PROVIDE SECURITY DEVICE.
 - 5. REFER TO GENERAL ARCHITECTURAL NOTES, DIVISION 6, FOR FIVE DRAFT STOPS.
 - 6. REFER TO GENERAL ARCHITECTURAL NOTES, DIVISION 12, FOR MATERIALS, SPECIFICATIONS, AND FINISHES REQUIREMENTS.
 - 7. AIR HANDLER. REFER TO MECHANICAL DRAWINGS FOR PROPER LOCATION. REFER TO GENERAL ARCHITECTURAL NOTES, DIVISION 15 FOR ADDITIONAL INFORMATION.
 - 8. COORDINATE CLOSET ROD AND/OR SHELVES WITH BUILDER. CEILING HEIGHT TO MATCH ADJACENT ROOM UNITS.
 - 9. EXTERIOR CONCRETE PLATFORM. REFER TO GENERAL ARCHITECTURAL NOTES, DIVISION 3.
 - 10. LINE OF SOFFIT/CEILING TRANSITION. REFER TO INTERIOR ELEVATIONS AND EXTERIOR ELEVATIONS FOR ADT. INFO.
 - 11. PROVIDE 1"X1"X1" CORE WOOD/DOOR AND FRAME. SELF-CLOSING. SELF-LATCHING WITH SMOKE CONTROL, SWEEPS AND SEALS AT THIS LOCATION.
 - 12. EXTERIOR GYPSUM BOARD AT CEILING. REFER TO GENERAL ARCHITECTURAL NOTES, DIVISION 9 FOR ADT. INFO.
 - 13. ATTIC SCUTTLE. REFER TO GENERAL ARCHITECTURAL NOTES, DIVISION 1.
 - 14. WATER HEATER ON 1"X1"X1" PLATFORM WITH 1"X1"X1" FULL SIZE DRAIN LINE TO EXTERIOR. MIN. 1" ABOVE GRADE. REFER TO GENERAL ARCHITECTURAL NOTES, DIV. 15 AND/OR DIV. 15 AS APPLIES.
 - 15. UTILITY SERVICE LOCATE EQUIPMENT AND METERS PER UTILITY COMPANY SPECIFICATIONS AND STANDARDS. CONTRACTOR TO VERIFY SERVICE BEING PROVIDED.
 - 16. LINEN CLOSET. TWO SHELVES PER OWNER.
 - 17. BASE CLOSET/LINEN. SEE INT. ELEV.
 - 18. LINE OF UPPER CLOSET SHELVES.
 - 19. COMPLETION AIR VENT. REFER TO MECHANICAL SHEETS FOR SIZE AND LOCATION.
 - 20. ISLAND/PENINSULA. CONTRACTOR TO COORDINATE WITH PARTY WALL HEIGHT AND MATERIAL. WITH BUILDER. PROVIDE ELECTRICAL CONDUIT IN FLOOR SLAB AS REQUIRED. COORDINATE WITH ALL TRADES.
 - 21. COURTYARD GATE PER OWNER.
 - 22. COORDINATE FRESH FLOOR MATERIAL AND LIMIT OF FRESH W/ OWNER.
 - 23. COORDINATE CLOSET SHELVING WITH BUILDER.
 - 24. REFER TO ELECTRICAL DRAWINGS FOR SMOKE DETECTORS AND EXHAUST FAN LOCATIONS AND WIRING REQUIREMENTS.
 - 25. BITE WALL. (W/ST. TO MATCH RESIDENCE).
 - 26. 1"X1"X1" GYPSUM BOARD AT CEILING. CEILING TO MATCH 5"X1"X1" TYPE 1" GYPSUM BOARD SHALL BE REQUIRED AT ENTIRE GARAGE CEILING WHEN FLOOR FRAMING IS ABOVE.
 - 27. PROVIDE POSITIVE DRAINAGE TO EXTERIOR OF COURTYARD. CONTRACTOR TO VERIFY.
- INTERIOR WALLS**
- 1. 2" WOOD STUDS AS INDICATED, SPACING PER STREET, DIVE. STRUC. DWGS. TYPICAL INTERIOR WALL LIMITING HEIGHT 14'-0" WHERE UNSUPPORTED LATERAL.
 - 2. 1/2" GY. BD. TYP. INTERIOR SUBSTRATE.
 - 3. SAME AS '1', EXCEPT:
 - 4. BATT INSULATION @ ALL STUD SPACES PER DIVISION 1 SPECIFICATIONS.
- WATER RESISTIVE GYPSUM BOARD @ ALL WET AREAS**
- NOTE: REFER TO STRUCTURAL PLANS FOR LOCATIONS OF BEARING WALLS. COORDINATE WITH THIS PLAN.

AREA CALCULATIONS

SPACE	AREA	MAX. SQ. FTG.
LIVABLE		
TOTAL LIVABLE	1503 S.F.	1503 S.F.
GARAGE / STORAGE		
2-CAR GARAGE	424 S.F.	424 S.F.
COVERED PORCH		
ALL ELEVATIONS	66 S.F.	66 S.F.
COVERED PATIO		
ALL ELEVATIONS	140 S.F.	140 S.F.
ARCHITECTURAL PROJECTION		
ELEVATIONS B & C	20 S.F.	20 S.F.
TOTAL SQUARE FOOTAGE		
ELEVATIONS B & C	2216 S.F.	
TOTAL SQUARE FOOTAGE		
ELEVATIONS B	2196 S.F.	
MAXIMUM SQUARE FOOTAGE		
ELEVATIONS B	2216 S.F.	

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION. USER.

Revisions: 4
Keyed Notes:

1. REFER TO GENERAL ARCHITECTURAL NOTES AND SPECIFICATIONS FOR MATERIALS, FINISHES, AND JOINTS. CONSTRUCTION INFORMATION. REFER TO SHEET FOR STANDARD ARCHITECTURAL DETAILS. REFER TO STRUCTURAL DRAWINGS FOR SPECIFIC CONSTRUCTION SPECIFICATIONS AND DIMENSIONS. THIS ARCHITECT'S OFFICE SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES PRIOR TO START OF CONSTRUCTION. ALL DISCREPANCIES ARE NOT APPROVED FOR CONSTRUCTION PURPOSES UNTIL THEY HAVE BEEN REVIEWED AND APPROVED BY THE APPLICABLE JURISDICTION'S BUILDING SAFETY DEPARTMENT. CONTRACTOR SHALL VERIFY ALL DIMENSIONS FOR VERIFICATION OF APPROVAL AND READ ALL SHEETS THOROUGHLY PRIOR TO START OF CONSTRUCTION.
2. REFER TO ULL/C.C.E.S. APPROVED TESTING FACILITY CERTIFICATION NUMBERS FOR SPECIFIED ASSEMBLY OF COMPONENTS AND PRODUCTS THAT ARE REFERENCED BY DIVISION AND SPECIFICATIONS. DIMENSIONS OF FLOOR PLANS ARE SHOWN TO FACE OF STUD. TYPICALLY UNLESS OTHERWISE NOTED, CONTRACTOR TO VERIFY ALL OPENING REQUIREMENTS OF ALL DOOR AND WINDOW UNITS PRIOR TO START OF CONSTRUCTION.
3. PROVIDE INSULATION AT ALL WALL AND CEILING LOCATIONS. SEPARATING UNCONDITIONED FROM UNCONDITIONED SPACES. REFER TO WALL SCHEDULE AND GENERAL ARCHITECTURAL NOTES FOR MINIMUM WALL AND CEILING INSULATION REQUIREMENTS.
4. PROVIDE SECURITY DEVICE.
5. REFER TO GENERAL ARCHITECTURAL NOTES, DIVISION 6, FOR FIVE DRAFT STOPS.
6. REFER TO GENERAL ARCHITECTURAL NOTES, DIVISION 12, FOR MATERIALS, SPECIFICATIONS, AND FINISHES REQUIREMENTS.
7. AIR HANDLER. REFER TO MECHANICAL DRAWINGS FOR PROPER LOCATION. REFER TO GENERAL ARCHITECTURAL NOTES, DIVISION 15 FOR ADDITIONAL INFORMATION.
8. COORDINATE CLOSET ROD AND/OR SHELVES WITH BUILDER. CEILING HEIGHT TO MATCH ADJACENT ROOM UNITS.
9. EXTERIOR CONCRETE PLATFORM. REFER TO GENERAL ARCHITECTURAL NOTES, DIVISION 3.
10. LINE OF SOFFIT/CEILING TRANSITION. REFER TO INTERIOR ELEVATIONS AND EXTERIOR ELEVATIONS FOR ADT. INFO.
11. PROVIDE 1"X1"X1" CORE WOOD/DOOR AND FRAME. SELF-CLOSING. SELF-LATCHING WITH SMOKE CONTROL, SWEEPS AND SEALS AT THIS LOCATION.
12. EXTERIOR GYPSUM BOARD AT CEILING. REFER TO GENERAL ARCHITECTURAL NOTES, DIVISION 9 FOR ADT. INFO.
13. ATTIC SCUTTLE. REFER TO GENERAL ARCHITECTURAL NOTES, DIVISION 1.
14. WATER HEATER ON 1"X1"X1" PLATFORM WITH 1"X1"X1" FULL SIZE DRAIN LINE TO EXTERIOR. MIN. 1" ABOVE GRADE. REFER TO GENERAL ARCHITECTURAL NOTES, DIV. 15 AND/OR DIV. 15 AS APPLIES.
15. UTILITY SERVICE LOCATE EQUIPMENT AND METERS PER UTILITY COMPANY SPECIFICATIONS AND STANDARDS. CONTRACTOR TO VERIFY SERVICE BEING PROVIDED.
16. LINEN CLOSET. TWO SHELVES PER OWNER.
17. BASE CLOSET/LINEN. SEE INT. ELEV.
18. LINE OF UPPER CLOSET SHELVES.
19. COMPLETION AIR VENT. REFER TO MECHANICAL SHEETS FOR SIZE AND LOCATION.
20. ISLAND/PENINSULA. CONTRACTOR TO COORDINATE WITH PARTY WALL HEIGHT AND MATERIAL. WITH BUILDER. PROVIDE ELECTRICAL CONDUIT IN FLOOR SLAB AS REQUIRED. COORDINATE WITH ALL TRADES.
21. COURTYARD GATE PER OWNER.
22. COORDINATE FRESH FLOOR MATERIAL AND LIMIT OF FRESH W/ OWNER.
23. COORDINATE CLOSET SHELVING WITH BUILDER.
24. REFER TO ELECTRICAL DRAWINGS FOR SMOKE DETECTORS AND EXHAUST FAN LOCATIONS AND WIRING REQUIREMENTS.
25. BITE WALL. (W/ST. TO MATCH RESIDENCE).
26. 1"X1"X1" GYPSUM BOARD AT CEILING. CEILING TO MATCH 5"X1"X1" TYPE 1" GYPSUM BOARD SHALL BE REQUIRED AT ENTIRE GARAGE CEILING WHEN FLOOR FRAMING IS ABOVE.
27. PROVIDE POSITIVE DRAINAGE TO EXTERIOR OF COURTYARD. CONTRACTOR TO VERIFY.

LENNAR

Desert Series - 45' Product
Lennar
1150 W. Grove Parkway
Suite 110
Tempe, AZ 85283
Phone: (480) 345-0077

Linderth associates, inc.
8130 North 86th Place
Scottsdale, Arizona 85258
Phone: (480) 941-0840
Project Mgr: Mark Rakors

A1.1
PLAN 45-1

I HEREBY CERTIFY THAT I AM THE OWNER OR THE DULY AUTHORIZED OWNER'S AGENT OF THE PROPERTY SHOWN ON THIS PLOT PLAN, AND FURTHER THAT THIS IS A COMPLETE AND ACCURATE PLAN SHOWING ALL CORRECT RECORDED LOT DIMENSIONS AND SETBACKS OF ALL STRUCTURES.

BY: _____

DATE: _____

ALL ELEMENTS OF THIS SITE ARE SUBJECT TO FIELD VERIFICATION BY THE CITY OF SURPRISE.

CITY OF SURPRISE

STANDARD PLAN

SITE PLAN

LENNAR®

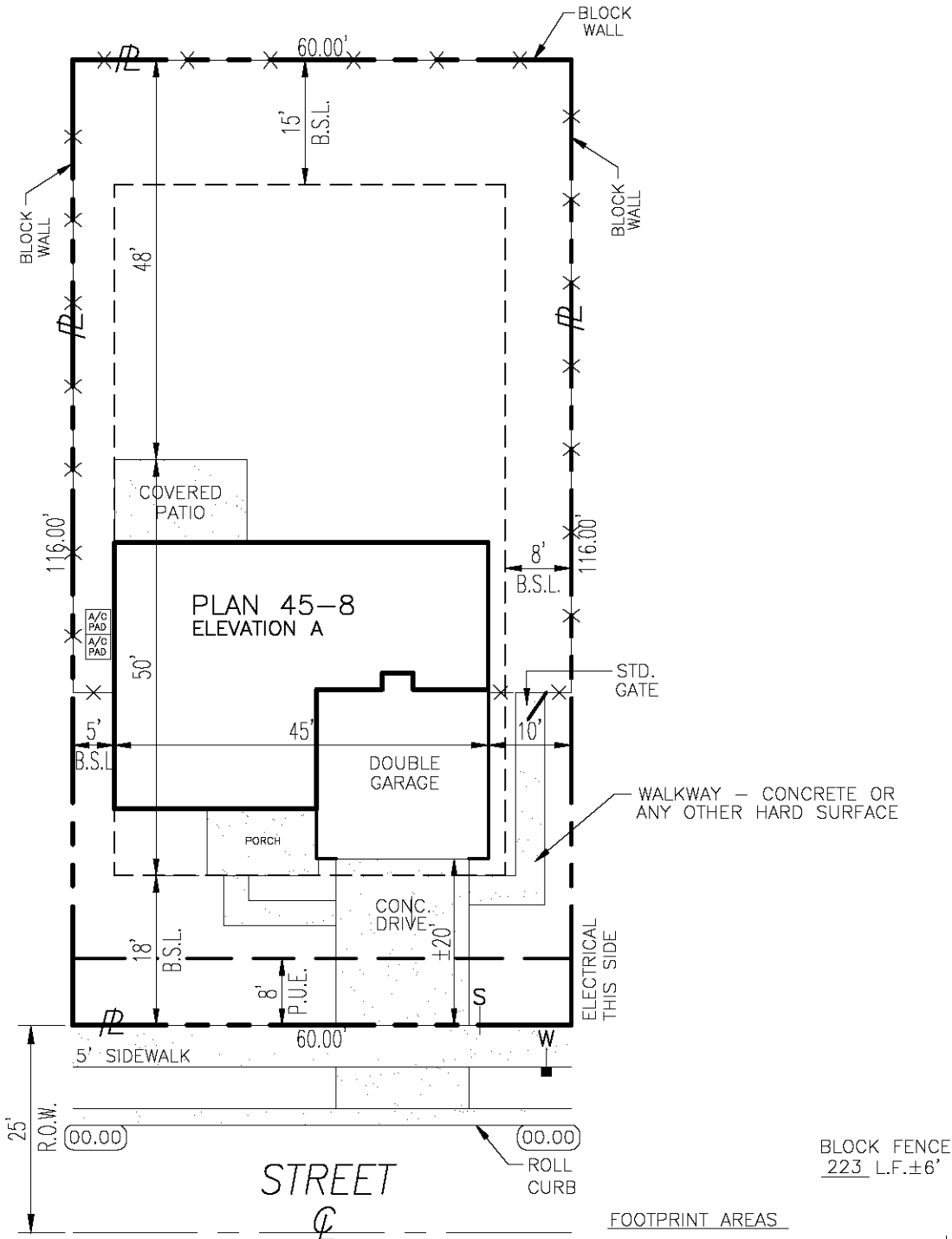
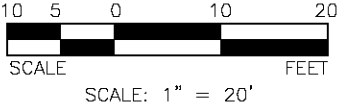
1150 West Grove Parkway, Suite #110

Tempe, Arizona 85283

Telephone: (480) 345-0077

Fax: (480) 345-0265

FENCES SHOWN ARE INCLUDED WITH THE BUILDING PERMIT. IF FENCE IS NOT SHOWN A SEPARATE PERMIT WILL BE REQUIRED.



FOOTPRINT AREAS	
1st. FLR. LIV. AREA	= 1,140
GARAGE AREA	= 423
PORCH AREA	= 105
PATIO AREA	= 160
LOT AREA	= 6,960
TOTAL FOOTPRINT AREA	= 1,828
BUILDING COVERAGE %	= 26.3%

ADDITIONAL AREAS	
2nd. FLR. LIV. AREA	= 1,367

LOCATION OF ALL UTILITY LINES ARE APPROXIMATE AND ARE SUBJECT TO FIELD CHANGE. VERIFY WITH "BLUE STAKE" FOR EXACT LOCATION. (602) 263-1100.

OPTIONS:	NUMBER OF BEDRM: _____	NUMBER OF BATHRM: _____	<div>LEGEND</div> <div><div><div></div></div><div>PROPERTY LINE</div><div><div><div></div></div><div>FENCE</div><div><div></div></div><div>BUILDING SETBACKS</div><div><div></div></div><div>EASEMENTS</div></div></div> <div><div><div></div></div><div>GAS METER</div><div><div></div></div><div>ELECTRICAL METER</div><div><div></div></div><div>JUNCTION BOX</div><div><div></div></div><div>CABLE TV</div><div><div></div></div><div>A/C UNIT</div></div>
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SUBDIVISION NAME: ASANTE PHASE 1, UNIT 1	LOT NUMBER: TYPICAL LOT	ADDRESS:	DATE:
APN: _____	STD. MODEL: 45-8	SURPRISE, ARIZONA	04/22/09

SUBDIVISION NAME: ASANTE PHASE 1, UNIT 1	LOT NUMBER: <u>TYPICAL LOT</u>	ADDRESS:	DATE:
APN: _____	STD. MODEL: _____	SURPRISE, ARIZONA	04/22/09

SUBDIVISION NAME: <u>ASANTE PHASE 1, UNIT 1</u>		LOT NUMBER: <u>TYPICAL LOT</u>	ADDRESS:	DATE:
APN: _____		STD. MODEL: _____	SURPRISE, ARIZONA	04/22/09

I HEREBY CERTIFY THAT I AM THE OWNER OR THE DULY AUTHORIZED OWNER'S AGENT OF THE PROPERTY SHOWN ON THIS PLOT PLAN, AND FURTHER THAT THIS IS A COMPLETE AND ACCURATE PLAN SHOWING ALL CORRECT RECORDED LOT DIMENSIONS AND SETBACKS OF ALL STRUCTURES.

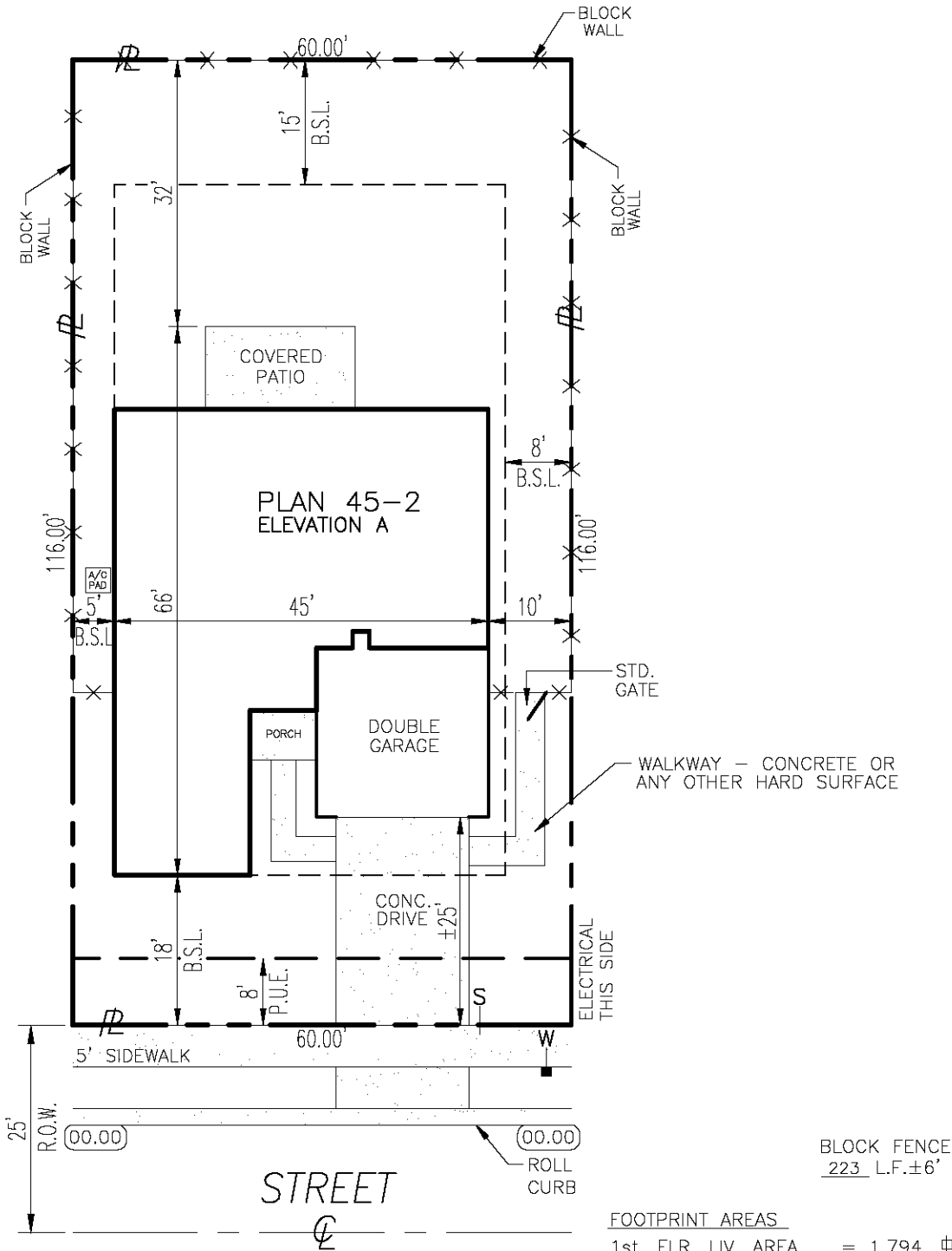
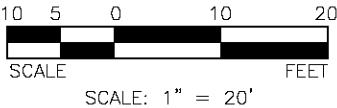
BY: _____

DATE: _____

ALL ELEMENTS OF THIS SITE ARE SUBJECT TO FIELD VERIFICATION BY THE CITY OF SURPRISE.

CITY OF SURPRISE
STANDARD PLAN
SITE PLAN
LENNAR®
1150 West Grove Parkway, Suite #110
Tempe, Arizona 85283
Telephone: (480) 345-0077
Fax: (480) 345-0265

FENCES SHOWN ARE INCLUDED WITH THE BUILDING PERMIT. IF FENCE IS NOT SHOWN A SEPARATE PERMIT WILL BE REQUIRED.



BLOCK FENCE
223' L.F. ± 6'

FOOTPRINT AREAS	
1st. FLR. LIV. AREA	= 1,794
GARAGE AREA	= 422
PORCH AREA	= 48
PATIO AREA	= 180
LOT AREA	= 6,960
TOTAL FOOTPRINT AREA	= 2,444
BUILDING COVERAGE %	= 35.1%

ADDITIONAL AREAS	
2nd. FLR. LIV. AREA	= N/A

LOCATION OF ALL UTILITY LINES ARE APPROXIMATE AND ARE SUBJECT TO FIELD CHANGE. VERIFY WITH "BLUE STAKE" FOR EXACT LOCATION. (602) 263-1100.

OPTIONS:	NUMBER OF BEDRM: _____		OPTIONS PROPERTY LINE FENCE BUILDING SETBACKS EASEMENTS	<input type="checkbox"/> GAS METER
	NUMBER OF BATHRM: _____			<input type="checkbox"/> ELECTRICAL METER <input type="checkbox"/> JUNCTION BOX <input type="checkbox"/> CABLE TV <input type="checkbox"/> A/C UNIT

SUBDIVISION NAME: ASANTE PHASE 1, UNIT 1	LOT NUMBER: TYPICAL LOT	ADDRESS:	DATE:
APN: _____	STD. MODEL: 45-2	SURPRISE, ARIZONA	04/22/09

I HEREBY CERTIFY THAT I AM THE OWNER OR THE DULY AUTHORIZED OWNER'S AGENT OF THE PROPERTY SHOWN ON THIS PLOT PLAN, AND FURTHER THAT THIS IS A COMPLETE AND ACCURATE PLAN SHOWING ALL CORRECT RECORDED LOT DIMENSIONS AND SETBACKS OF ALL STRUCTURES.

BY: _____

DATE: _____

ALL ELEMENTS OF THIS SITE ARE SUBJECT TO FIELD VERIFICATION BY THE CITY OF SURPRISE.

CITY OF SURPRISE

STANDARD PLAN

SITE PLAN

LENNAR®

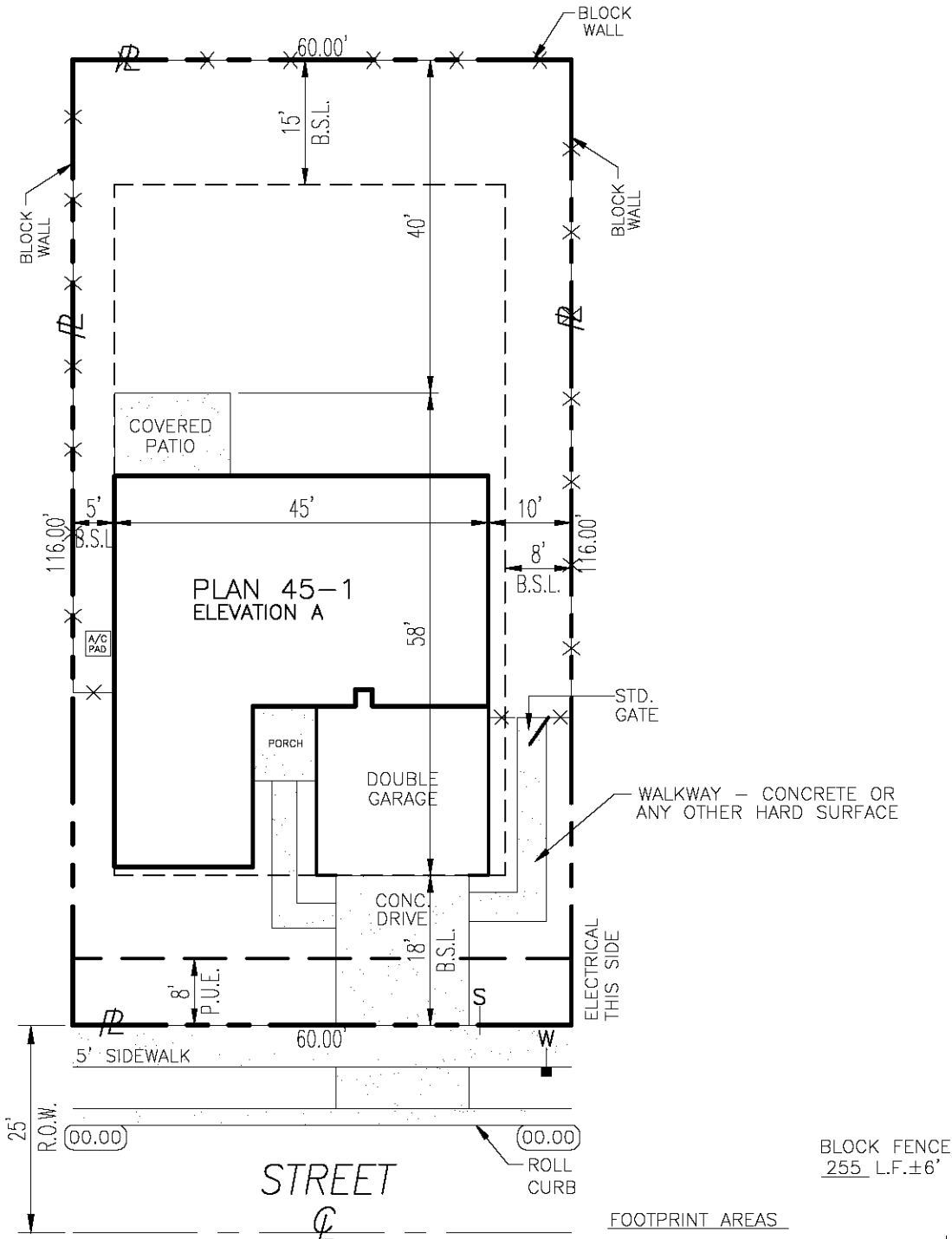
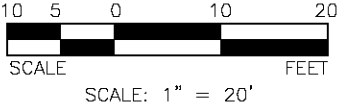
1150 West Grove Parkway, Suite #110

Tempe, Arizona 85283

Telephone: (480) 345-0077

Fax: (480) 345-0265

FENCES SHOWN ARE INCLUDED WITH THE BUILDING PERMIT. IF FENCE IS NOT SHOWN A SEPARATE PERMIT WILL BE REQUIRED.



FOOTPRINT AREAS	
1st. FLR. LIV. AREA	= 1,563
GARAGE AREA	= 424
PORCH AREA	= 69
PATIO AREA	= 140
LOT AREA	= 6,960
TOTAL FOOTPRINT AREA	= 2,196
BUILDING COVERAGE %	= 31.6%

ADDITIONAL AREAS	
2nd. FLR. LIV. AREA	= N/A

LOCATION OF ALL UTILITY LINES ARE APPROXIMATE AND ARE SUBJECT TO FIELD CHANGE. VERIFY WITH "BLUE STAKE" FOR EXACT LOCATION. (602) 263-1100.

OPTIONS:	NUMBER OF BEDRM: _____	<div>OPTIONAL</div>	<div><div></div> OPTIONS</div> <div><div></div> PROPERTY LINE</div> <div><div></div> FENCE</div> <div><div></div> BUILDING SETBACKS</div> <div><div></div> EASEMENTS</div>	<div><div></div> GAS METER</div> <div><div></div> ELECTRICAL METER</div> <div><div></div> JUNCTION BOX</div> <div><div></div> CABLE TV</div> <div><div></div> A/C UNIT</div>
	NUMBER OF BATHRM: _____			

SUBDIVISION NAME: ASANTE PHASE 1, UNIT 1	LOT NUMBER: TYPICAL LOT	ADDRESS:	DATE:
APN: _____	STD. MODEL: _____	SURPRISE, ARIZONA	04/22/09



Asante

FS12-083

Ord. 2012-07

**Map and
Land Use
Change**

ORDINANCE 2012-07

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, APPROVING AN AMENDMENT TO A PLANNED AREA DEVELOPMENT KNOWN AS "ASANTE," FS12-083. THE SUBJECT PROPERTY IS LOCATED ON THE NORTHERN CORNER OF GRAND AVENUE AND 163RD AVENUE.

WHEREAS, this Ordinance was properly noticed for public hearing and the necessary hearings and opportunity for public input were completed; and

WHEREAS, the amendment to the Asante Planned Area Development, FS12-083, was recommended for approval by the City of Surprise Planning and Zoning Commission on June 7, 2012; and

WHEREAS, the amendment is in harmony with the purposes and intent of the zoning ordinance, the plan for the area, and the Surprise General Plan 2030.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and City Council of the City of Surprise, as follows:

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

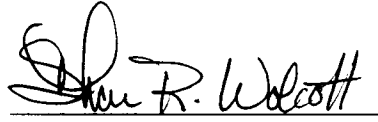
Section 2. The Amendment to the Asante Planned Area Development, submitted as application FS12-083, a copy of which is on file in the Community and Economic Development Department, is approved.

Section 3. All present and future owners of the property described in the staff report shall develop the property only in accordance with the requirements and exhibits found in the Asante Planned Area Development document, as amended, and in compliance with the findings contained in the Report to the City Council attached.

Section 4. This Ordinance shall become effective thirty-one (31) days after formal passage by the Council.

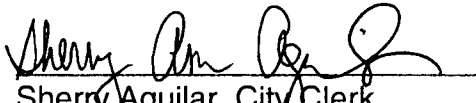
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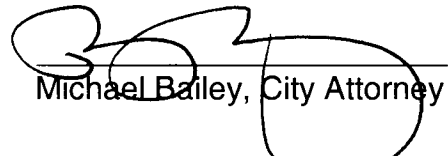
APPROVED AND ADOPTED this 26 day of June, 2012.


Sharon R. Wolcott, Mayor

Attest:

Approved as to form:


Sherry Aguilar, City Clerk


Michael Bailey, City Attorney

Yeas: Mayor Wolcott, Vice Mayor Williams, Council Members; Biundo, Alton,
Villanueva, and Hall

Nays: Council Member Woodard



*Asante
Planned Area
Development
Surprise, AZ*

Lennar Communities Development, Inc.

(Amended 6-26-12)

(Approved 11-24-04)

(8-11-04)

(7-14-04)

(4-21-04)



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- C EXISTING SITE CONDITIONS**
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- K PHASING PLAN**
- L SCHOOLS**
- M STIPULATIONS**

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. Bolyan 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.

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

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

Uses	Acres (gross)	Max. Density*	Max. Dwellings
Commercial	101.3		
M/HDR	127.9	8.3 DU/ac	1062 DU
Total	229.2		1062 DU
			(4.6 DU/ac avg.)

*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 Z- lot, zero lot line, cluster, alley loaded and single family attached and detached dwellings with home sites sizes ranging from 48'x95' to 80'x125' 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

Uses	Acres (gr)	Target Density*	Max. Dwellings
M/HDR	219.5	8.0 DU/ac	1,756 DU
LDR	904.3	4.1 DU/ac	3,708 DU
Elem. School	31.1		
Parks/ Facilities	108.2		
Total	1278.9 Ac		5,464 DU
			(4.3 DU/ac avg.)

*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.

Area	Use*	Area (Gr)**	Base Zone***	Comment
1.1	Comm	6.8 Ac	C-2	
1.2	Comm	93.6	C-2	
1.4	Comm	19.0	C-2	
1.5	M/HDR	24.3	R-1, R-2, R-3	
1.6	M/HDR	28.2	R-1, R-2, R-3	
1.7	LDR	59.4	R1-5	
1.9	LDR	31.5	R1-5	
1.10	LDR	40.3	R1-5	
1.11	LDR	33.1	R1-5	
1.12	LDR	45.5	R1-5	
1.13	LDR	30.7	R1-5	
1.14	PP/F	57.2	R1-5	Urban Park
1.15	ES	16.1	R1-5	School Site
1.16	M/HDR	6.4	R-1, R-2, R-3	Church Site
1.17	M/HDR	32.8	R-1, R-2, R-3	
2.1	LDR	12.1	R1-5	
2.2	LDR	21.9	R1-5	
2.3	M/HDR	22.9	R-1, R-2, R-3	
2.4	LDR	20.1	R1-5	
2.5	LDR	19.2	R1-5	
2.6	PP/F	39.3	R1-5	Community Park
2.7	LDR	19.0	R1-5	
2.8	LDR	44.1	R1-5	
2.9	M/HDR	23.6	R-1, R-2, R-3	
2.10	LDR	30.5	R-1, R-2, R-3	
2.11	Comm	5.0	C-2	
2.12	Comm	8.1	C-2	
2.13	LDR	15.5	R1-5	
3.1	M/HDR	21.2	R-1, R-2, R-3	
3.2	M/HDR	12.9	R-1, R-2, R-3	
3.3	LDR	19.0	R1-5	
3.4	LDR	34.1	R1-5	
3.5	PP/F	3.0	R1-5	Reservoir Site
3.6	LDR	28.0	R1-5	
3.7	LDR	46.41	R1-5	
3.8	LDR	31.9	R1-5	
3.9	LDR	15.8	R1-5	
3.10	LDR	15.1	R1-5	
3.11	LDR	36.0	R1-5	
3.12	M/HDR	21.0	R-1, R-2, R-3	

3.13	LDR	18.6	R1-5	
4.1	LDR	32.1	R1-5	
4.2	M/HDR	26.2	R-1, R-2, R-3	
4.3	M/HDR	21.6	R-1, R-2, R-3	
4.4	M/HDR	24.0	R-1, R-2, R-3	
4.5	LDR	35.157.3	R1-5	
4.7	M/HDR	28.3	R-1, R-2, R-3	
4.8	PP/F	2.9	R-1, R-2, R-3	Fire Station Site
4.9	LDR	21.1	R1-5	
4.10	ES	14.5	R1-5	School Site
4.11	LDR	47.3	R1-5	
4.12	LDR	22.0	R1-5	

*Uses: Comm = Commercial; M/HDR = Medium/H1gh 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.

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

*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

Base Zone	C-2
Area #	1.1-1.4, 2.11-2.12

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

Lot Category	A	B	C	E	F
Typical Lot	48' x 110'	53' x 110'	60' x 116'	70' x 120'	80' x 125'
Max. Allowed % Distribution(1)(4)	20%	20%	20%	20%	12%
Zoning District	R1-5 PAD	R1-5 PAD	R1-5 PAD	R1-5 PAD	R1-5 PAD
Min. Area	5,280 sf	5,830 sf	6,380 sf	7,480 sf	8,580 sf
Min. Width	48'	53'	58'	68'	78'
Max. House Width	35'	40'	47'	57'	65'
Min. Depth	110'	110'	110'	110'	110'
Bldg Setbacks (2)					
Front	12' for living area or side entry garage 18' for garage	12' for living area or side entry garage 18' for garage	12' for living area or side entry garage 18' for garage	12' for living area or side entry garage 18' for garage	12' for living area or side entry garage 18' for garage
Side(5)	5'/8'	5'/8'	5'/8'	5'/8'	5'/8'
Street Side(3)	13' Single Story	13' Single Story	13' Single Story	13' Single Story	13' Single Story
	20' Multi-story	20' Multi-story	20' Multi-story	20' Multi-story	20' Multi-story
Rear	15'	15'	15'	15'	15'
Rear Adj. to Arterial(6)	20' Single Story	20' Single Story	20' Single Story	20' Single Story	20' Single Story
	25' Multi-story	25' Multi-story	25' Multi-story	25' Multi-story	25' Multi-story
Min. Distance Between Houses	10'	10'	10'	10'	10'
Bldg. Height	30'	30'	30'	30'	30'

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 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').

Medium/High Density Residential Development Standards, Table 2

(Lot Diagrams are shown in Tab G)

			Cluster Type	Zero Lots
			Alley Loaded	Z-Lots
Minimum subdivision size			1 acre	N/A
Min. Lot Area – Square footage			1,200	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)	3'		5'
Sides	(4)	0'		0'/5'
Sides – Aggregate	(8)	10'		10'
Minimum Distance Between buildings	(6)(7)	10'		10'
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 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 pop-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

Item	Points Available	Points Requested	Description	Comments
A	1	0	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.	
B	2	2	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.	All corner lots to be expanded or include landscape tract.
C	3	0	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.	
D	3	0	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.	
E	2	2	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.	Front setbacks shall be staggered in 3' increments.

F	4	4	Design and construct 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.	Drainage ways and retention are to be integrated into HOA maintained greenbelts and parks that meander.
G	2	2	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.	An interconnected system of Homeowner Association maintained landscaped open space will be visible from streets at key points within & between neighborhoods with Crime Prevention Through Environmental Design (CPTED) principles & natural surveillance encouraged.
H	3	0	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.	
1.1	2	0	Provide a minimum six-foot separation between the curb and sidewalk on all arterial and collector streets and install 8' sidewalks.	
1.2	2	0	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;	

1.3	4	0	<p>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.</p> <p>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.</p>	
1.4		0	<p>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.</p>	

J	4	0	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.	
K	4	4	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 "stem of the T"). 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	No lots will be centered on 'T' intersections. A combination of items K1, K2 or K3 will be used.
K.1			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.	
K.2			The side yard boundary between two Residential Building Lots; or	
K.3			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.	

L	6	6	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.	Connections between residential and commercial are provided. See sketches in Tab I. Two per tract/three required.
M	6	6	Install traffic calming devices such as traffic circles, raised paving, landscaped diverters, and other landscaping devices.	Calming devices such as raised textured surface calming will be installed and shown on pre-plats as approved by City and Fire Chief.
N	6	6	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.	Paths will connect residential neighborhoods with schools and parks.
O	2	0	Construct decorative hardscape features at the entrance to each major section of the Residential Development Project; at all major pedestrian crossings of arterial and collector roads; and at all points where a trail system crosses the road system.	
P	10	10	Donate land to the City for municipal purposes such as fire station sites, police station sites, City parks libraries, etc.	Fire station (3 ac), reservoir site (3 ac) and urban park (50+ ac) will be donated.
Q	6	6	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.	A combination of devices will be used to visually break-up perimeter walls.

R	1-8	4	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.	Pedestrian oriented areas are proposed within commercial areas. The medium/high density residential may provide neo-traditional concepts.
S	1-4	4	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	Pedestrian links/open space corridors between parcels. Linear corridor along railroad with connection to Maricopa County trails system.
Total		56		

Design List C – Architectural

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

Item	Points Available	Points Requested	Description	Comments
A	2	TBD	Prohibit same front elevation on adjoining houses; prohibit the same rear elevation on more than two consecutive adjoining houses visible from arterial.	
B	5	TBD	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, I-shaped floor plans, etc.	
C	3	TBD	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.	
D	1	TBD	Install three distinct roofing types, including colors, textures & component shapes.	
E	5	TBD	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.	
F	2	TBD	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.	
G	2	TBD	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.	

H	2	TBD	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.	
I	3	TBD	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.	
J	2	N/A	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.	
K	2	TBD	Install decorative flat work pavement treatments, such as salt finished concrete, colored concrete or bomanite on at least 25 percent of all lots.	
L	2	TBD	Construct entry walls with walkways from the street to the front entry on 50 percent of all lots.	

M		TBD	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.	
N		TBD	Meet the requirements of Paragraph M on all sides of all multi-story houses.	
O		TBD	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	

Single Family homes will utilize current City of Surprise Design Guidelines

Design List D –Amenities

Item	Points Available	Points Requested	Description	Comments
A	4	4	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.	A comprehensive open space/trail system is provided (see Tab J) that includes paths, benches, ramadas and landscaping.
B	4	0	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.	
C	4	4	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.	Public & private parks and open space will include adult recreation facilities.
D	6	0	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.	

E	12 max	12	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.	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" 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.
F	12 max	12	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.	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.
G	16 max	0	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.	A portion of the project may have a golf course, but this is not shown at this time.
H	10 max	0	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.	The landscaped open space may exceed 10%, however, this application show the minimum allowed 10%.
I	4	0	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.	

J	2-5	0	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		32		

***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.

<u>Parks Type</u>	<u>Ac Proposed</u>
Urban parks	57.2 Ac
Community Parks	39.3 Ac
Neighborhood/Mini/Greenways	<u>30.4 Ac</u>
Totals	126.9 Ac

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

Applicant:

Lennar Communities Development, Inc.
Alan Jones
Jeff Gunderson
1725 W Greentree Drive, Suite 114
Tempe, AZ 85284
Tel: 480-777-4600
Fax: 480-897-2974

Owners:

LCD Asante L.L.C
Jeff Gunderson
1725 W Greentree Drive, Suite 114
Tempe, AZ 85284

HE Capital Asante LLC
Robert Kammerle
2100 McKinney Ave, Suite 1510
Dallas, TX 75201
Tel: 480- 292-7004

Attorney:

Earl, Curley & Lagarde
Stephen C. Earl
3101 N. Central Ave, Suite 1000
Phoenix, AZ 85012
Tel: 602-265-0094

Planner:

ReSEED Advisors LLC
Cindy Paddock
420 W Roosevelt, Suite 107
Phoenix, AZ 85003
Tel: 480.313.6240
Fax: 602.340.1803

Civil Engineer/Surveyor:

DEI Professional Services, LLC
Rich Hoppe
6225 N. 24th St., Suite 200
Phoenix, AZ 85016
Tel: 602-954-0038
Fax: 602-944-8605

Landscape Architect:

McGough Group
Tim McGough

Traffic Engineer:

Task Engineering Company

Ken Howell

5125 N 16th St, Suite A-210

Phoenix, AZ 85016

Tel: 602-277-4224

Fax: 602-277-4228



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JULY 14, 2004
JOB # 03101

**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;

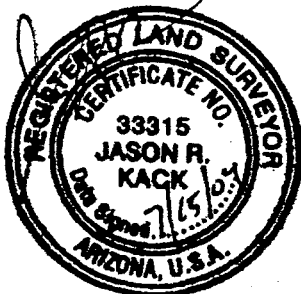
THENCE SOUTH 46 DEGREES 43 MINUTES 16 SECONDS EAST, A DISTANCE OF 1,934.40 FEET; TO A POINT ON A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT BEARS SOUTH 43 DEGREES 19 MINUTES 30 SECONDS EAST, A RADIAL DISTANCE OF 600.00 FEET;

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.





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JULY 14, 2004
JOB # 03101

**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 HEREIN 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;**

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;

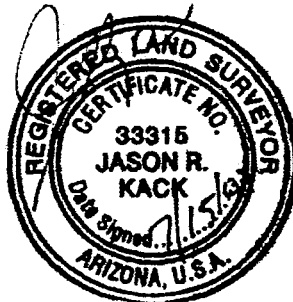
THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 348.91 FEET;

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.





Professional
Services, LLC

Civil Engineering
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JULY 14, 2004
JOB # 03101

**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.





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JULY 14, 2004
JOB # 03101

**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;

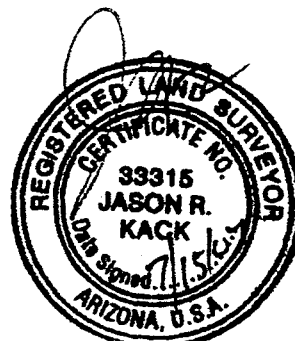
THENCE NORTH 46 DEGREES 58 MINUTES 31 SECONDS WEST, A DISTANCE OF 141.00 FEET;

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.





Professional
Services, LLC

Civil Engineering
Land Surveying
Project Management



JULY 14, 2004
JOB # 03101

**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;

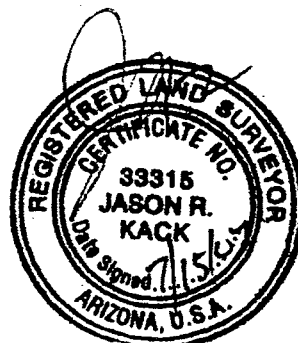
THENCE NORTH 46 DEGREES 58 MINUTES 31 SECONDS WEST, A DISTANCE OF 141.00 FEET;

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.





JULY 14, 2004
JOB # 03101

**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;

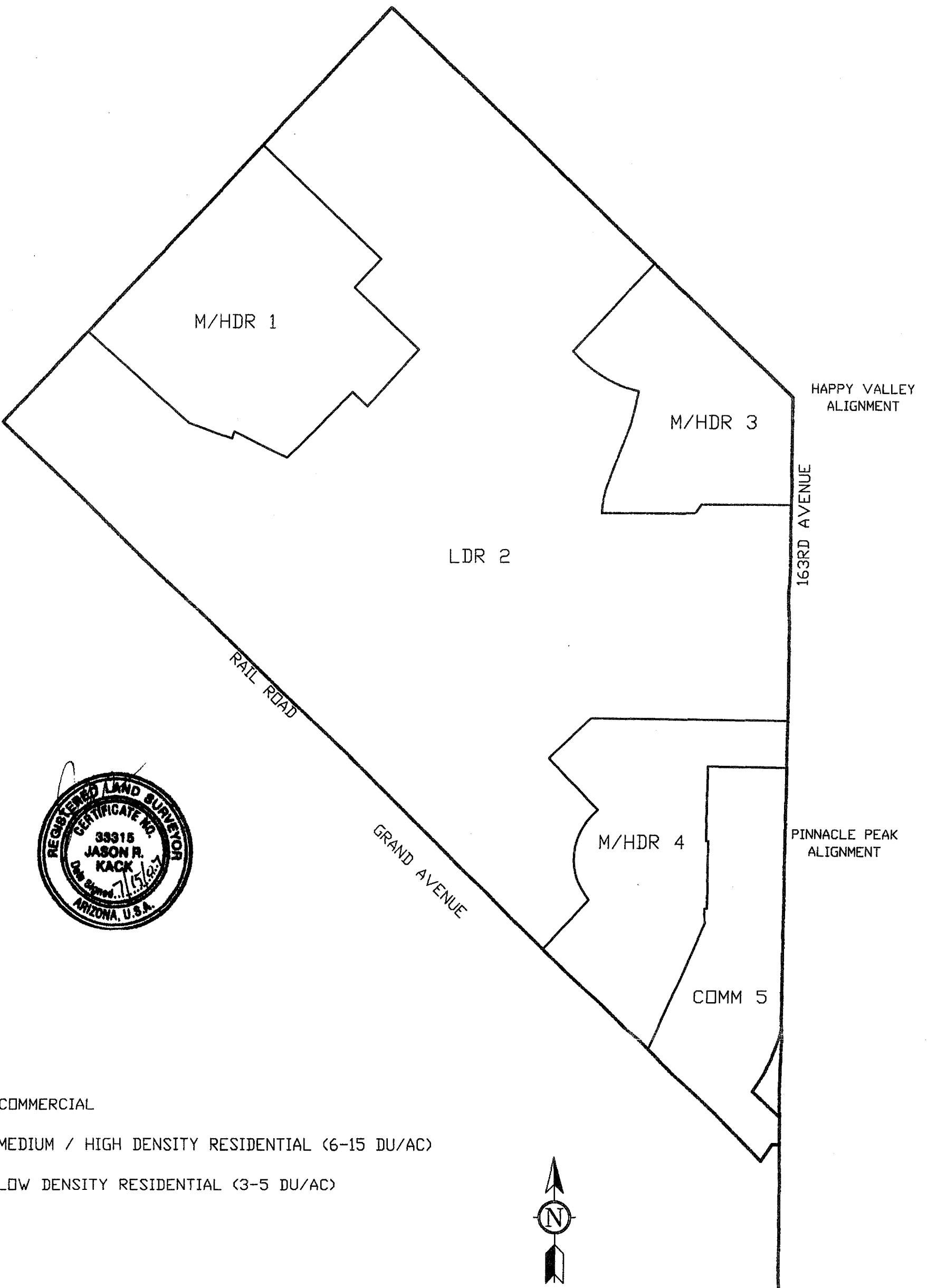
THENCE NORTH 89 DEGREES 08 MINUTES 07 SECONDS WEST, A DISTANCE OF 24.45 FEET;

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.





COMM. COMMERCIAL

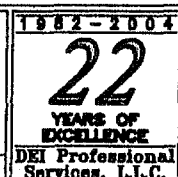
M/HDR MEDIUM / HIGH DENSITY RESIDENTIAL (6-15 DU/AC)

LDR LOW DENSITY RESIDENTIAL (3-5 DU/AC)

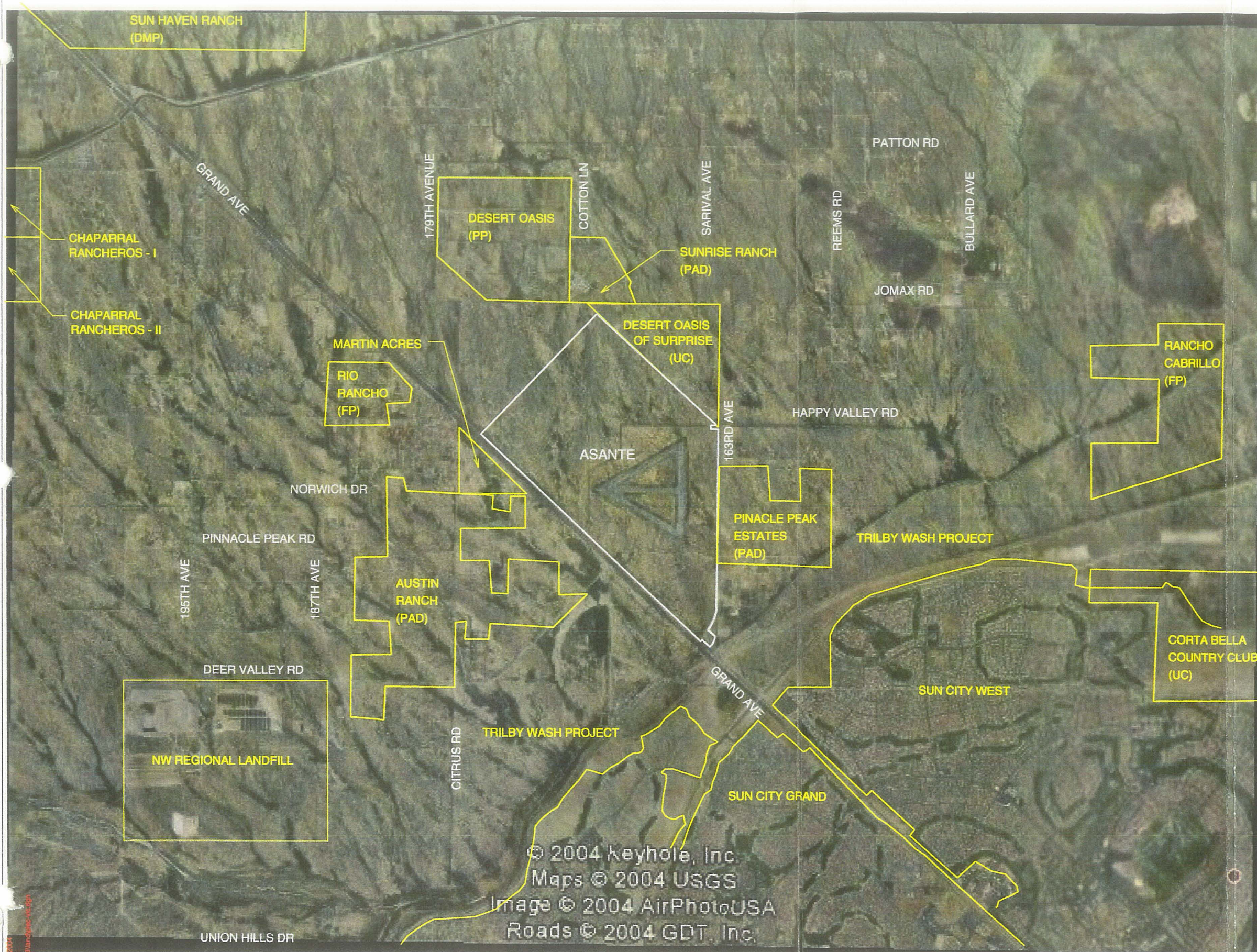


NI PROPERTY
LAND-USE LEGAL KEY MAP REV
03101

DATE: 04/13/04 PROJ. NO: 03101 SCALE: N.T.S. CAD FILE: LAND-USE-KEY-MAP DRAWN:



6225 N. 24th St., Ste. 200
 Phoenix, AZ 85016
 Phone: (602)954-0038
 Fax: (602)944-8605



ASANTE PAD

AREA MAP

LEGEND

- (UC) UNDER CONSTRUCTION
- (PAD) PAD APPROVED / IN PROCESS
- (FP) FINAL PLAT PENDING
- (PP) PRELIMINARY PLATS APPROVED
- (DMP) DEVELOPMENT MASTER PLAN APPROVED

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Maps © 2004 USGS
Image © 2004 AirPhotoUSA
Roads © 2004 GDT, Inc.

DATE: Mar 28, 2004
TIME: 16:35:55
FILE: c:\040009\040009-04.dwg



EXHIBIT
DATE: 4-21-04
N.T.S.



CVL PROJECT: #040009



ASANTE EXISTING SITE CONDITIONS

LEGEND



EXISTING DRAINAGE PATTERN

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Image © 2004 AirPhotoUSA
Maps © 2004 USGS

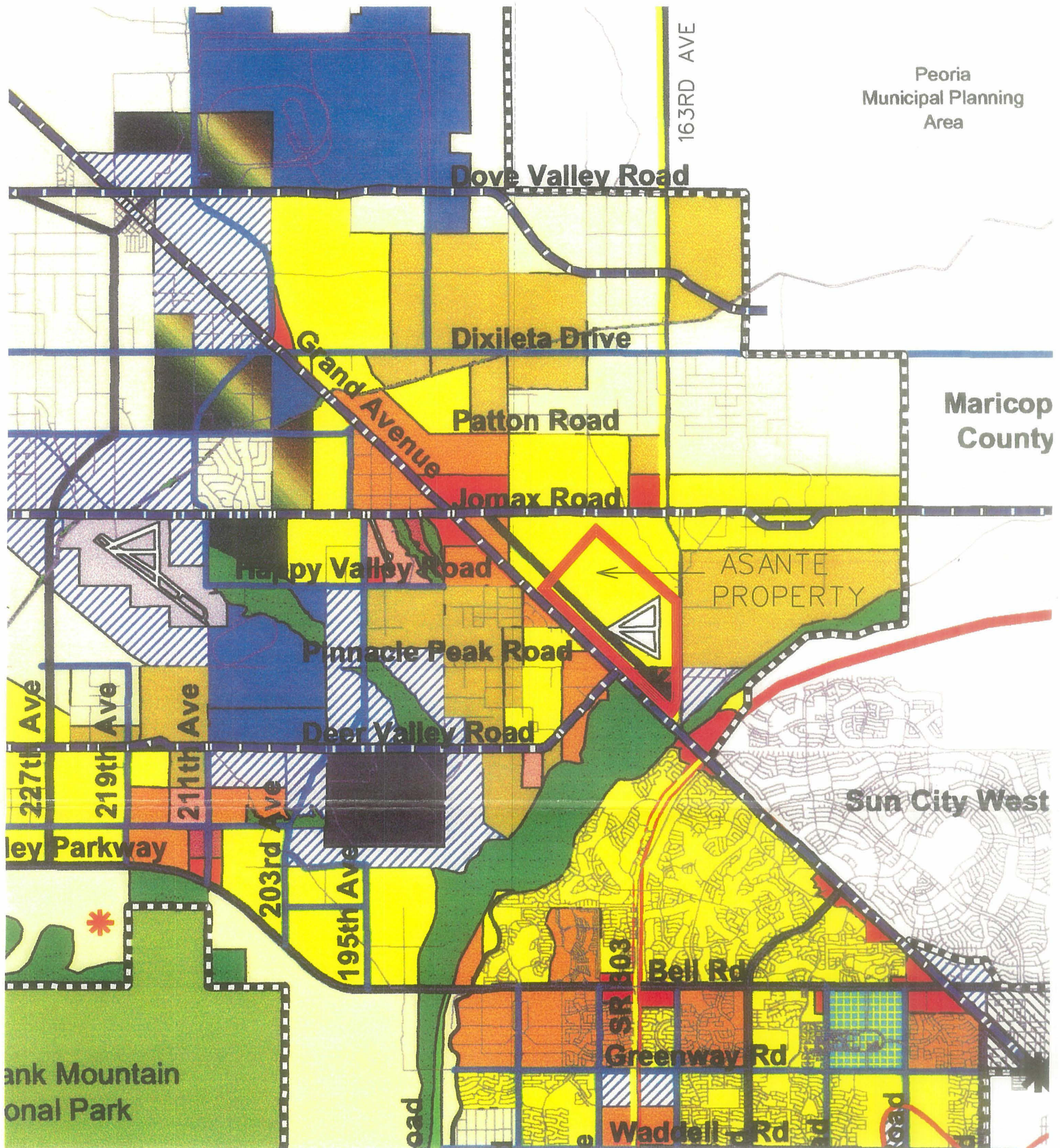
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EXHIBIT
DATE: 4-15-04
N.T.S.



CVL PROJECT: #040009



Land Use Classification

- Airport Preservation
- Rural Residential (0-1 Du's/Ac)
- Suburban Residential (1-3 Du's/Ac)
- Low Density Residential (3-5 Du's/Ac)
- Medium Density Residential (5-8 Du's/Ac)
- Medium/High Density Residential (8-15 Du's/Ac)
- High Density Residential (15-21 Du's/Ac)
- Surprise Center
- Original Townsite
- Commercial
- Employment

- Mixed Use Gateway
- Agriculture
- Landfill
- Military
- Open Space
- Public Facilities
- Proving Grounds
- Mixed-Use Gateway
- Resort Development

* Note: Commercial under 25 acres can be approved in other land use classifications per criteria in the General Plan

Street Classification

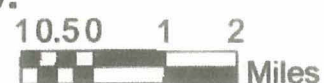
- Principal Arterial
- Major Arterial
- Minor Arterial
- Proposed Principal Arterial
- Proposed Major Arterial
- Proposed Minor Arterial
- Special Corridor
- PARKWAYS
- 1988 MAG Noise Contours
- 1995 Luke A.F.B. Noise Contours (1997 Revised)
- City General Planning Area
- Maricopa County Boundary

General Plan Updates

Case No.	Resolution No.	Approval Dates
GPA03-247	03-204	December 11, 2003
GPA03-248	03-205	December 11, 2003
GPA03-249	03-211	December 11, 2003



Surprise General Plan 2020:
Imagine the Possibilities
City of Surprise, AZ



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 fact.
- 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.

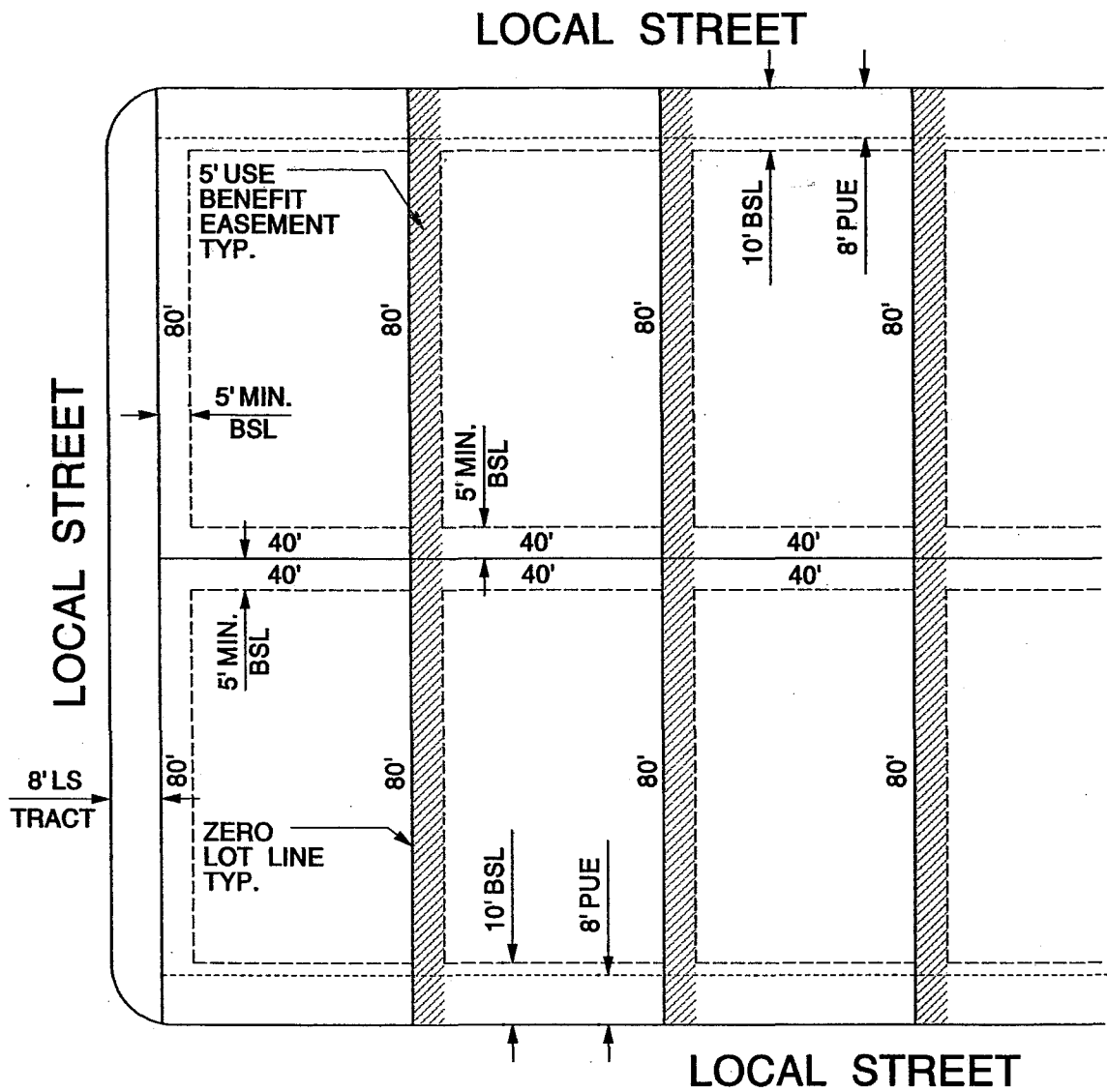


LAND USE PLAN

ASANTE PLANNED AREA DEVELOPMENT, SURPRISE AZ
LCD ASANTE L.L.C. / HE CAPITAL ASANTE L.L.C.

ReSEED
Advisors

DATE: 7-9-04
REV: 5-1-12
JOB# 43220-001



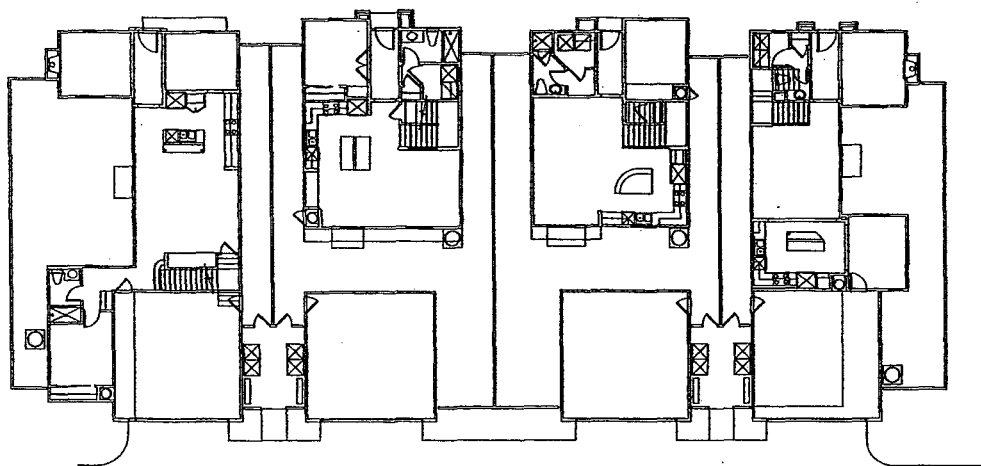
LOT AREA 3,200 S.F

TYPICAL EXAMPLE

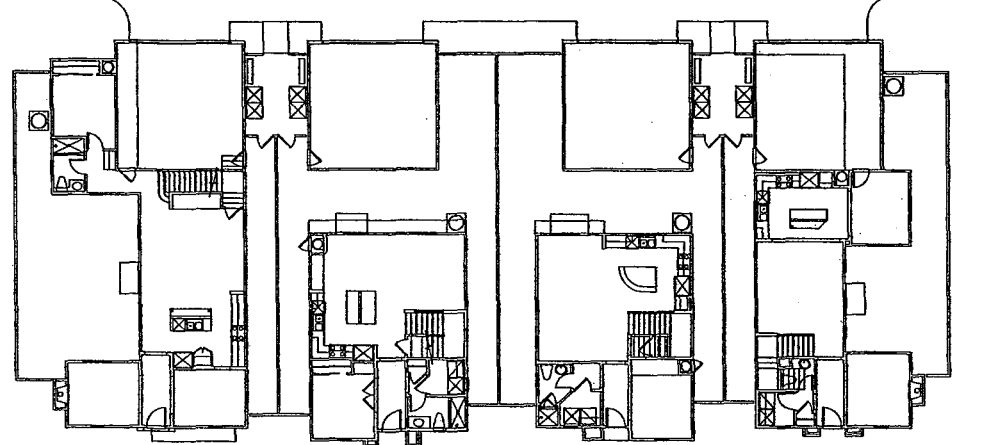
CVL

SCALE: 1"=30' DATE: 5-14-04

ZERO LOT LINE

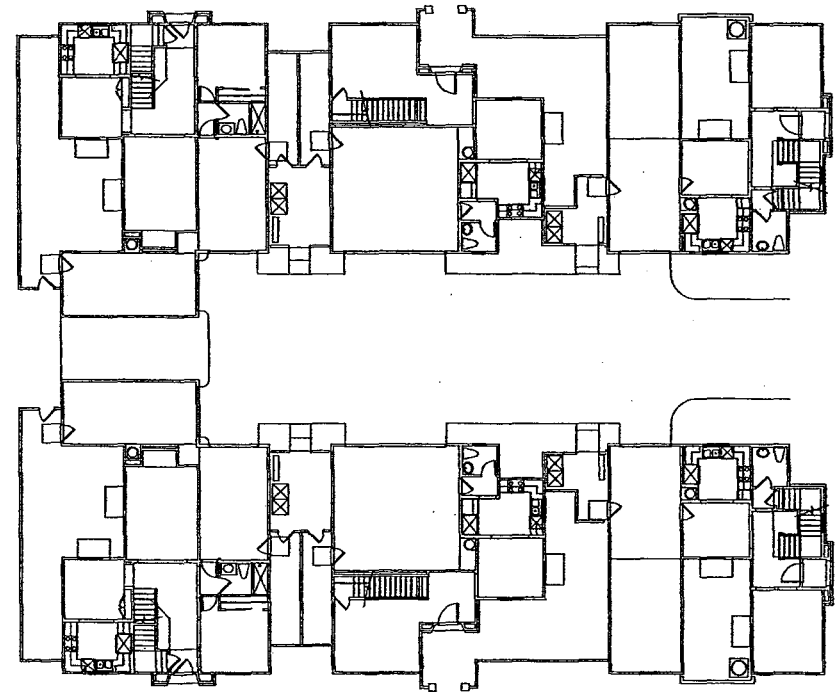


8-PACK

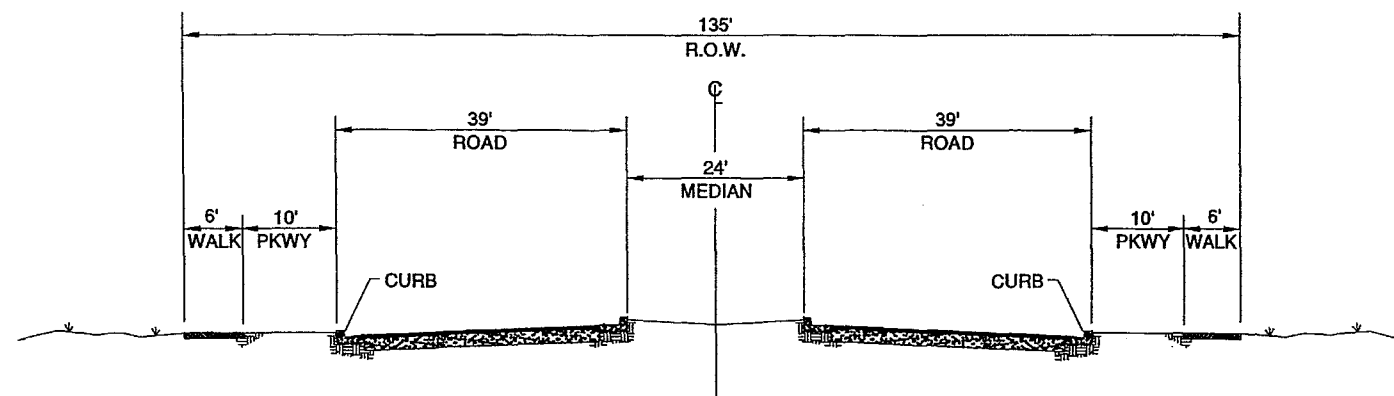


TYPICAL CLUSTER LAYOUT

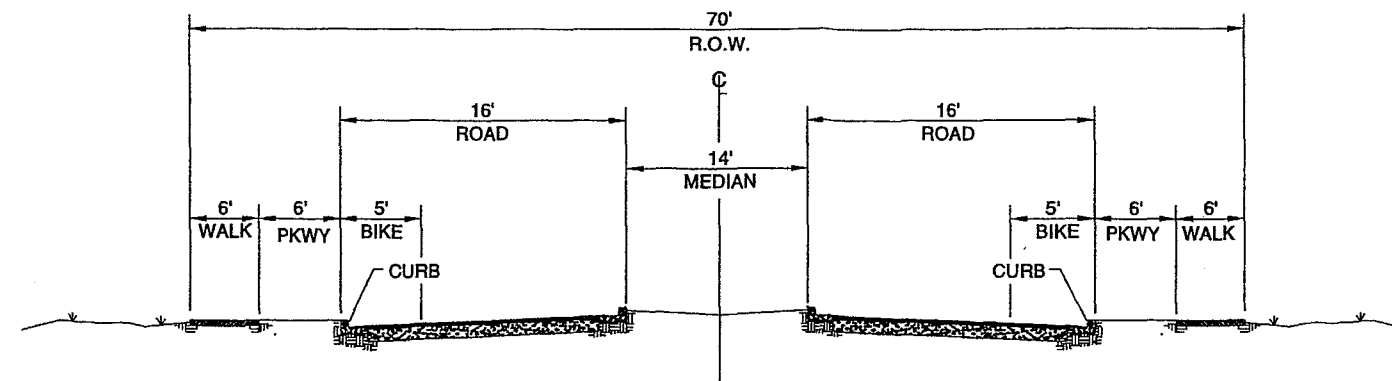
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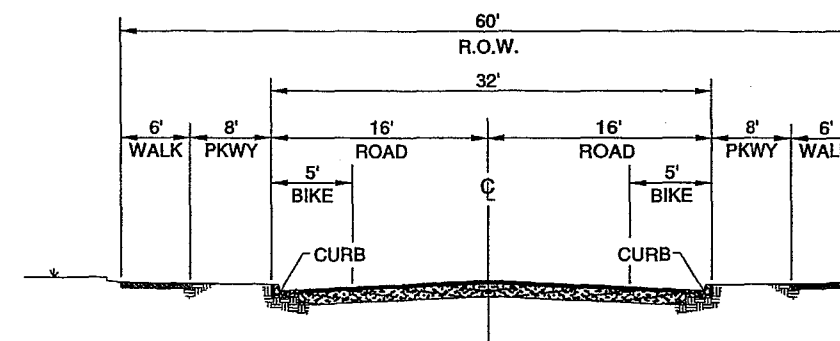
TYPICAL CLUSTER LAYOUT



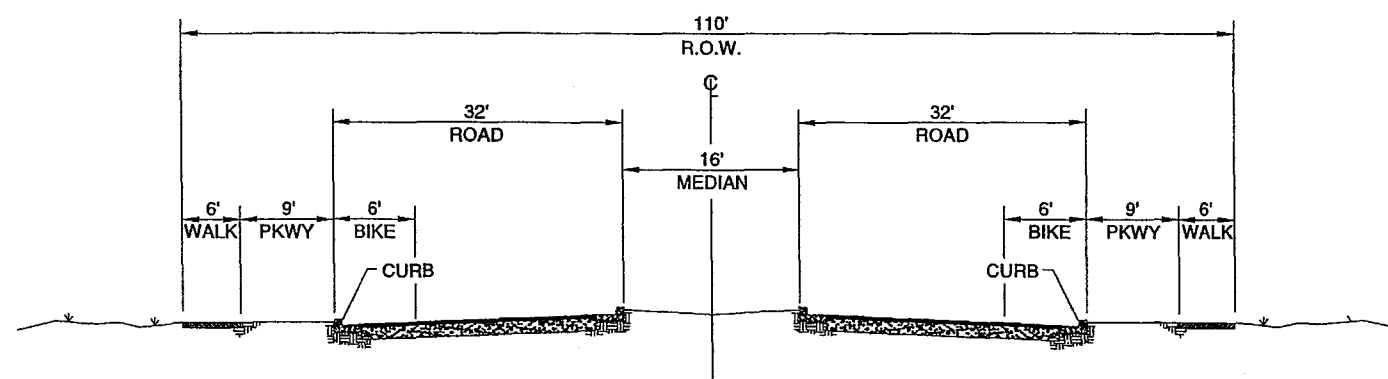
MAJOR ARTERIAL STREET
N.T.S.
(163rd AVENUE & NICHOL RD)



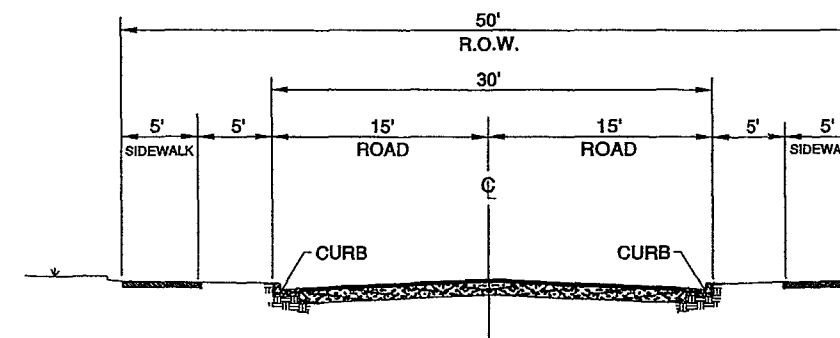
RESIDENTIAL COLLECTOR STREET WITH MEDIAN
N.T.S.



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.

ASANTE PAD

**STREET
SECTIONS**



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

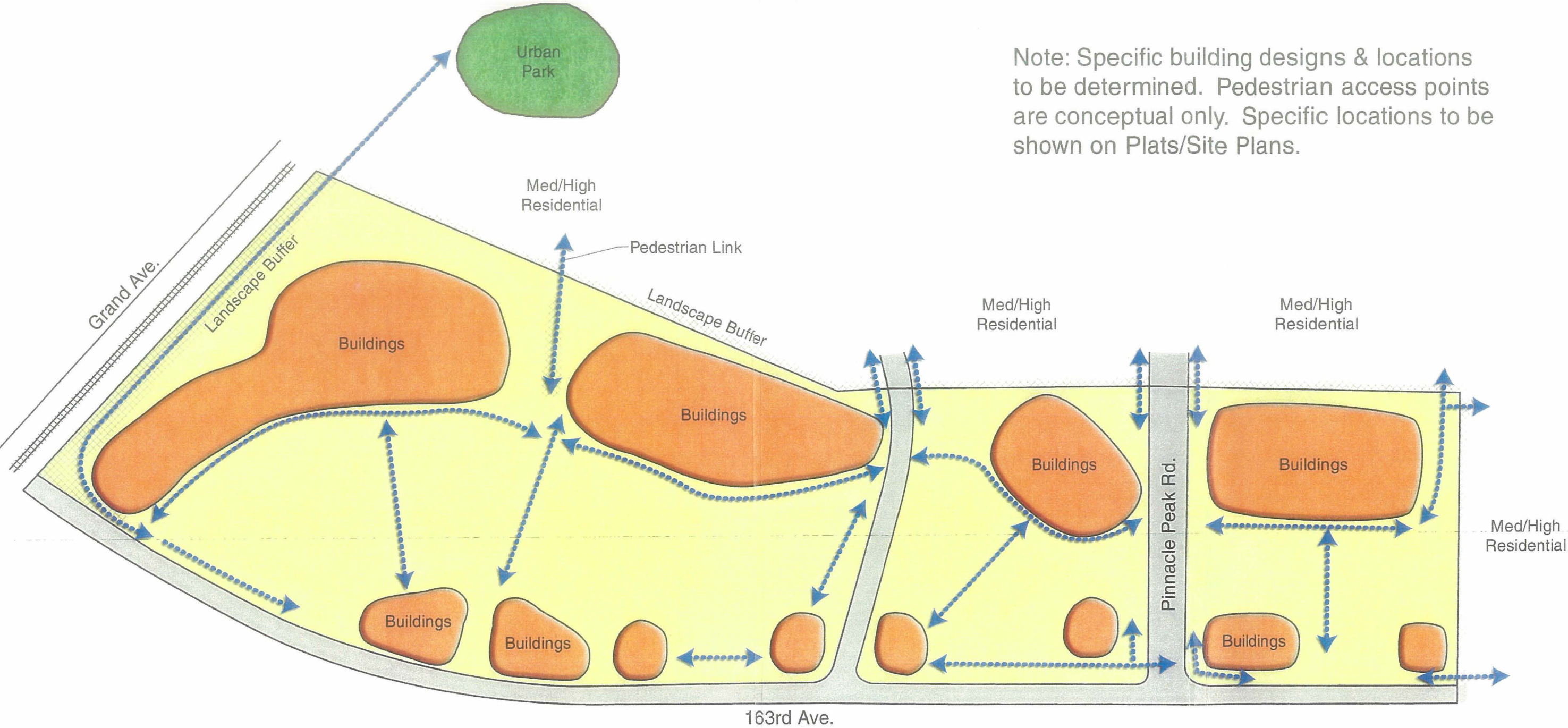
Sketch Elevations:

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



CVL

Date: 8-5-04





Conceptual View
Retail Power Center

163rd Avenue & Grand Avenue
Surprise, Arizona





Conceptual View
Retail Power Center
163rd Avenue & Grand Avenue
Surprise, Arizona

BARCLAY
GROUP

Lennar
Family Of Builders

KDRA

KURT D. REED ASSOCIATES, INC.
7400 E. McDonald Drive, Suite 101
Scottsdale, AZ 85250
Ph: 480.941.1440
www.kdra.com



CONCEPTUAL TYPICAL NON COVERED WALK
NWC GRAND AVE. & 163rd AVE.
SURPRISE, ARIZONA





KDRA
KURT D. REED ASSOCIATES, INC.
1000 N. McDowell Blvd, Suite 101
Scottsdale, AZ 85258
PH: 480.341.1440
WWW.KDRA.COM
KDR 301 401732

CONCEPTUAL MAIN ENTRANCE FROM COMMERCIAL TO RESIDENTIAL
NWC GRAND AVE. & 163rd AVE.
SURPRISE, ARIZONA

BARCLAY
GROUP



CONCEPTUAL MAIN ENTRANCE FROM COMMERCIAL TO RESIDENTIAL
NWC GRAND AVE. & 163rd AVE.
SURPRISE, ARIZONA

KDRA
KURT D. REED ASSOCIATES, INC.
7400 E. McDowell Drive, Suite 101
Scottsdale, AZ 85250
PH: 480.681.1140
www.kdra.com
KDRA Job #021732

BARCLAY
GROUP



CONCEPTUAL MAIN ENTRANCE FROM COMMERCIAL TO RESIDENTIAL
NWC GRAND AVE. & 163rd AVE.
SURPRISE, ARIZONA

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KURT D. REED ASSOCIATES, INC.
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Scottsdale, AZ 85250
PH: 480.941.1440
www.kdra.com
KDRA JOB #021732

BARCLAY
GROUP

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.

Legend:



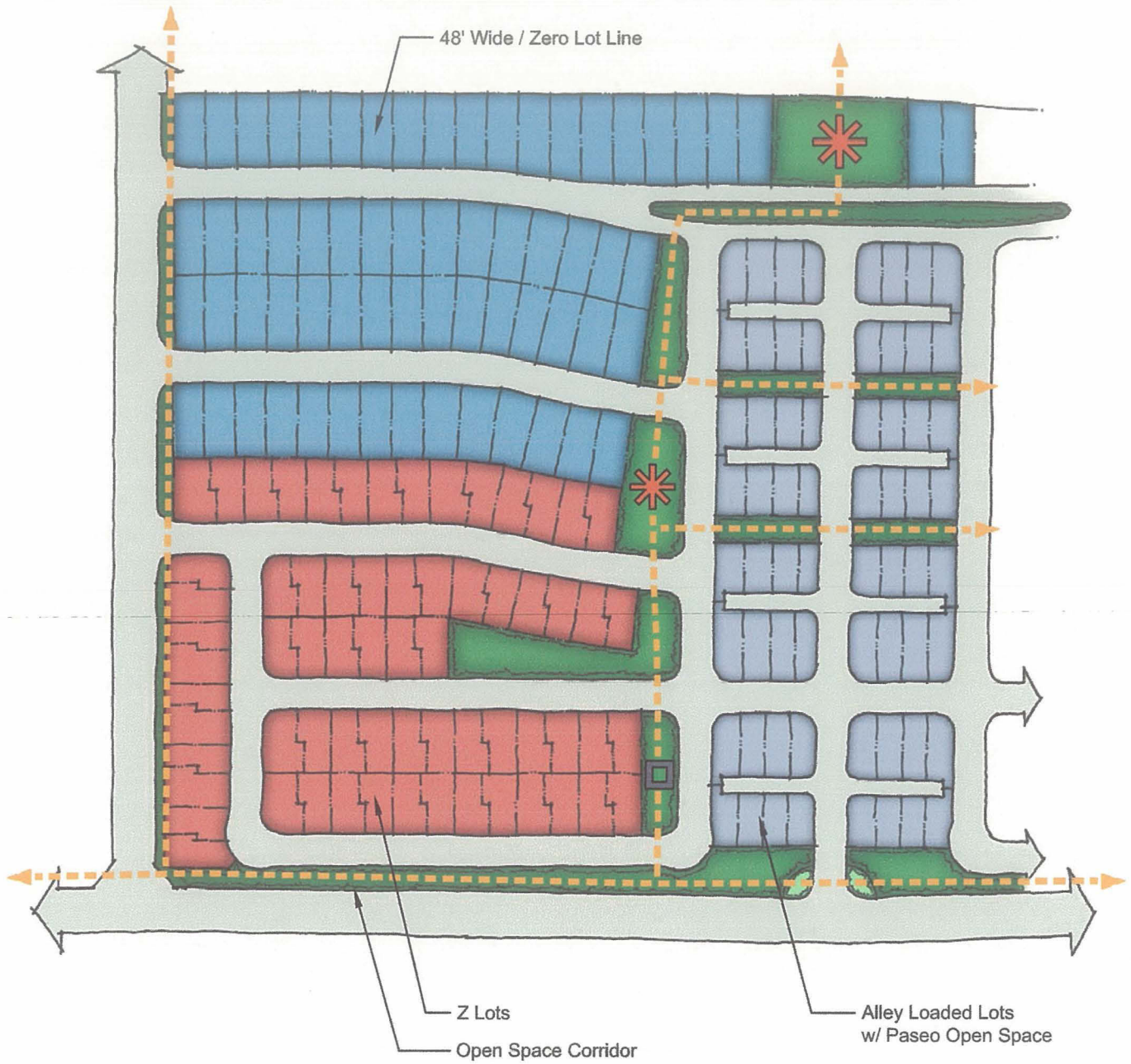
Neighborhood Amenity



Rest Node



Multi-Use Trail



SMALL NEIGHBORHOOD CONCEPT PLAN A

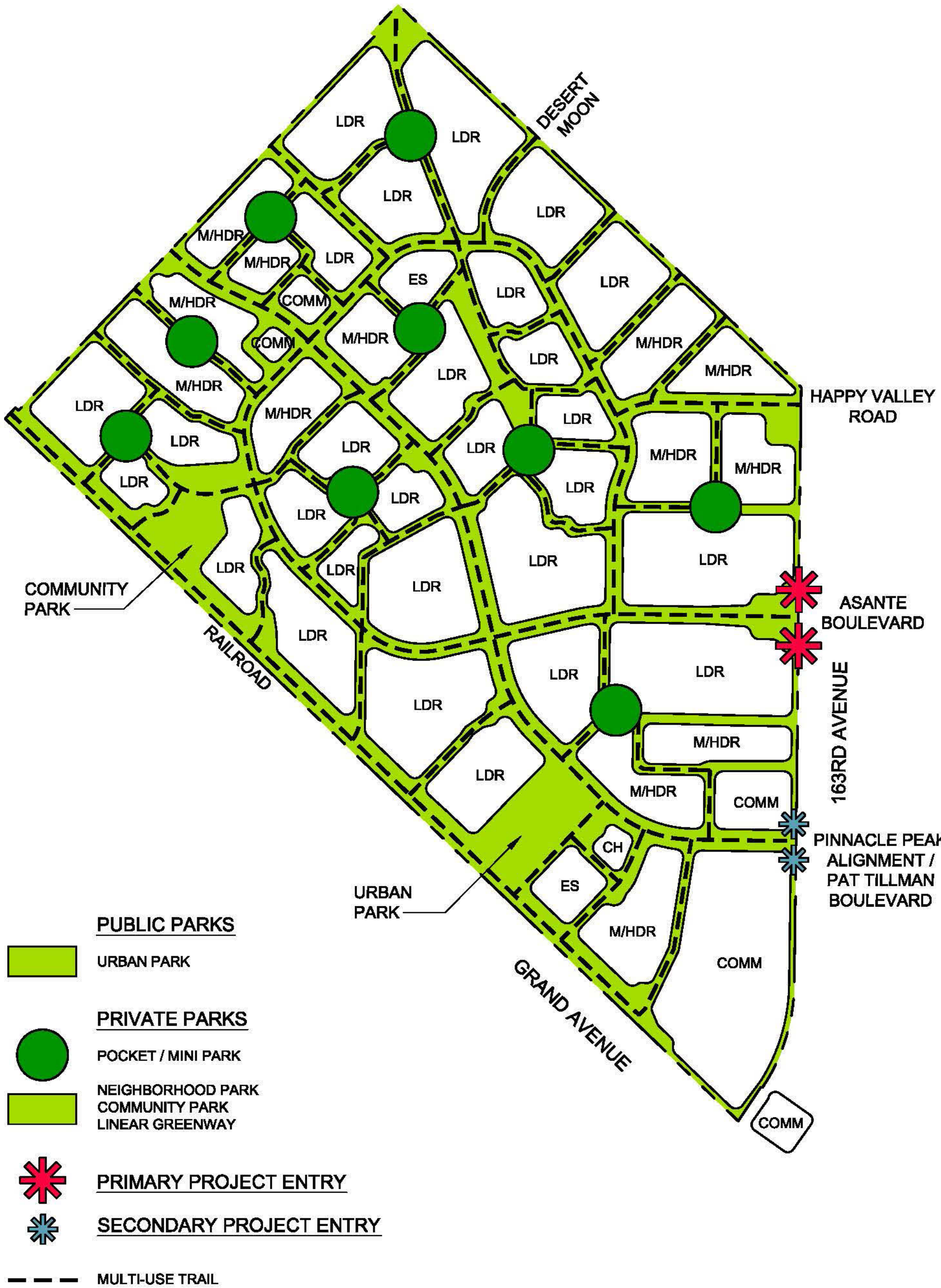


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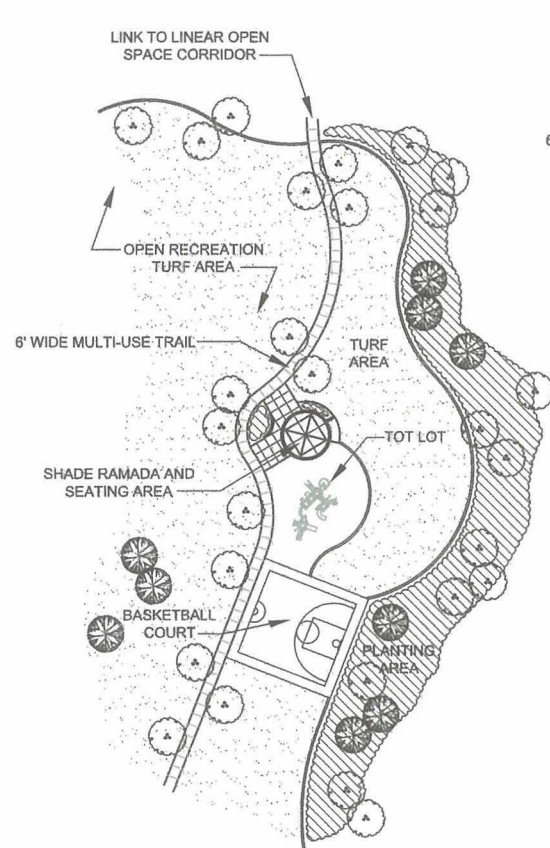


SMALL NEIGHBORHOOD CONCEPT PLAN B

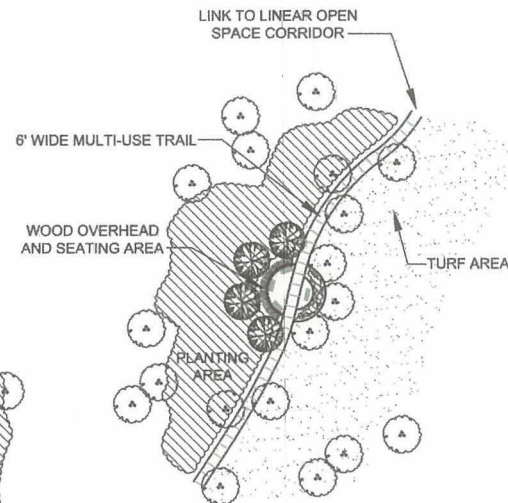




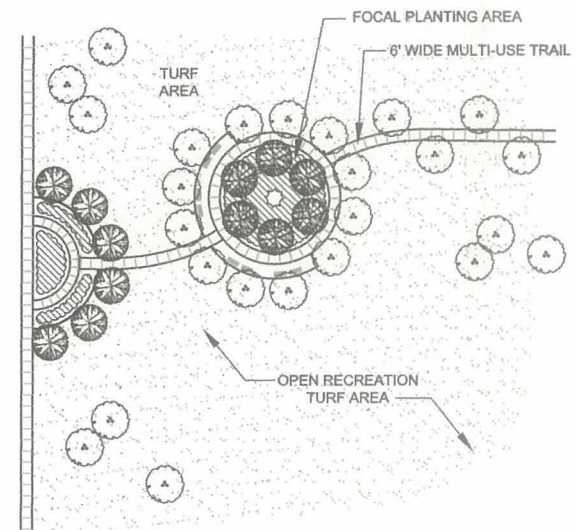
COMMUNITY OPEN SPACE PLAN



TYPICAL PROGRAMMED POCKET PARK
(ACTIVE-THEMED RECREATIONAL AMENITIES)



**TYPICAL REST NODE
ALONG LINEAR PARK**
(SMALL, INFORMAL GATHERING SPACE)

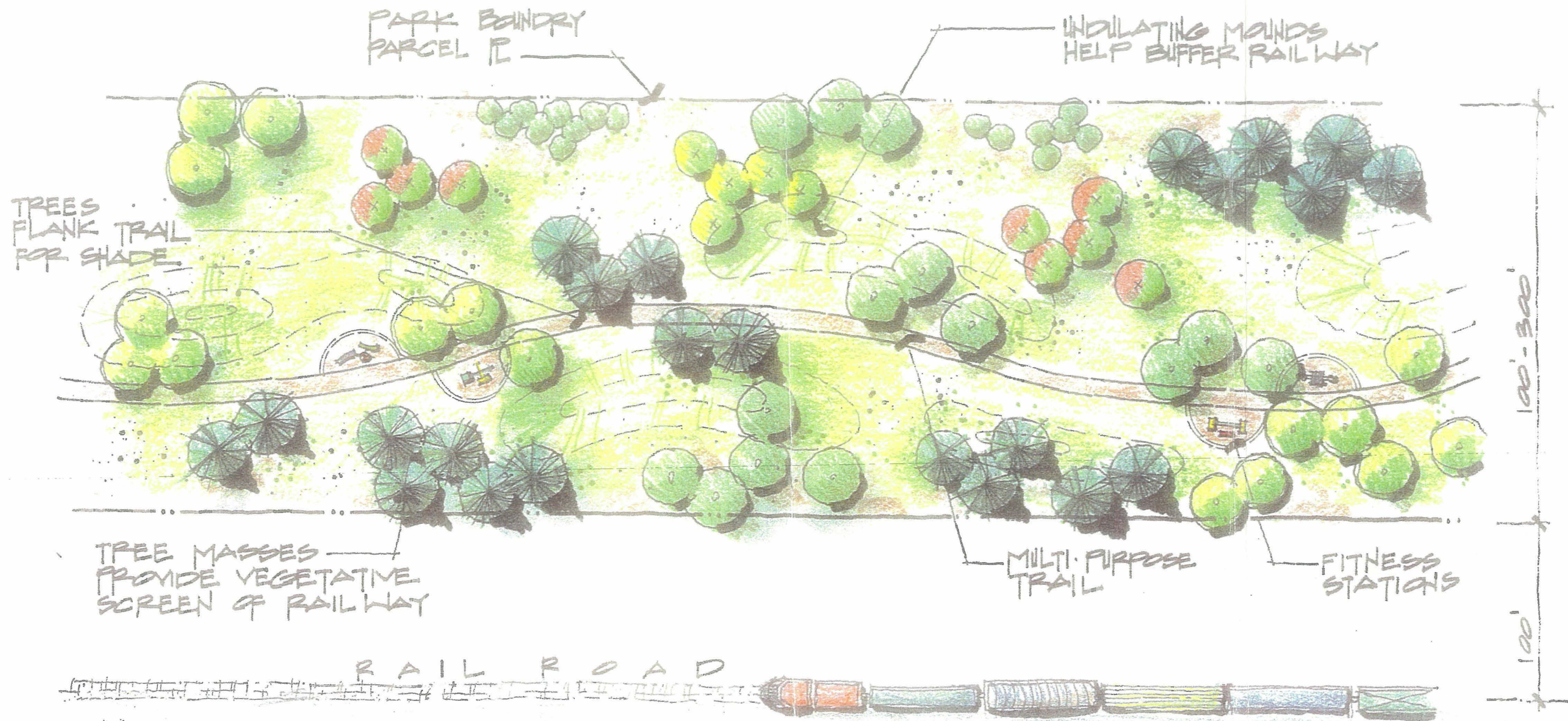


TYPICAL NON-PROGRAMMED POCKET PARK
(SHOWN ADJACENT TO STREET ACCESS)



NEIGHBORHOOD SCALE / GATHERING SPACE AMENITY OPTIONS

ASANTE PLANNED AREA DEVELOPMENT, SURPRISE AZ
LCD ASANTE L.L.C. / HE CAPITAL ASANTE L.L.C.

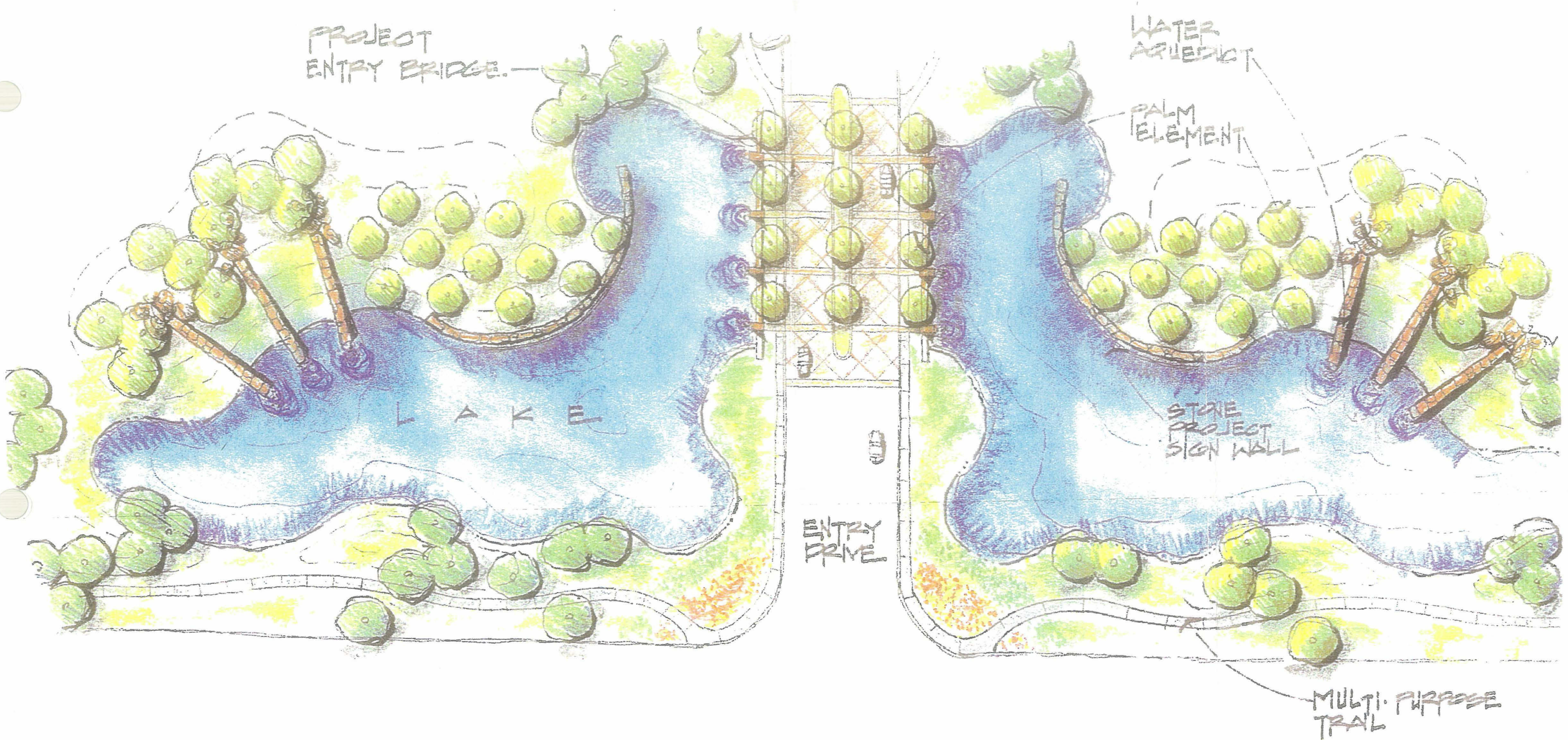


LINEAR PARK ADJACENT TO RAILROAD

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

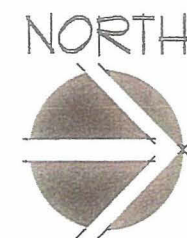


McGough
Group



MAIN PROJECT ENTRY

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



McGough
Group

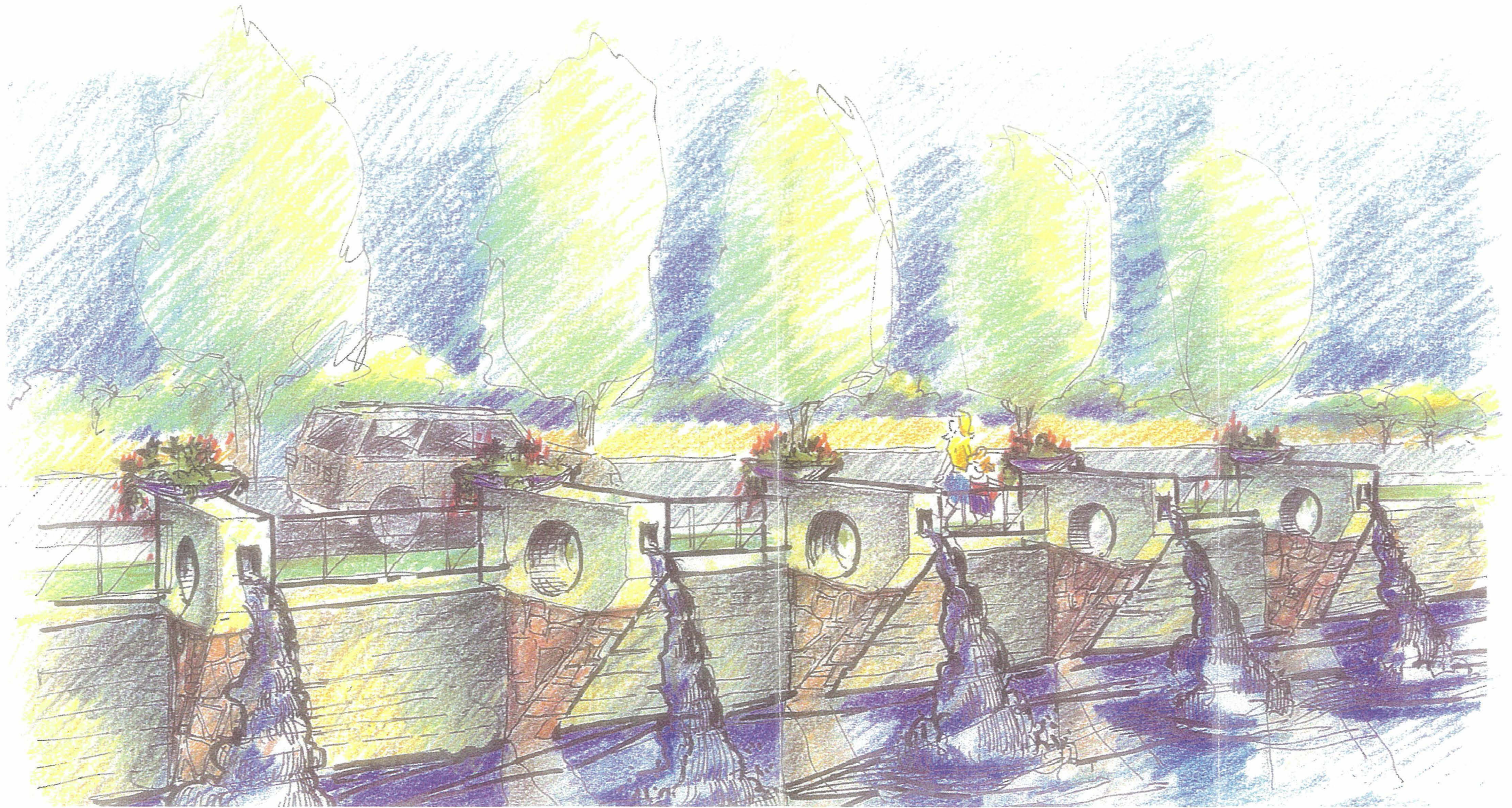


WATER AQUEDUCTS AT PROJECT ENTRY

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



McGough
Group



BRIDGE AT PROJECT ENTRY

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

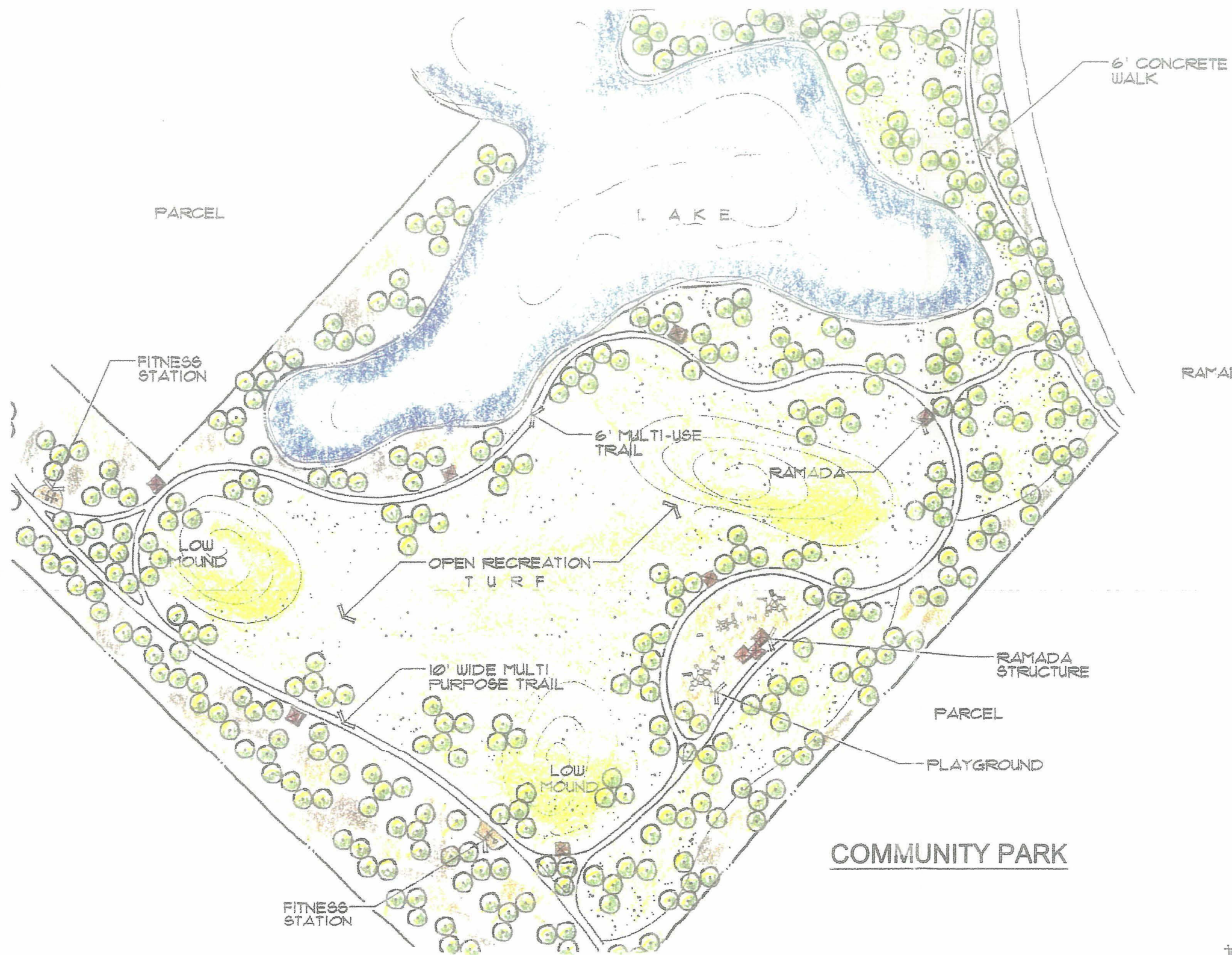


STONE PROJECT SIGN WALL

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



The McGough
Group



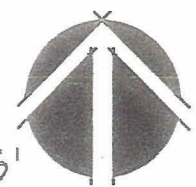
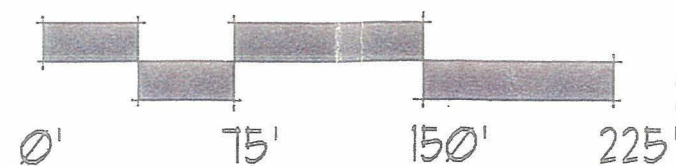
COMMUNITY PARK

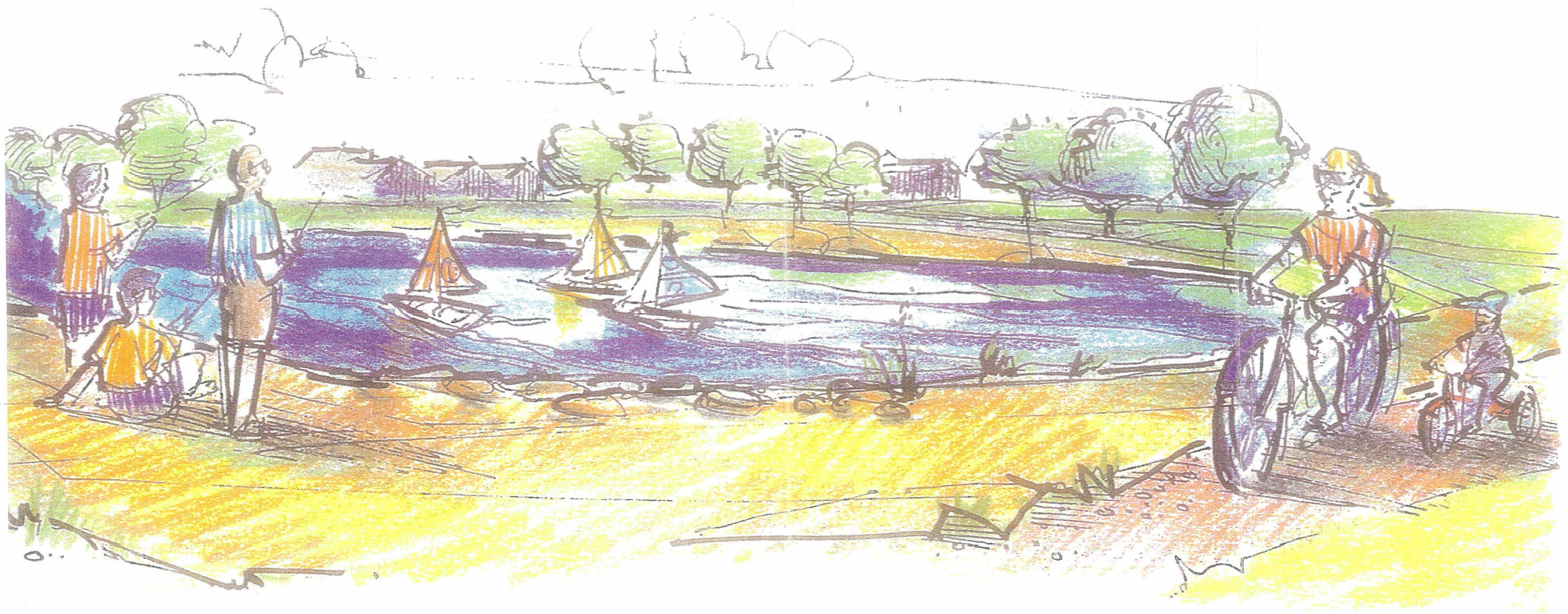


TYPICAL NEIGHBORHOOD PARK

COMMUNITY OPEN SPACE

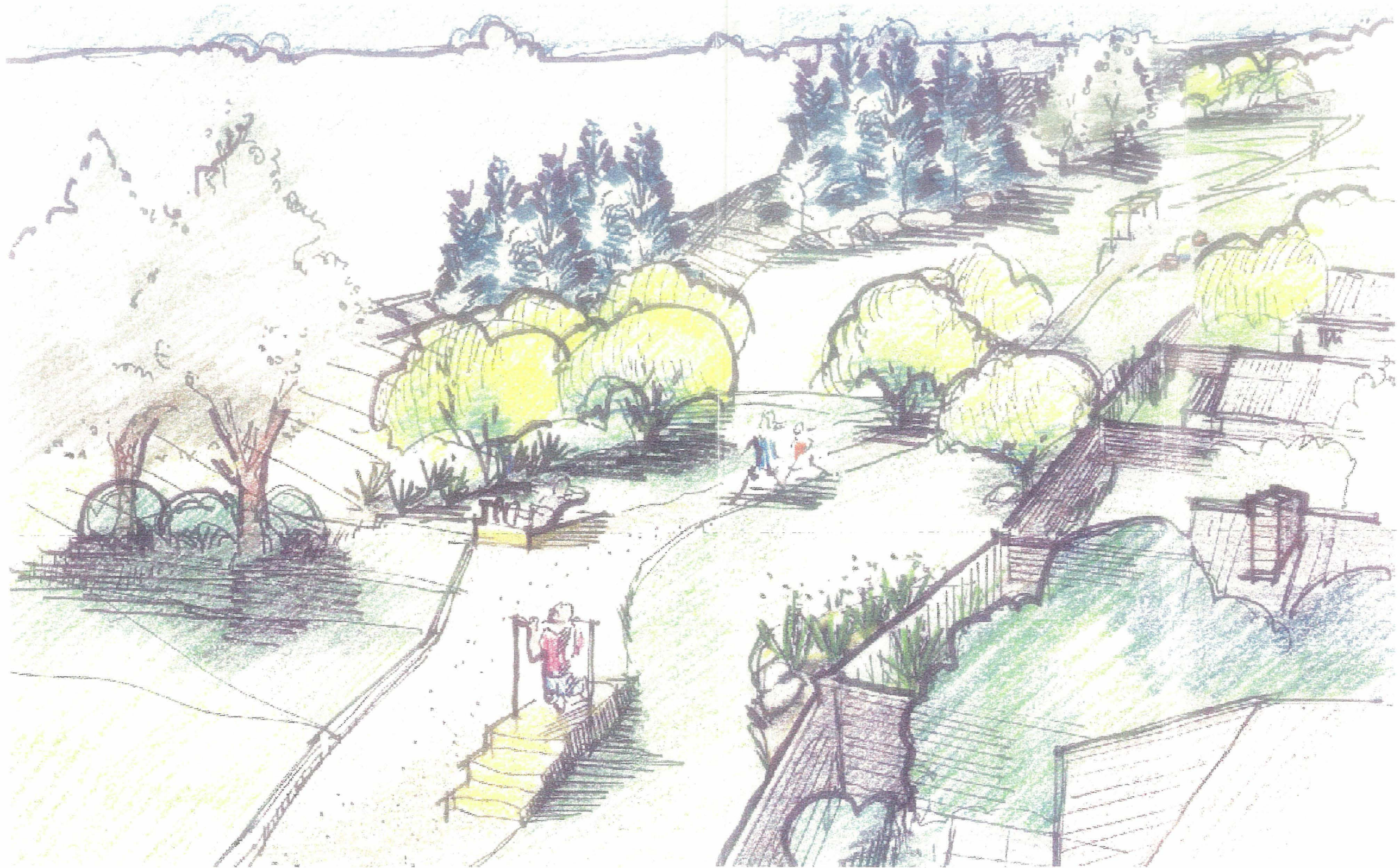
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LENNAR COMMUNITIES DEVELOPMENT, INC.





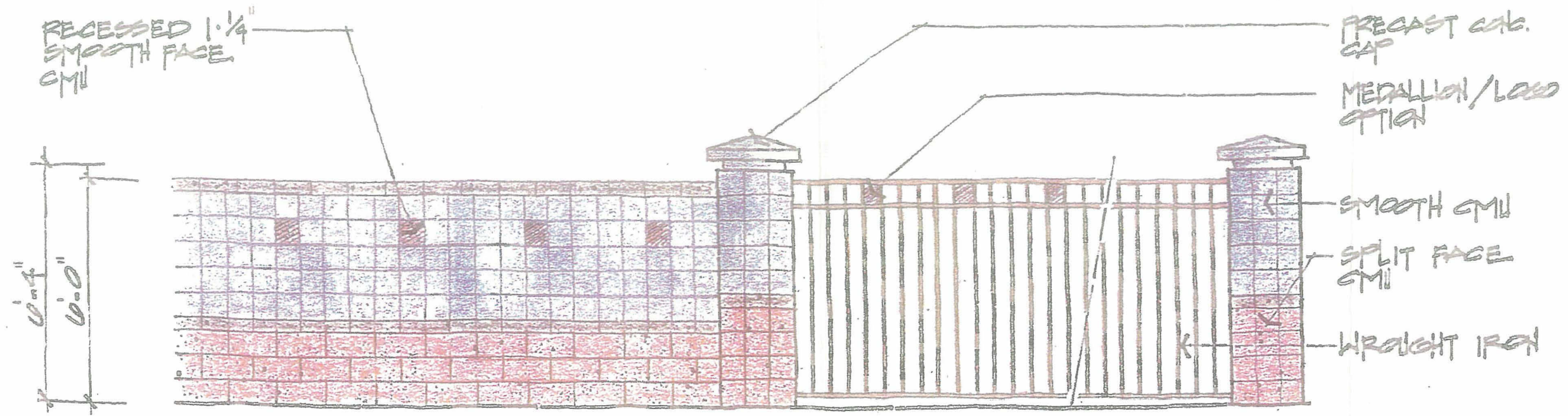
COMMUNITY PARK OPEN SPACE

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



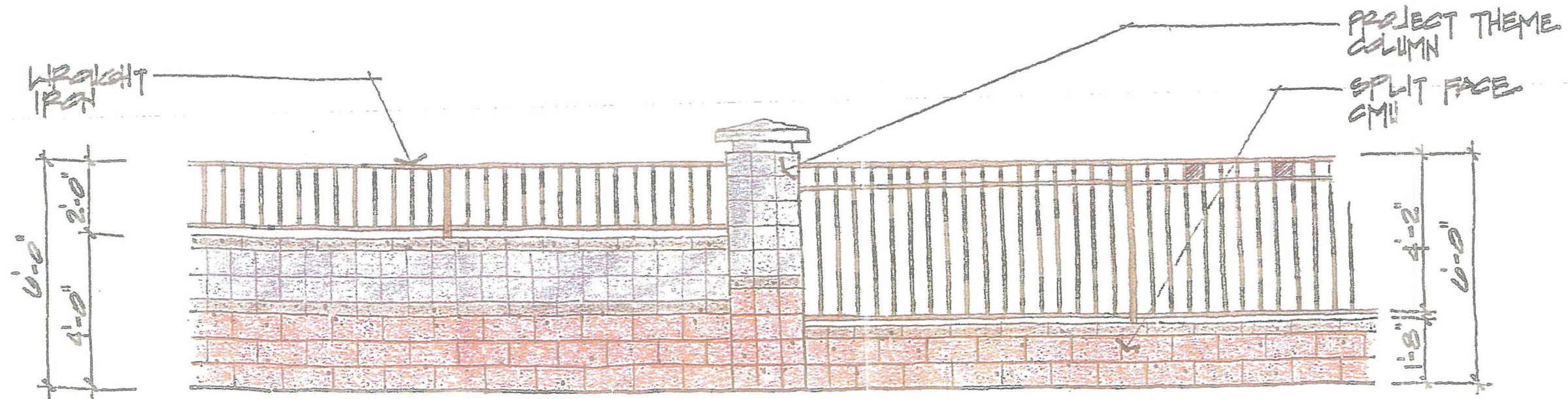
LINEAR PARK ADJACENT TO RAILROAD

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



THEME WALL
(NTS)

VIEW FENCE
(NTS)



VIEW WALL OPTION
(NTS)

* ALL CMU TO BE INTEGRALLY COLORED, STAINED OR PAINTED

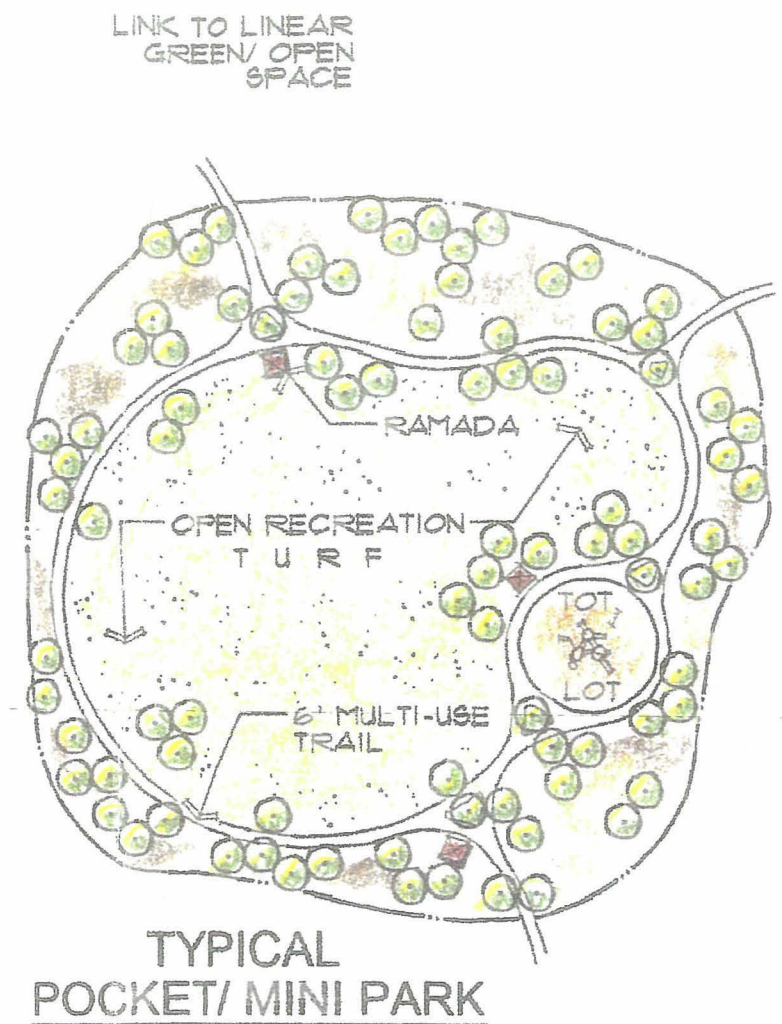
VIEW WALL OPTION
(NTS)

PROJECT WALLS

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

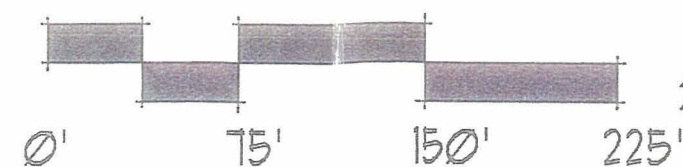


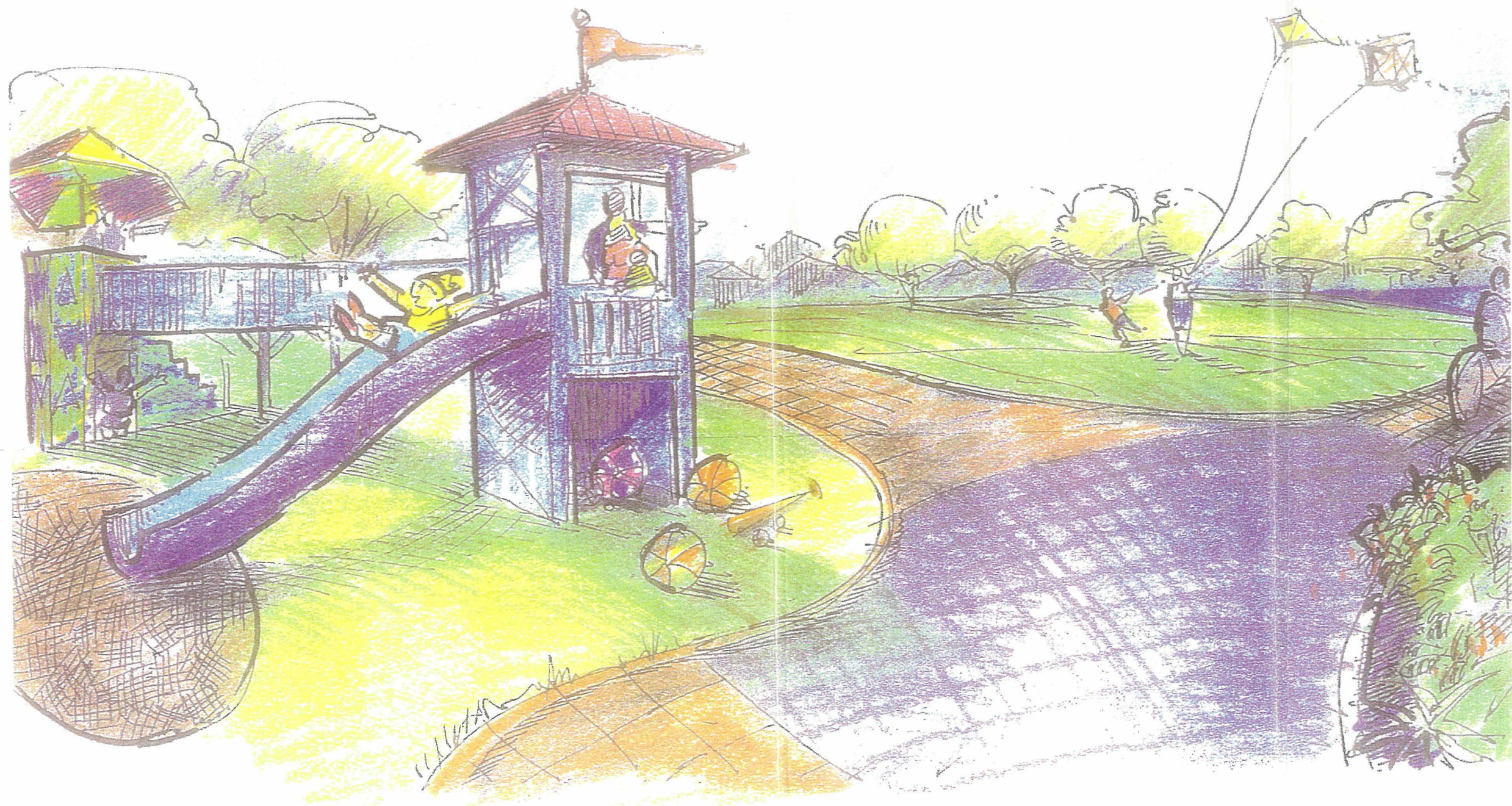
McGough
Group



COMMUNITY OPEN SPACE

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



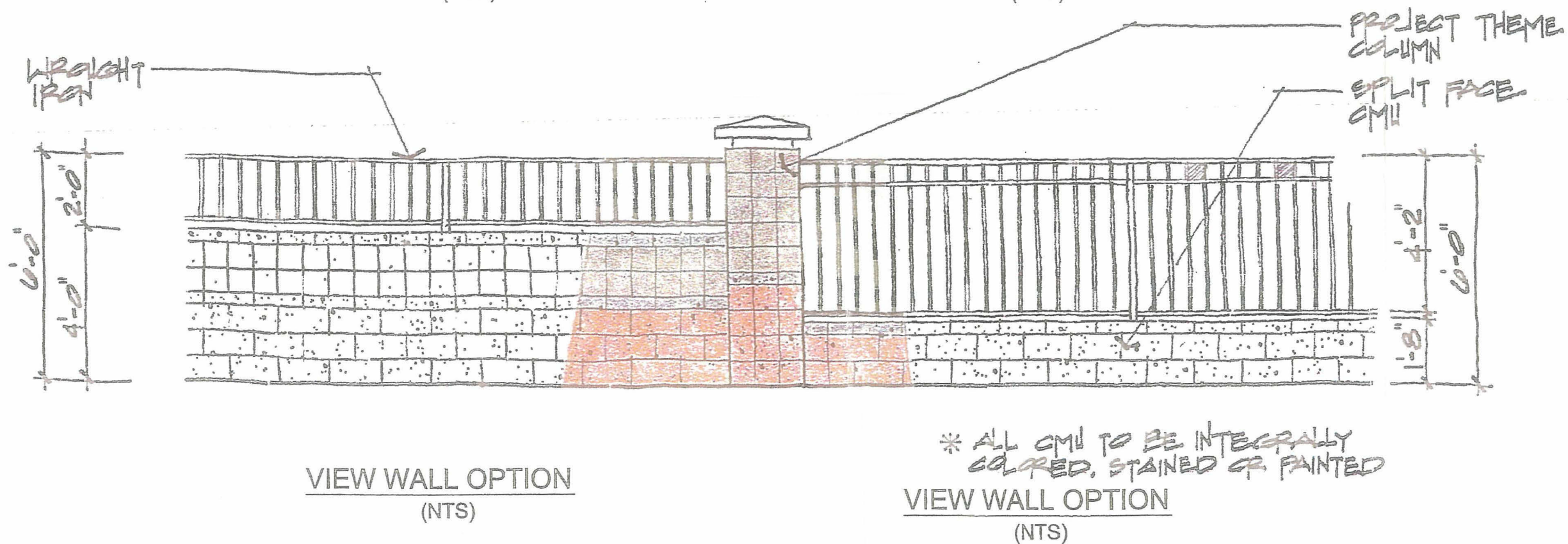
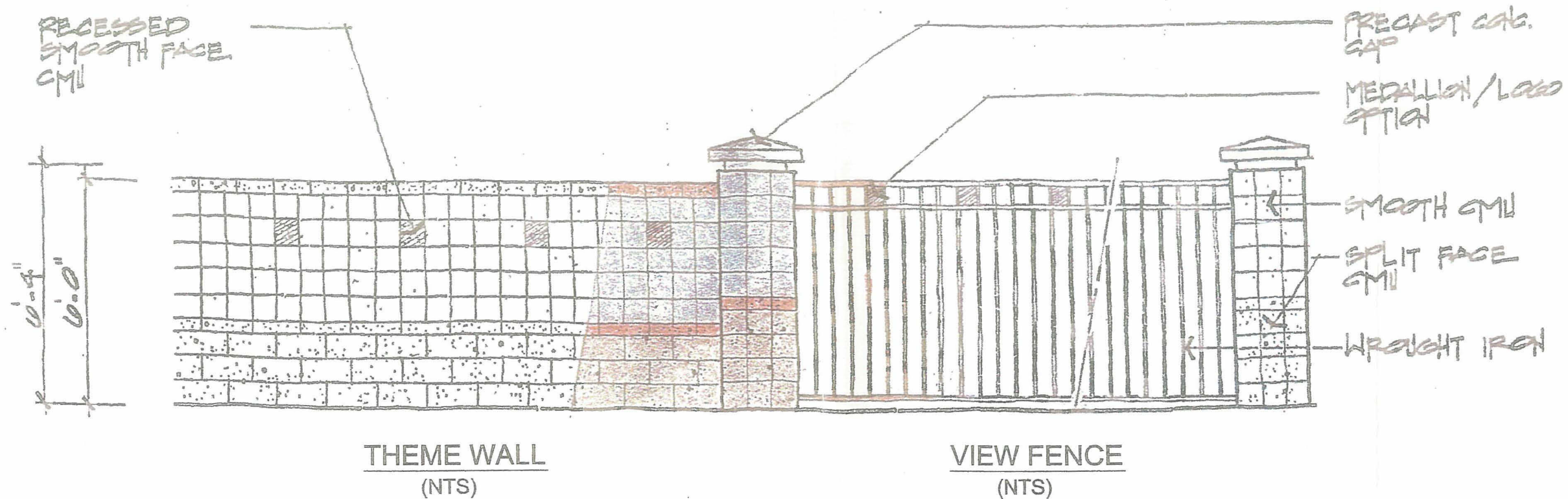


TYPICAL PARK OPEN SPACE

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

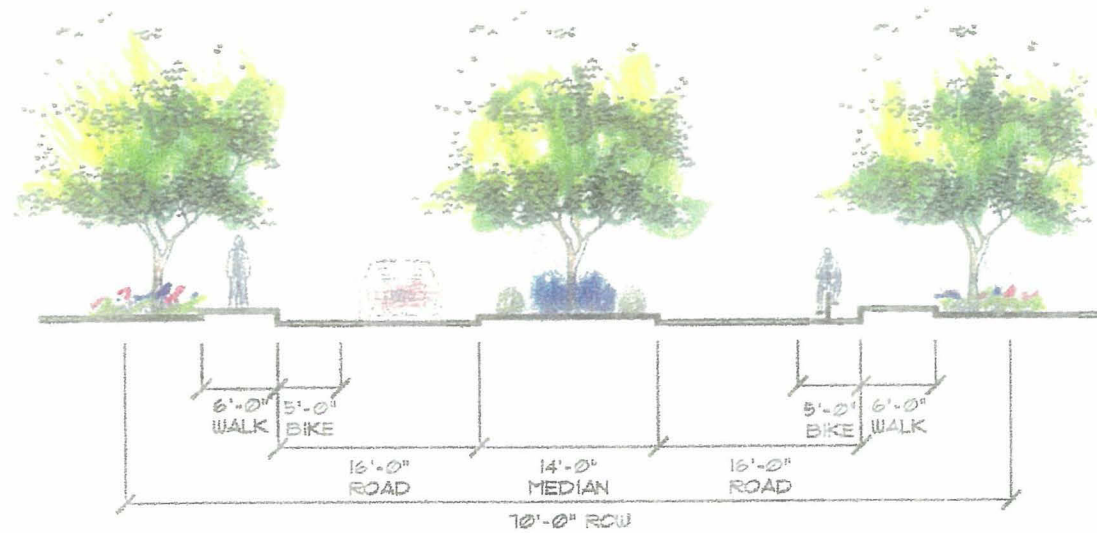


The McGough
Group

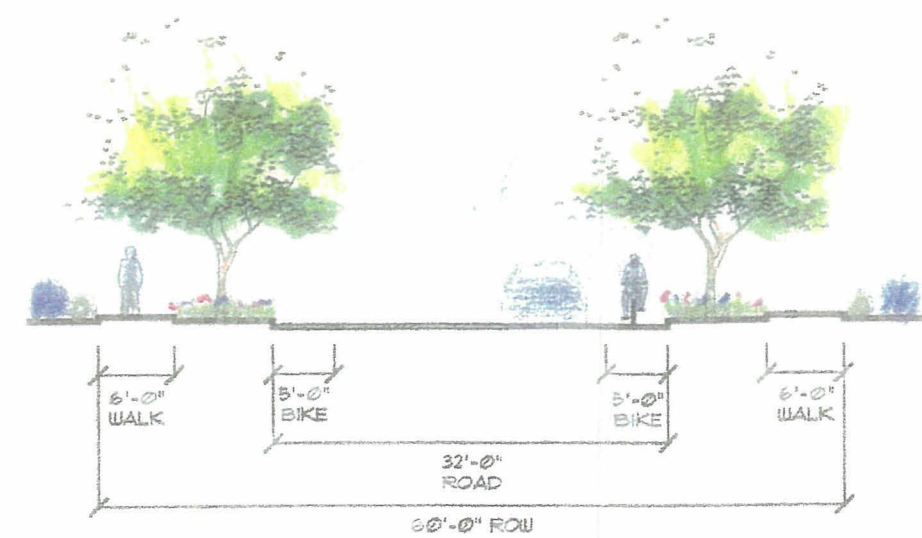


PROJECT WALL COLOR OPTIONS

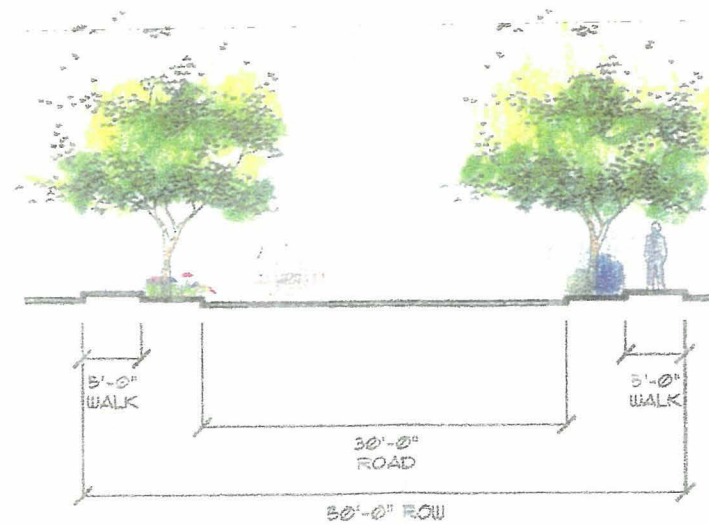
ASANTE PLANNED AREA DEVELOPMENT, SURPRISE AZ
LENNAR COMMUNITIES DEVELOPMENT, INC.



RESIDENTIAL COLLECTOR STREET WITH MEDIAN



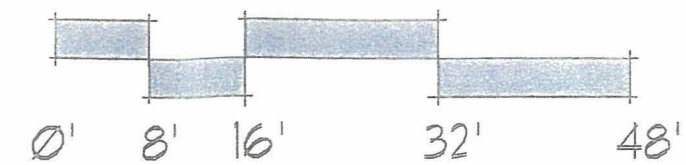
RESIDENTIAL MINOR COLLECTOR STREET



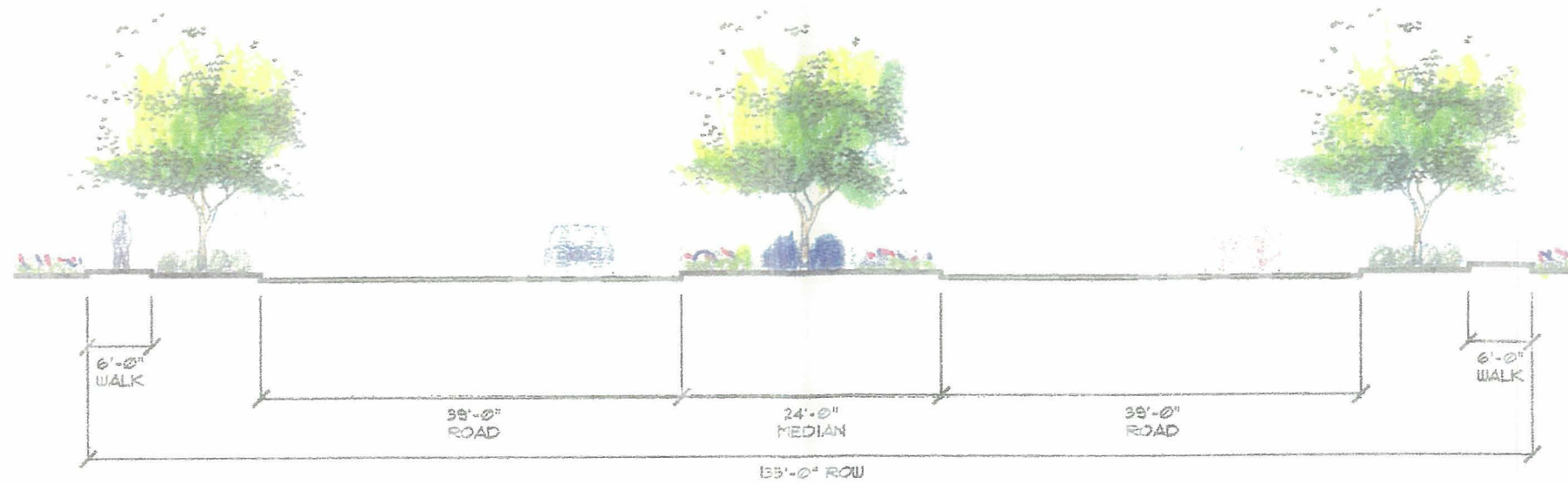
LOCAL STREET

TYPICAL STREET SECTIONS

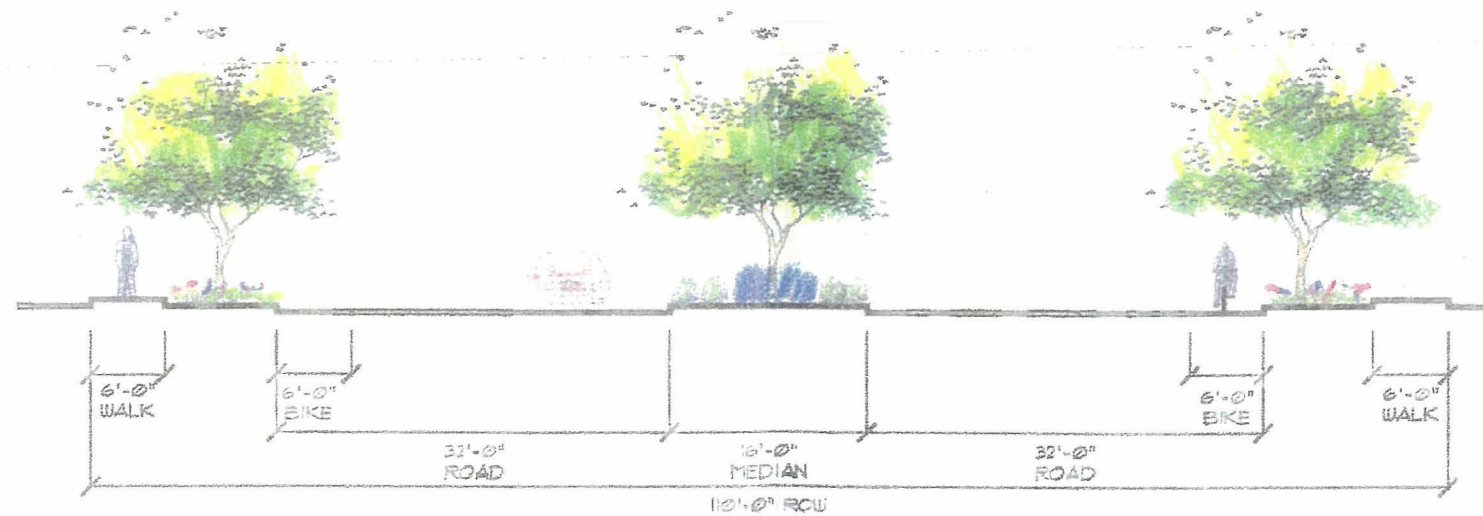
ASANTE PLANNED AREA DEVELOPMENT, SURPRISE AZ
LENNAR COMMUNITIES DEVELOPMENT, INC.



McGough
Group



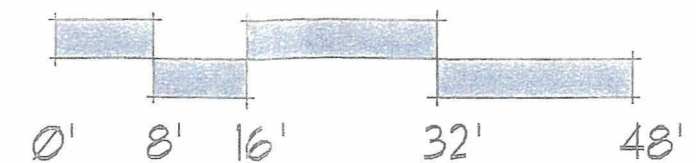
MAJOR ARTERIAL STREET
(163RD AVENUE)

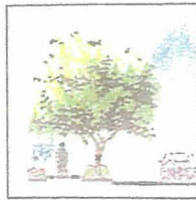


MINOR ARTERIAL STREET
(HAPPY VALLEY ROAD)

TYPICAL STREET SECTIONS

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





STREET TREES

ACACIA ANEURA
ACACIA SALCINA
CERCIDIUM 'HYBRID'
DALBERGIA SISSOO
NERIUM OLEANDER
PROSOPIS CHILENSIS
QUERCUS VIRGINIANA
'HERITAGE'

MULGA TREE
WILLOW ACACIA
DESERT MUSEUM
SISSOO TREE
TREE OLEANDER
THORNLESS MESQUITE
HERITAGE LIVE OAK

PARK TREES

ULMUS PARVIFOLIA
PINUS ELDARICA
QUERCUS VIRGINIANA
'HERITAGE'

EVERGREEN ELM
MONDEL PINE
HERITAGE LIVE OAK

FRAXINUS VELUTINA
'RIO GRANDE'

FAN-TEX ASH

DALBERGIA SISSOO
PISTACIA CHINENSIS
SCHINUS TEREBINTHIFOLIUS
FICUS SPECIES
PROSOPIS CHILENSIS
PYRUS CALLERYANA

SISSOO TREE
CHINESE PISTACHE
BRAZILIAN PEPPER TREE
THORNLESS MESQUITE
BRADFORD PEAR

GENERAL OPEN SPACE TREES

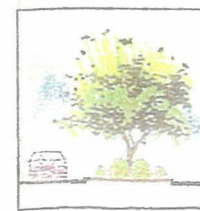
ALL STREET TREES
PINUS SPECIES
ULMUS SPECIES

MONUMENT TREES

PHOENIX DACTYLIFERA
CERCIDIUM 'HYBRID'
QUERCUS VIRGINIANA
'HERITAGE'
ULMUS PARVIFOLIA
NERIUM OLEANDER
PROSOPIS CHILENSIS

DATE PALM
DESERT MUSEUM
HERITAGE LIVE OAK

EVERGREEN ELM
TREE OLEANDER
THORNLESS MESQUITE



PROJECT SHRUBS AND GROUND COVER

AGAVE DESMETTIANA
BOUGAINVILLEA 'LA JOLLA'
BOUGAINVILLEA
'TOURCH GLOW'

AGAVE SPECIES
BUSH BOUGAINVILLEA
BOUGAINVILLEA SPECIES

CYCAS REVOLUTA
CASSIA NEMOPHILA
CONVOLVULUS CNEORUM
CAESALPINIA PULCHERRIMA
DIETES BICOLOR
DODONAEA VISCOSA
HIBISCUS ROSA-SINENSIS
HESPERALOE PARVIFLORA
PYGMY DATE PALM
ILEX VOMITORIA 'NANA'
LANTANA CAMARA
'RADAITION'

SAGO PALM
GREEN CASSIA
BUSH MORNING GLORY
RED BIRD-OF-PARADISE
EVERGREEN IRIS
HOPBUSH
CHINESE HIBISCUS
RED YUCCA
PHOENIX ROEBELINII
YAUPON HOLLY
RADAITION LANTANA

LEUCOPHYLLUM LANGMANIAE
'LYNN'S LEGACY'

'LYNN'S LEGACY'

LEUCOPHYLLUM FRUTESCENS
'GREEN CLOUD'

GREEN CLOUD SAGE

LEUCOPHYLLUM LANGMANIAE
MUHLENBERGIA RIGENS
PITTOSPORUM TOBIRA
'WHEELER'S DWARF'

RIO BRAVO TEXAS SAGE
DEER GRASS
DWARF PITTOSPORUM

PYRACANTHA HYBRID
'RED ELF'
LEUCOPHYLLUM LAEVIGATUM
RUELLIA PENINSULARIS
RUELLIA BRITTONIANA
XYLOSMA CONGESTUM
'COMPACTA'

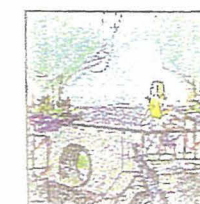
PYRACANTHA 'RED ELF'

BAJA RUELLIA
BRITISH RUELLIA
COMPACT XYLOSMA

DASYLIRION WHEELERI
LEUCOPHYLLUM LAEVIGATUM

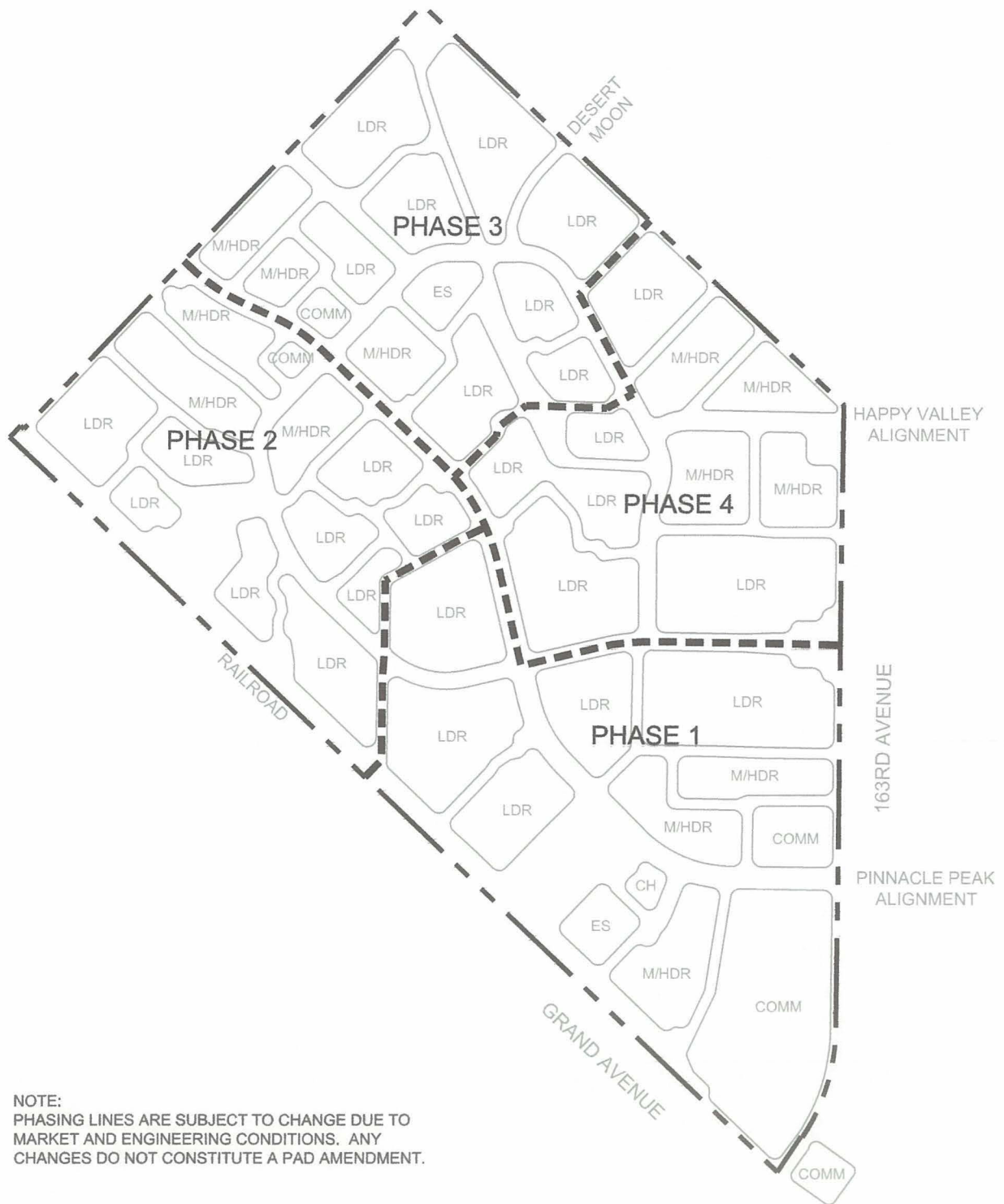
DESERT SPOON
CHIHUAHUA SAGE

* ALL APPROVED SHRUBS, GROUND COVER AND
ACCENT PLANTS FROM WATER RESOURCE LIST



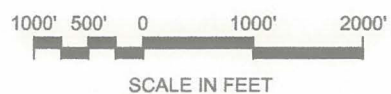
MASTER PLANT SPECIES LIST

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





DYSART UNIFIED SCHOOL DISTRICT NO. 89

PLANNING & SUPPORT

Vern Wolfley, Senior Planning Specialist
11405 N Dysart Road
El Mirage, AZ 85335
Phone: 623.876.7052
Fax: 623.876.7007
vwolfley@dysart.org
www.dysart.org

Monday, October 04, 2004

Shelley Hohman
City of Surprise Development Services
12425 W. Bell Road, Ste. B-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 with in 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 Wolfley
Senior Planning Specialist

cc: Mr. Scott Thompson

Mr. Don Peters

Mr. Scott Switzer

LENNAR COMMUNITIES DEVELOPMENT, INC.

1150 W. Grove Parkway
Suite 109
Tempe, AZ 85283
Office 480-345-0077
Fax 480-897-5588



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

"Don Peters"
<don@mlp-law.com>

11/10/2004 02:22 PM

To: <scott.switzer@lennar.com>
cc:
Subject: Asante

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:

APPROVED AS TO FORM:

City Clerk - Sherry A. Aguilar

City Attorney - Jeffrey Blilie

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 re-alignment 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

FS17-011

Ord. 2017-17

**PAD Boundary
Revision**

ORDINANCE 2017-17

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, APPROVING A PLANNED AREA DEVELOPMENT (PAD) AMENDMENT TO REZONE APPROXIMATELY 220.1 ACRES FROM PLANNED AREA DEVELOPMENT – RESIDENTIAL, COMMERCIAL, AND PUBLIC PARK/FACILITY (PAD – RESIDENTIAL, COMMERCIAL, AND PUBLIC PARK/FACILITY) TO RESIDENTIAL MEDIUM DENSITY WITH A PLANNED UNIT DEVELOPMENT OVERLAY (RM-6 PUD), RESIDENTIAL MEDIUM DENSITY WITH A PLANNED UNIT DEVELOPMENT OVERLAY (RM-9 PUD), AND MIXED-USE WITH A PLANNED UNIT DEVELOPMENT OVERLAY (MU-PUD) FOR ASANTE PARADISO, GENERALLY LOCATED NORTH OF GRAND AVENUE APPROXIMATELY 1.5 MILES WEST OF 163RD AVENUE.

WHEREAS, this Ordinance was properly noticed for public hearing and the necessary hearings and opportunity for public input were completed;

WHEREAS, the subject site is generally located north of Grand Avenue approximately 1.5 miles west of 163rd Avenue within the Asante Planned Area Development;

WHEREAS, the subject site is zoned Planned Area Development (PAD) with Residential, Commercial, and Public Park/Facility land use designations;

WHEREAS, this PAD amendment will reduce the acreage of the Asante Planned Area development from approximately 1,508 acres to approximately 1,288 acres;

WHEREAS, this PAD amendment will identify a specific process and criteria for major and minor PAD amendments;

WHEREAS, the proposed use of the subject site requires modification of the applicable zoning regulations;

WHEREAS, the proposed PAD amendment to Rezone from Planned Area Development (PAD) to Residential Medium Density with a Planned Unit Development Overlay (RM-6 PUD), Residential Medium Density with a Planned Unit Development Overlay (RM-9 PUD), and Mixed-Use with a Planned Unit Development Overlay (MU PUD) satisfies the requirements set forth in Chapter 122 of the Surprise Municipal Code;

WHEREAS, this Rezone is in harmony with the purposes and intent of the zoning ordinance and the Surprise General Plan; and

WHEREAS, on August 17th, 2017, the Planning and Zoning Commission recommended approval of the Major PAD Amendment to the Asante PAD, case FS17-011.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Surprise, Arizona, as follows:

Section 1. *Rezoning.* The parcel legally described on Exhibit A and depicted on Exhibit B, known as "ASANTE" is rezoned from Planned Area Development – Residential, Commercial, and Public Park/Facility (PAD – Residential, Commercial, and Public Park/Facility) to Residential Medium Density with a Planned Unit Development Overlay (RM-6 PUD), Residential Medium Density with a Planned Unit Development Overlay (RM-9 PUD) and Mixed-Use with a Planned Unit Development Overlay (MU PUD).

Section 2. *Amendment of Zoning Map.* The City of Surprise zoning map is herewith amended to reflect the change in districts referred to in Section 1 above.

Section 3. *Codification.* This Ordinance is not of a general nature and shall not be codified.


Section 4. *Repeal of Conflicting Ordinances.* All ordinances or parts of ordinances in conflict with the provisions of this ordinance or any part of the code adopted herein by reference are hereby repealed, upon the effective date of this Ordinance.

Section 5. *Severability.* If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

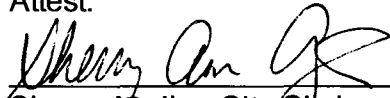
Section 6. *Effective Date.* This ordinance shall become effective at the time and in the manner prescribed by law.

SIGNATURES ON THE FOLLOWING PAGE

APPROVED AND ADOPTED this 19th day of September 2017.


Sharon R. Wolcott, Mayor

Attest:


Sherry Aguilar, City Clerk

Approved as to form:


Robert Wingo, City Attorney

EXHIBIT A



Legal Description Asante South

Job No. 16-009.001

07/18/17

Portions of Sections 1, 2, 11, 12 and 13, Township 4 North, Range 2 West of the Gila and Salt River Meridian, more particularly described as follows:

BEGINNING at the Northeast Corner of Said Section 12;

thence along the East line of the Northeast Quarter of said Section 12, South 0 degrees 45 minutes 04 seconds West, 2634.20 feet to the East Quarter Corner, thereof;

thence along the East line of the Southeast Quarter of said Section 12, South 0 degrees 45 minutes 18 seconds West, 2633.98 feet to the Southeast Corner thereof;

thence along the East line of the Northeast Quarter of said Section 13, South 0 degrees 45 minutes 24 seconds West, 2200.79 feet to the beginning of a non-tangent curve, concave Northwest, from which the radius point bears North 76 degrees 48 minutes 52 seconds West a distance of 2346.83 feet;

thence Southwesterly 843.48 feet along the arc of said curve to the right through a central angle of 20 degrees 35 minutes 34 seconds;

thence on a non-tangent line South 56 degrees 13 minutes 18 seconds East, 20.00 feet;

thence South 46 degrees 17 minutes 19 seconds East, 419.89 feet to the East line of the Southeast Quarter of said Section 13;

thence along said East line, South 0 degrees 45 minutes 27 seconds West, 302.31 feet;

thence North 86 degrees 39 minutes 12 seconds West, 84.93 feet;

thence South 36 degrees 23 minutes 43 seconds West, 229.50 feet to the Northeasterly line of the 200' wide Burlington Northern and Santa Fe Railroad Corridor;

thence along said Northeasterly line, North 46 degrees 13 minutes 34 seconds West, 12614.68 feet;

thence North 43 degrees 31 minutes 21 seconds East, 200.00 feet to a line 200.00 feet Northeast and parallel with the Northeasterly line of the 200' wide Burlington Northern and Santa Fe Railroad Corridor;

thence along said parallel line, South 46 degrees 13 minutes 34 seconds East, 4156.20 feet to the Southwesterly line of the Final Plat of 'Asante Phase One unit Six', recorded in Book 888, Page 22 of Maricopa County Records;

thence along said Southwesterly line, North 1 degrees 00 minutes 28 seconds West, 217.68 feet;

thence continuing along said Southwesterly line, North 8 degrees 23 minutes 45 seconds West, 201.45 feet;

thence continuing along said Southwesterly line, North 46 degrees 13 minutes 34 seconds West, 118.00 feet;

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thence continuing along said Southwesterly line, North 0 degrees 18 minutes 03 seconds West, 167.79 feet;

thence continuing along said Southwesterly line, North 21 degrees 59 minutes 17 seconds East, 115.66 feet;

thence continuing along said Southwesterly line, North 9 degrees 12 minutes 02 seconds West, 141.79 feet;

thence continuing along said Southwesterly line, North 37 degrees 01 minutes 17 seconds West, 137.39 feet;

thence continuing along said Southwesterly line, North, 107.48 feet;

thence continuing along said Southwesterly line, North 36 degrees 35 minutes 31 seconds East, 148.21 feet;

thence continuing along said Southwesterly line, North 13 degrees 27 minutes 06 seconds East, 185.40 feet;

thence North 61 degrees 38 minutes 56 seconds East, 70.00 feet;

thence North 60 degrees 51 minutes 30 seconds East, 194.80 feet;

thence North 57 degrees 16 minutes 35 seconds East, 69.04 feet;

thence North 50 degrees 38 minutes 45 seconds East, 61.11 feet;

thence North 39 degrees 06 minutes 51 seconds East, 62.76 feet;

thence North 38 degrees 03 minutes 56 seconds East, 191.80 feet;

thence North 61 degrees 33 minutes 28 seconds East, 518.15 feet;

thence North 43 degrees 31 minutes 21 seconds East, 812.52 feet to the centerline of Tillman Boulevard as depicted in the Map of Dedication of 'Asante Phase Two', recorded in Book 885, Page 46 of Maricopa County Records;

thence along said centerline, North 46 degrees 28 minutes 39 seconds West, 1487.48 feet to the beginning of a curve, concave Southwest, having a radius of 2200.00 feet;

thence continuing along said centerline, Northwesterly 719.15 feet along the arc of said curve to the left through a central angle of 18 degrees 43 minutes 45 seconds;

thence continuing along said centerline, North 65 degrees 12 minutes 24 seconds West, 350.58 feet to the beginning of a curve, concave Northeast, having a radius of 2200.00 feet;

thence continuing along said centerline, Northwesterly 719.15 feet along the arc of said curve to the right through a central angle of 18 degrees 43 minutes 45 seconds;

thence continuing along said centerline, North 46 degrees 28 minutes 39 seconds West, 144.00 feet;

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thence North 43 degrees 31 minutes 21 seconds East, 3940.63 feet to the Southwesterly line and the prolongation therefrom of the Map of Dedication of 'Desert Oasis of Surprise Baer Parcel', Final Plat of 'Desert Oasis of Surprise Parcel B5' and Final Plat of 'Desert Oasis of Surprise Parcel B6', recorded in Book 666, Page 8, Book 666, Page 7 and Book 665, Page 36 of Maricopa County Records respectively;

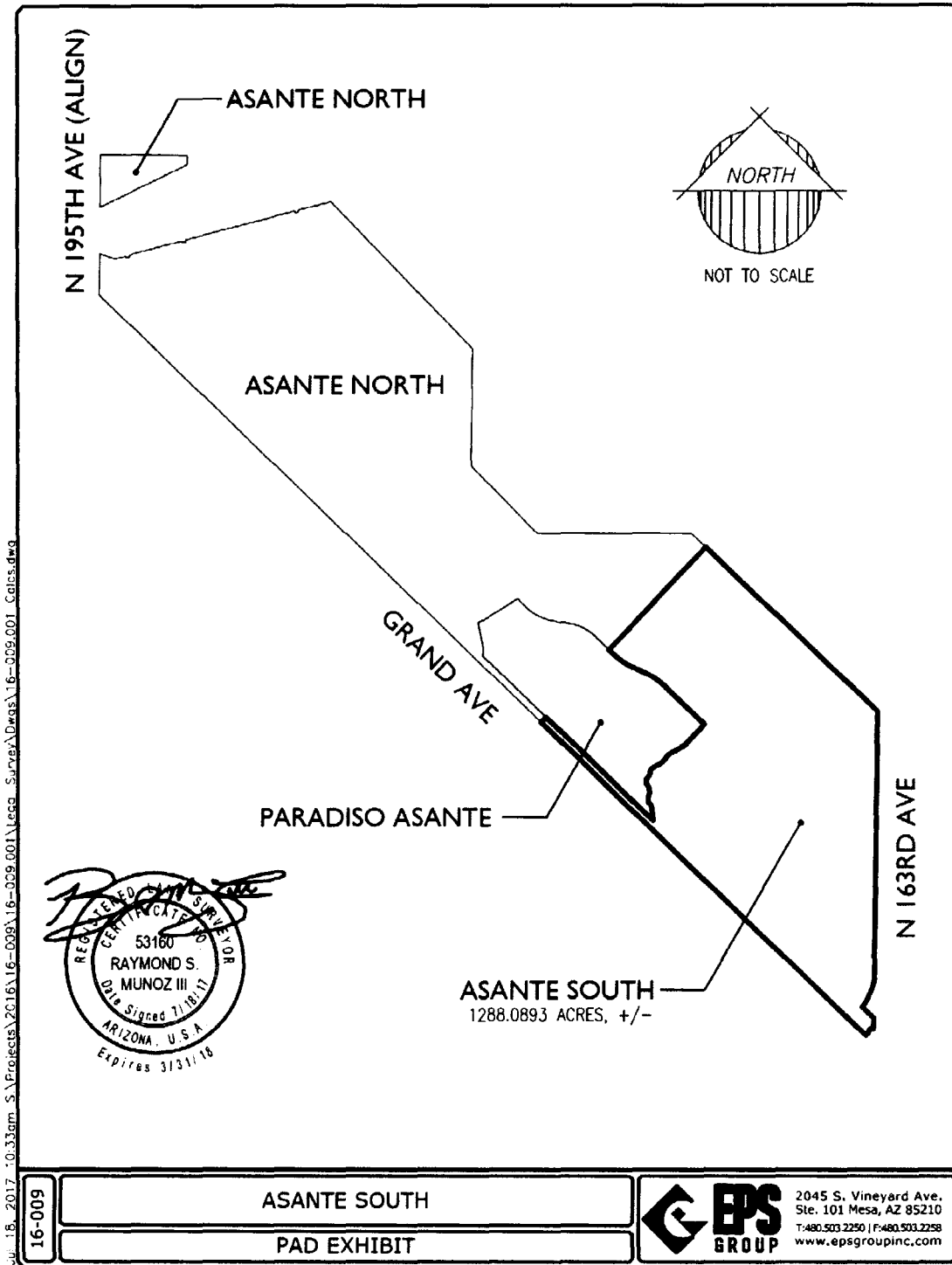
thence along said Southwesterly line, South 46 degrees 28 minutes 39 seconds East, 6646.92 feet to the POINT OF BEGINNING.

Contains 1288.0893 acres, more or less.



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EXHIBIT B



July 20, 2017



Asante

**Planned Area Development
Amendment No. 5
Case No. FS17-011
Surprise, AZ**

Lennar Arizona, Inc
Original Approval 11/24/2004 (Ordinance 04-41)

Submitted: January 6, 2017
Revised March 30, 2017
Revised April 27, 2017

Planning and Zoning Commission Hearing: August 17, 2017
City Council Hearing: September 19, 2017

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Asante Planned Area Development Amendment (PADA) - No. 5

INTRODUCTION

Asante is a 1,508-acre Planned Area Development (“PAD”) by Lennar Arizona, Inc., which was approved by the City Council in November 2004 through adoption of Ordinance #04-41. Asante North, directly adjacent to and the north of Asante, is a 2,105-acre Planned Area Development (“PAD”), which was approved by the City Council in November 2006. Asante and Asante North function together as an overall master plan, which is located north and within the ‘V’ formed by the intersection of Grand and 163rd Avenues and the Central Arizona Project canal.

The original approval for Asante included 1,508.1 gross acres. This Asante master plan has been amended several times since the original approval in 2004 and now the overall development consists of +/-117.1 acres for commercial uses, approximately 1,251.7 gross acres 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, and approximately 139.3 gross acres is set aside for public parks/public facilities and school sites. As mentioned, due to the companion Paradiso Asante PUD zoning request some acreage from the overall Asante is being rezoned thus reducing the overall Asante PAD acreage. This amendment request therefore revises the Land Use Map and matrix and parcel acreages, to reflect the land going into Paradiso Asante. Except for the removal of the +/- 220.1 acres from Asante and +/- 149.1 acres from Asante North PADs to be rezoned into the active adult component and the addition of the Major and Minor Amendment criteria, no other changes are proposed to this PAD. The project has been designed to integrate open space and recreation to provide an exceptional quality of life for all of the future residents.

The Asante PAD remains committed to be 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 is being developed over multiple phases by a number of developers and home builders, some of whom have not even yet been identified due to the size and complexity of the project. The master developer Lennar Communities Development, Inc., with both local and national experience and a reputation for outstanding quality of homes and communities will not only be offering its own range of housing products, but will also be teamed up with other established builders to strength their diversity and breath of housing product.

PURPOSE OF REQUEST

This amendment request simply seeks to rezone +/- 220.1 acres from the Asante Planned Area Development (PAD) to RM-6 PUD, RM-9 PUD, and Mixed Use PUD for a compatible 369.2 acre active adult component as a functional part of the overall Asante and Asante North master planned communities. This separate but companion PUD zoning request (Case No. FS17-010) seeks its own active adult Planned Unit Development zoning district for approximately 369.2 acres of land, which represents only 10% of the land, in the Asante and Asante North master plans. It is important to note, while the companion Paradiso Asante active adult PUD project seeks its own PUD zoning district, it is not requesting new or additional residential zoning in that it is simply rezoning land and related residential density from the approved PADs for Asante and Asante North into an “active adult/aged restricted housing” component of the overall Asante master planned communities. In fact, the potential total number of units has decreased from the original approvals. This PAD amendment and companion PUD Zoning will provide a better balance to the overall master plan concept with a full range of high quality living options for a full range and types of families.

The following information will demonstrate that the proposed Asante PAD amendment will continue to 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.

LAND USE TABULATION

Uses	Original Acres (gr)	Acreage Being Removed	New Acres	Target Density*	Max. Dwellings
LDR	904.3	-149.8	754.5	4.1 DU/ac	3,093.5 DU
M/HDR	347.4	-46.5	300.9	8.0 DU/ac	2,407.2 DU
COMMERCIAL	117.1	-5	112.1		
Elem. School	31.1	0	31.1		
Parks/ Facilities	108.2	-18.8	89.4		
Total	1,508.1	-220.1	1,288		5,500.7 DU

*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.

Area	Use*	Area (Gr)**	Base Zone***	Comment
1.1	Comm	6.8 Ac	C-2	
1.2	Comm	93.6	C-2	
1.4	Comm	19.0	C-2	
1.5	M/HDR	24.3	R-1, R-2, R-3	
1.6	M/HDR	28.2	R-1, R-2, R-3	
1.7	LDR	59.4	R1-5	
1.9	LDR	31.5	R1-5	
1.10	LDR	40.3	R1-5	
1.11	LDR	33.1	R1-5	
1.12	LDR	45.5	R1-5	
1.13	LDR	30.7	R1-5	
1.14	PP/F	57.2	R1-5	Urban Park
1.15	ES	16.1	R1-5	School Site
1.16	M/HDR	6.4	R-1, R-2, R-3	Church Site
1.17	M/HDR	32.8	R-1, R-2, R-3	
2.1	LDR	12.1	R1-5	
2.2	LDR	15.2	R1-5	<i>The original parcel size was 21.9 gross acres. 6.7 acres are now part of Paradiso Asante PUD zoning request (Case No. FS17-010). The new parcel size is 15.2 gross acres.</i>
2.3	M/HDR	22.9	R-1, R-2, R-3	<i>Removed. Now part of Paradiso Asante PUD zoning request (Case No. FS17-010).</i>
2.4	LDR	9.8	R1-5	<i>The original parcel size was 20.1 gross acres. 10.3 acres are now part of Paradiso Asante PUD zoning request (Case No. FS17-010). The new parcel size is 9.8 gross acres.</i>
2.5	LDR	19.2	R1-5	<i>Removed. Now part of Paradiso Asante PUD zoning request (Case No. FS17-010).</i>
2.6	PP/F	15.3	R1-5	Linear Trail, Open Space, Park. <i>The original parcel size was 39.3 gross acres. 24 acres are now part of</i>

				Paradiso Asante PUD zoning request (Case No. FS17-010). The new parcel size is 15.3 gross acres.
2.7	LDR	19.0	R1-5	Removed. Now part of Paradiso Asante PUD zoning request (Case No. FS17-010).
2.8	LDR	44.1	R1-5	Removed. Now part of Paradiso Asante PUD zoning request (Case No. FS17-010).
2.9	M/HDR	23.6	R-1, R-2, R-3	Removed. Now part of Paradiso Asante PUD zoning request (Case No. FS17-010).
2.10	LDR	30.5	R-1, R-2, R-3	Removed. Now part of Paradiso Asante PUD zoning request (Case No. FS17-010).
2.11	Comm	5.0	C-2	Removed. Now part of Paradiso Asante PUD zoning request (Case No. FS17-010).
2.12	Comm	8.1	C-2	
2.13	LDR	15.5	R1-5	
3.1	M/HDR	21.2	R-1, R-2, R-3	
3.2	M/HDR	12.9	R-1, R-2, R-3	
3.3	LDR	19.0	R1-5	
3.4	LDR	34.1	R1-5	
3.5	PP/F	3.0	R1-5	Reservoir Site
3.6	LDR	28.0	R1-5	
3.7	LDR	46.41	R1-5	
3.8	LDR	31.9	R1-5	
3.9	LDR	15.8	R1-5	
3.10	LDR	15.1	R1-5	
3.11	LDR	36.0	R1-5	
3.12	M/HDR	21.0	R-1, R-2, R-3	
3.13	LDR	18.6	R1-5	
4.1	LDR	32.1	R1-5	
4.2	M/HDR	26.2	R-1, R-2, R-3	
4.3	M/HDR	21.6	R-1, R-2, R-3	
4.4	M/HDR	24.0	R-1, R-2, R-3	
4.5	LDR	35.157.3	R1-5	
4.7	M/HDR	28.3	R-1, R-2, R-3	
4.8	PP/F	2.9	R-1, R-2, R-3	Fire Station Site
4.9	LDR	21.1	R1-5	
4.10	ES	14.5	R1-5	School Site
4.11	LDR	47.3	R1-5	
4.12	LDR	22.0	R1-5	

*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

Other than removing +/- 220.1 acres to become part of Paradiso Asante, there are no changes proposed to the Asante PAD. The land use plan is implemented by City of Surprise zoning districts as shown in the following land use/zoning table.

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

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

AMENDMENTS

Minor Changes

The City of Surprise Community Development Director may allow minor changes to the PAD, provided that such changes are not in conflict with the overall intent as expressed in the PAD document. The following items shall be considered as minor changes to the PAD:

- Changes in configuration of individual development parcels to include modifications to boundaries as long as there is no net loss of open space and no net increase in the total number of units or noncommercial acreage allowable within the PAD;

- Changes to the community infrastructure, such as drainage, water and sewer systems which do not have the effect of increasing or decreasing development capacity in the PAD, nor change the overall intent of the PAD;
- Changes or modifications in lot sizes and setbacks by up to 10% of the required development standard in order to accommodate for unique circumstances or specific site constraints, so long as the change does not conflict with the City of Surprise Building Code or off-street parking requirements as defined within the PAD;
- Any analogous interpretations of the list of permitted, conditional and secondary uses of the property as set forth in the PAD, as determined by the Community Development Director;
- Changes in residential densities or unit count by up to 10% of the maximum allowable in each development parcel, provided the increase does not cause an increase in the total allowable unit count within the PAD or decrease the amount of open space within any development parcel;
- Minor modifications or adjustment to roadway alignments and/ or parcel configuration so long as the proposed modification does not change the overall intent of the PAD and the Surprise Transportation Plan;
- Minor modifications to the location and size of trails and pedestrian paths, so long as the modification meets the general intent of the PAD and the Parks and Trails Master Plan;
- Relocation of a park site, which either enhances the opportunity to create a sense of neighborhood and community or to better centralize the park site based on actual development densities, so long as the land uses and densities of the parcels proposed for the revision do not result in a net increase in total number of units and meets the intent of the Parks and Trails Master Plan.
- Other changes not identified above, but deemed appropriate by the Community Development Director, as long as the change does not impact the general health, safety, and welfare of the residents of the City of Surprise and does not impact the overall intent of the approved PAD.

Major Changes

- A Major change is a change that does not qualify as a minor change as defined above, and that significantly alters the intent of the approved PAD. Major Changes shall comply with the requirements set forth in Surprise Municipal Code and State Statute.

Upon the approval of any proposed amendment to the Planned Area Development (PAD), the amendment shall be attached to the PAD as an addendum and shall become a part thereof.

Administrative Interpretations

On occasion, it may be necessary to request a formal or informal interpretation from the City of Surprise Community Development Director related to the implementation and/or interpretation of the project intent, use, or development standards as may be applicable to the interpretation of the provisions of the City of Surprise Zoning Ordinance or to the interpretation of the intent of narrative descriptions/statements contained in this Asante PAD application. Such requests for interpretation to these provisions will be made in written form to the Community Development Director by the Master Developer or a member of the Asante Property Owners Association.

CONCLUSION

Asante PAD will continue to 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.



Asante

Community Open Space Plan

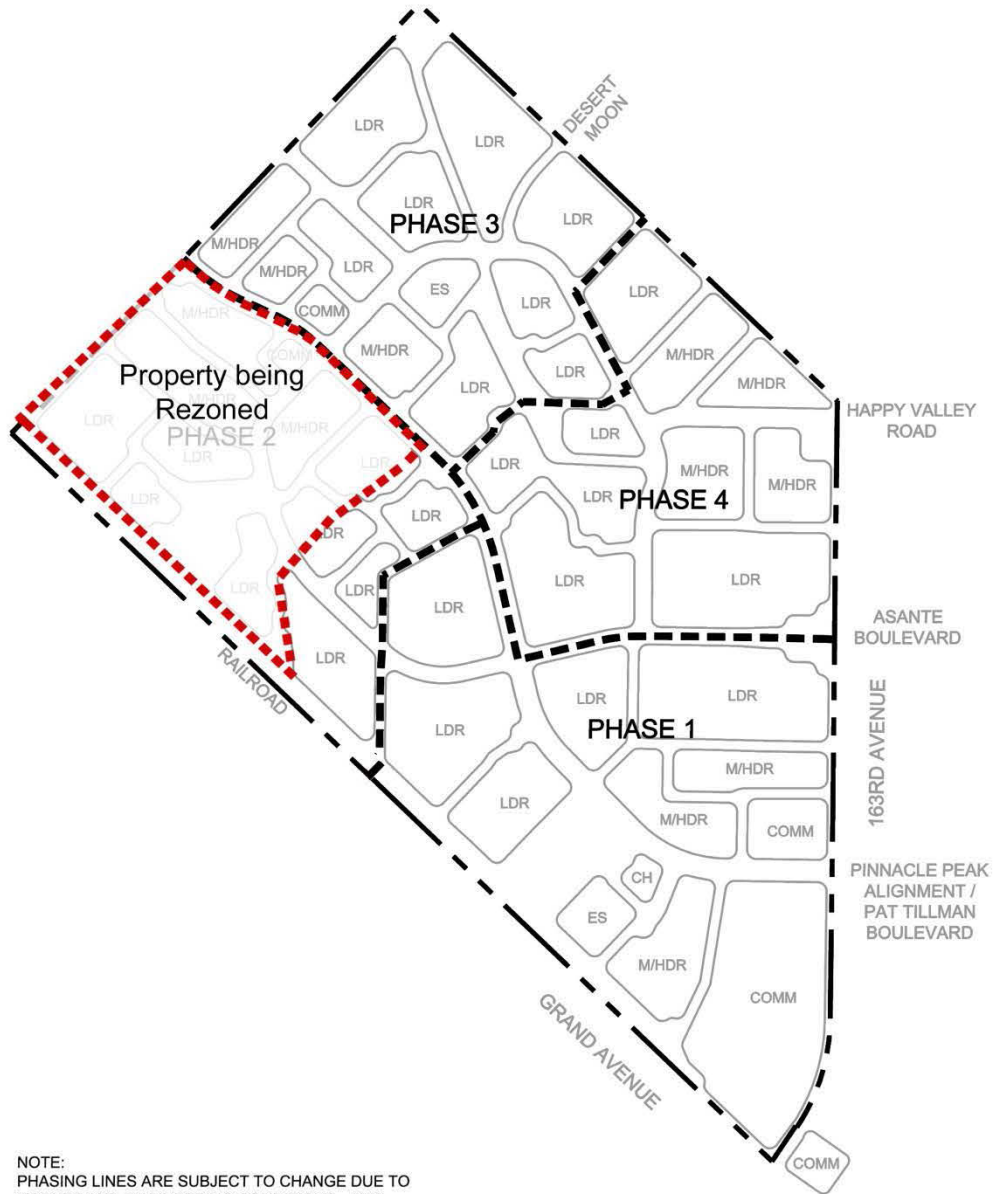


North
N.T.S.

Job #2016.01
Date: 4/28/17
Rev: 7/21/17



This plan is conceptual in nature and subject to engineering / agency review and revisions.



NOTE:
PHASING LINES ARE SUBJECT TO CHANGE DUE TO
MARKET AND ENGINEERING CONDITIONS. ANY
CHANGES DO NOT CONSTITUTE A PAD AMENDMENT.

Asante

Phasing Plan



North
N.T.S.



Job #2016.01
Date: 4/28/17
Rev.: 7/21/17

This plan is conceptual in nature and subject
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Asante South**

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07/18/17

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thence along the East line of the Southeast Quarter of said Section 12, South 0 degrees 45 minutes 18 seconds West, 2633.98 feet to the Southeast Corner thereof;

thence along the East line of the Northeast Quarter of said Section 13, South 0 degrees 45 minutes 24 seconds West, 2200.79 feet to the beginning of a non-tangent curve, concave Northwest, from which the radius point bears North 76 degrees 48 minutes 52 seconds West a distance of 2346.83 feet;

thence Southwesterly 843.48 feet along the arc of said curve to the right through a central angle of 20 degrees 35 minutes 34 seconds;

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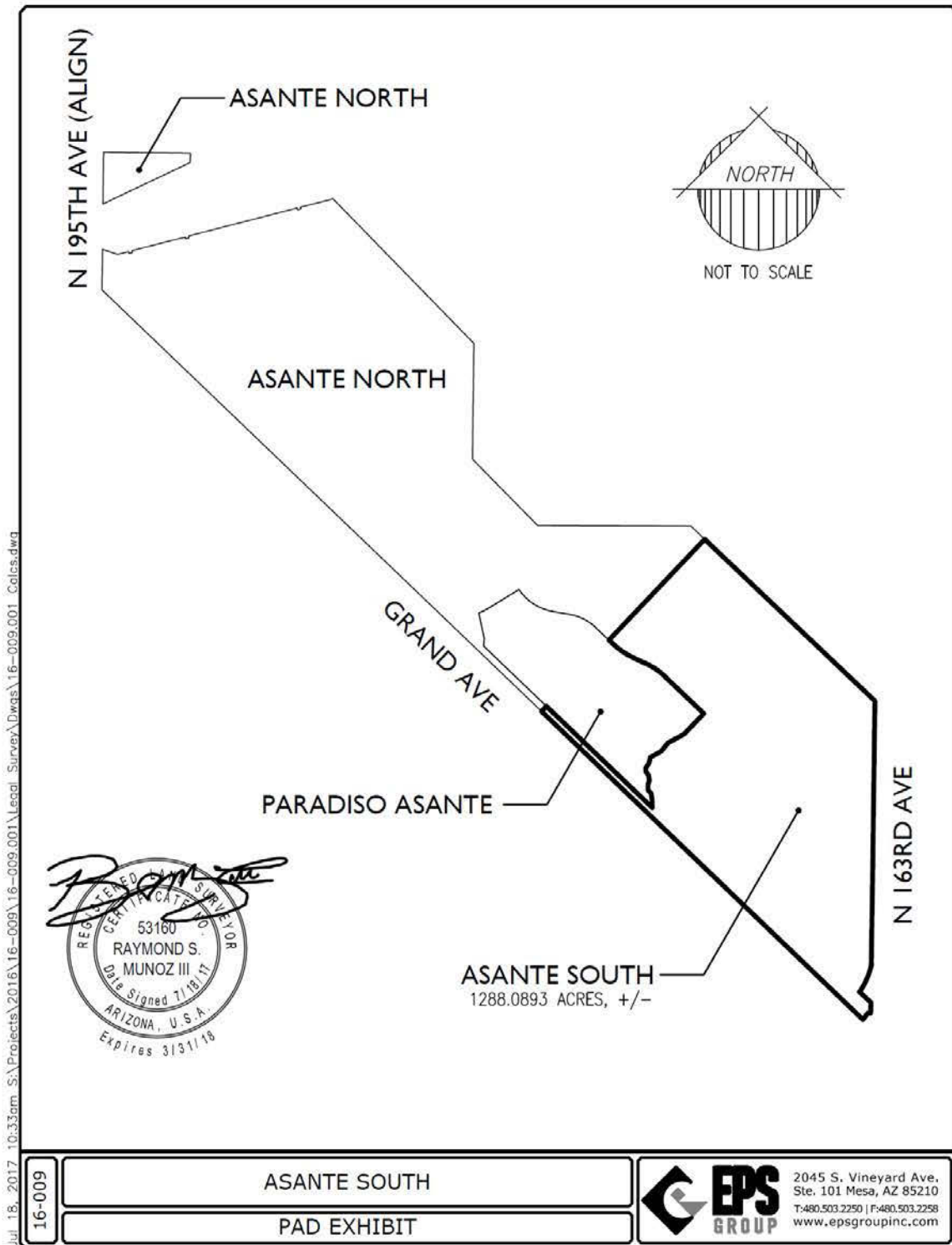
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Job No. 16-009.001

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thence along said East line, South 0 degrees 45 minutes 27 seconds West, 302.31 feet;

thence North 86 degrees 39 minutes 12 seconds West, 84.93 feet;

thence South 36 degrees 23 minutes 43 seconds West, 229.50 feet to the Northeasterly line of the 200' wide Burlington Northern and Santa Fe Railroad Corridor;

thence along said Northeasterly line, North 46 degrees 13 minutes 34 seconds West, 12614.68 feet;

thence North 43 degrees 31 minutes 21 seconds East, 200.00 feet to a line 200.00 feet Northeast and parallel with the Northeasterly line of the 200' wide Burlington Northern and Santa Fe Railroad Corridor;

thence along said parallel line, South 46 degrees 13 minutes 34 seconds East, 4156.20 feet to the Southwesterly line of the Final Plat of 'Asante Phase One unit Six', recorded in Book 888, Page 22 of Maricopa County Records;

thence along said Southwesterly line, North 1 degrees 00 minutes 28 seconds West, 217.68 feet;

thence continuing along said Southwesterly line, North 8 degrees 23 minutes 45 seconds West, 201.45 feet;

thence continuing along said Southwesterly line, North 46 degrees 13 minutes 34 seconds West, 118.00 feet;



thence continuing along said Southwesterly line, North 0 degrees 18 minutes 03 seconds West, 167.79 feet;

thence continuing along said Southwesterly line, North 21 degrees 59 minutes 17 seconds East, 115.66 feet;

thence continuing along said Southwesterly line, North 9 degrees 12 minutes 02 seconds West, 141.79 feet;

thence continuing along said Southwesterly line, North 37 degrees 01 minutes 17 seconds West, 137.39 feet;

thence continuing along said Southwesterly line, North, 107.48 feet;

thence continuing along said Southwesterly line, North 36 degrees 35 minutes 31 seconds East, 148.21 feet;

thence continuing along said Southwesterly line, North 13 degrees 27 minutes 06 seconds East, 185.40 feet;

thence North 61 degrees 38 minutes 56 seconds East, 70.00 feet;

thence North 60 degrees 51 minutes 30 seconds East, 194.80 feet;

thence North 57 degrees 16 minutes 35 seconds East, 69.04 feet;

thence North 50 degrees 38 minutes 45 seconds East, 61.11 feet;

thence North 39 degrees 06 minutes 51 seconds East, 62.76 feet;

thence North 38 degrees 03 minutes 56 seconds East, 191.80 feet;

thence North 61 degrees 33 minutes 28 seconds East, 518.15 feet;

thence North 43 degrees 31 minutes 21 seconds East, 812.52 feet to the centerline of Tillman Boulevard as depicted in the Map of Dedication of 'Asante Phase Two', recorded in Book 885, Page 46 of Maricopa County Records;

thence along said centerline, North 46 degrees 28 minutes 39 seconds West, 1487.48 feet to the beginning of a curve, concave Southwest, having a radius of 2200.00 feet;

thence continuing along said centerline, Northwesterly 719.15 feet along the arc of said curve to the left through a central angle of 18 degrees 43 minutes 45 seconds;

thence continuing along said centerline, North 65 degrees 12 minutes 24 seconds West, 350.58 feet to the beginning of a curve, concave Northeast, having a radius of 2200.00 feet;

thence continuing along said centerline, Northwesterly 719.15 feet along the arc of said curve to the right through a central angle of 18 degrees 43 minutes 45 seconds;

thence continuing along said centerline, North 46 degrees 28 minutes 39 seconds West, 144.00 feet;



thence North 43 degrees 31 minutes 21 seconds East, 3940.63 feet to the Southwesterly line and the prolongation therefrom of the Map of Dedication of 'Desert Oasis of Surprise Baer Parcel', Final Plat of 'Desert Oasis of Surprise Parcel B5' and Final Plat of 'Desert Oasis of Surprise Parcel B6', recorded in Book 666, Page 8, Book 666, Page 7 and Book 665, Page 36 of Maricopa County Records respectively;

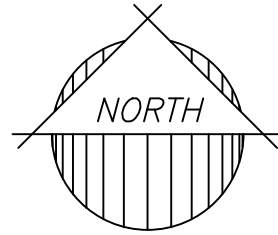
thence along said Southwesterly line, South 46 degrees 28 minutes 39 seconds East, 6646.92 feet to the POINT OF BEGINNING.

Contains 1288.0893 acres, more or less.



N 195TH AVE (ALIGN)

ASANTE NORTH



NOT TO SCALE

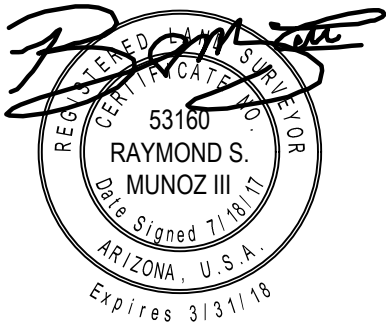
ASANTE NORTH

GRAND AVE

PARADISO ASANTE

N 163RD AVE

ASANTE SOUTH
1288.0893 ACRES, +/-



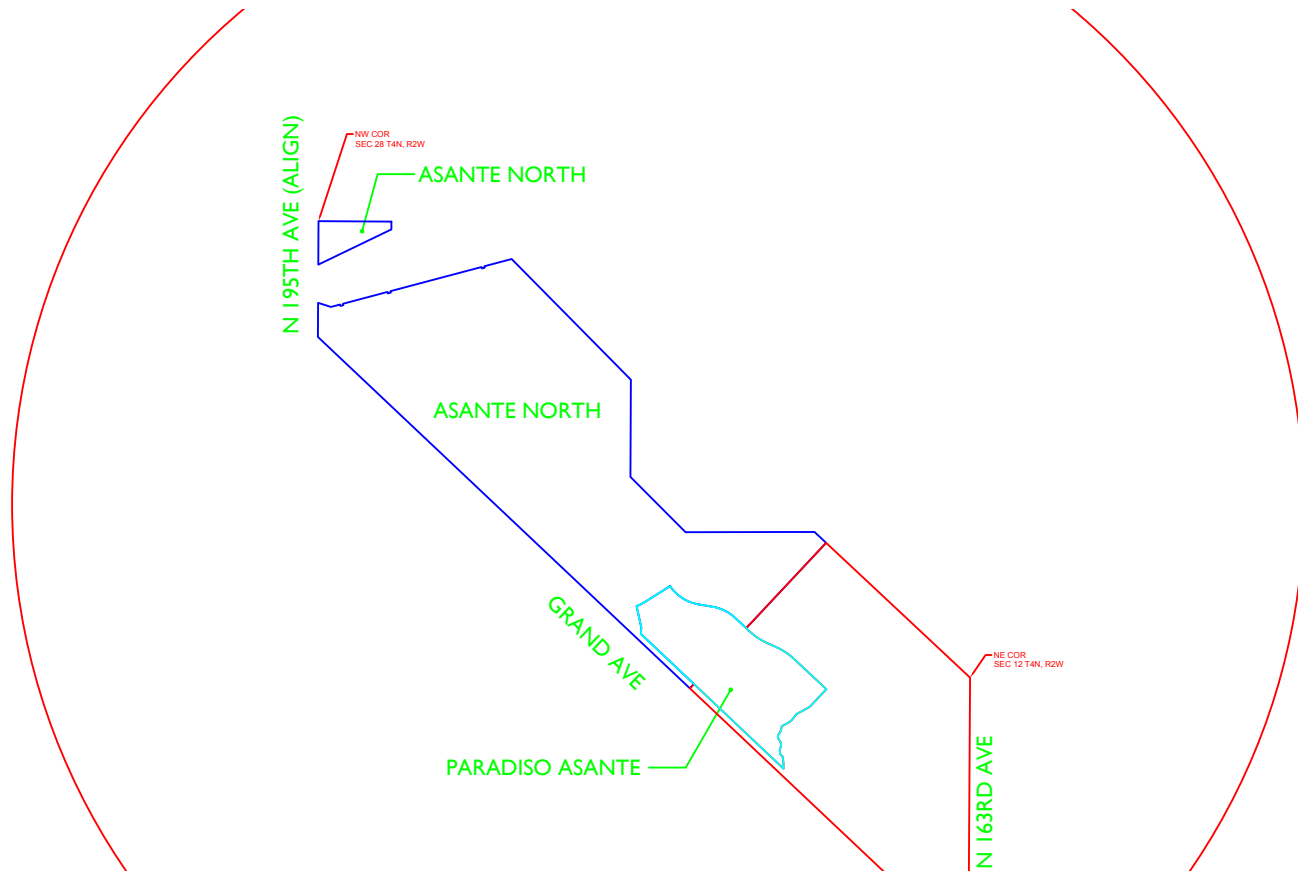
16-009

ASANTE SOUTH

PAD EXHIBIT



2045 S. Vineyard Ave.
Ste. 101 Mesa, AZ 85210
T:480.503.2250 | F:480.503.2258
www.epsgroupinc.com





Asante

FS18-154

**Land Use
Change for
Fire Station
304**

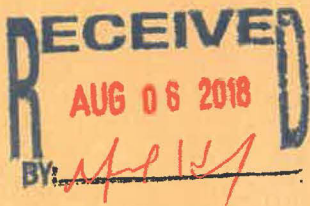


Asante

**Planned Area Development
Amendment No. 6
Case No. FS18-154
Surprise, AZ**

Lennar Arizona, Inc
Original Approval 11/24/2004 (Ordinance 04-41)

Submitted: June 26, 2018
Revised : August 6, 2018



Administrative Approval	
Community Development Director	<i>[Signature]</i> Date: 8/22/18
City Engineer	<i>[Signature]</i> Date: 8/22/18

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Asante Planned Area Development Amendment(PADA) - No. 6

INTRODUCTION

Asante is a 1,508-acre Planned Area Development ("PAD") by Lennar Arizona, Inc., which was approved by the City Council in November 2004 through adoption of Ordinance #04-41. Asante North, directly adjacent to and the north of Asante, is a 2,105-acre Planned Area Development ("PAD"), which was approved by the City Council in November 2006. Paradiso Asante is a Planned Unit Development ("PUD"), which was approved by City Council in September 2017. Paradiso Asante is within Asante and Asante North. The PUD revised portions of the Asante and Asante North PADs to create a separate active adult community. Asante, Asante North, and Paradiso Asante function together as an overall master plan, which is located north and within the 'V' formed by the intersection of Grand and 163rd Avenues and the Central Arizona Project canal.

PURPOSE OF REQUEST

This amendment is being processed at the request of the City to relocate Parcel 4.8, which consists of 4.844 acres, from the northeast corner of Parcel 4.4 to the northeast corner of Parcel 4.5. This change in location is consistent with the City's desired location for the fire station. Included in this is area adjustments for the affected parcels, being 4.4, 4.5, and 4.8.

LAND USE TABULATION

Uses	New Acres	Target Density*	Max. Dwellings
LDR	754.5	4.1 DU/ac	3,093.5 DU
M/HDR	300.9	8.0 DU/ac	2,407.2 DU
COMMERCIAL	112.1		
Elem. School	31.1		
Parks/ Facilities	89.4		
Total	1,288		5,500.7 DU

*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. Only revisions to the areas of Parcels 4.4, 4.5, and 4.8 are included in this amendment.

Area	Use*	Area (Gr)**	Base Zone***	Comment
1.1	Comm	6.8 Ac	C-2	
1.2	Comm	93.6	C-2	
1.4	Comm	19.0	C-2	
1.5	M/HDR	24.3	R-1, R-2, R-3	
1.6	M/HDR	28.2	R-1, R-2, R-3	
1.7	LDR	59.4	R1-5	
1.9	LDR	31.5	R1-5	
1.10	LDR	40.3	R1-5	
1.11	LDR	33.1	R1-5	
1.12	LDR	45.5	R1-5	
1.13	LDR	30.7	R1-5	
1.14	PP/F	57.2	R1-5	Urban Park
1.15	ES	16.1	R1-5	School Site
1.16	M/HDR	6.4	R-1, R-2, R-3	Church Site
1.17	M/HDR	32.8	R-1, R-2, R-3	
2.1	LDR	12.1	R1-5	
2.2	LDR	15.2	R1-5	<i>The original parcel size was 21.9 gross acres. 6.7 acres are now part of Paradiso Asante PUD zoning request (Case No. FS17-010). The new parcel size is 15.2 gross acres.</i>
2.3	M/HDR	22.9	R-1, R-2, R-3	<i>Removed. Now part of Paradiso Asante PUD zoning request (Case No. FS17-010).</i>
2.4	LDR	9.8	R1-5	<i>The original parcel size was 20.1 gross acres. 10.3 acres are now part of Paradiso Asante PUD zoning request (Case No. FS17-010). The new parcel size is 9.8 gross acres.</i>
2.5	LDR	19.2	R1-5	<i>Removed. Now part of Paradiso Asante PUD zoning request (Case No. FS17-010).</i>
2.6	PP/F	15.3	R1-5	Linear Trail, Open Space, Park. <i>The original parcel size was 39.3 gross acres. 24 acres are now part of</i>

				Paradiso Asante PUD zoning request (Case No. FS17-010). The new parcel size is 15.3 gross acres.
2.7	LDR	19.0	R1-5	Removed. Now part of Paradiso Asante PUD zoning request (Case No. FS17-010).
2.8	LDR	44.1	R1-5	Removed. Now part of Paradiso Asante PUD zoning request (Case No. FS17-010).
2.9	M/HDR	23.6	R-1, R-2, R-3	Removed. Now part of Paradiso Asante PUD zoning request (Case No. FS17-010).
2.10	LDR	30.5	R-1, R-2, R-3	Removed. Now part of Paradiso Asante PUD zoning request (Case No. FS17-010).
2.11	Comm	5.0	C-2	Removed. Now part of Paradiso Asante PUD zoning request (Case No. FS17-010).
2.12	Comm	8.1	C-2	
2.13	LDR	15.5	R1-5	
3.1	M/HDR	21.2	R-1, R-2, R-3	
3.2	M/HDR	12.9	R-1, R-2, R-3	
3.3	LDR	19.0	R1-5	
3.4	LDR	34.1	R1-5	
3.5	PP/F	3.0	R1-5	Reservoir Site
3.6	LDR	28.0	R1-5	
3.7	LDR	46.41	R1-5	
3.8	LDR	31.9	R1-5	
3.9	LDR	15.8	R1-5	
3.10	LDR	15.1	R1-5	
3.11	LDR	36.0	R1-5	
3.12	M/HDR	21.0	R-1, R-2, R-3	
3.13	LDR	18.6	R1-5	
4.1	LDR	32.1	R1-5	
4.2	M/HDR	26.2	R-1, R-2, R-3	
4.3	M/HDR	21.6	R-1, R-2, R-3	
4.4	M/HDR	26.4	R-1, R-2, R-3	The original parcel size was 24 gross acres. Due to the relocation of Parcel 4.8, the new parcel size is 26.4 gross acres.
4.5	LDR	53.0	R1-5	The original parcel size was 57.3 gross acres. Due to the relocation of Parcel 4.8, the new parcel size is 53.0 gross acres.
4.7	M/HDR	28.3	R-1, R-2, R-3	

4.8	PP/F	4.8	R-1, R-2, R-3	Fire Station Site
4.9	LDR	21.1	R1-5	
4.10	ES	14.5	R1-5	School Site
4.11	LDR	47.3	R1-5	
4.12	LDR	22.0	R1-5	

*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.

CONCLUSION

Asante PAD will continue to 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.

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Asante

Existing Land Use Plan
PAD AMENDMENT 6



North
N.T.S.



Job #2016.01
Date: 4/28/17
Rev.: 8/6/2018

This plan is conceptual in nature and subject to engineering / agency review and revisions.



Asante

PROPOSED LAND USE PLAN
PAD AMENDMENT 6



Job #2016.01
Date: 4/28/17
Rev: 6/26/18

This plan is conceptual in nature and subject to engineering / agency review and revisions.



Asante

Amendment	Case Number	Approval Date	Approval Doc.	Page
Original PAD	PAD04-124	11/24/2004	Ordinance 04-41	2
Land Use Revision	PADA05-309	12/01/2005	Ordinance 05-57	102
Sign Program	PADA08-147	8/15/2008	Administrative	139
Home Product Change	PADA09-091	6/09/2009	Administrative	159
Map and Land Use Change	FS12-083	6/26/2012	Ordinance 2012-07	199
Land Use Map and acreage Change	FS17-011	9/19/2017	Ordinance 2017-17	
Parcel Relocation	FS18-154	8/22/2018	Administrative	
Garage Standard Change	FS19-300		Administrative	

RECEIVED
JUN 28 2019



Asante

**Planned Area Development
Amendment No. 7
Case No. FS19-300
Surprise, AZ**

Lennar Arizona, Inc
Original Approval 11/24/2004 (Ordinance 04-41)
Submitted: April 19, 2019
Resubmitted: June 27, 2019

Administrative Approval

Community Development Director

Date:

7/16/19

City Engineer

Date:

7/16/19

Asante

By

LENNAR

Planned Area Development Amendment
Amendment Number 7

Zoning Case No.: FS19-300

(Parent Case Number PAD04-124 – Original Approval 11/23/2004 (Ordinance 04-41))

Owner/Developer:

LENNAR

Lennar Arizona, Inc.

1665 W. Alameda Drive, Suite 130

Tempe, Arizona 85282

Contacts: Jeff Gunderson, Sr. VP Land Acquisition & Development

Todd Skoro, Director of Land Acquisition

Telephone: (480) 476-8440

Fax: (480) 897-2974

Attorney/Applicant:

EC&L

Earl, Curley & Lagarde, P.C.

ATTORNEYS AT LAW

3101 N. Central Avenue, Suite 1000

Phoenix, Arizona 85012

Attorney: Stephen C. Earl

Project Manager: Ricardo Toris

Telephone: (602) 265-0094

Fax: (602) 265-2195

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INTRODUCTION

This is an Administrative Request to modify the Planned Area Development (PAD) criteria for Interior Garage Dimensions with the 4-foot Garage Extension Requirement.

Lennar Homes is requesting approval of a minor PAD amendment to the Asante PAD (PAD04-124) to allow homes within the Asante PAD to be constructed without the 20' x 20' garage dimension with the additional 4-feet of storage space in the garage. Approval of this minor request will not change the approved number of lots, lot sizes, building setbacks, or density within the overall Asante PAD.

We believe the unique design criteria in the Asante PAD for an extra 4-foot wide storage space in the garage was initially included to provide homeowners with a location to store trash bins for convenient movement to the street on collection day and miscellaneous non-air conditioned storage.

BACKGROUND

Asante is a 1,288-acre Planned Area Development ("PAD") by Lennar Arizona, Inc., which was approved by the City Council 15 years ago in November 2004 through adoption of Ordinance #04-41. Asante is located north and within the 'V' formed by the intersection of Grand and 163rd Avenues and the Central Arizona Project canal.

The original approval for Asante included 1,508.1 gross acres of land, but this overall acreage was slightly reduced to allow for a complementary active adult component within the Asante and Asante North master planned communities. This Asante master plan has been amended several times since the original approval in 2004 and now the overall development consists of +/-117.1 acres for commercial uses, approximately 1,288 gross acres 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, and approximately 139.3 gross acres is set aside for public parks/public facilities and school sites. As mentioned, due to the companion Paradiso Asante PUD zoning approval, some acreage from the overall Asante PAD has been rezoned to incorporate the active adult component thus technically reducing the overall Asante PAD acreage.

The Asante master plan offers a wide variety of single family home ownership opportunities on various lot sizes. The development contains neighborhood shopping centers, private HOA pocket parks, a city park, an elementary school site, natural open spaces, improved common open spaces, trails, and a remote waste water treatment plant to serve the project. The residential component of Asante includes approvals of up to 5,500 single-family residential lots with various lot sizes. The distribution of the lots widths, depths, and size vary throughout the master plan. The variation in lots sizes will provide for variation in house product by Lennar and different homebuilders.

REQUEST

Lennar seeks this administrative amendment to respond to new buyers in the market that want to maximize interior square footage over non-air conditioned garage space, which is subject to this region's extreme high and low temperature seasons.

This is an Administrative Request to modify the Planned Area Development (PAD) criteria for Interior Garage Dimensions with the 4-foot Garage Extension Requirement. Design standard 'H' under List 'A' found in the Asante PAD currently reads: *"Garages 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 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."*

This minor PAD Amendment modifies the design standard to read as follows:

"Garages Configuration: All garages constructed in a Residential Development Project shall be configured as follows: 1) The garage must contain an interior space which is 18 feet x 18 feet or greater and is centered on the center of the garage door; and 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 at least 2 automobiles."

This requested amendment would apply only to a portion of the parcels in Asante PAD as shown in Table A below and the **Conceptual Land Use Exhibit**.

Table A – Parcels Subject to Amendment
Refer to Exhibit 1 – Land Use Plan

Area	Use*	Area (Gr)**	Base Zone***	Comment
1.5	M/HDR	24.3	R-1, R-2, R-3	
1.7	LDR	59.4	R1-5	
1.9	LDR	31.5	R1-5	
1.10	LDR	40.3	R1-5	
1.11	LDR	30.9	R1-5	
2.1	LDR	12.1	R1-5	
2.13	LDR	15.5	R1-5	
2.2	LDR	15.2	R1-5	
2.4	LDR	9.8	R1-5	
3.1	M/HDR	21.2	R-1, R-2, R-3	
3.2	M/HDR	12.9	R-1, R-2, R-3	
3.3	LDR	19.0	R1-5	

3.4	LDR	34.1	R1-5	
3.6	LDR	28.0	R1-5	
3.7	LDR	46.41	R1-5	
3.8	LDR	31.9	R1-5	
3.9	LDR	15.8	R1-5	
3.10	LDR	15.1	R1-5	
3.11	LDR	36.0	R1-5	
3.12	M/HDR	21.0	R-1, R-2, R-3	
3.13	LDR	18.6	R1-5	
4.1	LDR	32.1	R1-5	
4.2	M/HDR	26.2	R-1, R-2, R-3	
4.3	M/HDR	21.6	R-1, R-2, R-3	
4.4	M/HDR	24.0	R-1, R-2, R-3	
4.5	LDR	35.157.3	R1-5	
4.7	M/HDR	28.3	R-1, R-2, R-3	
4.9	LDR	21.1	R1-5	
4.11	LDR	47.3	R1-5	
4.12	LDR	22.0	R1-5	

*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.

As previously mentioned, approval of this minor PAD amendment will not change the overall intent and vision of the Asante PAD or the approved number of lots, building setbacks, lot sizes, or density. This request only seeks to modify the artificial design requirement for additional work/storage within the garage. Again, modern homebuyers prefer the flexibility to move that space inside the climate controlled house, given the extreme heat of Arizona summers.

CONCLUSION

Asante PAD will continue to be an exceptional community that exemplifies the best of the City of Surprise. It will contribute to the orderly growth of the City. It is consistent with the Surprise General Plan and applicable regulations. As mentioned, approval of this minor request will not change the approved number of lots, lot sizes, building setbacks, or density within the overall Asante PAD. We respectfully request approval of this PAD amendment and look forward to moving into project implementation.

