

# **Rezoning, Site Plan, and Design Review Applications**

**for**



**West of the Southwest Corner of  
Val Vista Road and Thomas Road**

**by:**

**NexMetro Development, LLC**

Case Nos.: PLN2016-00140

Submitted: May 16, 2016  
Updated: September 19, 2016

## TABLE OF CONTENTS

<b>I. Introduction .....</b>	<b>1</b>
<b>II. Site and Surrounding Area .....</b>	<b>1</b>
<b>III. Proposed Rezoning, Site Plan, and Design Review .....</b>	<b>1</b>
<b>A. Site Plan.....</b>	<b>2</b>
<b>B. Landscaping, Amenities, and Open Space .....</b>	<b>3</b>
<b>C. Architecture .....</b>	<b>4</b>
<b>D. Theme Walls, Entry Gates, and Entry Monument .....</b>	<b>5</b>
<b>E. Development Standards.....</b>	<b>6</b>
<b>IV. NexMetro Corporate Background.....</b>	<b>7</b>
<b>V. Miscellaneous.....</b>	<b>7</b>
<b>A. Parking .....</b>	<b>7</b>
<b>B. Phasing .....</b>	<b>7</b>
<b>C. Grading and Drainage .....</b>	<b>7</b>
<b>VI. Project Team.....</b>	<b>7</b>
<b>VII. Conclusion .....</b>	<b>8</b>
<u>Appendix A: General Plan Compatibility.....</u>	<u>i</u>



## TABLE OF EXHIBITS

Exhibit No.	Description
1	Aerial Map
2	Preliminary Site Plan
3	Landscape Master Plan
4	Typical Courtyard Layout
5	Building Elevations
6	Floor Plans
7	Conceptual Amenity Area
8	Vehicular and Pedestrian Circulation Plan
9	Color and Material Palette
10	Office Elevation and Pool Area
11	Garage Elevations
12	Conceptual Community Theme Walls, View Fencing, and Entrance Features
13	Conceptual Wall Plan
14	Preliminary Grading and Drainage Plan

# **AVILLA LEHI**

## **I. INTRODUCTION**

NexMetro Development, LLC (“NexMetro”) is building a reputation for developing high quality and successful single story, detached, bungalow-style residences in Chandler, Gilbert, the Phoenix area, Tucson, and other parts of the country. Building on their experiences, NexMetro is the proposed developer of approximately 11.34 gross (10.03± net) acres west of the southwest corner of Val Vista Road and Thomas Road (the “Site”). NexMetro is in escrow to acquire the Site and redevelop it with a unique, innovative, and high-quality, high-density residential community known as “Avilla Lehi.” Avilla Lehi will contain 118, 1-story, predominately detached residences that will be an attractive presence in the area and provide an appropriate transition between the existing residential development west and south of the Site to the future commercial developments to the east and north.

Avilla Lehi represents a lifestyle choice, presenting future residents a unique living experience and an alternative housing choice to the traditional options of single-family residences or apartment complexes. Avilla Lehi combines the best elements of residential single-family living with multi-family-like lease terms and management. The combination of these elements create a desirable residential option with upscale features and spacious indoor/outdoor living areas maintained by a professional management company, without the mortgage payment or HOA fees of a typical single-family development. The bungalow-style residences are one story in height, with the majority of them containing no more than 1 du/building, creating a “single family subdivision” feel throughout the neighborhood. This gated community is designed with move-up market finishes and features in an efficient setting. Avilla will be compatible with the neighboring developments and will provide high quality, unique, and additional housing opportunities within the City of Mesa (the “City”).

To achieve this, NexMetro requests the following:

- Rezone the Site from Limited Commercial/PAD (LC) to RM-2/PAD;
- Site Plan approval for 118, 1-story residences; and
- Design Review approval for the Site Plan, Landscape Plan, Building Elevations, etc. for Avilla Lehi.

## **II. SITE AND SURROUNDING AREA**

An aerial of the Site is attached as **Exhibit 1**. The Site is designated on the City’s General Plan as Neighborhood Village Center and is zoned Limited Commercial/PAD (LC). The Site is part of the Lehi PAD. East of the Site are citrus orchards, designated on the General Plan Neighborhood Village Center and zoned RS-43. The Site is bordered by an existing residential neighborhood on the west and south, designated on the General Plan as Neighborhoods and zoned RS-9. The property to the north is designated on the General Plan as LC and zoned as General Industrial (GI).

## **III. PROPOSED REZONING, SITE PLAN, AND DESIGN REVIEW**

As discussed, NexMetro is proposing the Site be rezoned from LC/PAD to RM-2/PAD. NexMetro’s proposed Rezoning, Site Plan, and Design Review applications for an upscale, unique, medium-high density neighborhood is compatible with the City’s General Plan and is an

appropriate transition from the existing residential (less intense land use) to the future commercial (more intense land use). The General Plan's Goals and Policies identified in *Appendix A: General Plan Compatibility* support NexMetro's applications. NexMetro's requests will provide for a coordinated and compatibly arranged variety of land uses in the area through innovative site planning. Moreover, the requests will provide additional residential housing choices in the area, that when coupled with the existing residential and future commercial creates a more diverse, mixed-use environment. The proposed zoning change responds to the existing and future needs of the community by providing alternative housing for people seeking to live in the area.

Rezoning the Site from commercial to residential makes sense given the Site's inability to develop thus far as a commercial development. Challenges to developing the Site under its current zoning are its location and size. The Site is not located on the "hard corner" of Val Vista and Thomas Roads, reducing visibility from the intersection of two major arterial streets with direct freeway access (the Loop 202). The Site's size (approximately 10 acres) would require a significant anchor tenant to be successful. However, the ability to attract an anchor tenant to the Site is unlikely given its location (mid-block) and there are more desirable locations in the area for commercial to be developed.

#### **A. Site Plan**

As is depicted on the Preliminary Site Plan attached as **Exhibit 2**, careful consideration has gone into planning Avilla Lehi. NexMetro has created a community that is attractively designed, aesthetically landscaped, and provides an appropriate use of the Site. Avilla Lehi is a gated community that will consist of approximately 118 residences at a density of approximately 10.4 gross (11.8 net) du/ac. The residences are a mix of one, two, and three bedrooms, with approximately 75% of the residences being detached and the one-bedroom residences being attached in a duplex style. Unlike traditional apartment complexes where the majority of the units are 1 and 2 bedrooms (typically 50-60% 1 bedrooms, 30-40% 2 bedrooms, and less than 10% 3 bedrooms), Avilla Lehi has more 2 and 3 bedroom residences (25% 1 bedrooms, 44% 2 bedrooms, and 31% 3 bedrooms).

The residences will range in square footage between approximately 625 sq. ft. and 1,250 sq. ft. The 1-story buildings are similar to what would be found in traditional single-family residential subdivisions and are a lower profile than what would be found in traditional garden style multi-family communities (2- and 3-story buildings) or commercial developments. The residences are grouped around pedestrian courtyards to create a sense of arrival and place within the greater context of the community and greater connection within the community. See **Exhibit 4, Typical Courtyard Layout**. All homes and garages will be fire sprinkled, allowing a reduced building separation that enhances the impact of the courtyard design. The home interiors are an open concept design with 10-foot ceilings, large windows, and high end finishes such as stainless steel appliances and granite countertops.

The placement of the buildings and yard walls interact with the streetscape and adjacent developments by varying the roof lines and orientations, providing small scale pedestrian courtyards, amenities and landscape features, and architectural detail. Materials for both hardscape elements and housing product establish a theme and work harmoniously to create a visually pleasing environment. A unique feature for Avilla Lehi is that every residence includes a private, 6-foot masonry wall enclosing the rear yard (average of approximately 400 square feet)

that is nearly as wide as the residence itself, with a minimum depth of 8 feet. Prior to residents moving in, the entire yard will be covered with decomposed granite and a minimum of one tree will be installed. Residents are allowed to customize their yards upon approval by the property management company. Common improvements by residents include brick paver patios, barbeques, patio furniture, and trellises or umbrellas. Where the residences are adjacent to the amenity area, the private rear yard will be a 6-foot high wall that is a combination of masonry (4 ft.) and wrought iron (2 ft.). Small scale pedestrian courtyards and outdoor seating areas are also provided to create a seamless and smooth transition between public and private portions of the community.

### ***B. Landscaping, Amenities, and Open Space***

The overall landscape theme is inspired by luxury living while also embracing an adapted Sonoran Desert style landscaping. See **Exhibit 3, Landscape Master Plan**. Notwithstanding the Sonoran Desert style landscaping, citrus trees will be provided along the Site's frontage and in the rear yards along the southern and western boundaries to reflect the citrus heritage of the Site and surrounding area. As shown on the Conceptual Master Landscape Plan, the design, elements, and materials create a sense of community and neighborhood, while adding a fresh approach to timeless desert environments for Arizona residential communities. The elements and features are designed to create a "sense of place" and a permanence achieved by relating the elements to the "human scale" and integrating with the architecture.

The landscaping theme draws from the lush desert look and feel of an adapted Sonoran landscape tempered for the Arizona climate through the use of drought tolerant elements. The use of palms at the entry and pool area creates a sense of entry and a resort style landscape look and feel. The landscape elements provide a diversity of colorful plant materials and are evocative of luxury living. The landscaping theme also integrates design cues from the timeless architecture and design elements of the Southwest reflected in the materials and detailing. Avilla Lehi draws from traditional southwest architecture through the use of stone, stucco, and tile that contrast in color and texture. Together these elements embrace the southwest architecture of the proposed homes and blend with the existing built environment of the area.

The landscape palette for Avilla Lehi consists of multiple tree species that include Palo Verde species, Mesquite species, and Oak species that are fast growing and medium to large in height. See **Exhibit 3**. The palette includes smaller trees such as Mulga and Mastic that are moderate in height and provide shade for smaller spaces. The shrubs, accents, and groundcovers have been selected to provide year round color and complement one another and the tree species. The plants have been chosen for their color, texture, and form, creating a landscape environment that is adapted to the desert and inviting to the residents and visitors of Avilla Lehi.

Avilla Lehi has been planned with quality neighborhood scale amenities consistent with NexMetro's desire to create an upscale, suburban community where residents will be able to play, relax, or socialize in a pleasing environment. See **Exhibit 7, Conceptual Amenity Area**. The amenity areas within Avilla Lehi are designed to enhance the community character and quality of life by providing recreational opportunities and connectivity for residents through the integration of effective internal and external open spaces. The amenity and theming elements have been integrated to maintain the overall "sense of place" and identity of the community. Avilla Lehi will contain a main amenity area and linear park, providing active and passive open space for residents and guests to enjoy. Pedestrian paths are provided throughout the Site,

connecting the residences to the amenities and allowing opportunities to connect to the future commercial to the east. See **Exhibit 8, Vehicular and Pedestrian Circulation Plan**. Additional amenities include: resort style swimming pool and spa, outdoor lawn and lounge areas, ramadas, and gathering areas for residents to congregate. NexMetro's neighborhoods have traditionally attracted singles, young couples, and seniors, with a very limited number of school aged children. For this reason, the amenities provided focus on recreation and socialization of adult residents.

Open space requirements for multi-family residential developments are a result of the lack of private usable space typically associated with standard two and three-story multi-family communities. The minimum requirement for open space is 200 square feet per residence, resulting in a required minimum open space requirement of approximately 0.54 acres (23,600 sq. ft.). Avilla Lehi will contain approximately 3.88 acres of common area open space and approximately 1.49 acres of private (rear yards) open space. When combined together, this result in a total amount of open space area of approximately 5.37 acres, which is approximately 53% of the net Site area (10.03 net acres)—far exceeding the minimum required (0.54 acres). The public open space occurs in convenient locations throughout the Site for residents to use and enjoy. The private open space is located within the rear yards of the residences for each resident's own personal use and enjoyment, which is more typical of a single-family development than a traditional multi-family community. The use and amounts of public and private open space continues to demonstrate the innovative design of Avilla Lehi.

### **C. Architecture**

The proposed architecture for Avilla Lehi is in keeping with the adjacent single-family residences in Lehi Crossing and the surrounding area. There are three floor plans (1-, 2-, and 3-bedroom residences), each with three distinct architectural themes, materials, and colors. See **Exhibit 5, Building Elevations and Exhibit 6, Floor Plans**. The architectural theme for the homes surrounding each courtyard will be similar in order to create a consistent identifiable aesthetic. Each architectural style will feature specific detailing to the homes and the courtyards, with architectural details and elements providing shade to doors and windows on the front and rear elevations. The varied colors and materials will aid in creating the distinct character for each courtyard within the community. See **Exhibit 5 and Exhibit 9, Material and Color Palette**.

The proposed architectural elevation styles for Avilla Lehi are Spanish, Ranch and Tuscan. Each architectural style has been carefully chosen to be distinct to itself yet blend well with each other and the existing surrounding communities. The architectural styles all feature pitched rooflines, which reinforce the aesthetic of the architectural style. In addition, each homes has layered architectural massing to create shade and shadow. These varying elevation planes also create opportunities to provide natural changes in colors & materials giving further depth to the architecture.

- **Spanish Style:** The Spanish style was inspired by the eclectic rural architecture of Spain and Latin America. Typical features include a low-pitched roof with little or no eave overhang, "S" tiled roofs, decorative wrought iron detailing, simple detailing at doors and windows, style specific window muntin grillwork. Porches with square pillars, and a stucco wall surface with deep accent colored doors and shutters.

- Arizona Ranch Style: The Arizona Ranch style was inspired by the homes on early rural western ranches. The ranch style homes originated in 1930s and are characterized by one-story, low pitched roofs and asymmetrical massing. The roofing will be textured with flat concrete tile to emulate the traditional cedar shake shingle roofing that would have been used on the rural western ranches. The exterior wall materials include stucco and horizontal and vertical siding. The windows will have style specific window muntin grillwork. Careful interplay of the horizontal and vertical siding helps to balance the asymmetrical massing of the home. Additionally, brick veneer accents are utilized at column bases to accentuate the entry and ground the home to its natural surroundings. Because of the rural origins of this style natural earth tone colors and textures tend to be used with strong but simple color blocking on the façade.
- Tuscan Style: The Tuscan architectural style was inspired by the rural Tuscan farmhouses of Italy. The true beauty of the Tuscan architectural style comes from its simple roof forms, natural materials, and warm colors and textures that imbue the home with a timeless organic quality. The Tuscan style homes will have low pitched “S” tile roofs, trellised windows, exposed beam ends, and stone veneer accents. The windows for this style will also have style specific window muntin grillwork. They will be primarily stucco exteriors with simple classic detailing similar to the farmhouses of Tuscany. In addition to the primary stucco massing of the home, these homes feature stone veneer architectural elements such as porches that give the homes a sense that they were built over generations.

The pool amenity and management office welcomes residents and guests at the main entrance to the community off of Thomas Road. See **Exhibit 10, Office Elevation and Pool Area**. The design of this entry area is intended to give residents and visitors the ability to park outside the gate and visit the management office. See **Exhibit 2, Preliminary Site Plan**. The management office is designed to be a focal point of the entrance area. At approximately 25 feet in height, the management office is slightly taller than the homes. This building incorporates the architectural elements, materials, and colors of the homes, with layers of horizontal and vertical planes. The resident postal boxes are incorporated with the building, making it truly a neighborhood-gathering place where residents can regularly interact with management and one another.

Noticeably absent from the four-sided elevations are garages. Due to the unique design of Avilla Lehi, detached garages and covered parking are internalized and screened from adjacent roadways. The garage elevations incorporate similar elements from the residences in order to create a consistent design throughout the neighborhood. Parking canopy covers are consistent with the buildings’ color and will be architecturally integrated with the surrounding structures. See **Exhibit 11, Garage Elevations**.

#### ***D. Theme Walls, Entry Gates, and Entry Monument***

As depicted in **Exhibit 12, Conceptual Community Theme Walls, View Fencing, and Entrance Features**, the theme walls, view fencing, and entry monument have been designed to be consistent with the home elevations and landscaping theme.

There is a hierarchy of four wall types that will be used in various locations throughout Avilla Lehi. See **Exhibit 13, Conceptual Wall Plan**. Areas with a greater visual importance



will use the theme wall, which incorporates integral color CMU block with bands of split-face integral colored CMU block. Long runs of wall will be broken by columns integrating similar split face block used in the theme wall and finished with a decorative cap. In appropriate locations, partial and full view fencing is provided to create visual relief and diversity. The entry gates will use a material palette similar to the architecture and perimeter walls, with the gates being primarily composed of tubular steel, steel panels and wrought iron. See **Exhibit 12**. Automobile gates will be automatic wrought iron gates with design articulation to match the architecture of the development. Pedestrian gates will also be wrought iron.

The materials of the monument sign will include variations of earth tone paint colors on stucco over CMU with some smooth face CMU. See **Exhibit 12**. Other materials incorporated into the sign wall will be woven steel artwork that complements the Avilla Lehi logo.

### ***E. Development Standards***

Given the unique nature of Avilla Lehi and the traditional requirements of the City's RM-2 development standards, which are not readily applicable to this distinct, one-story, predominantly detached, multi-family community, NexMetro is proposing the following development standards for Avilla Lehi (changes in development standards are noted in **bold**):

<b>Regulation<sup>1</sup></b>	<b>City of Mesa RM-2 Development Regulations</b>	<b>Avilla Homes Proposed Development Regulations</b>
Min. Lot Area (sq. ft.)	7,200	7,200
Min. Lot Width (ft.) – Multi-Family Res.	60	60
Min. Lot Depth (ft.) – Multi-Family Res.	94	94
Max. Density (du/net ac.)	15	15
Min. Lot Area per du (sq. ft.)	2,904	2,904
Max. Height (ft.)	30	<b>25 ft./1 story</b>
<b>Building Setbacks</b>		
Front (Thomas Rd.)	20 ft.	<b>25 ft.</b>
Side (east)	20 ft.	<b>10 ft.</b>
Side (west)	25 ft.	25 ft.
Rear (south)	25 ft.	25 ft.
<b>Landscape Setback<sup>2</sup></b>		
Front (Thomas Rd.)	25 ft.	<b>20 ft.</b>
Side (east)	25 ft.	<b>10 ft.</b>
Side (west)	25 ft.	25 ft.
Rear	25 ft.	25 ft.
Separation Between Buildings (1-story)	25 ft.	<b>6 ft.</b>
Max. Building Coverage	45%	45%
Min. Open Space (sq. ft./unit)	200	200

<sup>1</sup> Per Table 11-5-5.

<sup>2</sup> Per §11-5-5(A)(1).

The proposed development standards reflect the uniqueness of Avilla Lehi, the property itself, and the surrounding properties. The placement of homes on the perimeter of the property, with the rear yards facing the adjacent street and properties is designed to complement the streetscape and adjacent developments by providing a similar scale and visual aesthetic as single-family homes, but without traditional street facing garages. Internal vehicular circulation and parking also reduce the visual impact of the community by hiding it from the public view.

#### **IV. NEXMETRO CORPORATE BACKGROUND**

NexMetro Communities is a pioneering development company that builds private leased home neighborhoods, featuring homes that offer thoughtfully-designed spaces, high-end finishes, and indoor/outdoor living in appealing locations for people who seek stability through flexibility. The Board of NexMetro is comprised of five Directors that have over 200 years of collective experience in the development and operation of nearly \$3 billion in real estate projects, including the management of growth-oriented enterprises in the southwest region. NexMetro and its affiliates have nearly 1,300 like-kind rental home neighborhoods already completed or currently under construction in Arizona and Texas, with future neighborhoods planned in the Arizona, Texas, and Colorado markets.

#### **V. MISCELLANEOUS**

##### ***A. Parking***

Avilla Lehi is providing 251 parking spaces, where 248 are required. Of the 251 parking spaces, 36 will be enclosed garage spaces that reduce the visual impact and scale of the parking spaces. The final site plan will meet the City's parking requirements.

##### ***B. Phasing***

It is anticipated that Avilla Lehi will be constructed in two phases, with the necessary off-site improvements being made, on-site infrastructure being constructed, and models homes and the management office being built. The second phase will consist of building out the remaining homes. Staff may administratively approve deviations from the proposed phasing.

##### ***C. Grading and Drainage***

The Preliminary Grading and Drainage Plan is attached as **Exhibit 14**. All project drainage systems will be designed and constructed in accordance to the latest MAG Standard Specifications and Details and the latest City of Mesa Standard Details and Specifications. Onsite drainage (including adjacent half-street areas) and retention shall consist of some onsite surface retention and an underground storm drain system that will be designed to capture storm water runoff according to the City's calculation requirements.

#### **VI. PROJECT TEAM**

##### Developer:

NexMetro Development, LLC  
Attn: Josh Hartmann  
Brian Rosenbaum  
2355 E. Camelback Rd., Suite 805  
Phoenix, Arizona 85016  
Phone: (602) 559-9388



Civil Engineer:

Terrascape Consulting  
Attn: David Soltysik  
1102 E. Missouri Ave.  
Phoenix, Arizona 85014  
Phone: (602) 297-8732

Landscape:

The McGough Group  
Attn: Tim McGough  
11110 N Tatum Blvd, Suite 100  
Phoenix, Arizona 85028  
Phone: (602) 997-9093  
Fax: (602) 997-9031

Architect:

Felten Group, Inc.  
Attn: Joe Meza  
18325 N. Allied Way, Suite 200  
Phoenix, Arizona 85054  
Phone: (602) 867-2500

Zoning & Entitlements:

Burch & Cracchiolo, P.A.  
Attn: Brennan Ray  
702 E. Osborn Rd., Suite 200  
Phoenix, Arizona 85014  
Phone: (602) 234-8794  
Fax: (602) 850-9794

**VII. CONCLUSION**

Avilla Lehi's bungalow-style community is an exciting and unique housing choice that makes good use of this Site. The proposed Rezoning, Site Plan, and Design Review approvals are supported by the City's General Plan and are compatible with the surrounding area. Avilla Lehi creates a sustainable solution for this Site and an attractive presence in the area. We request your approval.

**NexMetro Development, LLC**

## APPENDIX A: GENERAL PLAN COMPATIBILITY

The Avilla Lehi Rezoning, Site Plan, and Design Review applications are supported by the City's General Plan goals, objectives, and policies as follows:

### **Community Character**

#### Neighborhood Village Centers

Avilla Lehi complies with the Form and Guidelines of the Neighborhood Village Center as follows:

- Building heights generally one to three stories; respecting adjacent residential.
- Convenient, safe, and attractive pedestrian connections from the adjoining neighborhoods and transit.
- Site design includes creating spaces for pedestrian activity and creating direct connection to adjacent neighborhood.
- Buildings placed in proximity and orientation to each other to help create a sense of place, energize streets, and improve pedestrian circulation to the center.

#### Traditional

Additionally, Avilla Lehi complies with the description of the Neo-Traditional neighborhoods as it has greater connectivity to recreational and commercial uses to the east. Avilla Lehi further complies with the Form and Guidelines of the Neo-Traditional neighborhood as follows:

- The predominant building height is one-stories.
- Density is generally between two and 12 dwelling units per acre. Higher densities are generally more appropriate on the edges of a neighborhood, at higher traffic volume locations, as a transition from non-residential areas.
- Accessible, usable community space is spread through the community and provides a focus for smaller neighborhood areas.
- Open space designed with homes or other uses that front it.

### **Guiding Principle 1: Create and maintain a variety of great neighborhoods.**

#### Key Element 1: Safe, Clean and Healthy Living Environment

- Initial site planning and design/redesign that includes application of Crime Prevention Through Environmental Design (CPTED) standards.
- Maintenance of streets, sidewalks, street lighting, etc. to ensure roadways, paths and trails are safe; improve lighting where needed.
- Avoiding incompatible land uses and/or providing appropriate transitions between uses.
- Encouraging new development and redevelopment that improves walkability between housing and key amenities and services.
- Locate and design public spaces so that there is a high degree of natural surveillance.
- Provision of active outdoor open space for all ages.

## Key Element 2: Build Community and Foster Social Interaction

- Designing new developments with anchors or focal points, such as schools, parks or shopping areas that are designed and located to facilitate meetings and interactions.
- Providing pedestrian systems that link residents to neighborhood focal points to naturally bring people together.

## Key Element 3: Connectivity and Walkability

- On the smaller micro-neighborhood level some degree of disconnection, particularly for vehicles, can be helpful to create neighborhood identity.
- It is also important to design and maintain neighborhoods to be walkable. Walkable neighborhoods have streets, sidewalks, and trails designed and maintained to help people feel safe and comfortable using them.
- Block lengths developed consistent with the character area standards.
- Trees and shade provided along streets and pedestrian ways consistent with the character area standards in a way that does not interfere with night time lighting of the street, sidewalk and paths.
- Utilizing Crime Prevention Through Environmental Design standards and techniques for the design of lighting, landscaping, and buildings along streets.
- Providing shade and comfortable places to stop along a street or trail.
- Encouraging a development pattern that provides easy, multimodal access to shopping, work, recreation, and other nearby amenities.

## Key Element 4: Provide for Diversity

- Having a variety of housing types provides interest to the built environment and provides the opportunity for differing people to live in close proximity to one another. The variety of housing also allows people to stay in the same neighborhood as their housing needs change throughout their life.
- Neighborhoods become interesting place to live when you can encounter a variety of people. Diverse and inclusive neighborhoods allow people of different incomes, ages, races, and ethnicities to gather and get to know each other which make the community stronger.
- Encouraging a variety of dwelling types within each area of the community consistent with the character area standards and not allowing an over concentration of multi-residence dwellings in an area.

## Key Element 5: Neighborhood Character and Personality

- Requiring the use of high quality architecture, building materials and landscape design and maintenance in all developments.
- Creating neighborhood boundaries and limiting through traffic into the neighborhoods.

### Key Element 6: Quality Design and Development

- In smaller lot and multi-residence areas, requiring developer-provided landscaping of front yards throughout the development and a mechanism for ongoing maintenance.
- Requiring that all building facades that face a street or public space have architectural interest.
- Using a variety of high-quality, durable materials that are appropriate for this climate.
- Unique public or community spaces that provide a focal point to draw people together.

Neighborhoods Policy 1: Encourage the appropriate mix of uses that will bring life and energy to neighborhoods while protecting them from encroachment by incompatible development.

Neighborhoods Strategy 5: Investigate strategies and incentives to encourage appropriate infill and property reuse consistent with neighborhood goals and values.

### Housing

- Providing a mix of high quality housing options throughout the city, in conjunction with supporting uses and activities, is the key to achieving the goal of creating and monitoring a variety of great neighborhoods.

Housing Policy 1: Encourage a range of housing options in all areas of the city in order to allow people to stay in their neighborhood as their housing needs change.

### **Transportation**

#### Transportation Goal 2

- Objective 2 – Make walking safe, convenient and enjoyable while encouraging social interaction in public places.



# PARCEL APN

PARCEL 1: APN: 141-18-002A  
 PARCEL 2: APN: 141-18-009L & 141-18-009M  
 PARCEL 3: APN: 141-18-002A  
 PARCEL 4: APN: 141-18-002B & 141-18-004B  
 PARCEL 5: APN: 141-18-009Q

# ZONING:

EXISTING: LC PAD - LIMITED COMMERCIAL  
 (PLANNED AREA DEVELOPMENT)

PROPOSED: RM-2 - MULTIPLE RESIDENCE

# PROJECT AREA

SITE AREA GROSS:  
 (TO CENTERLINE) 11.34 ACRES  
 (493,809 SF)

SITE AREA GROSS:  
 (PER ALTA) 10.67 ACRES  
 (464,970 SF)

SITE AREA NET:  
 (AFTER DEDICATION) 10.03 ACRES  
 (437,005 SF)

# ZONING STANDARDS (PAD)

DENSITY (DU/ACRE)	MAX.	NET	GROSS
15.0	11.8	10.4	
MIN BLDG SETBACKS (FT)	REQ.	PROV.	
FRONT (NORTH)	25	25	
SIDE (EAST)	25	10	
SIDE (WEST)	25	25	
REAR (SOUTH)	25	25	
MIN LANDSCAPE SETBACKS (FT)	25	10	
	REQ.	PROV.	
MIN. LOT AREA/DU (SF)	2,904	3,703	
MAX. BLDG. COVERAGE (% OF LOT)	45	27	
MIN. OPEN SPACE (SF / UNIT)	200	1,983	
TOT. OPEN SPACE (SF)	23,600	234,000	
TOT. OPEN SPACE (AC)	0.54	5.37	
PRIVATE OPEN SPACE (SF / UNIT)	0	550 (AVG)	
MIN. BLDG SEPARATION (FT)	25	8	
MAX. HEIGHT (FT)	30	25	
*25 FT REPRESENTS THE SALES OFFICE. TYPICAL UNIT HEIGHT IS 17 FT.			
MAX. WALL HEIGHTS			
FRONT (FT)			
CMU	3	6	
CMU/VIEW FENCE	4.5	6	
SIDE & REAR (FT)	6	6	

# BUILDING CALCULATIONS

BUILDING TYPE	NO. BLDG.	AREA (SF)	TOTAL	TYP.
1-BED (25%)	18 (36UNITS)	1,271	22,878	245
2-BED (44%)	49	965	47,285	375
3-BED (31%)	33	1,244	41,052	500
TOTAL UNITS	118		111,215	
GARAGE	9	791	7,119	
OFFICE	1	387	387	
			118,721	

# PARKING - REQUIRED

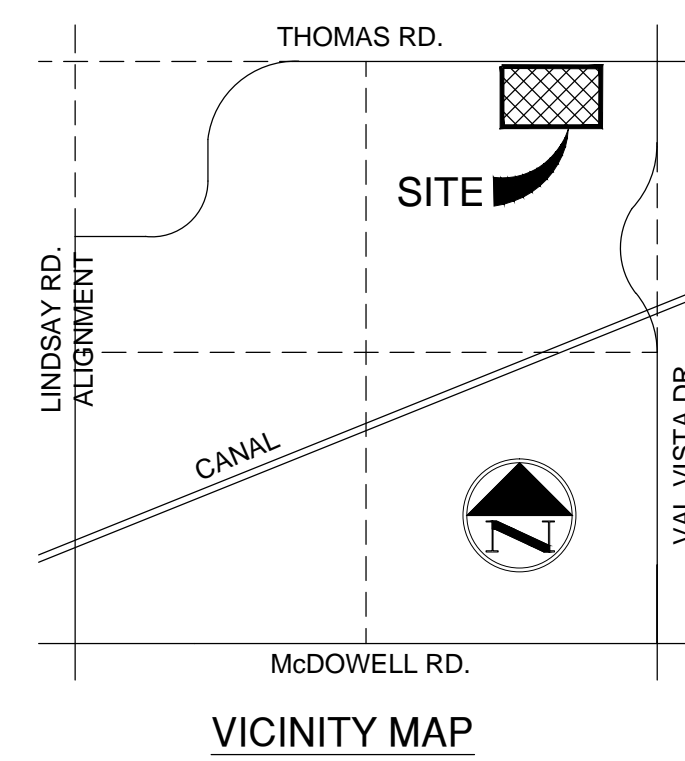
2.1 SPACES/ DWELLING UNIT  
 2.1 x 118 DU = 248 SPACES

# PARKING - PROVIDED

OPEN	87
GARAGE	36
CANOPY	119
OPEN ACCESSIBLE	2
COVERED ACCESSIBLE	5
TOTAL	249 SPACES

# PRELIMINARY SITE PLAN AVILLA - LEHI CITY OF MESA, ARIZONA

BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 2 NORTH,  
 RANGE 6 EAST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



# DEVELOPER/APPLICANT

NEXMETRO DEVELOPMENT LLC  
 2355 E. CAMELBACK RD., SUITE 805  
 PHOENIX, AZ 85016

CONTACT: BRIAN ROSENBAUM  
 PHONE: (602) 499-0710  
 EMAIL: BRIAN@NEXMETRO.COM

# CIVIL ENGINEER

TERRASCAPE CONSULTING  
 1102 E. MISSOURI AVE.  
 PHOENIX, AZ 85014

CONTACT: DAVID M SOLTYSIK, P.E.  
 PHONE: (602) 297-8732  
 EMAIL: DSOLTYSIK@TERRASCAPECONSULTING.COM

# PROPERTY OWNER

PARCELS 1 - 4 - ENGEL INVESTMENTS  
 LIMITED PARTNERSHIP  
 PARCEL 5 - E. RODNEY ENGEL JR., ET AL

# DEVELOPMENT CONSULTANT

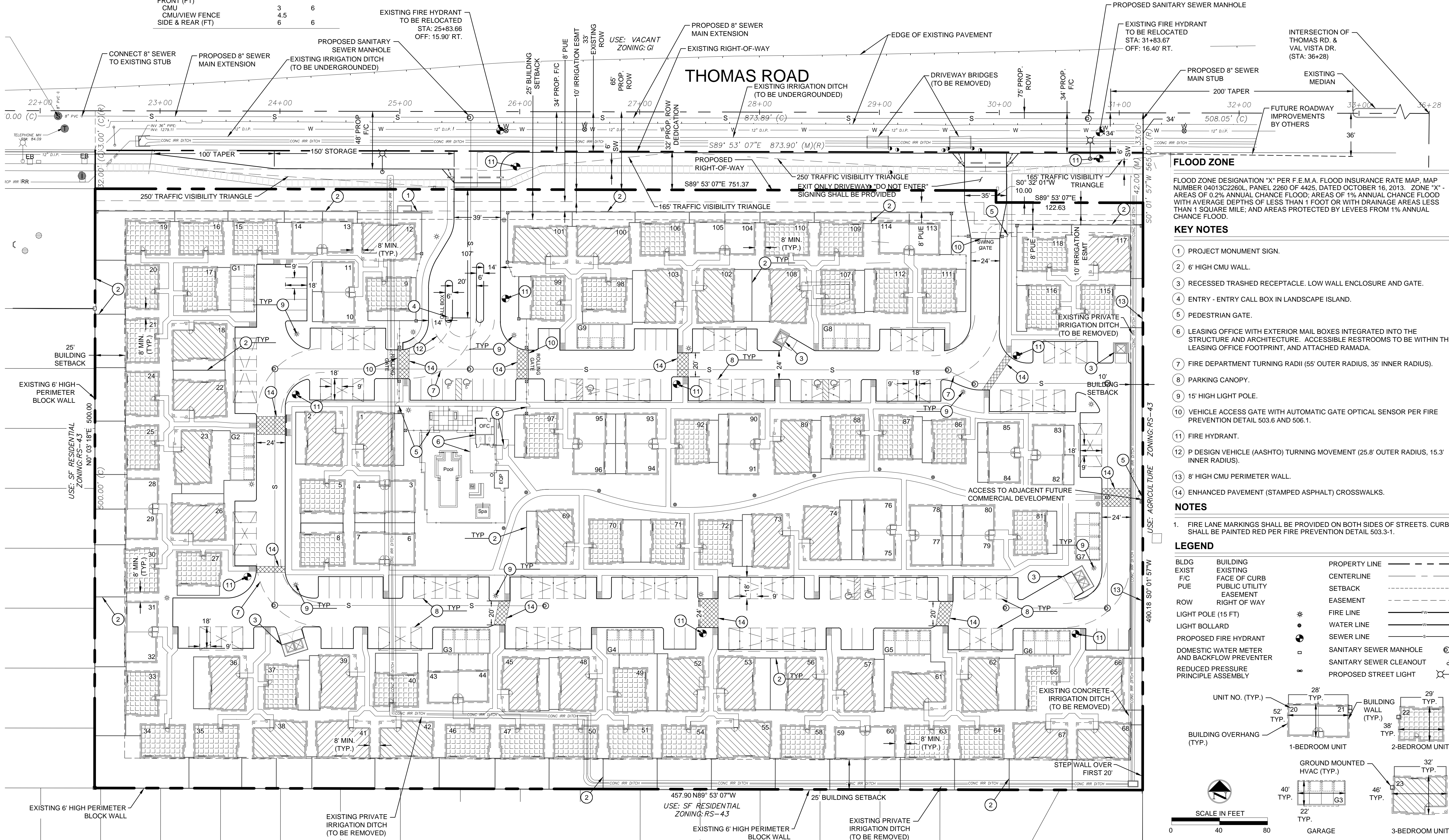
BURCH & CRACCHIOLO, P.A.  
 702 E. OSBORN ROAD, SUITE 200  
 PHOENIX, AZ 85014

CONTACT: BRENNAN RAY  
 PHONE: (602) 234-8794  
 EMAIL: BRAY@BCATTORNEYS.COM

# LANDSCAPE ARCHITECT

THE MCGOUGH GROUP  
 11110 N. TATUM BLVD., SUITE 100  
 PHOENIX, AZ 85028

CONTACT: TIM MCGOUGH  
 PHONE: (602) 997-9093  
 EMAIL: TIMM@MG-AZ.COM



# FLOOD ZONE

FLOOD ZONE DESIGNATION "X" PER F.E.M.A. FLOOD INSURANCE RATE MAP, MAP NUMBER 04013C2260L, PANEL 2260 OF 4425, DATED OCTOBER 16, 2013. ZONE "X" - AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

# KEY NOTES

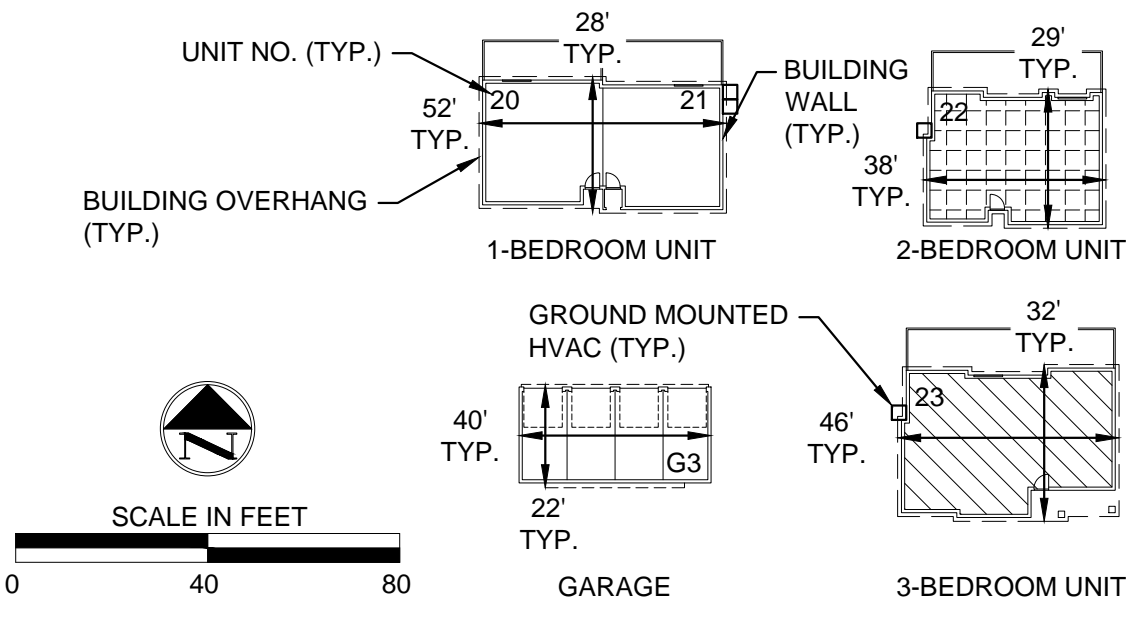
- PROJECT MONUMENT SIGN.
- 6' HIGH CMU WALL.
- RECESSED TRASHED RECEPTACLE. LOW WALL ENCLOSURE AND GATE.
- ENTRY - ENTRY CALL BOX IN LANDSCAPE ISLAND.
- PEDESTRIAN GATE.
- LEASING OFFICE WITH EXTERIOR MAIL BOXES INTEGRATED INTO THE STRUCTURE AND ARCHITECTURE. ACCESSIBLE RESTROOMS TO BE WITHIN THE LEASING OFFICE FOOTPRINT, AND ATTACHED RAMADA.
- FIRE DEPARTMENT TURNING RADI (55' OUTER RADIUS, 35' INNER RADIUS).
- PARKING CANOPY.
- 15' HIGH LIGHT POLE.
- VEHICLE ACCESS GATE WITH AUTOMATIC GATE OPTICAL SENSOR PER FIRE PREVENTION DETAIL 503.6 AND 506.1.
- FIRE HYDRANT.
- P DESIGN VEHICLE (AASHTO) TURNING MOVEMENT (25.8' OUTER RADIUS, 15.3' INNER RADIUS).
- 8' HIGH CMU PERIMETER WALL.
- ENHANCED PAVEMENT (STAMPED ASPHALT) CROSSWALKS.

# NOTES

- FIRE LANE MARKINGS SHALL BE PROVIDED ON BOTH SIDES OF STREETS. CURBS SHALL BE PAINTED RED PER FIRE PREVENTION DETAIL 503.3-1.

# LEGEND

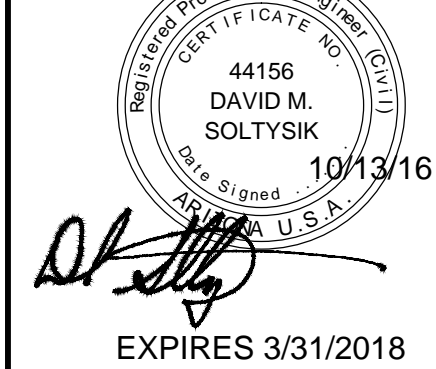
BLDG	BUILDING	PROPERTY LINE
EXIST	EXISTING	CENTERLINE
F/C	FACE OF CURB	SETBACK
PUE	PUBLIC UTILITY	EASEMENT
EASEMENT	EASEMENT	FIRE LINE
RIGHT OF WAY	RIGHT OF WAY	WATER LINE
		SEWER LINE
		SANITARY SEWER MANHOLE
		SANITARY SEWER CLEANOUT
		PROPOSED STREET LIGHT



consulting  
**terrascope**  
 civil engineering • surveying • urban planning

1102 East Missouri Ave, Phoenix, Arizona 85014 • 575 West Chandler Blvd. #123, Chandler, Arizona 85225  
 P:602.277.8732 • F:602.230.0498 • info@terrascopeconsulting.com • terrascopeconsulting.com

# SEAL:



# PRELIMINARY SITE PLAN

# NEXMETRO DEVELOPMENT, LLC

2355 E. CAMELBACK RD., SUITE 805  
 PHOENIX, ARIZONA 85016

Call at least two full working days before you begin excavation.  
**ARIZONA811**  
 Arizona One Stop, Inc.  
 Dial 8-1-1 or 1-800-STAKE-IT (732-5348)  
 In Maricopa County: (602) 263-1100

DATE:	DESCRIPTION
05/12/16	DESIGN REVIEW
09/12/16	REVISED 25' SETBACK
10/07/16	CITY REVISIONS
10/13/16	CITY REVISIONS

CHECKED BY: DMS

DRAWN BY: TAT

TITLE:

# SITE PLAN

SHEET No. 1 of 1

PROJECT No. 0598









## CONCEPTUAL PLANT PALETTE

### TREES

MULGA (ACACIA ANEURA)  
 SISSOO TREE (DALBERGIA SISSOO)  
 TEXAS EBONY (EBENOPSIS EBANO)  
 FOOTHILLS PALO VERDE (PARKINSONIA MICROPHYLLUM)  
 BLUE PALO VERDE (PARKINSONIA FLORIDUM)  
 DESERT MUSEUM PALO VERDE (PARKINSONIA HYBRID)  
 RED FUSH PISTACHE (PISTACIA CHINENSIS 'RED FUSH')  
 MASTIC TREE (PISTACIA LENTISCUS)  
 ORANGE TREE (CITRUS SPECIES)  
 HERITAGE LIVE OAK (QUERCUS VIRGINIANA 'HERITAGE')  
 NATIVE MESQUITE (PROSOPIA VELUTINA)  
 RIO SALADO MESQUITE CLONE (PROSOPIA SP. 'RIO SALADO')  
 SHRUBS - 5 GAL. MIN.

BOUGAINVILLEA (BOUGAINVILLEA SPECIES)  
 DESERT BIRD OF PARADISE (CAESALPINIA SPECIES)  
 FAIRY DUSTER (CALLIANDRA SPECIES)  
 BRITTLEBUSH (ENCELIA FARINOSA)  
 OUTBACK CASSIA (CASSIA SPECIES)  
 EMU BUSH (EREMOPHILA SPECIES)  
 TEXAS SAGE (LEUCOPHYLLUM SPECIES)  
 DEERGRASS (MUHLENBERGIA SPECIES)  
 JOJOBA (SIMMONDSIA CHINENSIS)  
 BAJA RUELLIA (RUELLIA PENINSULARIS)  
 SALVIA (SALVIA SPECIES)  
 TEXAS MOUNTAIN LAUREL (SOPHORA SECUNDIFLORA)  
 ARIZONA YELLOW BELLS (TECOMA SPECIES)  
 ORANGE JUBILEE (TECOMA SPECIES)

### ACCENT PLANTS - 5 GAL. MIN.

AGAVE (AGAVE SPECIES)  
 ALOE (ALOE SPECIES)  
 DESERT SPOON (DASYLIRON WHEELERI)  
 HEDGEHOG CACTUS (ECHINOCEREUS ENGELMANNII)  
 BARREL CACTUS (FEROCACTUS SPECIES)  
 GIANT HESPERALOE (HESPERALOE FUNIFERA)  
 RED YUCCA (HESPERALOE PARVIFLORA)  
 FRICKLY PEAR (OPUNTIA SPECIES)  
 LADY'S SLIPPER (PEDILANTHUS MACROCARPUS)  
 YUCCA (YUCCA SPECIES)

### GROUNDCOVER - 5 GAL. MIN.

EREMOPHILA SP. 'OUTBACK SUNRISE'  
 LANTANA (LANTANA SPECIES)  
 IRENE ROSEMARY (ROSMARINUS SPECIES)

### DECOMPOSED GRANITE

3/4" SCREENED - 2" DEPTH  
 COLOR: 'EXPRESS CARMEL'

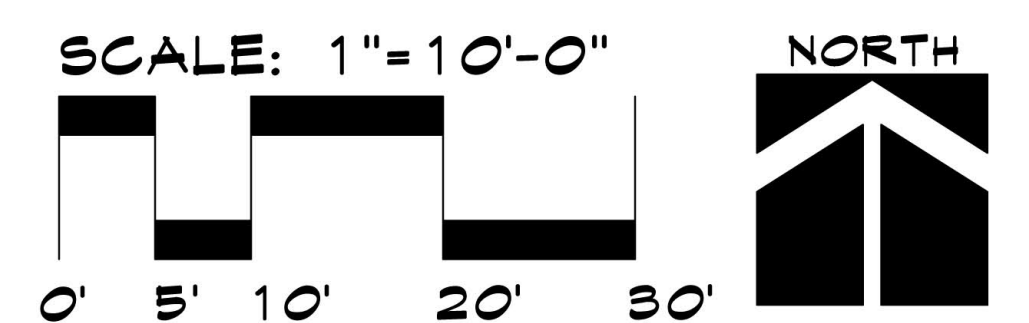


**NEXmetro**  
 Communities

## AVILLA - LEHI

### TYPICAL COURTYARD LAYOUT

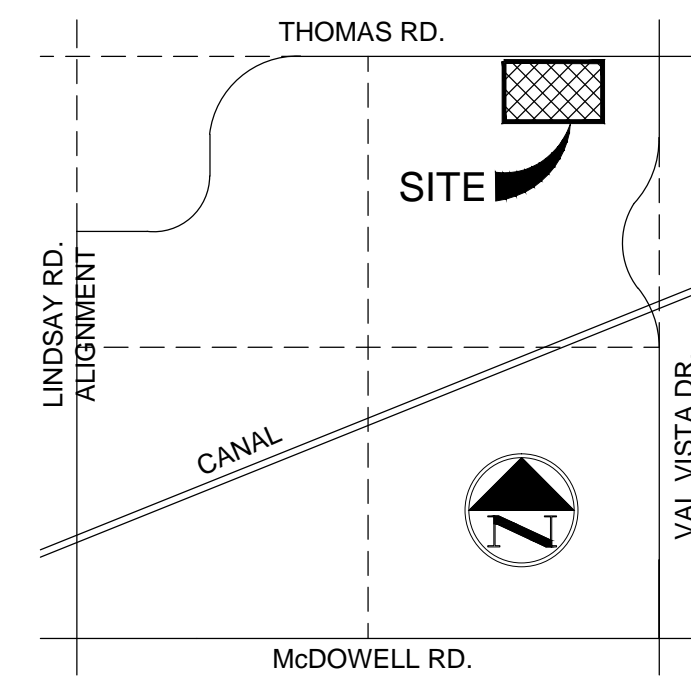
SNC - VAL VISTA & THOMAS - MESA, ARIZONA  
 SEPTEMBER 2, 2016





# PRELIMINARY GRADING & DRAINAGE AVILLA - LEHI CITY OF MESA, ARIZONA

BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 2 NORTH,  
RANGE 6 EAST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



VICINITY MAP

## DEVELOPER/APPLICANT

NEXMETRO DEVELOPMENT LLC  
2355 E. CAMELBACK RD., SUITE 805  
PHOENIX, AZ 85016

CONTACT: BRIAN ROSENBAUM  
PHONE: (602) 499-0710  
EMAIL: BRIAN@NEXMETRO.COM

## CIVIL ENGINEER

TERRASCAPE CONSULTING  
1102 E. MISSOURI AVE.  
PHOENIX, AZ 85014

CONTACT: DAVID M. SOLTYSIK, P.E.  
PHONE: (602) 297-8732

EMAIL: DSOLTYSIK@TERRASCAPECONSULTING.COM

## PROPERTY OWNER

PARCELS 1 - 4 - ENGEL INVESTMENTS  
LIMITED PARTNERSHIP  
PARCEL 5 - E. RODNEY ENGEL JR., ET AL

## DEVELOPMENT CONSULTANT

BURCH & CRACCHIOLO, P.A.  
702 E. OSBORN ROAD, SUITE 200  
PHOENIX, AZ 85014

CONTACT: BRENNAN RAY  
PHONE: (602) 234-8794

EMAIL: BRAY@BCATTORNEYS.COM

## LANDSCAPE ARCHITECT

THE MCGOUGH GROUP  
11110 N. TATUM BLVD., SUITE 100  
PHOENIX, AZ 85028

CONTACT: TIM MCGOUGH  
PHONE: (602) 997-9093  
EMAIL: TIMM@MG-AZ.COM

## FLOOD ZONE

FLOOD ZONE DESIGNATION "X" PER F.E.M.A. FLOOD INSURANCE RATE MAP, MAP NUMBER 04013C2260L, PANEL 2260 OF 4425, DATED OCTOBER 16, 2013. ZONE "X" - AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

## AVILLA - LEHI - PRELIMINARY RETENTION VOLUME CALCULATIONS

Onsite Runoff Volume		ROW Runoff Volume			
(Runoff Volume $V = C \times A \times (P/12)$ )					
P = Rainfall (100-yr. 2-hr)	2.2 in.				
Onsite Area	10.03 ac.	Half ROW Area	1.31 ac.		
Onsite Runoff Coefficient	0.8	ROW Runoff Coefficient	0.95		
Onsite Runoff Volume	64,080 cf.	ROW Runoff Volume	10,932 cf.	Total	75,012 cf.
		Underground CMP's	Dia(ft) 10	Length(ft) 820	Volume 64,403 cf.
		Surface Retention Basins	Area (ft <sup>2</sup> ) 11,440	Depth (ft.) 1	11,440 cf.
		Total Volume Provided		75,843 cf.	

**Basin Drain Time/Drywell Calculation**  
Retention Basin Drain Time = Required Volume / Perc Rate  
Perc Rate = 0.6 cfs  
Total Basin Drain Time = 34.7 hrs  
\*Surface Perc Rate + Drywell Perc rate

\* For Preliminary Design a Surface Basin Perc Rate is assumed to be zero and only 0.5 cfs per drywell (6 drywells)

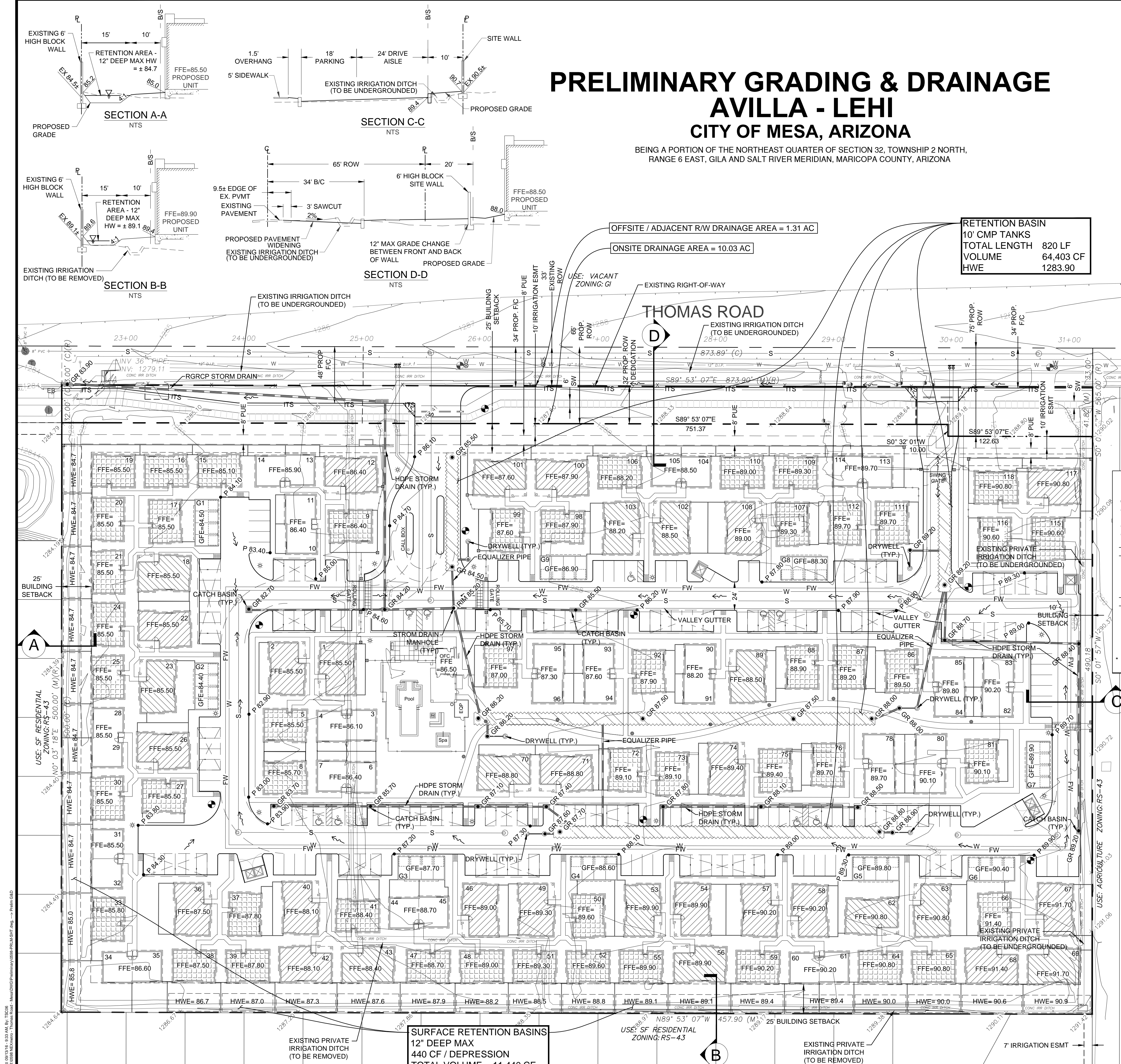
## NOTES:

- THE INTENT OF THIS PLAN IS TO PROVIDE A CONCEPTUAL DRAINAGE LAYOUT THAT SHOWS SCHEMATIC DRAINAGE AND RETENTION SYSTEMS. THE LAYOUT SHOWS THAT ADEQUATE RETENTION CAN BE PROVIDED ON-SITE, THROUGH A COMBINATION OF SURFACE AND UNDERGROUND RETENTION FOR 100% OF THE REQUIRED RETENTION VOLUME. THIS VOLUME MAY BE REDUCED UPON ANALYSIS OF THE OUTFALL AND IMPACT TO DOWNSTREAM PROPERTIES
- DRYWELLS ARE PROVIDED TO DRAIN UNDERGROUND RETENTION SYSTEMS. DRYWELLS ARE TO BE MAXWELL PLUS DUEL CHAMBER DRYWELLS OR APPROVED EQUAL.
- EXISTING RUNOFF FLOWS IN A NORTHWESTERLY DIRECTION. FLOWS FROM THE SOUTH ARE INTERCEPTED AND RETAINED ON SITE BY LEHI CROSSING, AN EXISTING RESIDENTIAL SUBDIVISION. WHILE FLOWS FROM THE EAST ARE INTERCEPTED BY AN EXISTING CONCRETE IRRIGATION CHANNEL AND ARE DIRECTED NORTH TO THOMAS ROAD. FLOWS WILL CONTINUE TO BE CUT OFF BY A PROPOSED SITE WALL AND GRADING WILL DIRECT FLOWS TO THOMAS ROAD.

## LEGEND

ABBREVIATIONS			
FFE	FINISHED FLOOR ELEVATION	8" PUBLIC WATER MAIN	W
G	GUTTER ELEVATION	8" PRIVATE SEWER	S
ESMT	EASEMENT	GRADE BREAK	---
GR	GRATE ELEVATION	STORM DRAIN PIPE	---
PUE	PUBLIC UTILITY EASEMENT	10-FT CMP TANK	---
P	PAVEMENT ELEVATION	FLOW ARROW	---
ROW	RIGHT OF WAY	DUAL CHAMBER DRYWELL	---
		CATCH BASIN	---
		STORM DRAIN MANHOLE	---
		SANITARY SEWER MANHOLE	---
		2" BACKFLOW / METER	---
		FIRE HYDRANT	---

SCALE IN FEET  
0 40 80



Printed 09/12/16 at 9:35 AM By: T2026  
Map: 20160901 Preliminary Grading & Drainage - RS-43.dwg -> Prelim Grd

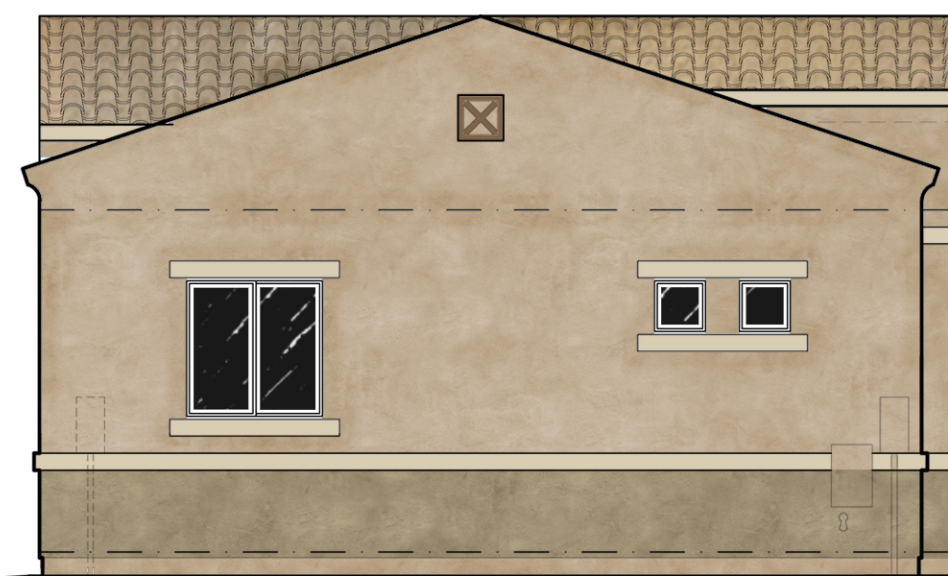




Plan One A- Spanish Style



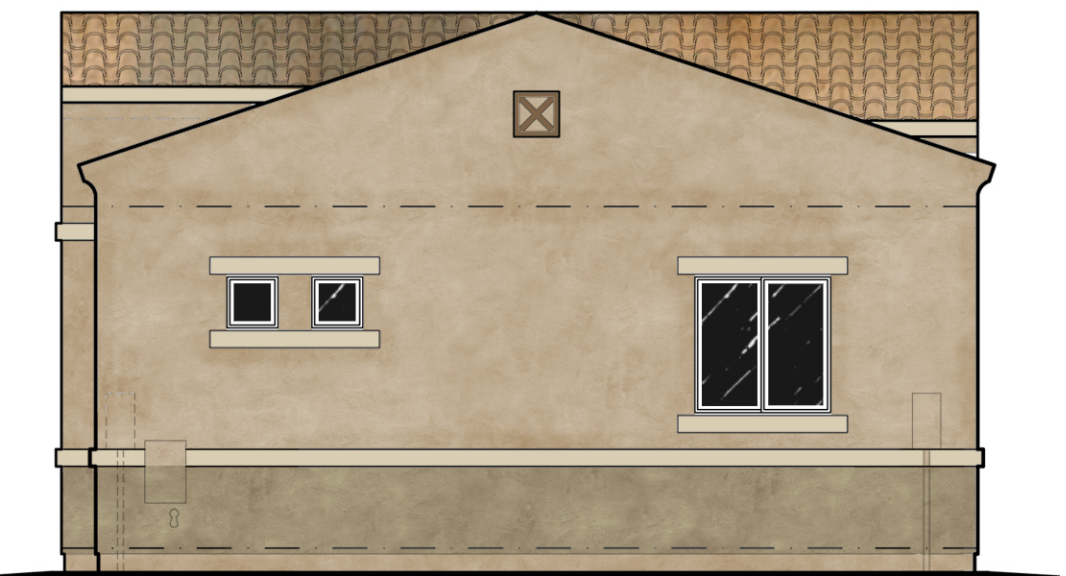
FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

## Avilla Lehi - Val Vista & Thomas Scheme One

08/08/16

**NEXmetro**  
Communities

**FELTENGROU**  
ARCHITECTURE | ENGINEERING | FORENSICS  
www.feltengroup.com copyright 2016

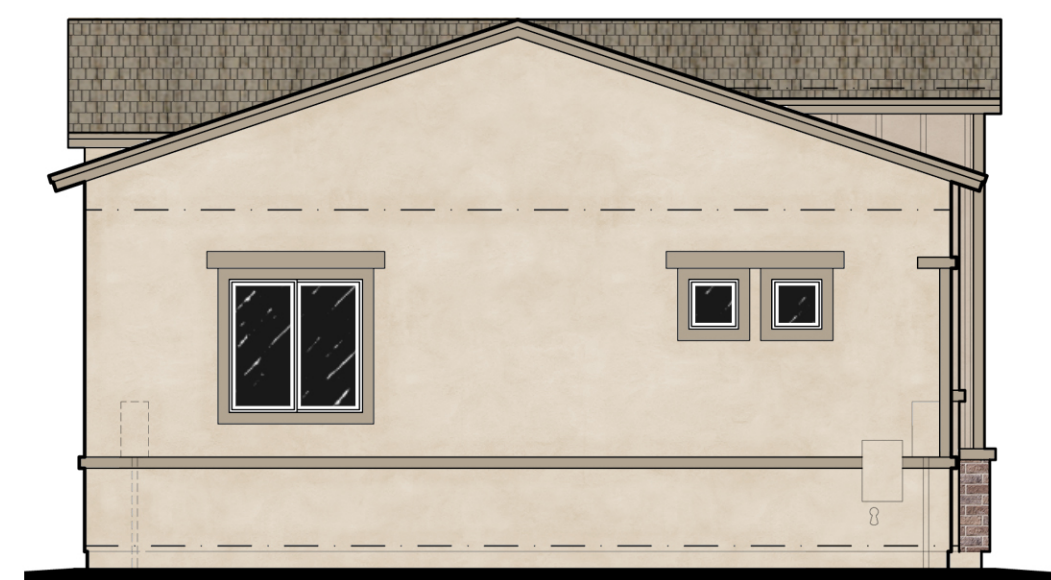




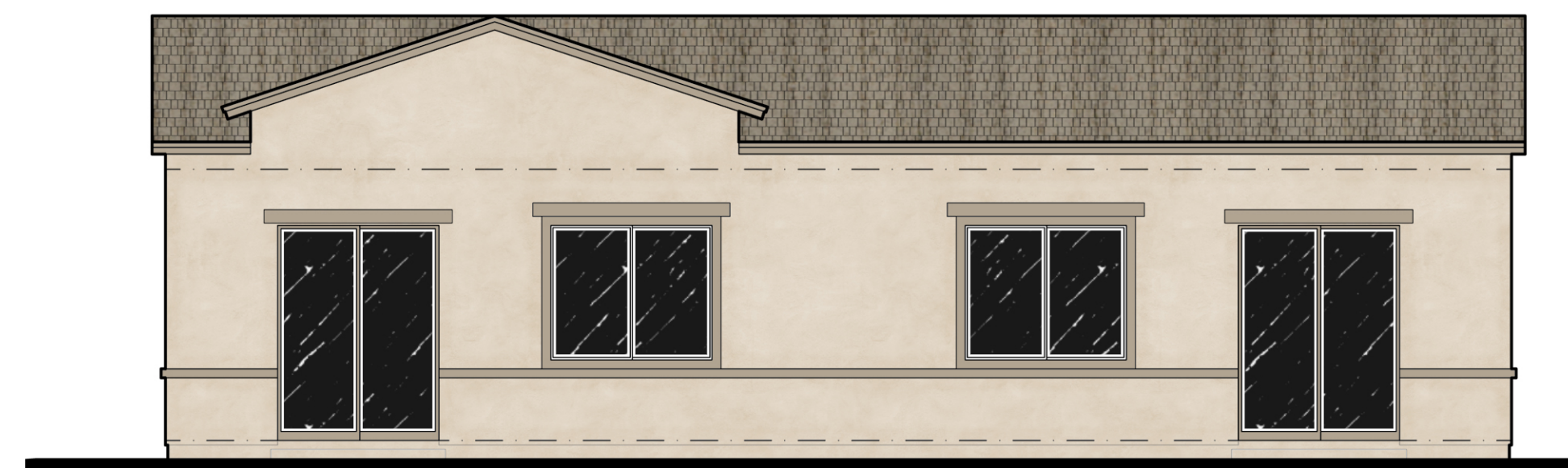
Plan One B- Ranch Style



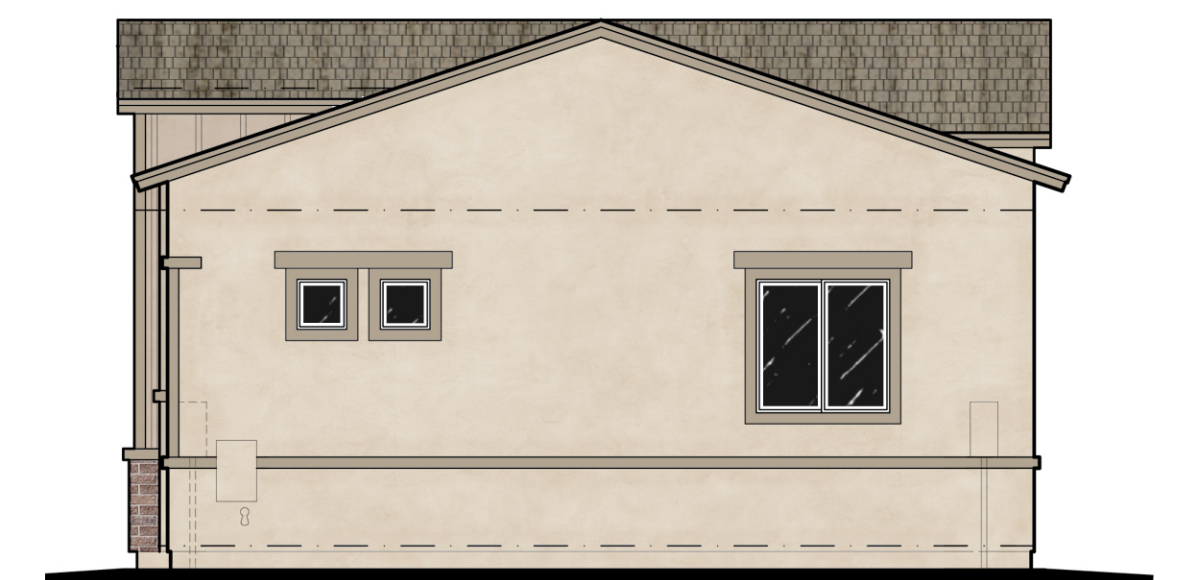
FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

## Avilla Lehi - Val Vista & Thomas Scheme Two

08/08/16

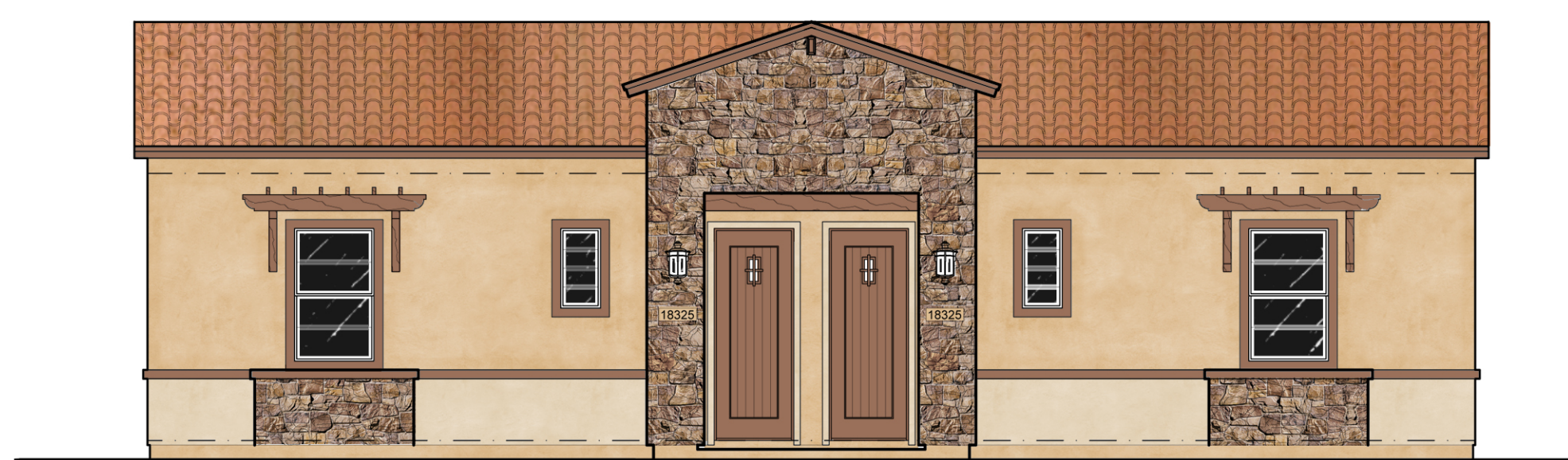
**NEXmetro**  
Communities

**FELTENGROUP**  
ARCHITECTURE | ENGINEERING | FORENSICS  
www.feltengroup.com copyright 2016

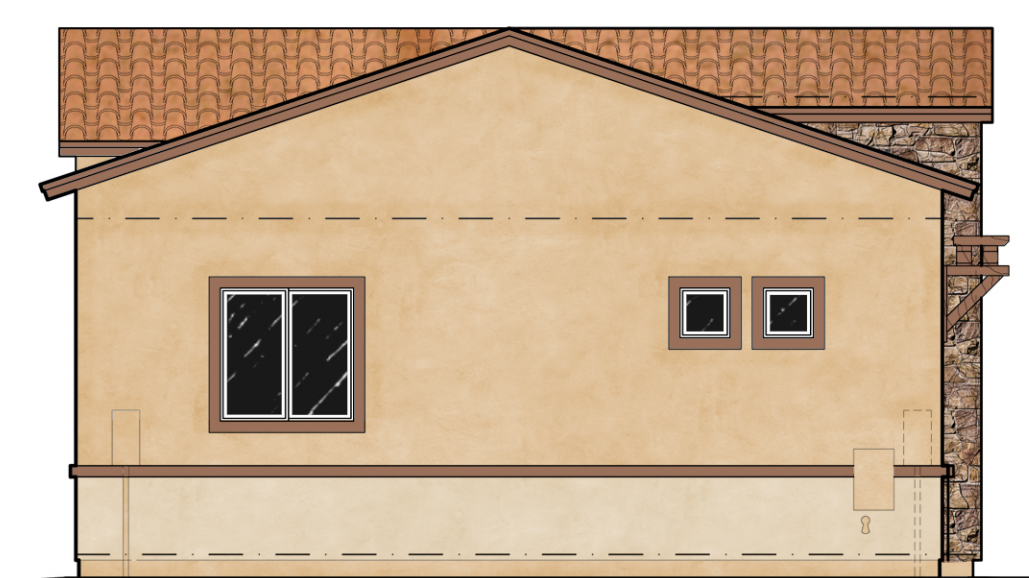




Plan One C- Tuscan



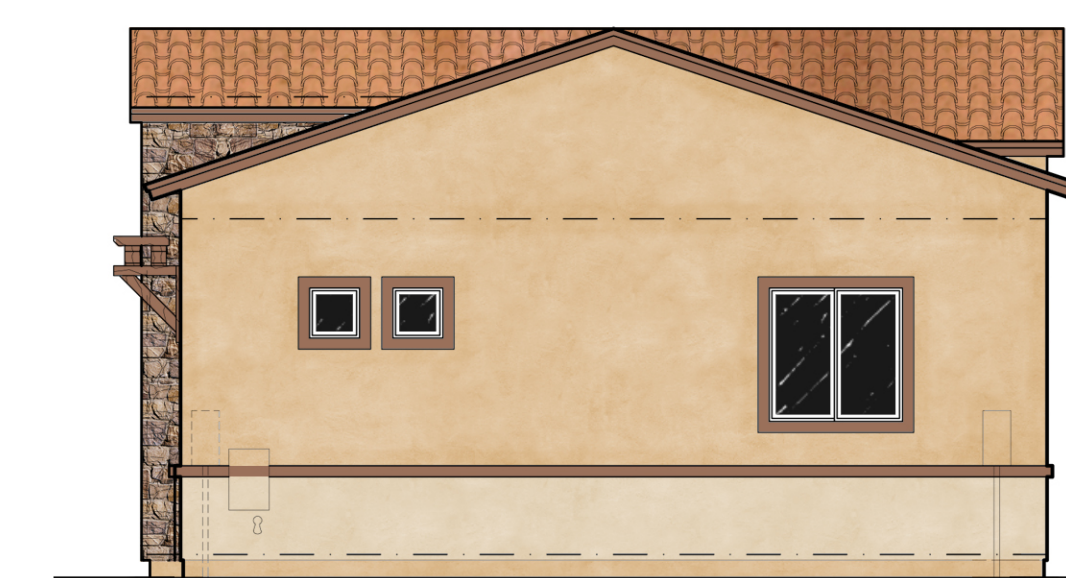
FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

# Avilla Lehi - Val Vista & Thomas Scheme Three

08/08/16

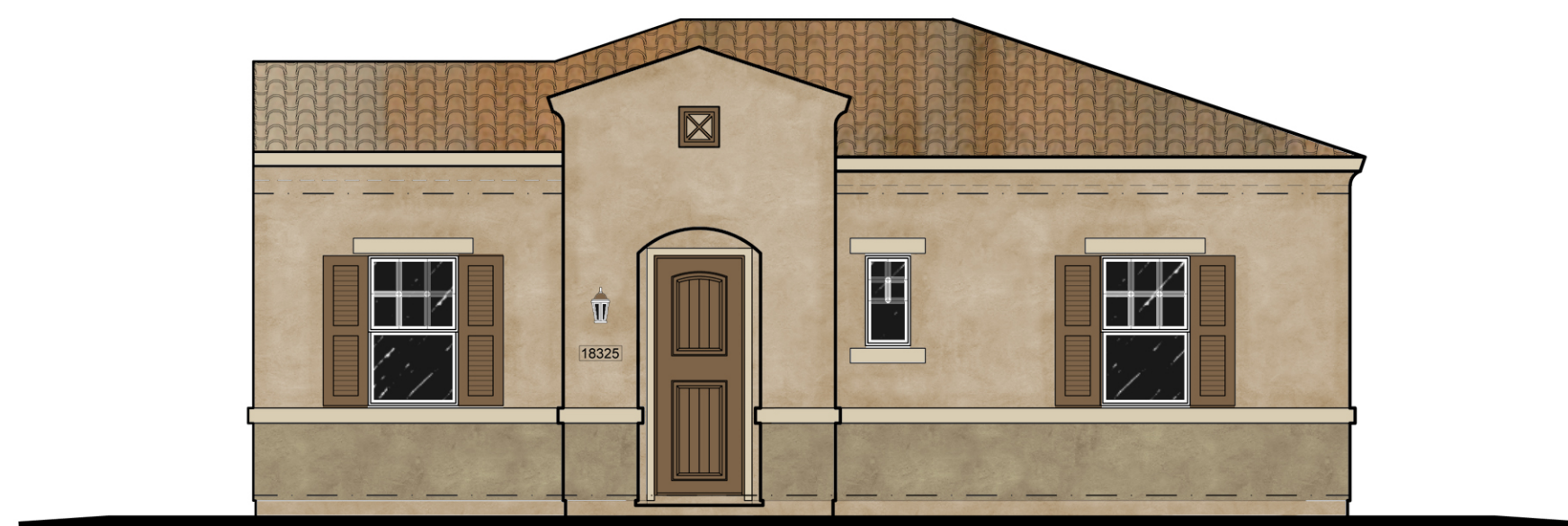
**NEXmetro**  
Communities

**FELTENG**GROUP  
ARCHITECTURE | ENGINEERING | FORENSICS  
www.feltengroup.com copyright 2016

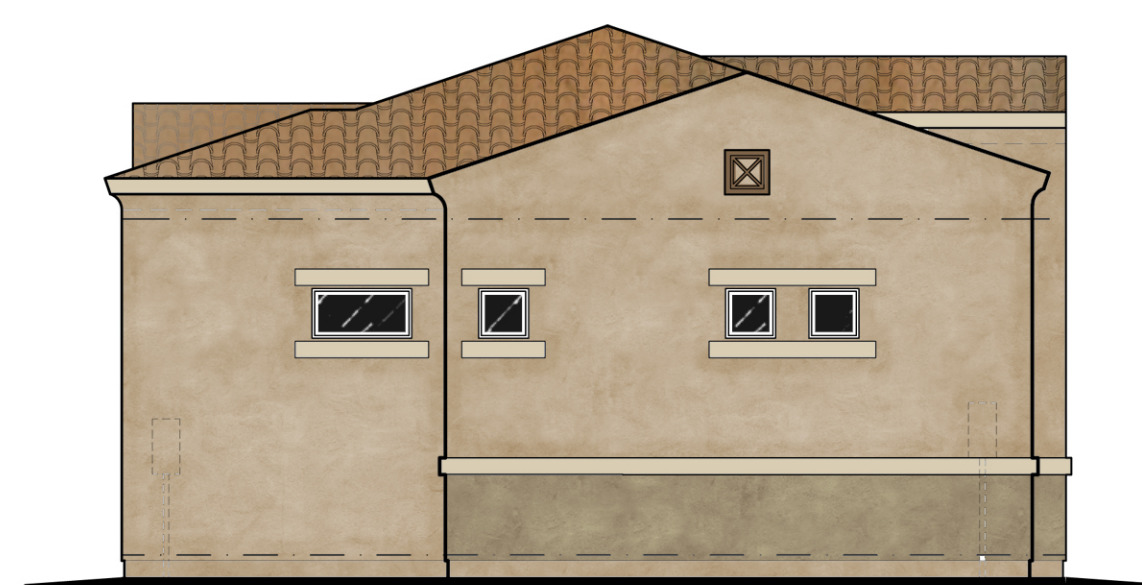




Plan Two A- Spanish Style



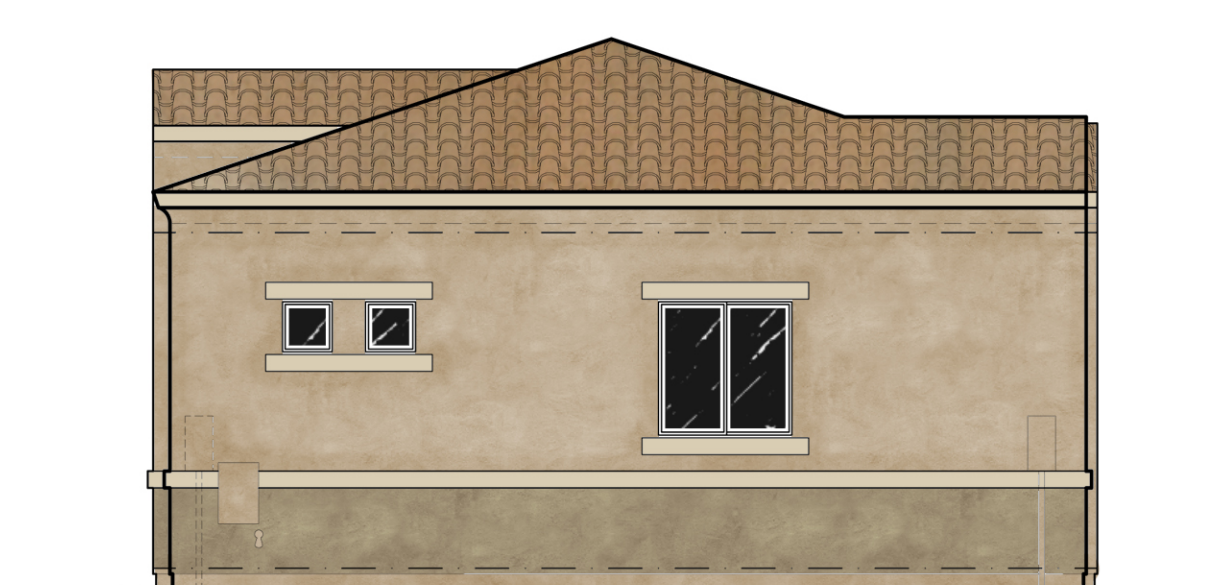
FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

# Avilla Lehi - Val Vista & Thomas Scheme One

08/08/16

**NEXmetro**  
Communities

**FELTENGROUP**  
ARCHITECTURE | ENGINEERING | FORENSICS  
www.feltengroup.com copyright 2016

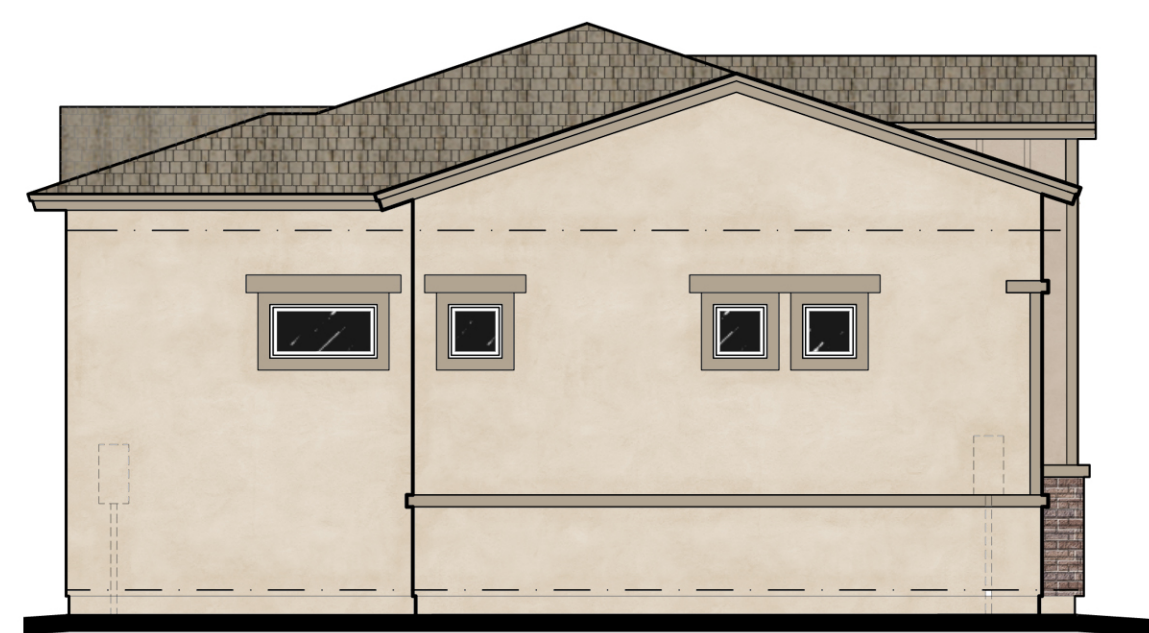




Plan Two B- Ranch Style



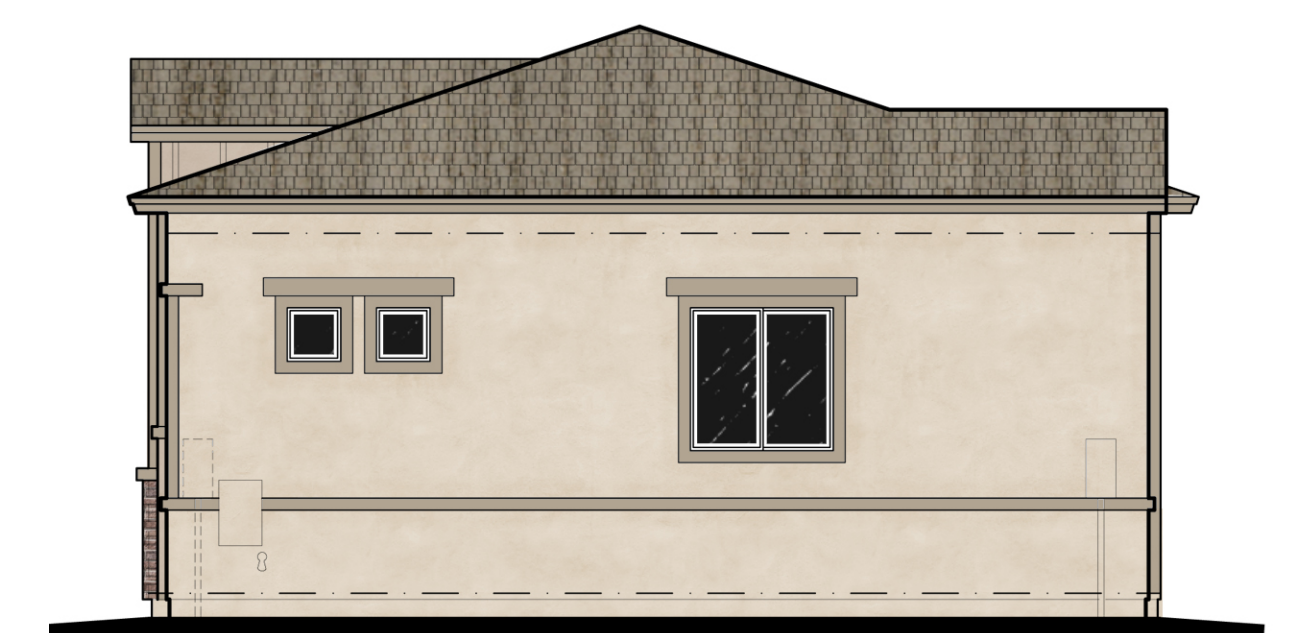
FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

Avilla Lehi - Val Vista & Thomas  
Scheme Two

08/08/16

**NEXmetro**  
Communities

**FELTENGROUP**  
ARCHITECTURE | ENGINEERING | FORENSICS  
www.feltengroup.com copyright 2016

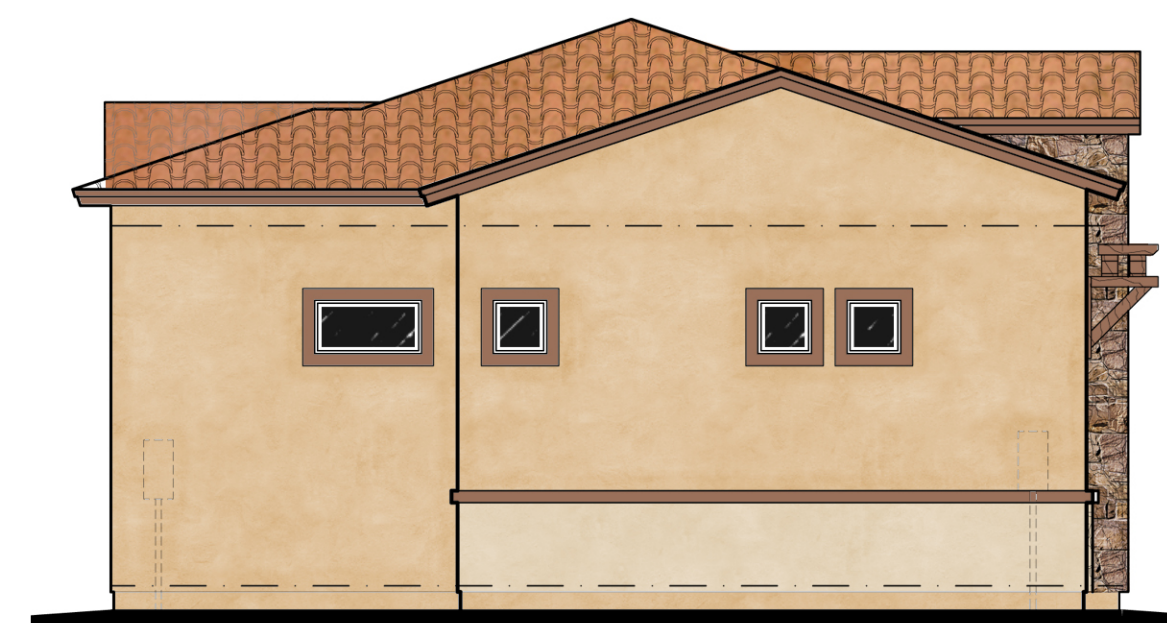




Plan Two C- Tuscan



FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

# Avilla Lehi - Val Vista & Thomas Scheme Three

08/08/16

**NEXmetro**  
Communities

**FELTENGROUP**  
ARCHITECTURE | ENGINEERING | FORENSICS  
www.feltengroup.com copyright 2016

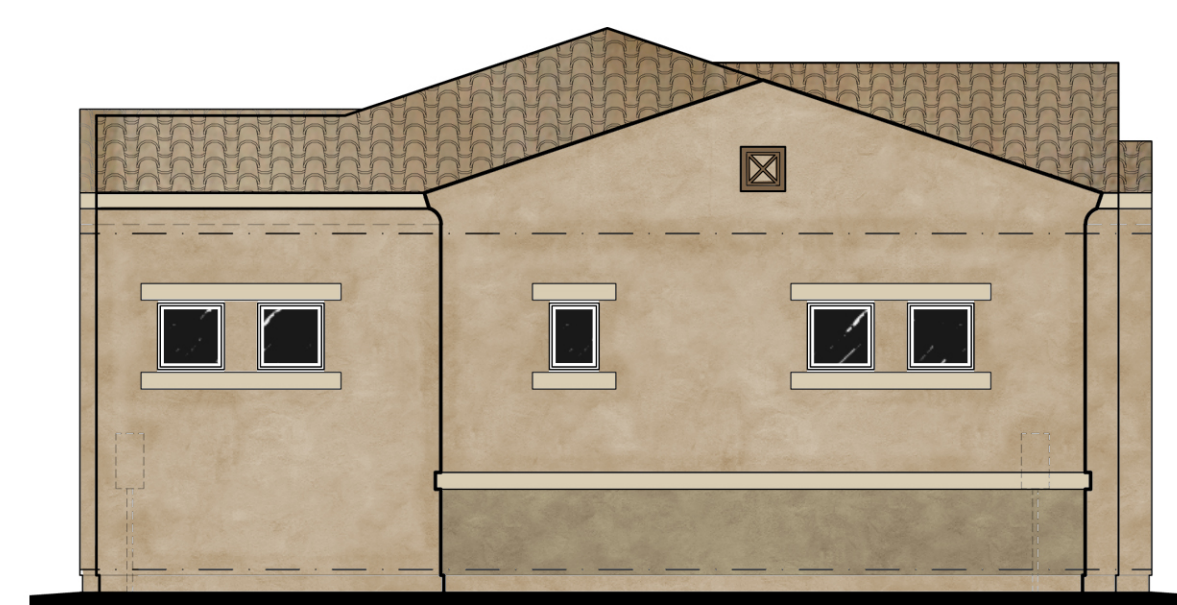




Plan Three A- Spanish Style



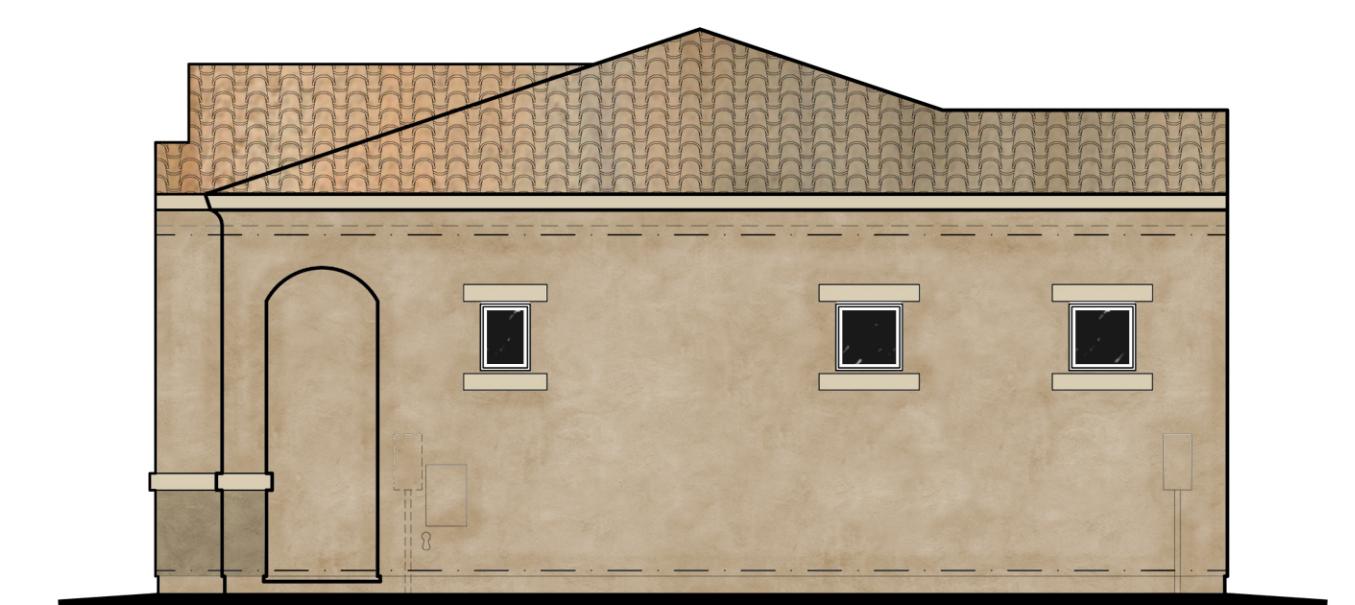
FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

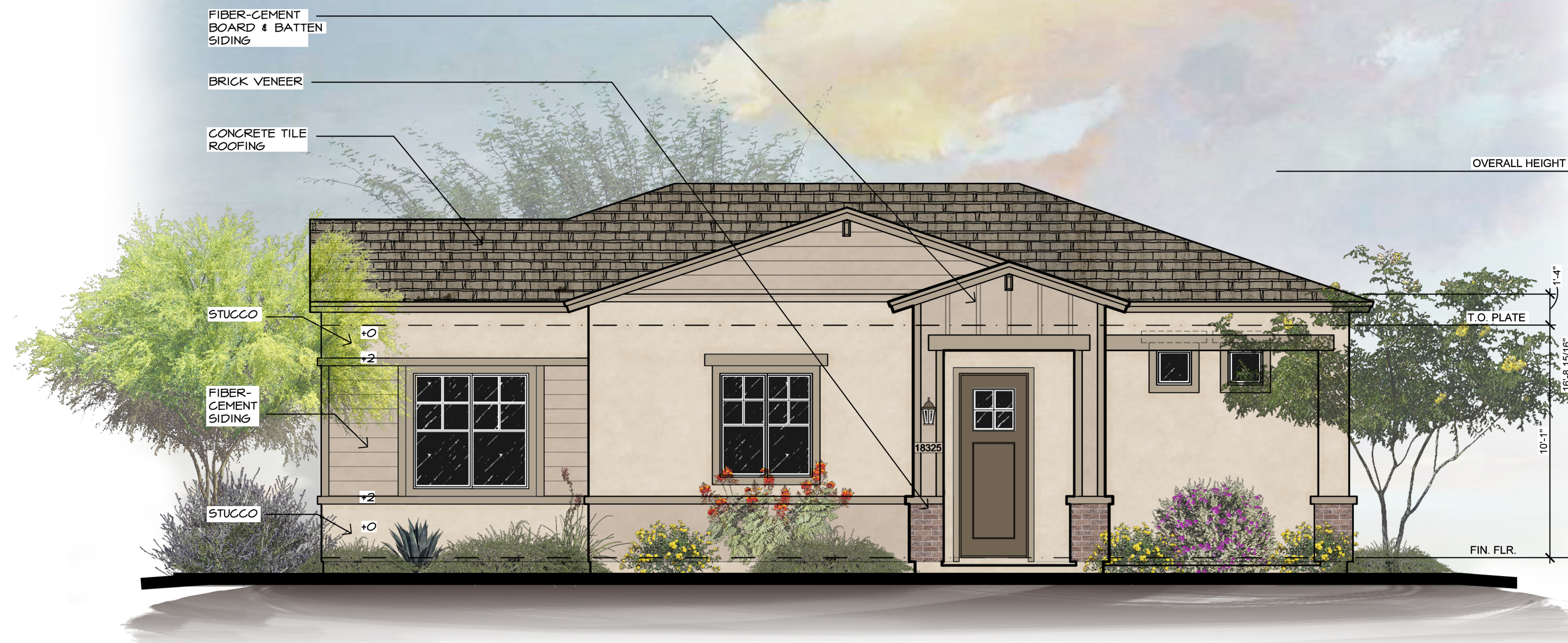
Avilla Lehi - Val Vista & Thomas  
Scheme One

08/08/16

**NEXmetro**  
Communities

**FELTENG**GROUP  
ARCHITECTURE | ENGINEERING | FORENSICS  
www.feltengroup.com copyright 2016

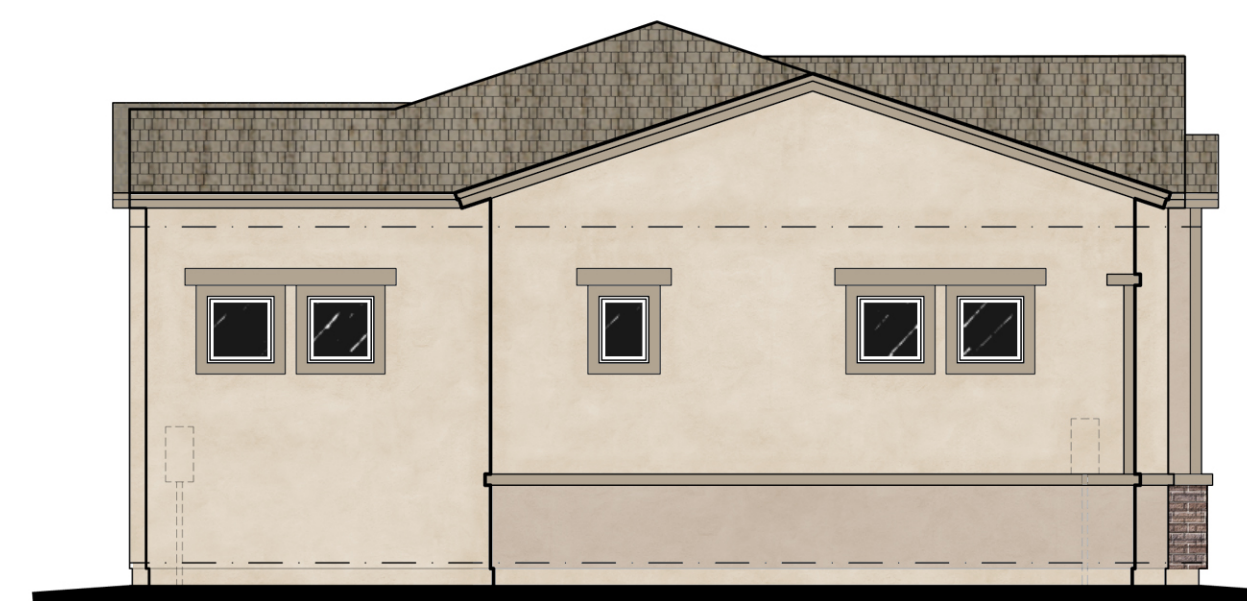




Plan Three B- Ranch Style



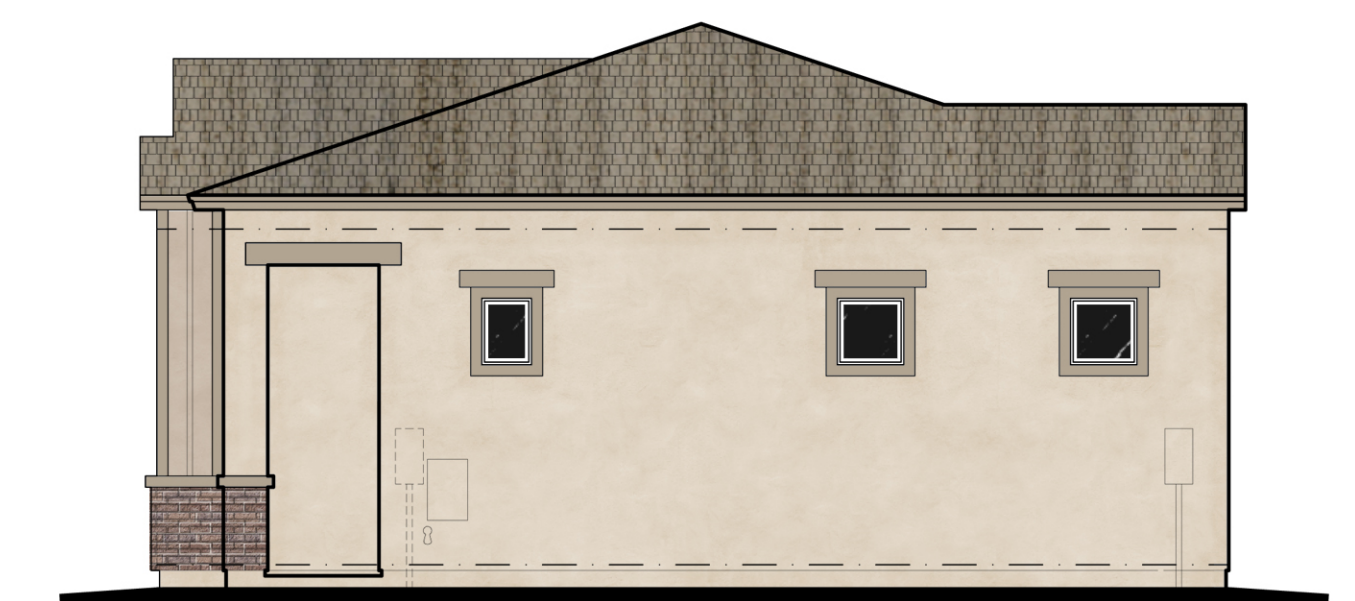
FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

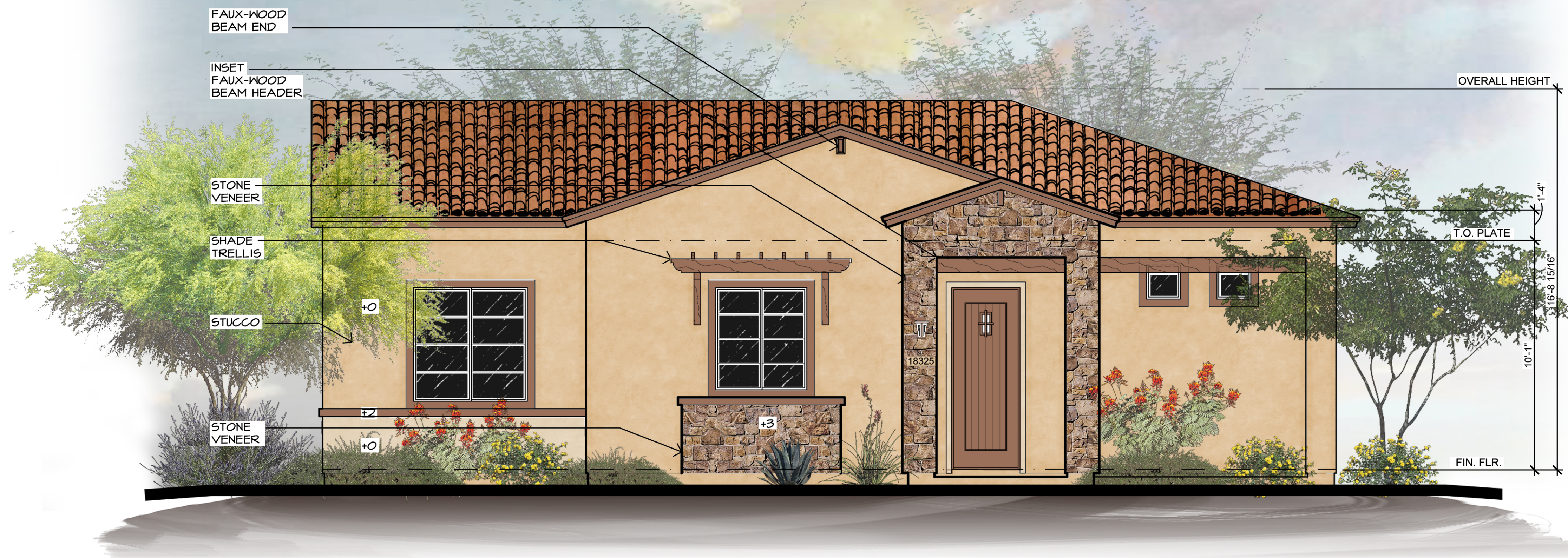
## Avilla Lehi - Val Vista & Thomas Scheme Two

08/08/16

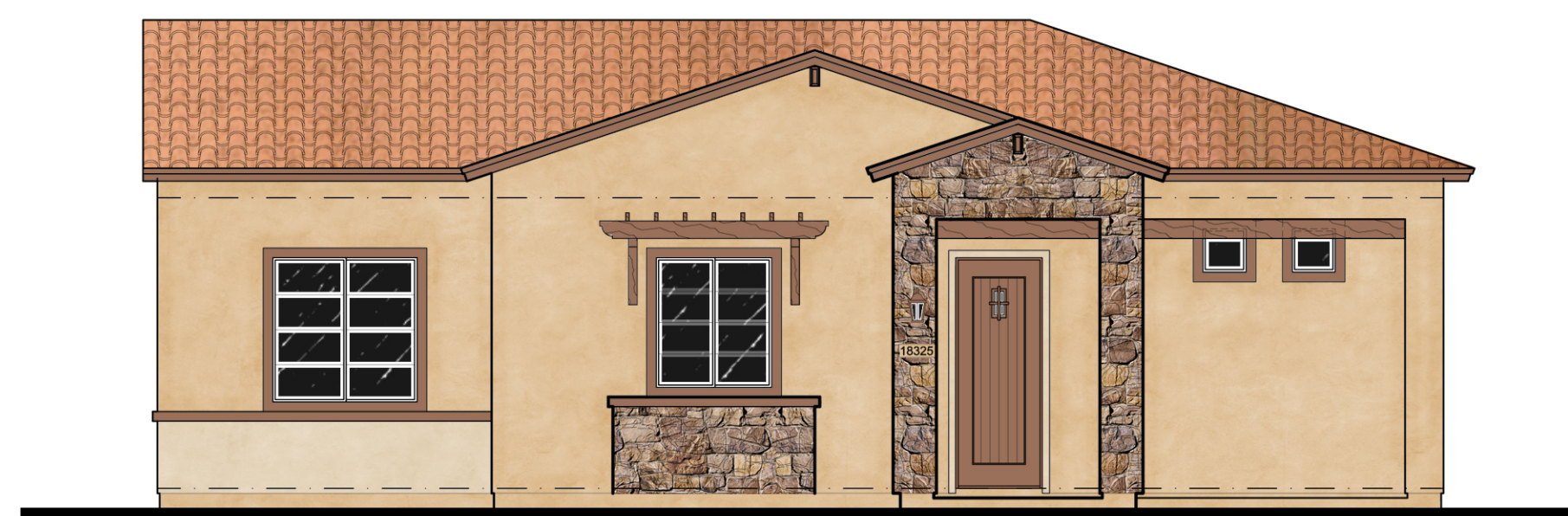
**NEXmetro**  
Communities

**FELTENGROUP**  
ARCHITECTURE | ENGINEERING | FORENSICS  
www.feltengroup.com copyright 2016

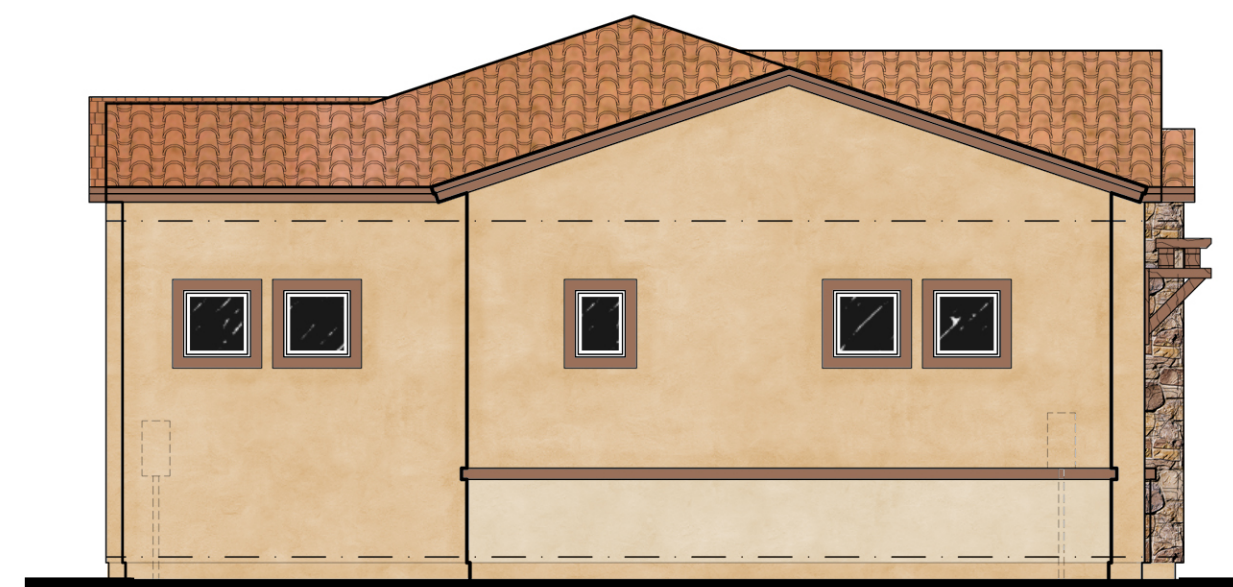




Plan Three C- Tuscan



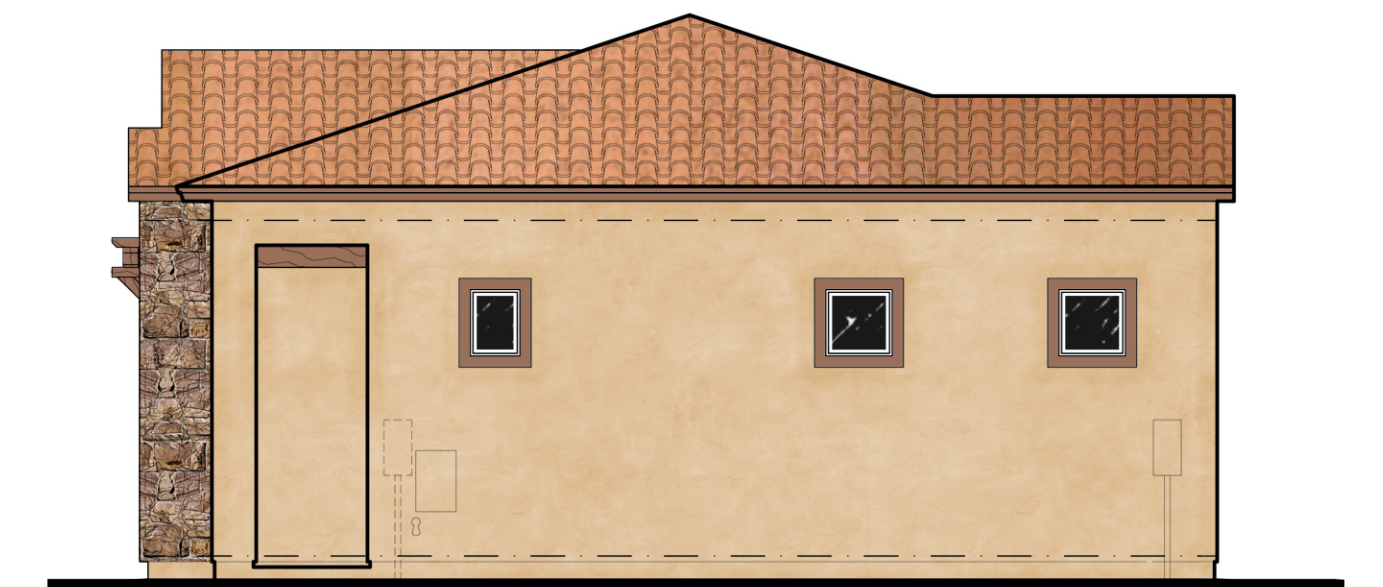
FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

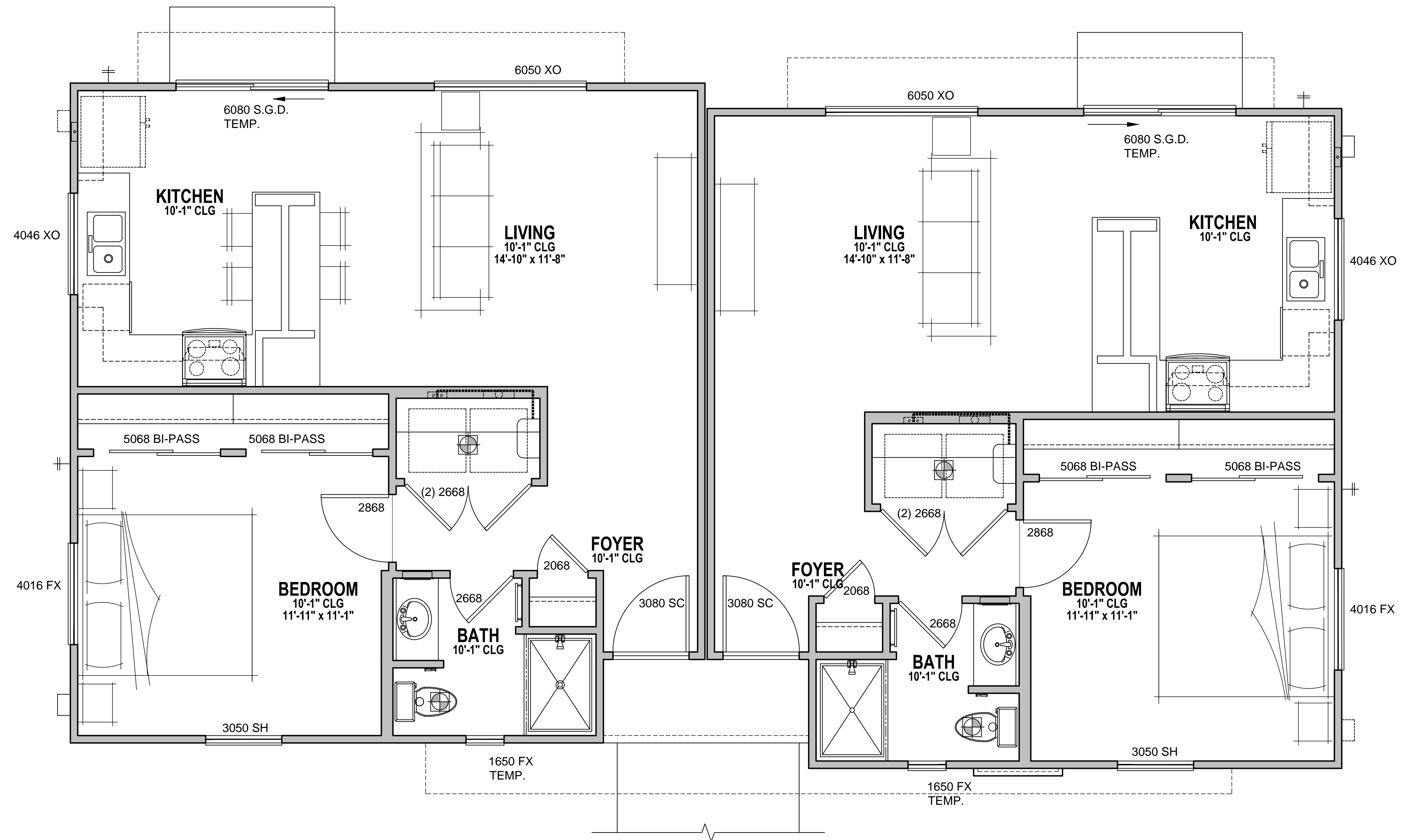
Avilla Lehi - Val Vista & Thomas  
Scheme Three

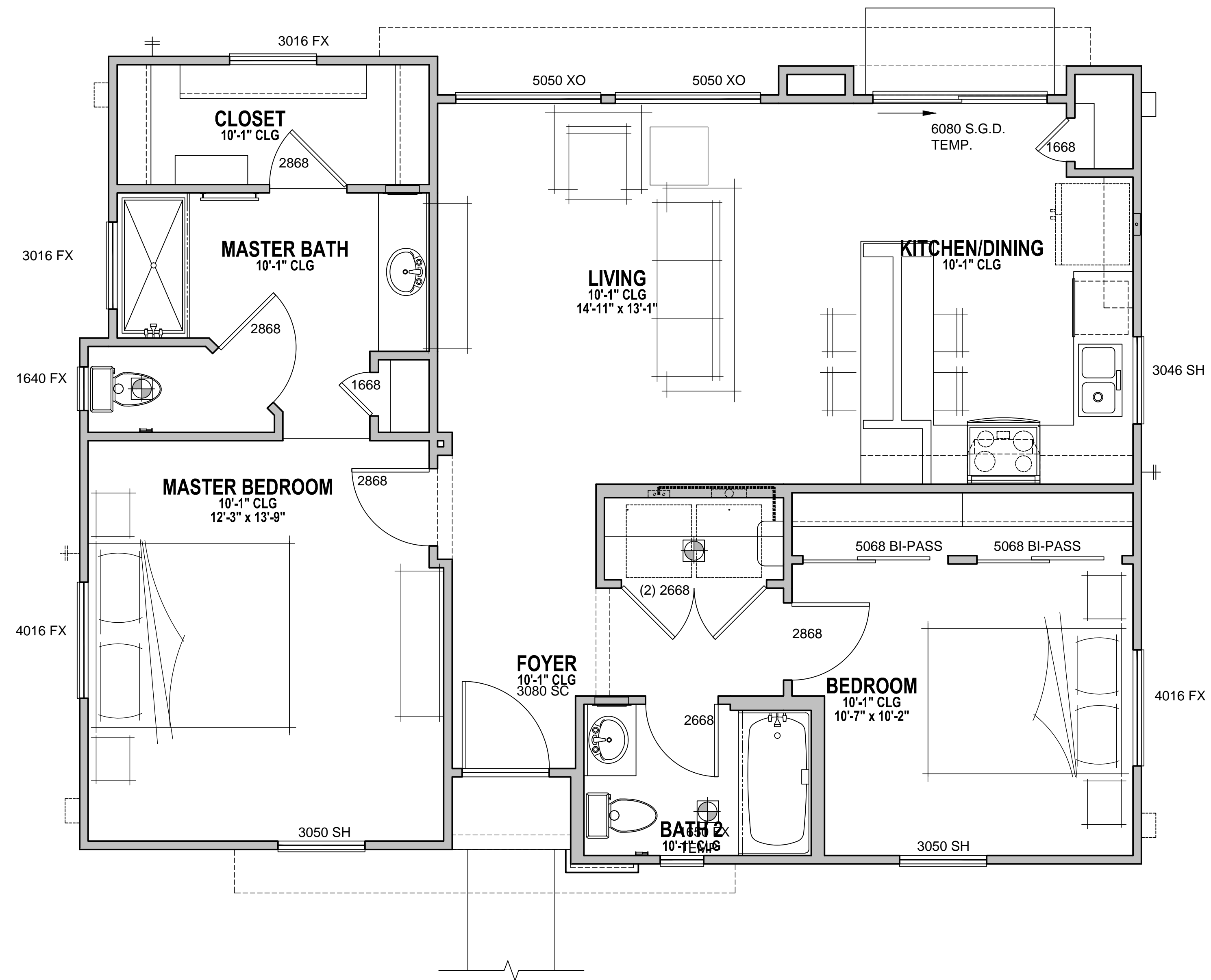
08/08/16

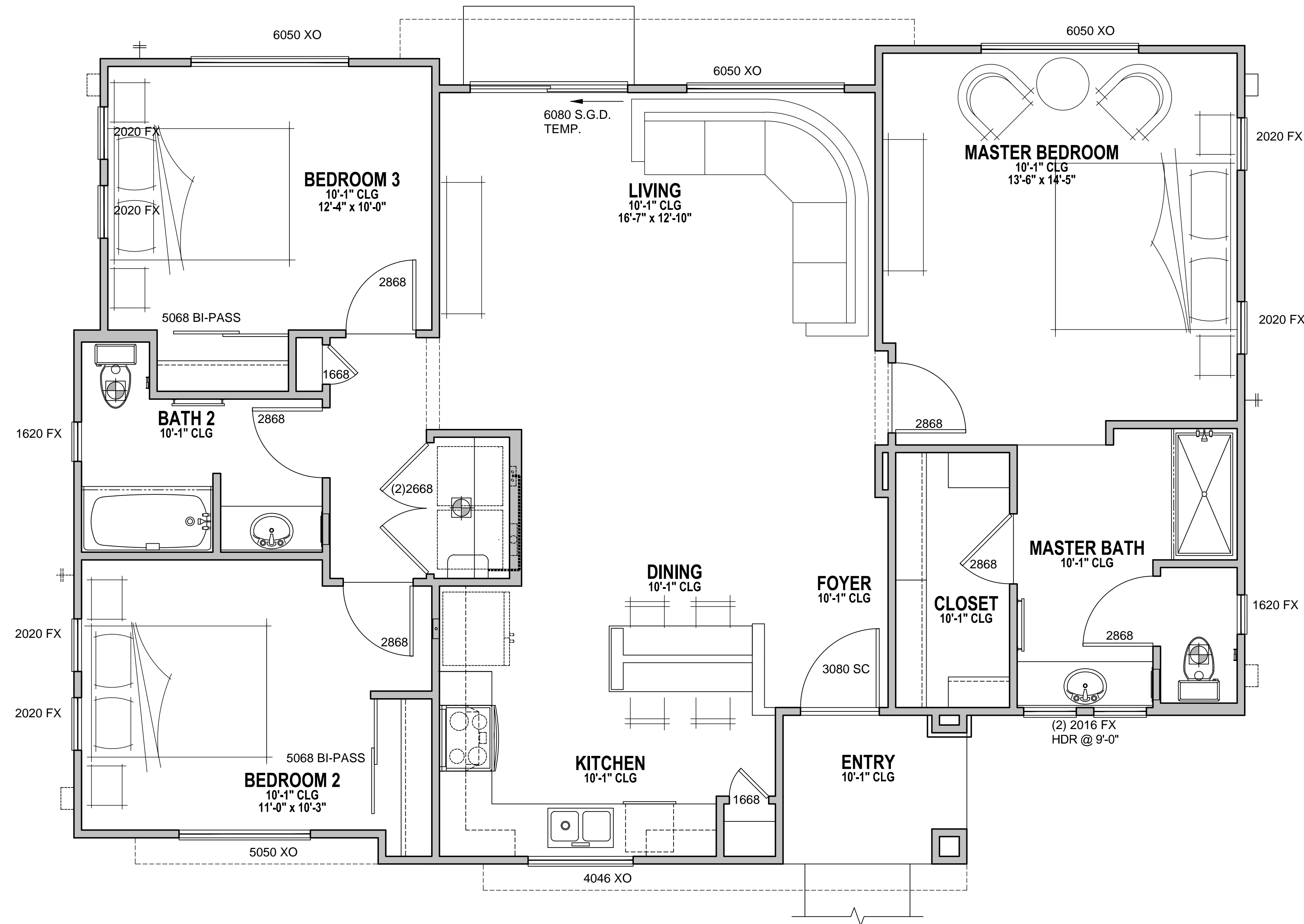
**NEXmetro**  
Communities

**FELTENGROUP**  
ARCHITECTURE | ENGINEERING | FORENSICS  
www.feltengroup.com copyright 2016



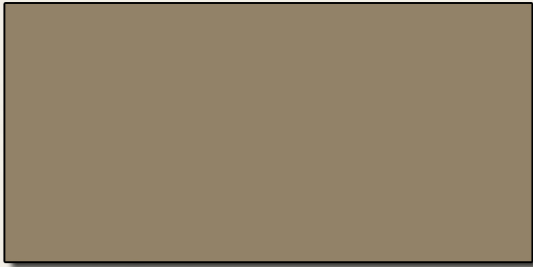








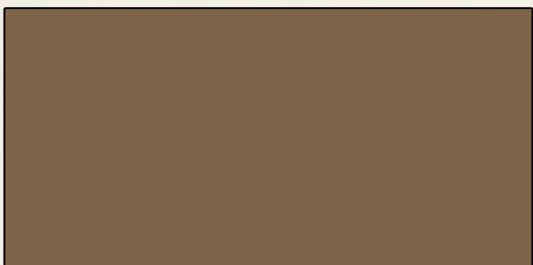
Body Color 1  
Manuf: Sherwin Williams ( SW6108)-  
Latte



Body Color 2  
Manuf: Sherwin Williams (SW2841)-  
Weathered Shingle



Accent Color 1  
Manuf: Sherwin Williams (SW 6141)-  
Softer Tan



Accent Color 2  
Manuf: Sherwin Williams (SW2806)-  
Rookwood Brown



Eagle Roof- 3773 Walnut Creek





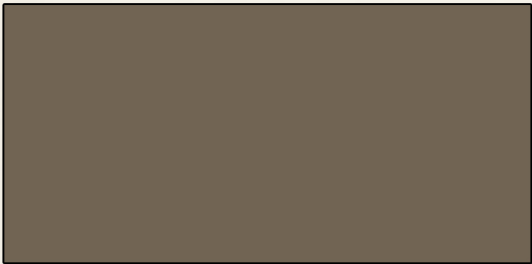
Body Color 1  
Manuf: Sherwin Williams ( SW 7569)-  
Stucco



Body Color 2  
Manuf: Sherwin Williams (SW 7512)  
Pavillion Beige



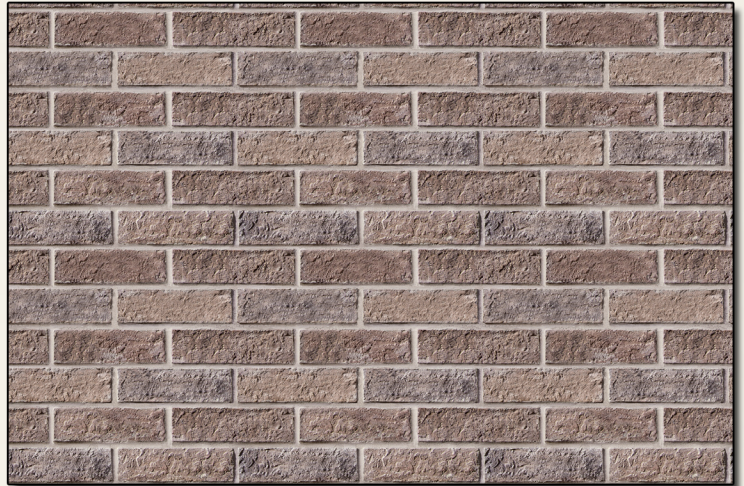
Accent Color 1  
Manuf: Sherwin Williams (SW7038)-  
Tony Taupe



Accent Color 2  
Manuf: Sherwin Williams (SW7040)-  
Smokehouse



Eagle Roof- 8706 Cascade Blend



Coronado Stone- New England Brick Charleston

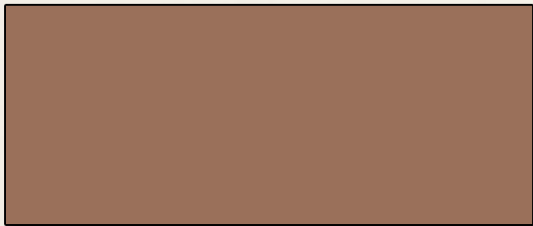




Body Color 1  
Manuf: Sherwin Williams ( SW7696)-  
Toasted Pine Nut



Body Color 2  
Manuf: Sherwin Williams (SW 7688)-  
Sundew



Accent Color  
Manuf: Sherwin Williams (SW7705)-  
Wheat Penny



Eagle Roof- 8403 Santa Barbara

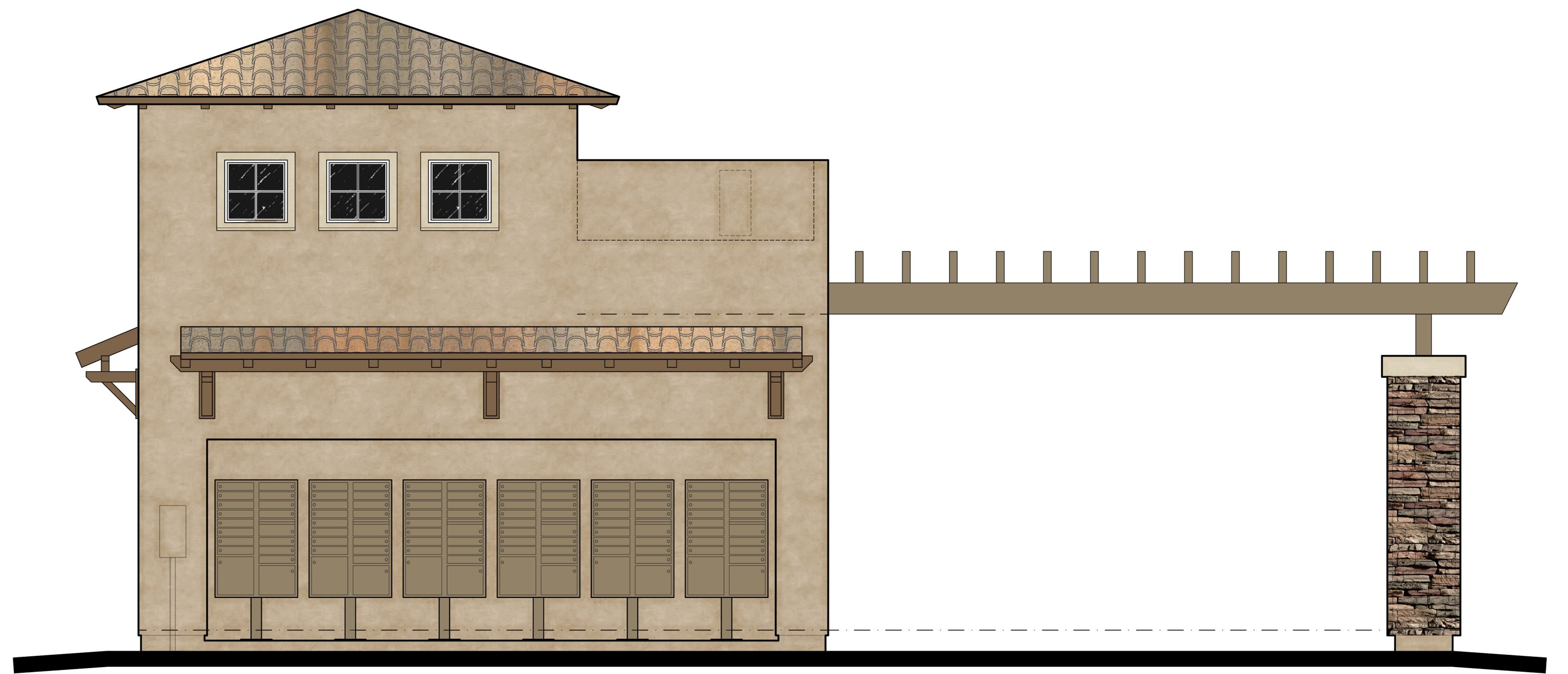


Coronado Stone- Tuscan Villa- Florentine





Leasing Office - Front Elevation



Leasing Office - Side Elevation

08/08/16

**NEXmetro**  
Communities

Avilla Lehi - Val Vista & Thomas  
Leasing Office - Scheme One

**FELTENGROUP**  
ARCHITECTURE | ENGINEERING | FORENSICS  
www.feltengroup.com copyright 2016

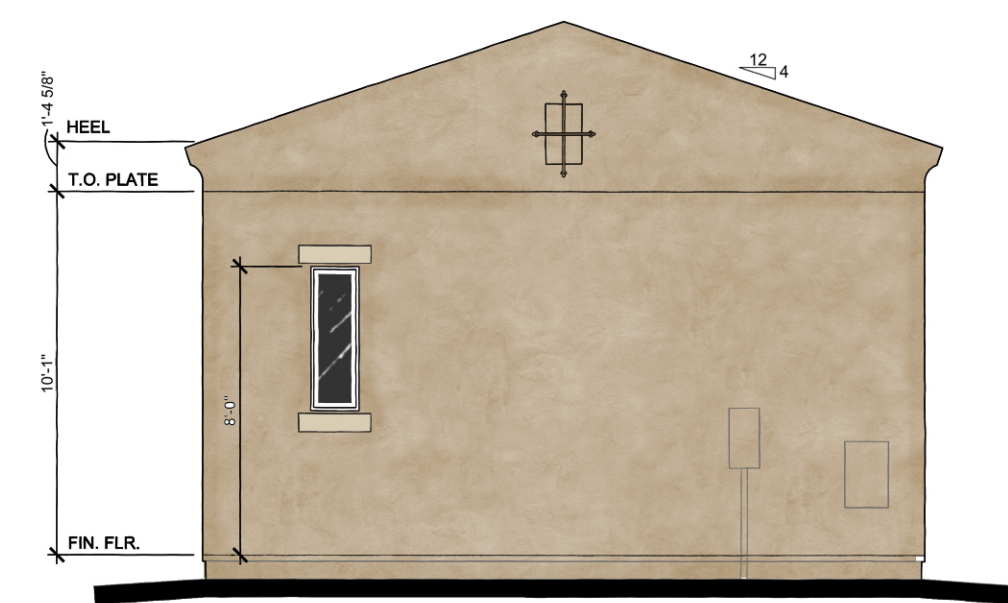




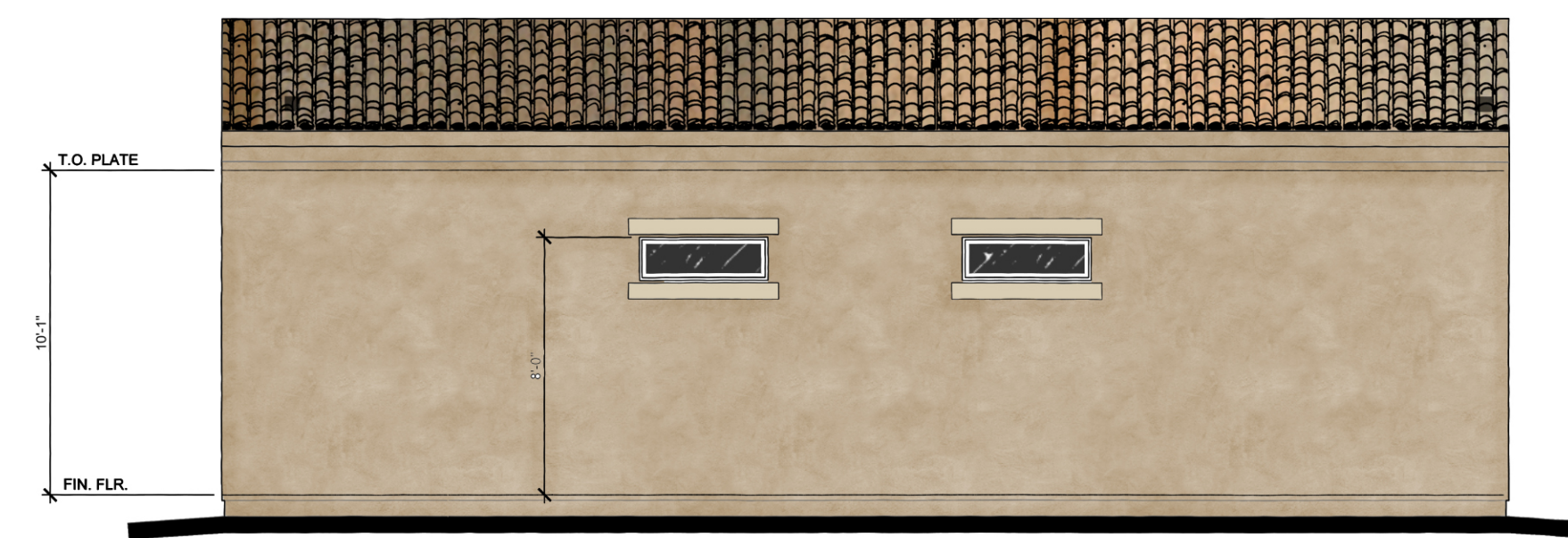
Front Elevation



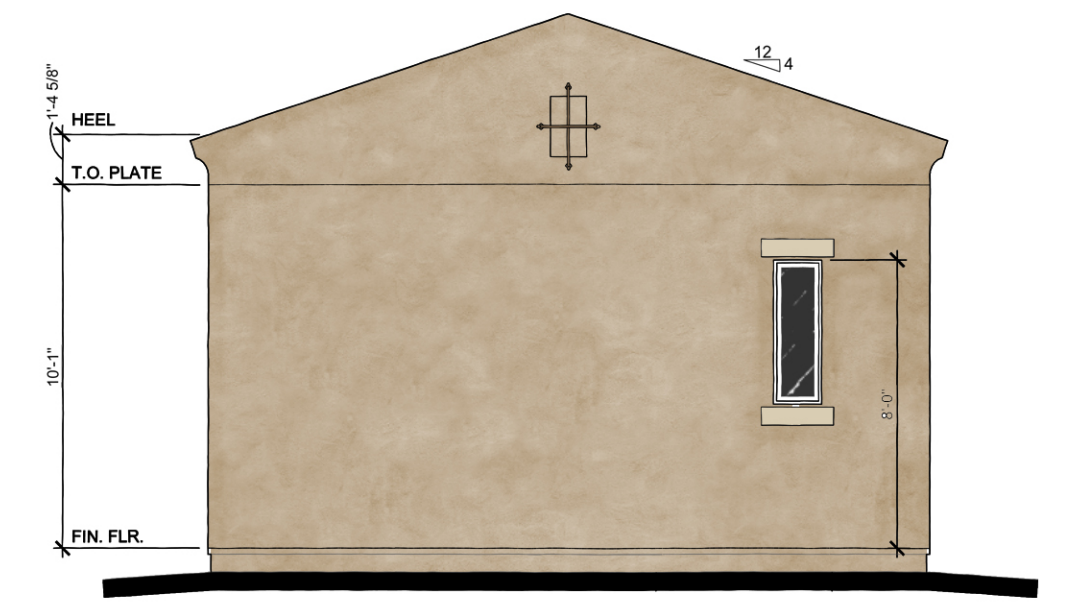
Front Elevation



Left Elevation



Rear Elevation



Right Elevation

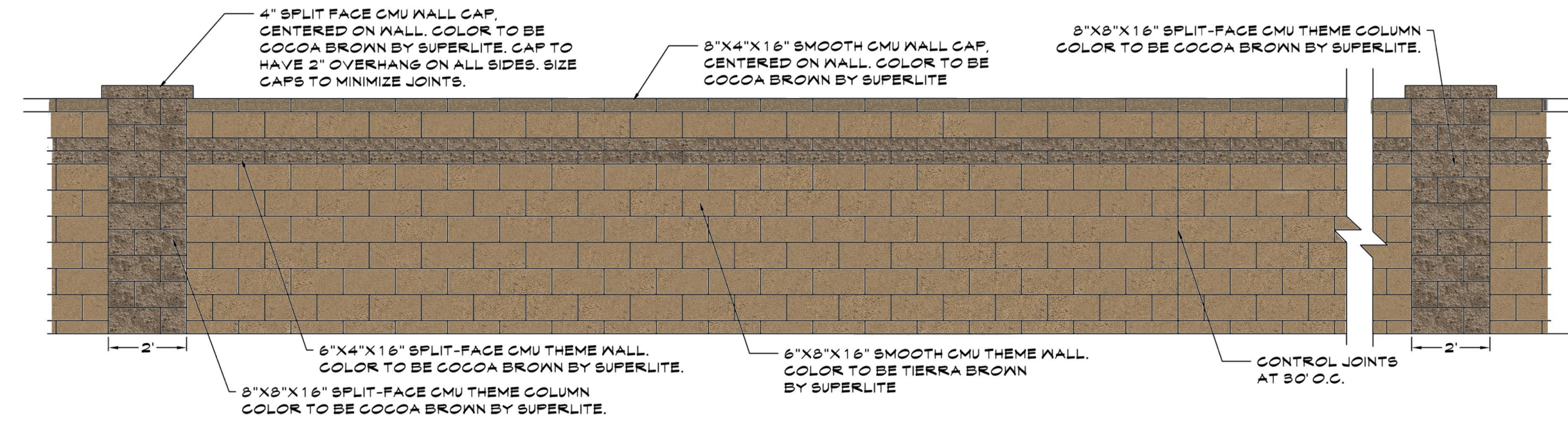
# Avilla Lehi - Val Vista & Thomas Garage - Scheme One

08/08/16

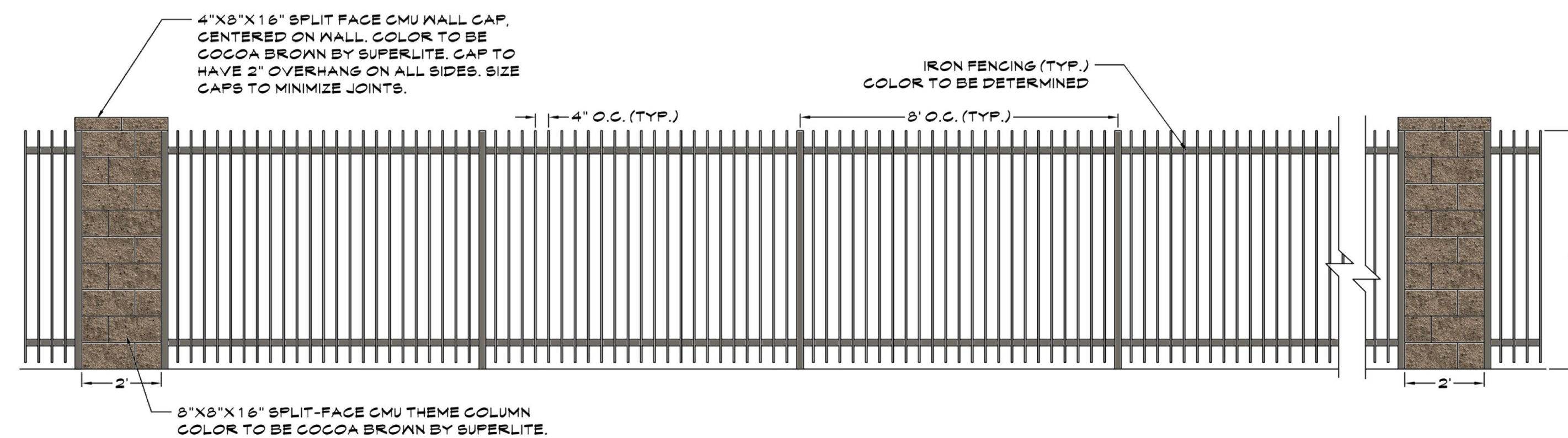
**NEXmetro**  
Communities

**FELTENGROUP**  
ARCHITECTURE | ENGINEERING | FORENSICS  
www.feltengroup.com copyright 2016

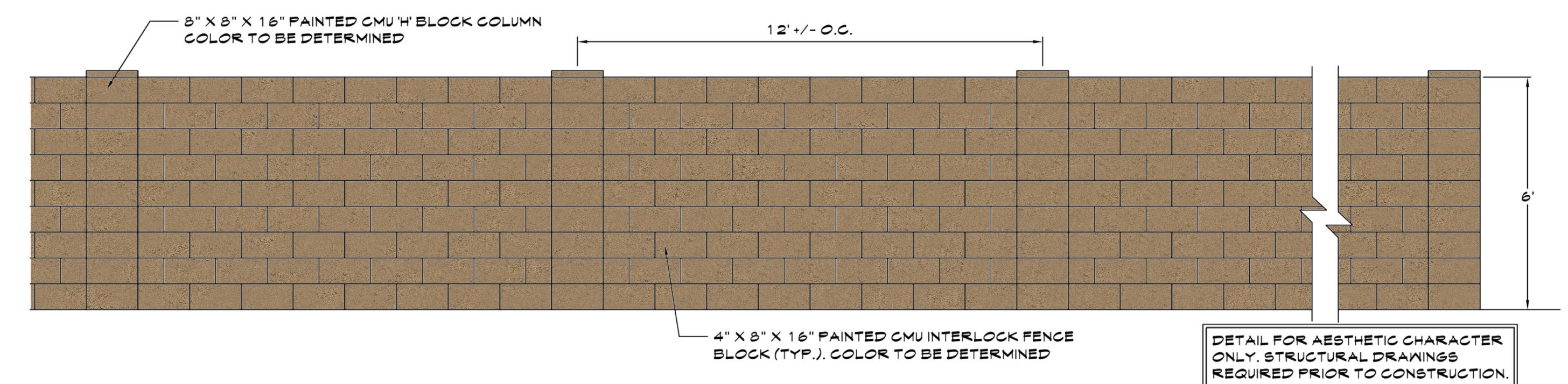




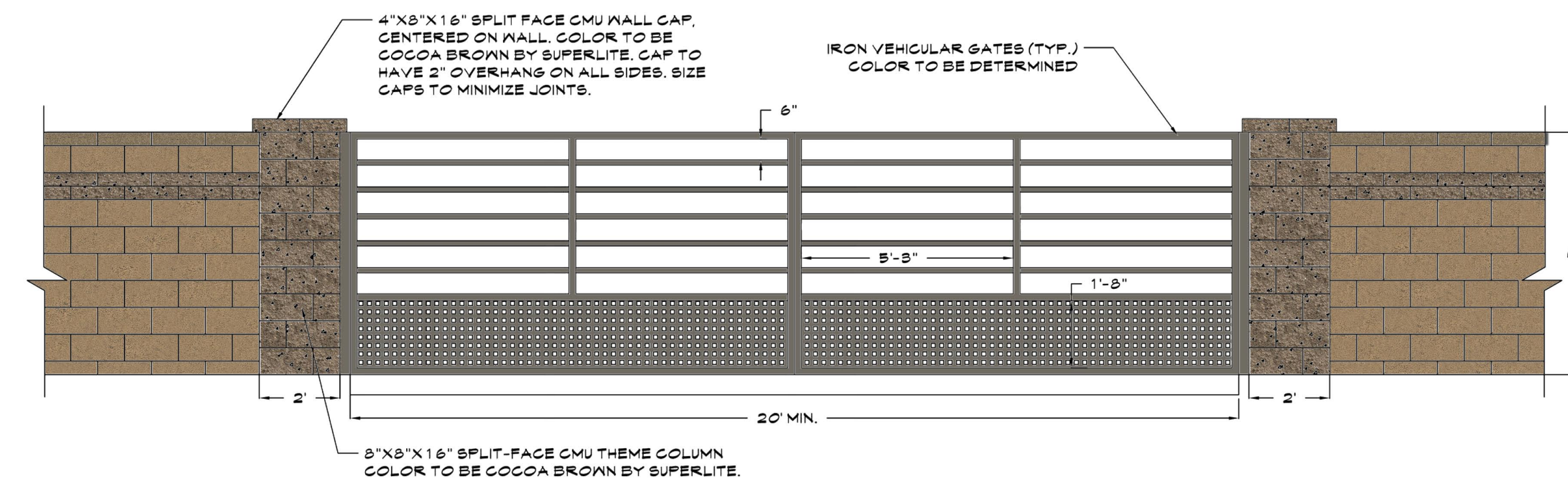
**A** 6' HT. CMU THEME WALL



**B** 6' HT. FULL VIEW FENCE



**C** 6' HT. PAINTED BUILDER WALL

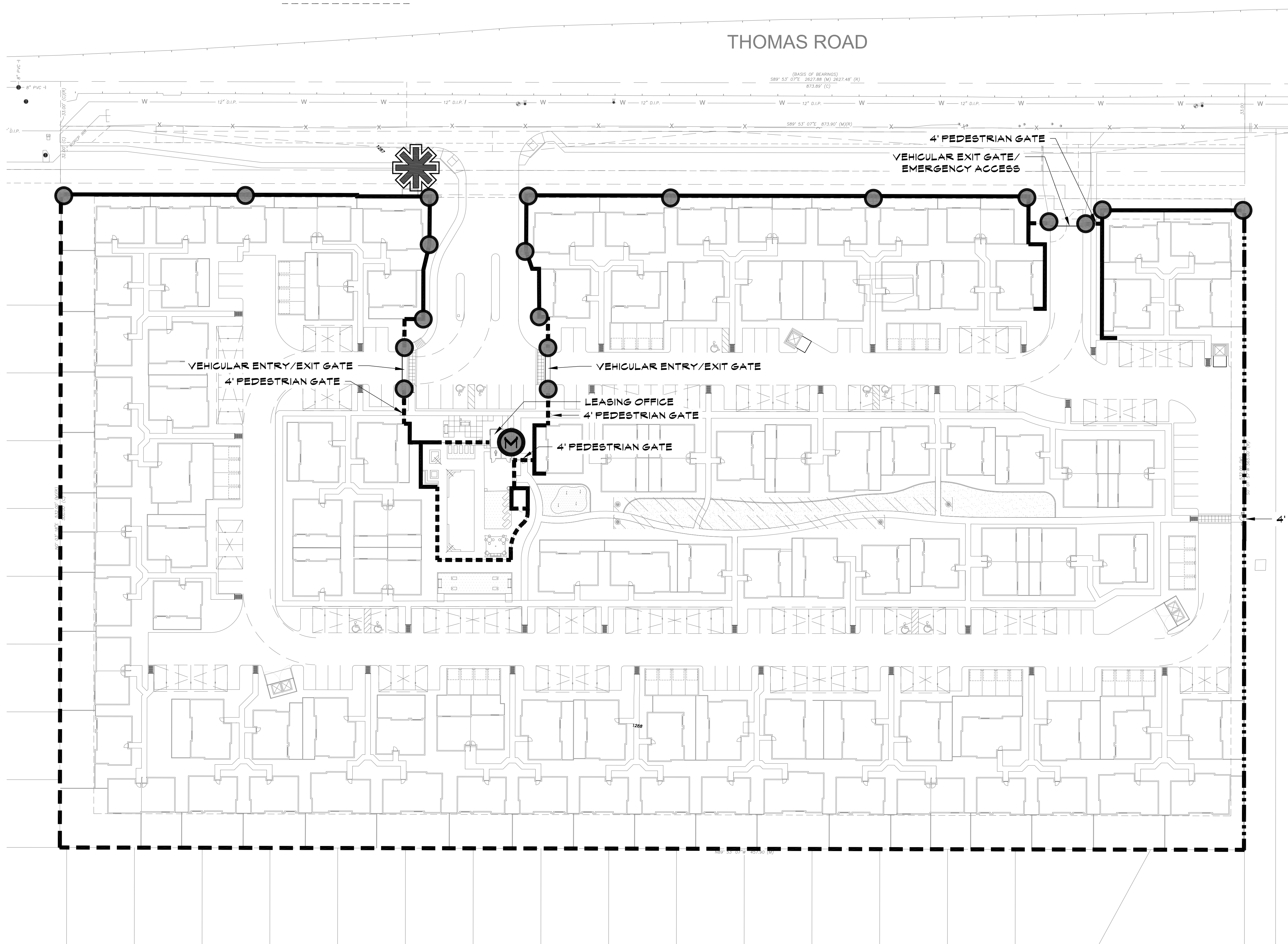


**D** VEHICULAR ENTRANCE GATE



**E** ENTRANCE MONUMENT





WALL PLAN LEGEND	
	PROJECT THEME WALL - APPROXIMATELY 1,310 LN.FT. - SEE DETAIL 'A' ON SHEET L3.
	EXISTING WALL TO REMAIN - 1,354 LN.FT.
	FULL VIEW FENCE - APPROXIMATELY 360 LN.FT. - SEE DETAIL 'B' ON SHEET L3.
	BUILDER WALL - SEE DETAIL 'C' ON SHEET L3. - ALL HOUSING UNIT REAR YARD WALLS NOT NOTED OR DESIGNATED ABOVE TO BE BUILDER WALLS.
	MAILBOX CLUSTER LOCATION
	PROJECT THEME COLUMNS - (19) TOTAL - SEE DETAIL 'A' ON SHEET L3.
	PROJECT ENTRANCE/SIGN MONUMENT - SEE DETAILS 'E' ON SHEET L3.



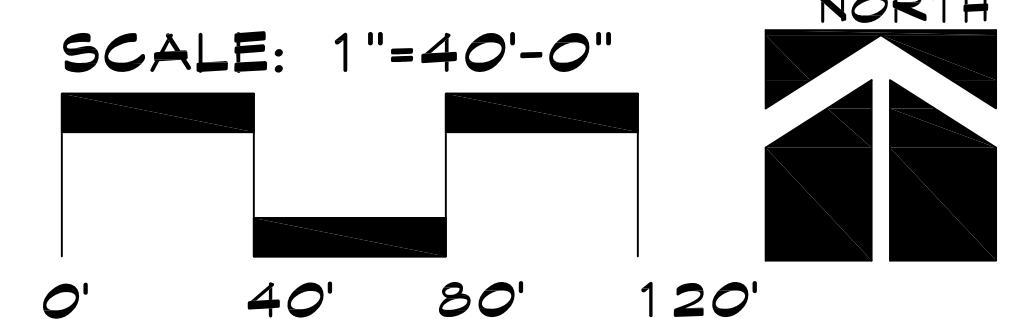
**NEXmetro**  
Communities

## AVILLA - LEHI

### WALL PLAN

SWC - VAL VISTA & THOMAS - MESA, ARIZONA

SEPTEMBER 14, 2016





SALT RIVER PIMA MARICOPA  
INDIAN COMMUNITY

SR 202

AVILLA  
THOMAS ROAD

LEHI  
CROSSING

VIRGINIA ROAD

SOUTH CANAL

ROOSEVELT WCD CANAL

VAL VISTA ROAD

GREENFIELD ROAD

LINDSAY  
ROAD

MCDOWELL ROAD

## Aerial Map

**Avilla - Lehi**  
Thomas Road and Val Vista Road  
Mesa, AZ

Project No. 0598      Date May 12, 2016

 **Terrascope** consulting  
civil engineering • surveying • urban planning  
1102 East Missouri Ave, Phoenix, Arizona 85014 • 575 West Chandler Blvd. #123, Chandler, Arizona 85225  
P:602.297.8732 • F:602.230.8458 • info@terrascopeconsulting.com • terrascopeconsulting.com







