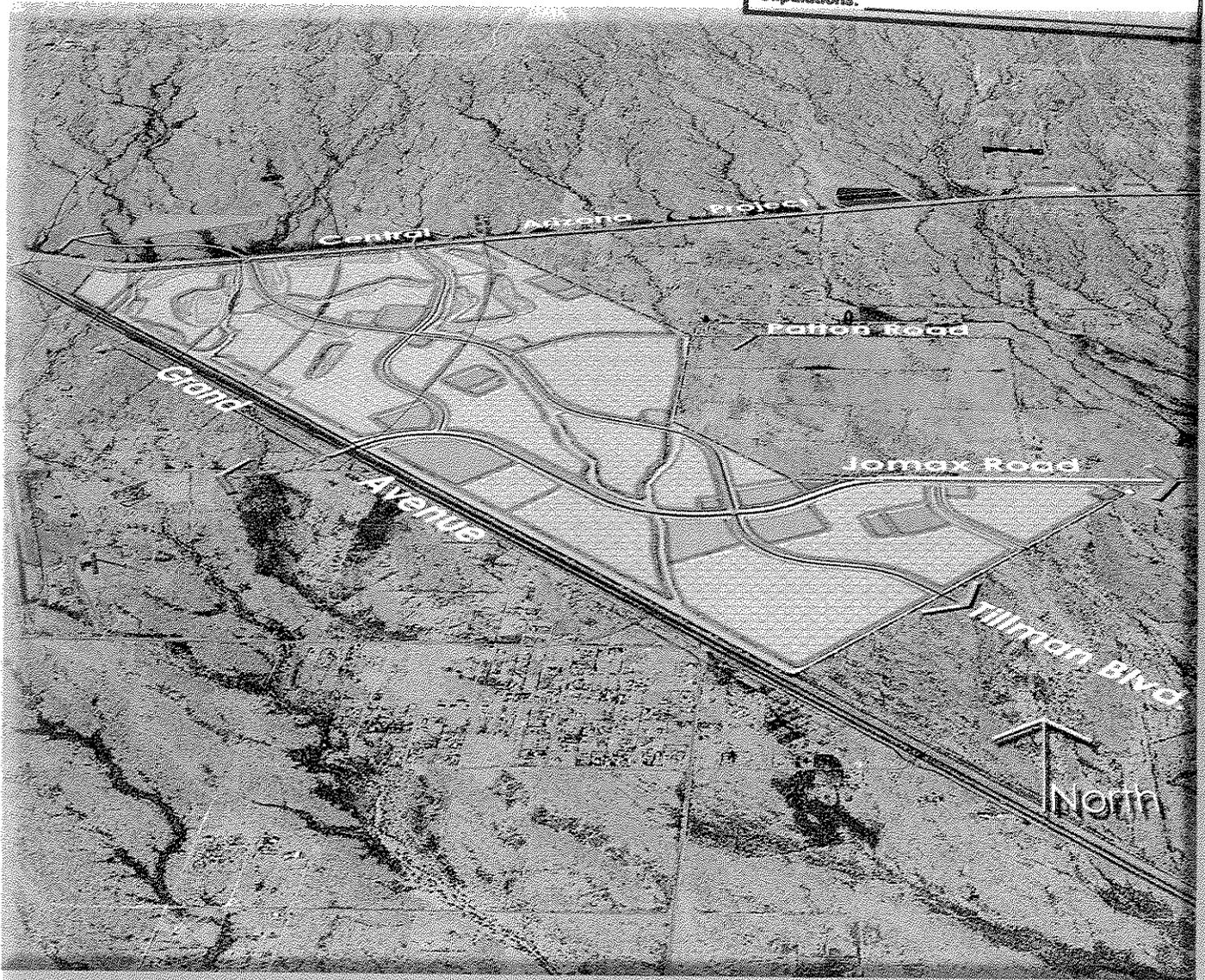


ASANTE NORTH - PAD

A MASTER PLANNED COMMUNITY
SURPRISE, ARIZONA
APRIL 26, 2006
(FEBURARY, 2006) (APPROVED JULY 27, 2006)

CITY OF SURPRISE	
PLANNING AND ZONING DEPARTMENT	
APPROVED	
Case No.:	PAD 06-045
P&Z Comm. Approval:	6/20/06
City Council Approval:	7/27/06
B.O.A. Approval:	2-5
Stipulations:	



RECEIVED
AUG 17 2006
COMMUNITY DEVELOPMENT

Asante North
Master Planned Community
Planned area Development

Submittal
April 26, 2006

APPROVED JULY 27, 2006

Zoning Case Number:
PAD06-045

CITY OF SURPRISE	
PLANNING AND ZONING DEPARTMENT	
APPROVED	
Case No.:	PAD 06-045
P&Z Comm. Approval:	0/20/06
City Council Approval:	7/27/06
B.O.A. Approval:	
Stipulations:	0 - 5

Prepared For:
Lennar Communities Development, Inc.
c/o Scott Switzer
1150 W. Grove Parkway, Suite 109
Tempe, Arizona 85283
(480) 345-0077

Prepared By:
DEI Professional Services, LLC
c/o Richard Hoppe, P.E.
6225 North 24th Street, Suite 200
Phoenix, Arizona 85016
(602) 954-0038

Beus Gilbert, PLLC
c/o Andy Jochums, AICP
4800 N Scottsdale Road, Suite 6000
Scottsdale, Arizona 85251
(480) 429-3063

TABLE OF CONTENTS

PURPOSE OF REQUEST	1
INTRODUCTION	1
PROJECT OVERVIEW	1
EXISTING SITE CONDITIONS	2
CULTURAL SURVEY/ENVIRONMENTAL ASSESSMENT:	2
JURISDICTIONAL DELINEATION	2
PROJECT DESCRIPTION	2
LAND USE CATEGORY SUMMARY	3
COMMUNITY FACILITIES	3
Design:.....	3
Development Standards:	4
COMMERCIAL LAND USE	4
Water Park.....	4
Design.....	4
Development Standards	4
EMPLOYMENT CENTER	4
FIRE STATION:	5
SCHOOL / PARK SITE:	5
WATER RESERVOIR SITE	5
OPEN SPACE/TRAILS	5
GOLF COURSE	5
RESIDENTIAL LAND USE:	6
Description of Proposed Residential Land Uses.....	6
Very Low Density Residential (VLRD)	6
Low Density Residential (LDR)	6
Medium Density Residential (MDR).....	7
Medium/High Density Residential (MHDR)	7
RESIDENTIAL DEVELOPMENT STANDARDS	7
Residential Design:	7
Very Low Residential Development Standards	8
Low Density Residential Development Standards.....	8

Medium and Medium / High Density Residential Development Standards.....	9
LOW DENSITY RESIDENTIAL DESIGN STANDARDS (LIST A, B, C, D)	10
Design List A.....	10
Design List B - Engineering.....	13
Design List C – Architectural	19
Design List D - Amenities	20
CIRCULATION	23
Streets	23
DRAINAGE.....	24
PUBLIC SERVICES	24
Water	24
Sewer.....	24
Power.....	24
Telephone.....	24
Cable.....	24
Trash	24
Schools.....	24
Police and Fire.....	24
PHASING	24
CONCLUSION	25
DESIGN TEAM/CONTACTS.....	26

EXHIBITS

- A LEGAL DESCRIPTIONS**
- B AREA MAP**
- C EXISTING SITE CONDITIONS**
- D GENERAL PLAN CONTEXT**
- E GENERAL PLAN POLICY CHECKLIST**
- F LAND USE PLAN**
- G LOT DIAGRAMS**
- H STREET SECTIONS**
- I OPEN SPACE & VIEW CORRIDORS**
- J LANDSCAPE/THEME**
- K PHASING PLAN**
- L SCHOOL LETTERS**
- M TRAFFIC STUDY**
- N LUKE AFB DETERMINATION OF COMPATABILITY**
- O STIPULATIONS**

Asante North Planned Area Development (PAD)

Purpose of Request

The purpose of this request is to obtain PAD zoning for approximately 2,105.4 gross acres of land located northeast of the intersection of Grand Avenue and bisected by the Jomax Road alignment. The site is in Maricopa County, Arizona and is proposed for annexation into the City of Surprise concurrently with this rezone request. The site is located directly north of the Asante PAD, which was approved by the City Council on November 24, 2004. The following information will demonstrate that the proposed Asante North PAD 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 all applicable city ordinances.

Introduction

The proposed Asante North PAD is intended for a combination of commercial and residential uses planned in a comprehensive manner, which contribute a quality residential living environment and provide goods and services beneficial to the community as a whole. 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 nine years and all required services will be built in conjunction with the project.

Project Overview

The overall land proposed for development consists of approximately 2,105.4 gross acres, of which, 183.5 gross acres are designated for commercial uses, 48.8 gross acres are for an Employment Center, and 1,786.4 gross acres are planned for a variety of residential types with both attached and detached single family residences. With approximately 9% of the site devoted to commercial uses and 2% devoted to employment, Asante North is in keeping with the land use projections for the City's General Plan. The northern portion of the site is planned to be integrated with a proposed golf course and clubhouse. Four sites, totaling 26 gross acres, have been set aside to be used for establishments of community significance (i.e. churches, quasi-public, or private organizations). Additional amenities include a 6.6 gross acre fire station, a 3 gross acre water plant, two 15 gross acre school sites and one 21 gross acre combination school/park site. A minimum of 232 acres (11% of the project area) have been set aside for open space, buffer areas and linear parks. The project has been designed to integrate the open space and recreation areas into every component of the project in order to provide green belts and recreation amenities to all future residents. Located north of Asante, northeast of Grand Avenue and bisected by Jomax Road, the property is owned by BMY Happy Valley North Investment, Inc.

Existing Site Conditions

The site is generally level and slopes gently to the south and east with several drainage outlets under the railroad. A number of small ephemeral washes cross the property. Several 'blue-line' drainage courses are shown on the USGS map. The site is currently comprised of natural uncultivated desert landscape with a moderate growth of typical low-lying desert vegetation, including shrubs, bushes and trees. Portions of the Northwestern corner of the property are within the 70 and 65 LDN (Level of sound exposure / day and night average) contour boundary created by Luke Air Force Base Auxiliary Field #1 to the Southwest. Those portions of the project within the 70 LDN contour have been specifically designed to impact the least amount of people by decreasing the number of dwelling units allowed in this area to 1.0 dwelling unit per gross acre, for a total of no more than 161 units.

This project is in compliance with the LAFB AUX #1 noise contour agreement dated July 27, 2004 as approved by the Surprise City Council under Resolution 04-104 and is attached as exhibit N.

The site is accessed from the East and West by Jomax Road and from the North and South by Tillman Boulevard. The west edge of the property is defined by an existing BNSF Railway/right-of-way and Grand Avenue. No other encumbrances or structures are on the property. 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 GECSA&B Consultants dated March 6, 2005, and the Class III Archaeological Survey was prepared for the property by David S. Boloyan Archaeological Services dated March 9, 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.

Jurisdictional Delineation

An assessment is being prepared for submittal to the Army Corps of Engineers under Section 404 Clean Water Act for the property.

Project Description

The Surprise General Plan 2020 designates the majority of the property as Low Density Residential with an area in the northwest corner as Suburban Residential. There is also an area along Jomax Road designated as Commercial. The property also falls within Special Planning Area #2 as shown in Surprise General Plan 2020.

The proposed land uses are consistent with the General Plan 2020 Land Use Plan. The project proposes 183.5 acres of Commercial, 48.8 acres of Industrial, with 1,786.4 acres dedicated to four different types of residential classifications; Very Low Density Residential, Low Density Residential, Medium Density Residential and Medium/High Density Residential. The project has followed the mandate of the Luke Air Force Base, Community Initiatives Team in regards to density and placement of residential units. The project area is divided into four unique geographic zones, with each zone containing a maximum dwelling unit limit. Each zone will be comprised of one or more of the Land Use classifications mentioned above, regardless of the configuration each zone will remain within the predefined dwelling unit number mandated by the specific zone.

Other non-residential components of the project consist of; a proposed commercial water park, a dedicated fire station site, a water plant, three school/park combination sites, as well as private parks, open space areas and a possible golf course. The following table shows the gross acreage, unit counts and accompanying densities, as well as the density range for the General Plan 2020 land use classifications.

Land Use Category Summary

Land Use Category	Gross Acres	DU (max.)	DU / AC
Community Facilities	26	-	-
Commercial	183.5	-	-
Employment Center	48.8	-	-
Fire	6.6	-	-
Park	5	-	-
Schools	46.1	-	-
Water Plant	3	-	-
Residential	1,786	8,835	-
TOTAL	2,105	8,835	4.2

- Note: 1) The gross residential areas include the area designated for the potential Golf Course and Club House amenities.
2) 232 acres have been designated as Open Space. Open Space and Right-of-Way areas are located throughout the project within the gross acreage of the above mentioned Land Use categories.

Community Facilities

Four parcels, totaling 26 gross acres have been set aside for uses of community significance. These community facility parcels have been designated for uses such as:

1. Potential religious organizations, churches.
2. Potential quasi-public or private organizations, such as Boy/Girl Scouts, Elks Club, etc.
3. Potential sites for association owned and maintained community facilities, such as clubhouses, meeting places, recreation facilities, etc.

Design:

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

Development Standards

Community Facility parcels shall develop with the above-listed uses under the City of Surprise Zoning Ordinance standards for non-residential uses in the R1-5 District (17.28.40).

Commercial Land Use

The commercial elements of the project are situated along transportation corridors and at major road intersections. Commercial establishments will consist of a combination of neighborhood and community retail, office and professional uses. Designed to meet the service demands of the surrounding community, the eight commercial parcels range in size from 4.4 to 60.5 acres. The variety in parcel size will contribute to a diverse form and range of commercial establishments, providing a well-rounded and balanced group of businesses.

One 25-acre commercial parcel located on the south side of Jomax Road in Zone "C" has been specifically designed to be converted into residential dwelling units based on future market demand. Converting from commercial to residential will not increase the overall unit count of the project or the total allowed unit count per zone.

Water Park

The Water Park is intended as a private commercial-recreational facility open to the public and used for the leisure and enjoyment of all age groups. The intended design will consist of multi-use entertainment and rides in the scale and character as those seen elsewhere in the Valley (i.e. Golfland Entertainment Ctr, Mesa; Waterworld Safari Water Park, Glendale). If future market demands dictate the water park unfeasible, the parcel will be converted into residential dwelling units of either MDR or LDR residential development, and will not increase the total unit count above the 8,835 units already proposed.

Design

Commercial buildings will be designed with a consistent theme for all the parcels. Architectural design and site plans will utilize the City of Surprise Design Manuals in establishing site-specific designs and plans.

Development Standards

The commercial portions of the development shall follow the City of Surprise Zoning Ordinance standards for the "C-2" (17.28.080) and "C-3" (17.28.90) Districts.

Employment Center

A 48.8 acre parcel located in the A2 zone, is designed to incorporate an industrial employment center along Tillman Boulevard. Development shall follow the City of Surprise Zoning Ordinance standards for the "I-1" District (17.28.110) and allow those uses principally and conditionally

permitted in the BP, I-1 & I-2 zoning districts as listed in Chapter 17.24.030 and Chapter 17.28 of the City of Surprise Zoning Ordinance.

Fire Station

The 6.6 acre fire station site is located in the Southeastern portion of the project site, north of Jomax Road.

School / Park Site

The 21 acre combination school/park site is located in the Southeastern portion of the project site, just South of Jomax Road, West of 173rd Avenue. This site was selected by the Dysart Unified School District #89 as the K-8th grade school facility to serve this and the surrounding properties. The Nadaburg Elementary School District #81 have also been given two separate 15 acre school sites, one site located in the middle of the project between Tillman Boulevard and 187th Avenue, and the other located on the northeastern edge of the project boundary. (See Exhibit L, School Letters)

Water Reservoir Site

The 3 acre water treatment plant is located in the Southeast corner of the project adjacent to the Asante water treatment plant. The locational nexus will provide the ability for cooperative infrastructure and possible expansion opportunities.

Open Space/Trails

The Open Space and Trails Plan for this project is intended to provide a wide range of active and passive open space and recreation areas with 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.

Over 232 acres, 11% of the project area, will be set aside as either active or passive open space, buffer areas or linear parks. Landscape elements will be introduced along roadways and buffer areas to enhance the aesthetic appeal and soften the neighborhood ambiance. Natural terrain and vegetation will be preserved wherever feasible and beneficial.

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 paving and/or decomposed granite pathways ranging from 6 and 10 feet wide with connections into neighborhoods. The final trail cross-section will be determined during landscape plan submittal and review.

Golf Course

A golf course has been proposed within the residential section of the northern portion of the property. This 18-hole course and accompanying Club House will create a distinctive

community where residential parcels can front portions of the green belts and golf links. The course will also expand and integrate with the already proposed open space and buffer areas. All water for the potential golf course will come from non-potable sources. The golf course too is subject to appropriate market conditions and may be converted to residential development if the financial support is not evident. In the event the golf course is converted, the links will be absorbed into the surrounding residential parcels with no increase to the proposed residential unit count.

Residential Land Use Description

The distribution of residential lots has been upon the recommendation of Luke Air Force Base Community Initiatives Team. In a letter dated December 28, 2005 the Community Initiatives Team divided the proposed project into five distinct geographic zones based on the LDN contour boundaries created by Luke Air Force Base Auxiliary Field #1. (See Exhibit N, Luke AFB Determination Of Compatibility). Each geographic zone was been given a specific maximum dwelling unit count. The density and housing type will vary within each zone and change from neighborhood to neighborhood, but the overall unit count and accompanying density will always remain the same for each designated zone. Below is a list of the required unit counts for each zone and those proposed with this project.

Zone	Acres	Max Lots*	du/ac*	Proposed	Difference From Required	Proposed du/ac
A-1	161	165	1 du/ac	161	-4	1 du/ac
A-2	227	702	3 du/ac	625	-77	2.7 du/ac
B	431	1,765	4 du/ac	1,703	-62	4.0 du/ac
C	1,286	6,330	5 du/ac	6,346	+16	4.9 du/ac
TOTAL	2,105	8,962	4.26	8,835	-127	4.2

*per Luke Air Force Base Determination of Compatibility, 12/28/05

Description of Proposed Residential Land Uses

Very Low Density Residential (VLRD)

The Very Low Density Residential land use designation will exclusively be used within zone A1. The area will be developed into larger lots with single family detached dwelling construction, and a density of 1.0 DU/ac. This density classification was in direct response for the need to mitigate the noise impact from Luke Air Force Base auxiliary airfield. The deliberate decrease in development density has been strategically located in those areas within the 70 LDN noise contour. Only one neighborhood in the entire development will receive the VLDR designation, which will have the potential build out of approximately 161 dwellings. Portions of this Land Use categories gross acreage will contribute to the tentative golf course. If the golf course is not built the subject area will be absorbed into the residential neighborhood and converted into homes, with no increase in the total dwelling count.

Low Density Residential (LDR)

Low Density Residential development will occur throughout the project area with the exception of zone A1. The LDR development areas will consist of single family detached dwellings with

minimum lot sizes: 58' X 110', 63' X 110', 68' X 110', and 83' X 110'. The amount of homes per neighborhood will vary but the development type and lot dimension standards will remain constant throughout the neighborhood. Each home will have access to some form of common open space in the form of either active/passive areas or linear parks. The LDR will be primarily situated away from major transportation corridors and road intersections, leaving those areas for higher density development. Portions of the LDR Land Use category's gross acreage will contribute to the tentative golf course and accompanying club house. If the golf course is not built the subject area will be absorbed into the residential neighborhood and converted into homes.

Medium Density Residential (MDR)

Medium Density Residential development will occur throughout the project area with the exception of zone A1. The MDR development areas will consist of both detached and attached single family residential with a maximum gross density of 10 du/ac. The MDR classification will use both attached and detached residential models with varying lot configurations, some of which include z-lots and zero-lot-lines. Individual complexes will consist of approximately 2 to 16 units; each complex will be centered around a common open space area with access to other forms of common open space areas or linear parks. Portions of this land use categories gross acreage will contribute to the tentative golf course and accompanying club house. If the golf course is not built the subject area will be absorbed into the residential neighborhood and converted into homes with no increase in total dwelling count

Residential units in this category may utilize a minimum of a single 10' x 20' garage.

Medium/High Density Residential (MHDR)

The Medium/High Density Residential development will only occur in Zone C, which is outside the 65 LDN ½ mile offset. The MHDR will consist of a variety of residential types both single family, cluster (detached and attached), which may be sold in fee or as condominiums with a maximum gross density of 20 du/ac. The design can vary widely from single family detached to single family attached to stack flats, as well as range 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.

While projects may consist of densities that range from 6 to 20 du/ac, the denser the product, the greater opportunity for increased common area and group parking options. MHDR land use lots are situated in the southern portion of the project site, close to major transportation corridors, commercial corridors and public amenities.

Residential units in this category may utilize a minimum of a single 10' x 20' garage.

Residential Development Standards

Residential Design:

The proposed homes include both one, two and, for selected cluster projects, up to three stories in height. All homes will be made of 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.

Very Low Residential Development Standards

VLR development standards are to be determined at a future date (preliminary plat), as the parcels configurations are contingent on future market demands warranting the construction of the golf course and accompanying club house. The overall density and unit count will remain the same with or without the golf course.

Low Density Residential Development Standards

Low Density Residential (LDR) developments shall include the following development standards. Residential housing design will utilize the extensive Home Product Design Guidelines of the City of Surprise and compliance with Design Lists is demonstrated in this PAD.

Low Density Residential				
Lot Category	A	B	C	E
Typical Lot	58' x 110'	63' x 110'	68' x 110'	83' x 110'
*% Distribution	No more than 30% of LDR lots.	No more than 30% of LDR lots.	To be determined.	No less than 10% of LDR lots.
Min Area	6,380 sf	6,930 sf	7,480 sf	9,130 sf
Min. Width	58'	63'	68'	83'
Max. House Width	45'	50'	55'	65'
Min. Depth	110'	110'	110'	110'
**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	18'/12' for living area or side entry garage
Side	5'/8'	5'/8'	5'/8'	8'/10'
***Street Side	13'	13'	13'	15'
Rear	15'	15'	20'	20'
Rear Adj. to Arterial	20'	20'	20'	25'
Min. Distance between Houses	10'	10'	10'	10'
Bldg. Height	30'	30'	30'	30'

*The lot count and lot mix will be required at final build-out to comply with these numbers. Updates will be provided with every preliminary and final plat submitted to the City.

**Fireplaces, bay windows, pop-outs, or patio covers may encroach 2.5' into front and side setbacks and 10' into rear setbacks. Exterior walls less than 3' from property lines shall be required to not have less than one hour fire resistive construction and no openings.

***Street side setback may be reduced 5' if landscape tract used on abutting side.

Medium and Medium / High Density Residential Development Standards

Cluster, zero lot line and z-lot projects within the Medium (MDR) and medium / high (MHDR) density residential parcels shall comply with the following development standards. Other types of MDR and MHDR products may be considered with development standards determined for those products at the time of preliminary platting. Project design and layout, as well as home product to be determined at preliminary platting or site plan stage in accordance with the Cities Planning and Design Guidelines Manual.

		CLUSTER TYPE	ZERO LOTS 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, or rear-loaded garages.
2. In certain cases, flag lots may be designed. Flag lots shall be addressed during the preliminary plat process.
3. Street side setback may be reduced 5' if landscape tract used on abutting side.
4. Non-structural arch. features such as fireplaces, bay windows, pop-outs & patio covers may encroach 2.5' into the front & side setbacks and 10' into the rear setbacks. Patio covers may not encroach within 3' of rear property line. Exterior walls less than 3' from property lines shall be required to not have less than one hour fire resistive construction and no openings.
5. Where a side yard setback is provided, it must be a minimum of 5'
6. Min. separation of bldgs for Cluster Type on Adjacent Lots 0', 10' if setback is provided on at least one lot.
7. Medium and Med/High Density categories may utilize a minimum of a single 10x20 garage space.

Low Density Residential 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.

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.

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 homeowner 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: Refer to the *Single Family Residential Home Product Design Guidelines*.

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 18 feet in length, as measured from the back of sidewalk, nor less than 25 feet in length as measured from the back of curb.

J. Lot Category requirements:

Lot Category:	A	B	C	D	E	F	G
Minimum lot frontage required:	58'	63'	68'	75'	83'	88'	95'
Maximum house width permitted on minimum lot:	45'	50'	55'	60'	65'	70	75
Minimum lot size (sq. ft.)	6380	6930	7480	8250	9130	9680	10450

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 13 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	8'/10'
Multi-story	8'/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 will be expanded by a minimum of 10 feet or a landscape tract will be provided as exhibited on all preliminary and final plats for this project.

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	0	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) .	
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 areas will be integrated into HOA maintained greenbelts and parks that meander throughout the project. Major drainage ways are shown on the open space plan contained within this PAD document. Additional greenbelts and parks will be shown on preliminary and final plats.
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. Major open space elements are shown on the open space plan contained within this PAD document. Additional highly visible greenbelts and parks will be shown on preliminary and final plats.
H	3	0	Along arterial streets, provide at least 600 feet of open space per	

			<p>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.</p>	
I.1	2	0	<p>Provide a minimum six-foot separation between the curb and sidewalk on all arterial and collector streets and install 8' sidewalks.</p>	
I.2	2	2	<p>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;</p>	<p>All streets will be constructed to the current City standard, which includes a 14' median in collector streets, 16' median in minor arterials, and 24' median in major arterials.</p>
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. Fifty percent of the trees must be 24-inch box trees or larger. Require a homeowners association to maintain the enhanced landscaping and trees to the same standards as other tracts and common areas maintained by the homeowners association.</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</p>	

			<p>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.</p> <p>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	4	<p>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.</p>	<p>As called out in the view corridor exhibit contained within this PAD document, and further defined on the future preliminary and final plats, the project will take full advantage of the open space elements throughout the project and the surrounding mountain views.</p>
K	4	4	<p>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</p>	<p>No lots will be centered on 'T' intersections. A combination of K1, K2, or K3 will be used on all preliminary and final subdivision plats.</p>
K.1			<p>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</p>	

			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	2 pts per tract	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.	A minimum of three connections between residential and commercial will be provided. Potential locations for these connections are shown on the open space and trail exhibit contained in Tab J of this PAD document. Final design and location of these connects will be determined at the preliminary and final plat stage of the residential development and site plan stage of the commercial development.
M	2 pts for every 3 devices	6	Install traffic calming devices such as traffic circles, raised paving, landscaped diverters, choker and other landscaping devices.	A total of nine calming devices, with designs approved by the City, will be installed in the project and shown on preliminary and Final Plats.
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.	Paved paths will connect residential neighborhoods with schools, commercial areas and parks. Paths within the major open space elements are shown on the attached open space exhibit. Additional paths and trails will be shown on Preliminary and Final Plats.
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.	As part of the project development, a Fire station site (5.6 ac) and water tank site (3 ac) will be donated to the City.
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 be in addition to open space areas along the perimeter and enhanced architectural features on the wall itself.	Enhanced landscaped open space areas will be provided along the project's perimeter. To be demonstrated on Landscape Plans to be reviewed by the City for each phase of development, a combination of wall staggering, terrain changes, vegetation, and other means will be used to break up the linear nature of walls.
R	1-8	0	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.	
S	1-4	0	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.	
Total		52		

Design List C – Architectural

Home product design shall be reviewed and approved in accordance with the *Single Family Residential 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 persons 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 will be provided within the project. Along the major links of this trail system shaded rest areas will be provided by natural or artificial means to be demonstrated by landscape plans attached to each preliminary subdivision plat.
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	0	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.	
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' in width will line the entire Grand Avenue and BNSF railroad alignment. View fencing will be provided on the majority of lots backing up to or siding the corridor. 24" box are considered mature trees and will be utilized throughout the corridor.
F	12 max	0	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.	
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.	
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.	
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		16		

**Total Points Required:*

To achieve maximum net density of 4.2 DU/ac lot

Points Required: 66 (28 min from design list B and 14 min from design list D)

Points Requested: 68

Circulation

Streets

Grand Avenue runs the entire Southwestern length of the development. Jomax Road is the only road that will intersect with Grand Avenue, but it is proposed that Jomax Road be elevated by an overpass at this intersection. Tillman Boulevard, which will meander parallel to Grand Avenue, will be located in the heart of the project, directing traffic from the Northwest where it will connect into the Asante development in the Southeast. Two other major roads, 187th Avenue from the North and Patton Road from the east will connect to Tillman Boulevard connecting established and tentatively established road connections, giving the project six external road connections to the neighboring community.

Within the project are several collector streets, providing an internal loop system and connections to Tillman Boulevard at half-mile intervals.

Proposed Street Classifications:

Parkway (Jomax Road)	200 ft. ROW
Arterial (Tillman Boulevard)	136 ft. ROW
Minor Arterial (Patton Road):	110 ft ROW
187 th Avenue	136 ft. ROW
Collectors:	80 ft. ROW
Local Street:	55 ft. ROW – with on street parking

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 three 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 the City of Surprise and the Beardsley Water Company water service franchise areas. A reservoir site has been proposed at the Southeast corner of the site adjacent to the Asante reservoir site to allow for expansion of existing facilities.

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 3 miles 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 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 North 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, Nadaburg Elementary School District #81

Police and Fire: City of Surprise

Phasing

The project will be developed in four phases. Phases will be constructed in accordance with market conditions.

Conclusion

Asante North 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 North 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
11110 North Tatum Boulevard, Suite 100
Phoenix, AZ 85028
Tel: 602-997-9093
Fax: 602-997-9031

Owner:

BMV Happy Valley North Investment, LLC
14 Hexham
Irvine, CA 92612
Fax: 949-387-3330

Attorney:

Beus Gilbert PLLC
Jeff Blilie, Esq.
4800 North Scottsdale Road
Scottsdale, AZ 85251
Tel: 480-429-3000
Fax: 480-429-3100

Civil Engineer/Surveyor:

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

Traffic Engineer:

Y.S. Mantra & Associates, LLC
Yogesh Mantri, P.E.
325 N. Austin Drive, Suite 2
Chandler, AZ 85226
Tel: 480-247-3702
Fax: 480-961-8667

N:\040009\ADMIN\Asante_North\Northpad_Narrative.doc



Civil Engineering
Land Surveying
Project Management

25 July 2005
Lennar Communities Development, Inc.
ASANTE NORTH
Job No. 03101

Page 1 of 3

LEGAL DESCRIPTION

ASANTE NORTH

A parcel of land located within the Northwest Quarter of Section 1, and within Section 2, and within the East Half and the Northwest Quarter of Section 3, and within the Northwest Quarter of Section 11, Township 4 North, Range 2 West; and within Section 27, and within Section 28, and within the North Half and the Southeast Quarter of Section 33, and within Section 34, and within the Southwest Quarter of Section 35, Township 5 North, Range 2 West, of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

Beginning at the west quarter corner of said Section 28, a brass cap, from which the northwest corner of said section, a brass cap, bears North 00°40'59" East 2,752.21 feet, said point also being on the southerly line of the Central Arizona Project Canal;

Thence South 71°52'05" East 455.43 feet along said southerly line;

Thence continuing along a southerly line of said Canal, North 75°33'21" East 315.06 feet;

Thence continuing along a southerly line of said Canal, South 15°09'15" East 50.31 feet;

Thence continuing along a southerly line of said Canal, North 75°31'55" East 100.00 feet;

Thence continuing along a southerly line of said Canal, North 14°27'32" West 50.01 feet;

Thence continuing along a southerly line of said Canal, North 75°32'59" East 1,557.21 feet;

Thence continuing along a southerly line of said Canal, South 14°26'03" East 50.02 feet;

Thence continuing along a southerly line of said Canal, North 75°32'30" East 100.02 feet;

Thence continuing along a southerly line of said Canal, North $14^{\circ}20'19''$ West
49.98 feet;

Thence continuing along a southerly line of said Canal, North $75^{\circ}32'52''$ East
3,174.92 feet;

Thence continuing along a southerly line of said Canal, South $14^{\circ}30'24''$ East 49.97 feet;

Thence continuing along a southerly line of said Canal, North $75^{\circ}34'52''$ East
100.05 feet;

Thence continuing along a southerly line of said Canal, North $14^{\circ}30'53''$ West
50.05 feet;

Thence continuing along a southerly line of said Canal, North $75^{\circ}33'00''$ East
952.03 feet, to a line determined by the northwest corner and the southeast corner of said
Section 27;

Thence South $44^{\circ}14'31''$ East 5,719.02 feet along said line, to said southeast corner of
Section 27, also being the northeast corner of said Section 34;

Thence South $00^{\circ}40'33''$ West 2,640.92 feet along the east line of the northeast quarter
of said Section 34, to the east quarter corner thereof;

Thence South $00^{\circ}40'19''$ West 632.58 feet along the east line of the southeast quarter of
said Section 34;

Thence South $44^{\circ}30'35''$ East 2,631.68 feet to the south line of the southwest quarter of
said Section 35;

Thence South $89^{\circ}41'53''$ East 786.10 feet along said south line, to the south quarter
corner of said section;

Thence South $89^{\circ}42'40''$ East 2,653.20 feet along the south line of the southeast quarter
of said Section 35, to the southeast corner of said section;

Thence South $89^{\circ}37'54''$ East 907.37 feet to the northeast corner of said Section 2;

Thence South $46^{\circ}28'39''$ East 535.26 feet;

Thence South 43°31'21" West 6,718.26 feet, to the northeasterly right-of-way line of the two hundred foot (200') wide Burlington Northern and Santa Fe Railway corridor;

Thence North 46°13'34" West 17,244.64 feet along said northeasterly right-of-way line, to the west line of the southwest quarter of said Section 28;

Thence North 00°40'59" East 1,150.34 feet along said west line, to the **Point of Beginning**.

Said parcel contains 2,056.6885 acres, more or less.





Professional
Services, LLC

Civil Engineering
Land Surveying
Project Management

15 September 2005
Lennar Communities Development, Inc.
ASANTE NORTH
Job No. 03101

LEGAL DESCRIPTION

A parcel of land located within the Northwest Quarter of Section 28, Township 5 North, Range 2 West, of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

Beginning at the northwest corner of said Section 28, a brass cap flush;

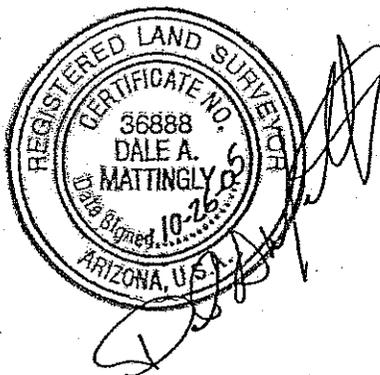
Thence South 89°14'38" East 2,457.12 feet along the north line of said northwest quarter of Section 28, to the north quarter corner thereof, an aluminum cap flush;

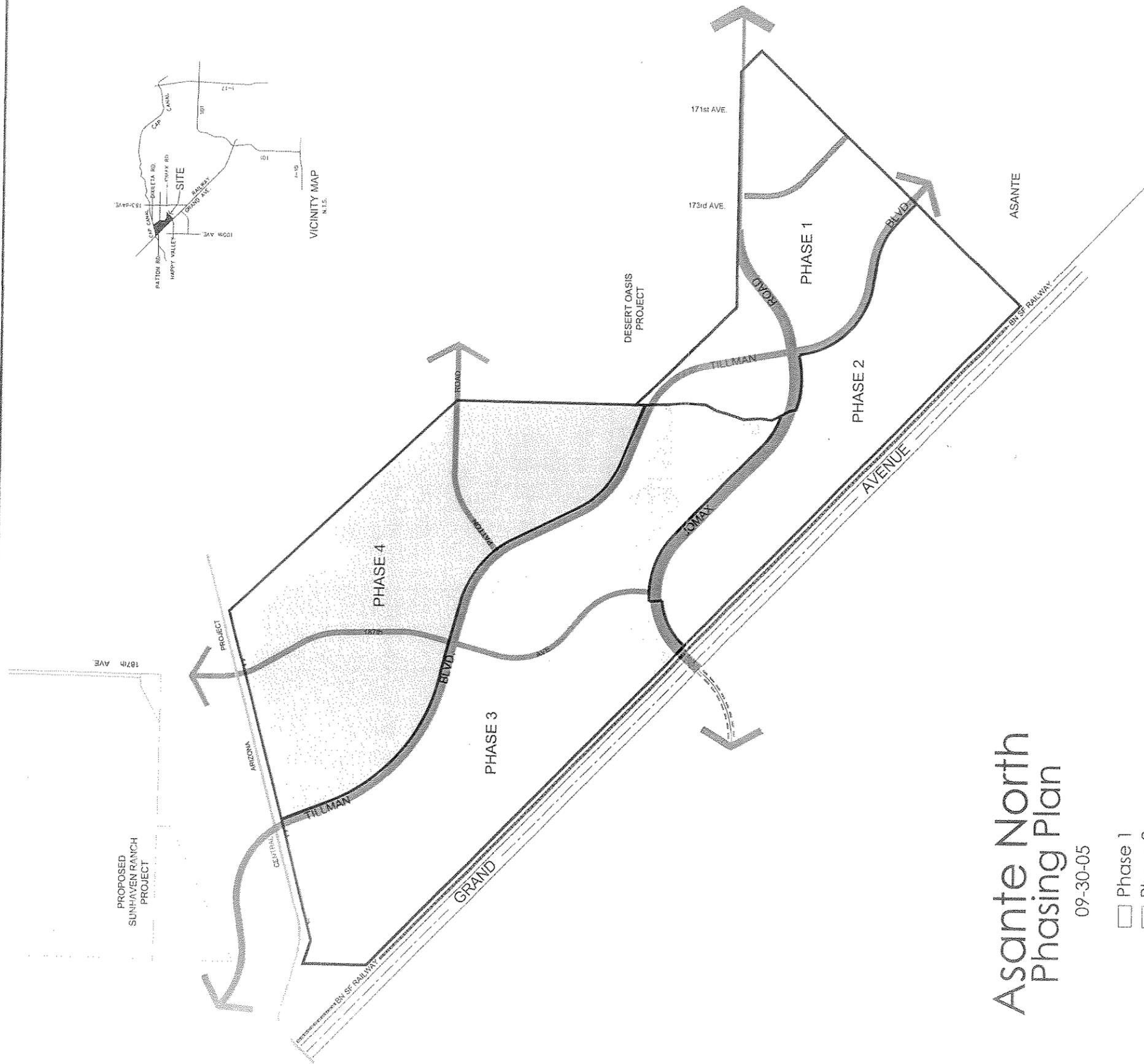
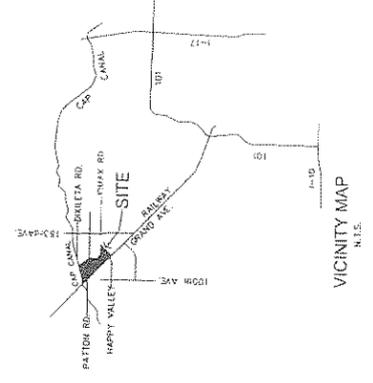
Thence South 00°20'41" West 262.20 feet, to a rebar;

Thence South 64°39'37" West 2,736.04 feet, to the west line of said northwest quarter of Section 28, an aluminum cap flush;

Thence North 00°40'59" East 1,465.70 feet along said west line, to the **Point of Beginning**.

Said parcel contains 48.7593 acres, more or less.

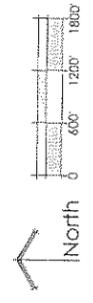




Asante North Phasing Plan

09-30-05

- Phase 1
- Phase 2
- Phase 3
- Phase 4



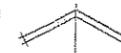
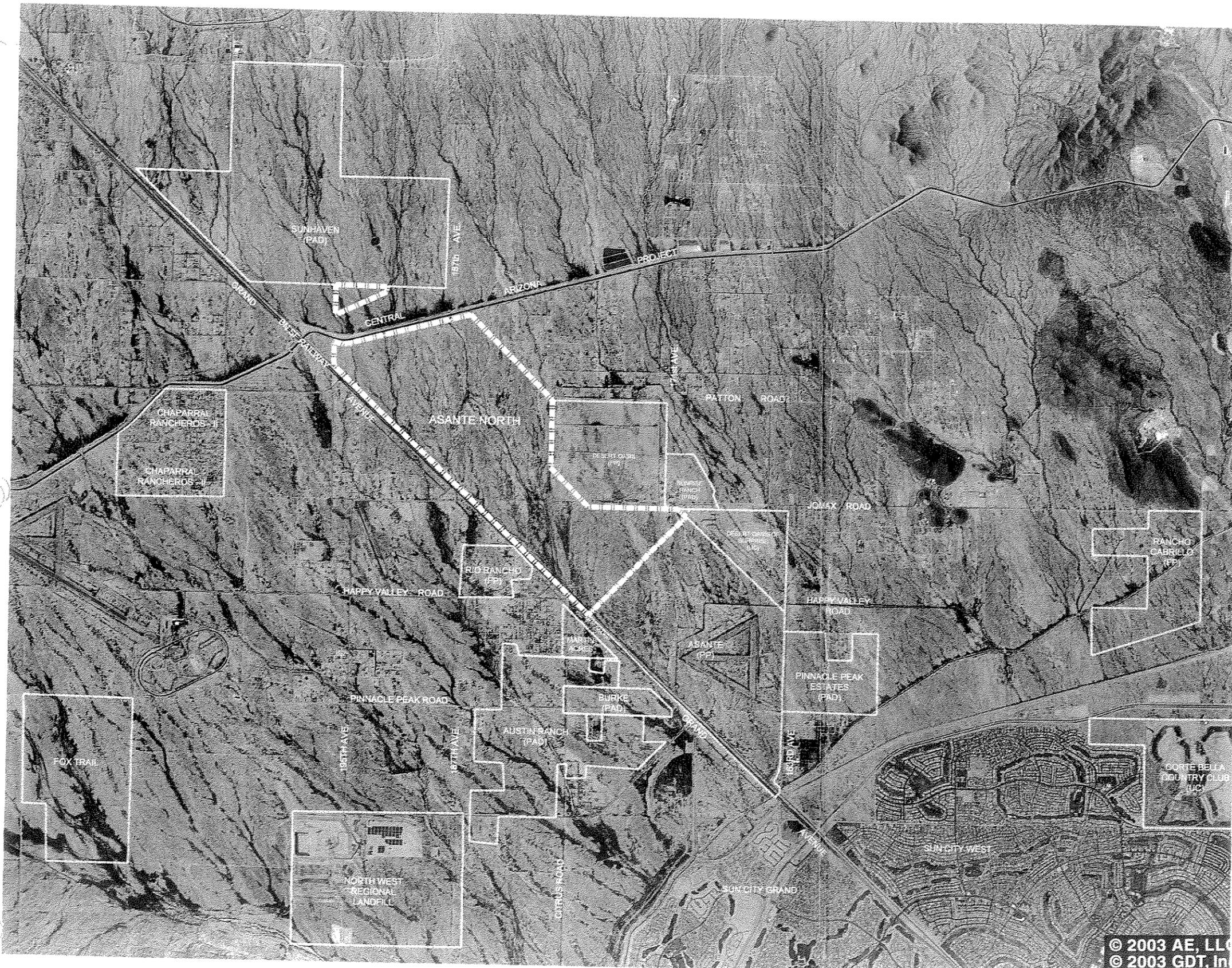
ASANTE NORTH

CITY OF SURPRISE, ARIZONA

PLANNED AREA DEVELOPMENT AREA MAP

LEGEND

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



North

DATE: 02-22-06
N.T.S.

© 2003 AE, LLC
© 2003 GDT, Inc.

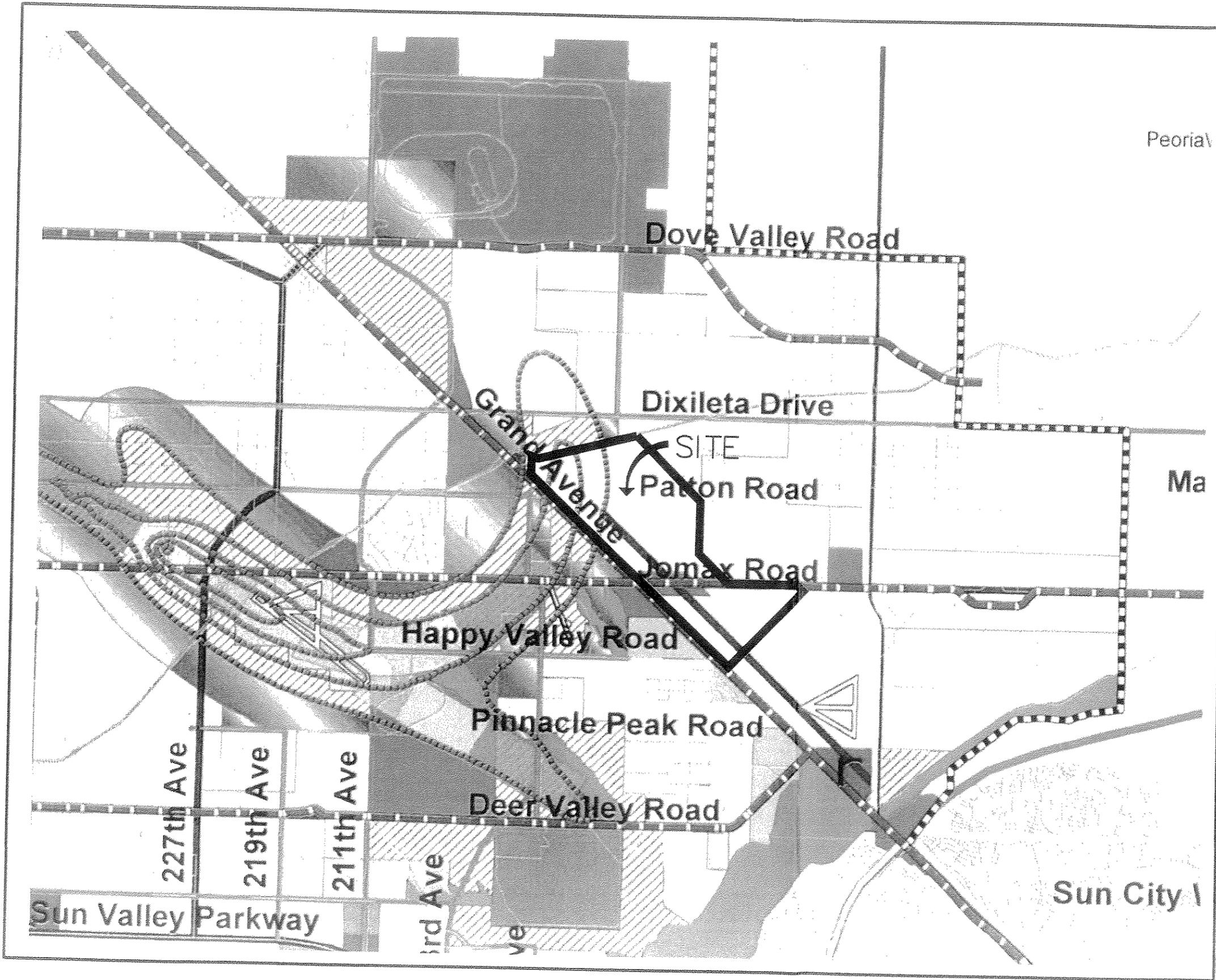


6225 N. 24th Street, Suite 200
Phoenix, Arizona 85016
Phone: (602) 954-0038
Fax: (602) 944-8605

ASANTE NORTH

CITY OF SURPRISE, ARIZONA

PLANNED AREA DEVELOPMENT GENERAL PLAN



Land Use Classification		Street Classification	
	Airport Preservation (0-2 Du/AC)		Principal Arterial
	Rural Residential (0-1 Du/AC)		Minor Arterial
	Suburban Residential (1-3 Du/AC)		Proposed Principal Arterial
	Low Density Residential (3-5 Du/AC)		Proposed Minor Arterial
	Medium Density Residential (5-8 Du/AC)		Special Corridor
	Medium/High Density Residential (8-15 Du/AC)		PARRISWAYS
	High Density Residential (15-21 Du/AC)		
	Surprise Center		
	Original Townsite		
	Commercial		
	Employment		
	Mixed Use Gateway		
	Agriculture		
	Landfill		
	Military		
	Open Space		
	Public Facilities		
	Praving Grounds		
	Mixed Use Gateway		
	Resort Development		

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

	1988 MAG Noise Contours
	1995 Luke AFB Noise Contours (1997 Revised)
	A-1 F-16 Noise Contours
	City General Planning Area
	Maricopa County Boundary
	APZ1
	APZ4
	CLEAR ZONE

North
DATE: 7-20-05
N.T.S.



DEI
Professional Services, L.L.C.
6225 N. 24th St., Ste. 200
Phoenix, AZ 85016
Phone: (602)954-0038
Fax: (602)944-8665

Asante North PAD

General Plan Policy Checklist

1. Land Use:

- A. The majority of intense residential uses are located adjacent to Arterials (Tillman, Jomax and 187th Ave).
- B. Medium to high density residential will consist of cluster type residential development. The project is not in an environmentally sensitive area and the Developer will make every effort to create open space areas with natural vegetation and landscaping including trail corridors and scenic walkways, etc.
- C. The project is within the Luke AFB Aux. 70 and 65 LDN noise contours and is in compliance with the LAFB AUX #1 noise contour agreement dated July 27, 2004.
- D. The project is not part of an identified 'gateway'.
- E. The commercial is consolidated into a limited areas, 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. Location and size of commercial parcels have been expressly designed to discourage strip commercial development. Smaller concentrated areas, offer residential scale commercial establishments.
- F. There are no sensitive land forms, vegetation or wildlife corridors. Though the project is not in an environmentally sensitive area, building setbacks, building height and location will be integrated to maximize natural light and ventilation, insure vehicle and pedestrian safety and provide extensive landscaping capabilities. Wash corridors are preserved in the Land Use Plan.
- G. Commercial uses are adjacent to Jomax Road 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. Major multi-use trails running north and south utilize the natural desert washes that pass through the property creating a network of community trails. This trail network is laid out to enhance recreational opportunities and promote alternative means of mobility throughout the community.

2. Transportation:

- A. A traffic impact analysis has been prepared as part of the PAD to analyze traffic impacts throughout the community. Although some of the current city street alignments must be adjusted due to washes, the city street grid will be preserved as much as possible to maximize city-wide and regional connectivity. The Jomax east/west future overpass across the train tracks and Grand Ave. is an example of this connectivity. The Developer is in need of a CFD from the City to construct the overpass. The street system within the development will provide a well connected and pedestrian friendly circulation pattern.
- 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 project will work with the City engineer to determine which calming techniques are appropriate for the given project area. 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. Commercial site layout and design will be focused on minimizing impacts to the surrounding neighborhood.
- B. A combination of neighborhood and community retail, office and professional uses are proposed at major intersections.

4. Housing:

- A. Residential areas are appropriately located to avoid incompatible uses and an integrated pedestrian and vehicular system is planned. Natural corridors are maintained.

- B. New residential projects will be adjacent on the north and south that will be consistent with project quality and character.
- C. Notification of adjacent landowners will occur and a neighborhood information meeting held.
- D. The project will provide extensive community facilities including sites for a fire station, neighborhood parks, mini-parks, tot lots, religious organizations, clubhouses and meeting places - all with recreation facilities and landscaping.
- 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:

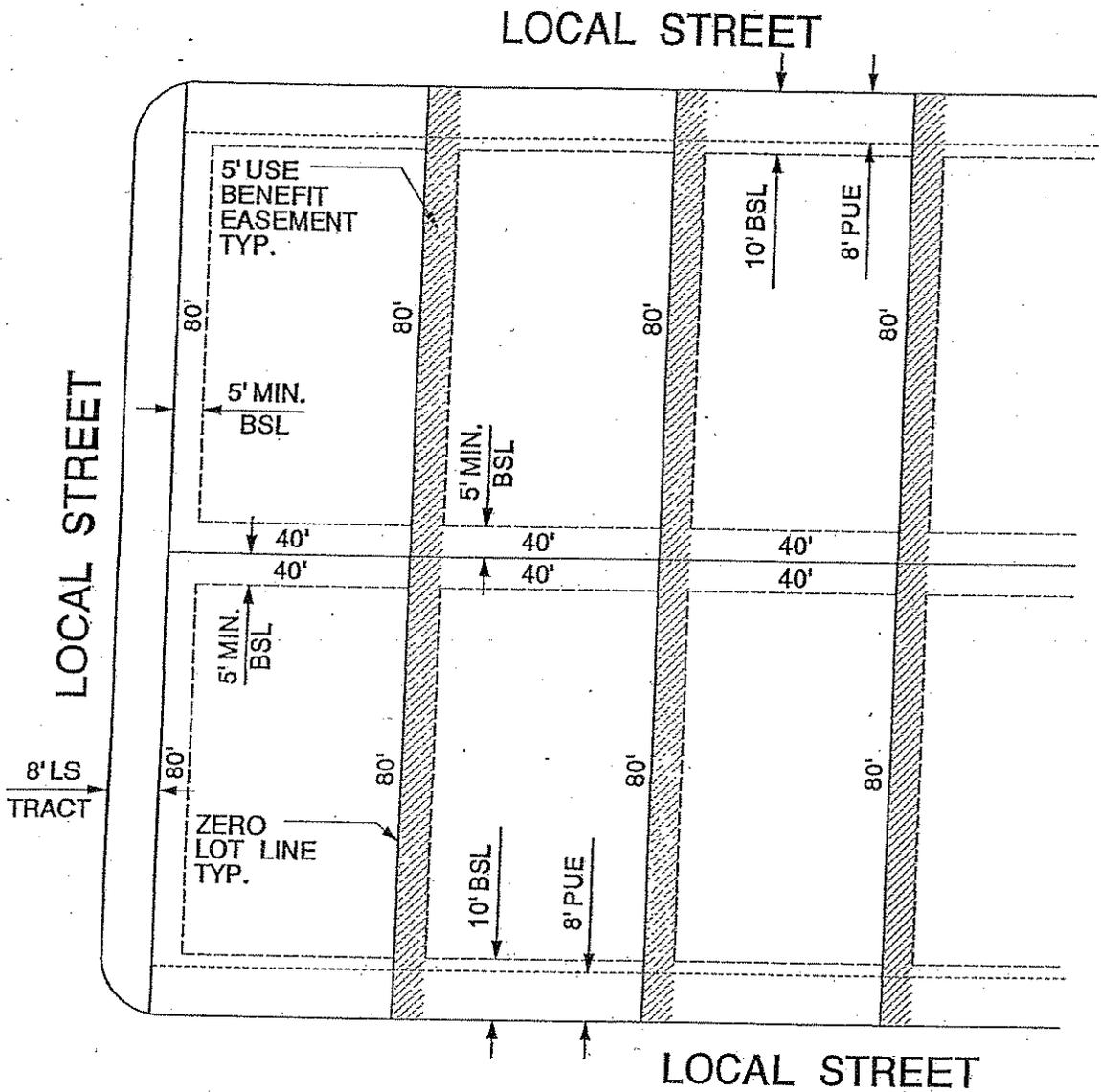
- A. The Open Space and Trails Plan for this project is intended to provide a wide range of active and passive open space and recreation areas. The overall plan blends recreation, visual open space, storm water management, and buffering into a coordinated system of open spaces. Facilities appropriate to the type of park are provided and are listed in the narrative. 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 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 11% of residential areas, which is consistent with PAD Ordinance requirements.
- E. Parks, open space corridors with trails are included in phase I development.
- F. There are remnants, but no active natural washes, due to upstream impacts. There are no 10% slopes on the property.
- 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, a 21 acre combination school/park site located in the Southeastern portion of the project site was chosen as the k-8th grade school facility. The Nadaburg Elementary School District #81 has also been given two separate 15 acre school sites.
- F. The project is in the path of growth and infrastructure will be provided as required. In fact, this project will initiate sewage facilities that will eventually meet regional needs.

7. Environmental Planning/Water Resources:

- A. The project will meet City requirements for well capacity and water supplies.
- B. The project will meet City water supply and pressure requirements.
- C. The project will meet City water line and 'loop' requirements.
- D. All roadways will be paved to City standards.
- E. There will be no development in flood prone areas and drainage facilities will be installed to prevent flooding.
- F. Drought tolerant plant materials will be utilized. Appropriate water conservation fixtures will be available to residents.
- G. Noise mitigation along Grand Ave./Railroad will be provided by a combination of walls, berms and landscaping.

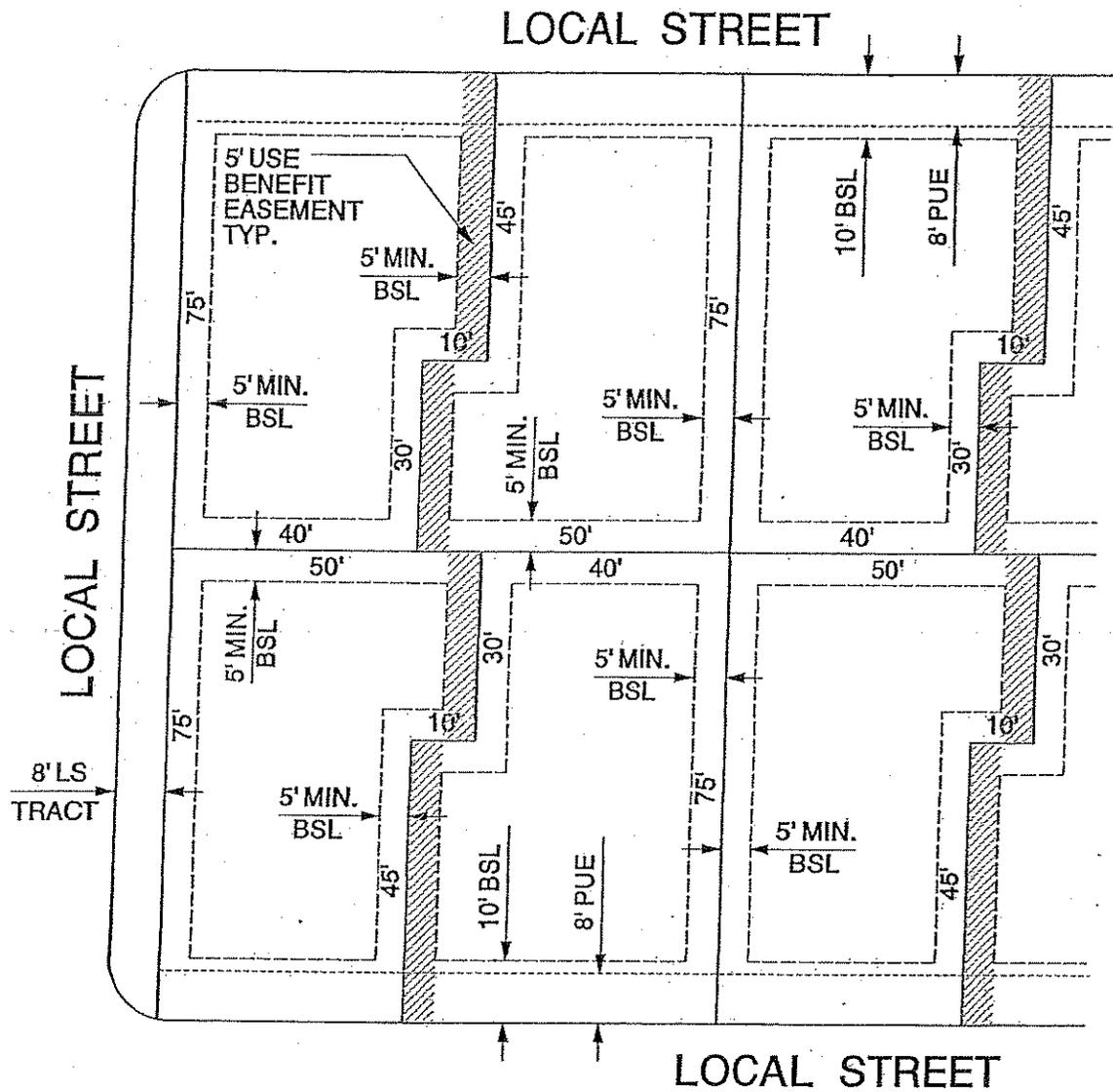


LOT AREA 3,200 S.F

TYPICAL EXAMPLE

SCALE: 1"=30'

ZERO LOT LINE

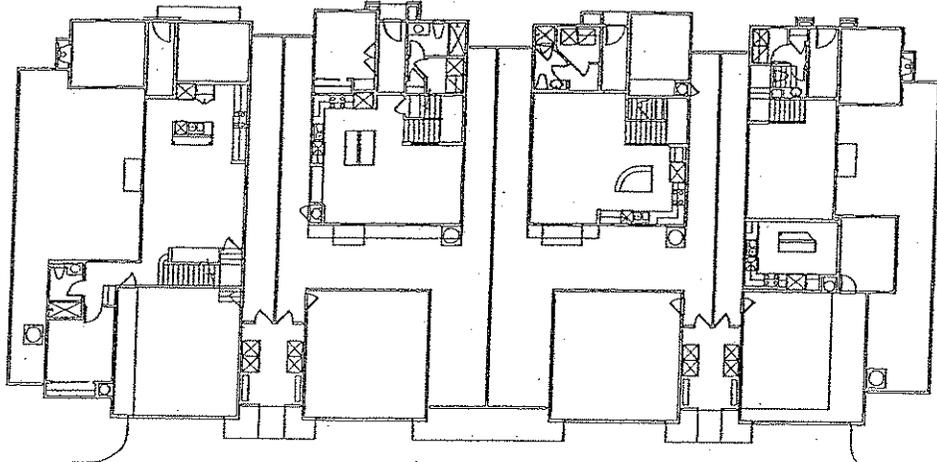


LOT AREA 3,300 - 3,450 S.F

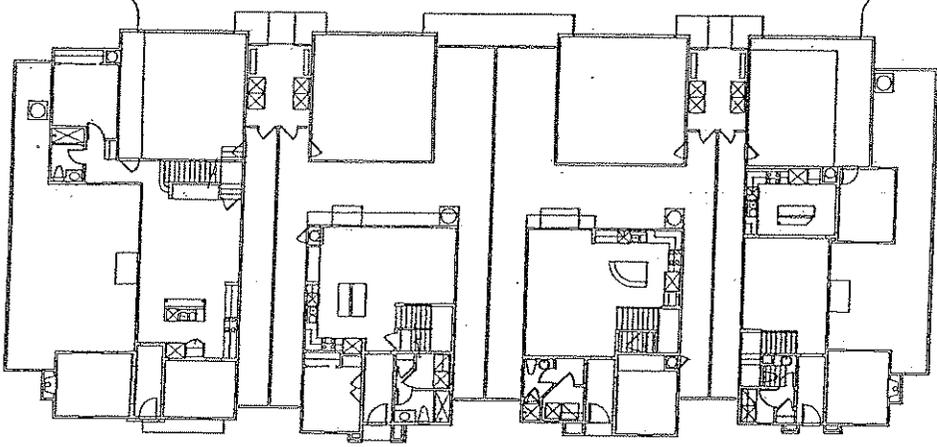
TYPICAL EXAMPLE

SCALE: 1"=30'

Z LOT

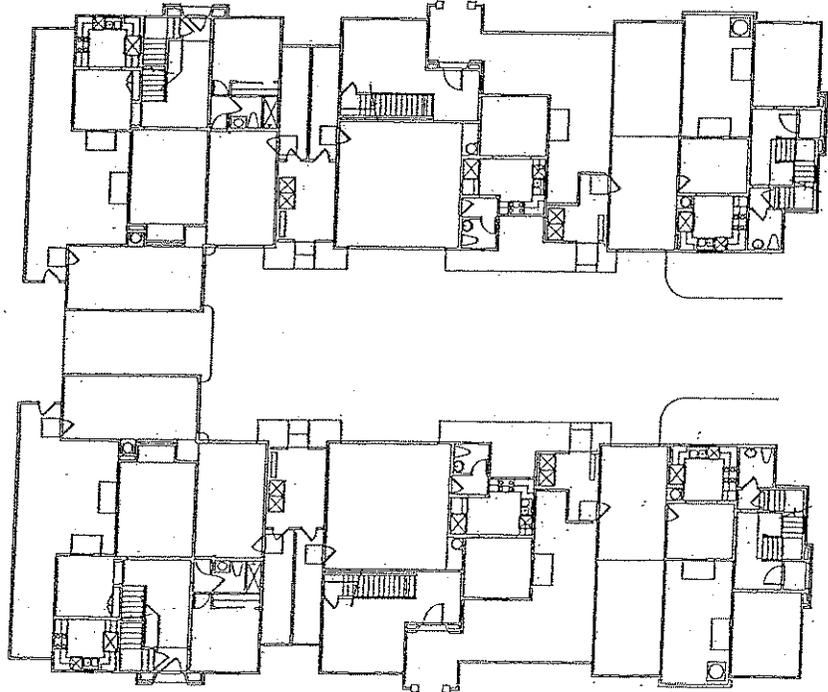


8-PACK



TYPICAL CLUSTER LAYOUT

6-PACK



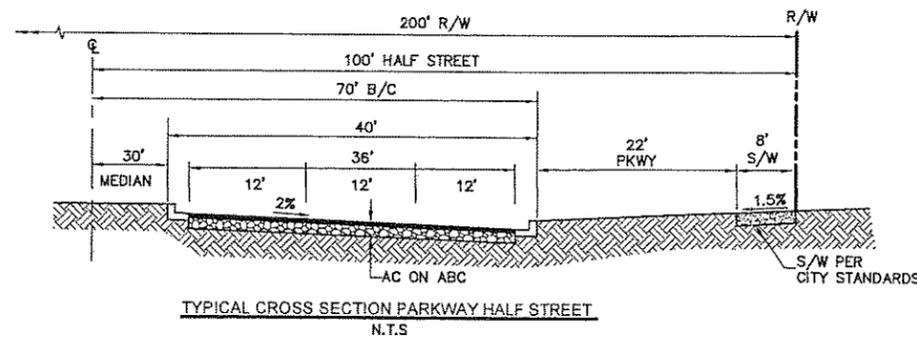
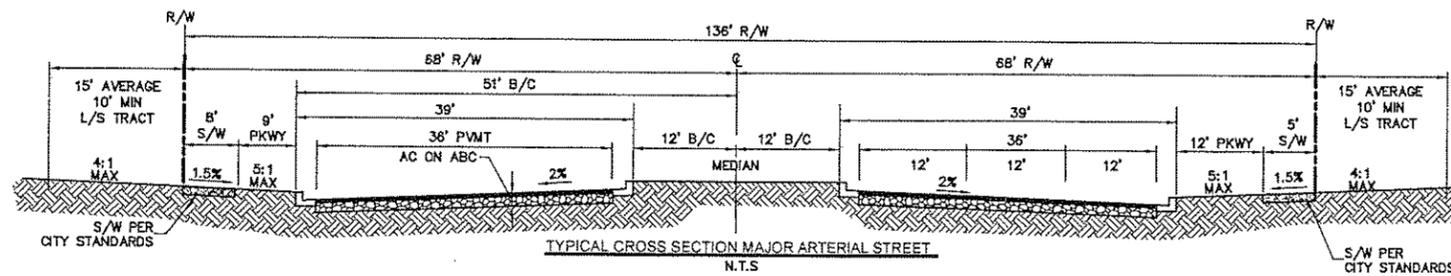
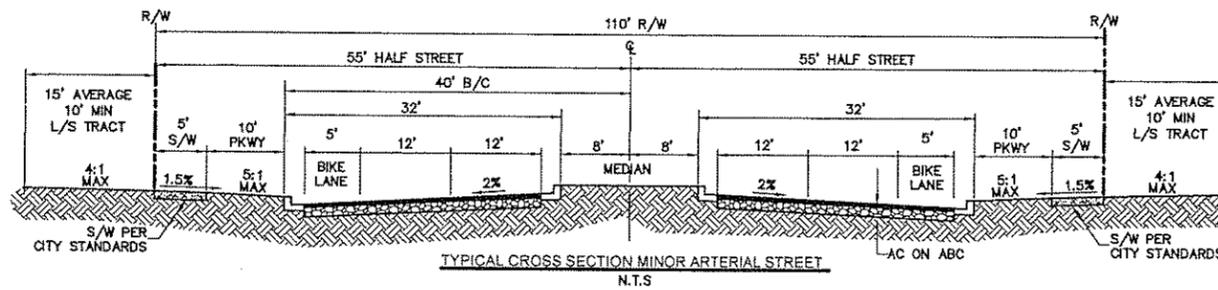
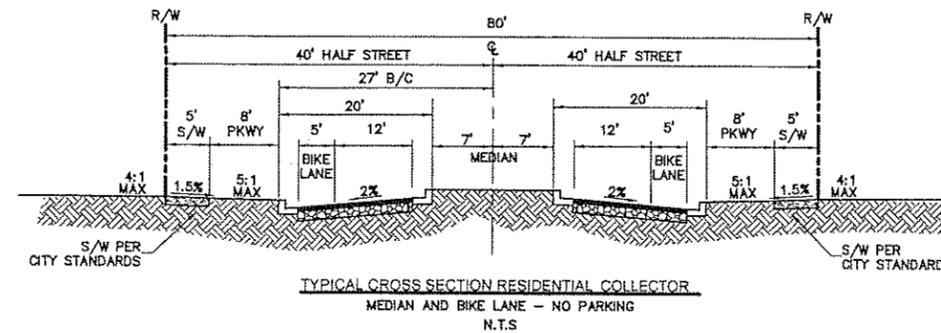
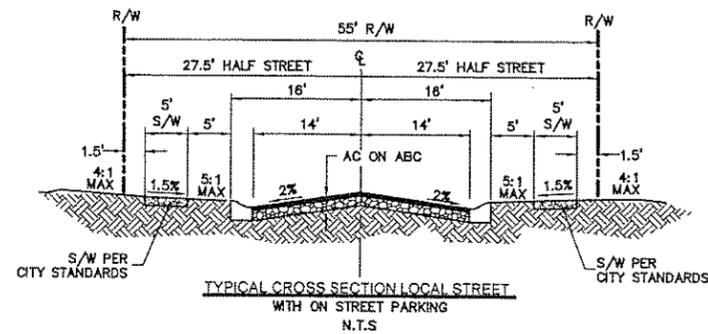
TYPICAL CLUSTER LAYOUT

ASANTE NORTH

CITY OF SURPRISE, ARIZONA

PLANNED AREA DEVELOPMENT STREET SECTIONS

STREET SECTIONS ARE CONCEPTUAL
AND SUBJECT TO CHANGE.



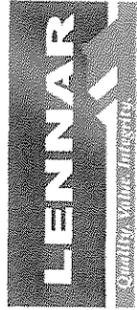
North

DATE: 4-24-06

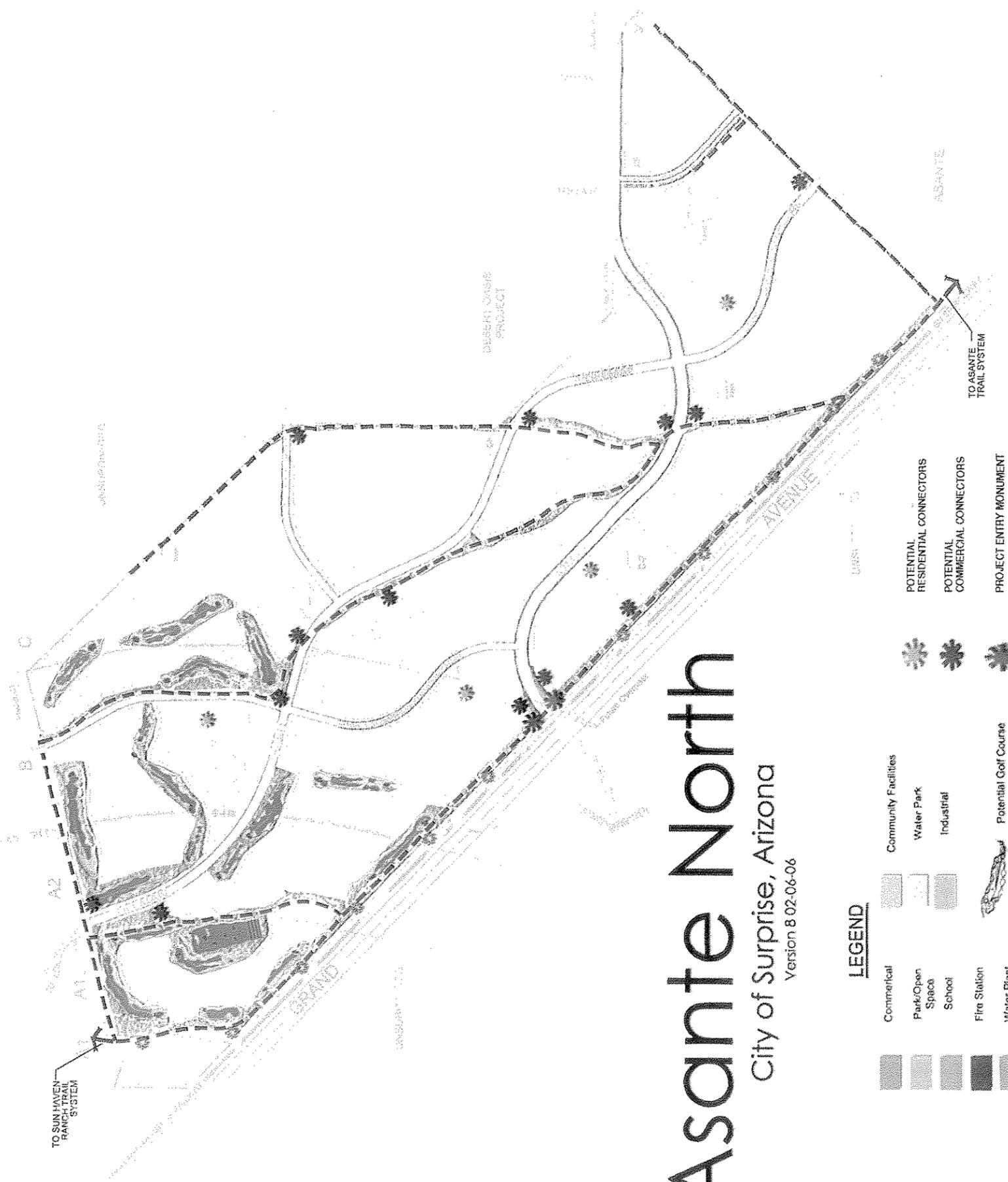
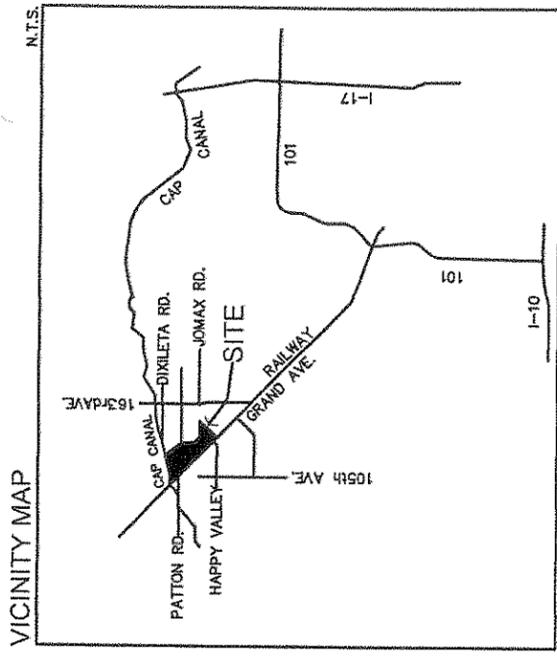
N.T.S.



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



6225 N. 24th Street, Suite 200
Phoenix, Arizona 85016
Phone: (602) 954-0038
Fax: (602) 944-8605



Asante North

City of Surprise, Arizona

Version 8.02-06-06

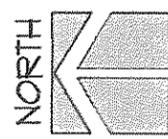
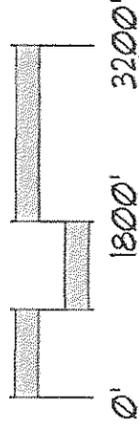
LEGEND

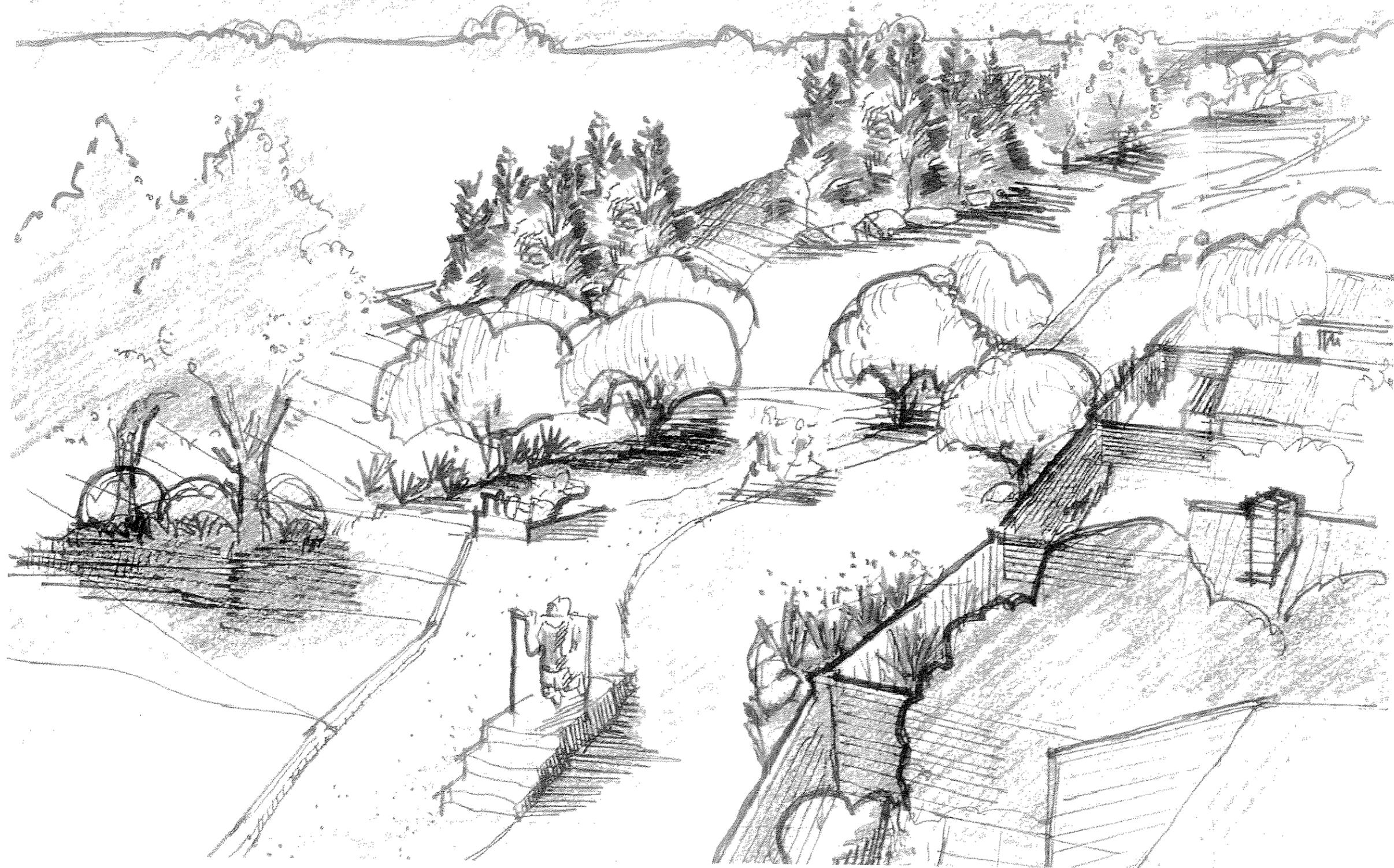
- | | | | | | |
|--|------------------------|--|-----------------------|--|----------------------------------|
| | Commercial | | Community Facilities | | POTENTIAL RESIDENTIAL CONNECTORS |
| | Park/Open Space | | Water Park | | POTENTIAL COMMERCIAL CONNECTORS |
| | School | | Industrial | | PROJECT ENTRY MONUMENT |
| | Fire Station | | Potential Golf Course | | FITNESS STATION |
| | Water Plant | | Property Boundary | | PAVED MULTI-USE TRAIL |
| | Open Space/Golf Course | | Road Centerline | | LAFB AUX 1 |
| | Club House | | Noise Contours | | Assumed lot |

Site Data

Area*	Acreage +/-	Home Sites	Density (du/ac.)
A-1	161 +/-	161	1
A-2	227 +/-	625	2.7
B	431 +/-	1,703	4.0
C	1,286 +/-	6,346	4.9
	2,105	8,835	4.2

* LAFB exhibit dated July 1, 2004





LINEAR PARK ADJACENT TO RAILROAD

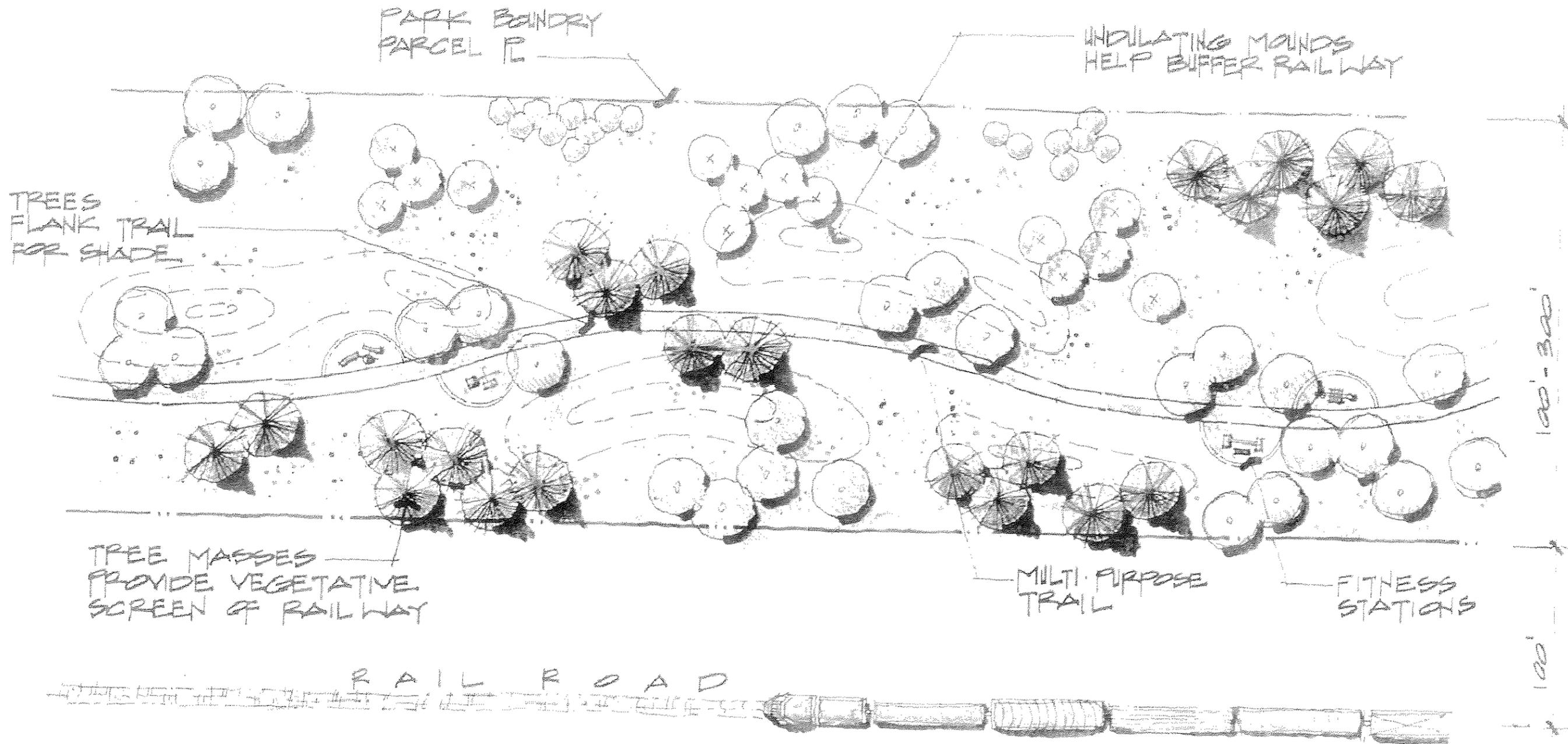
ASANTE NORTH PLANNED AREA DEVELOPMENT, SURPRISE AZ
LENNAR COMMUNITIES DEVELOPMENT, INC.



1110 N Tatum Blvd.
Suite 100
Phoenix, Arizona
85028
602-997-8099
602-997-8031 fax

McGough
Group
Landscape Architecture
Urban Design • Site Analysis
 Parks and Recreation





LINEAR PARK ADJACENT TO RAILROAD

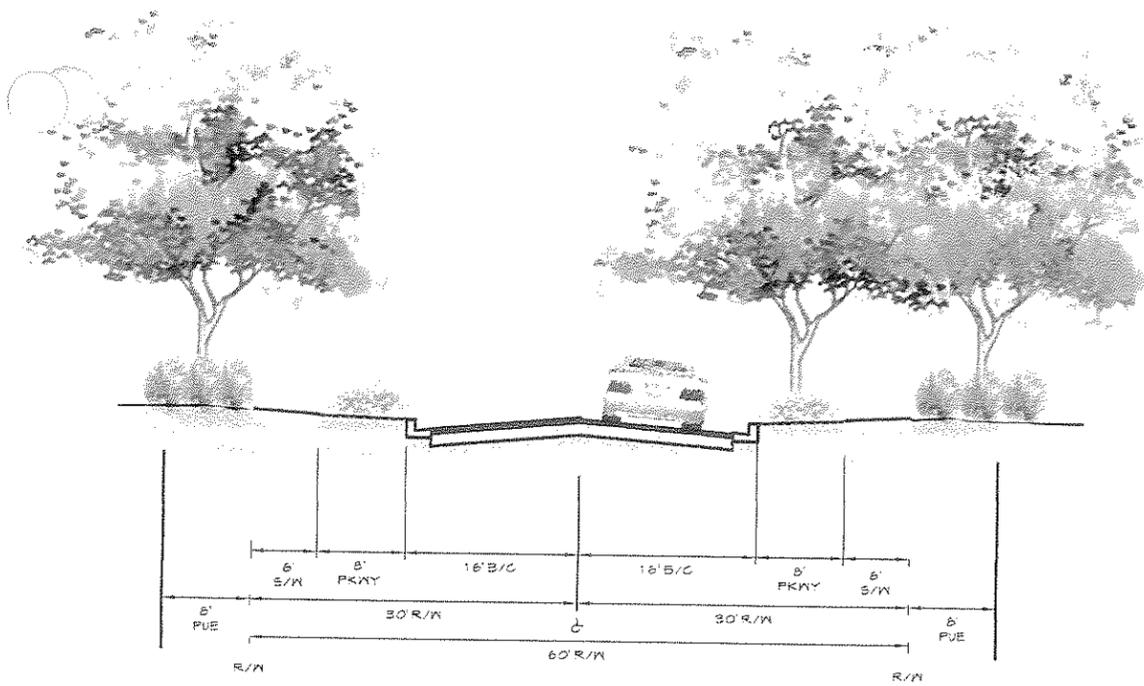
ASANTE NORTH PLANNED AREA DEVELOPMENT, SURPRISE AZ
LENNAR COMMUNITIES DEVELOPMENT, INC.



1110 N Tatum Blvd.
Suite 100
Phoenix, Arizona
85029
602-997-8083
602-997-9051 fax

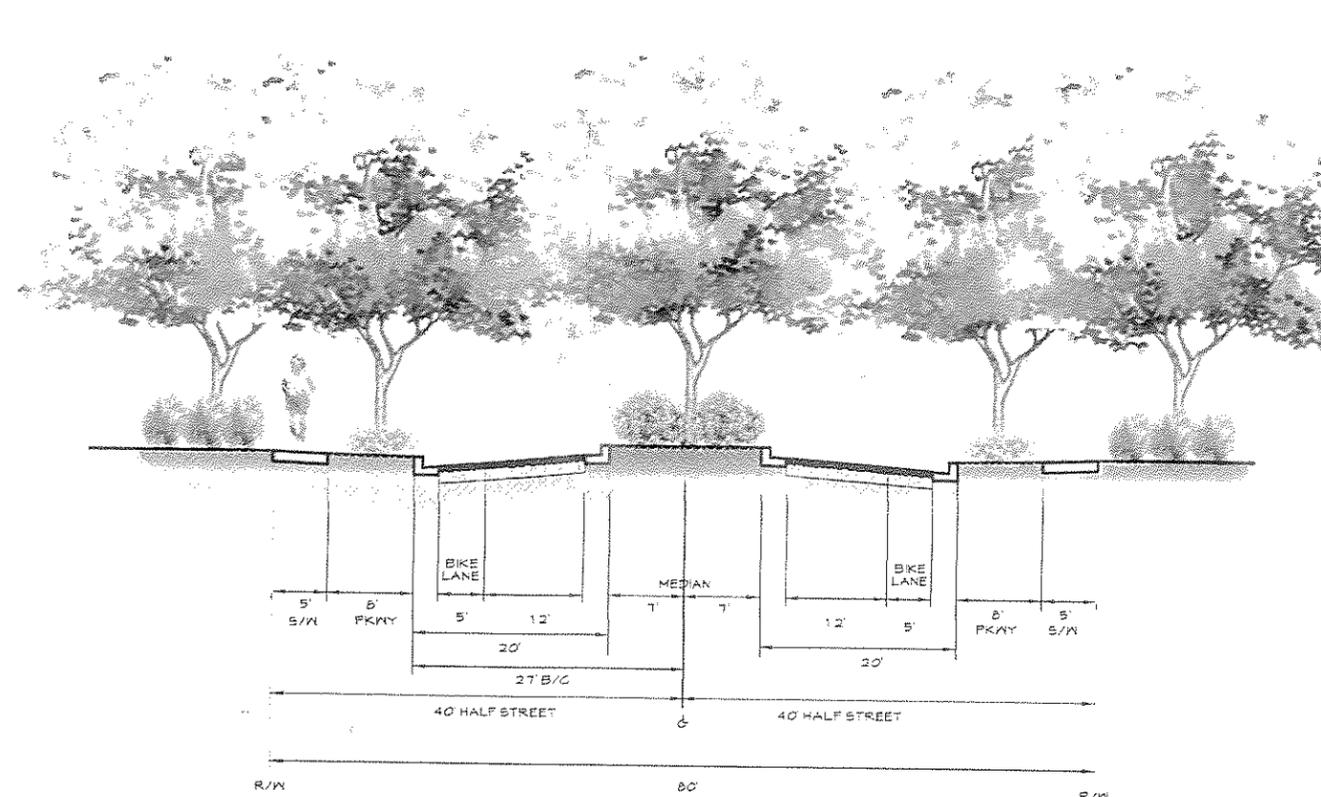
McGough
Group
Landscape Architecture
Urban Design Site Analysis
Plans and Illustrations





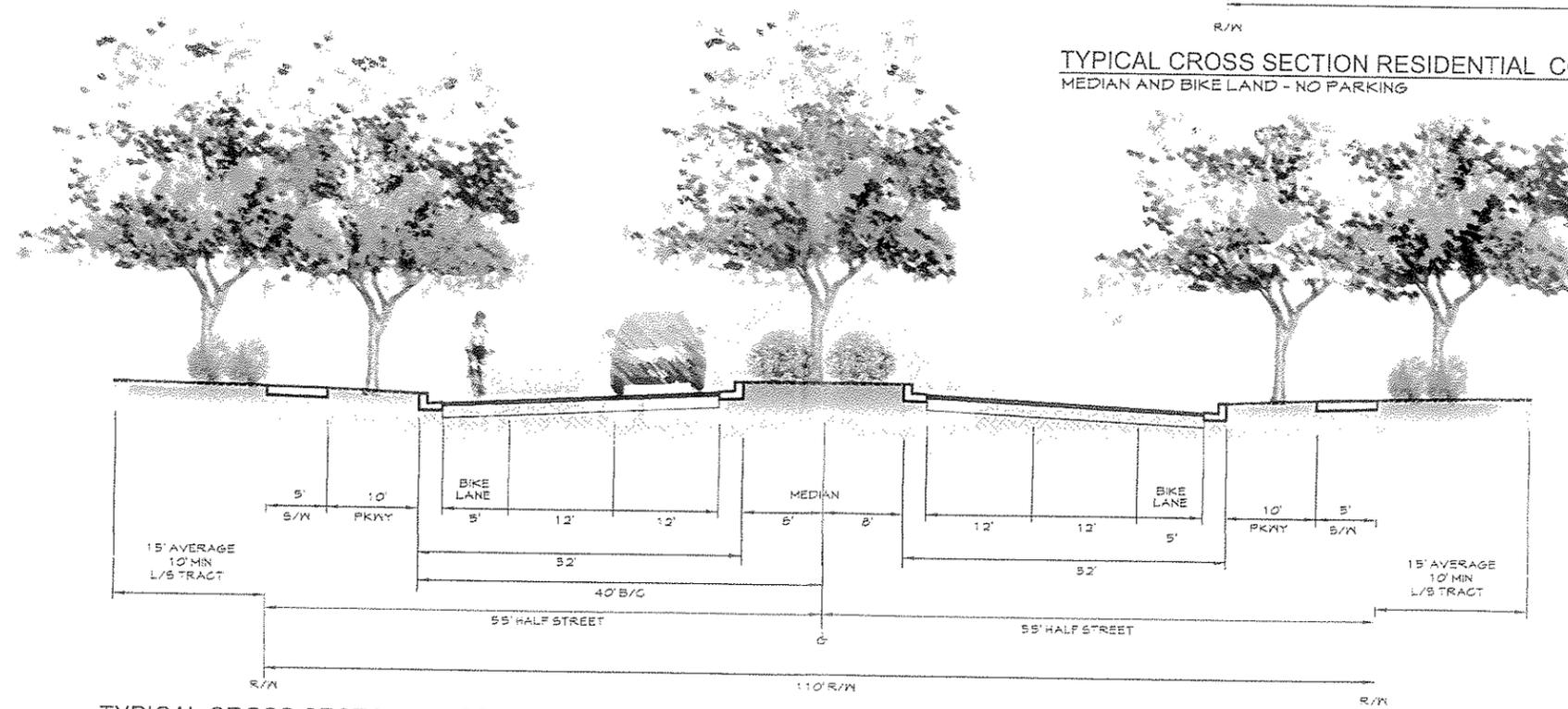
RESIDENTIAL MINOR COLLECTOR STREET

SCALE: 1/16"=1'



TYPICAL CROSS SECTION RESIDENTIAL COLLECTOR
MEDIAN AND BIKE LANE - NO PARKING

SCALE: 1/16"=1'



TYPICAL CROSS SECTION MINOR ARTERIAL STREET

SCALE: 1/16"=1'

TYPICAL STREET SECTIONS

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

JULY 20, 2005

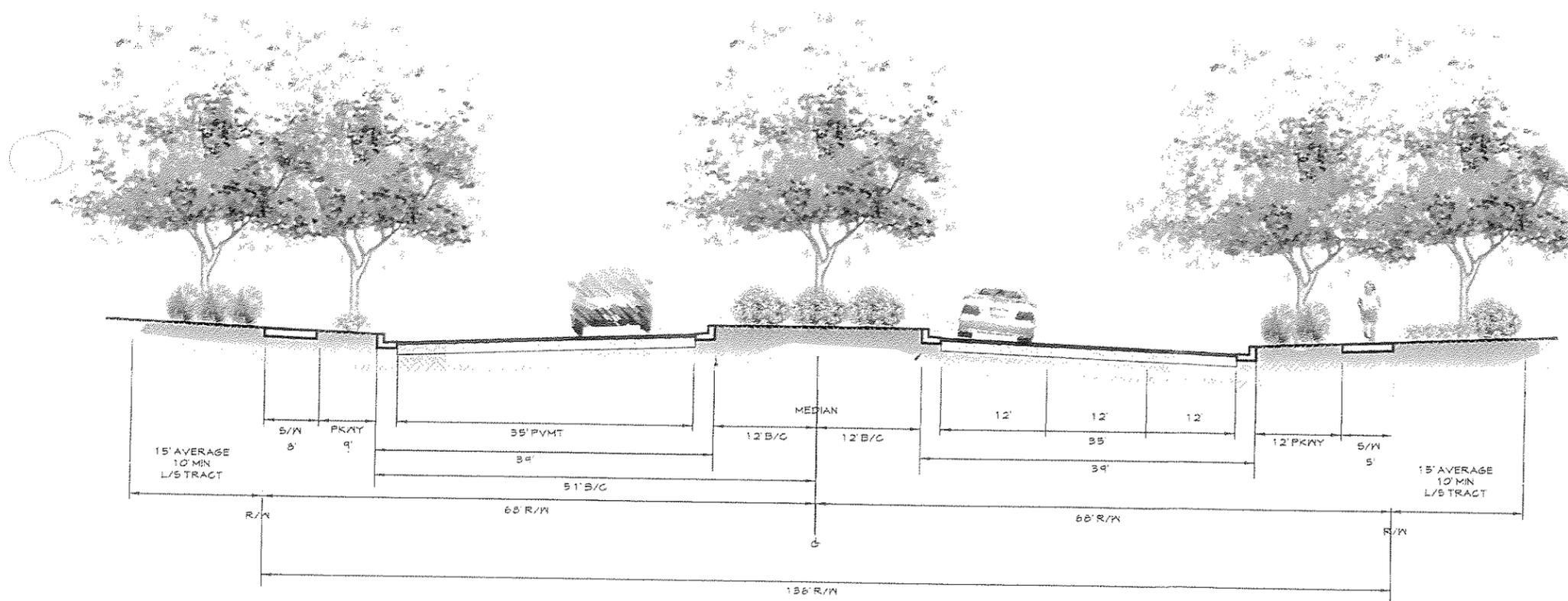


6225 N. 24th Street Suite 200
Phoenix, Arizona 85018
Phone: (602) 954-0038
Fax: (602) 944-8605

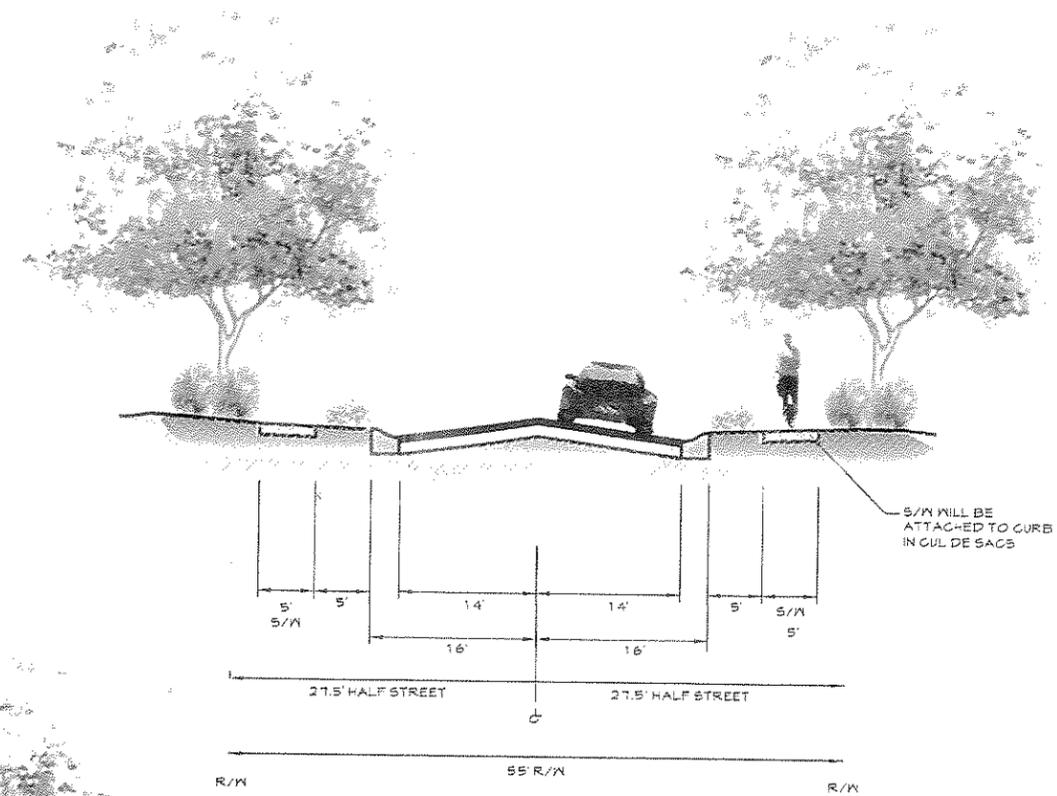


11110 N. Tatum Blvd
Suite 100
Phoenix, Arizona
85028
602-997-9083
602-997-0081 fax





TYPICAL CROSS SECTION MAJOR ARTERIAL STREET
 LONE MTN. ROAD TILLMAN BLVD. SCALE: 1/16"=1'



TYPICAL CROSS SECTION LOCAL STREET
 WITH ON STREET PARKING SCALE: 1/16"=1'

TYPICAL STREET SECTIONS

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

JULY 20, 2005

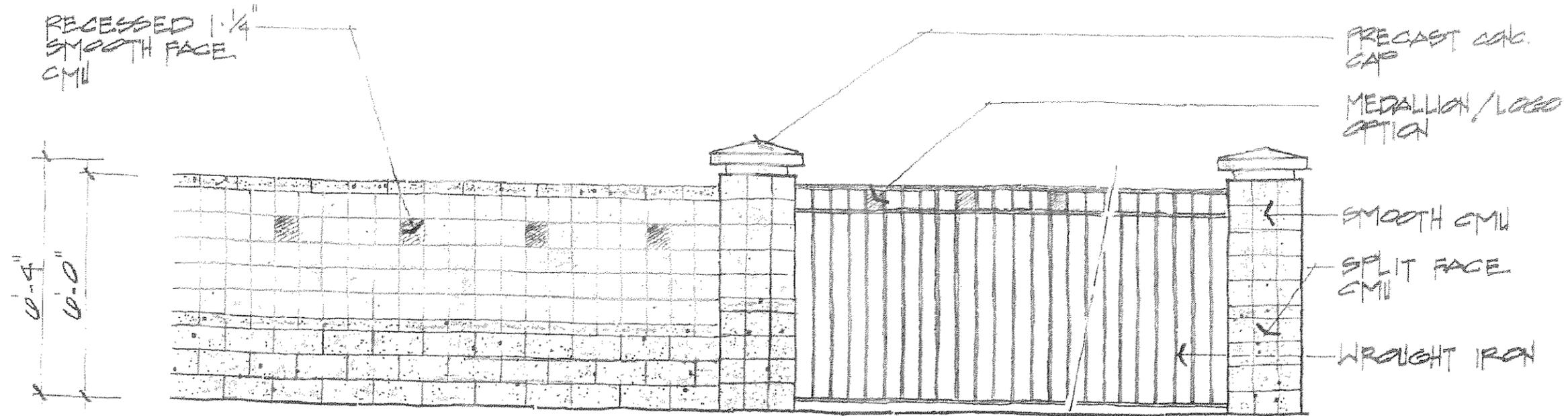


6223 N. 24th Street, Suite 200
 Phoenix, Arizona 85028
 Phone: (602) 954-0035
 Fax: (602) 944-8665



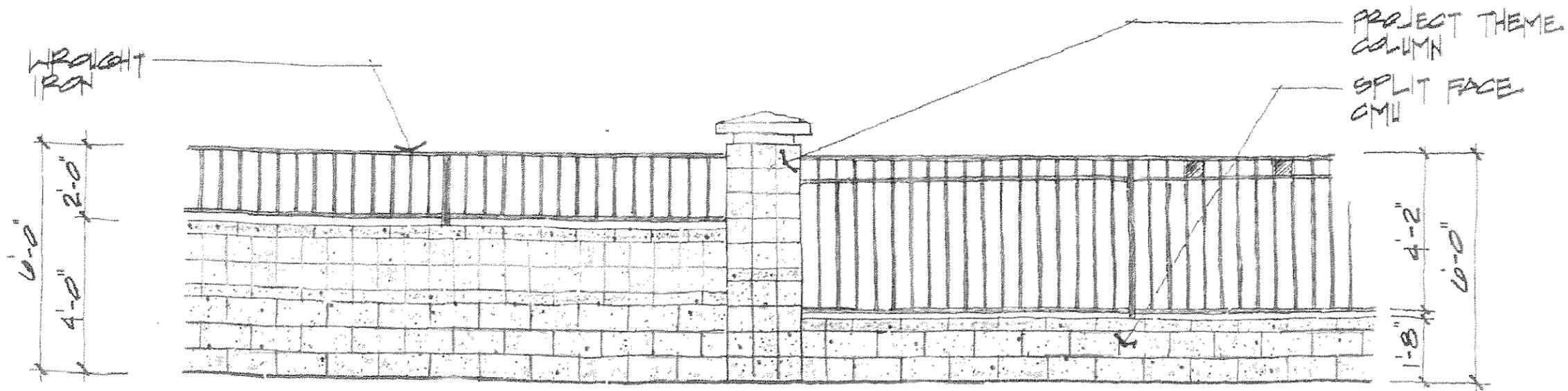
11110 N. Tatum Blvd
 Suite 100
 Phoenix, Arizona 85028
 602-997-9093
 602-997-9031 fax





THEME WALL
(NTS)

VIEW FENCE
(NTS)



VIEW WALL OPTION
(NTS)

VIEW WALL OPTION
(NTS)

* ALL CMU TO BE INTEGRALLY COLORED, STAINED OR PAINTED

PROJECT WALLS

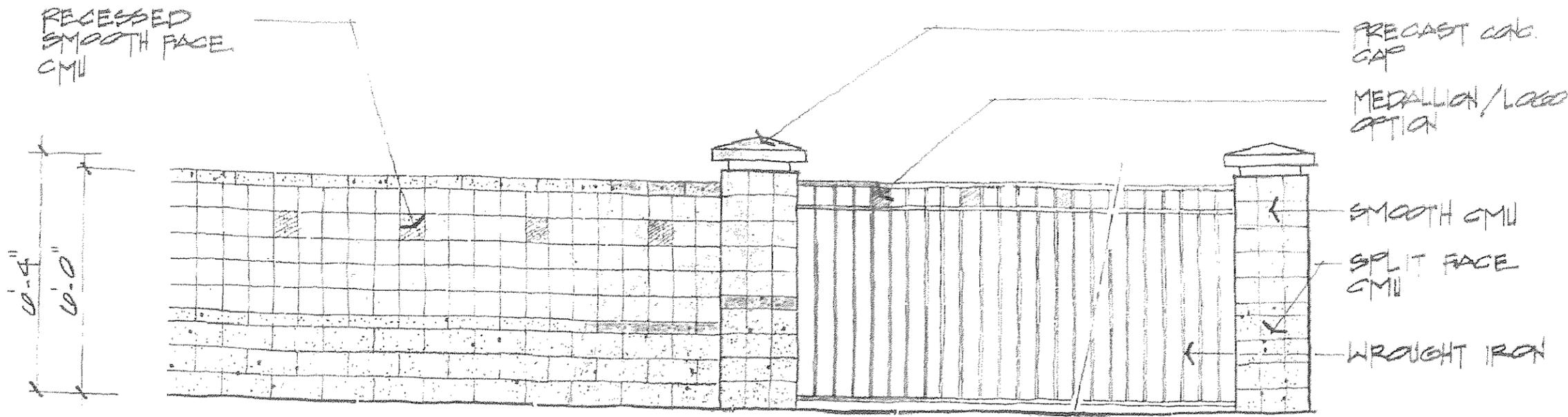
ASANTE NORTH PLANNED AREA DEVELOPMENT, SURPRISE AZ
LENNAR COMMUNITIES DEVELOPMENT, INC.



McGough Group
Landscape Architecture
Urban Design Site Imaging
Public and Recreation

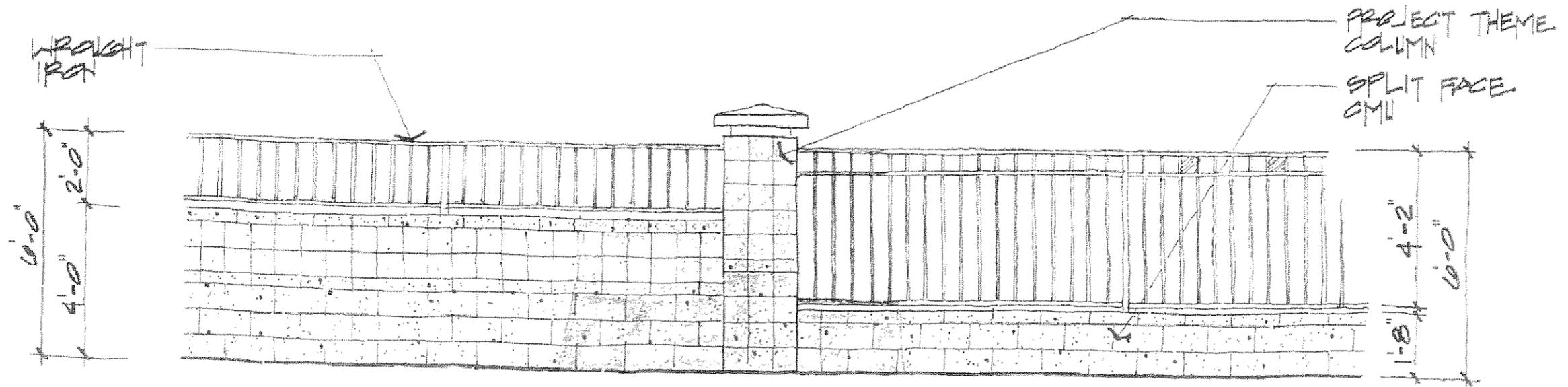
1110 N. Tatum Blvd.
Suite 100
Phoenix, Arizona
85029
602-997-9093
602-997-0031 fax





THEME WALL
(NTS)

VIEW FENCE
(NTS)



VIEW WALL OPTION
(NTS)

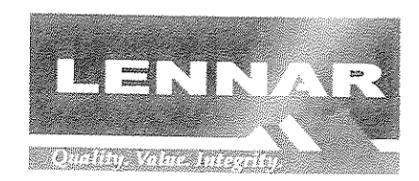
* ALL CMU TO BE INTEGRALLY COLORED, STAINED OR PAINTED
VIEW WALL OPTION
(NTS)

PROJECT WALL COLOR OPTIONS

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

11110 N Tatum Blvd.
Suite 100
Phoenix, Arizona
85028
602-997-2099
602-997-0031 fax

McGough Group
Landscape Architecture
Urban Design - Site Planning
Parks and Recreation





STREET TREES

ACACIA ANEURA
 ACACIA SALCINA
 CERCIDIUM 'HYBRID'
 DALBERGIA SISSOO
 NERIUUM 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
 NERIUUM 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 GROUNDCOVER

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

CYCAS REVOLUTA
 CASSIA NEMOPHILA
 CONVULVULUS CNEORUM
 CAESALPINIA PULCHERRIMA
 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 LANGMANAIE
 MUHLENBERGIA RIGENS
 PITTOSPORUM TOBIRA
 'WHEELER'S DWARF'

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

DASYLIRION WHEELERI
 LEUCOPHYLLUM LAEVIGATUM
 CHIHUAHUAN SAGE

* ALL APPROVED SHRUBS, GROUNDCOVER 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

CHIHUAHUAN SAGE

MASTER PLANT SPECIES LIST

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



McGough
 Group
 Landscape Architecture
 Urban Design • Site Analysis
 Parks and Recreation

11110 N Tatum Blvd.
 Suite 100
 Phoenix, Arizona
 85028
 602-997-9090
 602-997-9031 fax



October 7, 2005

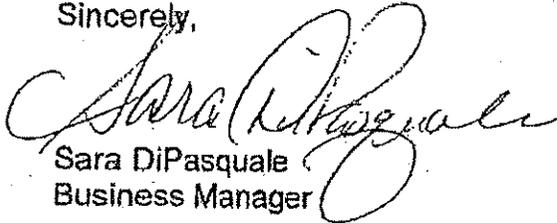
Re: Lennar/Asante North

To Whom It May Concern:

Representatives for Lennar recently met with the District Superintendent and me concerning their master-planned community, Asante North, and its anticipated impact on our school district.

The owner/developer has stated a willingness to enter into an agreement with the district, on terms yet to be determined, prior to the property being finally platted.

Sincerely,


Sara DiPasquale
Business Manager



**Nadaburg School
District No. 81**

Superintendent

James H. Nelson

623-388-2321 ext. 315
jnelson@nadaburgschools.org

Business Manager

Sara DiPasquale

623-388-2321 ext. 351
sdi@nadaburgschools.org

Governing Board

Ra Milk, President

Andrea Harman

Robert C. Jones

Kerr L. McFarlin

Deane E. Wiley

10919 Center Street
Winnam, AZ 85361-9416
http://nadaburg.manipak12.org

PH 623.388.2321
Fax 623.388.2915

**Nadaburg Elementary
Principal**

Bill Collins

623-388-2321 ext. 303
wcollins@nadaburgschools.org

Assistant Principal

Jerry Stultz

623-388-2321 ext. 305
jstultz@nadaburgschools.org

4111 West Dove Valley Road
PH 623-388-2321
Fax 623-388-2914

**Traffic Study prepared and
submitted as separate report**

**Submittal to City of Surprise
02-10-2006**

Other



DEPARTMENT OF THE AIR FORCE
AIR EDUCATION AND TRAINING COMMAND

28 December 2005

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

Mr. Jeffrey M. Blilie
Beus Gilbert, PLLC
4800 North Scottsdale Road, Suite 6000
Scottsdale AZ 85251-7630

Re: Determination of Compatibility for Ni Property, Generally located northeast of Grand Avenue and south of Dixileta Drive
Luke AFB letter dated 11 March 2004

Dear Mr. Blilie

Thank you for the opportunity to provide additional comments to clarify the above referenced Luke AFB letter dated 11 March 2004 concerning a Determination of Compatibility for the Ni Property. The property, on approximately 2,100 gross acres, is located north and east of Grand Avenue, south of Dixileta Drive extending approximately 1/2 mile south of Jomax Road and west of 171st Avenue (the "Property") as depicted on the attached exhibit dated March 3, 2004 and prepared by CMX (the "CMX Exhibit").

We have reviewed the proposed residential densities as depicted on the CMX Exhibit to determine if the plan is compatible with Luke AFB's current operations. As noted on the exhibit, Area A-1, with 165 acres, will have a maximum of 165 lots, at 1 dwelling unit (du) per acre. Area A-2, with 702 acres, will have a maximum of 702 lots, at 3 du/acre. Area B, with 439 acres will have a maximum of 1,765 lots, at 4 du/acre. Area C, with 1,266 acres will have a maximum of 6,330 lots, at 5 du/acre.

Based on the above, it continues to be our conclusion that the proposed plan for development, as depicted on the attached CMX Exhibit, is compatible and consistent with military operations at Aux Field #1 and the 2004 F-16 Noise Contours.

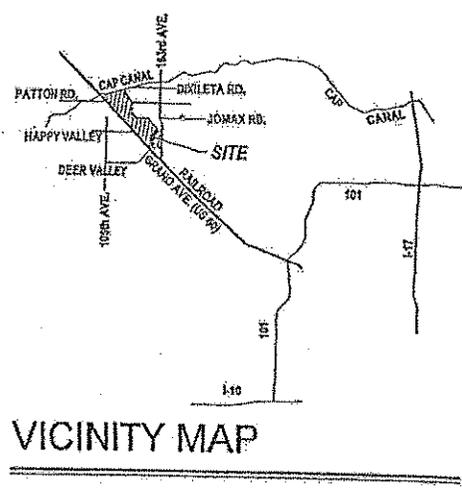
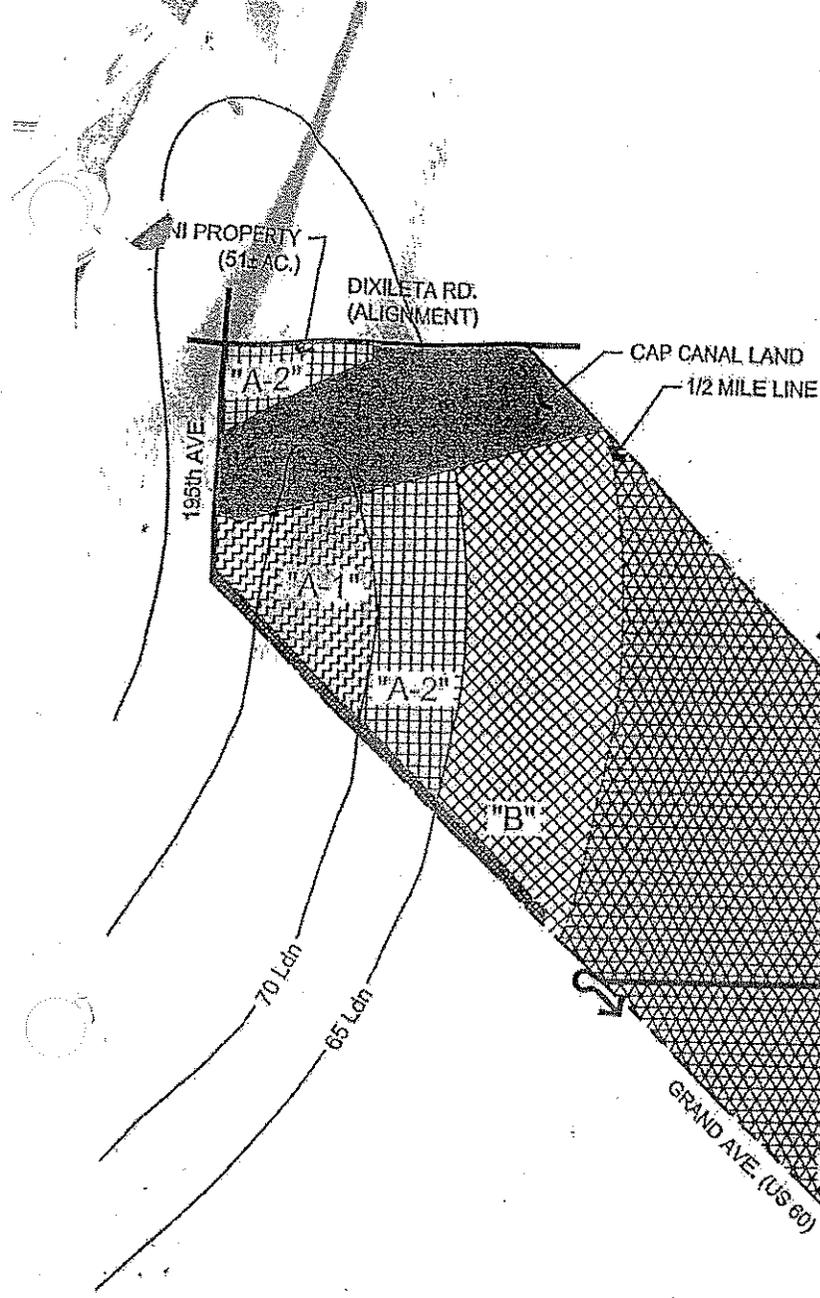
If there are any questions, please contact my Community Planner, Mr. Bob Dubsky, at (623) 856-6195.

Sincerely

JAMES R. MITCHELL

cc:
Colonel David L. Orr, Vice Commander, 56th Fighter Wing

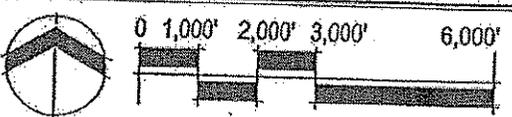
RECEIVED
JAN 4 2005



VICINITY MAP

PLAN FOR DEVELOPMENT
 Ni Property
 Maricopa County, Arizona

LAFB EXHIBIT



NORTH SCALE: 1" = 3,000'

Project Number: 7014 July 1, 2004

Project Manager: R. Hilgart
 Designed By: R. Hayes
 Drawn By:



SITE DATA

Area	Acreage	Number of Lots	Density (du/ac.)
"A-1"	165 Ac.±	165	1.0*
"A-2"	234 Ac.±	702	3.0*
"B"	439 Ac.±	1765	4.0*
"C"	1266 Ac.±	6330	5.0*

* Residential densities reflected herein represent the gross density allowed within areas "A-1", "A-2", "B", and "C" respectively.

LEGEND

- Site Boundary
- Right-of-Way
- LAFB Noise Contour (Ldn Line)
- 1/2 Mile Line
- 1 du/ac. - Area "A-1"
- 3 du/ac. - Area "A-2"
- 4 du/ac. - Area "B"
- 5 du/ac. - Area "C"
- CAP Canal Land
- Proposed Greenbelt Open Space on Grand Avenue - 100' Average Width - N.T.S.

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) days 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) All roadway and parking lot light fixtures to be full cut-off;
- j) Applicant shall pay their proportionate share of the regional solution to the transportation that shall be addressed in the development agreement.
- k) Applicant will work to provide access at the quarter-mile points.
- l) Street/road connectivity shall be provided to adjoining developments.

- m) The cross sections shown on Exhibit H are not to City standards and should be labeled as conceptual and subject to change.
- n) TIA revisions have not been submitted or reviewed. Required ROW is subject to change until this review is complete.
- o) To the highest degree practicable, roadway orientation shall conform to the MAG ASPA manual.
- p) Any changes to the land use map in the PAD document will require a minor amendment to the PAD.
- q) The Surprise Fire Department requires access from 179th, so an alternative removing the segment of that roadway from Jomax to Patton, and replacing it with additional capacity elsewhere, is not viable.

Therefore the only alternative is to split the roadway, putting the northbound lanes on the Desert Oasis side of the wash and the southbound lanes on the Asante North side of the wash. These split lanes will be rejoined at Patton and Jomax adjoining the structures necessary to cross the wash at those two east/west arterials. Asante North shall construct, or fund construction of, structures necessary to accommodate the geometrics of these split intersections along their segments of Patton and Jomax Roads within the property limits of Asante North.

- r) A new land use plan with appropriate detail shall be required from the applicants prior to any additional entitlement requests.