

VRINDAVAN

**A RESIDENTIAL COMMUNITY FOR SENIOR CITIZENS
PLANNED UNIT DEVELOPMENT**



Z-37-16-8

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**YASHA SHALI DEVELOPMENT, LLC
8826 S 12 TH STREET, PHOENIX, AZ 85042**

Development Team

1. Developer:

Yasha Shali Development LLC
8826 S 12 Th Street Phoenix, Arizona 85042
P. 602.690.7301 F 602.482.0672
kashdesh@hotmail.com

2. Applicant/Representative

Prakash Deshmukh, PE, MPM
Sunlight Engineers, PLLC
8826 S 12 Th Street Phoenix, AZ 85042
P. 602.690.7301 F. 602.482.0672
kashdesh@hotmail.com

3. Architect

Sudheer B Karnik, R.A.
27220 N 32nd Lane, Phoenix, AZ 85083
Office 623.249.3527 Cell 916.769.2873
sbkarchitect@hotmail.com

This PUD is intended to be a stand-alone document of zoning regulations for this particular project. Provisions not specifically regulated by this PUD are governed by the Phoenix Zoning Ordinance. A PUD may include background information to help illustrate the intent of the development. The purpose and intent statements are not the requirements which will be enforced by the city. The PUD only modifies the Phoenix Zoning Ordinance regulations and does not modify other City Codes or requirements.

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EXECUTIVE SUMMARY

The proposed Vrindavan Development is approximately 15.18 gross acres located at the southwest of Southern Avenue and 23rd Avenue (the Property), See **Exhibit 3 and 4**. Yasha Shali, (the “Developer) has planned to develop Vrindavan as a high quality, gated, single-family detached community for senior citizens with an adjacent medical office plaza. 13.18 acres are allocated for the single-family neighborhood and 2 acres for the office complex. To achieve this, the Developer is requesting to rezone to a Planned Unit Development (“PUD”) for a mixed of uses with single-family residential units, an accessory clubhouse and auditorium, and medical offices. The proposed development plan reflects the character of the South Mountain Village and is sensitive to the surrounding single-family neighborhoods. The Vrindavan Planned Unit Development represents a quality development proposal for a single-family residential neighborhood for senior citizens of Indian Origin. The development concept proposes 90 detached, single-family residential homes and features a centrally located clubhouse with a performing art quality auditorium as a common use facility for the neighborhood residents.

The community will include open space areas for outdoor activities, jogging/walking trails, outdoor gathering places with sitting facilities, as well as pedestrian connections to the various amenities within the development.

The community design embraces principles reflective of the South Mountain Village by:

- ❖ Establishing a community that is respectful of the context and recognizes historical aspects affiliated with the property;
- ❖ Promoting pedestrian connections to amenities throughout the site;
- ❖ Providing quality open spaces well beyond current standards;
- ❖ Creating Landscape setbacks and green open spaces to provide natural environment for relaxed retirement.

A . P U R P O S E A N D I N T E N T

It is recognized by the US Citizens of Indian Origin in the North American Continent that the possibility of going back to India for retirement is not practical. It is necessary to create a home for retirement time that will give same or better pleasure than going back to India. The population of US Citizens of Indian Origin in the North American continent is growing and is here to last forever. It is important that residential development be created where senior Indians could relax and spend their retired life peacefully and happily. It is recognized that there is no retirement facility for seniors of Indian origin in Phoenix. The founder of the Yasha-Shali Development, LLC has put together a team of enthusiastic and qualified professionals to develop a state of the art residential complex that will merge into surrounding local community for senior citizens of Indian Origin where they will feel comfortable and at home.

The Vrindavan development has been planned to create a facility for a home away from home. Vrindavan has a goal to provide a promising environment for senior of Indian Origin that will mix and merge into surrounding local community.

1. Project Overview and Goals

Vrindavan is located at the southwest corner of Southern Ave and 23rd Avenue (APNS: 105-86-002V, 105-86-002W and 105-86-002Y). See **Exhibit 3 and 4**. The Developer proposes a residential development designed to provide independent living to active senior citizens of Indian Origin, along with a compatible medical office complex.

The community is planned for active adults, providing them and others an atmosphere within which to live safely, securely and on their own terms. The proposed plan will create an intimate community designed to foster communications and caring relationships amongst residents of Vrindavan and surrounding communities.

Dominant themes among active seniors are their desires for permanency, independence and self-determination and the ability to choose where, how and with whom they live. We believe that home ownership in a community, like Vrindavan, offers families the greatest and most reliable degree of choice and freedom. By

focusing neighboring houses around a shared garden courtyard provides the setting for neighbors to develop meaningful relationships beyond family and housemates. The residential units include front porches and face the commons instead of turning away to provide a sense of community. Their scale encourages residents to enjoy the outdoor life. Porches and common areas promote interpersonal conversations with neighbors and passersby. These casual conversations help foster caring relationships and a meaningful sense of community.

Vrindavan development will comprise of approximately 90 dwelling units. The units will range from 1,200 to 1,800 square feet. Prospective residents will have choice to choose one, two, or three bedroom unit options. All units will have enclosed garages. Safety features include secured entrances and a perimeter wall with regular on-site security staff and/or a camera monitored surveillance system. A transport shuttle is also planned to transport residents to off-site businesses and recreation areas when necessary.

The community is planned to have a range of indoor and outdoor amenities. The community will have a clubhouse with full service dining facility. The dining facility and clubhouse will be open to residents only. It will be privately operated and will have a space to serve about 60 people at a time. The clubhouse will include a Game Room, Fitness Center, and a Full Screen TV. It is planned to have an assigned staff on-site to manage indoor and outdoor programs and organize social activities for the residents.

There will be an auditorium for private use of the residents. The auditorium facility will be used for periodic entertainment programs. Such programs would be generally organized for the Vrindavan residents. However, the auditorium could be open to the local community for occasional special programs.

The development will also include a team of doctors and their clinics on the eastern 2-acre portion of the site. The office complex is planned to have six medical specialty units to serve residents within the development and surrounding communities.

2. Surrounding Area

The proposed development is compatible with the surrounding area. The site is currently zoned S-1 (Approved R-2). The Property is bounded by Southern Avenue to the north side, which will be used for the main entrance. There will be a second entrance (ingress/egress way) to the development on the east side of the property from 23rd Avenue. El Prado Park is to the south-east of the property within less than half a mile and is adjacent to the Pastor Elementary School. A Phoenix Fire Station is at the northeast corner of Southern Ave and 23rd Ave. A single-family residential community is east of the site, across 23rd Ave. The property on the north side of Southern Avenue across from the site is also planned for single-family homes. Directly south of the property is one single-family residence, and the Jain Center of Greater Phoenix further to the south. The parcel to the west is vacant, with a single-family community further to the west.

3. Overall Design Concept

The Vrindavan PUD is uniquely designed to foster strong relationships and socialization amongst its residents. The development emphasizes single-family homes surrounded by open areas with Ramada, Jogging Trails, and Green Lawns with shade trees. The development also provides the centrally located clubhouse.

The enclosed common areas are accessible through a secured ingress and egress Gates located on Southern Avenue and between the office complexes along 23rd Avenue. Ample parking will be provided around the club house and auditorium. The site design intentionally encourages residents to move about the community by connecting pedestrian walkways through common areas. A water fountain is planned in front of the centrally located clubhouse/auditorium. Additional water fountains will be provided in the development as per development design and available space.

B. LAND USE PLAN

Vrindavan is a 15.18 acre site with a mix of residential (13.18 acres) and medical office (2 acres). 90 units are proposed across the 13.18 acres providing a density of 6.8 units to the acre. The proposed medical offices will be designed to front 23rd Avenue while providing pedestrian access to residents. There will be a gated entrance to the single-family neighborhood from Southern Ave and the office complex portion of the site. The Vrindavan PUD will transform a vacant and underutilized property into a vibrant and active community that will benefit senior citizens.

Vrindavan is planned to encourage residents to spend time in outdoor and indoor common spaces within the development, and thereby have more opportunities to connect with other residents within the development. Vrindavan is a gated community. The interior roadways will be comprised of a single loop around the centrally located amenities. The residential housing layout will ensure minimal walk to clubhouse, without the typical concerns associated with pedestrian travel in proximity to vehicular traffic on the streets. Vrindavan has a unique vehicle and pedestrian circulation plan that meets and exceeds the General Plan's healthy neighborhood's land use principle.

C. SITE CONDITIONS AND LOCATION

Acreage:

The Property consists of approximately 15.18 gross acres with three parcels. One parcel will be merged and used for the street widening on 23rd Avenue.

See legal description on **Exhibit 2**

Location:

The Property is located at the southwest corner of Southern Avenue and 23rd Avenue in the South Mountain Village. The area has transitioned from rural agriculture to single-family communities over the years. There are a number of public parks and elementary schools in the area. Commercial uses outline the intersections of 19th Ave,

7th Ave and Central Ave. The Vrindavan PUD provides a complementary and transitional use as a buffer between the surrounding single-family residential developments to the south and further to the east and west.

Topography:

The site is generally flat, vacant land. See context plan and site photos on page.....The surrounding area is also generally flat.

D. GENERAL PLAN CONFORMANCE

The proposed mixed use development is supported by the following goals, policies, and objectives of the general plan.

Core Value: Connect People and Places

Opportunity sites - 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.

Land Use and Design Principles – Support reasonable levels of increased intensity, respectful of local conditions and surrounding neighborhoods.

This project will provide an appropriate density and compatible use while serving as a transition between the single-family residences to the south, west and east of the property. The community is designed in a manner sensitive to the existing surrounding single-family residential uses.

The proposed Vrindavan PUD will develop an underutilized parcel which is adjacent to parcels that have been nearly fully developed. This infill project will provide the opportunity to develop vacant land into a residential community, consistent with the scale and character of the surrounding uses to provide opportunities to senior citizens of Indian origin. The development of this site and investment in the neighborhood will enhance not only the neighborhood stability but will add to the quality of life, public health and safety for the area.

Core Value: Celebrate Our Diverse Communities & Neighborhoods

Certainty & Character: Every neighborhood and community should have a level of certainty. Ensure that development, redevelopment and infrastructure supports and reinforces the character and identity of each unique community and neighborhood.

Land Use and Design Principles – New development and expansion or redevelopment of existing development in or near residential areas should be compatible with existing uses and consistent with adopted plans.

Vrindavan is consistent with surrounding densities in the immediate area and will not have a negative effect on any of the surrounding developments. The project fronts Southern Ave with a large open space setback and continues ample landscaping throughout the site. The medical uses front 23rd Avenue and will only minimally increase traffic in the area with patients. The development is compatible with the intersection of Southern Ave and 23rd Ave.

Core Value: Build The Sustainable Desert City

Trees & Shade: Create a network of trees and shade that integrate with the built environment to conserve ecosystem functions and provide associated benefits to residents.

Land Use and Design Principles – Integrate trees and shade into the design of new development and redevelopment projects throughout Phoenix.

The proposed project provides ample trees and shade throughout the project. The pedestrian network within the site allows a comfortable walking environment for residents and connects them to all amenities and the offices. Attention to landscaping and shade has also been made along Southern Ave and 23rd Ave.

E. ZONING AND LAND USE COMPATIBILITY

The proposed rezoning is compatible with the adjacent zoning pattern and the surrounding uses. Additional design standards, limited uses, and building/landscape setbacks proposed within this PUD will also help blend and transition the Property with its surroundings.

The request represents the best use for the Property as it provides opportunities and services to the surrounding area, while maintaining the character and appropriate density. The common elements throughout this PUD reflect the adjacent developments, surrounding area and the South Mountain Village.

Existing and Adjacent Zoning

The Property is currently zoned S-1 with approved R-2. The developments around this property are zoned as presented in the table below:

LOCATION	GENERAL PLAN	ZONING	USE
PUD	Residential 3.5-5 and Residential 5-10 du/ac	S-1 (approved R-2)	Vacant
East	Residential 2-3.5 du/ac	R1-6	Single-family Residential
West	Residential 3.5-5 du/ac	S-1 (approved R1-10)	Vacant
South	Residential 3.5-5 du/ac	S-1	Residential
North	Residential 3.5-5 du/ac	R-4 and R1-6	Single-family Residential

F. LIST OF USES

Permitted Uses

Permitted Principal Uses		Conditions/Limitations
1.	General, professional and medical offices.	Medical office uses include, but are not limited to the following: general medical, surgi-centers, dialysis centers, and urgent care centers, so long as there are not any overnight stays.
2.	Single-family Residential Detached	Per Section 608 of Zoning Ordinance

Temporary Uses

Temporary uses shall be subject to section 708 of the phoenix zoning ordinance.

Accessory Uses

Accessory Uses shall be subject to section 608 of the Phoenix Zoning Ordinance.

Accessory uses as resident-related amenities shall include but are not limited to the following:

- Crafts and classes
- Culinary events
- Indoor and outdoor activities
- Resident gardens/plantings
- Resident transport

G. DEVELOPMENT STANDARDS

The following standards are herein established for yard, height and area requirements intended to promote sensitivity to the surrounding neighborhoods and provide an appropriate transition between neighboring properties, authorized under this PUD. The standards identified herein pertain to density, building setbacks, landscape setbacks, building height, lot coverage and common open space. Please see **Exhibit 14** for Land Use Plan.

The Vrindavan PUD shall be governed by the following standards:

1. Development Standards Tables

Development Standards – Single-Family Portion	
Acres	13.18
Maximum Density	6.8 Dwelling Units Per Acre

Minimum Perimeter Building Setback Standards	60' North (Street) 15' East (From Office perimeter) 15' West (Property Line) 15' South (Property Line)
Minimum Interior Building Setback Standards	10' Front 10' Rear 5' Sides
Maximum Building Height	20' Single-family 35' Auditorium
Lot Coverage	Primary structure, not including attached shade structures: 40% Total: 50%
Common Area	5%
Street Standards	Private Access Way

Development Standards – Office Portion	
Acres	2
Minimum Perimeter Building Setback Standards	55' East (23 rd Ave) 15' West (From Residential perimeter) 60' North (Southern Ave) 35' South (Property Line)
Maximum Building Height	30'
Lot Coverage	50%

2. LANDSCAPE STANDARDS

The development shall be in conformance with the conceptual landscape plan provided within this Planned Unit Development. The plant palette will be composed of desert adapted trees, shrubs, accents, and groundcover.

See Conceptual Landscape Plan in **Exhibit 10**.

Landscape Standards – Single-Family Portion	
Landscape Setback Standards	55’ North (Street) 0’ East (From Office perimeter) 0’ West 0’ South
Plant Type	Minimum Planting Size
Trees	Minimum 2’ caliper
Shrubs	Min five (5)% 5-gallon shrubs per tree
Parking Lot Area	
Interior surface area	10%
Landscaped planers	At ends of each row of parking & approximately every 110’
Landscaped planters, single row of parking	Min 120 sq.ft.
Landscaped planters, double row of parking	Min 240 sq.ft.
Additional parking lot landscaping	As needed to meet 10% minimum requirement, evenly distributed throughout the entire parking lot. Min. interior dimension 5’ (length and width)

Landscape Standards – Office Portion	
Landscape Setback Standards	15' East (23 rd Ave) 15' West (From Residential perimeter) 10' North 10' South (Property Line)
Plant Type	Minimum Planting Size
Trees	Minimum 2' caliper
Shrubs	Min five (5)% 5-gallon shrubs per tree
Parking Lot Area	
Interior surface area	10%
Landscaped planers	At ends of each row of parking & approximately every 110'
Landscaped planters, single row of parking	Min 120 sq.ft.
Landscaped planters, double row of parking	Min 240 sq.ft.
Additional parking lot landscaping	As needed to meet 10% minimum requirement, evenly distributed throughout the entire parking lot. Min. interior dimension 5' (length and width)

- A. Trees will be planted within the landscape area between the street and sidewalk to improve the pedestrian experience along interior roads. Streetscape trees provide various benefits within an urban residential development. Not only do they provide an aesthetic quality by creating a transition from the street into the developed

neighborhood, but they also provide shade for pedestrians while reducing heat build-up, which is common in desert streetscape environments.

- B. Trees will be planted 25 feet apart along the interior roads to provide a continuous canopy of foliage and therefore, more consistent shade and cooling effects. Shrubs will also be planted to enhance the streetscape environment. The streetscape plantings will reflect the Sonoran Desert by including species native to the region. This is an environmentally conscious decision, thus avoiding the amount of unnecessary water that non-native, or adapted species would require. Automatic irrigation will be installed to ensure quality life for all planted species and will conform to the requirements necessary to comply with the city of phoenix right of way irrigation system.

1. **Parking**

The parking for this PUD shall comply with section 702 of the phoenix zoning ordinance.

2. **Amenities**

The PUD intent is to include the following amenities:

On-Site Indoor Amenities: A common use Clubhouse Facility will be provided. This will include Full Service Kitchen, Dining Space for 60 people, Fitness Center, Game Rooms, Art Rooms, Meeting Rooms, Administrative offices, and Toilets.

The common use area will also include Auditorium with pre-function space, offices, and toilets.

On-Site Outdoor Amenities: The development will be engrossed with lush landscaped grounds and a common space for outdoor activities. The landscaped area will include Ramada, Jogging Trails, Walkways and some sitting gossip areas around water fountains and green grounds.

Management: Home Owners' Association (HOA) will determine the management style and plan to maintain clean environment within the development community.

Activities: HOA will organize and manage periodic cultural events as per community needs and wish.

Safety: The entire development will be a gated community. The community will have a secured entrance and a perimeter block wall.

3. Shade

Pedestrian walkways and gathering areas should be shaded a minimum of fifty percent (50%) at maturity per City of Phoenix Ordinance Section 507 Tab A.II.B,6.1

Residences will have 60 square feet of covered porches in the front and rear.

The Clubhouse-Auditorium Center will have a deep arcade, covered outdoor sitting room, large covered front porch, and shade trees in the courtyard.

4. Lighting plan

Minimization of light pollution for the protection of nighttime views is an important component of the design theme for the project as well as the adjacent neighboring properties. In response, all exterior lighting for common open space areas, development entries, and along the internal streets will comply with the dark sky ordinance, section 23-100, Phoenix City Code. Exterior lighting will meet or exceed provisions set forth in article vii: shielding and filtering outdoor lighting, and section 704: environmental performance standards of the Phoenix Zoning Ordinance.

H. DESIGN GUIDELINES

1. General

The purpose of VRINDAVAN PUD design guidelines is to describe the design intentions and character for the proposed community. VRINDAVAN will offer the impression of a well planned residential community that contributes to the surrounding neighborhood. It will clearly not feel institutional.

The site will be laid out with single family dwelling units oriented around shared common areas, and connected by walkways to the Central community building. Outer appearance and entry while driving by, the general public will first see southwest style

residential buildings behind a stucco perimeter wall and landscaping. An opening in the wall will reveal the center house, appearing like a well-appointed larger home, with a welcoming front porch and wooden double-entry doors. Design features may include earthen colored stucco walls and clay-tile roofing. Each residence will have a drive way to park two cars off the road.

A separate general parking and accessible parking around and near common areas, such as clubhouse and auditorium will be provided. Part of the parking would be covered. Additional extended parking would be provided along the road where space permits for common use

2. Physical Design

The physical design of VRINDAVAN is intended to foster connections and caring relationships among neighbors, while respecting and preserving each person's need for privacy. The first among several design patterns to support these goals is the scale of sociability. To achieve this, the residential units would be organized in comfortable rows for a cordial relationship and easy communications.

Each common area will feature a water Fountain as a focal center of the courtyard. Another key pattern for balancing community and privacy is having layers of personal space. To achieve this, each transition between public and private realms will be articulated. The interior of the house will be designed for convenient use of the space and intimate relationship. Each house will have covered patio space facing the common backyard. All residences will be designed as nested houses with open and closed sides. The open side will have windows facing the side yard, and the closed side will have high windows and skylights to bring in ample light while preserving privacy.

The centrally located clubhouse is the shared living facility of the community, a place for gatherings, shared dining area, game rooms, movie nights, and recreational and social activities. Staff offices and supportive services will be part of this facility. Design-wise, this will be the largest building in the development. This building would be centrally positioned, further reinforcing orientation within the community, and a clear point of arrival for guests.

3. Materials and form

Residential buildings and the clubhouse/auditorium will have stucco wall surfaces in earthen colors and clay roofing tiles. Building massing will have a variation of elevations, gabled and hip roofs with exposed rafter tails and support brackets, and deeply set covered porches perhaps with stucco columns and arches. Windows will be vertically proportioned. Garages will have tile roofs to blend into housing elevations.

I. SIGNS

All sign provisions shall comply with section 705: signs of the phoenix zoning ordinance. Vrindavan requests only a single entrance sign that does not exceed the city of phoenix regulations. This sign shall be compatible with the design of buildings and site, reflecting the architectural style, building materials, textures, colors, and landscape elements of the project.

J. SUSTAINABILITY

Leadership in energy and environmental design (LEED) green building rating system is presently a voluntary standard for developing high-performance sustainable neighborhoods, and energy and resource efficient buildings that are healthy for its occupants. Developers of the Vrindavan property are intent on incorporating these standards where practical. Key design elements to be reviewed in accordance with the LEED philosophy will include water efficiency, energy and atmosphere, materials and resources, indoor environmental quality, innovation, and awareness and education.

Similarly, the voluntary City of Phoenix Green Construction Code further promotes environmentally responsible and sustainable development practices. Fundamental and complementary principles of energy efficient building design, water resource conservation, light pollution control and indoor environmental quality will be considered for all new construction within the PUD. Sustainability concepts also recognize that projects should

seek to integrate within and conform to the character of the existing community and environment.

Vrindavan shall incorporate sustainability principles through consideration and implementation of at least five (5) of the following design review presumptions, or other sustainability principles as approved by the planning and development department:

- Building designs should respond to the harsh southwest climate by incorporating materials and design methods suitable for the region.
- Design for effective water usage and conservation methods in buildings by using low flow 'water sense' qualified plumbing fixtures using minimal amounts of potable water.
- Inclusion of energy efficient certified appliances in all dwelling units for reductions in on-going power consumption.
- Incorporate "smart" irrigation control systems into the development application.
- Use roofing materials that specify a high solar reflectance index for a minimum of 75% of the roof surface area.
- Buildings and structures will be in compliance with section 1612 of the international building code. The floor elevation of the buildings, or portions of buildings intended for human occupancy, should provide a freeboard of not less than one foot above the design flood elevation.
- During construction on the building site, vegetation and soils should be protected and reused.
- Use paints and coatings on the interior of the building (i.e., inside of the weatherproofing system and applied on-site), including 90-percent or more of such products applied to interior surfaces of homes, will be certified low-voc (volatile organic compound) or no-voc by one of the following:
 1. Green Seal standard gs-11
 2. Green Guard certification for paints and coatings; or,
 3. Scientific Certification Systems (SCS) standard ec-10.2-2007 indoor advantage gold; or,

Master Painters Institute (MPI) green performance standards gps-1 or gps-2;
or,

5. A certifiable third-party low-emitting product list.
- Promoting human comfort for the PUD area and maximizing protection from the sun and heat, a minimum of one gazebo, covered porch are provided.
 - Respecting the arid desert context, a combination of porches, patios or courtyards are included in the development plan.
 - Site hardscape areas, including vehicular access ways, should be minimized to the extent possible to reduce drainage runoff and minimize heat gain.
 - A minimum of 50 percent of newly landscaped areas within common and buffer areas should contain native species.
 - Prior to occupancy, the entire building will be flushed with fresh air prior to occupancy but after all phases of home construction are completed. The entire building will be flushed for at least 48 total hours, keeping all interior doors open. HVAC air filters will be replaced or cleaned after flush, as necessary.

K. INFRASTRUCTURE

1. Circulation

The PUD is designed with individual 20-foot wide ingress and egress connections to SOUTHERN avenue on the north and 20-foot wide ingress and egress to 23rd avenue on east. Guest circulation is designed to enter from either entrances and circulate through the drive aisles to residences and clubhouse through the gates. Guest parking will be included for the offices outside of the residential gate. Parking will also be located around the centrally located residential clubhouse. Resident, emergency services, and refuse vehicle circulation will utilize the same ingress points and will meet City of Phoenix Fire Code Standards. See circulation plan in **Exhibit 12**.

2. Grading And Drainage

Grading and Drainage for the site will follow the City of Phoenix Storm Water Policies and Standards Manual, 3rd Edition, December 2013. Storm water runoff generated by the 100-year 2-hour storm event will be retained on-site via surface basins or underground storage systems. All stored storm water runoff will be required to dissipate within a 36-hour period. Off-site storm water runoff is not anticipated to impact the site. However, if during the course of design off-site flows are discovered, the flows shall be accepted and discharged in the same manner and location that existed prior to development, with no increase in runoff occurring.

This site will also follow Arizona Department of Environmental Quality and City of Phoenix guidelines for Storm Water Management. A Notice of Intent (NOI) and Storm Water Management Plan (SWMP) will be prepared for approval.

3. Water And Sewer

The City of Phoenix will be the water and sewer provider for this PUD. The onsite water, sewer and fire systems will be private, with proposed connections to the public water and public sewer mains located within 23rd avenue and/or southern avenue. An 8-inch public water main and 8-inch sewer main currently exist adjacent to the site. The City has expressed adequate capacity within these lines, and off-site water and sewer extension shall be required.

The on-site water and sewer system will follow the Uniform Plumbing Code standards, while the on-site fire system will follow the International Fire Code, with City of Phoenix supplements. The entry gates will follow the City of Phoenix Fire Code.

L. PHASING PLAN

It is anticipated that initial improvements will include the office buildings, open space amenities, perimeter walls and landscaping, and the completion of the adjacent public improvements. Individual residential buildings (together with the necessary site work for those buildings) will be developed within the property as market conditions warrant. See phasing plan **Exhibit 13**.

EXHIBIT 1

DEVELOPMENT STANDARDS TABLES

Comparative Standards Table – Single-Family Portion		
STANDARDS	R-2 Zoning (Table A PRD Option)	PUD Zoning
Maximum Density	6.5 du/ac	6.8 du/ac
Minimum lot width	45' minimum	45' minimum
Minimum Perimeter Building Setback Standards	Street: 15'; Property line Rear: 15' (in addition to landscape setback); Property line Side: 10'	60' North (Street) 15' East (From Office perimeter) 15' West (Property Line) 15' South (Property Line)
Landscape Setback Standards	15' average, 10' minimum	55' North (Street) 0' East (From Office perimeter) 0' West 0' South
Minimum Interior Building Setback Standards	Front: 10'; rear: none; street side: 10'; sides: none	10' Front 10' Rear 5' Sides
Maximum Building Height	2 stories and 30'	single level 20' Single-family single level 35' Auditorium

Lot Coverage	Primary structure, not including attached shade structures: 40% Total: 50%	Primary structure, not including attached shade structures: 40% Total: 50%
Common Area	Minimum 5% of gross area	Minimum 5 % of gross area
Street Standards	Public Street or private access way	Private access way

Comparative Standards Table – Office Portion		
STANDARDS	Neighborhood Retail (C-1) Zoning	PUD Zoning
Minimum Perimeter Building Setback Standards	Front – Average 25’ Sides – 25’ Rear – 25’	Front - 55’ East (23 rd Ave) Rear - 15’ West (From single-family portion of PUD) Side - 60’ North (Southern Ave) Side - 35’ South (Property Line)
Maximum Building Height	30’	Single Level 30’
Lot Coverage	50%	50%

VRINDAVAN
A PLANNED UNIT DEVELOPMENT

GZJ 1014

LEGAL DESCRIPTION

GENERAL:

THE PROPERTY IS IDENTIFIED AS

2301 WEST SOUTHERN AVENUE

PHOENIX, ARIZONA 85041

A.P.N. 105-86-002 W

CITY OF PHOENIX Q.S. NO. 2-23

AND

2339 WEST SOUTHERN AVENUE

PHOENIX, ARIZONA 85041

A.P.N. 105-86-002 V

CITY OF PHOENIX Q.S. NO. 2-23

THE PROPOSED DEVELOPMENT PROPERTY INCLUDES FOUR PARCELS AND THE LEGAL DESCRIPTION OF THE LAND AS RECORDED IN MARICOPA COUNTY RECORDS OFFICE IS DESCRIBED AS UNDER.

PARCEL ONE:

IT IS THAT PORTION OF SECTION 36, TOWNSHIP 1 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 36, TOWNSHIP 1 NORTH, RANGE 2 EAST; THENCE NORTH 89 DEGREES 58 MINUTES 33 SECONDS WEST ALONG THE

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NORTH LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER, A DISTANCE OF 341.26 FEET, SAID POINT ALSO BEING THE NORTHEAST CORNER OF THE PROPERTY CONVEYED IN DOCUMENT NO. 83-216890;

THENCE SOUTH 00 DEGREES 18 MINUTES 59 SECONDS EAST ALONG THE EAST LINE OF THE PROPERTY CONVEYED IN DOCUMENT NO. 83-216890, A DISTANCE OF 33.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 89 DEGREES 58 MINUTES 33 SECONDS EAST, 33 FEET SOUTH OF AND PARALLEL WITH SAID NORTH LINE, A DISTANCE OF 315.28 FEET TO A POINT 25.50 FEET WEST OF THE EAST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION;

THENCE SOUTH 00 DEGREES 31 MINUTES 27 SECONDS WEST, ALONG A LINE WHICH IS 25.50 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER, A DISTANCE OF 638.34 FEET;

THENCE NORTH 89 DEGREES 58 MINUTES 33 SECONDS WEST A DISTANCE OF 305.91 FEET, TO THE SOUTHEAST CORNER OF THE PROPERTY CONVEYED IN DOCUMENT NO 83-216890; THENCE NORTH 00 DEGREES 18 MINUTES 59 SECONDS WEST ALONG THE EAST LINE OF SAID PROPERTY CONVEYED IN DOCUMENT NO. 83-216890, A DISTANCE OF 638.33 FEET TO THE TRUE POINT OF BEGINNING. EXCEPT THE SOUTH 22 FEET OF THE NORTH 55.00 FEET OF SAID SECTION 36; AND

EXCEPT THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 1 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA; BEGINNING AT THE INTERSECTION OF THE WEST LINE OF THE EAST 25.50 FEET AND THE SOUTH LINE OF THE NORTH 55.00 FEET OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER;

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THENCE SOUTHERLY ALONG SAID WEST LINE, A DISTANCE OF 24.75 FEET;THENCE NORTHWESTERLY TO A POINT IN SAID SOUTH UNE WHICH IS 24.75 FEET WESTERLY OF THE POINT OF BEGINNING;THENCE EASTERLY ALONG SAID SOUTH UNE TO THE POINT OF BEGINNING.

PARCEL TWO:

IT IS THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 1 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, LYING EAST OF THE FOLLOWING DESCRIBED LINE:COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 36, THENCE SOUTH ALONG THE EAST LINE OF SAID SECTION, A DISTANCE OF 33.00 FEET TO A POINT;

THENCE WEST ALONG A LINE PARALLEL WTH AND 33 FEET SOUTH OF THE NORTH LINE, A DISTANCE OF 25.50 FEET TO THE TRUE POINT OF THE LINE HEREIN DESCRIBED;

THENCE SOUTH 00 DEGREES 31 MINUTES 27 SECONDS WEST, ALONG A LINE WHICH IS 25.50 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 638.34 FEET TO THE POINT OF TERMINUS OF SAID LINE.(THIS PARCEL IS SET ASIDE FOR WIDENING OD 23 RD AVENUE, UTILITY EASEMENT AND SIDE WALK.)

PARCEL THREE:

IT IS THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 1 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 36;

THENCE NORTH 89 DEGREES 58 MINUTES 33 SECONDS WEST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER, A DISTANCE OF 341.26 FEET TO THE TRUE POINT OF BEGINNING;

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THENCE SOUTH 00 DEGREES 18 MINUTES 59 SECONDS EAST, A DISTANCE OF 671.33 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 33 SECONDS WEST, A DISTANCE 654.11 FEET TO THE EAST LINE OF THE WEST HALF OF THE WEST HALF OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER;

THENCE NORTH 00 DEGREES 34 MINUTES 39 SECONDS EAST ALONG SAID EAST LINE, A DISTANCE OF 671.35 FEET TO THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST

QUARTER; THENCE SOUTH 89 DEGREES 58 MINUTES 33 SECONDS EAST ALONG SAID NORTH LINE, A DISTANCE OF 643.64 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPT THE NORTH 55.00 FEET OF SAID SECTION 36; AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY; THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 1 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 36;

THENCE NORTH 89 DEGREES 58 MINUTES 33 SECONDS WEST ALONG THE NORTH LINE OF SAID SECTION 36, A DISTANCE OF 824.37 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 00 DEGREES 34 MINUTES 39 SECONDS WEST, A DISTANCE OF 542.47 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 33 SECONDS WEST, A DISTANCE OF 171.00 FEET TO A POINT ON THE EAST LINE OF THE WEST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36;

THENCE NORTH 00 DEGREES 34 MINUTES 39 SECONDS EAST, A DISTANCE OF 542.47 FEET, ALONG THE EAST LINE OF THE WEST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36 TO A POINT ON THE NORTH LINE OF SECTION 36;

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THENCE SOUTH 89 DEGREES 58 MINUTES 33 SECONDS EAST ALONG THE NORTH LINE OF SECTION 36, A DISTANCE OF 171.00 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL FOUR:

IT IS THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 1 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 36;

THENCE NORTH 89 DEGREES 58 MINUTES 33 SECONDS WEST ALONG THE NORTH LINE OF SAID SECTION 36, A DISTANCE OF 824.37 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 00 DEGREES 34 MINUTES 39 SECONDS WEST, A DISTANCE OF 542.47 FEET;

THENCE NORTH 89 DEGREES 58 MINUTES 33 SECONDS WEST, A DISTANCE OF 171.00 FEET TO A POINT ON THE EAST LINE OF THE WEST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36;

THENCE NORTH 00 DEGREES 34 MINUTES 39 SECONDS EAST, A DISTANCE OF 542.47 FEET, ALONG THE EAST LINE OF THE WEST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36 TO A POINT ON THE NORTH LINE OF SECTION 36;

THENCE SOUTH 89 DEGREES 58 MINUTES 33 SECONDS EAST ALONG THE NORTH LINE OF SECTION 36, A DISTANCE OF 171.00 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT THE NORTH 55.00 FEET OF SAID SECTION 36.

THE TOTAL AREA COVERED UNDER PROPOSED FOUR PARCELS IS RECORDED AS 13.57 ACRES OR 591,109 SQ.FT.

EXHIBIT 3

AREA VISCINITY MAP



PARCEL NO.s

PARCEL -
APN 10586002Y

PARCEL -
APN 10586002V

PARCEL -
APN 10586002U

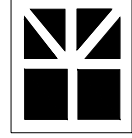


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AREA VICINITY MAP

JOB NO.
15116
CASE NO.
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10.03.2017

SUNLIGHT ENGINEERS
MEP ENGINEERS AND PROJECT MANAGERS
8826 S. 12TH STREET
PHOENIX, AZ 85042
PHONE 602-690-7301



SUDHEER B KARNIK
ARCHITECT, LLC
27220 N 32 ND LANE
PHOENIX, AZ 85083
Office 602-249-3527
Cell 916-769-2873
sbkararchitect@hotmail.com

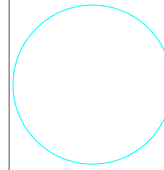


EXHIBIT 4
AERIAL MAP



EXHIBIT 5

ZONING MAP (EXISTING)

EXHIBIT 6

CONTEXT PLAN (PAGES 33-40)



1 SOUTHWEST CORNER LOOKING NORTH EAST



2 SOUTHEAST CRNR LKNG NRTHWEST



3 NRTHWST CRNR LOOKNG SOUTHEAST



4 NRTHEAST CRNR LKNG SOUTHWST



5 RAISED STRIP OF DIRT ALONMG EAST PORTION OF SITE



6 EXISTING SIDE WALK AND LANDSCAPING ALONG NORTH BORDER OF SITE



7 MINOR AMOUNT OF TRASH NEAR NORTHWEST CORNER OF SITE



8 MINOR DEBRIS AT SOUTHWEST CORNER OF SITE



9 VIEW OF SITE LOOKING EAST FROM WEST BORDER OF



10 VIEW OF SITE LOOKING NORTH FROM SOUTH BORDER OF PLOT



11 ADJACENT PROPERTY NORTH OF SITE



12 ADJACENT PROPERTY SOUTH OF SITE AT SOUTHEAST CORNER



13 ADJACENT PROPERTY EAST OF SITE



14 ADJACENT PROPERTY WEST OF SITE

EXHIBIT 7

GENERAL PLAN MAP

27TH AVE

SOUTHERN AVE

19TH AVE

BASELINE RD

Subject Site



- 0 to 1 du/acre - Large Lot
- 1 to 2 du/acre - Large Lot
- 2 to 3.5 du/acre - Traditional Lot
- 3.5 to 5 du/acre - Traditional Lot
- 5 to 10 du/acre - Traditional Lot
- 10 to 15 du/acre - Higher density attached townhouses, condos, or apartments
- 15+ du/acre - Higher density attached townhouses, condos, or apartments
- Parks/Open Space - Publicly Owned
- Parks/Open Space - Privately Owned
- Mixed Use Agricultural
- Commercial
- Industrial
- Commerce/Business Park
- Public/Quasi-Public
- Transportation

EXHIBIT 8
CONCEPTUAL SITE PLAN

W. SOUTHERN AVENUE

GREEN OPEN SPACE

A1

IN OUT

ENTRANCE GATE

30' WIDE ROAD

DROP OFF

COURTYARD

30' WIDE ROAD

30' WIDE ROAD

30' WIDE ROAD

30' WIDE ROAD

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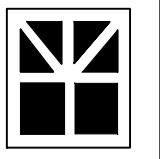
30' WIDE ROAD

30' WIDE ROAD

LEGEND

- Shared common areas
- Limited use area (private yard)
- Landscape area for public benefit
- common buildings - medical plaza and clubhouse
- Covered parking and Utility structures
- Walking track
- Ramadas
- 1 BD 1.5 BA
- 2 BD 2.5 BA
- 3 BD 3.5 BA

SUDHEER B KARNIK
ARCHITECT, LLC
 27220 N. 32 ND LANE
 PHOENIX, AZ 85083
 Office 623-249-3527
 Cell 916-769-2873
 sbkararchitect@hotmail.com



SUNLIGHT ENGINEERS
 MEP ENGINEERS AND PROJECT MANAGERS
 8826 S. 12TH STREET
 PHOENIX, AZ 85042
 PHONE 602-690-7301

JOB NO. 15116
 CASE NO. Z-37-16-8
 DATE 10.03.2017

CONCEPTUAL SITE PLAN

VRINDAVAN
 23 RD AVE AND SOUTHERN
 PHOENIX, ARIZONA 85041

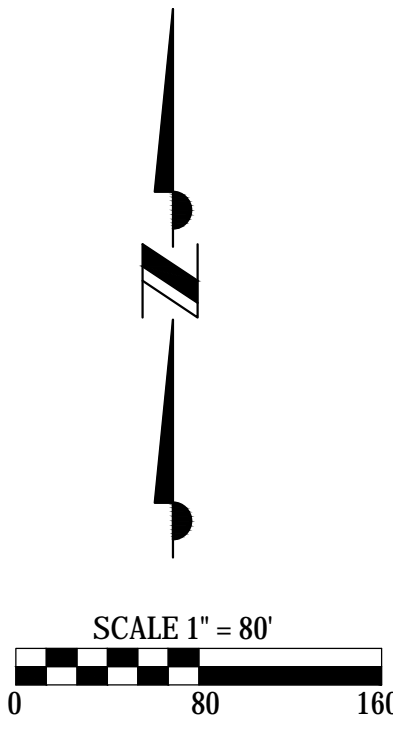
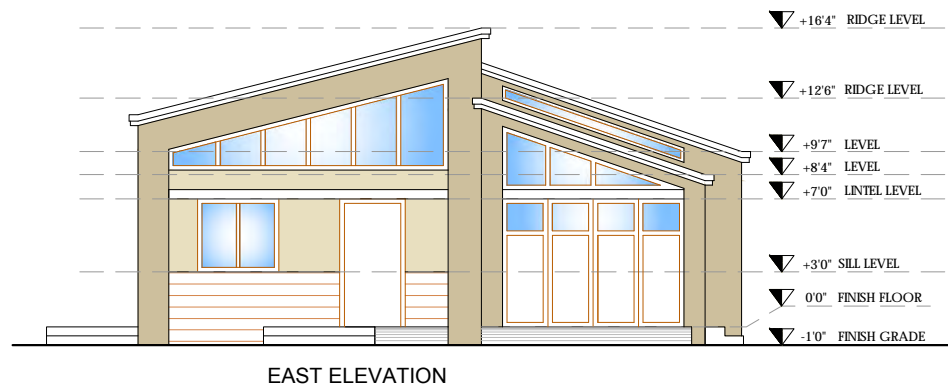
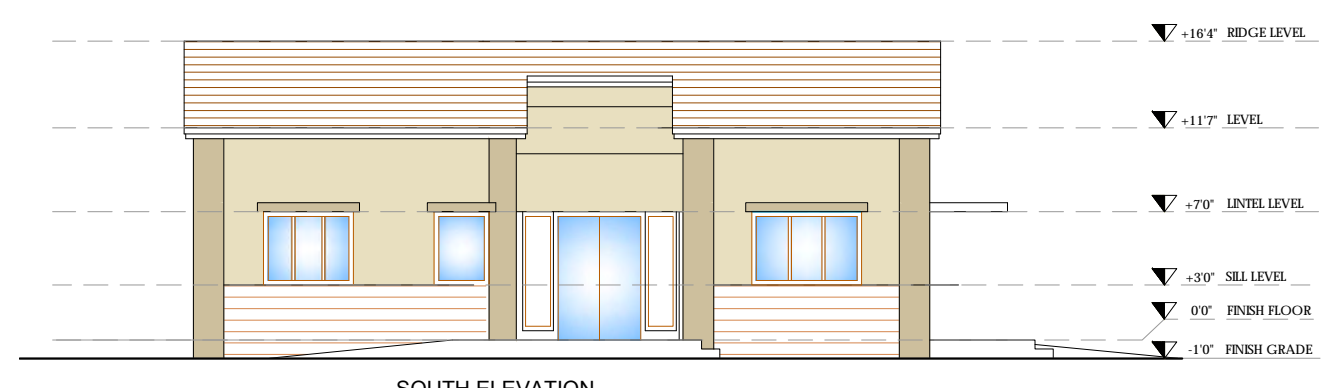


EXHIBIT 9

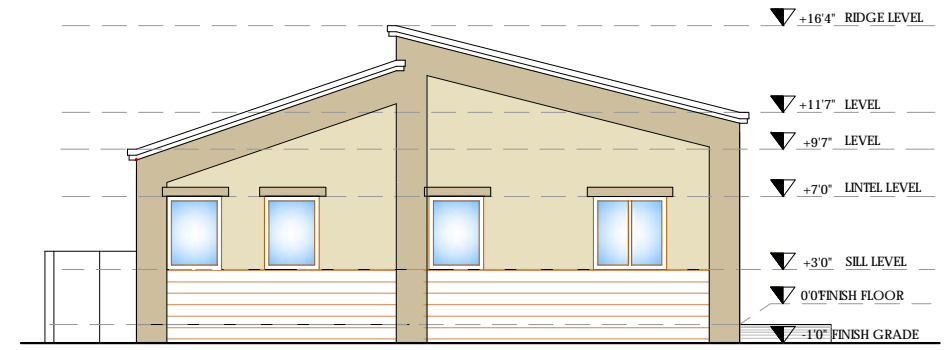
CONCEPTUAL SITE ELEVATIONS



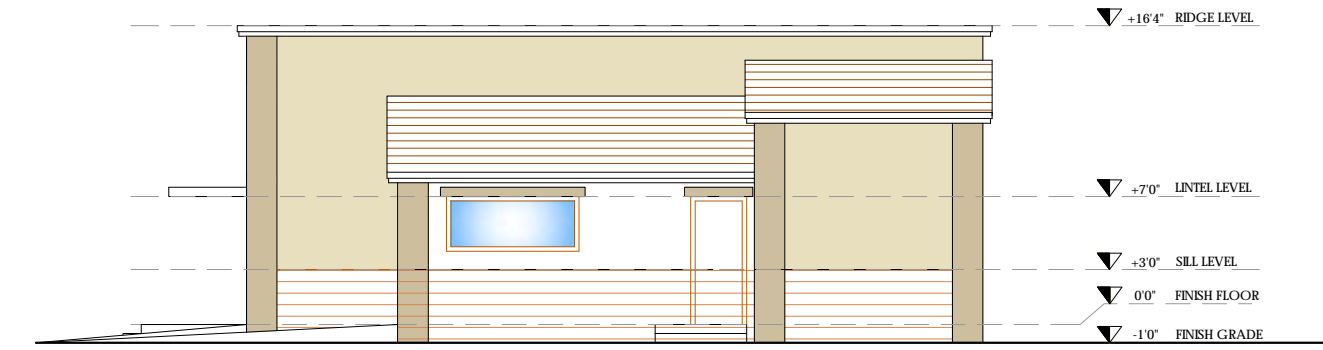
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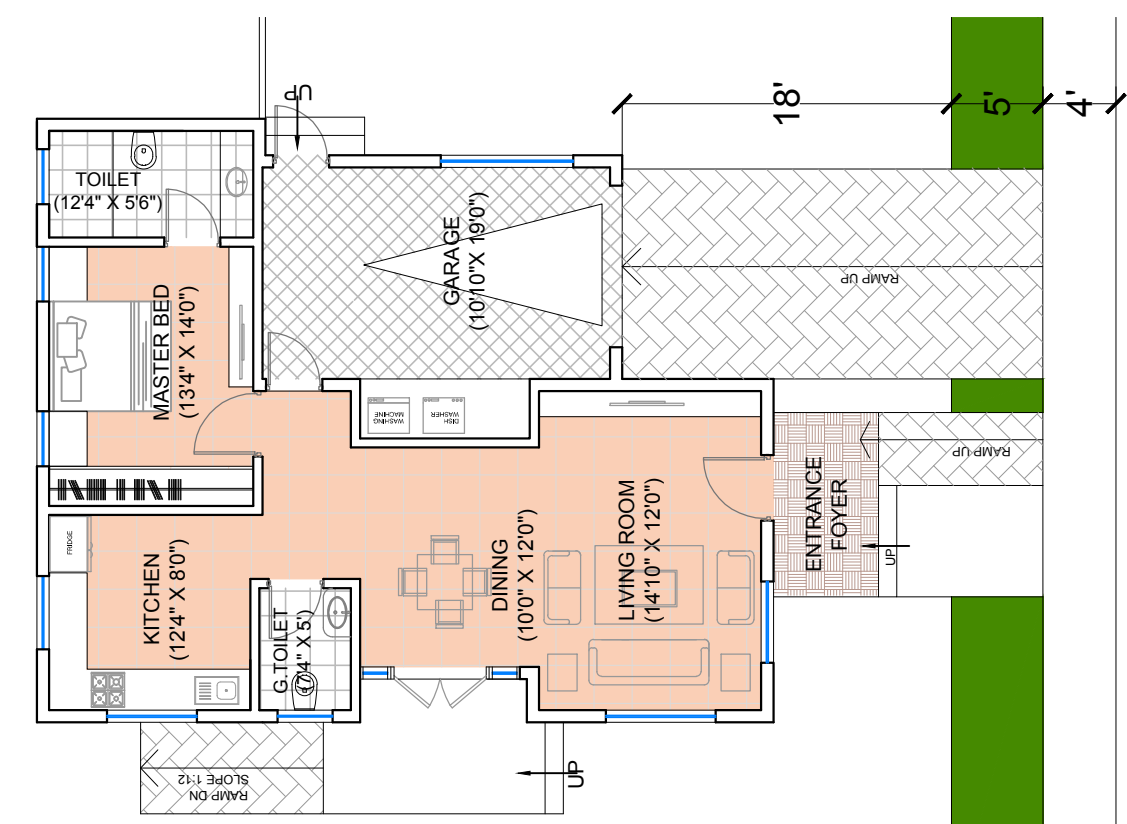
SOUTH ELEVATION



WEST ELEVATION



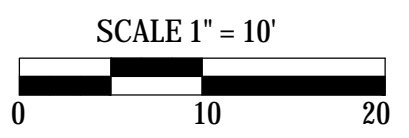
NORTH ELEVATION



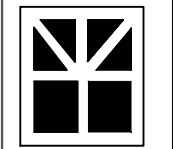
PLAN



**1 BD1.5BA
PLANS ,ELEVATIONS AND VIEWS**



**SUDHEER B KARNIK
ARCHITECT, LLC**
27220 N 32 ND LANE
PHOENIX, AZ 85083
Office 602-249-3527
Cell 916-769-2873
sbkararchitect@hotmail.com

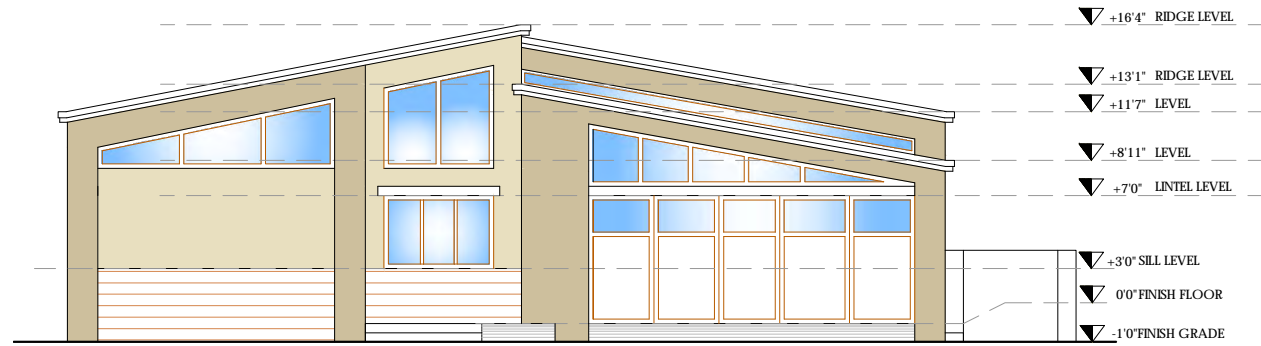


SUNLIGHT ENGINEERS
MEP ENGINEERS AND PROJECT MANAGERS
8826 S. 12TH STREET
PHOENIX, AZ 85042
PHONE 602-690-7301

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DATE
10.03.2017

CONCEPTUAL BUILDING
PLAN & ELEVATIONS
1 BEDROOM
RESIDENTIAL UNIT

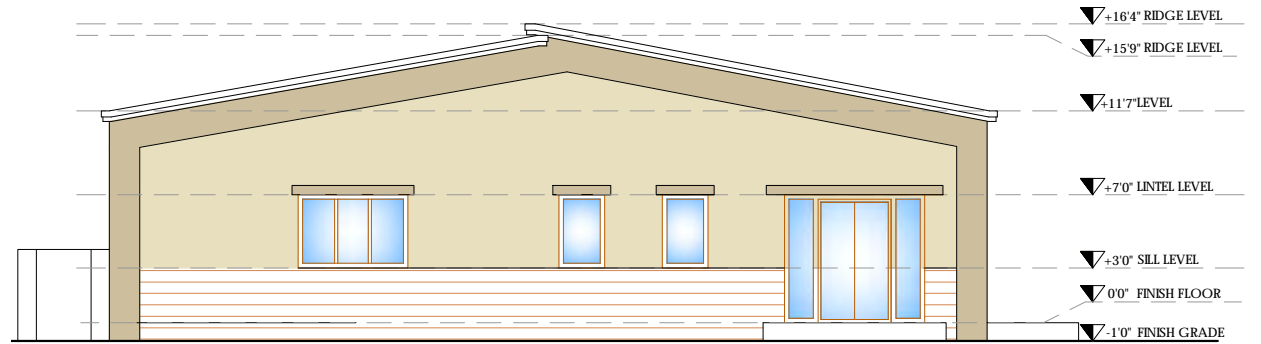
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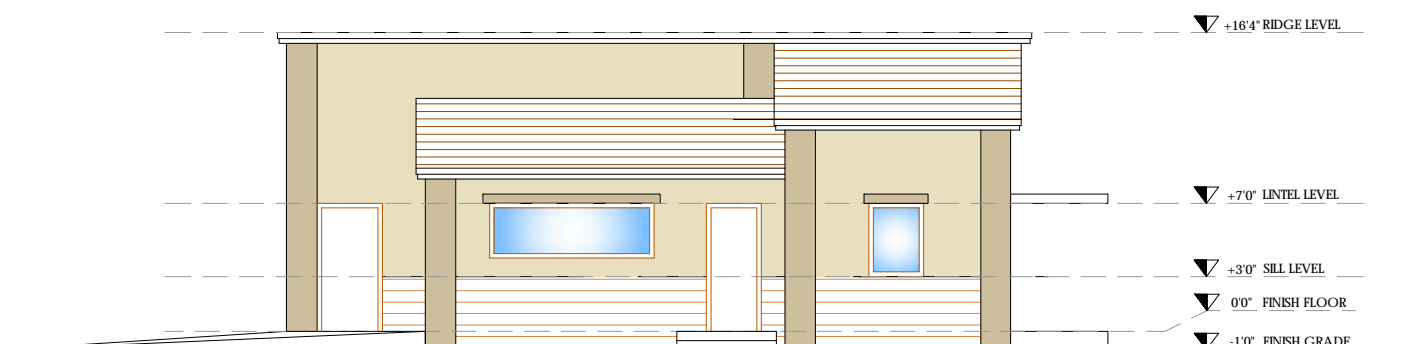
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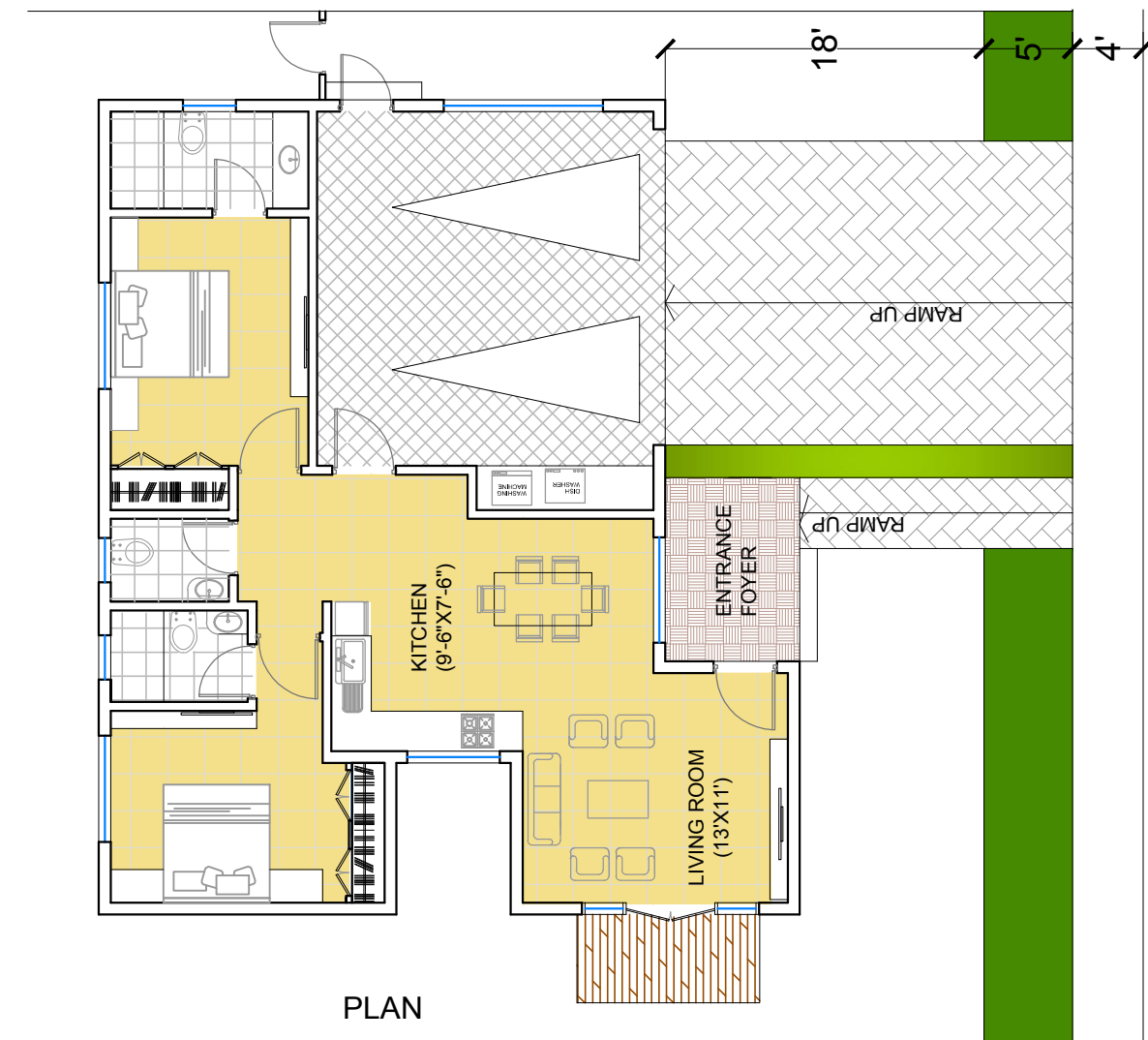
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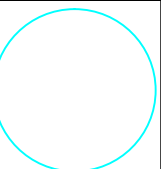
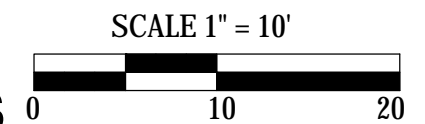
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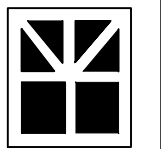
PLAN



**2BD2.5BA
PLANS ,ELEVATIONS AND VIEWS**



**SUDHEER B KARNIK
ARCHITECT, LLC**
27220 N 32 ND LANE
PHOENIX, AZ 85083
Office 623-249-3527
Cell 916-769-2873
sbkarchitect@hotmail.com

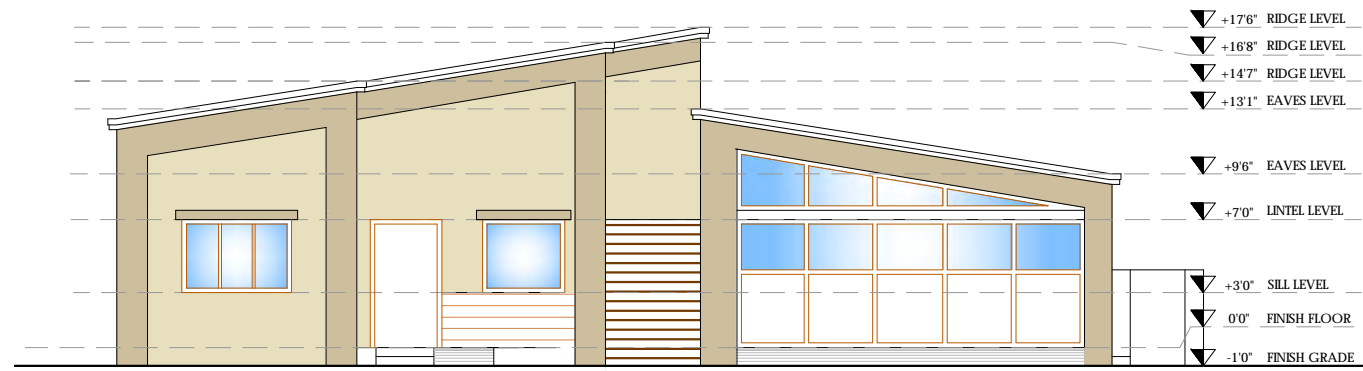


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MEP ENGINEERS AND PROJECT MANAGERS
8826 S. 12TH STREET
PHOENIX, AZ 85042
PHONE 602-690-7301

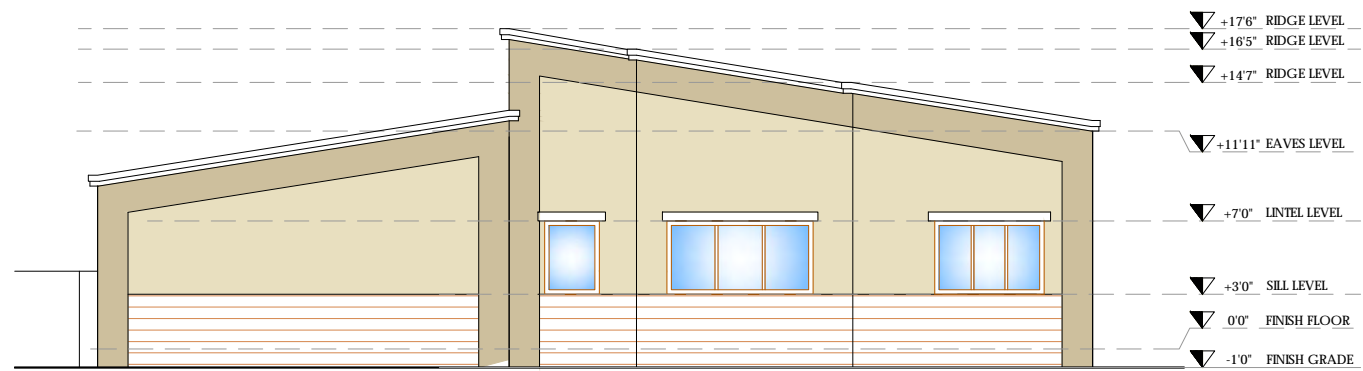
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CONCEPTUAL BUILDING
PLANS & ELEVATIONS
2 BEDROOM
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23 RD AVE AND SOUTHERN
PHOENIX , ARIZONA 85041



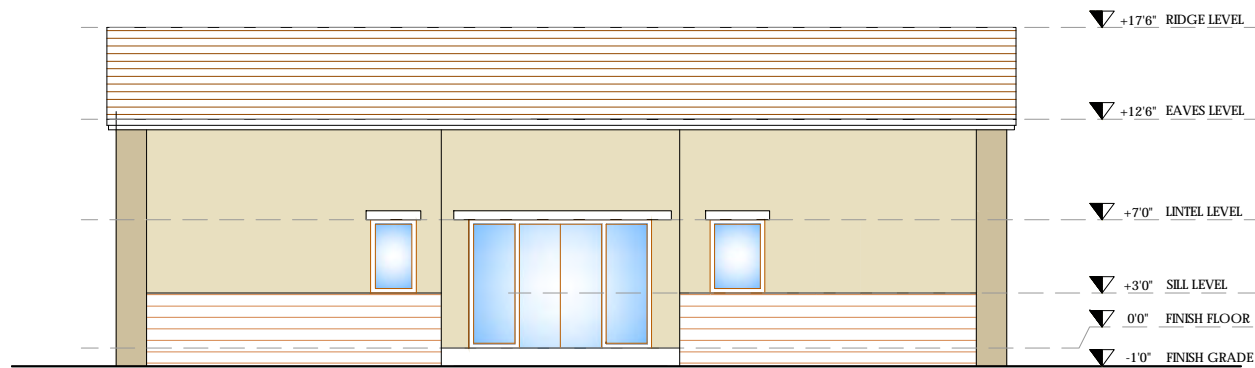
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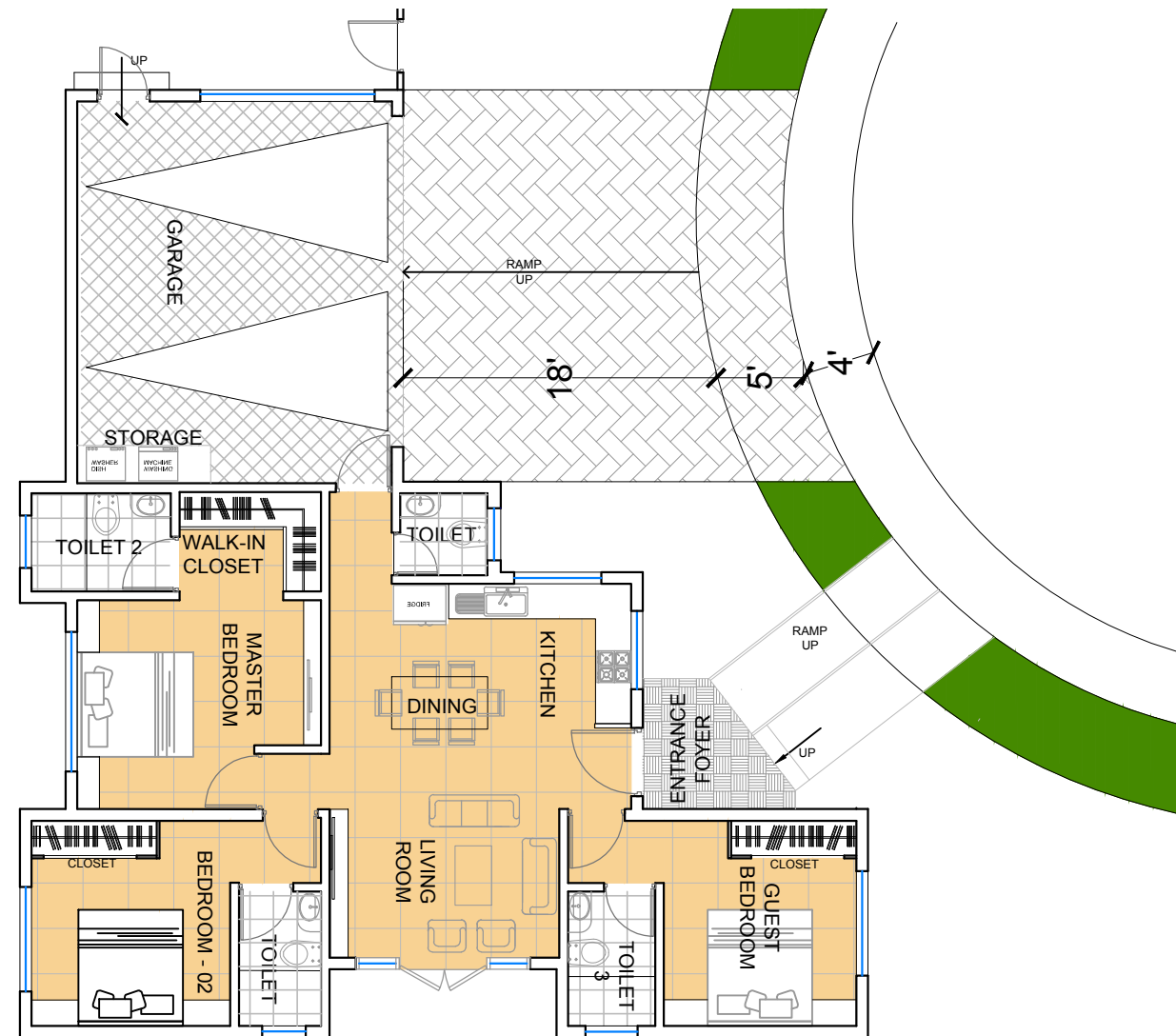
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EAST ELEVATION

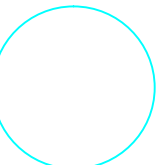
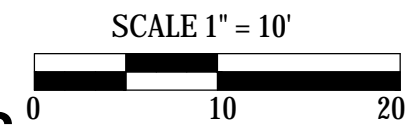


WEST ELEVATION



PLAN

**3BD3.5 BA
PLANS, ELEVATIONS AND VIEWS**



**SUDHEER B KARNIK
ARCHITECT, LLC**
27920 N 32 ND LANE
PHOENIX, AZ 85083
Office 623-249-3573
Cell 916-769-2873
sbkarchitect@hotmail.com

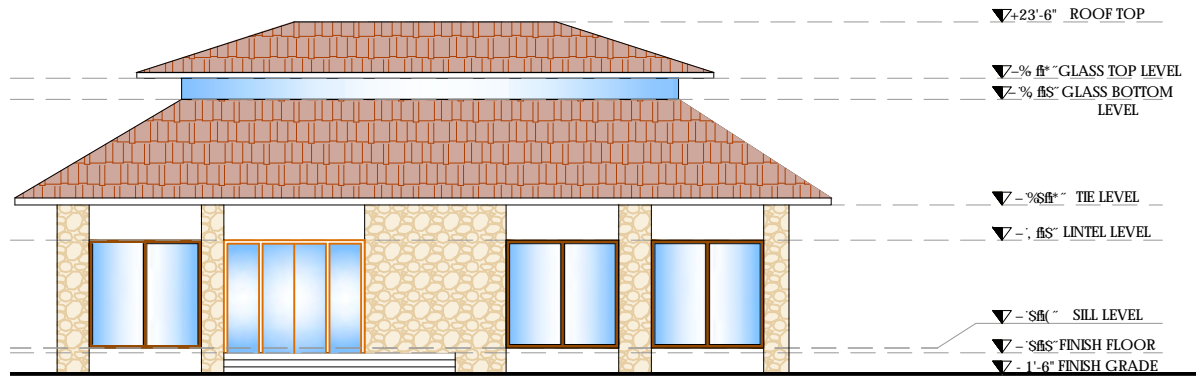


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MEP ENGINEERS AND PROJECT MANAGERS
8826 S. 12TH STREET
PHOENIX, AZ 85042
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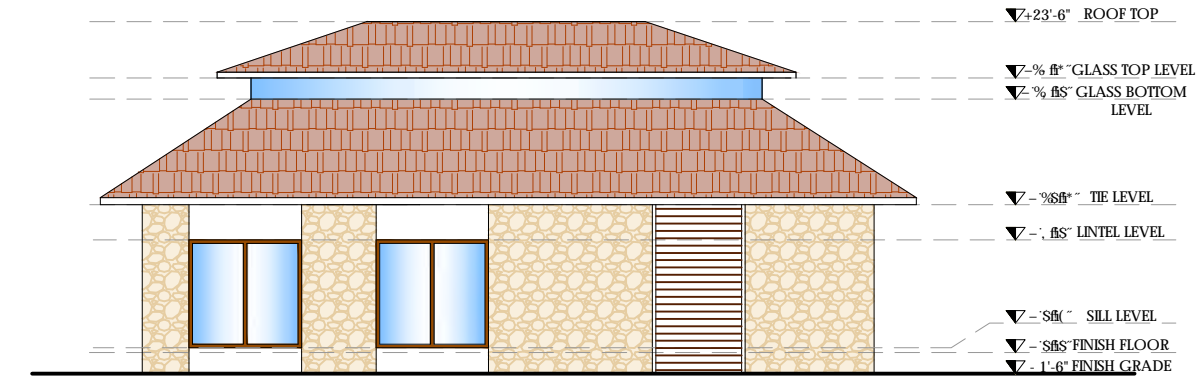
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CONCEPTUAL BUILDING
PLAN & ELEVATIONS
3 BEDROOM
RESIDENTIAL UNIT

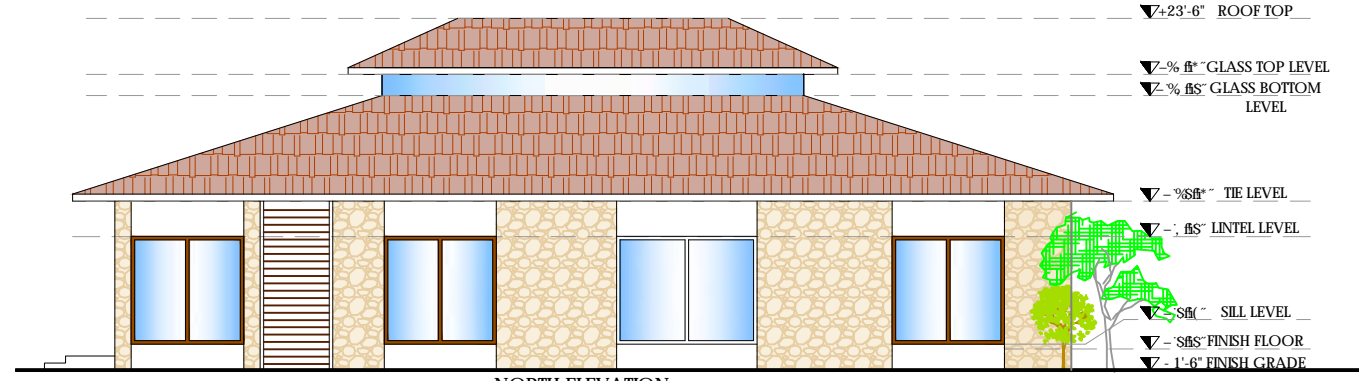
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PHOENIX, ARIZONA 85041



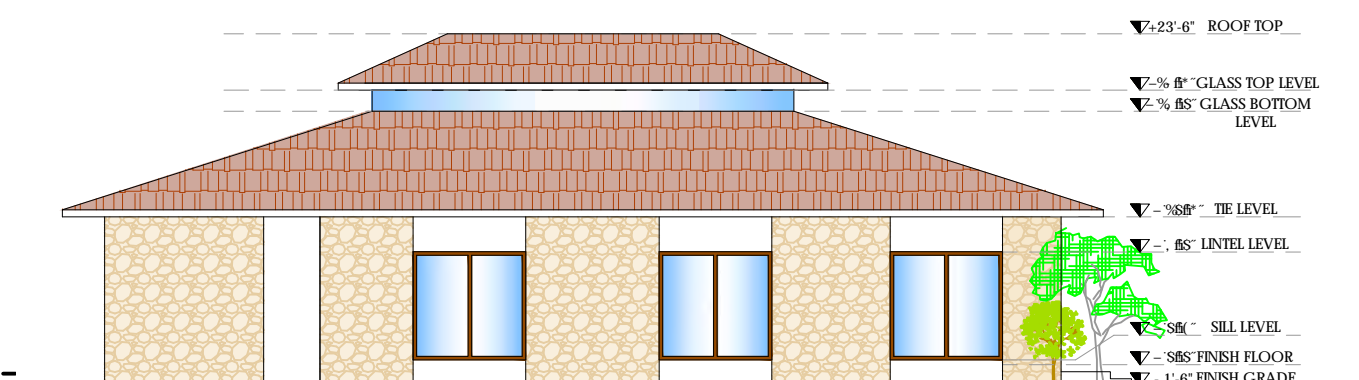
EAST ELEVATION



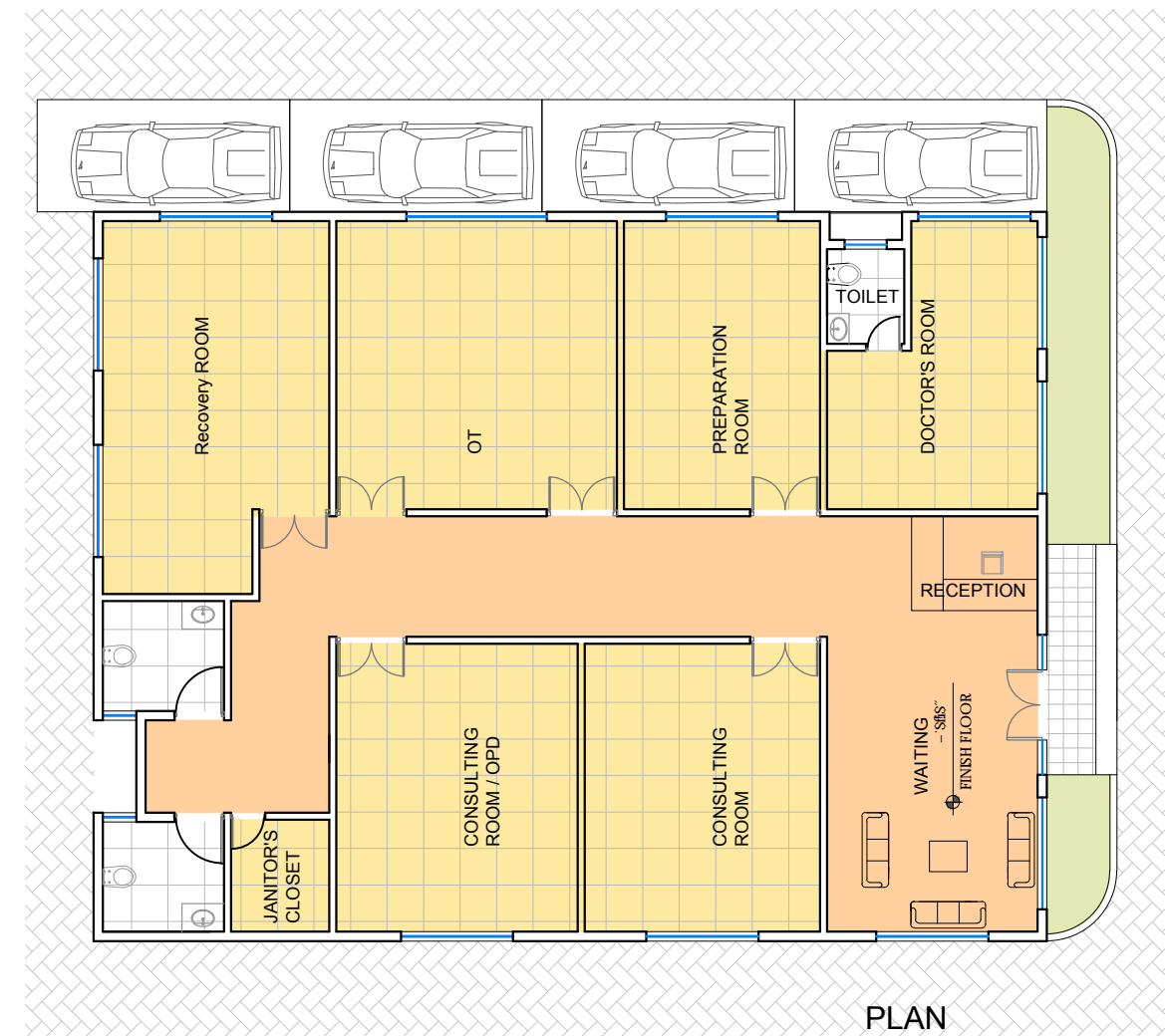
WEST ELEVATION



NORTH ELEVATION



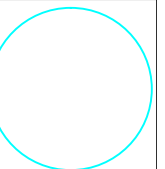
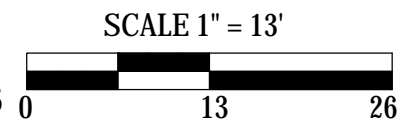
SOUTH ELEVATION



PLAN



**MEDICAL PLAZA
PLANS , ELEVATIONS AND VIEWS**



**SUDHEER B KARNIK
ARCHITECT, LLC**
27220 N 32 ND LANE
PHOENIX, AZ 85083
Office 623-249-3527
Cell 916-789-2873
sbkararchitect@hotmail.com

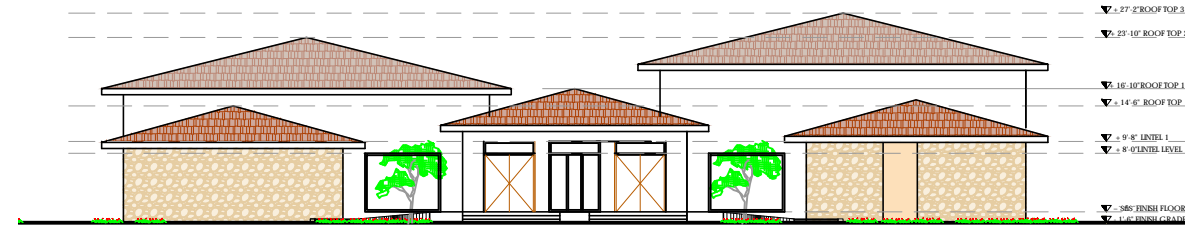
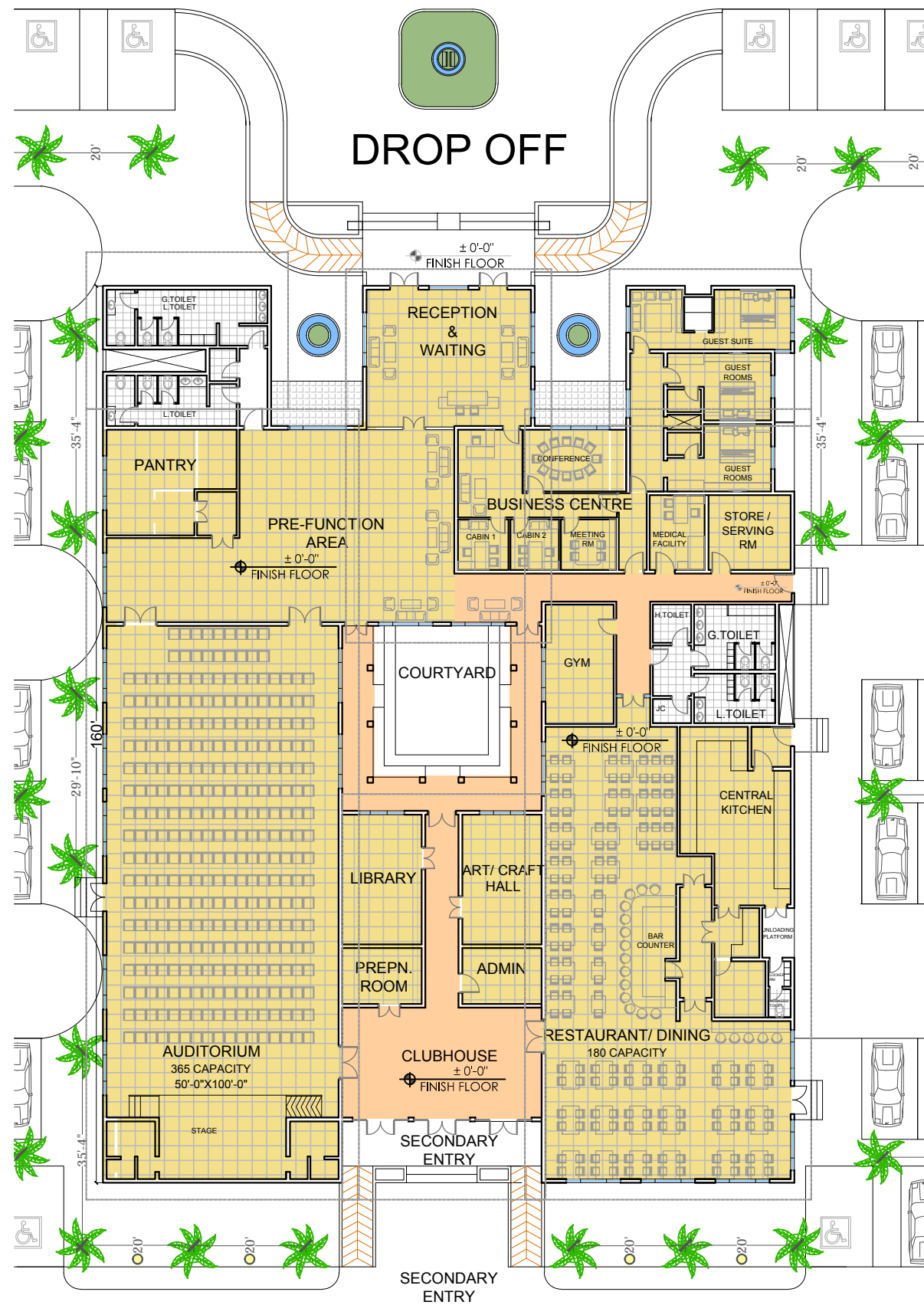


SUNLIGHT ENGINEERS
MEP ENGINEERS AND PROJECT MANAGERS
8826 S. 12TH STREET
PHOENIX, AZ 85042
PHONE 602-690-7301

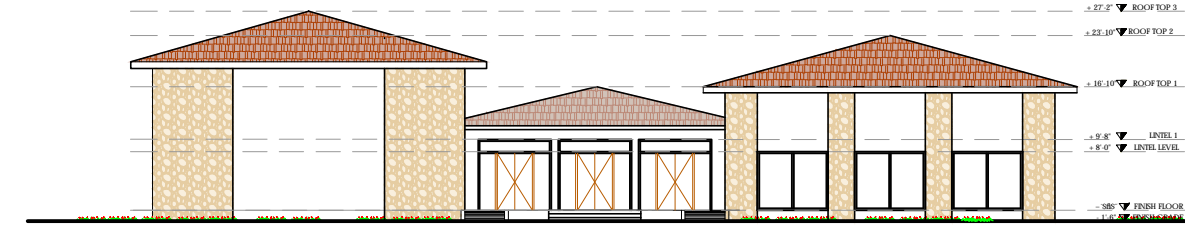
JOB NO.
15116
CASE NO.
Z-37-16 - 8
DATE
1 .03. 2017

MEDICAL PLAZA
PLAN , ELEVATION
AND VIEWS

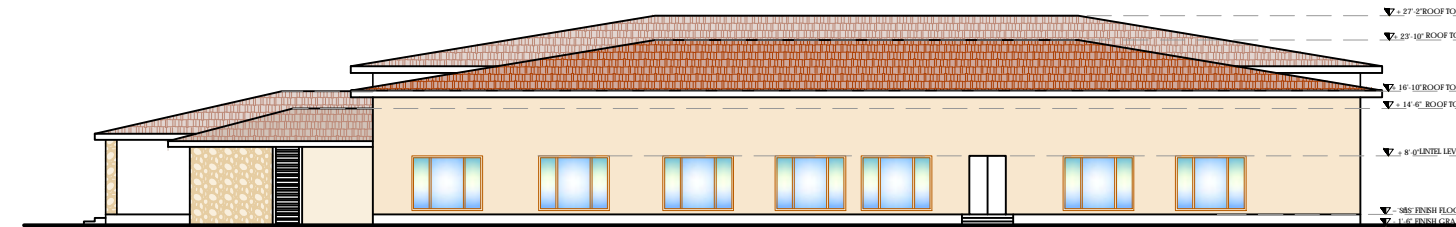
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PHOENIX , ARIZONA 85041



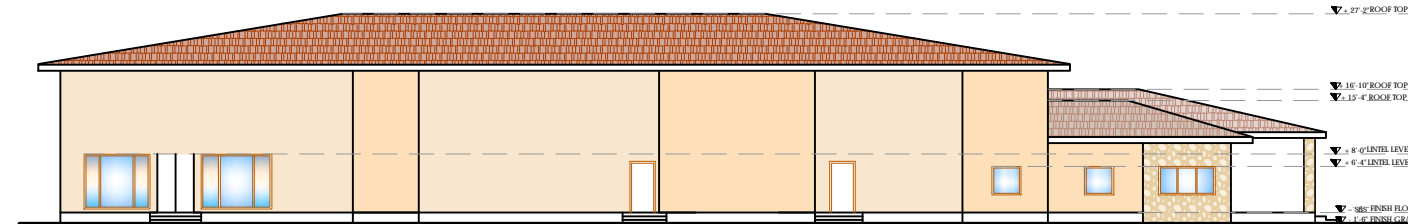
NORTH ELEVATION



SOUTH ELEVATION



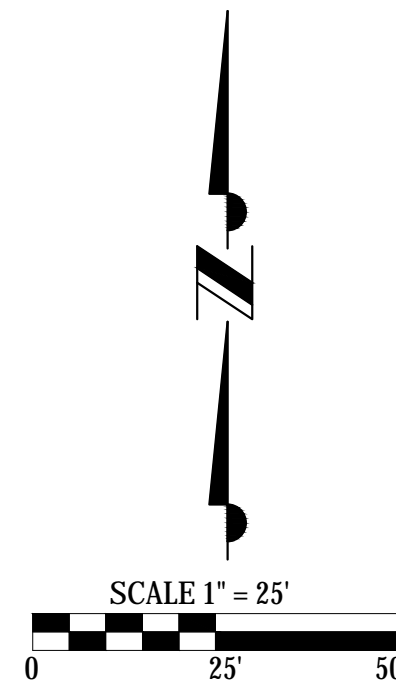
WEST ELEVATION



EAST ELEVATION



**CLBHOUSE
PLANS , ELEVATIONS AND VIEWS**



**SUDHEER B KARNIK
ARCHITECT, LLC**
27220 N 32 ND LANE
PHOENIX, AZ 85083
OFFICE 602-249-3527
Cell 916-769-2873
sbkarchitect@hotmail.com

SUNLIGHT ENGINEERS
MEP ENGINEERS AND PROJECT MANAGERS
8826 S. 12TH STREET
PHOENIX, AZ 85042
PHONE 602-690-7301

JOB NO.
15116
CONCEPTUAL BUILDING
PLAN & ELEVATIONS-
CLBHOUSE

CASE NO.
Z-37-16-8
DATE
10.08.2016

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PHOENIX, ARIZONA 85041









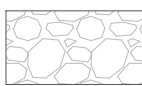

EXHIBIT 10

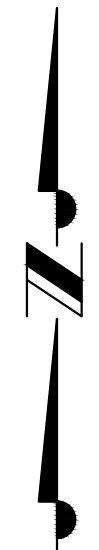
CONCEPTUAL LANDSCAPE PLAN

W. SOUTHERN AVENUE



LEGEND :

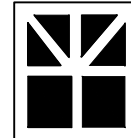
-  QUEEN PALM
-  PYGMY DATE PALM
-  CHASTE TREE
-  IRONWOOD
-  OAK TREE
-  LIGHT POLES
-  SILK FLOSS TREE
-  RAMADAS
-  WATER RETENTION AREA
- PROPERTY LINE
-  EXITING SIDE WALK



SCALE 1" = 80'



SUDHEER B KARNIK
ARCHITECT, LLC
 27220 N 32 ND LANE
 PHOENIX, AZ 85083
 Office 602-249-3527
 Cell 916-789-2873
 sbkarchitect@hotmail.com



SUNLIGHT ENGINEERS
 MEP ENGINEERS AND PROJECT MANAGERS
 8826 S. 12TH STREET
 PHOENIX, AZ 85042
 PHONE 602-690-7301

JOB NO. 15116
 CASE NO. Z-37-16-8
 DATE 10.03.2017

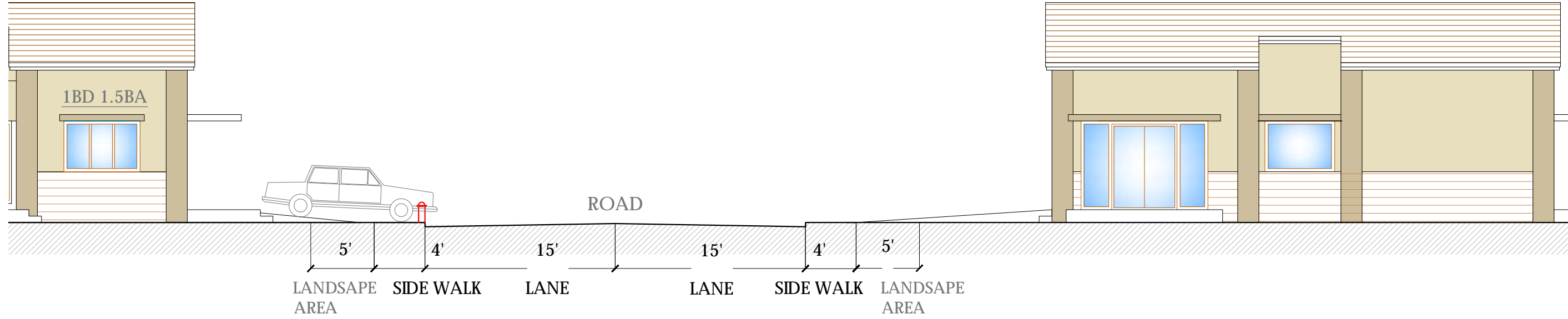
CONCEPTUAL LANDSCAPE
 PLAN

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 23 RD AVE AND SOUTHERN
 PHOENIX, ARIZONA 85041

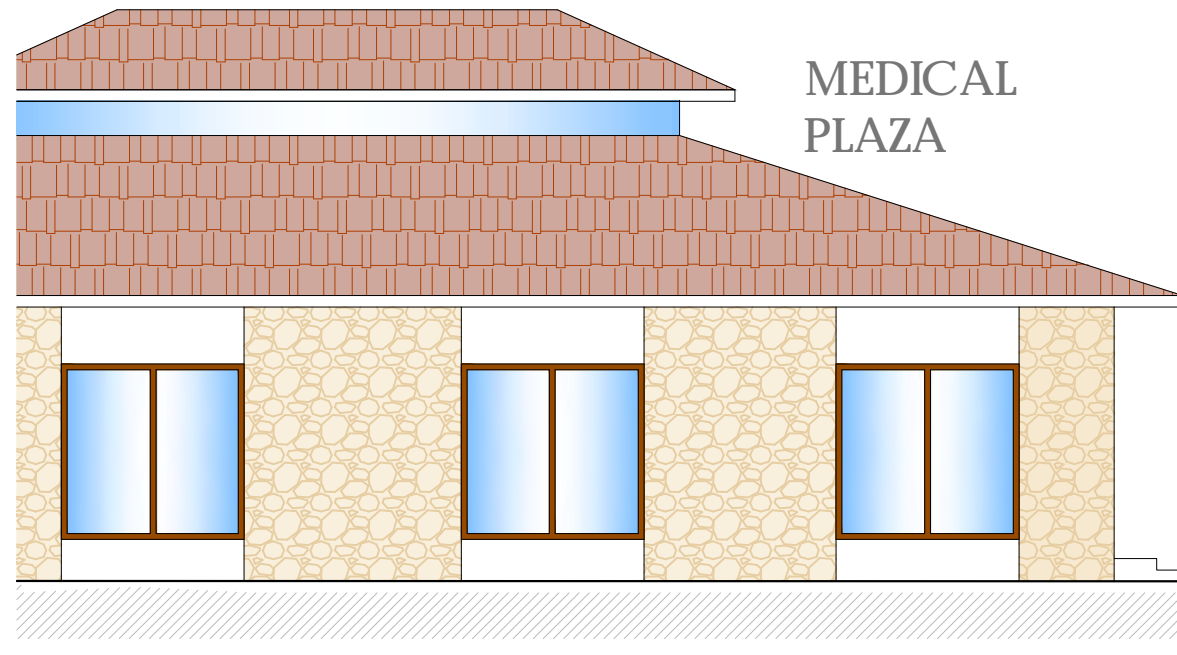
EXHIBIT 11

THEMATIC CROSS SECTIONS

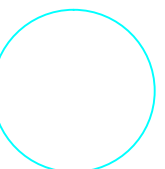
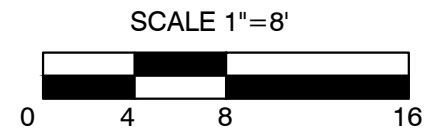
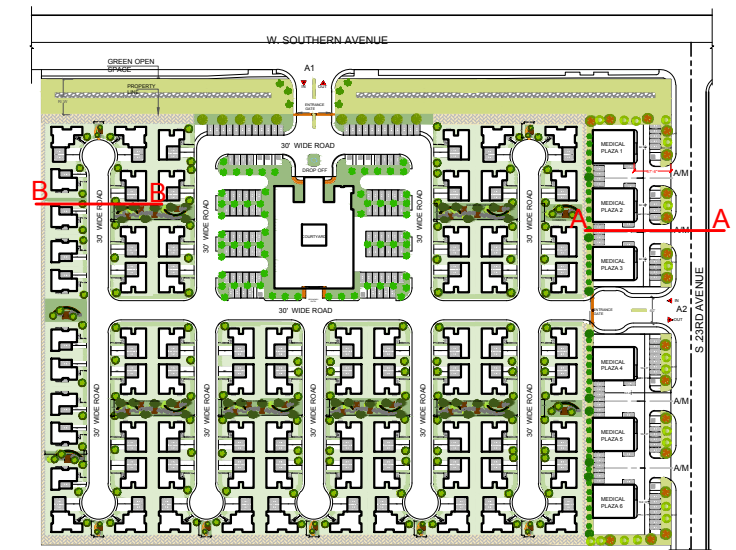
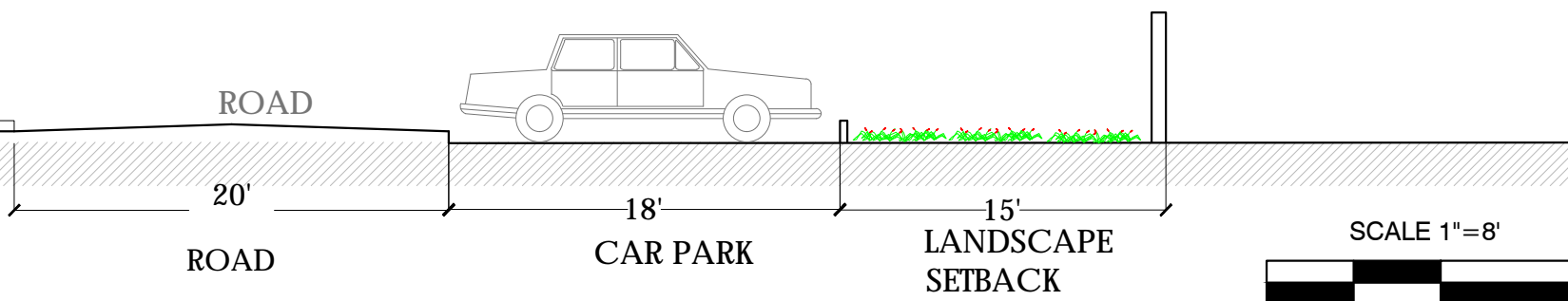
RESIDENTIAL
UNITS



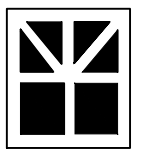
STREET CROSS SECTION A-A



STREET CROSS SECTION B-B



SUDHEER B KARNIK
ARCHITECT, LLC
27220 N. 32 ND LANE
PHOENIX, AZ 85083
OFFICE 623-249-3527
Cell 916-769-2873
sbkararchitect@hotmail.com



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MEP ENGINEERS AND PROJECT MANAGERS
8826 S. 12TH STREET
PHOENIX, AZ 85042
PHONE 602-690-7301

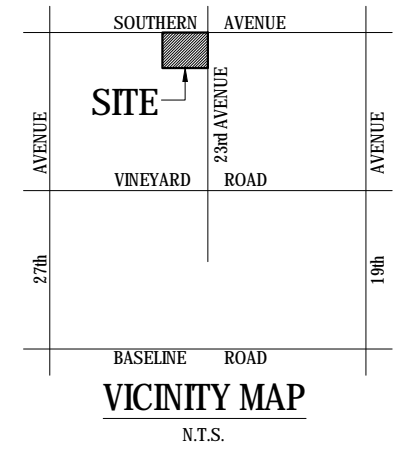
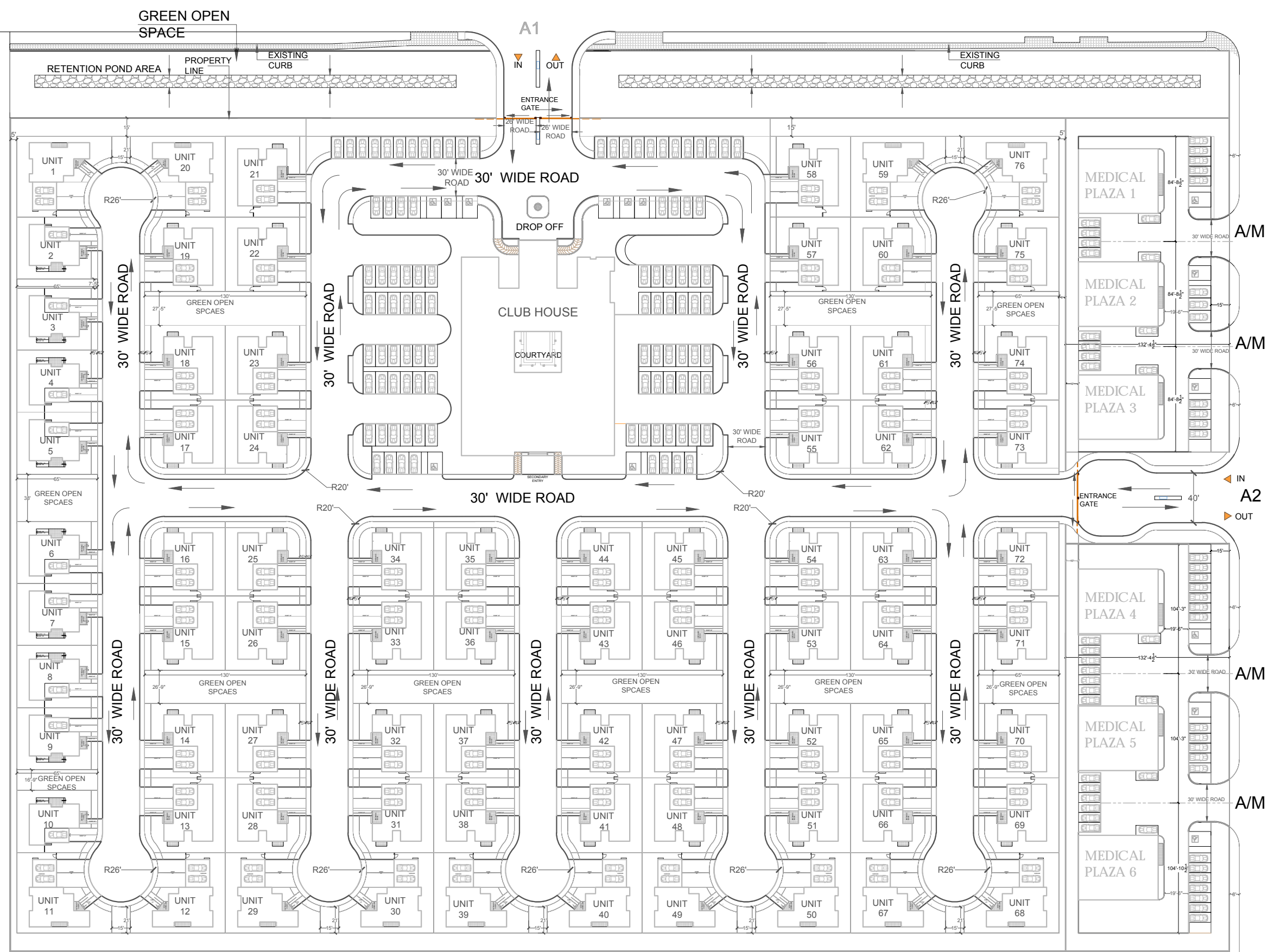
JOB NO. 15116
CASE NO. Z-37-16 - B
DATE 10.03.2017

STREET CROSS SECTIONS

VRINDAVAN
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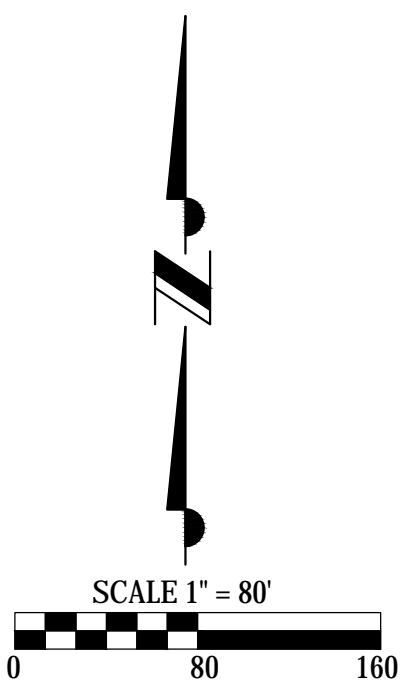
EXHIBIT 12
CIRCULATION PLAN

W. SOUTHERN AVENUE

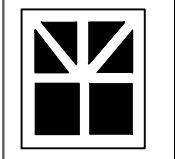


LEGEND :
 A1 - ACCESS FROM W.SOUTHERN AVENUE
 A2 - ACCESS FROM 23rd AVENUE
 A/M - ACCESS TO MEDICAL PLAZA

NOTE-
 REFER TO EXHIBIT 21. STREET SUB DIVISION PLAN FOR ROAD SECTION



SUDHEER B KARNIK ARCHITECT, LLC
 27920 N. 32 ND LANE
 PHOENIX, AZ 85083
 OFFICE 623-249-3527
 Cell 916-769-2873
 sbkarchitect@hotmail.com



SUNLIGHT ENGINEERS
 MEP ENGINEERS AND PROJECT MANAGERS
 8826 S. 12TH STREET
 PHOENIX, AZ 85042
 PHONE 602-690-7301

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 DATE: 10.03.2017

CIRCULATION PLAN

VRINDAVAN
 23 RD AVE AND SOUTHERN
 PHOENIX, ARIZONA 85041

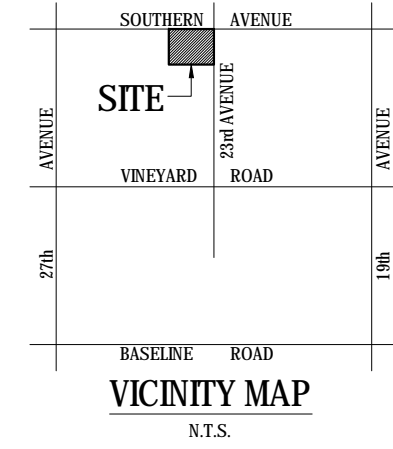
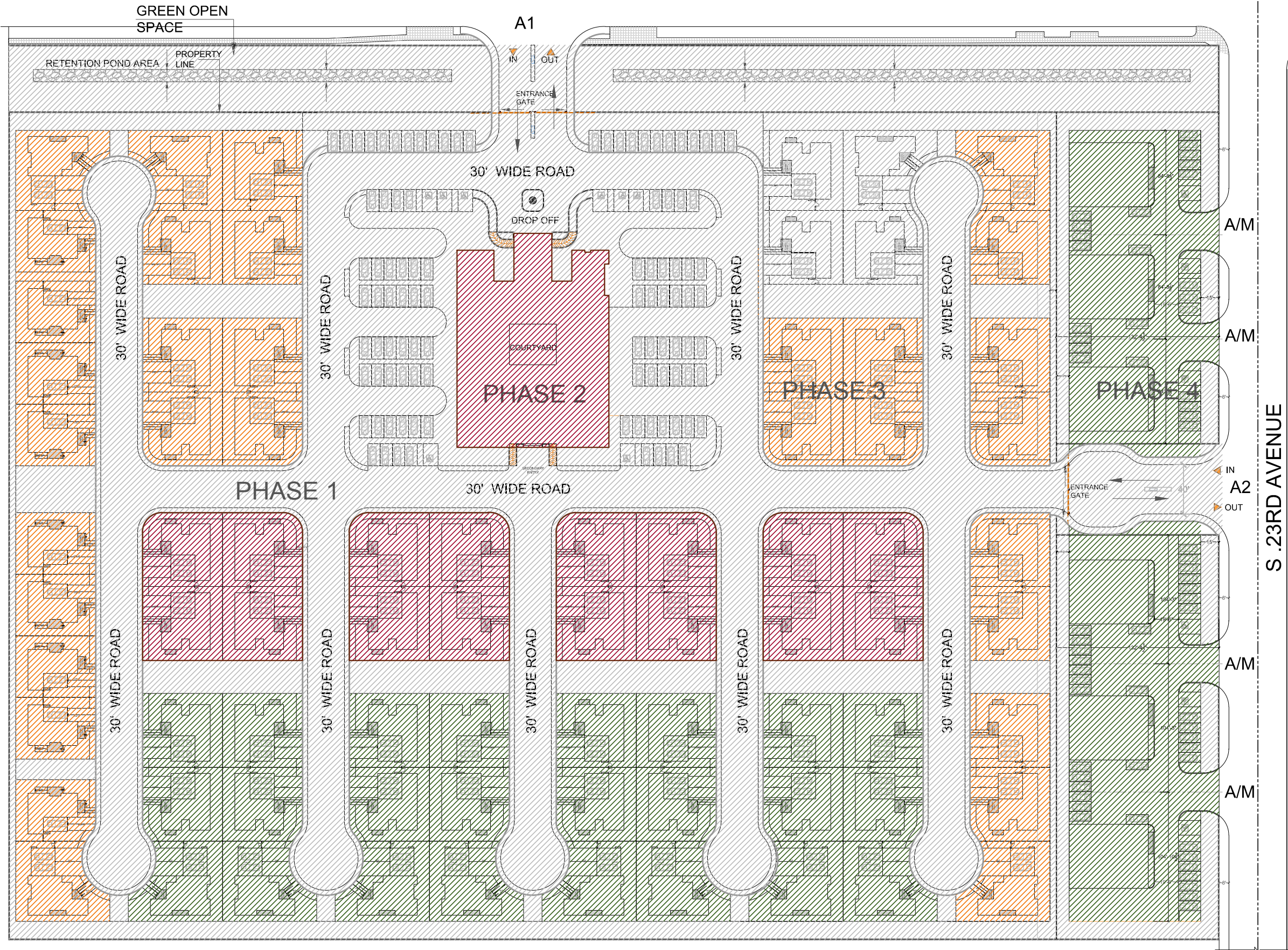
EXHIBIT 13
CONCEPTUAL
PHASING PLAN

PHASE 1-Design and Construction of interior roadways, utilities, common open spaces and 4 residential units





PHASE 2 - Design and Construction of all types of 20 residential units and the Club House

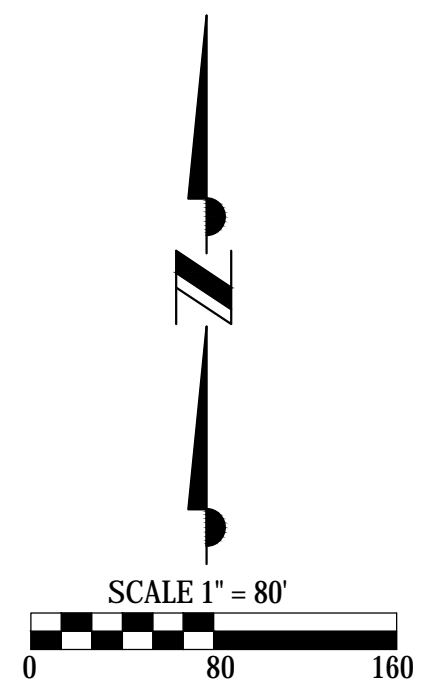
PHASE 3 - Construction of all types of residential units

PHASE 4 - Construction of all types of remaining residential units and all the Medical Plaza units

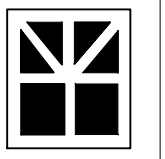


LEGEND :
 ——— PROPERTY LINE

-  - PHASE 1
-  - PHASE 2
-  - PHASE 3
-  - PHASE 4



SUDHEER B KARNIK
 ARCHITECT, LLC
 27920 N 32 ND LANE
 PHOENIX, AZ 85083
 Office 623-249-3527
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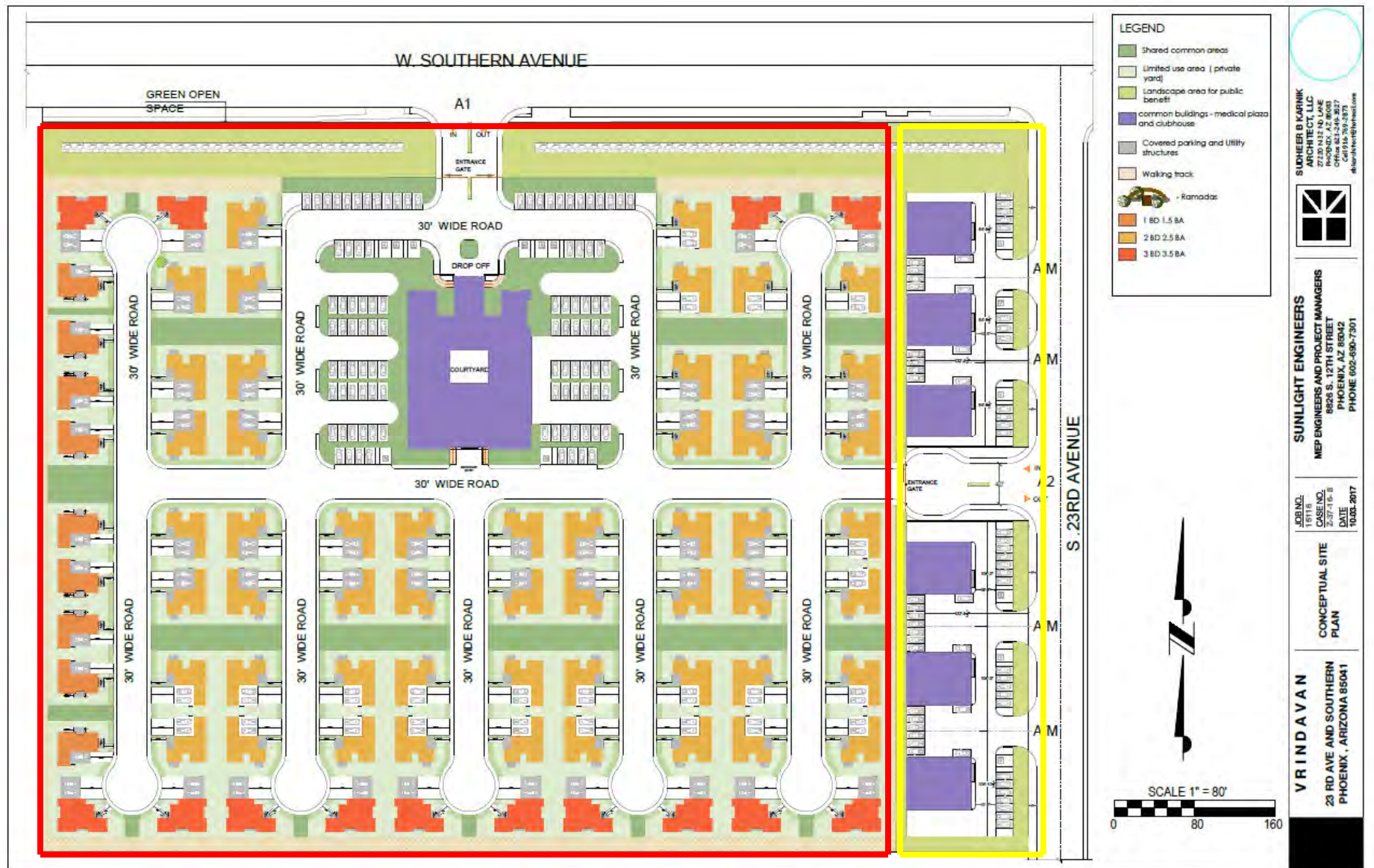
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 MEP ENGINEERS AND PROJECT MANAGERS
 8826 S. 12TH STREET
 PHOENIX, AZ 85042
 PHONE 602-690-7301

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CONCEPTUAL PHASING PLAN

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EXHIBIT 14
LAND USE PLAN



Single-Family Development Standards



Office Development Standards