

Greystar

# Kierland Overture

Case Z-10-16-2



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A Planned Unit Development (“PUD”) is intended to be a stand-alone document of zoning regulations for a particular project. Provisions not specifically regulated by the PUD are governed by the zoning ordinance. A PUD may include substantial background information to help illustrate the intent of the development. The purpose and intent statements are not requirements that will be enforced by the City. The PUD only modifies zoning ordinance regulations and does not modify other City Codes or requirements. Additional public hearings may be necessary, such as, but not limited to, right-of-way abandonments.

This PUD provides the regulatory zoning provision designed to guide the implementation of the overall development plan through the City of Phoenix development review and permit process. The provisions provided within this PUD shall apply to all property within the PUD project boundary. The zoning and development standards provided herein amend various provisions provided by the City of Phoenix Zoning Ordinance (as adopted and periodically amended). In the event of a conflict between a use, a development standard, or a described development procedure between the City of Phoenix Zoning Ordinance and the PUD, the PUD shall prevail.

# Principles and Development Team

## Developer/General Contractor

Omar Rawi  
Greystar  
17885 Von Karman Avenue  
Suite 450  
Irvine, CA 92614



## Land Use Attorney

Nick Wood, Esq.  
Snell & Wilmer LLP  
One Arizona Center  
19<sup>th</sup> Floor  
Phoenix, AZ 85004  
(602) 382-6000



## Architect

Charles Gilliatt  
Todd & Associates  
4019 N. 44th Street  
Phoenix, Arizona 85018  
(602) 952-8280



## Civil Engineer

John McKellar  
WH Pacific  
7310 North 16th Street, Ste 315  
Phoenix, AZ 85020  
(602) 343-7800



## Traffic Engineer

David Duffy  
CivTech  
10605 North Hayden Road, Suite 140  
Scottsdale, AZ 85260-5595  
(480) 659-4250



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## **Development Plans/Exhibits (TAB A):**

Sheet 1 – Conceptual Site Plan  
Sheet 2 – Basement Level Plan  
Sheet 3 – First Level Plan  
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Sheet 5 – Upper Floors Plan  
Sheet 6 – Conceptual Elevation, South and West  
Sheet 7 – Conceptual Elevation, North and East  
Sheet 8 – Colored Elevation, South and West  
Sheet 9 – Colored Elevation, North and East  
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## **Landscape Plans (TAB B):**

Sheet 1 – Conceptual Street Level Landscape Plan

## **Materials Board (TAB C):**

Materials Board

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Sheet C5.0 – Preliminary Grading & Drainage  
Sheet C6.0 – Cross-Sections  
Sheet C7.0 – Preliminary Water, Wastewater and Fire Plan

# A. Purpose and Intent

## 1. Project Overview and Goals.

The Greystar Kierland Overture PUD is the redevelopment of a vacant former furniture store into a five story mid-rise luxury residential multifamily community marketed to active adults (those 55+) (the “Project”). The goal of the Project is to provide a high-quality and modern urban living experience for those older adults seeking a resort-style living environment within close proximity to the retail and dining opportunities of Kierland Commons (and the surrounding area).

## 2. Overall Design Concept.

Greystar Overture Kierland is to be marketed as an active adult community developed with an urban footprint that includes internalized parking, quality streetscapes, extensive community amenities and vertical living spaces. The design of the building is intended to complement adjacent developments by utilizing the classic details found in the larger Kierland area (consistent with the community’s private design standards), including clean horizontal lines, the use of the Kierland color palette and quality materials provided throughout the elevations. New development in this part of the broader Kierland area reflects modern design expectations, such as little to no visible surface parking, height beyond one or two stories as well as enhanced pedestrian pathways, while still complimenting its neighbors. The building developed under this PUD will be an expression of the modern Kierland area.



## B. Land Use Plan

### 1. Proposed Land Uses.

The Project proposes, as the primary land use, a luxury rental residential community marketed to those 55 and older, totaling 171 dwelling units. A number of accessory resident focused services are also anticipated, which may include private dining facilities and other resident limited food service (such as grab and go breakfast items or a coffee bar), common rooms and private event spaces, a fitness center, spa/beauty services and other age appropriate amenities and personal services commonly found in those developments marketed as “age-restricted” or “active adult.”

### 2. Conceptual Site Plan Overview.

Ground Level is the location of the internalized (under the building podium style) parking for the project, which is designed to provide up to 217 parking spaces (please note that the current design features a possible partial basement garage located below ground). The ground level includes the leasing office and main entry lobby, resident mail center, spa/salon space as well as the manager’s office. As a podium design, the building covers most of the lot, with the open areas at grade featuring quality landscaping along the perimeter for passive enjoyment, with a small (2,000 square foot) resident dog run (located at the northeastern corner of the property) being the only “active” outdoor amenity provided at the ground level.

Level 2 is where the residential dwellings begin. This floor also features the primary community area location, with a media room, fitness and yoga space, a great room, lounge and private dining room. This level also features the internalized outdoor amenity space, which includes a sundeck, outdoor lounge and a resort-style pool in the center of the structure.

Levels 3-5 are typical representations of the upper levels of the building which are entirely private residences; there are no common/public amenities on these upper levels.

## C. Site Conditions and Location

1. Acreage. The Project site is a total gross area of 2.45 acres.

2. Location. The Project is located at the northeast corner of North 71<sup>st</sup> Street and East Tierra Buena Lane, about a ¼ mile north of Kierland Commons, the retail and restaurant heart of the Kierland area. The property is currently addressed as 15801 North 71<sup>st</sup> Street (the “Site”). The immediate area is developed and has significant amounts of office space, retail furniture showrooms and multifamily development. The Site is directly adjacent to office uses to the north and retail uses to the east and south (across Tierra Buena Lane). The Landmark Condominiums, a multifamily residential mid-rise (6 and 7 stories), is located west of the Site across 71<sup>st</sup> Street. Figure 1 illustrates the immediate area and relationship amongst the surrounding properties.

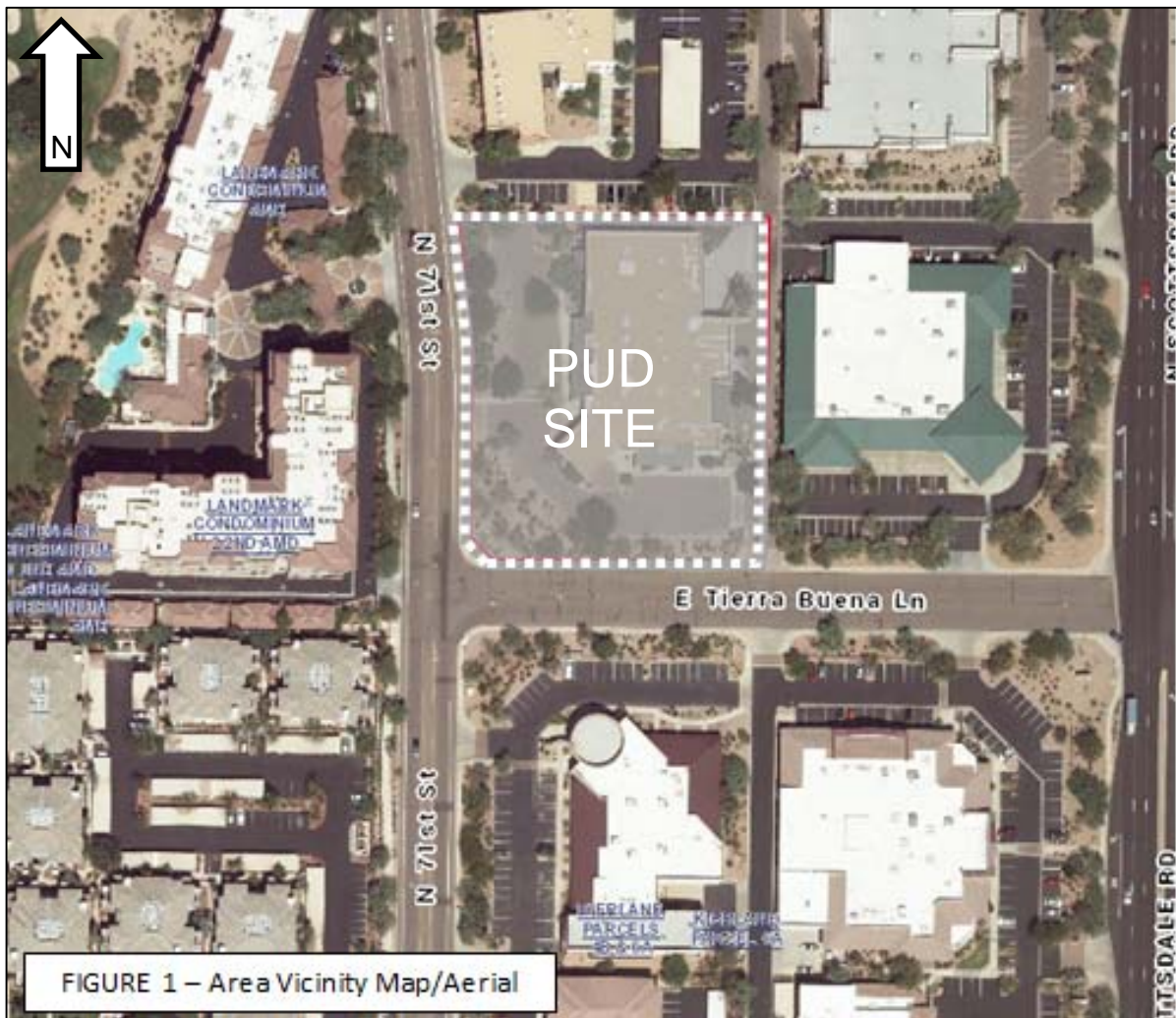


FIGURE 1 – Area Vicinity Map/Aerial



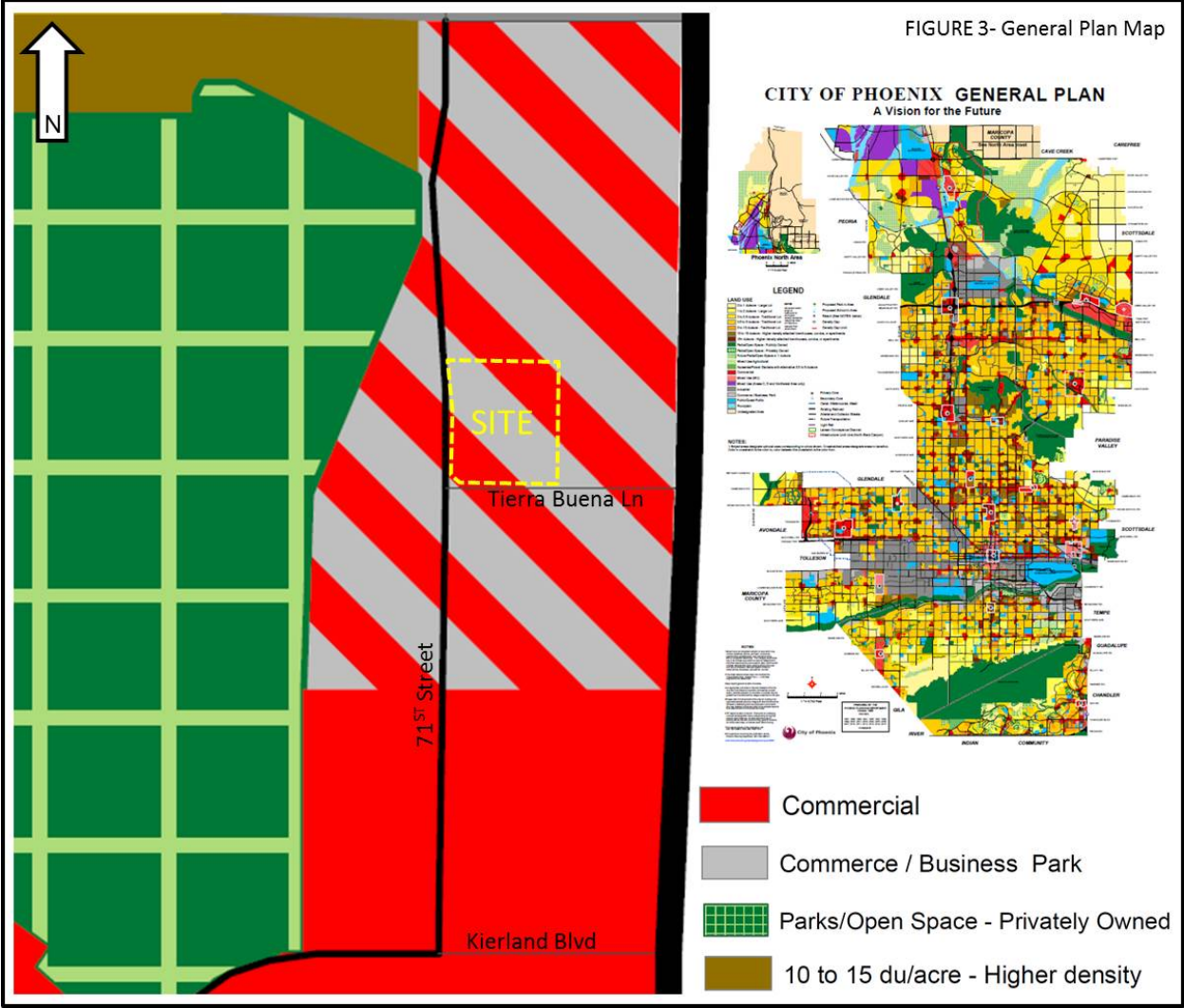
Automotive access to the Project is available from Frank Lloyd Wright Boulevard/East Bell Road (less than .75 miles north), Greenway Boulevard (less than .5 miles to the south) as well as via Scottsdale Road, a major north/south arterial roadway. Fully developed as a local street with requisite sidewalks, 71<sup>st</sup> Street is a “quiet” roadway with minimal traffic, providing a pleasant pedestrian connection to Kierland Commons. It also features bike lanes on both sides and restricts parking, providing for easy bicycle use to access the broader area. Overall access to and from the Site via automobile, bicycle or foot is excellent.

3. Topography and Natural Features. The Site is currently developed with a vacant former furniture store with an associated surface parking lot and sparse landscaping. It is generally flat and does not have any natural features of interest. The Project will require removal of the existing Site improvements, as shown in Figure 2.



# D. General Plan Conformance

The Site is identified as “Commercial/Commerce/Business Park” on the General Plan Land Use Map (Figure 3):



Because the General Plan identifies “Minor Amendments” as those in excess of 10 or more gross acres and this request does not exceed that (nor the “Major Amendment”) threshold, an amendment to the General Plan is not required for the Project. Pages 193 and 194 of the 2015 General Plan (“planPHX”) provides for specific policy information related to the particular amendment and conformance standards.

The Project provides for the achievement of a number of specific goals of the General Plan, as discussed on the following pages.



Opportunity Sites Goal:

*“To promote development of vacant parcels or **redevelopment of underutilized parcels** within the developed area of the city that are consistent with the character of the area or with the area’s transitional objectives” (Pg. 66) (emphasis added)*

The area in which the Site is located has gradually begun to transition away from destination retail and furniture sales to other modern retail and office uses. Residential opportunities have expanded as well. This request proposes redevelopment of an underutilized parcel that fits the area’s transitional objectives.

Clean Neighborhoods Goal:

*“The preservation, maintenance and improvement of property conditions **should be promoted** to mitigate or eliminate deterioration or blight conditions and to help encourage new development and **reinvestment** within our communities” (Pg. 124) (emphasis added)*

The current building at the Site has been vacant since about 2014. Redevelopment of this underutilized parcel will likely spur other redevelopment activity in the area, and therefore will bolster economic activity at nearby shops, restaurants and other businesses.

# E. Zoning and Land Use Compatibility

## 1. Existing and Adjacent Zoning.

The Site is currently zoned C-2/PCD (Case No. Z-11-75). The surrounding zoning is primarily C-2/PCD, except for the Landmark Condominiums, which are zoned C-2/PCD/M-R/DNS/WVR, as noted below (and Figure 4):

	Zoning	Use
North	C-2/PCD Z-11-75	Offices
East	C-2/PCD Z-11-75	Retail - Furniture
South	C-2/PCD Z-11-75	Retail - Furniture
West	C-2/PCD/MR/DNS/WVR Z-138-00	Residential Condominiums

The surrounding properties have current zoning entitlements that may permit intensive commercial, retail and multifamily residential development, all of which are appropriate “neighboring” districts to the Project.

Please note that the original development of the Kierland area was under a Planned Community District (“PCD”), as per Section 636 of the Zoning Ordinance. A PCD is typically utilized for large undeveloped areas that require significant planning that includes master plans for roadways, water and sewer service, drainage and other large-scale development issues. Now that the Kierland area is built-out, there is no longer a need for such master planning efforts as all major public infrastructure is in place and built to final size or capacity. In addition, the City of Phoenix recently released the Site from the existing PCD “Legal Agreement” (required by Section 636) as the associated public improvements required by the master plans is complete (see MCR 2016-0247357). Therefore, removal of the PCD designation from the Property is appropriate.

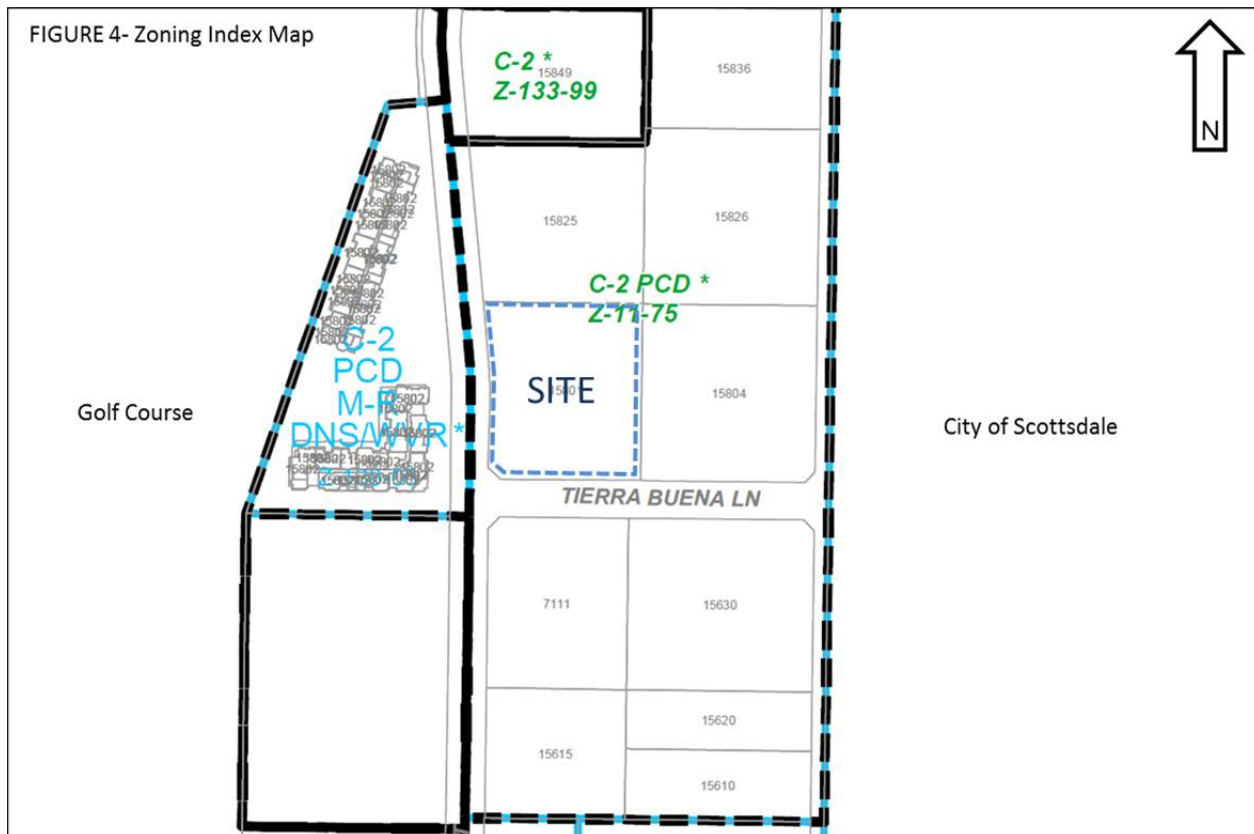
## 2. Existing and Adjacent Land Uses.

The Site is currently developed with a vacant furniture store (a former Flexsteel Furnishings dealer).

To the north is the Professional Beauty Association’s offices. To the east is the Copenhagen furniture store, a retail use. Directly south of the Site is

Creative Leather furniture store, another retail use. To the west is a six (6) and seven (7) story vertical residential multifamily community (the Landmark Condominiums).

The Project will be a compatible neighbor to all of these uses by providing additional customers as well as by redeveloping a vacant and underutilized parcel in the area.



### 3. Existing and Adjacent Character.

The immediate surrounding character of the Site is primarily one of auto-oriented large retail strip center development. This is consistent with the north and eastern retail facilities, which are also surface parked, auto-oriented retail centers. The Kierland area is transitioning away from this type of suburban development to a more modern, pedestrian oriented theme as is found at the Kierland Commons, the Scottsdale Quarter and in newer office developments along Scottsdale Road. Featuring buildings closer to the sidewalk to frame the pedestrian area and the placement of parking behind or under buildings, the general character of the area is transitioning from suburban to a more urban feel and appearance.

# F. List of Uses

1. Permitted Uses.

- Multifamily Residential – Up to a Maximum of 175 Dwelling Units (+/- 88 Dwelling Units per Acre)

**OR**

- All of those uses permitted in the C-2, Intermediate Commercial District as codified in Section 623 of the City of Phoenix Zoning Ordinance, except residential.

2. Temporary Uses.

- All temporary uses shall comply with Section 708 of the Phoenix Zoning Ordinance.

3. Accessory Uses (applicable to Multifamily Residential development only; any other development to follow Phoenix Zoning Ordinance standards).

- Resident Focused Salon/Spa Services
- Resident Focused Food Services (Restaurant-style, “Grab N’ Go” Food Items and/or Room Service)
- Resident Focused Health Services (Fitness, Classes/Education and/or Limited Medical)
- Those Uses Customarily Associated with Age-Restricted Development, as Determined by the Zoning Administrator

Note: The Site is subject to specific use standards as per the Kierland Master Association Covenants, Conditions and Restrictions (CC&R’s); while those provisions are not enforced by the City of Phoenix, this PUD does not intend to override or otherwise alter those CC&R’s and/or other applicable private agreements, restrictions or other controls on the use of the Site. The CC&R standards are more restrictive than the standards of the Phoenix Zoning Ordinance.

# G. Development Standards

## 1. Development Standards Table.

For Multifamily Development:

	<b>Development Standard</b>	<b>Allowance</b>
a.	Maximum Density	88 Dwelling Units Per Acre
b.	Minimum Lot Width/Depth	No Minimum
c.	Minimum Setback	
	Street Side	8 Feet
	Not Adjacent to Right-of-Way	10 Feet
d.	Maximum Building Height	68 Feet / 5 Stories
e.	Maximum Lot Coverage	Up to 90 Percent

For all other development (not Multifamily Development):

f.	Comply with C-2, Intermediate Commercial, Section 623
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## 2. Landscape Standards.

### Multifamily Development:

Plant materials shall be selected from the then current "Kierland Approved Plant List" (as amended from time to time by the Kierland Master Association) in conjunction with the Supplemental Plant Palette list (see below), to be installed per the following standards:

#### a. Street Trees:

i.	1 Tree Per 30 Linear Feet of Frontage (Excluding Driveways)
ii.	50% of Trees 36" Box Size
iii.	50% of Trees 24" Box Size
iv.	No Trees in Sight Visibility Triangles
v.	Maximum 3 Genus of Trees Per Street Frontage

#### b. Perimeter Trees:

i.	1 Tree Per 70 Linear Feet of Perimeter (Excluding Driveways)
ii.	50% of Trees 36" Box Size
iii.	50% of Trees 24" Box Size

#### c. Shrubs:

i.	1 Shrub Per 25 Square Feet of Landscape Area (Street Frontage)
ii.	1 Shrub Per 65 Square Feet of Landscape Area (Perimeter Area)

#### d. Decomposed Granite:

i.	1/2" Screened "Madison Gold" or "Yavapai Gold"
ii.	Minimum 2 Inch Thickness Over All Landscaped Areas

#### e. Dog Park:

i.	Inert Surfaces Shall Be Synthetic Turf Or A Combination Of Synthetic Turf and 1/4" Minus Decomposed Granite
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For all other development (not Multifamily Development):

- a. Comply with C-2, Intermediate Commercial, Section 623

## SUPPLEMENTAL PLANT PALLETTE

### TREES

#### BOTANICAL NAME

CAESALPINIA MEXICANA  
CHITALPA TASHKENTENSIS  
FICUS NITIDA  
PARKINSONIA HYBRID  
SOPHORA SECUNDFLORA  
HIBISCUS ROSA-SINENSIS

#### **PALMS**

ARECASTRUM ROMANZOFFIANUM  
PHOENIX ROEBELIENII

#### **SHRUBS**

CALLIANDRA X 'SIERRA STARR'  
DODONAEA VISCOSA  
EREMOPHILA HYGROPHANA  
EREMOPHILA MACULATA 'VALENTINE'  
JUSTICIA SPICIGERA  
PLUMBAGO AURICULATA  
RUELLIA BRITTONIANA  
RUELLIA PENINSULARIS  
COMPACT JOJOBA  
TECOMA VAR. YELLOW BELLS

#### COMMON NAME

MEXICAN BIRD OF PARADISE  
CHITALPA  
INDIAN LAUREL  
HYBRID PALO VERDE  
MESCAL BEAN  
TREE HIBISCUS

QUEEN PALM  
PYGMY DATE PALM

SIERRA STARR FAIRY DUSTER  
HOPBUSH  
BLUE BELLS  
VALENTINE BUSH  
MEXICAN HONEYSUCKLE  
CAPE PLUMBAGO  
BRITISH RUELLIA  
BAJA RUELLIA  
SIMMONDSIA CHINENSIS 'VISTA'  
YELLOW BELLS

#### **ACCENTS**

AGAVE SPP.  
ALOE x 'BLUE ELF'  
RED YUCCA

AGAVE  
BLUE ELF ALOE  
HESPERALOE PARVIFOLIA

#### **VINES**

MUHLENBERGIA SPP.  
LADY'S SLIPPER  
BOUGAINVILLEA 'BARBARA KARST'  
CAMPSIS RADICANS  
JASMINUM SAMBAC

DEERGRASS  
PEDILANTHUS MACROCARPUS  
BARBARA KARST BOUGAINVILLEA  
ORANGE TRUMPET VINE  
ARABIAN JASMINE

#### **GROUND COVER**

LANTANA X 'DALLAS RED'  
LANTANA SP. 'NEW GOLD'  
MELAMPODIUM LEUCANTHUM  
ROSMARINUS OFFICINALIS  
WEDELIA TRILOBATA

DALLAS RED LANTANA  
NEW GOLD LANTANA  
BLACKFOOT DAISY  
PROSTRATE ROSEMARY 'HUNTINGTON CARPET'  
YELLOW DOT

### 3. Parking.

The development of the Site shall comply with Section 702 of the Phoenix Zoning Ordinance, except as provided for below.

For Multifamily Residential development, the following parking requirement shall apply:

*No Less than 1.2 Spaces per Dwelling Unit*

### 4. Amenities.

Multifamily Development:

A generous amenity space for the project will be provided in the approximate 11,000 square foot podium courtyard which shall include a pool, spa, covered grilling areas, outdoor lounge, pool cabanas, decorative pots and landscaping.

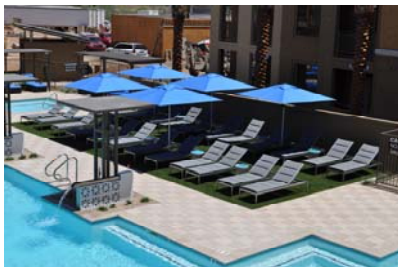
For all other development (not Multifamily Development):

- a. Comply with C-2, Intermediate Commercial, Section 623

### 5. Shade.

Multifamily Development:

Shade for podium courtyard will be at a surplus given the fact that it is surrounded on four sides with 4 story building structure. In addition to this, additional shade shall be provided via permanent installed shade structures, pool cabanas, area umbrellas, and tree plantings. Examples of these types of features include:



A minimum of 25% of the podium courtyard shall be shaded by means of structural shade elements, cabanas, trees, and umbrella furnishings.

Streetscape pedestrian ways along Tierra Buena and 71st Street are shaded both by (i) building overhangs and by (ii) the tree canopy resulting from implementation of the landscaping standards of Section G-2, which combined will provide a minimum of 50% shade cover over the pedestrian way at vegetative maturity for the selected species.

For all other development (not Multifamily Development):

a. Comply with C-2, Intermediate Commercial, Section 623

6. Lighting Plan.

All lighting will be consistent with the standards of Section 704 of the Phoenix Zoning Ordinance.

# H. Design Guidelines

Because of the Project’s location within Kierland, all development of the Site is subject to the adopted Kierland Master Association Design Guidelines. These are very comprehensive. All plans are subject to the review and approval of the Kierland Master Association Design Review Committee (KMADRC). These are not City enforced provisions.

For Multifamily Development, the final elevations and building plans submitted to the City shall include evidence of the provision of the following:

a: Exterior Materials - Breakdown of exterior materials:

	<b>Standard</b>	<b>Minimum Requirement</b>
i.	Stone/Simulated Stone (South & West Elevations)	10%
ii.	Perforated metal Panels	5%
iii.	Glazing	20%
iv.	Stucco	Balance of Façade

b. Exterior Façade - Exterior articulation enhanced by use of exterior balconies and patios:

	<b>Standard</b>	<b>Minimum Requirement</b>
i.	Residential Units to Have Exterior Balcony/Patio	75%

c. Color Palette - Desert earth tones utilizing a variety of tans, browns, beiges, grays, greens, and roses:

Figure 5, Color Palette / Materials provides examples of colors that may be utilized; final colors are to be approved by the KMADRC.

For all other development (not Multifamily Development):

d. Comply with C-2, Intermediate Commercial, Section 623

Figure 5 – Color Palette/Materials





# I. Signs

The Project is subject to a comprehensive site plan (“CSP”) adopted pursuant to Section 705.E.2. that is applicable to the greater Kierland area.

An amendment to the CSP will be required for any signage under this PUD that is not otherwise permitted under the current CSP. All signage is subject to said CSP and any amendments thereto.

## Signage Standards for Multifamily Development:

Exterior Signage for this development consists of the following types:

*Primary Identification Signage (a), Garage/Directional Signage (b), Management Signage (c), and Leasing Entrance Signage (d).*

### a. Primary Identification Signage:

Signs will be vertical blade signs or wall mount signs installed flush to wall or a combination of the two.

Maximum Dimensions – No taller than 25 foot tall for blade and vertical wall mount signs with an overall maximum size of 62.5 square feet. (For blade double sided signs-only one sign face is counted towards square footage max).

Minimum sign height shall be no less than 9 feet above finished grade level.

Blade signs can be single sided or double sided and are only allowed to project a maximum of 3 feet from the face of the building.

Both sign cabinets and individual letters are allowed. Signs shall be fabricated aluminum cabinets with reverse pan channel (RPC) letters OR individual RPC letters affixed directly to building and display the name of the community and primary purpose modifier if desired (“a 55+ Community” as an example - not final wording).

Maximum of quantity 2 of these signs allowed—one on each street frontage (71st & Tierra Buena). Exact locations will be determined with final elevations.

LED Halo illumination allowed but not required.

b. Garage/Directional Signage:

There are two types of Garage/Directional signs.

The first type will be either a panel or individual letters above the garage marking it as Parking Entrance with potentially the property name. Maximum Dimensions—3 foot tall by 17.5 foot with a maximum sign area of 52.5 square feet.

Exact locations will be determined with final elevations.

Maximum quantity of 1 for this sign type.

The second type are vertical blade sign OR wall mount signs.

Wall mount signs flanking the garage have a maximum sign area of 8 square feet.

Wall or blade mount signs close to the leasing/main entrance can either be wall mount or blade style. Maximum square footage is 13.5 and if it is a blade sign then it may be double sided but must be 9 feet to bottom of the sign from grade and project no more than 3 feet from the building.

This signage will direct leasing and visitors to park in garage.

Maximum quantity of 3 for this sign type.

Exact locations will be determined with final elevations.

External lighting only.

c. Management Signage:

Management Signage will be placed on columns flanking the main entrance on the corner of 71st & Tierra Buena.

Maximum Dimensions- 4 feet tall by 2 feet wide with a maximum signage area of 8 square feet.

Signage will be panel style and will contain project information such as name, management company and modifiers (“a 55+ Community” as an example-not final wording). Equal Housing and other legal required symbols will also be included.

Maximum quantity of 2 for this sign type.

External lighting only.

d. Leasing Entrance Signage:

Leasing Entrance signage will be placed above leasing/main entrance door on the corner of 71st & Tierra Buena.

Maximum Dimensions—3 feet tall by 17.5 feet wide with a maximum signage area of 52.5 square feet.

Leasing entrance sign to be cabinet/panel or freestanding letters bottom mounted on canopy with RPC letters displaying the name of the community.

Maximum quantity of 1 for this sign type.

Exact locations will be determined with final elevations.

LED halo illumination allowed but not required.

For all other development (not Multifamily Development):

- a. Comply with C-2, Intermediate Commercial, Section 623 standards and Section 705 related thereto.

Note 1: All other sign types not specifically addressed in this PUD shall comply with Section 705 of the City of Phoenix Zoning Ordinance.

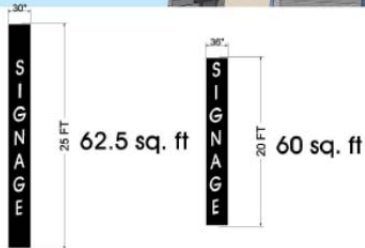
Note 2: All internal or external signage illumination shall be compliant with Section 705 of the City of Phoenix Zoning Ordinance.

# Primary Identification Signage - Northwest

Potential Sign Locations

**EXACT LOCATIONS TBD**

Page 1/5



**Max. Quantity - 1**  
**Max. sq ft - 62.5 sq ft**

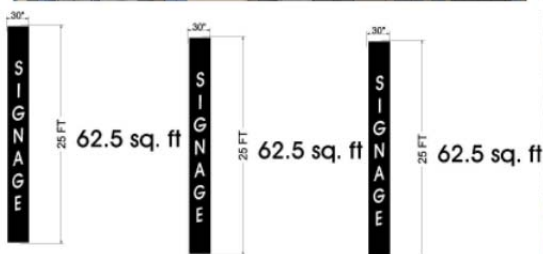


# Primary Identification Signage - Southeast

Potential Sign Locations

**EXACT LOCATIONS TBD**

Page 2/5



**Max. Quantity - 1**  
**Max. sq ft - 62.5 sq ft**



Garage Directional Signage

Potential Sign Location

**EXACT LOCATIONS TBD**

Max. Quantity - 1  
Max. sq ft - 52.5 sq ft



52.5 sq. ft

Max. Quantity - 2  
Max. sq ft - 8 sq ft



8 sq. ft

Max. Quantity - 1  
Max. sq ft - 13.5 sq ft



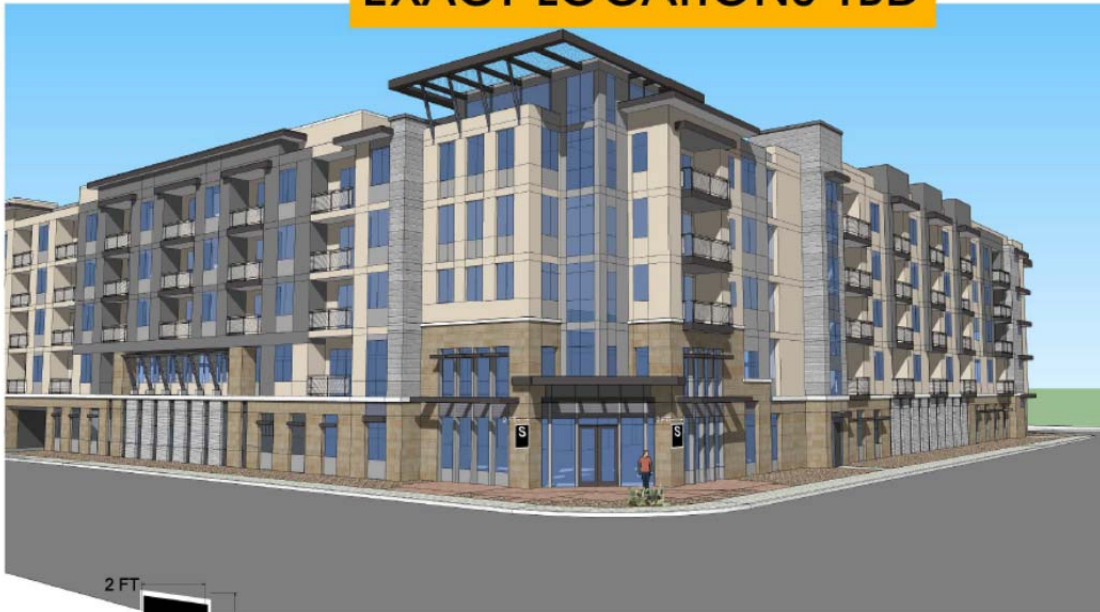
13.5 sq. ft



Management Signage

Potential Sign Location

**EXACT LOCATIONS TBD**



8 sq. ft

Max. Quantity - 2  
Max. sq 8 sq ft



**EXACT LOCATIONS TBD**



**Max. Quantity - 1**  
**Max. sq 52.5 sq ft**



# J. Sustainability

The following are applicable only to Multifamily Development:

To increase the sustainability of the final development, including reducing energy, water and urban heat island impacts over its anticipated usable lifespan, the developer will provide the following:

1. City Enforced Standards. These standards are to be documented as part of the standard building permit issuance process and will show compliance with the following features:

- a. High Efficiency Mechanical Equipment, with 3rd party inspection of installation.
- b. Individual Water Heaters (to Encourage Conservation)
- c. Dual Glaze Windows with high performance Low-e glazing
- d. Lower Flow Toilets and Showerheads
- e. Energy Star Rated Appliances
- f. Site design for minimized heat island effect. Resident parking is shaded below building minimizing asphalt exposure, building roof to be light colored to maximize SRI.
- g. 100% of residential units provided with access to recycling.

2. Developer Enforced Standards. These standards are not implemented by the City; however the developer commits to provide the following:

- a. Use of synthetic turf on podium and Dog Park.
- b. Pool Located to Minimize Direct Sun Exposure
- c. On-site amenities, activity programs and community shuttle to encourage residents to remain on property, reducing off site traffic trips.

# K. Infrastructure

## Circulation.

The surrounding public roadways (71<sup>st</sup> Street and Tierra Buena Lane) are built to a full public standard and are at their final build-out size and configuration. This PUD is not anticipated to negatively impact existing roadway capacities. Additional detail is provided for in the Civtech trip generation comparison report (provided under separate cover).

## Grading and Drainage.

EXISTING SITE GRADING AND DRAINAGE. The existing building on this site has a finish floor elevation of 1485.00 feet. The adjacent low curb, at the intersection of 71st Street and Tierra Buena Lane is at elevation 1481.64 feet (drop of 3.36 feet from finish floor). The adjacent high curb on 71st Street is at the northwest corner of the site at elevation 1483.45 feet (drop of 1.55 feet from finish floor). The roof drain pipes from the existing building outlet below ground in bubbler boxes. Flows from the bubble boxes are conveyed overland on paved parking areas and drive lanes to 71st Street and Tierra Buena Lane; thence to the street storm drain system at the intersection of those streets. No site retention basins or drywell systems were observed during the site visit, or on the site development plans or in the Phase I Environmental Site Assessment.

The private drive lane on the east side of the project has a one-way crown which slopes toward the east, toward the adjacent property. The ALTA Survey indicates that access, drainage, water and sewer are covered in the existing 25 foot wide easement located on the east side of the property.

Adjacent to this site, the ALTA survey shows 35 feet of public right-of-way both on the north side of Tierra Buena Lane and on the east side of 71st Street. On the north side of the site a 12 foot waterline easement is dedicated. On the east side of the site a 25 foot wide, private access, drainage and public water and sewer easement is dedicated. And, inside of each of these easements, an 8 foot wide public utility easement is dedicated.

At the north property line, the parking lot of the adjacent site is elevated 3 to 4 feet above the building finish floor. Care will be required to design the area within the utility easements so that drainage does not get trapped against the proposed new building.

**PROPOSED SITE GRADING AND DRAINAGE.** The proposed building is planned to take up nearly all the land not currently committed to right of way and utility easements, so there will be much less area available to grade to elevate the building above the adjacent street curbs. The site plan shows that grade level floor will be a parking garage. A garage basement is also planned. Because the grade level floor will be a parking garage, that floor will be sloped to assist with the building grading.

Roof drainage will be conveyed on-site either through a storm drain system which will drain to the existing public storm drain system in 71st Street and Tierra Buena Lane or to splash pads at grade and be conveyed overland to those streets. Site grading will slope away from the building. Scuppers are planned to convey flows under the adjacent sidewalks to drain landscape areas to the adjacent streets.

To provide for a more level area north of the building, a retaining wall is planned at the north property line.

**STORMWATER AND STORMWATER MANAGEMENT.** Typically in the City of Phoenix and in Maricopa County, there is a requirement to provide onsite storm-water retention of the 100-year, 2-hour storm water volume. This site currently does not provide any on-site retention.

It appears that all runoff from the site is conveyed by the paved drive lanes and parking areas to the adjacent public streets (both 71st Street and Tierra Buena Lane). A 36 inch RGRCP storm drain, with pipe full capacity of about 58 cfs has been constructed in 71st Street and in Tierra Buena Lane. The street storm drain system provides 3 - 37 foot long curb opening catch basins to accept street flows at the northeast corner of the intersection. From the intersection, the 36 inch pipe extends west, through the adjacent residential condominium development to the Kierland golf course; thence the flow is routed to and through Retention Basin #2 in the Kierland golf course.

This area at Kierland, including this site, was designed to drain to the public street drainage system to the golf course, and no on-site retention will be required on this site. Since the Kierland system has been designed to accept, convey and retain flows from this site, the proposed, on-site storm drainage system should be designed to outlet to the existing storm drain system at the intersection.

The project is within Sub-Basin 33 as shown in the “Scottsdale Road Corridor Drainage Master Plan” (from Flood Control District of Maricopa County). Sub-Basin 33 includes developed parcels east of Scottsdale Road to the Kierland Golf Course and from Paradise Lane to Kierland Boulevard. Calculation results from the Master Plan indicate that Sub-Basin 33 has a basin area of 0.140 sq miles (89.6 acres) and has a 100 yr, 6 hr flow of 300 cfs and a 10 yr, 6 hr flow of 128 cfs. These flows appear mainly confined to the golf course. The Master Plan also references the master drainage report for the Kierland Development, prepared by Coe and Van Loo Consultants and indicates: “The proposed drainage system accommodates both onsite and offsite drainage with detention occurring in four major regional-sized detention basins”.

**FLOODPLAINS.** This site is located in a Zone “X” area. Zone “X” is described as areas of a 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas of less than 1 square mile; and areas protected by levees from 1% annual chance flood.

#### Water and Waste Water Systems.

**WATER AND FIRELINE.** The City of Phoenix has existing public water mains adjacent to the project. The existing water system in the project vicinity includes an 8 inch main in Tierra Buena Lane, a 12 inch main in 71st Street, and an 8 inch main in the 25 foot water and sewer easement located on the east side of the project. There is a looped system, of 8 inch minimum diameter pipes on the west, south and east sides of the 2.45 acre lot.

There is a single 6 inch fire hydrant on the site, fed off 71st Street; and, there is an 8 inch fireline stub at that location. A second, 6 inch fire service line is on the east side of the lot. Two 1 inch meters and backflow preventers provide potable water on the east side of the site. To meet

demand, during design the adequacy of the size of new water services / meters will be evaluated. The plan is to provide new hydrants spaced adequately on the site.

A February 17, 2016 fire flow test was obtained for the water system hydrants on 71st Street adjacent to the site. The test recorded a static pressure of 60 psi with a residual pressure of 44 psi at a flow rate of 3541 gpm. These results will be used to size water and fire line improvements to the site.

WASTEWATER. The City of Phoenix will serve the subject property once a standard Water and Sewer Agreement has been signed. There is an existing 8 inch sewer tap to the site, located at the manhole in 71st Street, about 200 feet north of the intersection. The invert at the manhole is about 13.9 feet below the manhole rim for the 8 inch diameter sewer main. Based upon 14 fixture units per apartment, a total of about 2400 fixture units would be calculated; therefore, an 8 inch minimum diameter sewer at 1% slope minimum would be required for the site. The sewer stub depth should be pot-holed during design to verify the depth and size of the stub. No street cut should be necessary for access to the sewer stub.

City of Phoenix Water Services Department has been contacted regarding the existing sewer capacity of the existing 8 inch outfall sewer in 71st Street. Mr. Gary Griffith of City of Phoenix (Water Services Department) indicated that there currently is sewer capacity in the existing off-site sewer system to provide for this project. However, final sewer capacity assurance from City of Phoenix is made at the time of preliminary site plan approval.

# L. Phasing Plan

Not Applicable. This is a single-phase development.

# M. Additional Exhibits

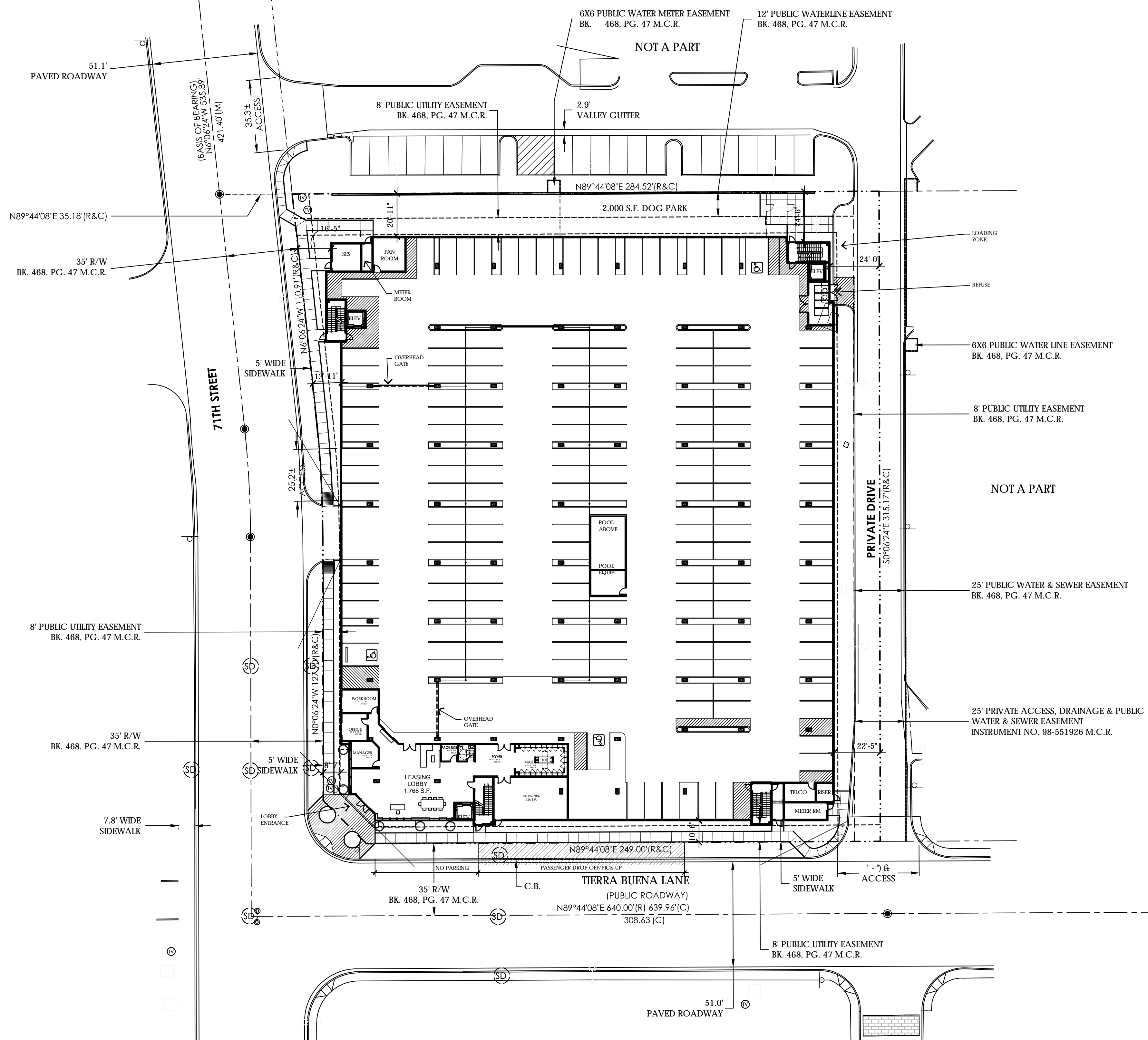
## Legal Description

15801 North 71<sup>st</sup> Street, Phoenix (APN 215-42-015):

LOT 1, OF KIERLAND PARCELS 4C & 6B, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 468 OF MAPS, PAGE 47.

# N. Development Plans





**PROJECT DATA**

**PROJECT NAME & ADDRESS:**  
OVERTURE KIERLAND - NEC OF 71ST STREET & TERRA BUENA LANE  
PHOENIX, ARIZONA

**GENERAL ZONING ANALYSIS:**  
PARCEL A SITE AREA: B3R157 FCG  
B3R157 FCG - 2% + B3R157 FCG(1) 2% G, L

**ZONING:**  
EXISTING: C-2/PCD  
PROPOSED: PUD

**DENSITY:**  
ALLOWED: (SECTION 615) 15.23-17.4 w/BONUS D.U./GROSS AC.  
DFC DC G08, HD 8L-, + TFC DC G08

**BUILDING HEIGHT:**  
ALLOWED: (SECTION 615) 4 STORIES OR 48'  
PROPOSED: HD 8L-, + TFC DC G08

**BUILDING SETBACKS:**  
FRONT:  
ALLOWED: SECTION 615 - 20' ADJACENT TO 'PUBLIC STREET'  
PROPOSED: PUD - 8' PROPOSED  
SIDES:  
ALLOWED: SECTION 615 - 15' ADJACENT TO PROPERTY LINE  
PROPOSED: PUD - 10' PROPOSED  
LOT COVERAGE:  
ALLOWED: SECTION 615 - 45%  
PROPOSED: HD 8L-, + TFC DC G08 55% 54'

**COMMON SPACE:**  
ALLOWED: SECTION 615 MINIMUM OF 5% OF GROSS AREA  
PROPOSED: PUD - 5% PROPOSED

**SPRINKLER SYSTEM:**  
RESIDENTIAL BUILDING: NFA 13

**LOADING AREA:**  
REQUIRED: 1 - 10' x 30' LOADING AREA  
PROVIDED: 1 - 10' x 30' LOADING AREA

**PARKING STANDARDS:**  
PARKING STALL: 8'-6" X 18'-0"  
COMPACT PARKING STALL (10% ALLOWED 9% PROPOSED): 8'-0" X 16'-0"  
ACCESSIBLE PARKING STALL: 11'-0" X 18'-0"  
STANDARD LANE: 24'-0"

**PARKING PROVIDED:**  
STANDARD: 195 P.S.  
COMPACT: 22 P.S.  
TOTAL: 217 P.S. (1.27 P.S. / D.U.)  
(HANDICAP PARKING PROVIDED AT 2% = 5 P.S.)

**DESIGN TEAM**

**ARCHITECTURAL:**  
TODD & ASSOCIATES, INC.  
4019 N. 44TH ST.  
PHOENIX, AZ. 85018  
(602) 952-8280 P  
(602) 952-8995 F

**DEVELOPER:**  
GREYSTAR DEVELOPMENT, INC.  
17885 VON KARMAN AVE, SUITE 450  
IRVINE, CA 92614  
(949) 202-3993 P  
CONTACT: OMAR RAWI

**UNIT MIX**

UNIT TYPE	UNIT AREA	UNIT QUANTITY	UNIT RATIO	UNIT TYPE RATIO	PAT./BALC. AREA	STORAGE AREA	NET S.F. NO PARK OR STOR.
1 - 1 BD/1 BA	621 S.F.	8	5%	45%	39 S.F.	12 S.F.	4,968 S.F.
2 - 1 BD/1 BA	680 S.F.	33	19%		43 S.F.	10 S.F.	22,440 S.F.
3 - 1 BD/1 BA	852 S.F.	36	21%		54 S.F.	11 S.F.	30,672 S.F.
4 - 1 BD/1 BA/DN	902 S.F.	25	15%	19%	63 S.F.	- S.F.	22,550 S.F.
5 - 1 BD/2 BA/DN	987 S.F.	8	5%		91 S.F.	30 S.F.	7,896 S.F.
6 - 2 BD/2 BA	1,048 S.F.	35	20%	36%	60 S.F.	- S.F.	36,680 S.F.
7 - 2 BD/2 BA	1,135 S.F.	8	5%		51 S.F.	13 S.F.	9,080 S.F.
8 - 2 BD/2 BA	1,168 S.F.	15	9%		142 S.F.	21 S.F.	17,520 S.F.
9 - 2 BD/2 BA	1,359 S.F.	3	2%		137 S.F.	24 S.F.	4,077 S.F.
<b>TOTAL</b>		<b>171 D.U.</b>	<b>100%</b>	<b>100%</b>			<b>155,883 S.F.</b>

\* 2% OF THE TOTAL UNITS WILL BE A TYPE 'A' UNIT. (171 X .02 = 4 D.U.)

**BUILDING S.F.**

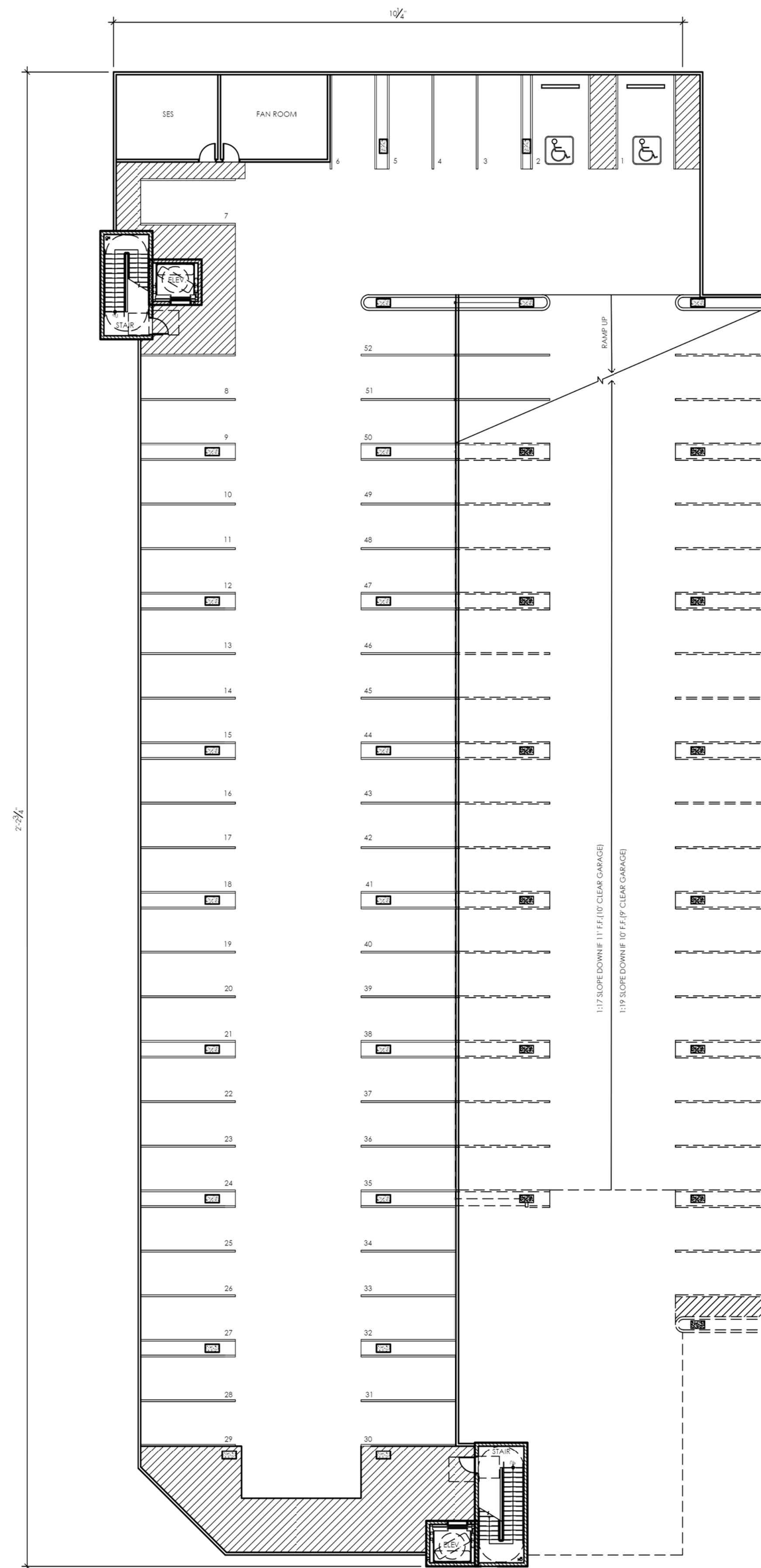
LEVEL	S.F.
0 (LOWER LEVEL PARKING)	19,604 S.F.
1 (PARKING)	67,739 S.F.
2 (RESIDENTIAL)	53,974 S.F.
3 (RESIDENTIAL)	54,020 S.F.
4 (RESIDENTIAL)	54,020 S.F.
5 (RESIDENTIAL)	54,020 S.F.
<b>TOTAL</b>	<b>303,377 S.F.</b>
CLUBHOUSE (LEVEL 1)	2,359 S.F.
CLUBHOUSE (LEVEL 2)	10,534 S.F.
<b>TOTAL</b>	<b>12,893 S.F.</b>




**CONCEPTUAL SITE PLAN / FIRST LEVEL BUILDING PLAN**

**OVERTURE KIERLAND**

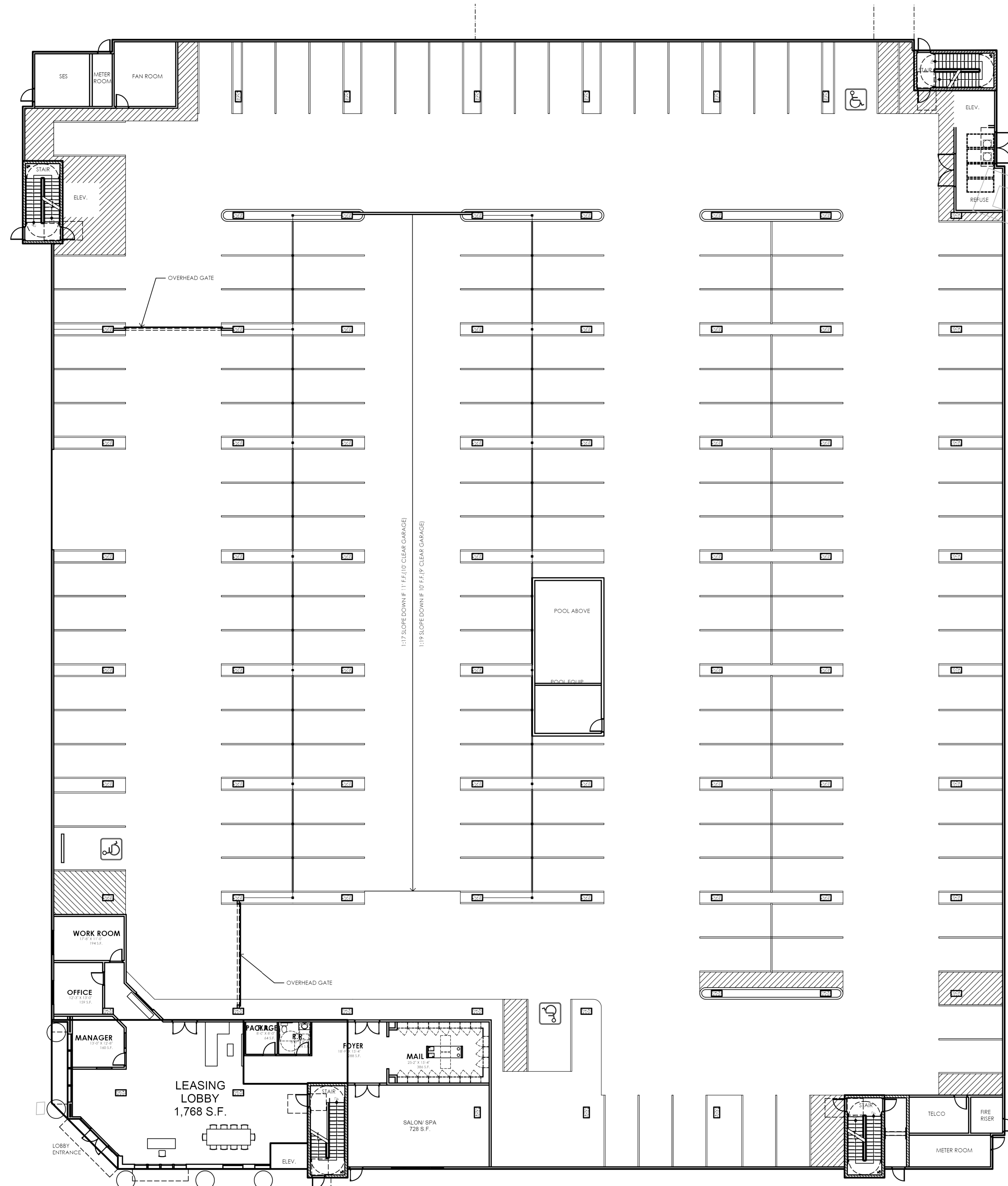




**BASEMENT LEVEL BUILDING PLAN**

SCALE: 1/16" = 1'-0" 

**OVERTURE KIERLAND**



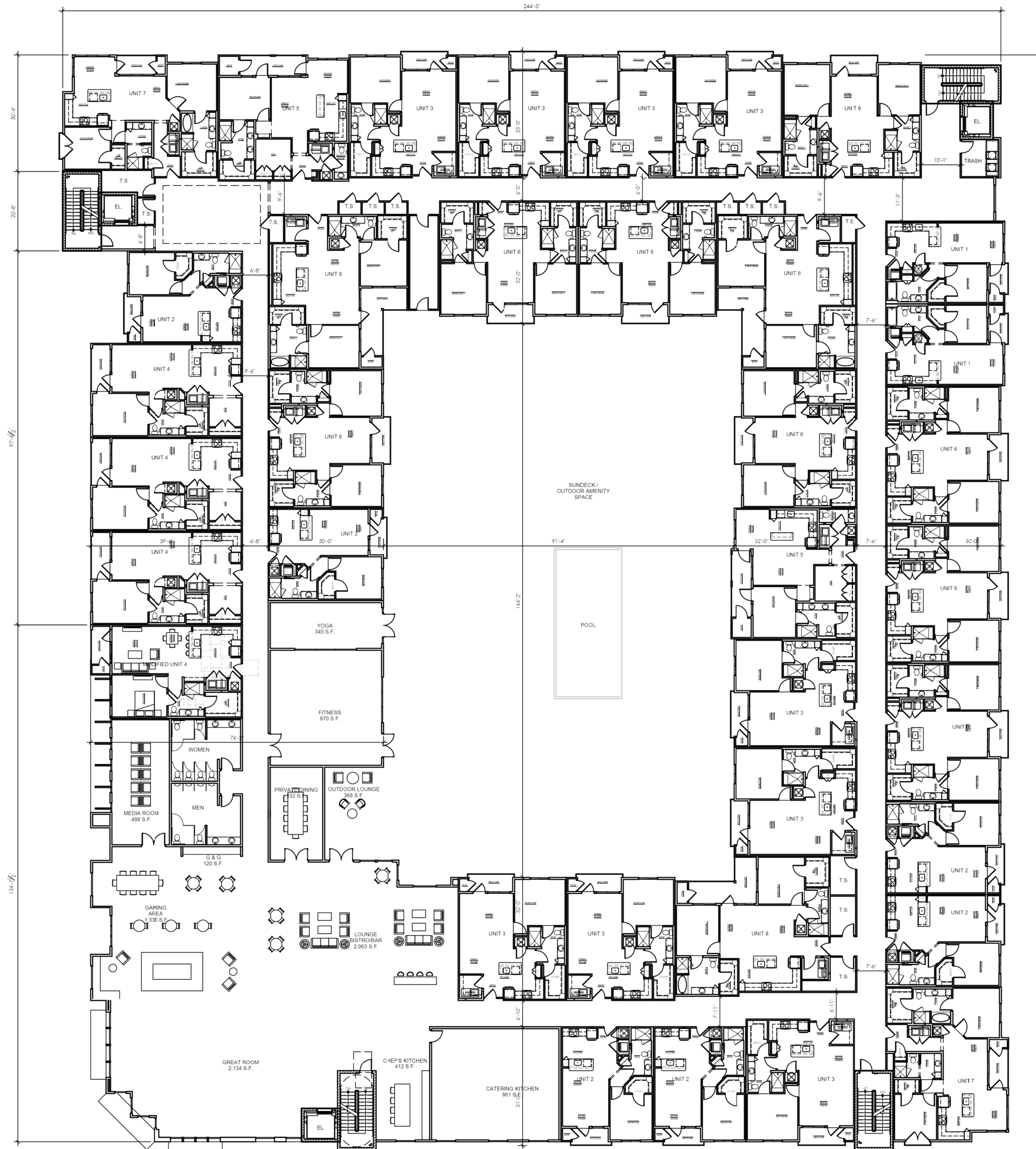
**FIRST LEVEL BUILDING PLAN**

SCALE: 1/16" = 1'-0"



**OVERTURE KIERLAND**

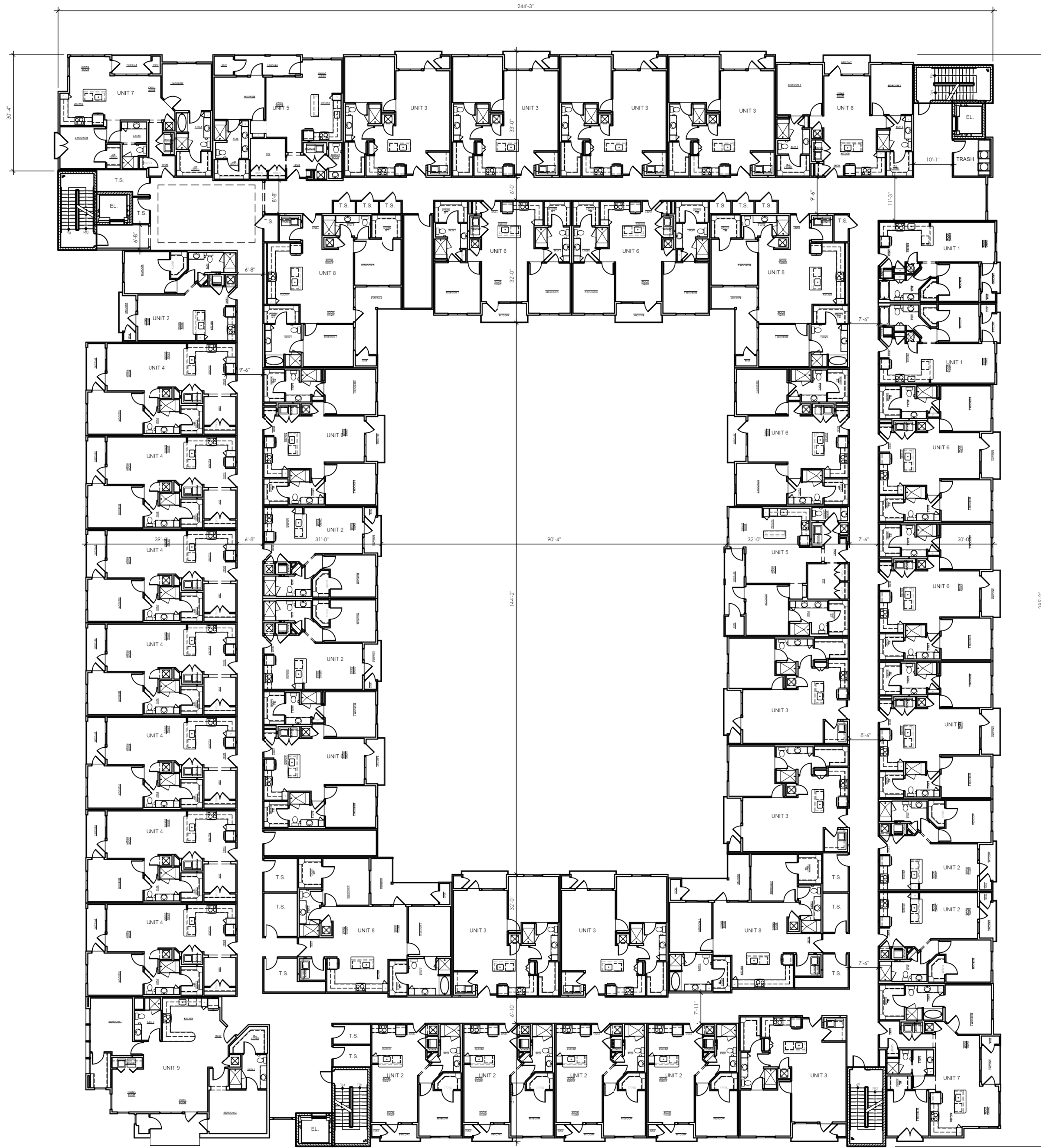




**SECOND LEVEL BUILDING PLAN**

SCALE: 1/16" = 1'-0"

**OVERTURE KIERLAND**



**THIRD, FOURTH & FIFTH LEVEL BUILDING PLAN**

SCALE: 1/16" = 1'-0"

**OVERTURE KIERLAND**





**SOUTH ELEVATION**

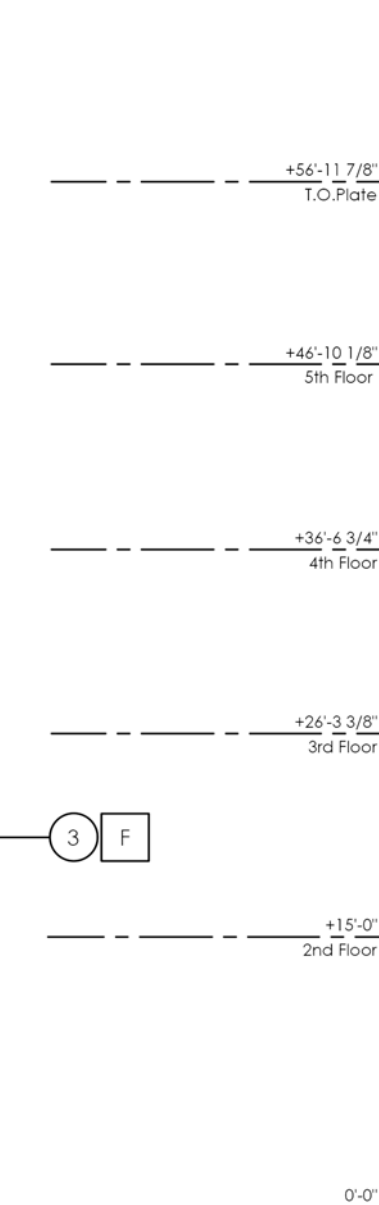


**WEST ELEVATION**

- KEYNOTES**
- ① STUCCO FINISH
  - ② BREAK METAL FASCIA
  - ③ STONE VENEER
  - ④ PERFORATED METAL RAILING
  - ⑤ METAL CANOPY, TYP.

**COLOR SCHEDULE**

LOCATION	COLOR
A	STUCCO 1 MFR: SHERWIN WILLIAMS SW 6155 "RICE GRAIN"
B	STUCCO 2 MFR: SHERWIN WILLIAMS SW 7067 "CITYSCAPE"
C	STUCCO 3 MFR: SHERWIN WILLIAMS SW 7066 "GREY MATTERS"
D	STUCCO 4 & METAL FASCIA MFR: SHERWIN WILLIAMS SW 7020 "BLACK FOX"
E	STUCCO 5 MFR: SHERWIN WILLIAMS SW 7038 "TONY TAUPE"
F	STONE VENEER MFR: NATURAL OR SIMULATED TEAK SANDSTONE VENEER



**CONCEPTUAL ELEVATIONS**

**OVERTURE KIERLAND**



**NORTH ELEVATION**

**KEYNOTES**

- 1 STUCCO FINISH
- 2 BREAK METAL FASCIA
- 3 STONE VENEER
- 4 PERFORATED METAL RAILING
- 5 METAL CANOPY, TYP.

**COLOR SCHEDULE**

LOCATION	COLOR
A STUCCO 1	MFR: SHERWIN WILLIAMS SW 6155 "RICE GRAIN"
B STUCCO 2	MFR: SHERWIN WILLIAMS SW 7067 "CITYSCAPE"
C STUCCO 3	MFR: SHERWIN WILLIAMS SW 7066 "GREY MATTERS"
D STUCCO 4 & METAL FASCIA	MFR: SHERWIN WILLIAMS SW 7020 "BLACK FOX"
E STUCCO 5	MFR: SHERWIN WILLIAMS SW 7038 "TONY TAUPE"
F STONE VENEER	MFR: NATURAL OR SIMULATED TEAK SANDSTONE VENEER



**EAST ELEVATION**



**CONCEPTUAL ELEVATIONS**

**OVERTURE KIERLAND**





**SOUTH ELEVATION**

**KEYNOTES**

- 1 STUCCO FINISH
- 2 BREAK METAL FASCIA
- 3 STONE VENEER
- 4 PERFORATED METAL RAILING
- 5 METAL CANOPY, TYP.

**COLOR SCHEDULE**

LOCATION	COLOR
A	STUCCO 1 MFGR: SHERWIN WILLIAMS SW 6155 "RICE GRAIN"
B	STUCCO 2 MFGR: SHERWIN WILLIAMS SW 7067 "CITYSCAPE"
C	STUCCO 3 MFGR: SHERWIN WILLIAMS SW 7066 "GREY MATTERS"
D	STUCCO 4 & METAL FASCIA MFGR: SHERWIN WILLIAMS SW 7020 "BLACK FOX"
E	STUCCO 5 MFGR: SHERWIN WILLIAMS SW 7038 "TONY TAUPE"
F	STONE VENEER MFGR: NATURAL OR SIMULATED TEAK SANDSTONE VENEER



**WEST ELEVATION**

**CONCEPTUAL ELEVATIONS**

**OVERTURE KIERLAND**







**NORTH ELEVATION**

**KEYNOTES**

- 1 STUCCO FINISH
- 2 BREAK METAL FASCIA
- 3 STONE VENEER
- 4 PERFORATED METAL RAILING
- 5 METAL CANOPY, TYP.

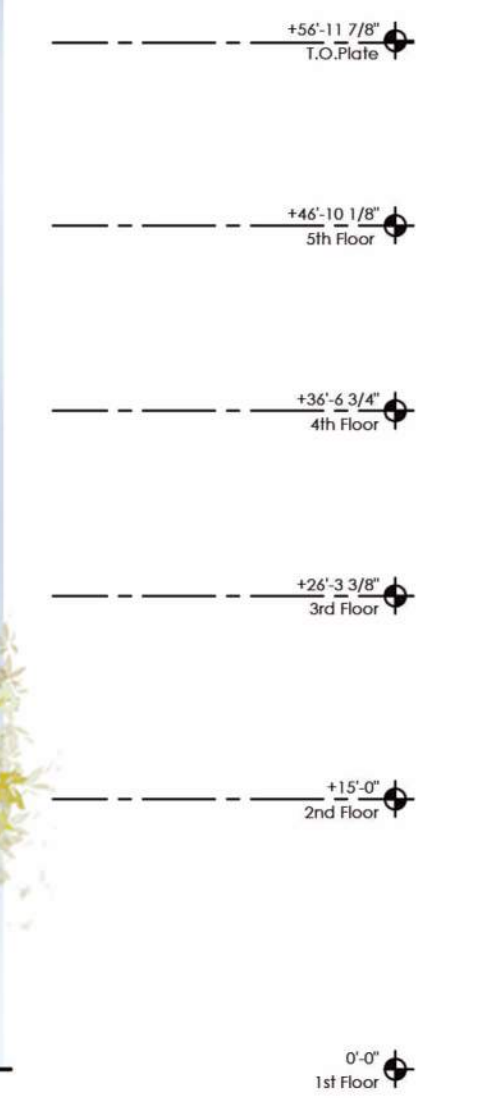
  

**COLOR SCHEDULE**

LOCATION	COLOR
A STUCCO 1	MFGR: SHERWIN WILLIAMS SW 6155 "RICE GRAIN"
B STUCCO 2	MFGR: SHERWIN WILLIAMS SW 7067 "CITYSCAPE"
C STUCCO 3	MFGR: SHERWIN WILLIAMS SW 7066 "GREY MATTERS"
D STUCCO 4 & METAL FASCIA	MFGR: SHERWIN WILLIAMS SW 7020 "BLACK FOX"
E STUCCO 5	MFGR: SHERWIN WILLIAMS SW 7038 "TONY TAUPE"
F STONE VENEER	MFGR: NATURAL OR SIMULATED TEAK SANDSTONE VENEER



**EAST ELEVATION**



**CONCEPTUAL ELEVATIONS**

**OVERTURE KIERLAND**





**CONCEPTUAL RENDERINGS**

**OVERTURE KIERLAND**

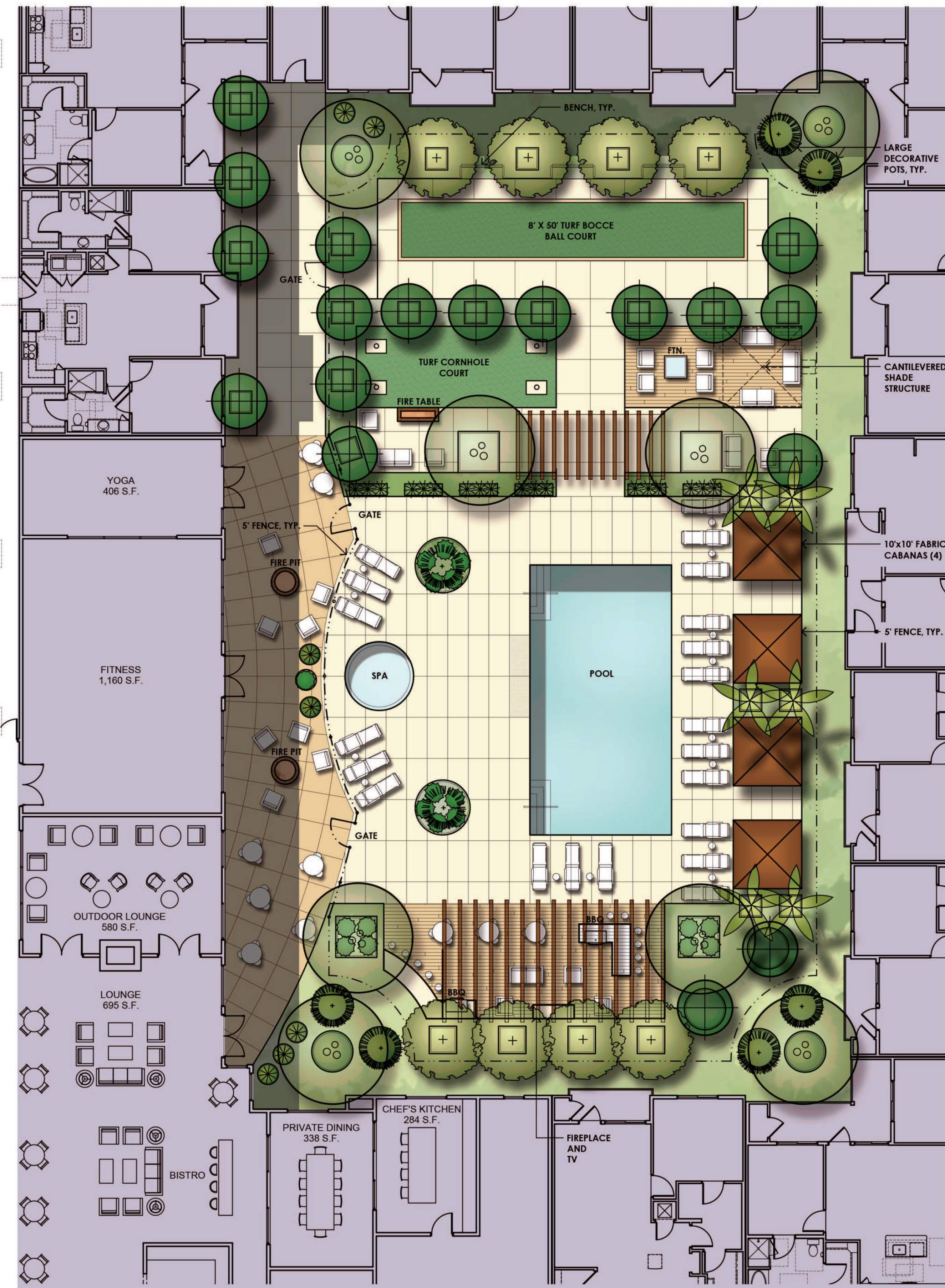




**CONCEPTUAL RENDERINGS**

**OVERTURE KIERLAND**

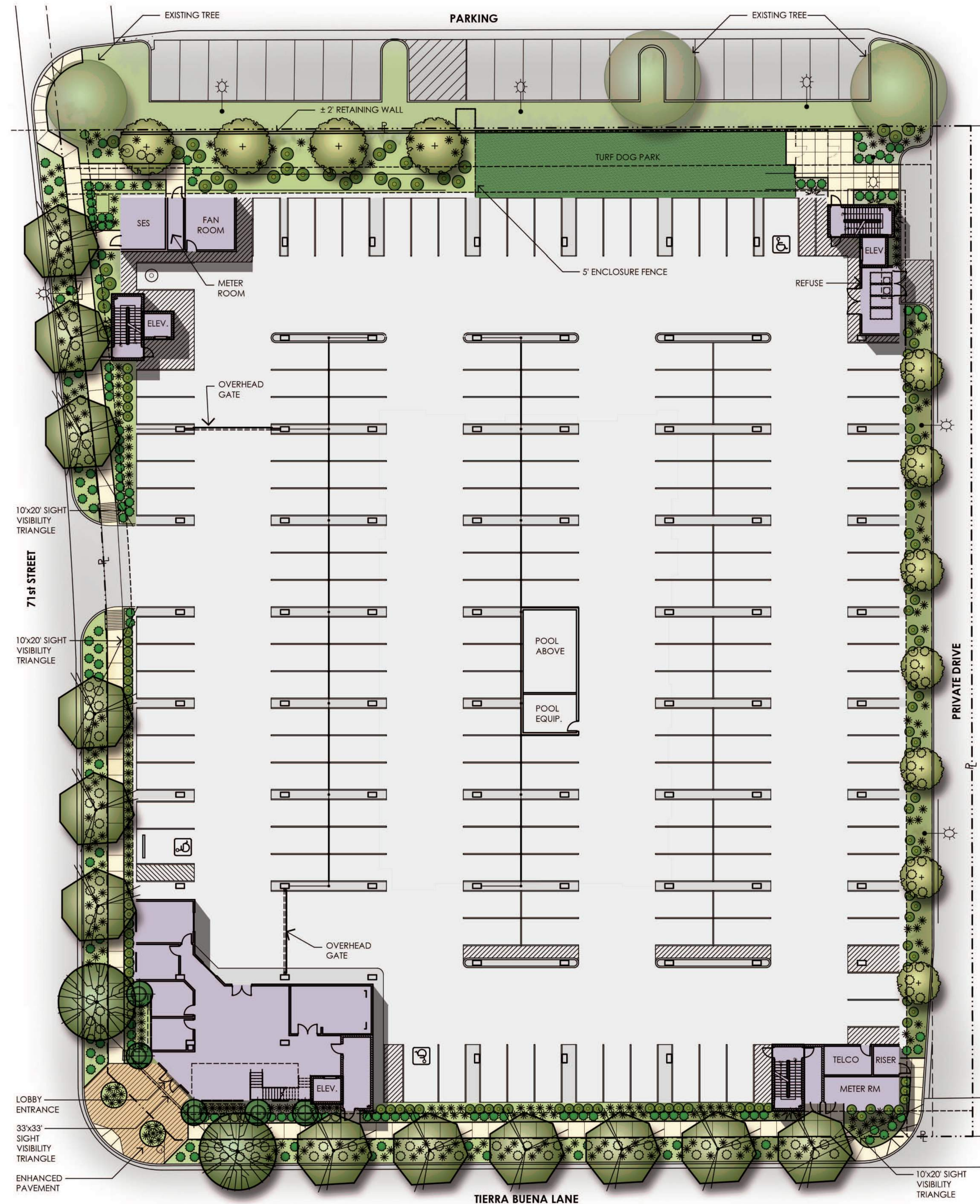




**PLANT LEGEND**

SYMBOL	BOTANICAL NAME/ COMMON NAME	SIZE
[Symbol]	CAESALPINIA MEXICANA/ MEXICAN BIRD OF PARADISE	36" BOX
[Symbol]	CHITALPA TASHKENTENSIS/ CHITALPA	36" BOX
[Symbol]	FICUS NITIDA/ INDIAN LAUREL	48" BOX
[Symbol]	PARKINSONIA HYBRID/ HYBRID PALO VERDE	36" BOX
[Symbol]	SOPHORA SECUNDIFLORA/ MESCALBEAN	48" BOX
[Symbol]	HIBISCUS ROSA-SINENSIS/ TREE HIBISCUS	24" BOX
[Symbol]	<b>PALMS</b>	
[Symbol]	ARECASTRUM ROMANZOFFIANUM QUEEN PALM	48" BOX
[Symbol]	PHOENIX ROEBELNI// PYGMY DATE PALM	48" BOX
[Symbol]	<b>SHRUBS</b>	
[Symbol]	CALLIANDRA X 'SIERRA STARR// SIERRA STARR FAIRY DUSTER	5 GAL.
[Symbol]	DODONAEA VISCOSA/ HOPBUSH	5 GAL.
[Symbol]	EREMOPHILA HYGROPHANA/ BLUE BELLS	5 GAL.
[Symbol]	EREMOPHILA MACULATA VALENTINE/ VALENTINE BUSH	5 GAL.
[Symbol]	JUSTICIA SPICIGERA/ MEXICAN HONEYSUCKLE	5 GAL.
[Symbol]	PLUMBAGO AURICULATA/ CAPE PLUMBAGO	5 GAL.
[Symbol]	RUELLIA BRITTONIANA/ BRITISH RUELLIA	5 GAL.
[Symbol]	RUELLIA PENINSULARIS/ BAJA RUELLIA	5 GAL.
[Symbol]	SIMMONDSIA CHINENSIS 'VISTA// COMPACT JOJOBA	5 GAL.
[Symbol]	TECOMA VAR./ YELLOW BELLS	5 GAL.
[Symbol]	<b>ACCENTS</b>	
[Symbol]	AGAVE SPP./ AGAVE	5 GAL.
[Symbol]	ALOË X 'BLUE ELF// BLUE ELF ALOË	5 GAL.
[Symbol]	HESPERALOE PARVIFOLIA RED YUCCA	5 GAL.
[Symbol]	MUHLENBERGIA SPP./ DEERGRASS	5 GAL.
[Symbol]	PEDILANTHUS MACROCARPUS/ LADY'S SLIPPER	5 GAL.
[Symbol]	<b>VINES</b>	
[Symbol]	BOUGAINVILLEA 'BARBARA KARST// BARBARA KARST BOUGAINVILLEA	15 GAL.
[Symbol]	CAMPIS RADICANS/ ORANGE TRUMPET VINE	15 GAL.
[Symbol]	JASMINUM SAMBAC/ ARABIAN JASMINE	15 GAL.
[Symbol]	<b>GROUNDCOVERS</b>	
[Symbol]	LANTANA X 'DALLAS RED// DALLAS RED LANTANA	1 GAL.
[Symbol]	LANTANA SP. 'NEW GOLD// NEW GOLD LANTANA	1 GAL.
[Symbol]	MELAMPODIUM LEUCANTHUM/ BLACKFOOT DAISY	1 GAL.
[Symbol]	ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET// PROSTRATE ROSEMARY	5 GAL.
[Symbol]	WEDELIA TRILOBATA/ YELLOW DOT	1 GAL.
[Symbol]	<b>TURF</b>	
[Symbol]	SYNTHETIC TURF	2,000 SF.
[Symbol]	<b>DECOMPOSED GRANITE</b>	
[Symbol]	ALL NON-TURF LANDSCAPE	2" DEPTH OF 1/2" WASHED 'EXPRESS BROWN' DECOMPOSED GRANITE.

REGISTERED LANDSCAPE ARCHITECT  
CERTIFICATE NO.  
14252  
BRADLEY A.  
WINKLER  
03-15-16  
Date Signed: \_\_\_\_\_  
ARIZONA, U.S.A.  
*Bradley A. Winkler*  
Expires 12/31/16



**2** PODIUM LEVEL CONCEPTUAL LANDSCAPE PLAN

SCALE: 1" = 10'

**1** STREET LEVEL CONCEPTUAL LANDSCAPE PLAN

SCALE: 1" = 20'

**CONCEPTUAL LANDSCAPE PLAN**

**OVERTURE KIERLAND**





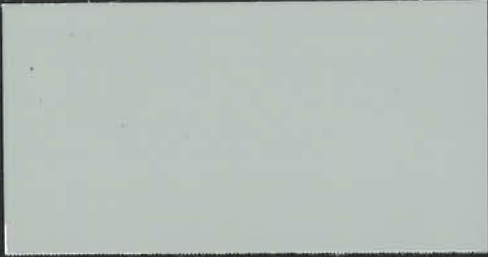
Stucco Color 1

A MFGR: Sherwin Williams  
SW 6155 "Rice Grain"



Stucco Color 2

B MFGR: Sherwin Williams  
SW 7067 "Cityscape"



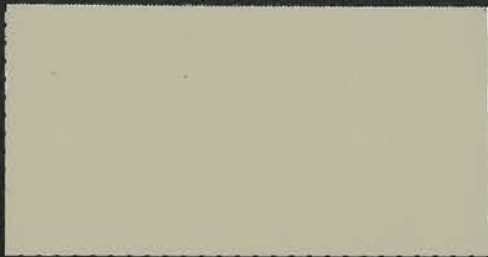
Stucco Color 3

C MFGR: Sherwin Williams  
SW 7066 "Grey Matters"



Stucco Color 4 & Metal Fascia

D MFGR: Sherwin Williams  
SW 7020 "Black Fox"



Stucco Color 5

E MFGR: Sherwin Williams  
SW 7038 "Tony Taupe"



Veneer

F Natural or Simulated  
Teak Sandstone Veneer

*[Handwritten Signature]*

REGISTERED ARCHITECT  
 CERTIFICATE NO.  
 13467  
 GARY D. TODD  
 Date Signed *3/9/16*  
 ARIZONA, U.S.A.  
 Exp. 9/30/2016

# Materials Board

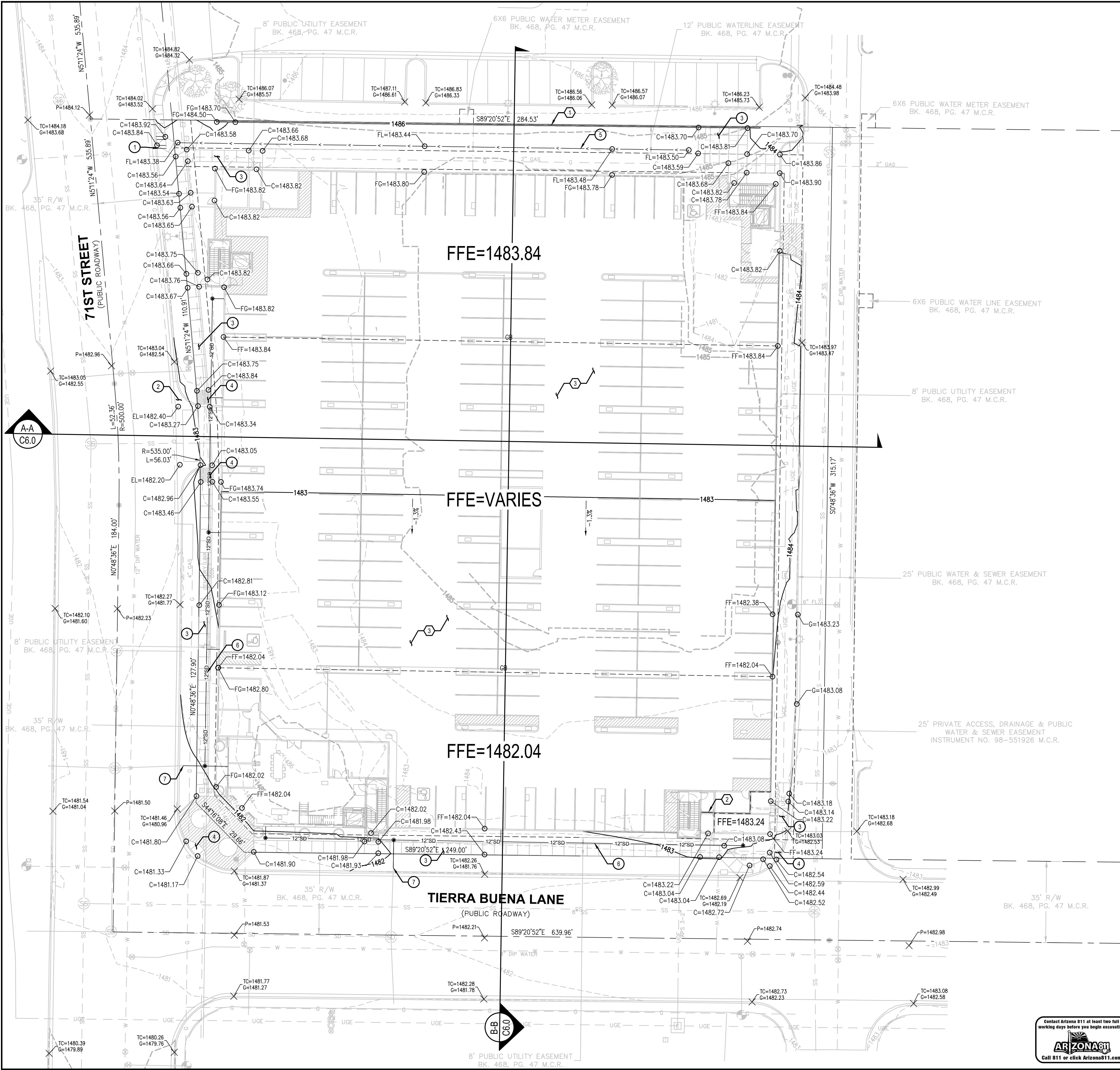


TODD & ASSOCIATES, INC.

ARCHITECTURE PLANNING LANDSCAPE ARCHITECTURE  
602.952.8280p www.toddassoc.com

Overture Kierland • Phoenix, Arizona  
Project Number: 16-7002-00 • March 15, 2016  
Schematic Design / PUD Submittal

DATE: 3/4/2016 9:45 AM [AUTHOR: astone] [PLOTTER: DWG To PDF.pc3] [STYLE: WHP-Phoenix.ctb] [LAYOUT: C5.0]  
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- CONSTRUCTION KEYNOTES:**
- NEW CONCRETE SCUPPER.
  - NEW CONCRETE DRIVEWAY.
  - NEW CONCRETE SIDEWALK.
  - NEW CONCRETE SIDEWALK RAMP.
  - NEW EARTHEN SWALE.
  - NEW 12" STORM DRAIN PIPE.
  - CONNECT STORM DRAIN TO PUBLIC STORM DRAIN IN STREET.

- REFERENCE KEYNOTES:**
- NEW RETAINING WALL. 3'-4" MAXIMUM HEIGHT. REFER TO STRUCTURAL PLANS.
  - STAIRS. REFER TO ARCHITECTURAL PLANS.
  - NEW MULTI-FAMILY BUILDING. REFER TO ARCHITECTURAL PLANS.

**GENERAL NOTES:**

SLOPES SHALL NOT EXCEED 4:1.

CONTRACTOR SHALL VERIFY & MAINTAIN ADEQUATE COVER/PROTECTION OF EXISTING UNDERGROUND UTILITIES.

CONTRACTOR SHALL COVER ALL DISTURBED AREAS WITH DUST CONTROL MEASURES.

CONTRACTOR SHALL ADJUST ALL UTILITIES TO PROPOSED GRADE.

ANY IMPROVEMENTS DAMAGED OR REPLACED DURING CONSTRUCTION SHALL BE REPLACED WITH IMPROVEMENTS THAT MEET THE CURRENT COUNTY STANDARDS.

THE SITE IS DESIGNATED ZONE 'X' PER FEMA FIRM MAP 04013C1320L, DATED OCTOBER 16, 2013.

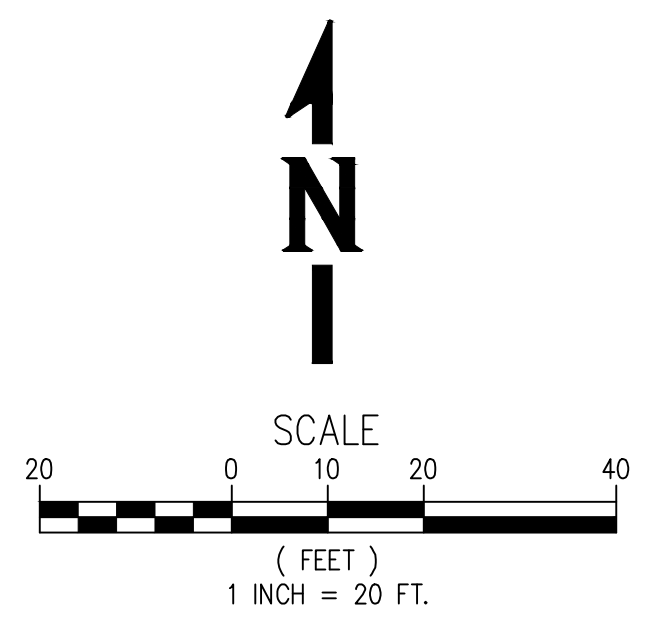
**PROJECT BENCHMARK:**

PRIMARY - CITY OF SCOTTSDALE BRASS CAP IN A HANDHOLE AT THE INTERSECTION OF SCOTTSDALE ROAD AND PARADISE LANE  
 ELEVATION=1495.36  
 (NGVD-29 DATUM, CITY OF PHOENIX DATA)

SECONDARY - CITY OF PHOENIX BRASS CAP FLUSH CUL-DE-SAC EAST OF THE INTERSECTION OF 69TH PLACE AND PARADISE LANE  
 ELEVATION=1493.21  
 (NGVD-29 DATUM, CITY OF PHOENIX DATA)

**ABBREVIATIONS:**

FF = FFE = FINISHED FLOOR ELEVATION (FT)  
 TC = TOP OF CURB ELEVATION (FT)  
 P = PAVEMENT ELEVATION (FT)  
 G = GUTTER ELEVATION (FT)  
 C = CONCRETE ELEVATION (FT)  
 FL = SWALE FLOWLINE ELEVATION (FT)  
 FG = FINISH GRADE ELEVATION (FT)  
 TW = TOP OF WALL ELEVATION (FT)



**PRELIMINARY**

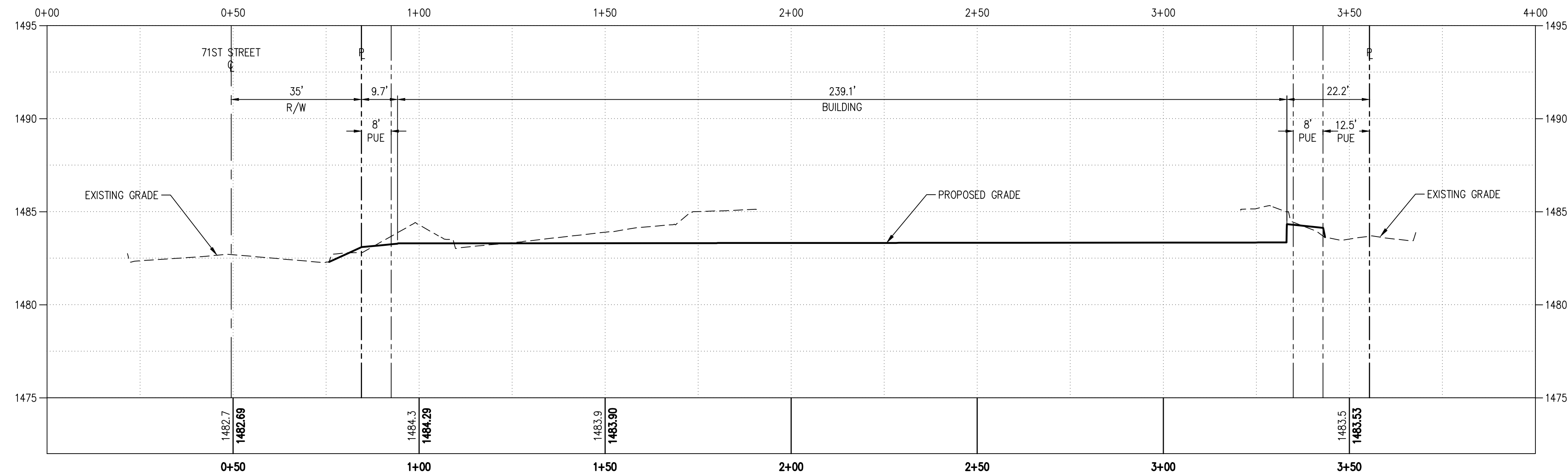
REVISIONS	NO.	BY	DATE	REMARKS

SHEET INFO		DESIGNED		DRAWN		CHECKED		APPROVED		LAST EDIT		PLOT DATE		SUBMITTAL	

**PRELIMINARY DESIGN**

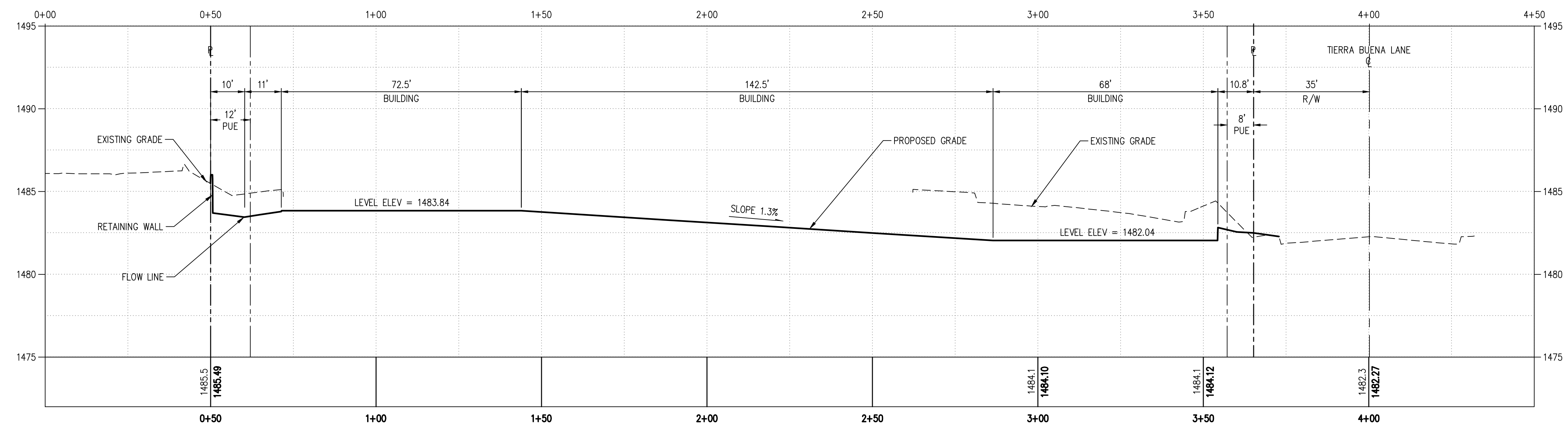


[DATE: 3/4/2016 9:45 AM] [AUTHOR: astone] [PLOTTER: DWG To PDF.pc3] [STYLE: WHP-Phoenix.ctb] [LAYOUT: C6.0]  
 [PATH: P:\GreyStar\_G.P., LLC\PO012497W\Execution\Drawings\Civil\012497-C-XS01.dwg]



CROSS-SECTION A-A  
 SCALE: HORIZONTAL 1"=20'  
 VERTICAL 1"=4'

A-A  
 C5.0



CROSS-SECTION B-B  
 SCALE: HORIZONTAL 1"=20'  
 VERTICAL 1"=4'

B-B  
 C5.0

PRELIMINARY

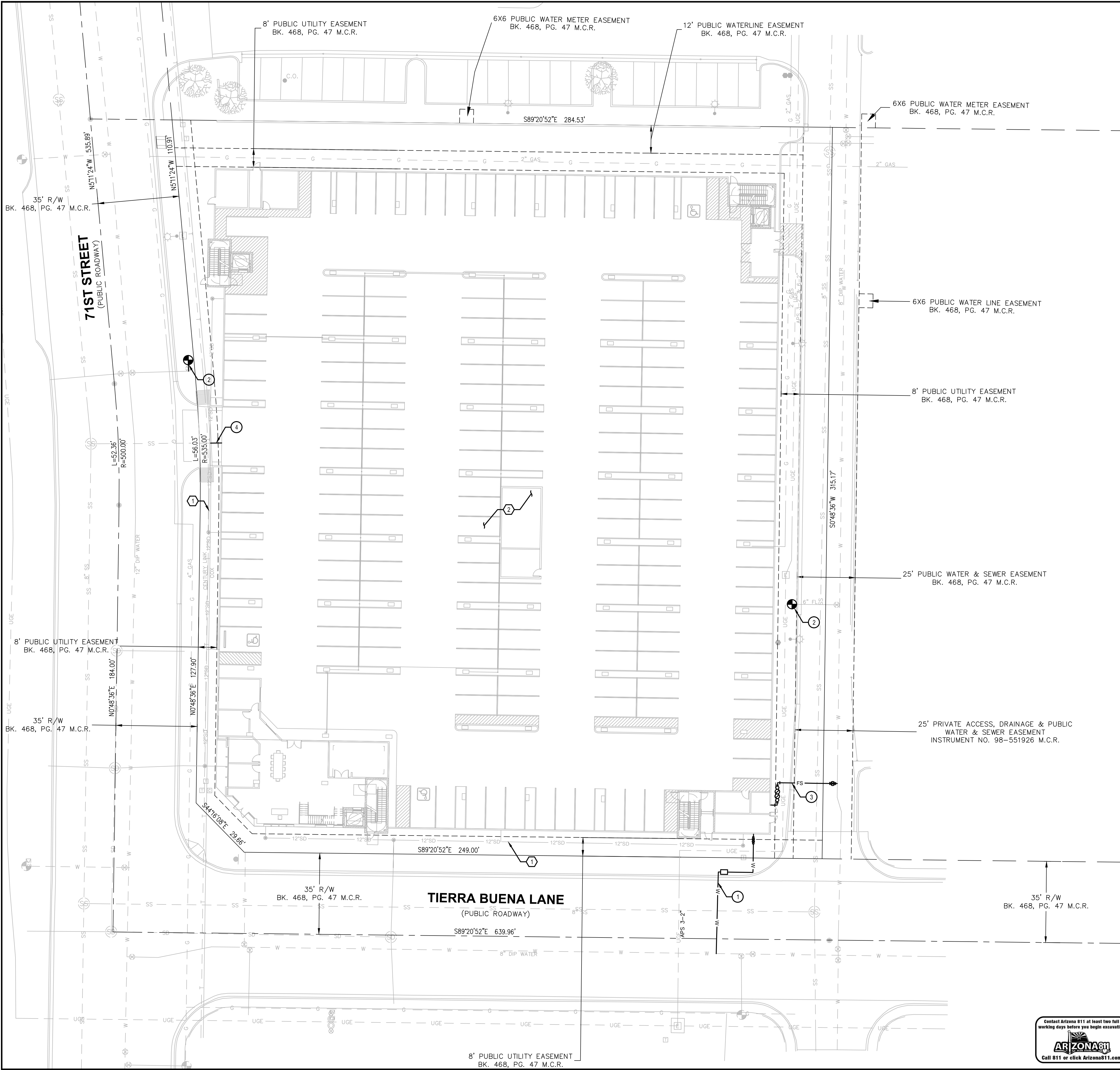
NO.	BY	DATE	REMARKS

SHEET INFO		DESIGNED		DRAWN		CHECKED		APPROVED		LAST EDIT		PLOT DATE		SUBMITTAL	

CROSS-SECTIONS  
 GREYSTAR  
 OVERTURE KIERLAND  
 PROJECT NUMBER: P0012497W  
 DRAWING FILE NAME: 012497-C-XS01  
 SCALE: PER PLAN



[DATE: 3/4/2016 9:46 AM] [AUTHOR: astone] [PLOTTER: DWG To PDF.pc3] [STYLE: WHP-Phoenix.ctb] [LAYOUT: C7.0]  
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- ① CONSTRUCTION KEYNOTES:
- NEW DOMESTIC WATER SERVICE CONNECTION.
  - NEW FIRE HYDRANT ASSEMBLY.
  - NEW FIRE LINE CONNECTION.
  - NEW SANITARY SEWER SERVICE CONNECTION.

- ① REFERENCE KEYNOTES:
- NEW STORM DRAIN. REFER TO PRELIMINARY GRADING & DRAINAGE PLAN.
  - NEW MULTI-FAMILY RESIDENTIAL BUILDING. REFER TO ARCHITECTURAL PLAN.

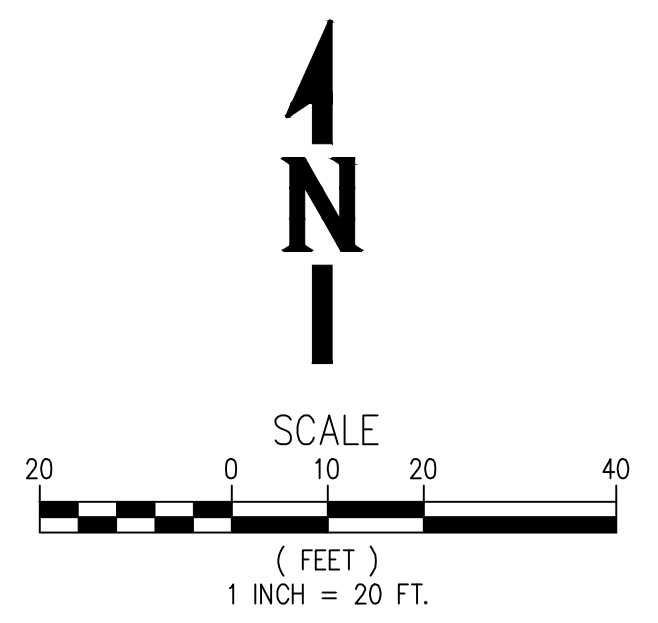
**GENERAL NOTES:**

CONTRACTOR SHALL VERIFY & MAINTAIN ADEQUATE COVER/PROTECTION OF EXISTING UNDERGROUND UTILITIES.

CONTRACTOR SHALL COVER ALL DISTURBED AREAS WITH DUST CONTROL MEASURES.

CONTRACTOR SHALL ADJUST ALL UTILITIES TO PROPOSED GRADE.

ANY IMPROVEMENTS DAMAGED OR REPLACED DURING CONSTRUCTION SHALL BE REPLACED WITH IMPROVEMENTS THAT MEET THE CURRENT CITY STANDARDS.



**PRELIMINARY**

REVISIONS	NO.	BY	DATE	REMARKS

SHEET INFO		GS	GS	JM	JM	3/4/2016	3/4/2016
DESIGNED		DRAWN		CHECKED		APPROVED	
LAST EDIT		PLOT DATE		SUBMITTAL			

**PRELIMINARY WATER, WASTEWATER, & FIRE LINE PLAN**

**GREYSTAR OVERTURE KIERLAND**

PROJECT NUMBER: P0012497W DRAWING FILE NAME: 012497-C-PU01 SCALE: 1"=20'

SHEET NUMBER: **C7.0**  
3 of 3

PRELIMINARY DESIGN