

LMC KIERLAND PUD

Planned Unit Development

Development Narrative

Case: Z-12-18



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**Planning & Development
Department**

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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 provisions 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.

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Table of Contents

A. Purpose & Intent	5
B. Land Use Plan / Overall Design.....	8
C. Site Conditions and Location	13
D. General Plan Conformance.....	14
E. Zoning and Land Use Compatibility	19
F. List of Uses.....	22
G. Development Standards	23
H. Design Standards	28
I. Signs.....	30
J. Sustainability	31
K. Infrastructure.....	32
L. Phasing Plan.....	34

List of Exhibits

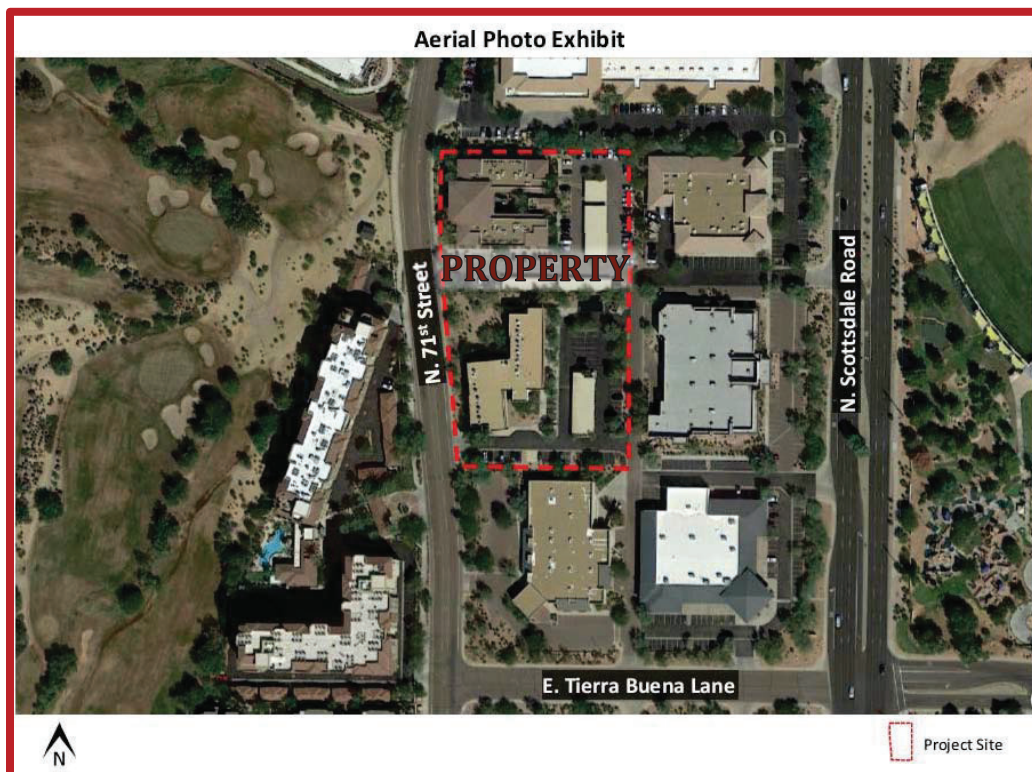
M. Exhibits & Development Plans	
1. Comparison Zoning Standards Table	36
2. Legal Description.....	38
3. Vicinity Map	41
4. Aerial Map.....	42
5. Zoning Map	43
6. Context Aerial Map and Photos.....	44
7. General Plan Map	47
8. Conceptual Site Plan	49
9. Conceptual Elevations.....	52
10. Conceptual Landscape Plan	58
11. Street Cross Section	62
12. Circulation Plan	64
13. Conceptual Signage.....	65
14. Conceptual Color Palette	67
15. Phasing Plan	68
16. Surrounding Uses Aerial Exhibit.....	69
17. Traffic Impact Analysis Approval Letter	71
18. Civil Plans (Preliminary Grading & Drainage / Preliminary Water & Wastewater) ..	73

A. PURPOSE & INTENT

Introduction

Lennar Multifamily Communities (“LMC”) proposes to redevelop two (2) existing suburban commercial buildings to construct **LMC Kierland**, a modern, mid-rise, luxury multi-family residential rental community of approximately 299 units in the Kierland area (the “Project”). The 4.17 gross-acre Project site is located on N. 71st Street, west of N. Scottsdale Road and north of E. Tierra Buena Lane (the “Site”). (See **Aerial Photo Exhibit** below.)

LMC has successfully developed more than 50 multi-family communities across the country, including in the metro Phoenix area. LMC developed the contemporary mid-rise, multi-family communities of **NEXA** in Tempe (2017) and **MUSE** in Phoenix (2017). Both **NEXA** and **MUSE** are upscale, luxury for-rent developments that are similar to this Project. For **LMC Kierland**, LMC will take those concepts and expand the model to create a rental living opportunity for employees of nearby businesses as well as for those that just want to live the Kierland lifestyle.



Kierland is an important economic, commercial, and retail center. The success of the Kierland area is built upon the clustering of quality retail, restaurants, entertainment, hotels, offices, and residential uses that create the ultimate live/work/play experience. Employment and Class A office space is located near the dining, retail, and entertainment nodes of Kierland, while residential uses are located along minor side streets, where it is more difficult for commercial and retail uses to survive.

Reinvestment in the Kierland area, particularly on 71st Street, has focused upon increasing residential opportunities in the area, as the number of people who desire to be in close proximity to the entertainment, retail and restaurant nodes, and employment centers that Kierland offers, has increased.

Additionally, the trend toward redevelopment along 71st Street has occurred nationally because the impact of increased on-line retail activity has impacted large scale, big box retailers, thereby requiring a restructuring of the “brick and mortar” retail economy. In Kierland specifically, large scale retail is not sustainable as evidenced by the closing of large commercial shell buildings in recent years. Redevelopment has tended to be toward more intense land uses, such as Optima Kierland and Overture Kierland. The Project supports the trend toward luxury residential on N. 71st Street.

Other nearby residential developments required custom zoning either through height/density waivers or through a Planned Unit Development (PUD). Similarly, a PUD is necessary for **LMC Kierland** to allow unique development and design standards that are intended to create a quality and superior project (See **Section H** Design Standards). This PUD proposes a residential development at densities that are consistent with the surrounding area, and offers the following custom development standards:

- Greater percentage of both passive and active open space (min. 20%);
- Arrival plaza with a predominant resort-style, grand entrance porte-cochère with water feature, enhanced landscaping, and textured pavers;
- Residential townhome units fronting on N. 71st Street (min. 50% of frontage);
- Architectural distinction and massing changes to provide detail, variation, and contrast to the building facades;
- Enhanced streetscape along N. 71st Street; and
- Top floor penthouse units with extended ceiling heights and larger windows, creating an additional element of luxury, architectural interest, and variation to the building’s exterior.

LMC Kierland, with its enhanced streetscape, will strengthen the pedestrian spine along N. 71st Street and activate the area with new housing options and additional residents. The proposed high-quality residential development, proximate to the heart of Kierland, will be complementary to existing and future development within the area. The proposed development will further advance Kierland as the ultimate work/live/play center.

Project Overview and Goals

The goal of the Project is to provide up to 299 luxury, resort-style residential dwelling units within close proximity to the Kierland center, as well as to the other major employment opportunities in the area. The Project is intended to complement the existing retail, commercial, and residential developments in the area and is targeted towards attracting new residents who desire a resort-style living experience and a “lock and leave” lifestyle demanded by many of today’s business professionals in a live/work/play environment. Kierland Commons lies approximately a quarter mile south of the Project site, allowing for a short walk to all of the entertainment, shopping, and dining options that Kierland offers while being far enough away to allow residents to “retreat” to their home at the end of the day.

The proposed PUD rezone will accomplish the following:

- Replace outdated suburban style office buildings with a vibrant residential community that fits with the character of Kierland and builds upon the quality and character found throughout the Kierland area;
- Replace surface parking with structured parking, thereby reducing the heat island effect as well as removal of associated pole lighting, often considered a nighttime nuisance;
- Continued enhancement to the pedestrian experience along N. 71st Street; and
- Removal of “business” traffic patterns and demands associated with the existing office/commercial uses (and future changes to those patterns from new uses therein).

Further, the Project will contribute to the vitality of Kierland by providing a great place to live in close proximity to employment (professional mid-rise Class A offices), neighborhood gathering places, and dining and shopping. Future Project residents will add to the live/work/play environment that Kierland provides. The overarching goal of LMC and this PUD is to create a unique and distinctive place to live that is supported by quality pedestrian connectivity, neighborhood gathering spaces, services, employment, and entertainment opportunities found in and immediately around Kierland.

The Project will be marketed as a luxury community developed with a more complete footprint (which is a development with no surface parking, proximity to the street to provide a strong edge for pedestrian space, and sufficient height to communicate a quality living environment). The Project includes internalized garage parking, quality streetscapes, extensive community amenities, and vertical living spaces. The design of the Project building is intended to complement adjacent developments by utilizing the classic details found in, and required by, the larger Kierland area and is complementary to the adjacent Kierland Overture directly to the south (currently under construction).

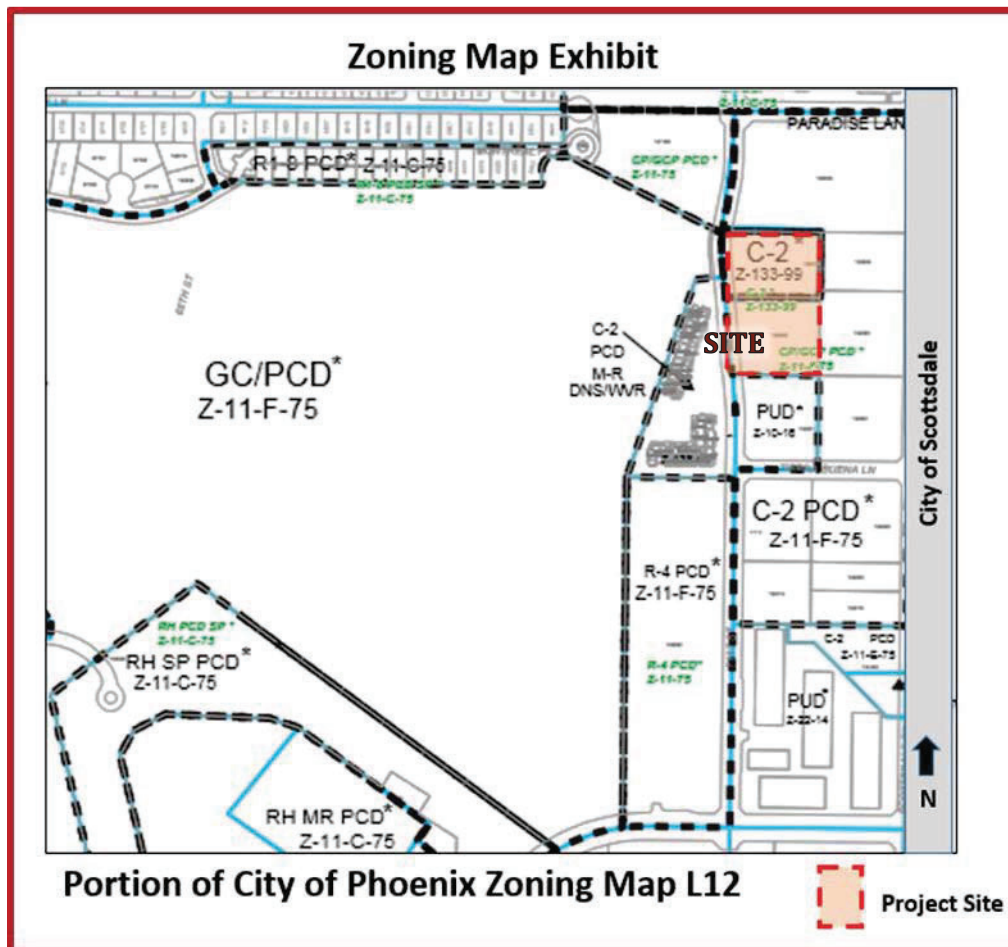
This PUD document is designed to create the framework to allow for flexibility in design while ensuring that the high quality development standards and key elements of the Project are provided in the final development. The flexibility in this PUD allows LMC to pursue sustainable design options and thoughtful redevelopment in the area while responding to existing conditions and development challenges. The existing C-2 zoning does not correspond to the modern vision of LMC and the Project; therefore this PUD is both necessary and appropriate.

In summary, Kierland has become a major destination in the region, and **LMC Kierland**, which is a notable reinvestment of the area, will be an exciting part of the evolution of the area into a more vibrant and livable environment.

B. LAND USE PLAN / OVERALL DESIGN

Historical Land Use

The Project Site lies within the City of Phoenix boundaries, specifically along the eastern boundary of the Kierland Planned Community District (PCD), which was a major rezoning approved by the City of Phoenix in 1975 as the Desert Springs PCD (PCD 11-75-2). In 1991, the City approved a major amendment to the PCD (11-C-75-2) approving 154 acres, including the Project Site, for CP/GCP zoning. In 1997, the City approved an additional amendment (11-F-75-2) that applied the C-2 zoning designation to the PCD. The Site is currently zoned C-2/PCD (southern parcel through Amendment F) and C-2 HGT/WVR PCD (northern parcel through Amendment F and Z-133-99). (See **Zoning Map Exhibit** below.) This allowed the properties to exceed the retail use square-foot limitation and included a height waiver. These prior approvals established a development vision of high-quality luxury lifestyle opportunities supplied by a varied mix of retail, office, and residential uses in multi-story projects, such as the Kierland Commons development and the Westin Kierland Resort and Spa.

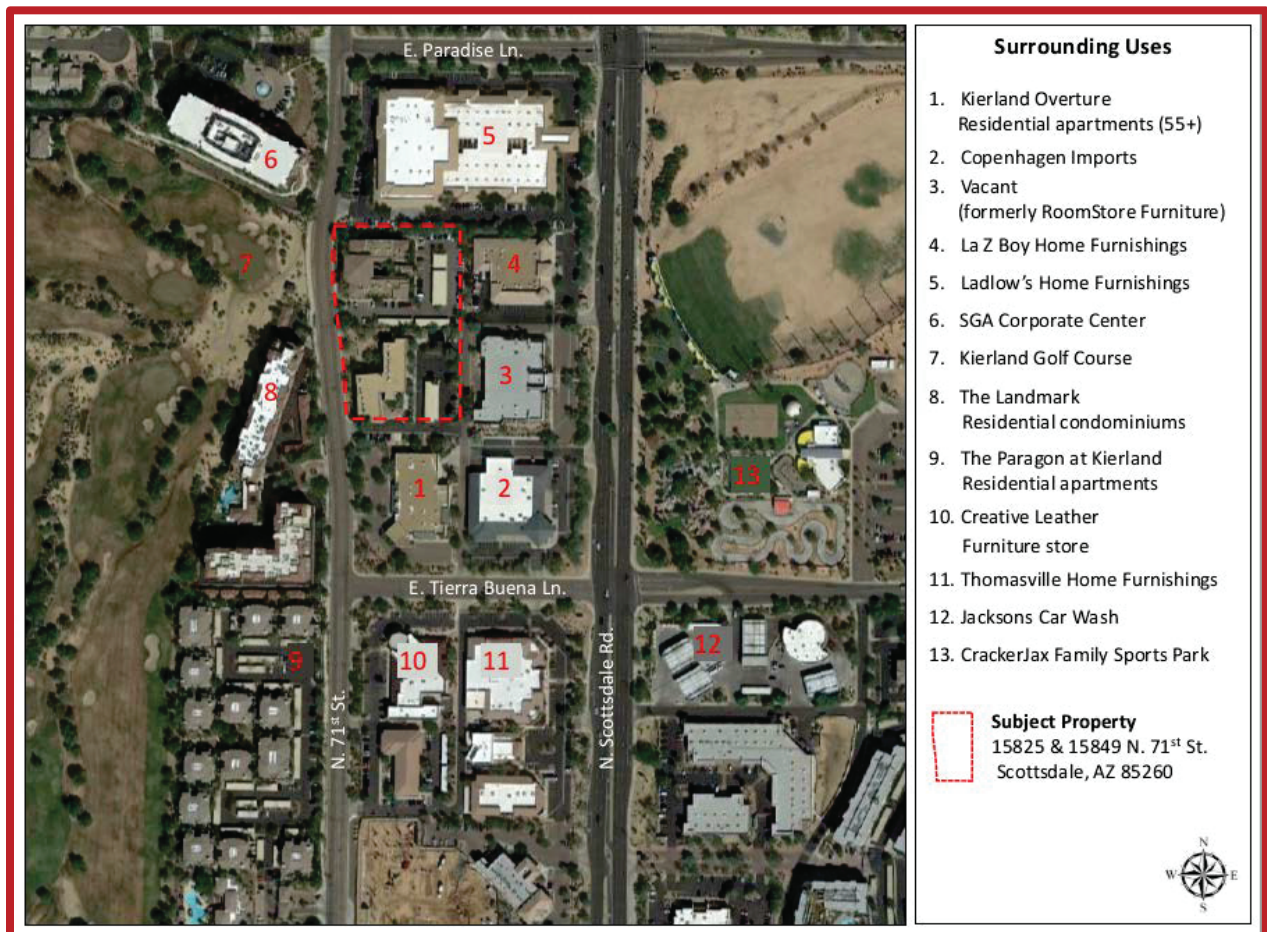


Around 2000, the first phase of the Plaza Lofts was constructed in execution of a part of the mixed use Kierland Commons, introducing true luxury living to the area. Additional multifamily residential developments were built north of Kierland Commons, with rental apartments and ownership condominiums (such as the The Landmark at Kierland) becoming the dominant uses on the west side of

N. 71st Street north of the Kierland Commons. Commercial buildings were also constructed north of Kierland, including the subject Site. Many of the commercial buildings were built as suburban low-scale office buildings and big box, high-end furniture stores, which in hindsight has resulted in an over-saturation of furniture stores in the area as evidenced by the closings and consolidation of such uses in the area.

Over time, as the market and area have grown, various parcels in the larger Kierland PCD have been rezoned to change with the market. For example, in 2006, the Landmark Residential Condominium mid-rise was constructed along the west side of N. 71st Street and in 2008 the second phase of the Plaza Lofts was constructed, adding additional high-rise living options to the community. In 2014 Optima Kierland was approved, providing another high-rise living opportunity to the area. Further diversifying the housing stock, Overture is under construction directly south of the Project, with a unique focus on those 55 or older.

As evidenced by the number and mix of new residences that have been constructed over the last few years (including high-rise and senior focused residential), this part of Kierland (N. 71st Street) is undergoing a transformation from single-story office, ancillary warehouse, and retail uses to high-end uses such as dining, entertainment, upscale shops, corporate campuses, hotels, Class A office space, and luxury residential uses, including a mix of for-sale and for-rent housing options. Today Kierland is an attractive center with walkable streets, active gathering places, and a mix of day and night uses that creates a thriving place to live, work, and play.



This transition from a more “middle of the road” suburban area to a unique destination core is critical to the ongoing success of the Kierland area. Anchored by the highly successful Kierland Commons (and supported by the Quarter across the road), the value in the community is, in part, due to the presence of quality retail and dining options. These attract quality employers which in turn create a demand for employee housing. Employees demand different housing types, so the value to single-family home owners around Kierland as well as to those that own multi-family units close in towards the Kierland Commons is reinforced by the increased desire to locate in the area. The Project provides a complementary housing option, continuing this transition.

In summary, the proposed Project is consistent with current and future trends and is designed to build on the existing modern urban theme already established in Kierland. The proposed mid-rise luxury, resort-style residential building will complement the existing character and quality of Kierland.

Conceptual Site Plan Overview

The design of the Project is a “4-Over-2-Podium”; four (4) levels of residential living spaces above two (2) stories of podium parking. A unique feature is the inclusion of eight (8) two-story townhome units along, and accessed directly from N. 71st Street thereby reinforcing the streetscape as residential in nature, a key project goal. A number of accessory resident-focused services will be provided on-site, including a pool, spa, fitness center, resort-style locker rooms adjacent to the main pool and fitness functions, an outdoor dog park, common open space areas, and private storage areas.

Ground Level: The ground level will feature the building’s very predominant resort-style grand entrance porte-cochère with water feature, enhanced landscaping, and textured pavers. The main entrance will provide primary pedestrian access to the building, a vehicular drop-off/pick-up area (to support Uber/Lyft and other delivery services in an off-street location), and vehicular access to guest parking. Ample guest parking will be provided on the ground level at the northeast portion of the Property.

The Project’s grand arrival plaza at the northwest corner of the Property from N. 71st Street leads you into the Project’s lobby reception area to experience the large, transparent, jewel-like box with two-story volume. Materials will include porcelain tile, modern lighting and furniture with state of the art visual graphics and technology. As a podium design, the building covers most of the lot surface area, with the open areas at grade featuring quality landscaping along the perimeter for passive enjoyment, with a small resident dog park (located at the southern edge of the Property to correlate with the dog park at Kierland Overture), which provides an “active” outdoor amenity provided at the ground level.

The ground level is the location of the first level of internalized parking, which will serve as secured parking for residents. Access for resident parking will be provided from the shared driveway on the east side of the Property with a secure gate entry feature. Solid waste and recycling storage and collection will occur at the southeast portion of the



Property with access from the existing shared driveway. Private storage units will be provided at this level at the south end of the building.

Eight (8) two-story, townhome-style rental units are proposed along N. 71st Street that will create an aesthetic transition between the multi-story building and the pedestrian way.

Level 2: The second level provides secured parking for residents, additional private storage units, and the second level of townhome-style rental units on N. 71st Street. The lobby will be open to the second story.

Level 3: The third level is where the majority of the residential dwelling units begin. Resident amenities are proposed central and internal to the building on the third level with two landscaped courtyard areas connected via a 2-story open-air breezeway, pool, fitness center, lounge, and administrative services.

Levels 4-6: The fourth, fifth, and sixth stories 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. The 6th floor proposes increased ceiling heights of up to 12 feet to be marketed as luxury penthouse units.

The Project is designed to maintain the proper transitioning of building heights in the larger area from the most intensive developments to the south, in proximity to the Kierland Commons, which features higher residential buildings such as the Plaza Lofts, Optima Kierland Center, and the Westin at the 120-foot level, and the lower building heights found to the north of the Project site. At 70 feet, the Project will be compatible with the adjacent developments, Kierland Overture at about 68 feet, and The Landmark at Kierland at up to 80 feet.

Overall key elements of the Concept Plan include:

- The establishment of a clear and well-designed resort-style entry feature into the Project for both pedestrians and automobiles.
- Preservation (where feasible) of mature landscaping consistent with an approved plant salvage plan.
- Enhanced landscaping for pedestrian shade and screening of the podium parking structure.
- Fenced dog park to correlate with the dog park at the Kierland Overture adjacent the south property line.
- Refuse/loading areas being located adjacent more intense commercial uses to the east.
- Provide adequate parking in compliance with the City of Phoenix Zoning Ordinance, meeting the standards for residential, employees, guests, and van-accessible ADA parking, as well as space for bicycle parking.
- Resident parking access located from both the main entrance at 71st Street and the shared driveway adjacent to commercial uses.

Architecture

The proposed luxury apartment building design will include a mix of materials, shading elements, and color. The Conceptual Elevations depict massing changes and articulation to provide interest, variety, and contrast to the façade. (See **Exhibit M.9** Conceptual Elevations)



The colors and materials for the Project have been selected to reflect the overall Kierland Design Aesthetic as reflected in the Kierland Master Association (the “Master Association”) approved design guidelines. The effect is subdued and sophisticated, reinforcing the quiet elegance of the surrounding community through the use of warmer gray tones, wood-look accents, satin finish window frames, and clear glass railings. (See **Exhibit M.14** Conceptual Color Palette)

In summary, LMC has maximized every effort to create a luxury high-end multifamily community that will complement the existing urban uses in Kierland. The overall goal is to create a unique and distinctive place to live supported by pedestrian connectivity, neighborhood gathering spaces, services, employment, and entertainment opportunities in Kierland.

C. SITE CONDITIONS AND LOCATION

Acreage / Location

The Site is located along N. 71st Street approximately 330 feet north of E. Tierra Buena Lane. The Site is comprised of two tax parcels, 215-42-032 and -033, currently addressed as 15849/15825 N. 71st Street. The Site is approximately 4.17 gross acres in size and is zoned C-2/PCD (southern parcel through Amendment F) and C-2 HGT/WVR PCD (northern parcel through Amendment F and Z-133-99). (See **Exhibit M.5** Zoning Map)

The Site is directly north and adjacent to the recently approved Kierland Overture, a senior living residential community that is currently under construction. The Landmark, a for-sale luxury residential condominium mid-rise (6 and 7 stories), is located southwest of the Site across N. 71st Street.

The Site is generally bounded by N. 71st Street on the west, Kierland Overture on the south, a large furniture store on the north, and large retail buildings with a shared driveway access on the east. Fully developed as a local street with requisite sidewalks, N. 71st Street is a pleasant pedestrian connection to Kierland Commons featuring bike lanes on both sides. Overall, access to and from the Site via automobile, bicycle, or foot is excellent. Regional vehicular circulation to the Site will remain unchanged by the Project.

Topography and Natural Features

The Site is currently developed with two (2) office buildings, associated surface parking, and landscaping. It is generally flat and does not have any natural features of interest. The Project will require removal of the existing improvements and a landscape salvage plan.

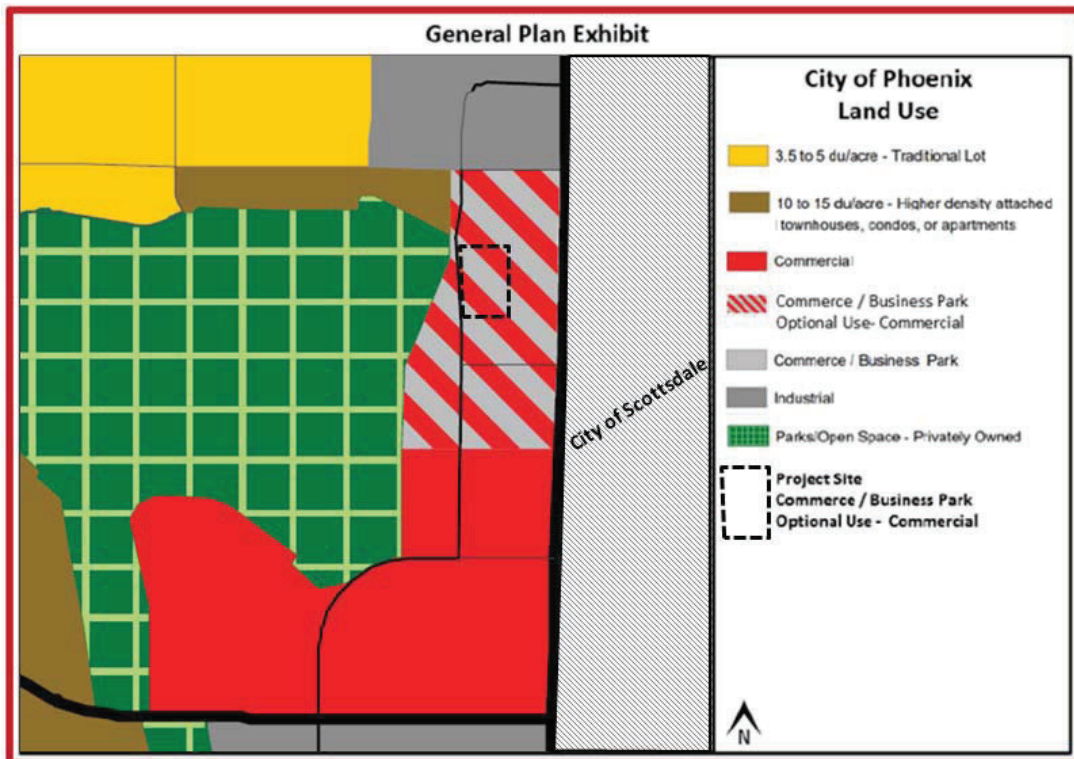
D. GENERAL PLAN CONFORMANCE

The current General Plan Land Use designation for the Site is “Commercial/Commerce/Business Park”. (See **General Plan Exhibit** below.) While the Project is not in conformance with the General Plan land use map designation, the General Plan is intended to be general in nature, broadly identifying desired future land uses and densities throughout the City. The designations are not precise, are meant to be flexible, and do not address the underlying zoning of small scale developments less than 10 acres in size. Specifically, the City of Phoenix 2015 General Plan identifies “Minor Amendments” as those in excess of 10 or more gross acres. This request does not exceed that threshold. Therefore, an amendment to the General Plan is not required for the Project.

The General Plan provides for specific policy information related to the particular amendment and conformance standards. A significant goal of the General Plan is to encourage the integration of compatible uses in order to provide a cohesive environment that is in harmony with the existing character of the general area, while at the same time, allowing for flexibility as redevelopment occurs.

The Site is located within the Kierland Planned Community District (PCD), which in the larger context allows a broad range of uses, including commercial, office, retail, entertainment, and residential. The underlying Commercial C-2 zoning district also permits residential uses. Residential densities within the PCD as a whole, are less than would be allowed under the current commercial zoning classification.

Finally, the General Plan states “. . . designation for commercial or public uses does not necessarily preclude appropriate residential use if allowed by the requested zoning district”. (Ref. Appendix B page 193) This proposed PUD is consistent with the General Plan and meets several of the 2015 voter-approved General Plan’s Vision, Community Benefits, and 5 Core Values as summarized below.



PART I OUR STORY

Vision (Page 12)

Phoenix will continue to be like no other city in the world – a place steeped in history, defined by its beautiful desert landscape, activated by unique neighborhoods and businesses and embodied by a pervading sense of opportunity and equity. Phoenix will become an even greater city by building on its existing wealth of assets and by enhancing residents’ opportunities to connect to these assets and each other. By becoming a more “connected” city, Phoenix residents will benefit with enhanced levels of prosperity, improved health and a thriving natural environment. Bringing the great people and places of this flourishing desert metropolis together is what will solidify Phoenix’s identity as the Connected Oasis.

The vision above clearly defines the proposed **LMC Kierland PUD** by creating a high quality, luxury residential infill Project that will provide a desirable place for Phoenicians to live in close proximity to the existing Kierland mixed-use urban center. The PUD will build upon the local assets, ensure compatibility, enhance connectivity, and promote additional redevelopment investment in the area.

PART II GROWTH, INFRASTRUCTURE, & LAND USE

Scenic Corridors (Page 55)

Since the adoption of the 1979 Phoenix Concept Plan, Phoenix has employed a series of cores, in each of the urban villages. The cores were intended to be the clearly identifiable central focus for the village, housing a majority of the village’s employment and multifamily housing and ultimately serving as centers for connectivity and collaboration. In the more than 40 years since the core concept was adopted, a few of the city’s cores have developed as they were envisioned while many have not. In several villages, centers for employment, shopping, services and residential growth have developed that are not designated cores in the General Plan.

The Kierland area is identified in the City’s General Plan as a Major Employment Zone. In addition to employment opportunities, the general area continues to grow in popularity as a destination for retail, restaurants, and nightlife, generating a vibrant urban environment. To meet the increasing demand for residential units in close proximity to employment, retail, and entertainment uses, the proposed PUD will build upon and enhance the urban vibrancy of Kierland by provide up to 299 luxury high-end residential dwelling units. Overall, this redevelopment project will advance the City’s General Plan policies and community values of providing shade, improving walkability, and reducing reliance on cars.

PART III OUR CORE VALUES

CONNECT PEOPLE & PLACES

Cores, Centers & Corridors (Page 62)

Every community has a place where citizens may gather to meet and interact in a variety of ways. These places offer a multitude of activities to draw people together and keep them engaged, from shopping and restaurants to schools or arenas. These places have

different needs influenced by the character of the community and the amenities available in the center. Each place is unique, and policies must be flexible enough to foster and encourage the natural growth of these places.

Goal: *Phoenix residents should have an abundance of places to connect with services, resources and each other.*

Land Use: *Locate land uses with the greatest height and most intense uses within village cores, centers and corridors based on village character, land use needs, and transportation system capacity.*

Design: *Promote development in compact cores, centers and corridors that are connected by roads and transit, and are designed to encourage walking and bicycling.*

As stated above, Kierland has evolved into a very unique economic commercial and retail urban center. The City of Phoenix and private businesses have invested significantly into the area's infrastructure resources over the years. Existing businesses rely on local residents to sustain their long-term viability. The proposed PUD will capitalize on these improvements and broaden the local economy by locating residents within walking distance to existing services, amenities, and businesses in the Kierland urban center.

Opportunity Sites (Page 66)

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. (Emphasis added)*

Land Use: *Promote and encourage compatible development and redevelopment with a mix of housing types in neighborhoods close to employment centers, commercial areas, and where transit or transportation alternatives exist.*

Much of the original development within the area was created in the 1990's with single-story, auto-oriented strip centers. These sites now provide redevelopment opportunities for higher density, mixed-use projects. The Kierland area has transitioned into an urban village with several mid-rise residential structures, high-end dining, retail uses, corporate campuses, hotels, mid-rise Class A office buildings, and luxury residential units of a variety of scales and densities.

The Kierland area has transformed into a major center of activity, with walkable streets, active gathering places, and a mix of uses that creates a thriving place to live. Because the **LMC Kierland PUD** has been designed to be compatible and consistent with the character of the Kierland area, the proposed redevelopment of the Site will fulfill the City's transitional objectives and goals.

COMMUNITY BENEFITS

Prosperity (Page 85)

Providing for a robust and healthy climate for both large and small businesses, enhancing the skills of our workforce, and ensuring that the costs associated with building and maintaining our great city do not place an economic burden on our

residents, are just some of the challenges we face in becoming a more prosperous city. Phoenix has made strategic investments in transportation and education over the last decade that have already begun to provide for more job growth and educational opportunities for its residents. Continuing to build on these investments provides for a more prosperous future for the city.

The proposed **LMC Kierland PUD** is located near the Kierland retail urban center, which is recognized as a premier shopping, dining, and entertainment district. The proposed PUD provides an opportunity to build on the City's investments in transit, streets, and utilities, for future residents to enjoy the benefits of the existing assets and amenities in the immediate area. It is anticipated that the proposed development will result in considerable increase in revenue to be generated from new residents with easy, walkable access to the nearby commercial and retail urban center.

Health (Page 85)

Phoenix's beautiful desert setting provides tremendous amenities that allow residents to live an active and healthy lifestyle. Few cities in the world can have the combination of climate and open space that Phoenix enjoys. Protecting and enhancing Phoenix's natural elements will not only provide recreational opportunities, but improve residents' health with cleaner air, soil and water. Phoenix also serves as the medical epicenter for the State of Arizona. Its hospitals and health care education infrastructure contribute to helping make the city healthier.

Urban redevelopment within the City provides greater stability and a healthier environment because existing infrastructure is already in place, it limits sprawl, and auto dependency, reduces the heat island effect, and allows construction of buildings with greater energy/water efficiencies, which helps to improve everyone's health with cleaner air, soil, and water.

Environment (Page 85)

Creating a thriving city in the desert has taken centuries of ingenuity and innovation by generations of Phoenix residents. We will need to continue to call upon this ingenuity and innovation if we are to address the challenges we face regarding our natural resources. Phoenix has long been a leader in the environmental movement. From its commitment to having new facilities meet or exceed Leadership in Energy and Environmental Design (LEED) standards, to its ongoing efforts to acquire and preserve thousands of acres of desert and mountain areas. By continuing to celebrate and harness its natural assets, Phoenix will continue to build a sustainable future.

The Project will use the LEED BD+C: Multifamily Midrise energy and sustainability standards as guidance to promote the implementation of energy efficient and environmentally conscious design.

Clean Neighborhoods Goal (Page 124)

*"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." (Emphasis added)*

Though the Site does not qualify as “deteriorating or blight”, it is being proposed for luxury residential development due to low market interest in the outdated, suburban, auto-oriented office/retail strip development. Current market demand in this area is driven by the ongoing interest to locate in Kierland and its surrounding land uses. The **LMC Kierland PUD** will continue this current redevelopment trend in the Kierland area and will likely spur other redevelopment activity in the area, thereby bolstering economic activity at nearby shops, restaurants, and other businesses.

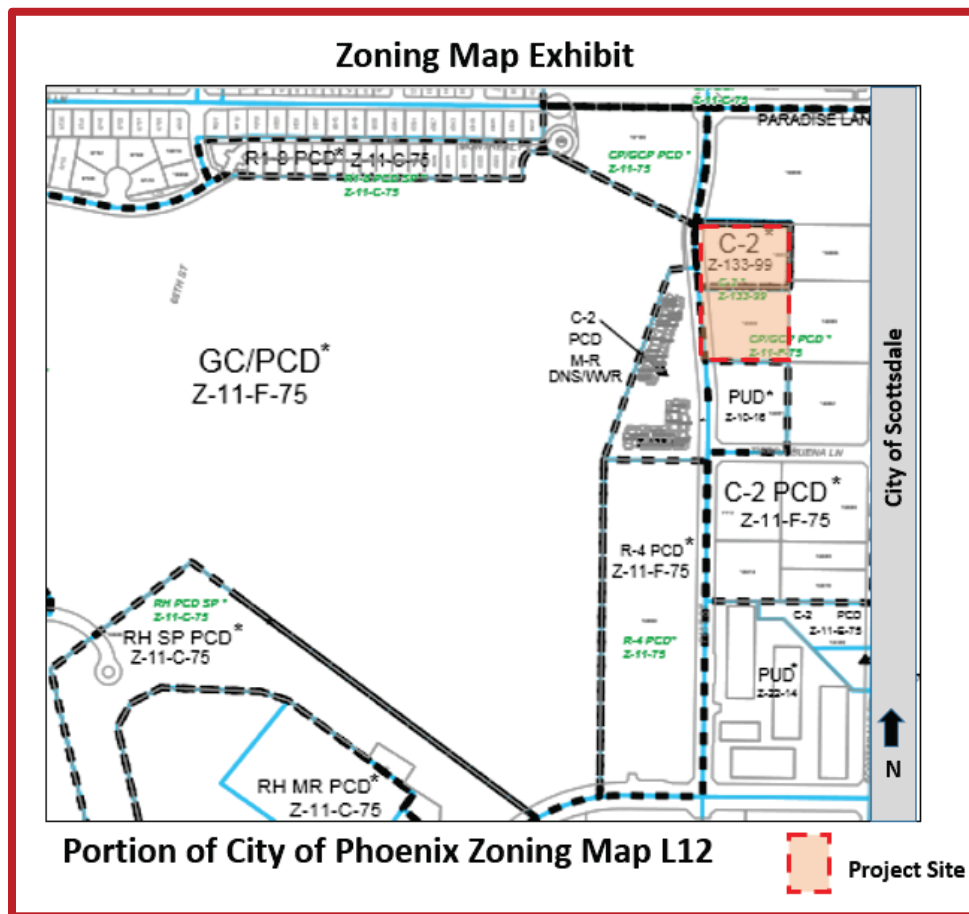
Summary: In addition to employment opportunities in Kierland, the general area continues to grow in popularity as a destination for retail, restaurants, and nightlife, generating a vibrant urban environment. The proposed PUD will build upon and enhance the urban vibrancy of Kierland by providing luxury high-end residential dwelling units to meet the increasing demand for residential units in close proximity to these employment, retail, and entertainment uses. Overall, this redevelopment project will advance the City’s General Plan policies and community values by adding to the diversity of housing options, improving walkability, increasing tax revenues, and reducing reliance on cars.

The Proposal is consistent with localized land uses, the vision and core values of the General Plan, and the trend to redevelop the N. 71st Street corridor as a luxury residential community within the Kierland mixed-use urban center.

E. ZONING AND LAND USE COMPATIBILITY

Existing and Adjacent Zoning & Land Uses

The Site is currently zoned C-2/PCD (southern parcel through Amendment F, Z-11-F-75) and C-2 HGT/WVR PCD (northern parcel through Amendment F and Z-133-99). The surrounding zoning is primarily C-2/PCD, except for The Landmark at Kierland, which is zoned C-2/PCD/M-R/DNS/WVR. The surrounding properties have current zoning entitlements that may permit intensive commercial, retail, and multi-family residential development, all of which are appropriate “neighboring” districts to the Project. (See **Zoning Map Exhibit** below.)



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, which typically includes master planning 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 major public infrastructure has been constructed.

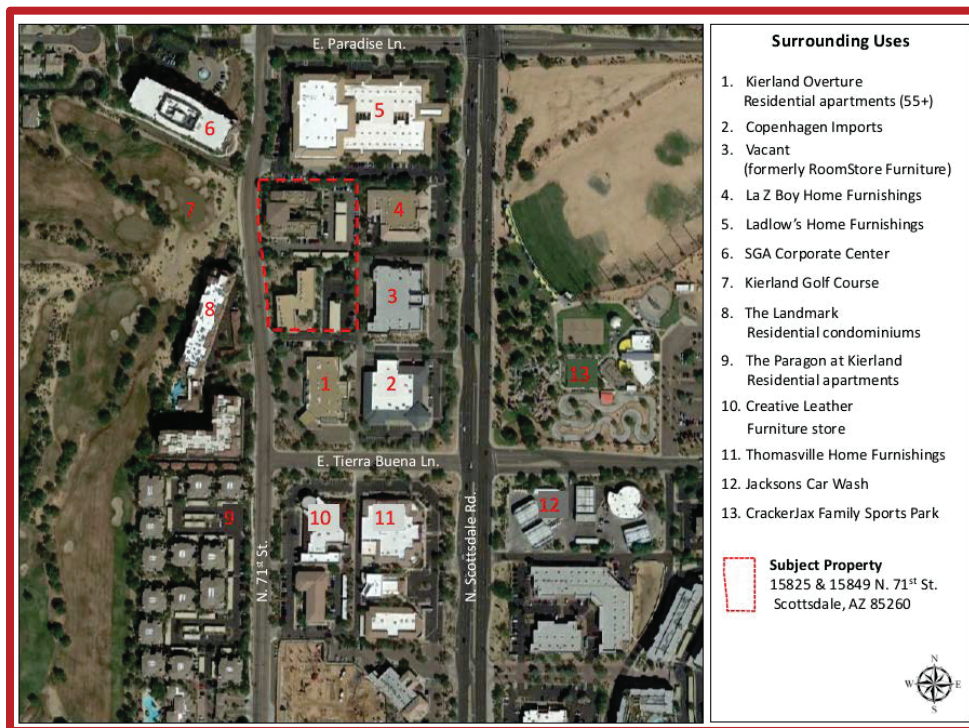
The Site is currently developed with two (2) office/commercial buildings and associated surface parking. To the north is Ladlow’s Home Furniture; to the east are two furniture stores (La-Z-Boy and vacant building formerly the RoomStore); to the southeast is the Copenhagen furniture store; and directly south of the Site is the senior living community of Kierland Overture (currently under construction). To

the west is The Landmark at Kierland, a six- (6) and seven- (7) story vertical luxury for-sale condominium community and the Kierland Golf Course. The Project will be a compatible neighbor to all of these uses as a high-end residential community that is similar in scale, density, and height. (Ref. **Table 1.0** below.)

Table 1.0 Surrounding Uses & Zoning			
Direction	Current Use	Zoning	General Plan
North	Ladlow's Furniture	C-2 PCD	Commerce/ Business Park & Commercial
Northwest	SGA Corporate Center	CP/GCP PCD	Commerce/ Business Park & Commercial
East	La-Z-Boy Home Furnishings Vacant (formerly RoomStore Furnishings)	C-2 PCD	Commerce/ Business Park & Commercial
Southeast	Copenhagen Imports- Furniture store	C-2 PCD	Commerce/ Business Park & Commercial
South	Kierland Overture - Residential apartments (55+) (under construction)	PUD	Commerce/ Business Park & Commercial
Southwest	The Landmark – Residential Condominiums	C-2 PCD M-R DNS/WVR	Commerce/ Business Park & Commercial
West	Kierland Golf Course	GC PCD	Parks/Open Space – Privately Owned

Existing and Adjacent Character

Much of the original development within the area was built in the 1990's with single-story, auto-oriented retail strip centers and big box retail. These sites now provide the ideal opportunity for redevelopment to higher density, mixed-use and residential projects, similar to the Kierland Overture.



The current conditions of the Project Site is suburban, low-rise office/commercial space with surface parking. LMC is committed to creating a resort-style living community, which will be consistent with the transition of N. 71st Street to residential and away from surface-parked, low-scale office, commercial, and retail uses.

The immediate surrounding area had been primarily one of auto-oriented retail strip development that was located near a major transportation corridor (Scottsdale Road). With the modern trend towards more walkable built environments and the transition away from larger disconnected retail stores, the area around the Project has been changing over the last few years. This new, updated vision for Kierland is an expansion of the original, pedestrian-oriented theme found at the Kierland Commons and now at The Scottsdale Quarter, a newer development along Scottsdale Road.

The ***LMC Kierland PUD*** will continue this redevelopment trend by providing high-end residential opportunities for residents desiring the live/work/play environment in the Kierland urban center.

F. LIST OF USES

The *LMC Kierland PUD* proposes the following uses:

1.) Permitted Uses.

- C-2 uses as permitted in Section 623 of the City of Phoenix Zoning Ordinance.
- Multi-Family residential as outlined by this LMC Kierland PUD.

2.) Temporary Uses.

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

3.) Prohibited Uses.

- Adult Uses, i.e. bookstore, novelty store, theater, live entertainment
- Automobile Uses, i.e. new retail, wholesale, parts and supplies, repair, storage, rental
- Dental Uses, i.e. laboratories, supplies, retail, wholesale
- Medical Marijuana Uses, i.e. dispensary, cultivation, infusion
- Pawn Shops
- Medical Uses, i.e. supplies, retail sales, rentals
- Tattoo Shops
- Tobacco Uses, i.e. wholesale, storage, retail,
- Veterinarian Uses, i.e. supplies, retail, wholesale, hospital, boarding, kennels

G. DEVELOPMENT STANDARDS

The *LMC Kierland PUD* proposes the following standards:

LMC KIERLAND DEVELOPMENT STANDARDS		
	Development Standard	Allowance
a	Maximum Density	72 du/acre
b	Minimum Lot Width / Depth	No minimum
c	Minimum Building Setbacks:	
	Front (West)	15-ft 10-ft landscape and 5-ft detached sidewalk
	Rear (East)	20 ft
	Side (North)	20 ft
	Side (South)	15 ft
d	Maximum Building Height	70 ft
e	Maximum Lot Coverage	85%
f	Minimum Parking Spaces	551 Parking Spaces (1.84/du) <ul style="list-style-type: none"> • 401 Reserved for Residents • 150 Unreserved for Guests
g	Minimum Bicycle Parking	0.25/unit + 4 visitor spaces
h	Minimum Open Space (Active and Passive)	20%
i	Shade	Minimum 75% of shade cover at maturity over pedestrian pathways (public and private)

LMC KIERLAND LANDSCAPE STANDARDS	
Front / N. 71ST Street	
Landscape Setback	Minimum 15-ft setback
Plant Type	Minimum Planting Size
Trees	Min. 2" caliper (50% of required trees) Min. 3" caliper (50% of required trees)
Spacing	1 tree per 20 lf on center or equivalent groupings
Shrubs	1 shrub per 5 lf (min. 5 gal)
Groundcover	Min. 50% living groundcover (min. 1 gal)
Streetscape Requirement See Exhibit M.11	Min. 5-ft landscape strip located between back of sidewalk and building Min. 7'6" street side landscape strip located between curb and back of sidewalk

LMC KIERLAND LANDSCAPE STANDARDS	
Rear / East	
Landscape Setback	Minimum 20-ft setback
Plant Type	Minimum Planting Size
Trees	Min. 2" caliper (50% of required trees) Min. 3" caliper (50% of required trees)
Spacing	1 tree per 40 lf on center or equivalent groupings
Shrubs	1 shrub per 5 lf (min. 5 gal)
Groundcover	Min. 50% living groundcover (min. 1 gal)

LMC KIERLAND LANDSCAPE STANDARDS	
Side / North	
Landscape Setback	Minimum 20-ft setback
Plant Type	Minimum Planting Size
Trees	Min. 2" caliper (50% of required trees)* Min. 3" caliper (50% of required trees)*
Spacing	1 tree per 20 lf on center or equivalent groupings
Shrubs	1 shrub per 5 lf (min. 5 gal)
Groundcover	Min. 50% living groundcover (min. 1 gal)

* Note: Acceptable tree variety per City's PUE approved list only.

LMC KIERLAND LANDSCAPE STANDARDS	
Side / South	
Landscape Setback	Minimum 15-ft setback
Plant Type	Minimum Planting Size
Trees	Min. 2" caliper (50% of required trees) Min. 3" caliper (50% of required trees)
Spacing	1 tree per 20 lf on center or equivalent groupings
Shrubs	1 shrub per 5 lf (min. 5 gal)
Groundcover	Min. 50% living groundcover (min. 1 gal)

Parking

The *LMC Kierland PUD* development shall conform to the City of Phoenix Zoning Ordinance Section 702. A total of 445 parking spaces are required. The Site Plan proposes a total of 551 spaces, including 401 secured spaces for residents, and 150 spaces for guests (a mix of secured and unsecured).

Amenities

A generous amenity space for the Project is proposed central and internal to the building on the third level with two landscaped courtyard areas connected via a two-story, open-air breezeway with a pool and spa, fitness center, lounge, and administrative services. The two-story club house and fitness center, as an amenity to Project residents, also outdoor patio spaces with BBQs.

Outdoor open areas at grade feature quality landscaping along the perimeter for passive enjoyment, as well as a dog park. The location of trees will be placed in a way to complement the existing trees at the Project to the south and utilize them to provide a denser shade canopy.

The proposed resident dog park will be located adjacent to the resident dog park that is part of Overture Kierland. It provides a synthetic turf area with a variety of amenities for both dogs and owners. Proposed dog park amenities may include a dog drinking fountain, dog refuse, a variety of dog exercise equipment, dog fire hydrant, dog play structure, as well as shaded bench seating for protection from the sun by the surrounding architecture. The planting beds surrounding the dog park will be pet friendly and provide a variety of seasonal color changes for pet owners to enjoy year around. The fence will include a double gate entrance to ensure safe access for pets entering and exiting the area. The proposed fence materials will complement the existing fence material used on the adjacent property.

Landscape Design

The primary goal of the Conceptual Landscape Plan is to create an aesthetically pleasing and inviting space for vehicles and pedestrians both on and off-site. Landscaping will serve to soften the building's exterior adjacent to pedestrian sidewalks and will screen the proposed enclosed parking garage structure.



N. 71st Street will be planted with a pedestrian friendly urban landscape, lined with a dense canopy of trees along both sides of the sidewalk (where space permits) to provide shade and screening, as well as beautiful accent trees appealing to the visual senses. The ground plane will utilize low water use sustainable plants with a strong variety of color, shape, texture, and height from the shrub, succulent, and groundcover families. A strong sense of place will be defined along the 71st Street entrance using vertical plantings of Date Palms and other unique massings to compliment the grand entrance with water feature. Non-pedestrian sides of the Project will be lushly landscaped using a low water plant palette with year-round seasonal color changes. These areas will provide a nice transition to the surrounding landscape with pockets of lush greenery.

The final design will also complement the pedestrian experience on N. 71st Street by providing a compatible pallet to the new landscaping located to the south being installed with the Overture project. (See **Exhibit M.10** Conceptual Landscape Plan)

The street frontage will have townhome entrances with low patio walls to help promote a residential feel to the street frontage.

Grand Entrance: The arrival plaza will feature a predominant grand porte-cochère entrance with water feature, enhanced landscaping, and textured pavers, which shall demarcate and accentuate the building's main entrance at the northwest corner of the site.

Perimeter Property Lines: The property to the immediate north has an existing PUE at which low water use landscaping will be provided where possible to buffer the existing parking area to the north. The south will contain a natural landscaped buffer and a fenced dog park of synthetic turf as an amenity space for use by residents. The landscaped areas at the east property line adjacent to the private drive is limited in area, but shall be lushly landscaped with shade tolerant materials in response to the exposure and micro-climate.

Open Space Areas: A large podium courtyard area is provided on the third level with upscale amenities to include a pool, spa, shade structures, outdoor dining areas, pool cabanas, open recreation areas, passive use nodes, fire tables, landscape planters, and various pavement materials and patterns.

Shade

Shade for the podium courtyard will be at a surplus given the fact that it is surrounded on four sides with four-story building structure. In addition to this, additional shade shall be provided via permanently installed shade structures, pool cabanas, area umbrellas, and tree plantings. Streetscape pedestrian ways along N. 71st Street are shaded both by building overhangs as well as the tree canopy provided, which will provide 75% shade cover at maturity.

The Project proposes 85% lot coverage with all parking being provided interior to the building footprint. The only surface areas requiring shade include the dog park, perimeter landscaping tracts and sidewalk, the amenity deck, and a portion of the entry, which will accommodate a resort-style water feature. Additionally, protection from the sun will be provided by the surrounding architecture.

Lighting

All lighting will be consistent with the standards of Section 704 and section 507.Tab A.II.A.8 of the Phoenix Zoning Ordinance. The Plan includes exterior lighting appropriate for the Project. Special care will be taken with the podium parking lighting to provide lighting levels that promote security while avoiding spill over onto adjacent residential properties.

Walls

Wall requirements shall comply with the wall standards outlined in Section 703 of the Phoenix Zoning Ordinance.

H. DESIGN STANDARDS

Unless specifically modified herein, the **LMC Kierland PUD** shall conform to the City of Phoenix Zoning Ordinance Design Guidelines, Section 507, Tab A. As a Planned Unit Development, the Project will incorporate the following Design Guidelines and Design Standards, which exceed and are superior to the City's general guidelines and standards.

Design Standards

1. All sides of the building shall exhibit four sided architecture.
2. Include standards for exterior materials: Primary material will be a decorative cladding with an integral color acrylic fine Sand Finish. Secondary materials will be a minimum 15% of the building façade and will include one or more of the following:
 - a. Simulated wood texture
 - b. Nichiha Cedar* (or similar synthetic wood product)
3. Storefront glass will be a minimum 25% of total glazing.
4. Balconies will be provided for a minimum of 30% of units. Each balcony shall be a minimum area of 40 square feet per balcony.
5. Townhome Frontage shall be utilized for a minimum of 50% of the total building frontage length along 71st Street. Townhome Frontage is defined by the following characteristics:
 - a. Ground floor blank walls visible from the public sidewalk will not exceed 20 linear feet without being interrupted by a window, or variation in building treatment or design
 - b. All structures, except where residential uses are on the ground floor, will utilize clear windows. A clear window is a window that will allow a minimum of 75% of the visible light (as specified by the manufacturer) to be visible on either side of the window. (This would apply to the Project main entrance lobby area that is located adjacent to the porte-cochère.)
 - c. For added architectural interest, storefront glass will be incorporated as glazing (instead of punched windows) at the living room area at both the first and second story of each of the townhome units.
 - d. Each residential townhome unit will have its primary building entrance fronting 71st Street, oriented toward the street.
 - e. All pedestrian entrances (at main entry and townhome unit entries) will be defined by the use of distinctive materials and architectural elements.
 - f. Each townhome unit will have an entry porch of a minimum area 30 square feet. The entry porch will be partially covered overhead by the building or architectural element at the door entry. The walkway leading to the townhome unit entry will have low enclosure walls on each side.
 - g. There will be enhanced paving in the porch area from the side walk to the entries of each townhome.

6. The non-townhome frontage along 71st Street will include a minimum 3,300 square feet of open space area, open to the public from dawn to dusk and include the following features:
 - minimum of three seating areas.
 - combination of enhanced paving and synthetic turf. Synthetic turf cannot be located within the landscape setback.
7. There will be no satellite or similar communications dishes, receivers or similar equipment installed, maintained, or otherwise placed upon individual balconies of any of the units, unless otherwise required by federal law. The developer will install cabling infrastructure as part of the initial construction to allow each unit to access a location on the rooftop for installation of commonly and commercially available communication receivers (i.e. satellite dishes).
8. The arrival plaza will feature a predominant grand entrance porte-cochère with water feature, and textured pavers, which will demarcate and accentuate the building's main entrance at the northwest corner of the site.
9. Each of the Project's four building corners will provide architectural distinction, and will include the use of enhanced materials and/or increased storefront style glazing.
10. There will be a secured key entry to the Project at access points.
11. There will be decorative enclosures around all site electrical transformers (on at least three sides). Decorative enclosures will be horizontal slatted metal or faux-wood material to be cohesive with building architecture and design.

(*) Materials listed by manufacturer's proprietary names are for reference only and are subject to change.

I. SIGNS

Signage will be in general conformance with Section 705 Signs of the City of Phoenix Zoning Ordinance. A separate application will be submitted for approval of a comprehensive sign package. An amendment to the approved comprehensive site plan (CSP) for Kierland 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.

Exterior Signage locations for this development are conceptually depicted on the proposed Elevations; on the South and East Elevations, as well as the main entry feature on the West Elevation. (See **Exhibit M.9** Conceptual Elevations).

J. SUSTAINABILITY

The following are applicable only to multi-family 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.

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:

- Dual Glaze Windows with High Performance Low-e Glazing
- All primary site lighting will be LED lighting
- 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
- Recycling receptacles and chutes will be provided in the refuse room
- A minimum of ten (10) Level II E.V. car charging stations will be provided

Developer Enforced Standards

These standards are not implemented by the City; however the developer commits to the following:

- High Efficiency Mechanical Equipment, with third party inspection of installation
- Lower flow toilets and showerheads
- Energy Star Rated appliances
- Use of synthetic turf on podium and dog park
- On-site amenities, activity programs, and community shuttle to encourage residents to remain on property, reducing off-site traffic trips
- Recycling services will be provided for tenants
- Tenant invoicing and billing services will be paperless

K. INFRASTRUCTURE

Circulation

The surrounding public roadways (N. 71st Street and E. 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.

There are two vehicular access points for ingress and egress to the Project Site (northwest from 71st, and southeast from the alley). The main visitor and residential access is from N. 71 Street into the site on the northwest corner of the property. The second access, primarily for residents, from the southeast corner by way of the public access driveway. This access driveway runs south to E. Tierra Buena Lane and north along the property line at a point 2/3 the length of the building and then turns right towards N. Scottsdale Road. Move-in/out and refuse pickup will occur along the access driveway on the east. The on-site circulation will occur under the concrete podium and within the structured parking area. (See **Exhibit M.12** Circulation Plan)

Grading and Drainage

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 the Property, the ALTA survey shows 35 feet of public right-of-way both on the north side of E. Tierra Buena Lane and on the east side of N. 71st Street. On the south side of the Property is a 12-foot waterline easement. On the east side of the Property 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.

LMC Kierland PUD is located within the Kierland Master Plan development. Currently the Project Site is two office buildings with surface parking and a minimum amount of landscaping within the parking lots. In the proposed development, the Site will be a podium-style apartment site with a small amount of landscaping around the perimeter of the Site. Retention for the Site is provided for the 100-year 2-hour storm event in the Kierland Golf Course. Currently, storm water for the Site drains to the perimeter streets and enters the golf course through storm drains in N. 71st Street. For the proposed development, storm water will discharge to N. 71st Street. The access drive on the east and the open space on the north will flow to N. 71st Street and drain to catch basins that discharge to the golf course. No on-site retention is proposed. (See **Exhibit M.18** Civil Plans)

Water and Wastewater Service

Water: The Project proposes domestic water be serviced with a single 3" or 4" meter from the existing 12" waterline in N. 71st Street. The final size will be determined by the plumbing engineer during final design. The fire sprinkler feed will also be serviced from the 12" waterline in N. 71st Street. We anticipate that it will be a 6" sprinkler feed. Final sizing will be determined by the fire sprinkler engineer. The landscape irrigation service will be from an existing 2" water service from the east access drive.

Sewer: The existing sewer line in front of the site has insufficient capacity to service the Site. Optima, to the south, is installing a new 8" sewer main in front of their site and extends to the south. The new sewer main has capacity for this Site. As a part of the Project, we will be extending the new 8" sewer main in N. 71st Street north to our Site. We anticipate two 8" sewer services connecting to the new sewer main in N. 71st Street. Final design and sizing of the sewer main will be coordinated with the civil and plumbing engineers during final design. (See **Exhibit M.18** Civil Plans)

L. PHASING PLAN

NO PHASING IS PROPOSED. THIS WILL BE A SINGLE-PHASED PROJECT.

M. EXHIBITS & DEVELOPMENT PLANS

1. Comparison Zoning Standards Table
2. Legal Description
3. Vicinity Map
4. Aerial Map
5. Zoning Map
6. Context Aerial Map and Photos
7. General Plan Map
8. Conceptual Site Plan
9. Conceptual Elevations
10. Conceptual Landscape Plan
11. Street Cross Section
12. Circulation Plan
13. Conceptual Signage
14. Conceptual Color Palette
15. Phasing Plan
16. Surrounding Uses Aerial Exhibit
17. Traffic Impact Analysis Approval Letter
18. Civil Plans (Preliminary Grading & Drainage; Preliminary Water, Wastewater)

M.1 COMPARISON ZONING STANDARDS TABLE

Development Standards for Multifamily Residential Development			
	Development Standard	R-3 PRD Standards	PUD
a	Maximum Density	15.23; 17.40 with bonus	72 du/acre
b	Minimum Lot Width / Depth	No standard	No minimum
c	Minimum Building Setbacks:		
	Front (West)	Street: 20'	15' 10' landscape and 5' detached sidewalk
	Rear (East)	15'	20'
	Side (North)	15'	20'
	Side (South)	15'	15'
d	Maximum Building Height	2 stories or 30' for first 150'; 1' in 5' increase to 48' high, 4 story maximum	70'
e	Maximum Lot Coverage	45%	85%
f	Minimum Bicycle Parking	No standard	0.25/unit + 4 visitor spaces
g	Minimum Landscape Setbacks:		
	Front (West)	20'	15'
	Rear (East)	5'	20'
	Side (North)	5'	20'
	Side (South)	5'	15'

M.2 LEGAL DESCRIPTION

**LEGAL DESCRIPTION
15849 AND 15825 N 71ST STREET
BOUNDARY**

February 20, 2018
Job No.2017-171
Page 1 of 1

LOT 1 AND LOT 2 ACCORDING TO BOOK 481 OF MAPS, PAGE 21, OFFICIAL RECORDS OF MARICOPA COUNTY, LOCATED IN A PORTION OF SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT SOUTHWEST CORNER OF SAID LOT 1;

THENCE NORTH 6 DEGREES 6 MINUTES 24 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 1 AND SAID LOT 2, A DISTANCE OF 424.98 FEET TO THE POINT OF A NON-TANGENT CURVE CONCAVE TO THE EAST, WITH A CHORD BEARING OF NORTH 0 DEGREES 21 MINUTES 1 SECOND EAST, A CHORD DISTANCE OF 104.57 FEET;

THENCE NORTHERLY ALONG SAID NON-TANGENT CURVE AND THE WEST LINE OF SAID LOT 2, HAVING A RADIUS OF 464.90 FEET, THROUGH A CENTRAL ANGLE OF 12 DEGREES 54 MINUTES 55 SECONDS, A DISTANCE OF 104.80 FEET TO THE NORTHWEST CORNER OF SAID LOT 2;

THENCE NORTH 89 DEGREES 38 MINUTES 27 SECONDS EAST, ALONG THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 328.12 FEET TO THE NORTHEAST CORNER THEREOF;

THENCE SOUTH 0 DEGREES 6 MINUTES 24 SECONDS EAST, ALONG THE EAST LINE OF SAID LOT 2 AND SAID LOT 1, A DISTANCE OF 527.89 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1;

THENCE SOUTH 89 DEGREES 44 MINUTES 8 SECONDS WEST, ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 284.53 FEET TO THE **POINT OF BEGINNING**.

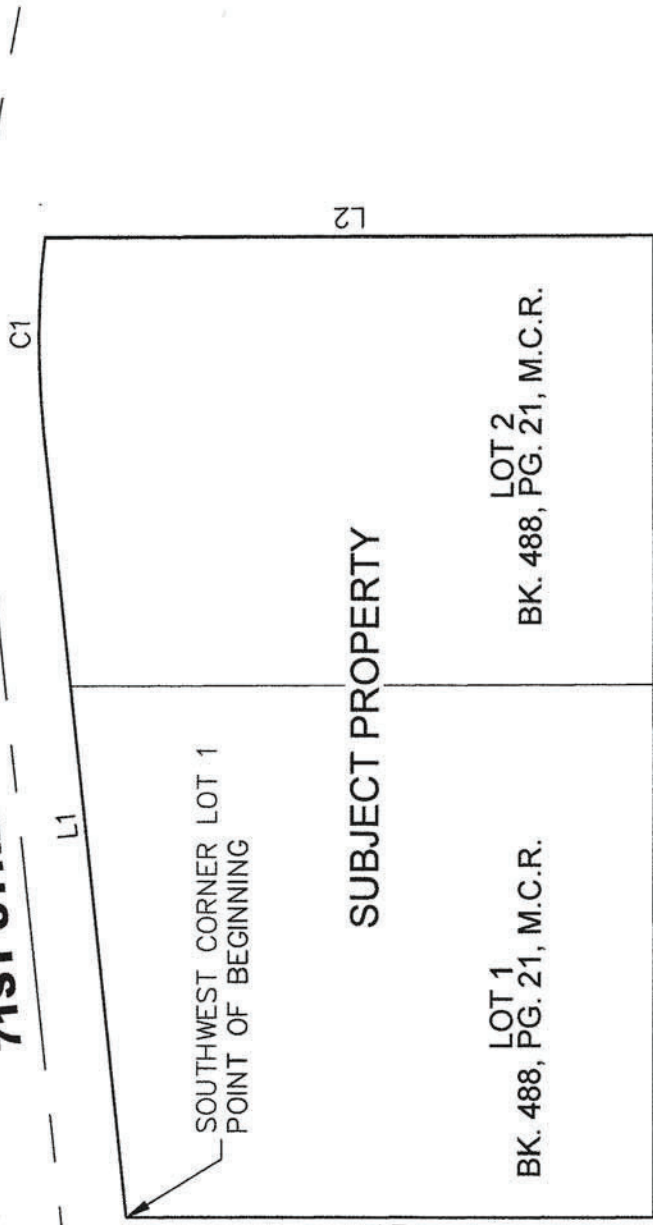
SAID PARCEL CONTAINS 164,332 SQUARE FEET OR 3.773 ACRES, MORE OR LESS





SCALE: 1" = 100'

71ST STREET



LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N6°06'24"W	424.98'
L2	N89°38'27"E	328.12'
L3	S0°06'24"E	527.89'
L4	S89°44'08"W	284.53'

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	12°54'55"	464.90'	104.80'	N0°21'01"E 104.57'



SURVEY INNOVATION GROUP, INC

15849 AND 15825 N 71ST ST BOUNDARY

Ph (480) 922 0780	Land Surveying Services	Fx (480) 922 0781	JOB# 2017-171	DWG: 17-171 EXHB	DATE: 02/20/18
22425 N. 16th ST., SUITE 1, PHOENIX, ARIZONA 85024			SCALE: 1"=100'	DRAWN: JLD	CHECK: JAS
					SHEET: 1 OF 1

**CLOSURE REPORT
15849 AND 15825 N 71ST STREET
BOUNDARY**

February 20, 2018
Job No.2017-171
Page 1 of 1

North: 9026.4377' East: 9342.2866'
Segment #1: Line
Course: N6° 06' 24"W Length: 424.98'
North: 9449.0062' East: 9297.0773'

Segment #2: Curve
Length: 104.80' Radius: 464.90'
Delta: 12°54'55" Tangent: 52.62'
Chord: 104.57' Course: N0° 21' 01"E
Course In: N83° 53' 33"E Course Out: N83° 11' 32"W
RP North: 9498.4689' East: 9759.3386'
End North: 9553.5743' East: 9297.7166'

Segment #3: Line
Course: N89° 38' 27"E Length: 328.12'
North: 9555.6311' East: 9625.8302'

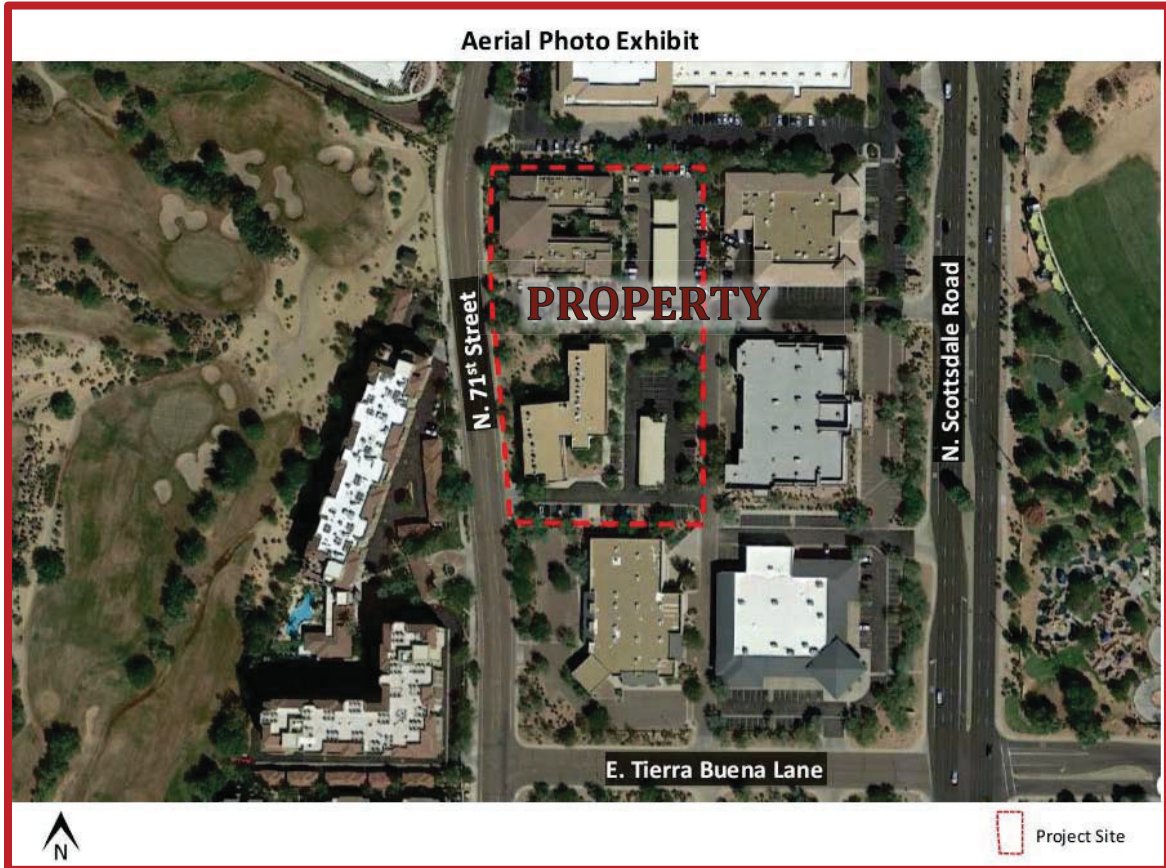
Segment #4: Line
Course: S0° 06' 24"E Length: 527.89'
North: 9027.7420' East: 9626.8129'

Segment #5: Line
Course: S89° 44' 08"W Length: 284.53'
North: 9026.4288' East: 9342.2860'

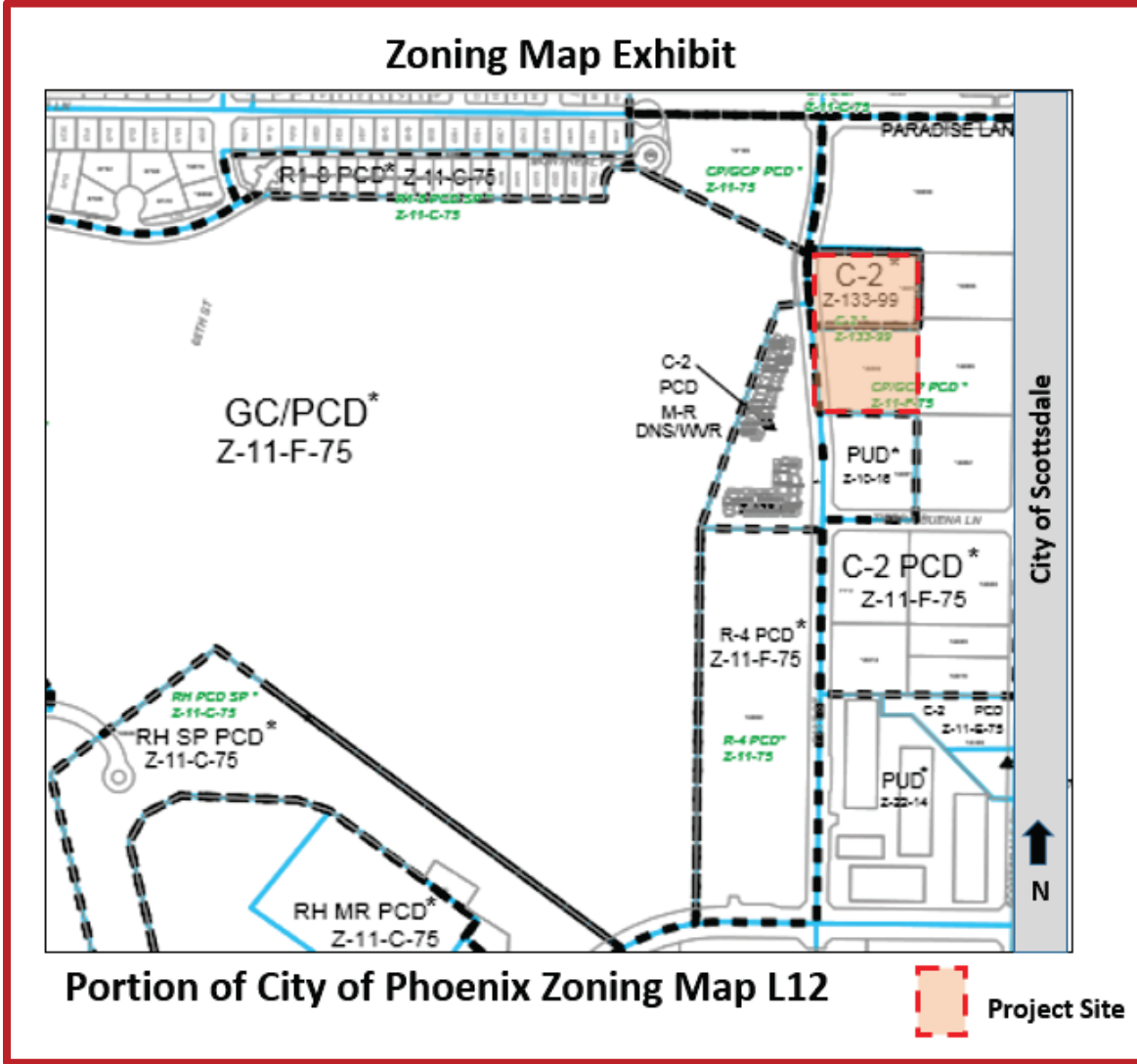
Perimeter: 1670.32' Area: 164332 Sq. Ft.
Error Closure: 0.0089 Course: S4° 06' 23"W
Error North: -0.00893 East: -0.00064
Precision 1: 187650.56



M.4 AERIAL MAP



M.5 ZONING MAP



M.6 CONTEXT AERIAL MAP AND PHOTOS





1. NORTHWEST CORNER LOOKING NORTH



2. NORTHWEST CORNER LOOKING EAST



3. NORTHWEST CORNER LOOKING SOUTH



4. NORTHWEST CORNER LOOKING WEST



5. EAST MID-POINT LOOKING NORTH



6. EAST MID-POINT LOOKING EAST



7. EAST MID-POINT LOOKING SOUTH



8. EAST MID-POINT LOOKING WEST



9. SOUTHEAST CORNER LOOKING NORTH



10. SOUTHEAST CORNER LOOKING EAST



11. SOUTHEAST CORNER LOOKING SOUTH



12. SOUTHEAST CORNER LOOKING WEST



13. SOUTHWEST CORNER LOOKING NORTH



14. SOUTHWEST CORNER LOOKING EAST

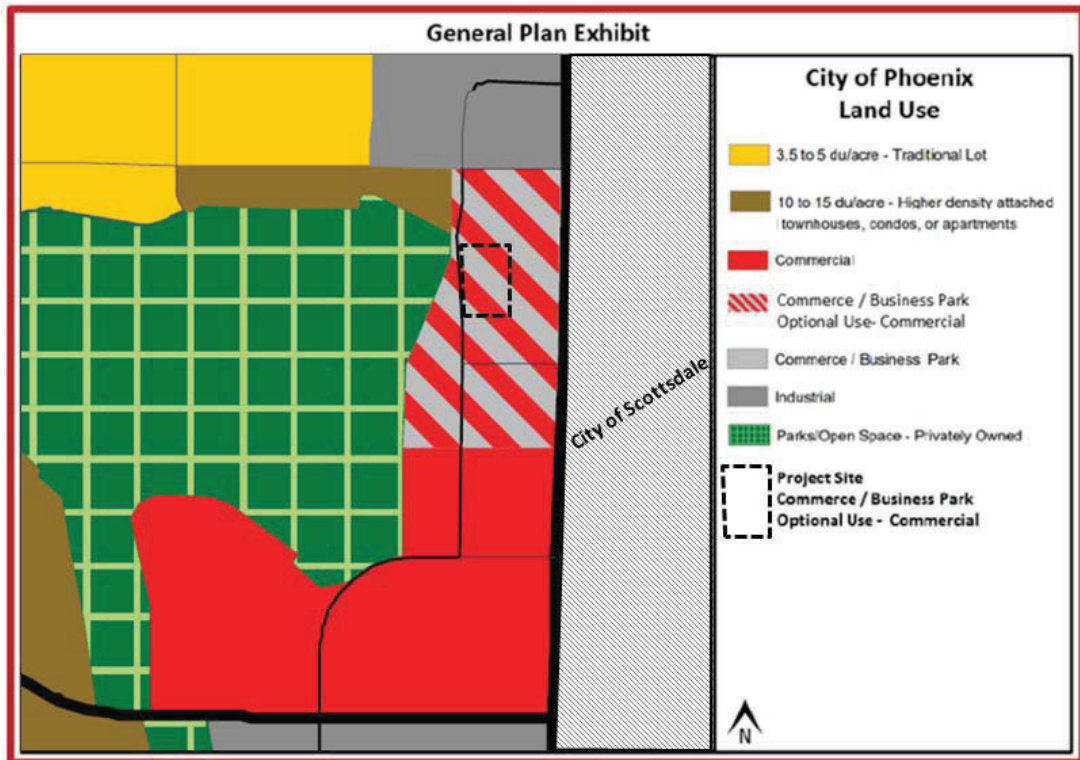


15. SOUTHWEST CORNER LOOKING SOUTH



16. SOUTHWEST CORNER LOOKING WEST

M.7 GENERAL PLAN MAP



M.8 CONCEPTUAL SITE PLAN

M.9 CONCEPTUAL ELEVATIONS



CONCEPTUAL ELEVATION - NORTH

SCALE: 1/16" = 1'-0"
0 8 16 32



CONCEPTUAL ELEVATION - WEST

SCALE: 1/16" = 1'-0"
0 8 16 32

THE OPEN SPACE AREA SHALL REMAIN OPEN TO THE PUBLIC ALONG 71ST STREET FROM DAWN TO DUSK.



Expires 07/30/2019
SHEET 5 OF 9

LMC KIERLAND

Phoenix, Arizona
PUD Final Submittal
Project No. 17-2006-00 Date 07-30-18
KIVA# 17-3460

TODD & ASSOCIATES, INC.
ARCHITECTURE PLANNING LANDSCAPE ARCHITECTURE
602.932.8280 www.toddsai.com



CONCEPTUAL ELEVATION - SOUTH

SCALE: 1/16" = 1'-0"
0 8 16 32



CONCEPTUAL ELEVATION - EAST

SCALE: 1/16" = 1'-0"
0 8 16 32

LMC KIERLAND

Phoenix, Arizona
 PUD Final Submittal
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 802.932.8380 www.toddaiac.com



SHEET
6
 OF 9



LENNAR[®]
MULTIFAMILY COMMUNITIES

LMC KIERLAND
NORTH WEST ENTRY VIEW ON 71ST


TODD+ASSOCIATES
CRITICAL THINKING / CREATIVE DESIGN



LENNAR[®]
MULTIFAMILY COMMUNITIES

LMC KIERLAND
SOUTHWEST VIEW - URBAN PARK ON 71ST


TODD+ASSOCIATES
CRITICAL THINKING / CREATIVE DESIGN

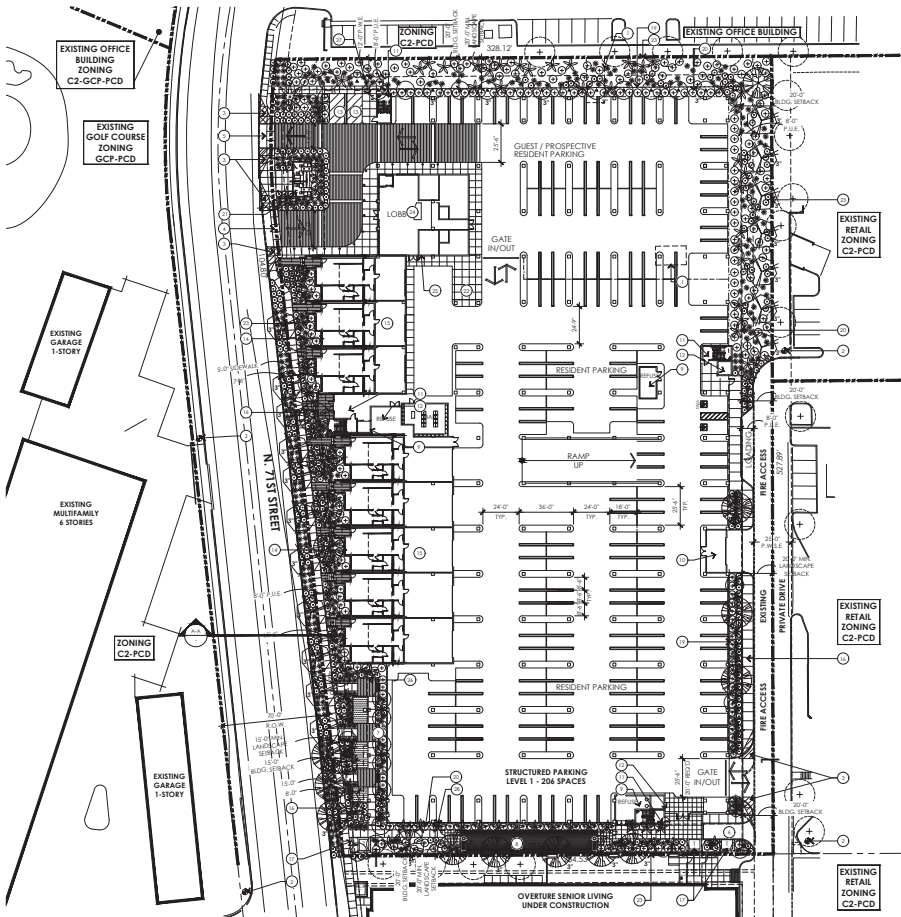


LENNAR[®]
MULTIFAMILY COMMUNITIES

LMC KIERLAND
WEST VIEW - TOWNHOMES ON 71ST


TODD+ASSOCIATES
CRITICAL THINKING / CREATIVE DESIGN

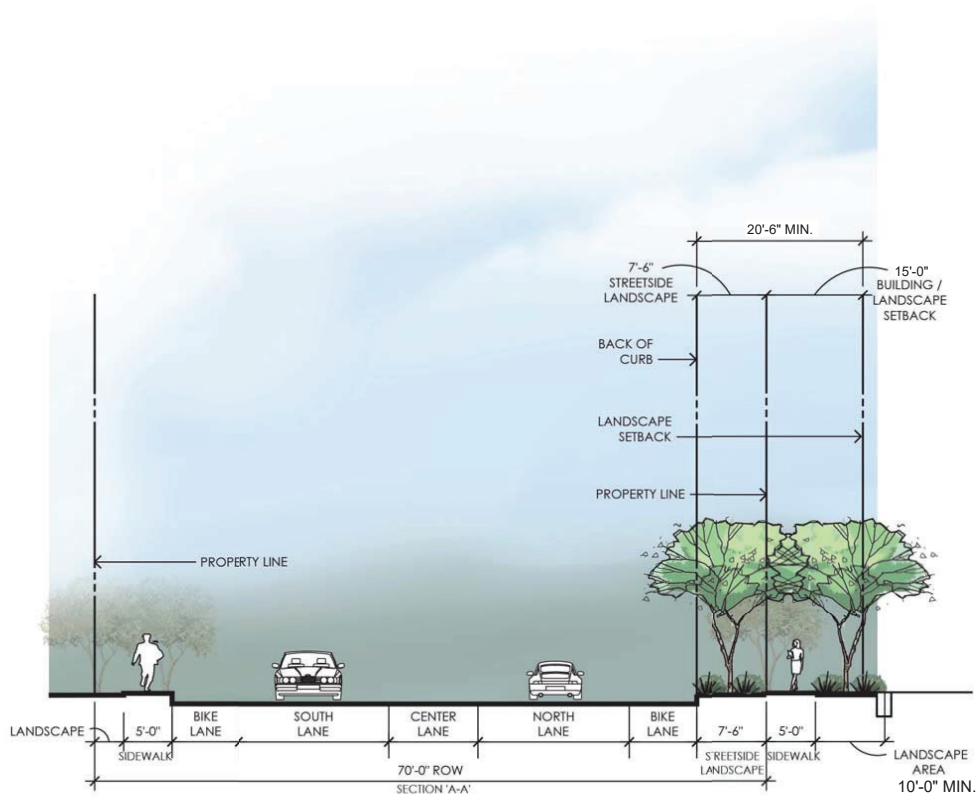
M.10 CONCEPTUAL LANDSCAPE PLAN



ROBOTICAL NAME	COMMON NAME	CAL.	QTY. TREE	QTY. FORM	NOTES
CHITAPTA TASHKENTENSIS	CHEALPA	* 2' CAL.	10	14	MELB.
ICUS HEDA	INDIAN LAUREL	* 3' CAL.	7	21	STD.
YAKINSONIA HYBRID	HYBRID PALM VERDE	* 3' CAL.	18	-	MELB.
SOPHORA SECUNDIFLORA	TEXAS MOUNTAIN LAUREL	* 3' CAL.	8	-	MELB.
IBRISUS ROSA-SHENSIS	TREE HIBISCUS	* 2' CAL.	4	23	STD.
* SEE PLANS FOR LOCATIONS					
EXISTING TREES					
MICANTHRUM ROMANOPHYLLUM	QUEEN PALM	5" BOK	-	-	-
PHOENIX ROEBELII	PIGMY DATE PALM	24" BOK	91	42	-
PHOENIX DACTYLIFERA	DATE PALM	24" T.F.	4	8	-
CALLANDRIA X SIERRA STARR	SIERRA STARR FARY DUSTER	5 GAL.	-	-	-
EREMOPHILA HYDROPHANA	BLUE BELLS	5 GAL.	-	-	-
ECHINOCACTUS GRIGORIUS	GOUSEN BARREL	5 GAL.	-	-	-
JUSTICIA SPIGERIA	MEXICAN HONEYSAUCLE	5 GAL.	-	-	-
RUELLIA BRITTONIANA	BRITTON RUELLIA	5 GAL.	-	-	-
RUELLIA PENINSULARIS	BAJA RUELLIA	5 GAL.	-	-	-
SMANDONIA CHINENSIS VISTA	COMPACT JOUBOA	5 GAL.	-	-	-
TRICHOHA VIRENS	YELLOW BELLS	5 GAL.	-	-	-
TRICHOHA AFRICOT	YELLOW BELLS	5 GAL.	-	-	-
ACCENT					
AGAVE PARVIFLORA	AGAVE	5 GAL.	-	-	-
ALOE BLUE ELF	BLUE ELF ALOE	5 GAL.	-	-	-
HELIOPSIS SCABERIFOLIA	RED RUCCA	5 GAL.	-	-	-
MULLENBERGIA REGALIA	REGAL MIST	5 GAL.	-	-	-
FEUILLANTIA MANDSCHURICA	LADY'S SLIPPER	5 GAL.	-	-	-
EUPHORBIA TIRICALLI	FIRE STICK	5 GAL.	-	-	-
POELETIA ACACIA AFRICA	ELF MANT FOOD	5 GAL.	-	-	-
SEDUM ACRE	COULMUS SEDUM	4" POT	-	-	-
KALANCHOE BLOUSEFLOREANA	KALANCHOE	1 GAL.	-	-	-
ANIGERIS DASHI	ANIGERIS DASHI	1 GAL.	-	-	-
GROUNDCOVER					
LANTANA SP. NEW GOLD	NEW GOLD LANTANA	5 GAL.	-	-	-
SCHEMARSIA OFFICINENSIS	PROCRATE ROSEMARY	5 GAL.	-	-	-
WEDELIA TROBATA	YELLOW DOT	5 GAL.	-	-	-
STAR JASMINE	WHITE STAR JASMINE	15 GAL.	-	-	-
SEASONAL SELECTION BY L.A. # POST AT P.O.C.					
GROUND LEVEL - ACT GLOBAL NATURAL 40'					
PODIUM SYNTHETIC LAWN WOODRIDGE PLANTING CLASS A					
FIRE RATING ASIM 108, # INSTALL W/IR 2 LBS. SECCA SAND W/REU 3/4"					
2" DEPTH OF 1/2" SCREENED YAVAPAI GOLD					
2" COMPOSED GRANITE AT STREET LEVEL					
3" SCREENED YAVAPAI GOLD					
DECOMPOSED GRANITE AT PODIUM LEVEL					

- KEYNOTES**
- EXISTING EXISTING TO BE ABANDONED
 - EXISTING FIRE HYDRANT
 - 12" x 12" SQUARE TRAP
 - 24" x 36" VEHICLE ONE-WAY ENTRANCE
 - 14" x 14" VEHICLE ONE-WAY EXIT
 - 18" x 30" DRAINAGE DITCH
 - THE OPEN SPACE AREA SHALL REMAIN OPEN TO THE PUBLIC ALONG THE STREET FROM DAWN TO DUSK
 - SOAK PANS AREA w/ FENCING
 - REFUSE / RECYCLING AREA FROM UPPER FLOORS
 - REFUSE HOLDING AREA FOR WRECKY PICK-UP
 - STAR WELL
 - ELEVATOR
 - DEDICATED GARAGE FOR TOWNHOME STYLE UNIT
 - TWO STORY TOWNHOUSE
 - TRANSFORMER w/ SCREENING
 - SECONDARY ENTRANCE / EXIT
 - 3" x 3" VEHICLE SCREEN WALL
 - LINE OF BOUNDARY ABOVE
 - WATER FEATURE
 - 15 MIN. SIGN FOR MAIL PICK-UP
 - PROPERTY LINE
 - TENANT HANDOVERS
 - PACKAGE CONCERGE UNIT
 - 34 BEE SPACES (21 HONEY TO TOTAL
 - 4 BEE SHAW / VISITOR BEE SPACES
 - SECURED PARKING AREA

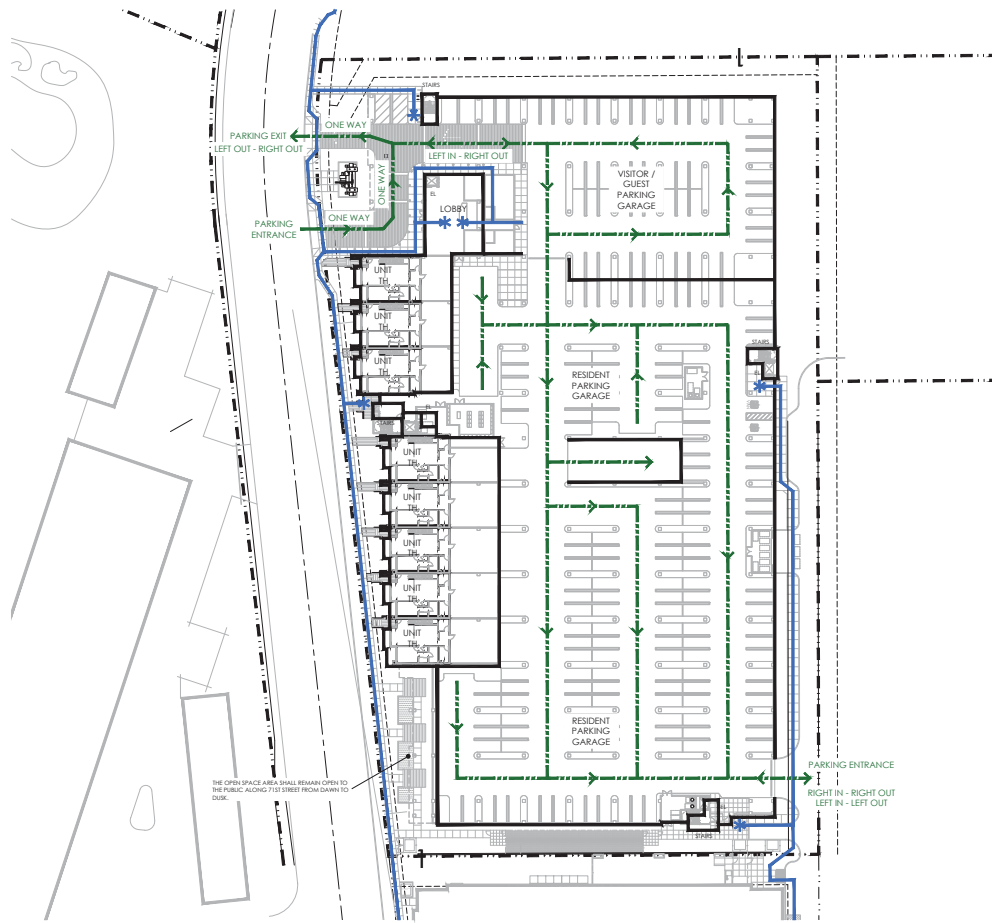
M.11 STREET CROSS SECTION



STREET SECTION - N. 71st STREET

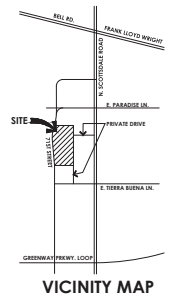
SCALE 1"=10'-0"

M.12 CIRCULATION PLAN



LEGEND

- PEDESTRIAN WALKWAY
- * PEDESTRIAN BUILDING ACCESS POINTS
- VEHICULAR INGRESS / EGRESS



CONCEPTUAL CIRCULATION PLAN

LMC KIERLAND

SCALE: 1"=30'-0"



M.13 CONCEPTUAL SIGNAGE

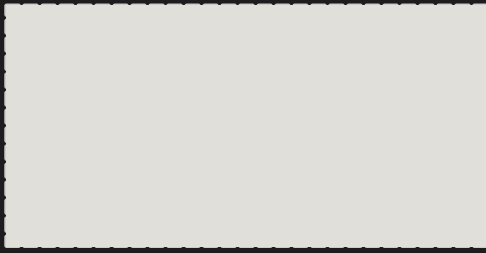
Signage will be in general conformance with Section 705 Signs of the City of Phoenix Zoning Ordinance except as noted below. A separate application will be submitted for approval of a comprehensive sign package. An amendment to the approved comprehensive site plan (CSP) for Kierland will be required 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.

Exterior Signage locations for this development are conceptually depicted on the proposed Elevations; on the South and East Elevations, as well as the main entry feature. (See **Exhibit M.9** Conceptual Elevations).

Sign Schedule

Sign Type	Dimensions	Total Area	Height Above Grade
A	16' x 4'	64 sf	12'
B	16' x 16'	64 sf	65' 6"
C	9' x 2'	18 sf	11'

M.14 CONCEPTUAL COLOR PALETTE



Primary Color 1

A MFGR: Sherwin Williams
SW 6000 "Snowfall"



Primary Color 2

B MFGR: Sherwin Williams
SW 6002 "Essential Gray"



Primary Color 3

C MFGR: Sherwin Williams
SW 6004 "Mink"



Primary Color 4

D MFGR: Sherwin Williams
SW 6005 "Folkstone"



Accent Material

E MFGR: Nichiha
Color: Cedar



Metal Mesh Screen

F MFGR: McNichols
Type: 2" Mesh Square
Weave Galvanized



Window Systems

G MFGR: TBD
Color: Clear Anodized Aluminum



Exp. 9/30/2019

Materials Board



TODD & ASSOCIATES, INC.

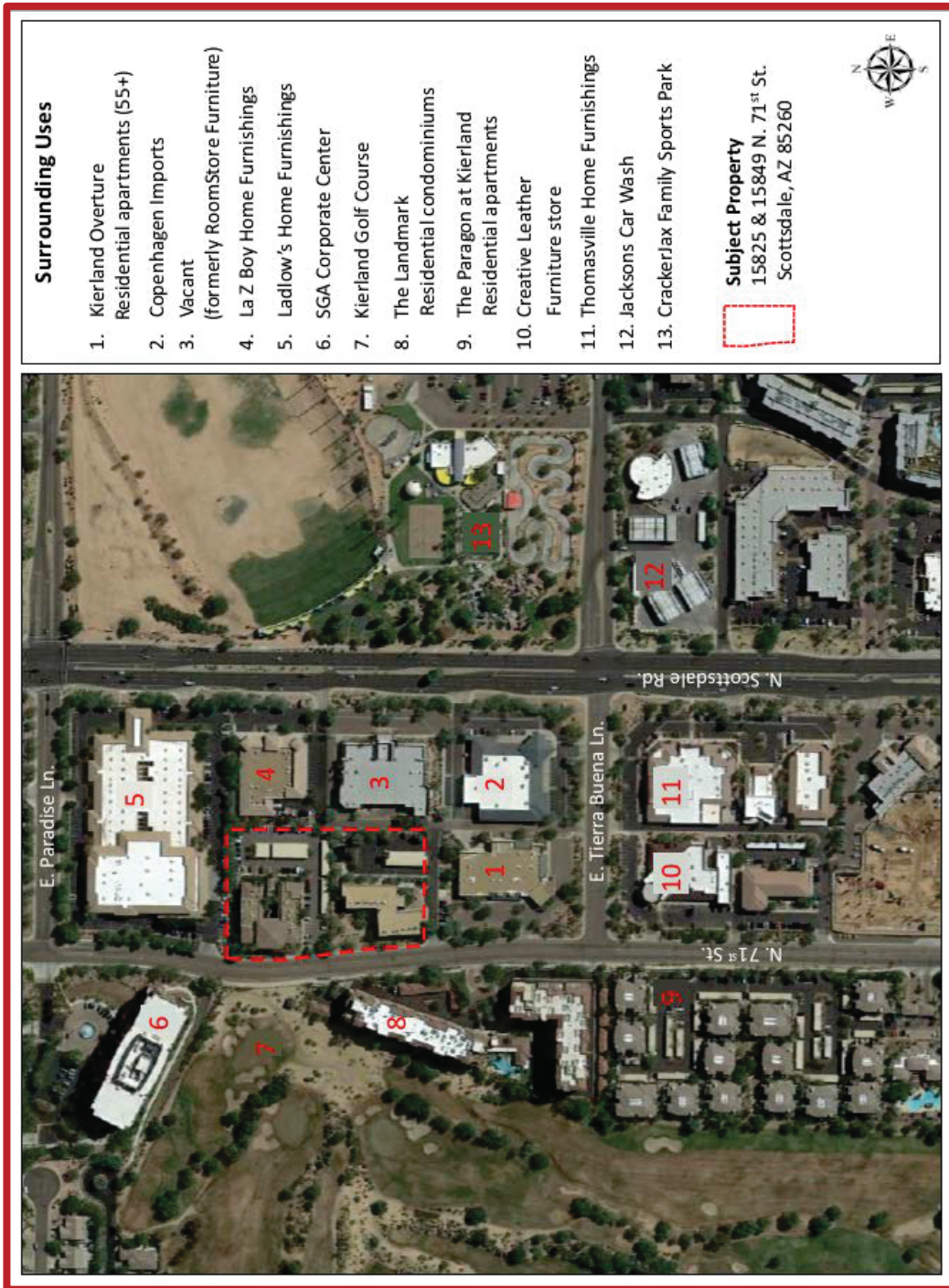
ARCHITECTURE PLANNING LANDSCAPE ARCHITECTURE
602.952.8280p www.toddassoc.com

LMC Kierland • Phoenix, Arizona
Project Number: 17-2006-00 • July 30, 2018
PUD Submittal

M.15 PHASING PLAN

NO PHASING IS PROPOSED. THIS WILL BE A SINGLE-PHASED PROJECT.

M.16 SURROUNDING USES AERIAL EXHIBIT



M.17 TRAFFIC IMPACT ANALYSIS APPROVAL



City of Phoenix

Street Transportation Department

April 13, 2018

Dawn Cartier, P.E.
CivTech
10605 N Hayden Road
Scottsdale, AZ 85260

RE: LMC Kierland – 1st Submittal

Dear Ms. Cartier:

The City of Phoenix Street Transportation Department has reviewed and approved the first submittal of the Traffic Impact Analysis (TIA) for LMC Kierland development project, dated January 24, 2018. Please submit an electronic version of the final and sealed TIA.

If you have any questions, please contact me at (602) 495-3697.

Thank you,

A handwritten signature in blue ink that reads "Mani Kumar".

Mani Kumar, P.E., PTOE, PMP
Traffic Engineer III
Street Transportation Department

- c: Alan Hilty, Street Transportation Dept.
- Chris Kowalsky, Street Transportation Dept.
- Mark Melnychenko, Street Transportation Dept.
- Matt Miles, Planning and Development Dept.
- Steve Noblet, Planning and Development Dept.

**M.18 CIVIL PLANS (PRELIMINARY GRADING & DRAINAGE;
PRELIMINARY WATER, WASTEWATER)**

LEGAL DESCRIPTION

LOT 1, OF KIERLAND PARCEL 4C-3, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 488 OF MAPS, PAGE 21, AND LOT 2, OF KIERLAND PARCEL 4C-3, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 488 OF MAPS, PAGE 21.

FLOOD ZONE

ACCORDING TO THE FLOOD INSURANCE RATE MAP #040130320 L, DATED OCTOBER 16, 2013, THIS PROPERTY IS LOCATED IN FLOOD ZONE "X".

BASIS OF BEARING

THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 3 AS SHOWN IN BOOK 467, PAGE 47 MARICOPA COUNTY RECORDS, SAID LINE BEARS SOUTH 00 DEGREES 00 MINUTES 24 SECONDS EAST.

BENCHMARK

CHISELED SQUARE ON TOP OF CURB, 238' SOUTH OF CENTERLINE PARADISE LANE ON WEST SIDE OF 64TH STREET. ELEVATION = 1482.00 (NGVD29, CITY OF PHOENIX DATUM).

PRELIMINARY GRADING AND DRAINAGE PLAN

LMC KIERLAND

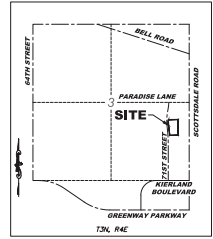
15925 N. 71ST STREET, SCOTTSDALE, AZ 85254
A PORTION OF THE SOUTHEAST QUARTER OF SECTION 3,
TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE GILA AND SALT
RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

ARCHITECT

TOOD & ASSOCIATES, INC.
4025 N. 44TH ST.
PHOENIX, AZ 85018
PH: (602) 950-8280
CONTACT: JAMES FAYATA

ENGINEER

KLAND CIVIL ENGINEERS
7227 N. 16TH ST., STE 217
PHOENIX, AZ 85020
PH: (480) 344-0480
CONTACT: LESLIE KLAND, PE



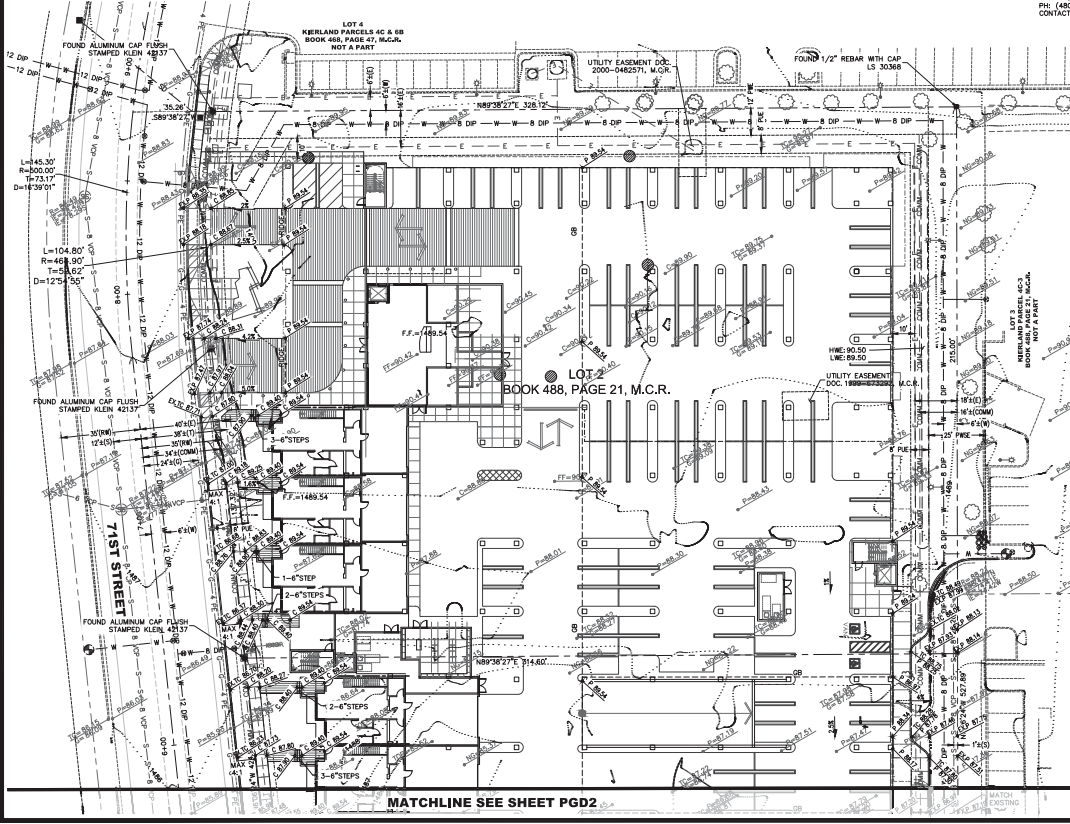
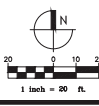
VICINITY MAP

LEGEND

EXISTING	DESCRIPTION	PROPOSED
● ● ● ●	SURVEY MARKER	—
—	CURB AND GUTTER	—
—	SEWER	—
—	SINGLE CURB	—
—	NATURAL GROUND	—
—	TOP OF CURB AND GUTTER	—
—	CONCRETE ELEVATION	—
—	PAVEMENT ELEVATION	—
—	FINISHED GRADE ELEVATION	—
—	FIN AND INFEST ELEVATION	—
—	CONTOURS	—
—	A.C. PAVEMENT	—
—	WATER FITTINGS	—
—	WATER METER	—
—	WATER LINE	—
—	FIRE HYDRANT	—
—	SEWER LINE	—
—	SEWER MANHOLE/CLEANOUT	—
—	STORM DRAIN	—
—	GRADE BREAK/ROCK	—
—	FLOORING	—
—	SLOPE	—
—	FINISHED FLOOR	—
—	GAS LINE/METER/VALVE	—
—	ELECTRIC LINE/METER	—
—	CABLE/FUNCTION BOX	—
—	COMMUNICATION LINE	—
—	OVERHEAD ELECTRIC/POLE	—
—	VEGETATION	—
—	BOUNDARY LINE	—
—	CENTER LINE	—
—	EASEMENT	—

DRAINAGE STATEMENT

RETENTION FOR THIS SITE IS PROVIDED IN THE KIERLAND GOLF COURSE FOR THE 100 YEAR 2 HOUR STORM EVENT. NO RETENTION WILL BE PROVIDED ONSITE.



LMC KIERLAND
PRELIMINARY GRADING AND DRAINAGE PLAN

KLAND
CIVIL ENGINEERS
LAND DEVELOPMENT SERVICES
LAND SURVEYING



Project No. **K17150**
Sheet No. **PGD1**
OF 2

LEGAL DESCRIPTION

LOT 1 OF KIERLAND PARCEL 4C-3, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 488 OF MAPS, PAGE 21, AND LOT 2 OF KIERLAND PARCEL 4C-3, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 488 OF MAPS, PAGE 21.

FLOOD ZONE

ACCORDING TO THE FLOOD INSURANCE RATE MAP #040130320 L, DATED OCTOBER 16, 2013, THIS PROPERTY IS LOCATED IN FLOOD ZONE "X".

BASIS OF BEARING

THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 3 AS SHOWN IN BOOK 467, PAGE 47 MARICOPA COUNTY RECORDS, SAID LINE BEARS SOUTH 00 DEGREES 00 MINUTES 24 SECONDS EAST.

BENCHMARK

CHISELED SQUARE ON TOP OF CURB, 238' SOUTH OF CENTERLINE PARADISE LANE ON WEST SIDE OF 64TH STREET. ELEVATION = 1482.00 (NGVD29, CITY OF PHOENIX DATUM).

PRELIMINARY WATER AND SEWER PLAN

LMC KIERLAND

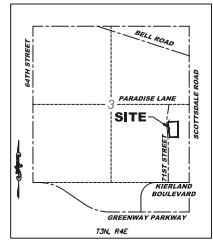
15925 N. 71ST STREET, SCOTTSDALE, AZ 85254
A PORTION OF THE SOUTHEAST QUARTER OF SECTION 3,
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RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

ARCHITECT

TODD & ASSOCIATES, INC.
4025 N. 14TH ST.
PHOENIX, AZ 85018
PH: (602) 950-8080
CONTACT: JAMES FAYATA

ENGINEER

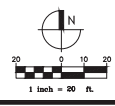
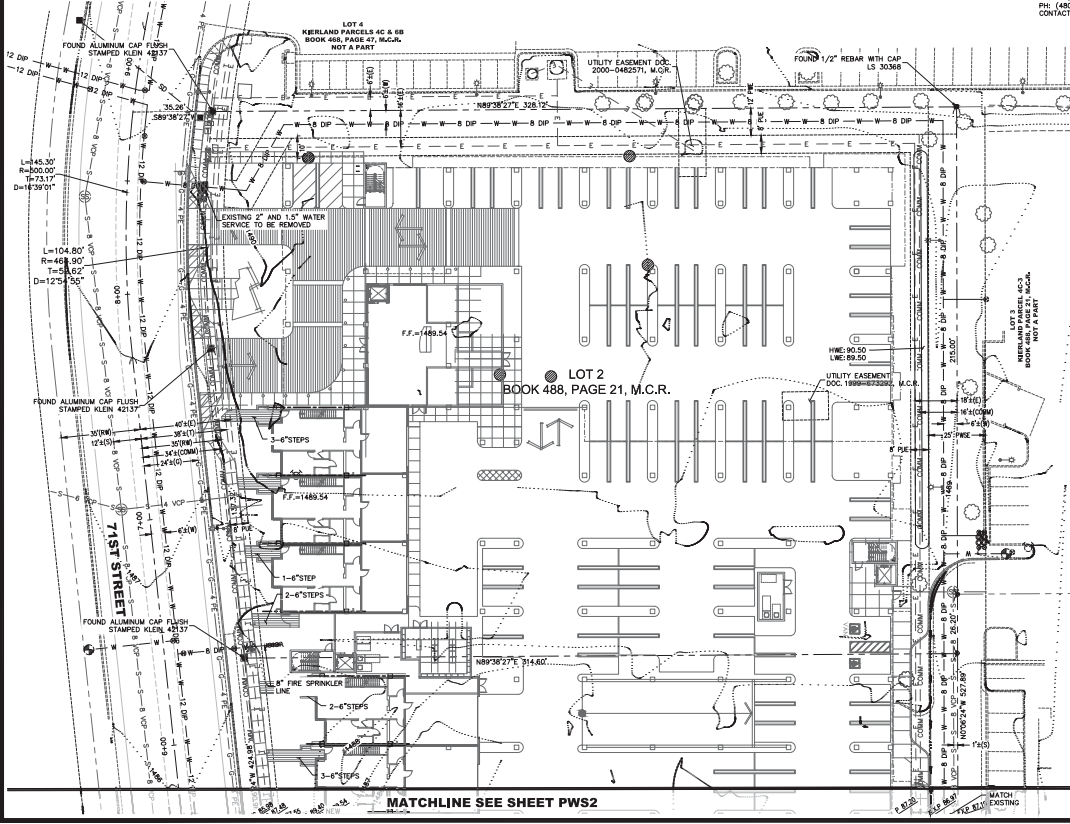
KLAND CIVIL ENGINEERS
7227 N. 16TH ST., STE 217
PHOENIX, AZ 85020
PH: (480) 344-0480
CONTACT: LESLIE KLAND, PE



VICINITY MAP

LEGEND

EXISTING	DESCRIPTION	PROPOSED
●	SURVEY MARKER	○
○	CURB AND GUTTER	▬
▬	SEWER	▬
▬	SINGLE CURB	▬
▬	RIM AND INVERT ELEVATION	▬
▬	A.C. PAVEMENT	▬
○	WATER FITTINGS	○
○	WATER METER	○
▬	WATER LINE	▬
○	FIRE HYDRANT	○
▬	FIRE DEPARTMENT CONNECTION	▬
▬	SEWER LINE	▬
▬	SEWER MANHOLE/CLEANOUT	○
▬	STORM DRAIN	▬
▬	FINISHED FLOOR	▬
▬	GAS LINE/METER/VALVE	▬
▬	ELECTRIC LINE/METER	▬
▬	CABLE/JUNCTION BOX	▬
▬	COMMUNICATION LINE	▬
▬	OVERHEAD ELECTRIC/POLE	▬
▬	VEGETATION	▬
▬	BOUNDARY LINE	▬
▬	EASEMENT	▬

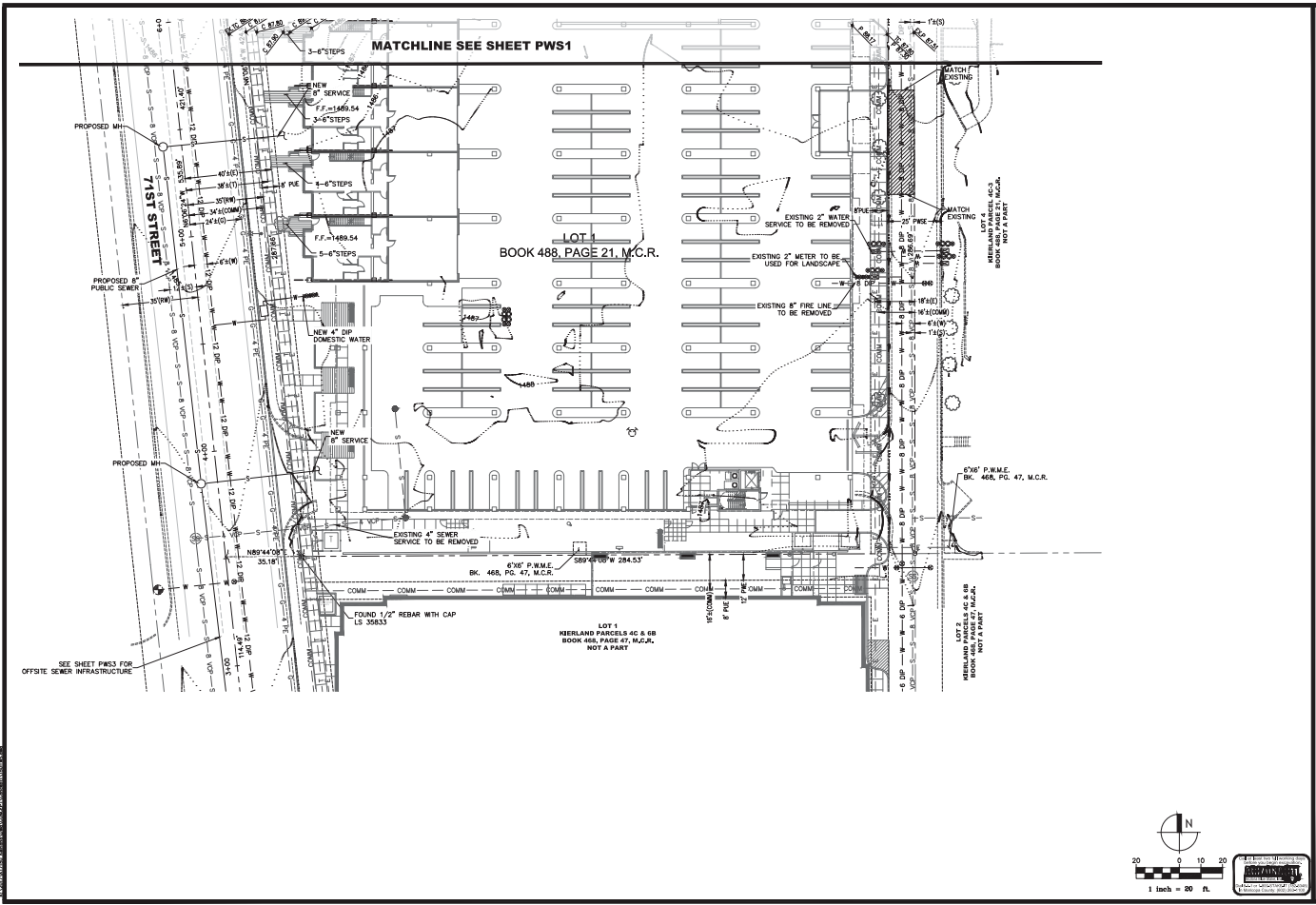


LMC KIERLAND
PRELIMINARY WATER AND SEWER PLAN

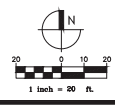
KLAND CIVIL ENGINEERS
L.P. INCORPORATED
LAND DEVELOPMENT SERVICES
LAND SURVEYING
727 N. 16th St., Suite 217
Phoenix, Arizona 85020
PH: (480) 344-0480
www.klandcivil.com

DESIGNED BY: L. KLAND
DRAWN BY: S. VERGARA
CHECKED BY: J. FAYATA

K17150
Sheet No. 00-00-10
PWS1
OF 3



<p>LMC KIERLAND</p> <p>PRELIMINARY WATER AND SEWER PLAN</p>
<p>KLAND</p> <p>CIVIL ENGINEERS</p> <p>LAND ENGINEERING</p> <p>LAND DEVELOPMENT SERVICES</p> <p>LAND SURVEYING</p> <p>707 N. Maple Street Phoenix, Arizona 85001 PHONE: (480) 340-0000 WWW: WWW.KLAND.COM</p> <p>OWNER: LMC KLAND ARCHITECT: S. VERGARA CONTRACT: 11/12/2010</p> <p>K17150</p> <p>Project No.</p> <p>Sheet No.</p> <p>PWS2</p> <p>OF 3</p>



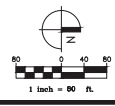


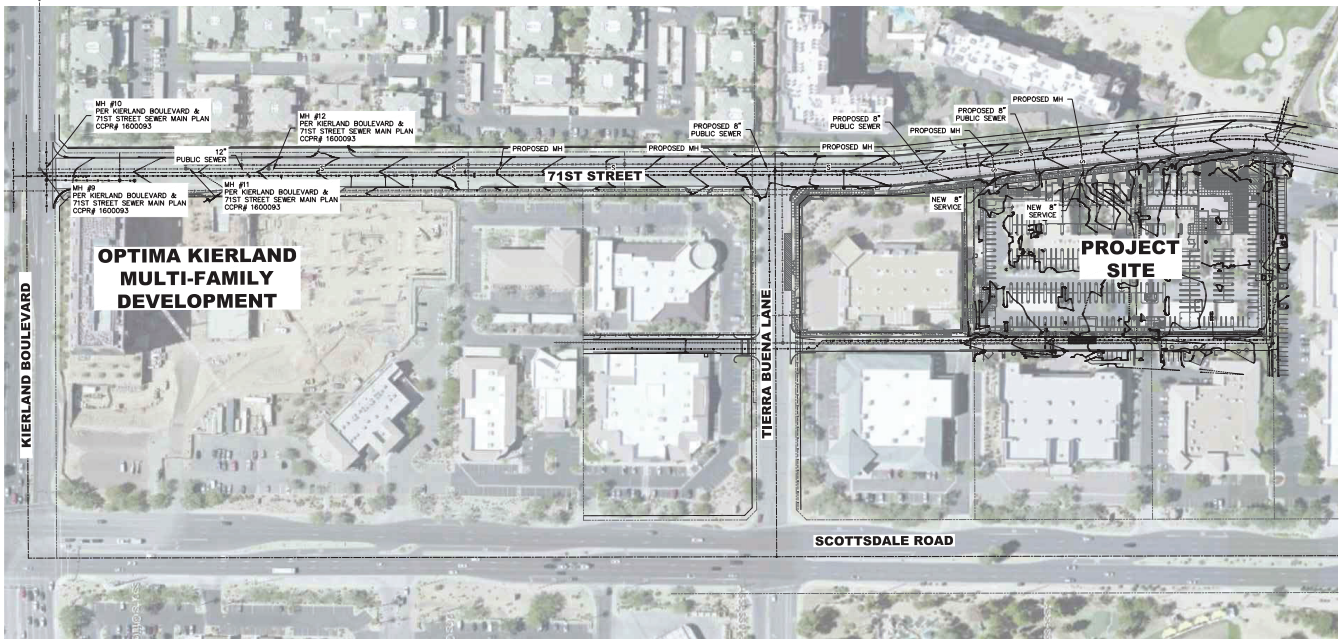
LMC KIERLAND
PRELIMINARY WATER AND SEWER PLAN

KLAND
 CIVIL ENGINEERS
 LAND DEVELOPMENT SERVICES
 LAND SURVEYING
 707 N. North Loop SW
 Fort Worth, Texas 76102
 PUBLIC JOB NUMBER:
 www.kland.com

OWNER: L. KLAND
 DESIGNER: L. KLAND
 DATE: 11/20/18
 PROJECT NO. **K17150**

SHEET NO. **PWS3**
 OF 3





LMC KIERLAND
PRELIMINARY WATER AND SEWER PLAN

KLAND
 CIVIL ENGINEERS
 LEAD ENGINEERING
 LAND DEVELOPMENT SERVICES
 LAND SURVEYING
 707 N. Webb, Suite 210
 Phoenix, Arizona 85008
 PHONE: 480-344-0000
 WWW: WWW.KLAND.COM



Project No. **K17150**
 Sheet No. **PWS3**
OF 3

