

Copper Residences Planned Unit Development

Case No. _____

Submittal: _____

CITY OF PHOENIX

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Planning & Development
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Planned Unit Development Statement

The Planned Unit Development (“PUD”) zoning district is authorized by Chapter 6, Section 671 of the Zoning Ordinance of the City of Phoenix (“Phoenix Zoning Ordinance”). A PUD is intended to be a stand-alone document that sets forth the regulatory framework for a particular project, including permitted uses, development standards and design guidelines (“PUD Regulations”). The PUD may only modify provisions within the Phoenix Zoning Ordinance and does not modify other City of Phoenix codes, regulations or requirements.

A PUD may include background information and narrative discussion, including purpose and intent statements which are intended to illustrate the overall character and vision for the development. Such statements are not regulatory and are not requirements to be enforced by the City of Phoenix.

The PUD regulations apply to all property within a PUD project boundary. The PUD regulations supersede and replace all applicable Phoenix Zoning Ordinance requirements otherwise applicable to a project. If there is a conflict between PUD regulations and the Phoenix Zoning Ordinance, including the design guidelines within the Phoenix Zoning Ordinance, the terms of this PUD shall apply. If a provision is not addressed by the PUD, then the Phoenix Zoning Ordinance controls.

A. Purpose & Intent

1. Project Overview and Goals

The Westin Kierland Resort & Spa (also referred to herein as the “Westin Kierland Resort”) is North Phoenix’s most iconic hospitality and tourism asset, featuring 735 keys, 55 suites, 128,000 square feet of meeting and event space, and the 27-hole Westin Kierland Golf Club (the “Golf Club”). The Golf Club features three, nine-hole sub-courses: Ironwood, Acacia, and Mesquite. As the crown jewel of the Kierland Community, The Westin Kierland Resort first opened for operations in 2002, six years after the opening of the Golf Club. Host Hotels & Resorts, Inc. (“Host”) acquired the 260-acre resort and Golf Club in 2006 and has continued to be a steward of the Westin Kierland Resort since taking ownership, including through the Great Recession and the global COVID pandemic. In 2019, driven by vast growth and market demand in the Kierland area, a new 165 key AC Hotel was approved by the City of Phoenix and developed by Host adjacent to the Westin Kierland Resort. The development of this new Kierland area amenity, which particularly appeals to younger generations and families, was coupled with facilities upgrades for the Westin Kierland Resort itself. Host remains committed to ensuring that the Westin Kierland Resort continues to provide state-of-the-art accommodations for its guests and community in which it is located.

To that end, the Copper Residences Planned Unit Development (the “Copper Residences PUD”) is proposed for a portion of the Golf Club consisting of nine-holes generally located north and south of Greenway Parkway, between 66th Street and the main private entry to the Westin Kierland Resort (the “Property”). A Property aerial map is included at **Exhibit 1** for reference. The portion of the Property located north of Greenway Parkway (the “North Site” or “Development Unit 1 / DU1”) is approximately 16.16 acres and comprises portions of Maricopa County Assessor’s Parcel Number’s (APN’s) 215-59-126 and -123C. The portion of the Property located south of Greenway Parkway (the “South Site” or “Development Unit 2 / DU2”) is approximately 55.64 acres and corresponds to APN 215-59-125. Together, these areas comprise approximately 71.8 acres of the 213-acre Golf Club. This request is limited to the Mesquite course within the Golf Club and does not include the Ironwood or Acacia courses, which will continue to operate as a more efficient 18-hole golf course that requires less maintenance, water and management. The Copper Residences PUD also excludes the land within the Westin Kierland Resort core, which is subject to the Westin Kierland Resort & Spa PUD (Case No. Z-3-18). This PUD will address existing site constraints while ensuring compatibility of the envisioned development with the surrounding area through the use of appropriate standards for development which seamlessly function with the surrounding area. The Property is impacted by historic drainage flows, which create physical development limitations due to ongoing drainage obligations. Additionally, Development Unit 2 is defined by an irregular U-shaped configuration, requiring thoughtful site planning and tailored development standards.

In alignment with the City’s General Plan land use designations for the Property, as amended through a concurrent minor General Plan land use map amendment (Case No. _____), the Copper Residences PUD provides a framework for redevelopment of the nine-hole Mesquite golf course into a thoughtfully designed residential community, providing an opportunity for a variety of housing types that reflect the evolving needs of the local Kierland area. As further detailed herein, the Copper Residences PUD is guided by a commitment to sustainability, compatibility, and reinvestment into the existing Golf Club and larger Westin Kierland Resort, with the goal of addressing the growing demand for quality housing in the local area.

The primary goal of this PUD is to create a framework for development of a mixed housing community that will:

- Promote reinvestment into the Westin Kierland Resort and Golf Club.
- Establish development and design standards to ensure a high quality of design and land use compatibility.
- Provide new residential housing opportunities to help further the key goal of The Housing Phoenix Plan adopted by City Council in 2020, which is to create or preserve 50,000 dwelling units by 2030.
- Provide enhanced pedestrian amenities and connections, including through a series of trails.
- Reduce high-water-use turf.
- Upgrade area infrastructure (i.e. wastewater infrastructure upgrades).

2. General Plan Amendment

The City of Phoenix General Plan Land Use Map currently designates the Property as “Parks/Open Space – Privately Owned” as shown in **Exhibit 2: Current General Plan Land Use Map**. Although the General Plan Land Use Map is not intended to reflect the intended zoning of individual parcels and only generalizes desired future land use of an applicable site, we are requesting a companion amendment to the General Plan to support the requested change of land use for the Property. Specifically, an amendment has been filed under separate cover to amend the Land Use Map for DU1 and DU2 as “10 to 15 du/acre – Higher density attached townhouses, condos, or apartments”; and, 3.5 to 5 and 5 to 10 du/acre – Traditional Lot, respectively, as shown in **Exhibit 2: Proposed General Plan Land Use Map**. The Traditional Lot land use category provides for a variety of suburban lifestyles within planned single-family residential communities including, for example, single-family, town home, patio home and duplex type units.

3. Overall Concept

The purpose of the Copper Residences PUD is to create a regulatory framework for development of quality residential communities at the Property that will provide new and diverse housing options within the Kierland area. The conceptual land use plan proposes high end, for-sale multi-

family uses on the approximately 16.16 gross acres within Development Unit 1 north of Greenway Parkway; and, single-family and/or multi-family uses on the 55.64 acres within Development Unit 2 south of Greenway Parkway. See **Figure 1: Development Unit Exhibit**.

As shown on **Exhibit 3: Existing Zoning Map**, Development Unit 1 is currently zoned Resort Hotel (“RH”) with a Special Permit (“SP”) and is subject to a Planned Community District (“PCD”).

Development Unit 2 is currently zoned Golf Course (“GC”) and is subject to a PCD. To respond to market demand and address the nature of the overall proposed development, this is a request to rezone the Property to the proposed Copper Residences PUD to establish permitted uses and to facilitate development of the Property with mixed residential uses. See **Exhibit 3: Proposed Zoning Map**.

This PUD provides the foundation for a well-planned, cohesive project that furthers goals for connectivity in the Kierland area while balancing housing demand. The proposed Copper Residences PUD establishes land use entitlement flexibility to adapt to market conditions while establishing design expectations to ensure high quality development. The Copper Residences PUD offers a desirable improvement over conventional zoning standards and directly promotes the appropriate and efficient use of land and infrastructure. This PUD establishes the foundation for a superior development that will provide future end users with a cohesive environment comprised of a variety of related and compatible uses.

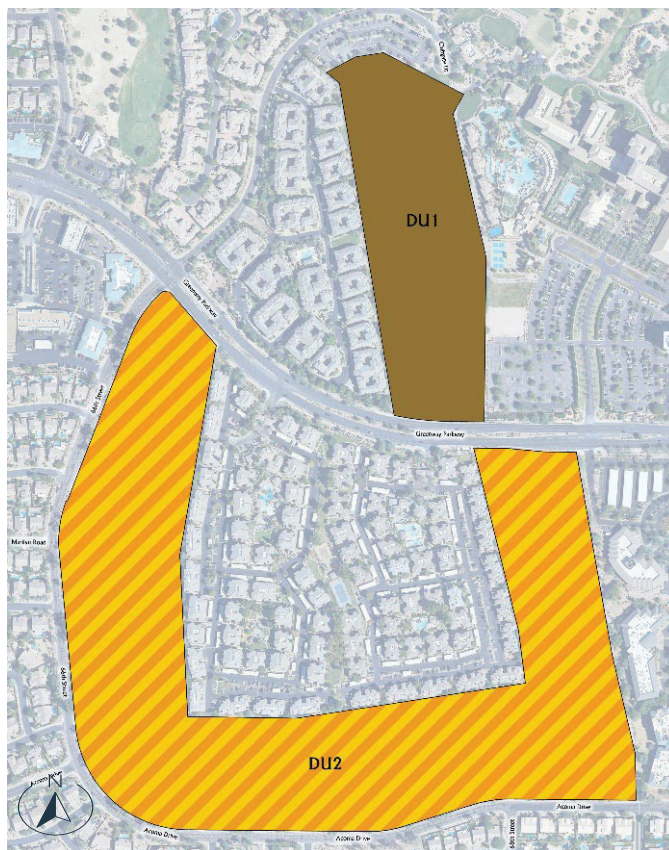


Figure 1: Development Unit Exhibit

4. Development Plan Administration

Recognizing that specific users and site plans are not yet known, the Copper Residences PUD establishes a framework for evaluating future uses and development within the PUD boundaries. All plans included herein are conceptual and are subject to modification through the site planning process, subject to conformance with the standards of this PUD.

Amendments to the Copper Residences PUD, if any, will be processed in accordance with the requirements of the City of Phoenix Zoning Ordinance for PUD amendments. Any future PUD amendment application made by a future user or successor that (i) seeks only to limit or expand

the development standards applicable solely to such successor's property, and (ii) would not affect any other provision of this PUD, may be processed as an isolated amendment to the PUD and apply only to the property of the successor requesting such change.

B. Land Use Plan

Development Unit 1:

Development Unit 1 is located immediately west of the Westin Kierland Resort, a resort featuring building heights up to 11 stories. To the west of Development Unit 1 is the Kierland Greens Condominiums (2 stories). North of the Kierland Greens Condominiums is The Westin Kierland Villas, a Marriott timeshare development (3- to 4-stories). Because Development Unit 1 is located immediately adjacent to the Westin Kierland Resort core and is also near existing multi-story developments, it is envisioned for multi-family development, which may include a four-story villa (condo) product type, with targeted densities between 10 to 15 dwelling units per acre. The envisioned Development Unit 1 community will feature pedestrian trails along the west property boundary – connecting areas north of the site to Greenway Parkway and beyond. The west perimeter of DU1 will feature a meaningful landscape setback to provide a visual and physical transition to the condominium development to the west. The planned open space areas will also accommodate site drainage and meet applicable City of Phoenix retention requirements.

Development Unit 1 is planned to feature an upscale resort-style swimming pool amenity and clubhouse, with community gathering areas, barbeque areas and more, including potential ancillary meeting and commercial space for the Westin Kierland Resort. Access to Development Unit 1 is proposed via the main private drive to the Westin Kierland Resort, which connects to Greenway Parkway; and to the north of the development, via Clubhouse Drive.

Development Unit 2:

Development Unit 2 is located south of Greenway Parkway and is defined by its U-shape geometry. This development unit surrounds two (2) existing two and three-story multi-family residential communities known as Ascend at Kierland and Elite North Scottsdale. To the east of DU2 are several office buildings, one of which was rezoned in 2022 for redevelopment as a six-story multi-family residential development known as Icon Kierland; to the south and west are single-family residential uses. Also to the west is a Safeway-anchored shopping center. Much like DU1, this development unit is a transitional site which provides an opportunity to incorporate new development while maintaining meaningful open space corridors that provide visual and physical access to open space. Given the context of the surrounding area, DU2 is planned for two-story and three-story (with roof deck) high-end for-sale attached and/or detached residences, providing flexible housing options for potential home buyers. It is anticipated that casitas (stacked flat condominiums / townhomes) will be clustered adjacent to existing uses such as

offices to the east and the shopping center to the west. A bungalow product type (attached or detached single family home) is anticipated to be located centrally within DU2. While these product types are anticipated to be developed as envisioned, this PUD does not prescribe home products or locations, so as to provide flexibility for the development to adjust to market conditions, subject to the development and design standards outlined herein. However, in acknowledgement of the single family adjacencies to the South and West of DU2, the west and south portion of DU2 will be limited to a maximum of 35 feet, allowing two stories plus a roof deck. The east portion of DU2 will be limited to 45 feet, allowing three stories plus a roof deck. See **Exhibit 6, Conceptual Building Height Exhibit**.

A defining element of DU2 will be its open space corridors and trails, which is intended to promote pedestrian connectivity within and beyond the site to residents and the public while also accommodating site drainage and retention. There are several amenity areas envisioned to serve DU2. These areas may feature upscale resort-style swimming pool amenities and clubhouse facilities, along with community gathering areas, barbeque areas and more. Two (2) primary access drives are proposed for access to DU2, including one (1) access via 66th Street, along the west boundary of DU2; and (1) access via Acoma Drive, along the south boundary of DU2. Emergency-only access is proposed via Greenway Parkway at the northeast corner of DU2. This PUD provides for pedestrian connectivity surrounding DU2, with access via the gated entryways. This connectivity will extend north to DU1 and to the Westin Kierland Resort via the existing cart underpasses that traverse beneath Greenway Parkway, which will remain publicly accessible.

C. List of Uses

The Zoning Administrator may administratively approve a use analogous to those listed in the lists below, as authorized by Zoning Ordinance Section 307.A.3.

Permitted Uses

Permitted Uses:

- Single Family Residential.
- Multifamily Residential.
- Hotel guest rooms, including ancillary hotel uses including but not limited to meeting spaces, food and beverage, and retail uses.
- Golf Course and customarily associated uses.
- All other uses are prohibited.

Accessory Uses:

- Food services (Restaurant-style and/or room service).

- All other accessory uses to the residential uses shall be subject to Section 608 of the Phoenix Zoning Ordinance.

Temporary Uses:

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

Special Permit Uses:

- Special Permit uses are not permitted, with the exception of the approved golf course and customarily associated uses.

D. Development Standards Tables

Below are development standards that correspond to the Conceptual Land Use Plan (**Exhibit 4**).

1. Development and Landscape Standards for Development Unit 1

Development Standards – Development Unit 1

Development Unit 1 is subject to development standards generally based on R-3 PRD Zoning District standards, except as modified by the Development Standards Table below.

| | |
|-------------------------|--|
| Maximum Density | 15 du/ac |
| Building Setbacks | North: 30 feet East: 30 feet South: 30 feet West: 30 feet |
| Sidewalks | The existing 8-foot-wide meandering sidewalk along Greenway Parkway shall be maintained in-place along the south property boundary of DU1. |
| Maximum Building Height | 4 stories / 54 feet <ul style="list-style-type: none"> • Maximum building height shall not preclude a rooftop deck that extends beyond the maximum building height, provided that such space does not include any habitable enclosed living space and does not exceed 30% of the total rooftop. • Exceptions to the building height include those listed in the City of Phoenix Zoning Ordinance Section |

| | |
|-----------------------------|--|
| | <p>701.B, as well as any barriers necessary for the safety and security of a rooftop deck.</p> <p>Building Projections (open and closed) into stated setbacks shall be permitted in accordance with those listed in the City of Phoenix Zoning Ordinance Section 701.A.3.a.</p> |
| Lot Coverage (Maximum) | None |
| Common Area Open Space | Minimum 20% of gross lot area |
| Parking Standards (Minimum) | <p>1.5 spaces per dwelling unit</p> <p>A minimum of 50% of the required parking spaces must be provided as unreserved spaces.</p> |
| Electric Vehicle Parking | <p>Minimum Percentage of installed Level 2 EV Charging Stations: A minimum of 2% of the required parking spaces shall include EV installed infrastructure. A minimum of 5% of the required parking spaces shall include EV Capable spaces.</p> |
| On-Site Loading | Per Zoning Ordinance Section 702.H.2.c. |
| Bicycle Parking Standards | <p>Bike racks shall be provided at a rate of .25 bicycle spaces per unit, not to exceed a total of 50 bicycle parking spaces.</p> <p>One (1) secured bike parking amenity shall be provided.</p> <p>One (1) publicly accessible bicycle use supporting feature shall be provided, which may be a repair station, drinking fountain, or other amenity that is utilized by bicyclists.</p> |
| Fences and Walls | <p>a) Fences and walls shall comply with Section 703 of the Phoenix Zoning Ordinance; except,</p> <p>b) A minimum 50% open view fencing shall be provided for residential development along public streets.</p> <p>c) View fencing may encroach into the required setback.</p> |
| Lighting | All lighting standards shall comply with Section 507 Tab A.II.A.8 and Section 704 of the Phoenix Zoning Ordinance. |

Landscape Standards – Development Unit 1

| | |
|---|---|
| Minimum Landscape Setbacks | <p>North: 30 feet</p> <p>East: 30 feet</p> <p>South: 30 feet</p> <p>West: 30 feet</p> |
| Planting Standards for Street Frontages | <p>Trees:</p> <p>Minimum 2-inch caliper (50% of required trees)</p> <p>Minimum 3-inch caliper (50% of required trees)</p> <p>Tree spacing 30-feet on center or in equivalent groupings</p> <p>Shrubs:</p> <p>Minimum five 5-gallon shrubs per tree</p> <p>A minimum of 10% of required shrubs, shall be a milkweed or other native nectar species, and shall be planted in groups of three or more.</p> |
| Planting Standards for Interior Property Lines Adjacent to Residential Uses | <p>Trees:</p> <p>Minimum 2-inch caliper (50% of required trees)</p> <p>Minimum 3-inch caliper (50% of required trees)</p> <ul style="list-style-type: none"> • Tree spacing 30-feet on center or in equivalent groupings • Large canopy evergreen shade trees shall be provided • Minimum 50% live ground cover |
| Planting Standards Adjacent to Non-Residential Uses | <p>Trees:</p> <p>Minimum 2-inch caliper (50% of required trees)</p> <p>Minimum 3-inch caliper (50% of required trees)</p> <ul style="list-style-type: none"> • Tree spacing 30-feet on center or in equivalent groupings • Minimum 50% live ground cover |
| Landscaping Between Curb and Sidewalk | <ul style="list-style-type: none"> • Minimum 2-inch caliper trees planted 30-feet on center or in equivalent groupings • Minimum five 5-gallon shrubs per tree • Minimum 50% live ground cover • These standards may be modified to accommodate the existing sidewalk infrastructure and meandering design. |

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| Shade | <ul style="list-style-type: none"> • Minimum 50% shading of pedestrian sidewalks along all adjacent public roads • Shade to be provided by means of vegetation at maturity and/or shade structures. | | |
| Amenities | <p>Development Unit 1 will feature a range of quality amenities to encourage social interaction between residents and visitors. The development will include a minimum of three (3) of the following amenities, or similar:</p> <table> <tr> <td> <ul style="list-style-type: none"> • Clubhouse • Gym Facilities • Community Room/ Meeting Space • Game Room • Work Stations • Bike Storage • Media/theater room </td><td> <ul style="list-style-type: none"> • Resident Pool(s) • Sports Court(s) • Resident Community Garden • Dog Park or pet washing station • BBQ Areas </td></tr> </table> | <ul style="list-style-type: none"> • Clubhouse • Gym Facilities • Community Room/ Meeting Space • Game Room • Work Stations • Bike Storage • Media/theater room | <ul style="list-style-type: none"> • Resident Pool(s) • Sports Court(s) • Resident Community Garden • Dog Park or pet washing station • BBQ Areas |
| <ul style="list-style-type: none"> • Clubhouse • Gym Facilities • Community Room/ Meeting Space • Game Room • Work Stations • Bike Storage • Media/theater room | <ul style="list-style-type: none"> • Resident Pool(s) • Sports Court(s) • Resident Community Garden • Dog Park or pet washing station • BBQ Areas | | |
| Plant Material | <ul style="list-style-type: none"> • Drought-tolerant plant material shall be utilized within the required landscape setbacks except where permitted within landscape accent areas along street frontages. | | |
| Utility Conflict Resolution | <ul style="list-style-type: none"> • Where utility or easement conflicts arise, the developer shall work with the Planning and Development Department on an alternative design solution. | | |

2. Development and Landscape Standards for Development Unit 2

Development Standards – Development Unit 2

Development Unit 2 is subject to development standards generally based on R-2 PRD Zoning District standards, except as modified by the Development Standards Table below.

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| Maximum Density | 10 du/ac |
| Perimeter Building Setbacks | North: 30 feet East: 10 feet South: 30 feet West: 30 feet Adjacent to R-3A: 10 feet |

| | |
|---------------------------|---|
| | Interior to DU2: 0 feet |
| Minimum Building Setbacks | Per Exhibit 5 , Parcel Development Criteria Exhibit. |
| Sidewalks | The existing 8-foot wide meandering sidewalk shall be maintained in-place along the north, west and south property boundary of DU2. |
| Minimum Lot Dimensions | None |
| Maximum Building Height | <p>Per Exhibit 6, Building Height Exhibit.</p> <ul style="list-style-type: none"> Maximum building height shall not preclude a rooftop deck that extends beyond the maximum building height, provided that such space does not include any habitable enclosed living space and does not exceed 30% of the total rooftop. Exceptions to the building height include those listed in the City of Phoenix Zoning Ordinance Section 701.B, as well as any barriers necessary for the safety and security of a rooftop deck. <p>Building Projections (open and closed) into stated setbacks shall be permitted in accordance with those listed in the City of Phoenix Zoning Ordinance Section 701.A.3.a.</p> |
| Lot Coverage | <p>Maximum 60% for standard single family detached</p> <p>No maximum for single family attached</p> |
| Open Space | Minimum 20% of overall gross lot area for DU2 in the aggregate |
| Parking Standards | <p>Single family:</p> <p>2 spaces per unit</p> <p>An additional 0.25 unreserved space per dwelling unit must be provided elsewhere within the development for visitor parking for single family attached product.</p> <p>Multi-family:</p> <p>1.5 spaces per unit</p> <p>A minimum of 50% of the required parking spaces must be provided as unreserved spaces.</p> |
| Electric Vehicle Parking | Each newly constructed single-family dwelling with dedicated off-street parking shall provide at least one |

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| | EV-Capable parking space. This may be in a garage or driveway with dedicated access. |
| Bicycle Parking Standards | One (1) publicly accessible bicycle use supporting feature shall be provided, which may be a repair station, drinking fountain, or other amenity that is utilized by bicyclists. |
| Fences and Walls | <ul style="list-style-type: none"> a) Fences and walls shall comply with Section 703 of the Phoenix Zoning Ordinance; except, b) A minimum 50% open view fencing shall be provided for residential development along public streets. c) View fencing may encroach into the required perimeter and landscape setback. |
| Lighting | All lighting standards shall comply with Section 507 Tab A.II.A.8 and Section 704 of the Phoenix Zoning Ordinance. |

Landscape Standards – Development Unit 2

| | |
|---|---|
| Minimum Perimeter Landscape Setbacks | <p>North: 30 feet</p> <p>East: 10 feet</p> <p>South: 30 feet</p> <p>West: 30 feet</p> <p>Adjacent to R-3A: 10 feet</p> <p>Interior to DU2: 0 feet</p> |
| Planting Standards for Street Frontages | <p>Trees:</p> <p>Minimum 2-inch caliper (50% of required trees)</p> <p>Minimum 3-inch caliper (50% of required trees)</p> <p>Tree spacing 30-feet on center or in equivalent groupings</p> <p>Shrubs:</p> <p>Minimum five 5-gallon shrubs per tree</p> <p>A minimum of 10% of required shrubs, shall be a milkweed or other native nectar species, and shall be planted in groups of three or more.</p> |

| | | |
|--|--|--|
| Planting Standards for Interior Property Lines Adjacent to Residential Uses | <p>Trees:</p> <p>Minimum 2-inch caliper (50% of required trees)</p> <p>Minimum 3-inch caliper (50% of required trees)</p> <ul style="list-style-type: none"> • Tree spacing 30-feet on center or in equivalent groupings • Minimum 50% live ground cover | |
| Planting Standards for Interior Property Lines not Adjacent to Residential <u>Uses</u> | <p>Trees:</p> <p>Minimum 2-inch caliper (50% of required trees)</p> <p>Minimum 3-inch caliper (50% of required trees)</p> <ul style="list-style-type: none"> • Tree spacing 30-feet on center or in equivalent groupings • Minimum 50% live ground cover | |
| Landscaping Between Curb and Sidewalk | <ul style="list-style-type: none"> • Minimum 2-inch caliper trees planted 30-feet on center or in equivalent groupings • Minimum five 5-gallon shrubs per tree • Minimum 50% live ground cover • These standards may be modified to accommodate the existing sidewalk infrastructure and meandering design | |
| Shade | <ul style="list-style-type: none"> • Minimum 50% shading of pedestrian sidewalks along all adjacent public roads • Shade to be provided by means of vegetation at maturity and/or shade structures. | |
| Amenities | <p>Development Unit 2 will feature a range of quality amenities to encourage social interaction between residents and visitors. The development will include a minimum of three (3) of the following amenities, or similar:</p> | |
| | <ul style="list-style-type: none"> • Clubhouse • Gym Facilities • Community Room / Meeting Space • Game Room • Work Stations • Bike Storage • Media/theater room | <ul style="list-style-type: none"> • Resident Pool(s) • Sports Court(s) • Resident Community Garden • Dog Park or pet washing station • BBQ Areas |
| Plant Material | <ul style="list-style-type: none"> • Drought-tolerant plant material shall be utilized within the required landscape setbacks except where permitted within landscape accent areas along street frontages. | |

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| Utility Conflict Resolution | <ul style="list-style-type: none"> Where utility or easement conflicts arise, the developer shall work with the Planning and Development Department on an alternative design solution. |
|-----------------------------|---|

E. Design Guidelines

PUDs within the City of Phoenix are required to define key design guidelines that will guide development project-wide and ensure a high level of consistent design vernacular throughout the site as it is developed. While specific building elevations have not been established for either DU1 or DU2, design standards are included herein and are inspired by a desert material and color palette with meaningful amounts of glazing, canopy accents and varied massing. Representative architectural images are provided at **Exhibits 7 and 8** to provide the design intent and envisioned quality of homes. Below is a discussion of how this PUD will establish design guidelines that contribute to a cohesive, high-quality project.

Building Design:

The guidelines for The Copper Residences residential building product set forth below serve to supplement and enhance the provisions set forth in Section 507 Tab A, Guidelines for Design Review, of the Phoenix Zoning Ordinance. These additional guidelines are intended to provide a framework to ensure that all home and building elevations provide for varied building massing, rooflines, proportion, façade articulation, appropriate detailing, colors and materials to promote design diversity, while also respecting the architectural character of the surrounding built form. The goal of these guidelines is not to dictate or direct architectural style, but rather to achieve harmony in the built residential environment.

Architectural Style: Desert Contemporary

The Desert Contemporary style has repetitive design elements in natural and metal materials, which define how the form of structure and material follow function. This style is marked by seamlessly blending interior and exterior spaces, essentially inviting the outdoors in, and vice versa. Spacious windows under large overhangs allow desert beauty to naturally enter the home's interior, while creating functional shaded spaces outside. In addition, outdoor rooms, courtyards and sitting areas create physical and visual connections between interior and exterior spaces and celebrate the home's surroundings.

The palette reflects natural colors, with warm brown and beige tones mimicking the setting and natural accents simulating surrounding areas. Textures are important also, with natural stone, brushed steel, and textured concrete. Rustic and warm, this style epitomizes upscale desert design.

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Architectural Diversity

Subdivision house designs should reflect sufficient variation in elevations and detailing to address the goal of diversity while maintaining an identifiable image for the community:

1. Provide a minimum of two different standard plans.
2. Provide a minimum of two distinctive elevations for each standard plan within the subdivision.
3. Provide a minimum of three body colors.
4. Provide a minimum of two roof material shapes (e.g., flat, hip, gable, etc.), and a minimum of two different colors. Roof coverings should be flat concrete tile, standing seam metal, or in the case of a flat roof, screened from view by a parapet of appropriate height.
5. Provide exterior accent materials as a standard design feature (e.g., brick, stone, masonry, etc.).

Architectural Design Elements

1. The front entry of the building should be clearly defined and identifiable.
2. Buildings should provide four-sided architecture, which includes consistent detailing and design for each side of the building.
3. Window and door trim as well as accent detailing should be incorporated and vary from the primary color and materials of the building.
4. Strive to achieve visual strength and balance in all elements of the design: all columns must be thick enough for their height, beams deep enough for their span, fascia's substantial enough for their length, and walls thick enough for their size.
5. The use of upgraded wall materials or accents such as stucco wainscot and stone veneer is encouraged. Wall materials, textures and visual characteristics should be terminated at a logical point such as at an inside corner or at a fence return.
6. All windows on all sides of a building must have style appropriate detailing.
7. Window pop-outs should be style appropriate.

Roof Lines

Roofs may be pitched or flat, roof pitch shall be 4:12 maximum. All roof overhangs must be a minimum of 24" with a fascia appropriate to the buildings architectural style. Avoid long uninterrupted rooflines or roof planes. Asphalt, fiberglass, slurry colored concrete tiles, simulated and wood shakes, and S & W shaped tiles shall not be permitted.

Photovoltaic or other solar panels shall only be permitted on flat roofs, with the parapet of sufficient height to screen the panels and their support structures.

[left intentionally blank]

Colors and Materials

The objective is to use a color palette that is consistent with the setting and the surrounding environment.

1. A minimum of three colors per scheme are encouraged for subdivisions.
2. Use of multiple body and accent colors within a scheme are encouraged to break up massing and create additional visual interest.
3. No dwelling or accessory building shall be constructed with plastic, aluminum, or composition siding.

Garages

1. Recessed, side-loaded and tandem garages are encouraged.
2. Corner lots are permitted to have side loaded garages.
3. Provide garage doors with windows, raised or recessed panels, or other architectural trim.
4. Carports are prohibited.

Driveways and Walks

1. All driveways shall be constructed of decorative concrete, brick, decorative pavers, or integral color concrete.
2. The following finishes are encouraged for driveways and walkways on individual lots: salt finished, color concrete, brick inlays, and exposed aggregate are encouraged.

A/C Units

All air conditioning, heating or environmental enhancement devices for single family residences shall be mounted at ground level. No unit of any kind is permitted to be roof-mounted.

All ground-mounted units must be screened from street view by a solid block wall and should not be visible from the street or neighboring lot.

Private Ramadas and Gazebos

Design of private ramadas and gazebos should be compatible with the design of the principal dwelling in materials, colors and architectural style. Roof tile color and shape should also match the tile on the dwelling unit.

Shade

Promoting human comfort for the residential areas and maximizing protection from the sun and heat, future pedestrian walkways shall be shaded (50% at maturity) by shade trees. Additionally, a minimum of one shade structure per residential Development Area will increase protection

from the sun and heat exposure. Further respecting the arid desert context, a combination of porches, patios or courtyards are also standard features included with the dwelling units.

- Develop a shading program where 50% of future pedestrian paths will receive relief from the sun at noon on the summer solstice.
- Develop a shading program where 25% of future residential front yards will receive relief from the sun at noon on the summer solstice.
- Develop a shading program where 25% of future improved passive open spaces will receive relief from the sun at noon on the summer solstice.

Walls and Fences

Below are standards which further promote the intent of the wall and fence design for the PUD.

- Chain link fencing shall be prohibited except as construction security fencing during an active permit.
- Newly constructed walls should have a finished appearance, treated with decorative materials. Walls exceeding 50 feet in length shall be articulated or contain substantial landscaping to break the continuous wall surface.
- View fencing should be encouraged wherever feasible.
- All service and mechanical equipment areas should be screened by a solid wall to conceal loading docks, trash and recycling containers, large electrical transformers, backflow preventers, and other mechanical and electrical equipment from eye level adjacent to all streets and walkways. Screening shall be compatible with the adjacent architecture.
- Surface parking shall be screened from public streets by a minimum 3-foot-tall wall unless berms and dense landscaping is provided.

Lighting

- All lighting shall conform to the City of Phoenix Zoning Ordinance unless further restricted within this PUD.
- Special care should be taken with surface parking lighting design to provide lighting levels that promote security without spilling over into adjacent residences.
- Lighting should be shielded with cut-off fixtures and deflectors to direct light downward and limit on-site lighting levels to a maximum of 1 foot candle at the PUD boundary.

F. Signs

Signage within the Copper Residences PUD shall be governed by the regulations applicable to signs as established in the City of Phoenix Zoning Ordinance Section 705, and definitions within

Section 202, unless modified within the PUD. Signs that advertise residential projects within the boundaries of the PUD shall be treated as on-premises advertising irrespective of parcel lines.

For the purposes of the Copper Residences PUD, informational and directional signage shall not be considered as signs (permanent or temporary) requiring a permit by the City of Phoenix.

Sign Design Standards

New signage will directly complement the existing Westin Kierland Resort and future residential development.

- Signage within the PUD shall maintain architectural continuity by incorporating design elements consistent with adjacent buildings and structures.
- Signs shall use complementary colors, textures, materials, and a consistent typeface, as established by the first approved sign.
- Sign placement shall be integrated into the design of adjacent structures and the streetscape, without visually dominating either.
- Signs shall be oriented for optimal readability and to effectively serve their intended purpose.
- Illumination of signs will be carefully designed to provide a soft, indirect glow that does not negatively impact the community or surrounding properties and conform to Section 705.C.6 of the City of Phoenix Ordinance.

Flexibility Provisions

To provide flexibility in sign design and wayfinding, a Comprehensive Sign Plan may be submitted in accordance with the procedures and evaluation criteria set forth in Section 705.E.2 of the Phoenix Zoning Ordinance.

Temporary Sign Standards

Temporary signage for non-residential and/or residential uses within the Westin Kierland Resort shall be permitted along and visible from right-of-way frontages. Unless specifically listed below, temporary signs shall be regulated in accordance with applicable City of Phoenix standards for such signs, contained within Section 705 of the City's Zoning Ordinance.

Construction and Property Sale Signs

Construction and Property Sale Signs shall be permitted subject to the requirements of the table below:

| Land Use | Maximum Area | Maximum Height | Number |
|---|--------------|----------------|-----------------------|
| Construction Signs during active permit | | | |
| Residential | 32 sq. ft. | 12 feet | 1 per street frontage |
| Property Sale Signs | | | |

| | | | |
|-------------|---|---------|-------------------------------|
| Residential | 6 sq. ft. if less than 10 acres; 16 sq. ft. if 10 acres or more | 12 feet | 1 per 300' of street frontage |
|-------------|---|---------|-------------------------------|

Subdivision Sale and Model Home Signs

1. Sales Signs

- a. Temporary signs shall be located within the boundaries of the subdivision or condominium to which they refer.
- b. The area of such signs shall be limited to two (2) square feet for each lot upon which a dwelling shall be built, to a maximum of six hundred (600) square feet. A minimum sign of ninety-six (96) square feet shall be allowed for any subdivision with no sign exceeding three hundred (300) square feet.
- c. Staff-mounted flags not exceeding four (4) by six (6) feet per flag may be used during the sales period. There shall be allowed one flag per lot to a maximum of twenty-five (25) flags total. No flag shall be closer than twenty (20) feet to another flag. No flag shall exceed twenty-five (25) feet in height.
- d. Subdivision Sales signs shall not be erected until after the applicable Final Subdivision Plat has been approved by the City of Phoenix.

2. Off-site Sales directional signs

- a. Copy on such signs shall be limited to the following: 1) the corporate or subdivision name, logo, and sale slogan; 2) types of homes offered for sale (single family, townhomes, condos, etc.); 3) developer name; and 4) travel directions.
- b. Size shall be no greater than thirty-two (32) square feet for a development site less than 10 acres; one hundred (100) sq. ft. if 10 acres or more.
- c. Within the boundaries of the Copper Residences PUD, each subdivision or model home complex may erect up to two temporary directional signs.
 - i. A common sign structure for the placement of directional information for multiple subdivisions may be permitted so long as no subdivision is allocated more than thirty-two (32) square feet of the sign and the sign does not exceed three hundred (300) square feet in size and eighteen (18) feet in height.
- d. Beyond the boundaries of the Copper Residences PUD, up to two temporary directional signs may be erected on undeveloped property within one mile of a subdivision or model home complex.

3. Model home signs

- a. Each model home lot or dwelling may have fifteen (15) square feet of signage.

4. Removal

- a. Sales and model home signs shall be removed within fifteen (15) days after all lots or dwelling units in the subdivision which were offered for sale have been sold. In any case, flags shall be removed in the event no sales occur for a period in excess of 180 days.

G. Sustainability

The following are sustainability practices that will be encouraged for development throughout the Copper Residences PUD and are divided below into those that are City-enforced and those that are stated developer goals.

1. City-Enforced Standards:

- Reduce heat island effect with a minimum shade requirement for sidewalks, paths, open space, and parking areas.
 - Minimum 50% shading of all internal pedestrian sidewalks
 - Shade to be provided by means of vegetation at maturity and/or shade structures.
 - Where utility, right-of-way or easement conflicts arise, the developer shall work with the Planning and Development Department on an alternative design solution.
- Encourage water conservation through the selection of drought-tolerant plants and trees and “smart” and water efficient irrigation systems.
- Utilize low flow plumbing fixtures.
- Provide locations for secure bike parking such as visible public bike racks and/or bike lockers.
- EV Charging Stations and EV Capable parking spaces shall be installed across Development Units 1 and 2, as approved by the Planning and Development Department.

2. Developer Goals:

- The use of irrigation sensors may be implemented into the design of the irrigation system for the regulation and reduction of water consumption.
- Utilize “smart” and water efficient irrigation control systems.
- Incorporate LED and energy efficient lighting technology into lighting constructed on the Site, including parking lots and streets.
- Use roofing materials that specify a high Solar Reflectance Index for a minimum of 75% of the roof surface area.
- Select building materials and colors to reduce overall heat gain.
- Design to reduce energy loads by addressing passive design elements (i.e. daylight, natural ventilation, solar mass) and active design elements (i.e. environmental conditioning methods, radiant heating and cooling, shared building systems).
- Provide high performance windows, insulation, and HVAC systems.
- Provide slope stabilizing plant material where appropriate to limit erosion.
- Incorporate dual-pane, energy efficient windows.
- Install enhanced HVAC systems with 14 SEER or higher.
- Support enhanced indoor air quality and fresh airflow.
- Develop and implement a plan for recycling and materials management during construction.

- Encourage high-performance building designs that conserve resources, while balancing energy-efficient, water-efficient, cost-effective and low-maintenance engineering solutions and construction products through whole building life cycle assessment.
- Encourage the use of construction, roofing materials and paving surfaces with solar reflectance with thermal emittance values as shown in the Phoenix Green Construction Code or higher and which minimize heat island effects.
- Utilize low VOC paints, carpet and flooring materials.
- Recycled local materials may be used in the landscape and the hardscape designs.
- Encourage the use of recycling collection.

H. Infrastructure

1. Grading and Drainage

The existing Westin Kierland Resort includes a 27-hole golf course that historically accepts, detains, and conveys drainage from both the resort and surrounding developments. Fairways, the driving range, lakes, and landscaped sump areas serve as retention/detention and conveyance facilities, with an outfall at Acoma Drive and 67th Street. From there, flows continue south through a drainage channel to Sandpiper Park, owned by the City of Phoenix.

The existing golf course provides substantial storage capacity for offsite tributary areas and attenuates peak flows before discharging. Building finished floor elevations are set above the 100-year storm event. Both onsite and offsite runoff are routed through the golf course, with drainage easements dedicated for offsite tributary areas.

Per FEMA Flood Insurance Rate Map panels 04013C1315L, C1320L, C1755L, and C1760L (dated October 16, 2013), the site lies entirely within shaded Zone X, defined as areas with a 0.2% annual chance flood, 1% annual chance flood with depths under 1 foot or drainage areas under 1 square mile, or areas protected by levees from the 1% annual chance flood.

The proposed development will maintain historical drainage patterns and outfall locations to prevent adverse impacts downstream. As a redevelopment project, it will provide onsite retention for the greater of the “first flush” volume or the “pre-vs-post” requirement. Underground storage may be used, and onsite and offsite flows may be combined if retention requirements are met.

For the 100-year event, maximum water depth in the proposed drainage channels and retention/detention basins will be limited to four (4) feet. Irrigated grass areas will have side slopes no steeper than 5:1, and other landscaped areas no steeper than 3:1. Where basins do not front perimeter streets, their sides may align with adjacent buildings or streets if a minimum two-foot bench is provided.

The entire perimeter landscape setback may be used to convey offsite drainage and provide onsite retention, provided it features rolling slopes no steeper than 4:1, occasional mounding, and enhanced landscaping. Water depth in the setback will be limited to 24 inches.

All finished floors will be constructed at least 12 inches above both the 100-year water surface elevation and the ultimate outfall elevation.

2. Water & Wastewater

Water Service

The City of Phoenix currently provides domestic and fire water service to the Westin Kierland Resort. Public waterlines are located around the property perimeter, with private lines extending from the public right-of-way to serve the Westin Kierland Resort buildings.

The Westin Kierland Resort lies within the City of Phoenix 4A water pressure zone. Existing adjacent water mains include:

- 16-inch ACP in Greenway Parkway
- 8-inch ACP in 66th Street
- 8-inch ACP in Acoma Drive
- 12-inch DIP in Clubgate Drive

The existing Westin Kierland Resort and proposed development will continue to be served by the City's public water system. Per the City of Phoenix, no main extensions or upsizing are required.

Planned water system improvements include new distribution mains ranging from 8 to 12 inches in diameter, designed and constructed in compliance with City of Phoenix Water Services Department Design Standards. Private water lines serving the existing Resort buildings will remain in place.

Wastewater Service

The City of Phoenix currently provides wastewater service to the Westin Kierland Resort. Existing public infrastructure consists of gravity sewer lines around the property perimeter, with private sewer lines within the Westin Kierland Resort connecting to public mains in Greenway Parkway and Kierland Boulevard.

The proposed wastewater system will include new onsite public sewer mains designed to convey flows to designated outfalls. Development Unit 1, located north of Greenway Parkway, is planned to discharge to a 10-inch sewer line in Greenway Parkway approximately 770 feet east of 66th Street. Development Unit 2, south of Greenway Parkway, will utilize internal public sewer lines and outfall to the sewer mains at Acoma Drive and 66th Street.

The City of Phoenix has indicated that the existing 10-inch sewer line in Greenway Parkway must be evaluated to confirm sufficient capacity. If inadequate, the 770 linear feet of 10-inch line will be upsized to 15 inches. Additionally, the City requires replacement of approximately 3,200 linear

feet of existing 18-inch sewer line in Sweetwater Avenue with a new 24-inch line between 60th Street and 56th Street. This regional upgrade is a condition imposed on multiple developments, and the City encourages coordination among developers for its completion.

The internal wastewater system will be designed and constructed in full compliance with City of Phoenix Water Services Department Design Standards. Private sewer lines that serve the existing Resort buildings will remain in place.

3. Circulation Systems

A Traffic Impact Analysis has been accepted by the City of Phoenix for the proposed development. The results of the TIA demonstrate that, once signal timing upgrades have been made, the proposed development will have minimal effect on the overall performance of the surrounding transportation network. Signal timing upgrades will be coordinated with the City of Phoenix.

The proposed development has frontage both north and south of Greenway Parkway, however no direct access to DU1 nor DU2 is provided via Greenway Parkway, with the exception of emergency access. Rather, there are a total of four (4) proposed access points for the overall development:

- Access A – is a proposed full movement at the intersection of 66th Street and Nisbet Road, located approximately 900 feet south of Greenway Parkway. Access A will provide access to west portion of Development Unit 2.
- Access B – is a proposed full movement access at the interstation of Acoma Drive and 68th Street, located approximately 1,100 ft west of Kierland Boulevard. Access B will provide access to the east portion of Development Unit 2.
- Access C - is a proposed full movement access on Clubgate Drive, located approximately 1,400 feet north of Greenway Parkway. Access C will provide access to Development Unit 1.
- Access D – is a proposed full movement access west of the AC Hotel Scottsdale North parking lot, located approximately 680 feet northwest of Greenway Parkway. Access D will provide access to Development Unit 1.

Upon review of the City of Phoenix Transportation Capital Improvement Projects, there are no additional roadway improvements proposed by the City within the study area, which was expanded beyond the City's typical requirements.

4. Complete Streets

The City of Phoenix Complete Streets Design Guidelines provides “design guidance” for all projects within the public right-of-way and all streets accepted by the City. The Copper

Residences PUD will comply with applicable Complete Street Guidelines as follows:

Design for Context / Connectivity:

“Bicycle treatments should be considered along all roadways...”

- The project will include bike infrastructure per Section D.1, D.2 and D.3.

“Design streets to enhance access to and contribute to the open space network within the city”;
and,

“Design and connect neighborhoods via streets, sidewalks, and trails”

- This PUD includes the provision of community trails (**Exhibit 9**), which will promote pedestrian connectivity and recreation consistent with historic golf cart pathways. DU1 and DU2 will be connected via existing underpasses which extend under Greenway Parkway and will be maintained in-place and open for public and resident use. These improvements will contribute to the open space network within the city.

Design for Safety:

“Design streets safely for all users...”

- As provided herein, the development will incorporate trails and existing detached meandering sidewalks, providing a buffer for pedestrians from the street and vehicular traffic.

Design for Comfort and Convenience:

“Shade should be a primary technique in projects to reduce ambient temperatures and reduce direct sunlight exposure for pedestrians and cyclists.”

- Shade trees will be provided per Section G.1 to promote pedestrian and cyclist thermal comfort.

Design for Sustainability:

“Reduce streets’ rate of heat absorption by maximizing tree canopy cover, reducing asphalt, and using high reflectivity materials or lighter colors.”

- This design guideline will be furthered by the development, as trees will be provided along publicly accessible sidewalks, with shade casted over a portion of the nearest roadway.

Design for Green Infrastructure:

“Green infrastructure (GI) is an important element of a sustainable complete street, using living, natural systems to provide environmental services, such as capturing, cleaning, and infiltrating stormwater; creating wildlife habitat; shading and cooling streets and buildings; and calming traffic”

- As noted herein, the development envisioned by the Copper Residences PUD will incorporate shaded pedestrian sidewalks, as well as shaded open space amenities. A minimum 10% of required shrubs will also be a milkweed or other native nectar species, promoting wildlife habitat.

I. Comparative Development Standards Table

| Standard | R-3A (PRD) | R-2 | DU1 | DU2 |
|--------------------------------|--|--|--|---|
| Maximum Building Height | 3 stories or 40' for 150'; 1' in 5' increase to 48', 4-story maximum | 2 stories and 30' for first 150'; 1' in 5' increase to 48' height, 4-story maximum | <p>4 stories / 54 feet</p> <ul style="list-style-type: none"> •Maximum building height shall not preclude a rooftop deck that extends beyond the maximum building height, provided that such space does not include any habitable enclosed living space and does not exceed 30% of the total rooftop. •Exceptions to the building height include those listed in the City of Phoenix Zoning Ordinance Section 701.B, as well as any barriers necessary for the safety and security of a rooftop deck. <p>Building Projections (open and closed) into stated setbacks shall be permitted in accordance with those listed in the City of Phoenix Zoning Ordinance Section 701.A.3.a.</p> | <p>Per Exhibit 6, Building Height Exhibit.</p> <ul style="list-style-type: none"> •Maximum building height shall not preclude a rooftop deck that extends beyond the maximum building height, provided that such space does not include any habitable enclosed living space and does not exceed 30% of the total rooftop. •Exceptions to the building height include those listed in the City of Phoenix Zoning Ordinance Section 701.B, as well as any barriers necessary for the safety and security of a rooftop deck. <p>Building Projections (open and closed) into stated setbacks shall be permitted in accordance with those listed in the City of Phoenix Zoning Ordinance Section 701.A.3.a.</p> |

| | | | | |
|-------------------------------------|---|---|--|--|
| Maximum Lot Coverage | 45% | 50%, plus an additional 10% for an ADU and/or attached shade structures Total: 60% | None | Maximum 60% for standard single family detached No Maximum for single family attached |
| Required Perimeter Standards | Perimeter: 20' adjacent to a public street; this area to be in common ownership unless lots front on the perimeter public street; 15' adjacent to property line | 20' adjacent to a public street; this area is to be in common ownership unless lots front on the perimeter public street ⁽²⁾ ; 15' adjacent to property line | None | North: 30 feet East: 10 feet South: 30 feet West: 30 feet Adjacent to R-3A: 10 feet Interior to DU2: 0 feet |
| Required Building Setbacks | 10' front building setback | 10' front | North: 30 feet East: 30 feet South: 30 feet West: 30 feet | Single Family: Per Exhibit 5 Multi-family: Per Exhibit 5 |
| Required Landscape Setbacks | 20' adjacent to a public street; this area is to be in common ownership unless lots front on the perimeter public street; 15' adjacent to property line | 20' adjacent to a public street; 15' adjacent to property line | North: 30 feet East: 30 feet South: 30 feet West: 30 feet | North: 30 feet East: 10 feet South: 30 feet West: 30 feet Adjacent to R-3A: 10 feet Interior to DU2: 0 feet |
| Minimum Open Space | 5% of gross area | 5% of gross area | Minimum 20% of gross lot area | Minimum 20% of overall gross lot area for DU2 in the aggregate |
| Maximum Residential Density | 23.1; 26.4 du/ac with bonus | 10.50; 12.00 with bonus | 15 du/ac | 10 du/ac |

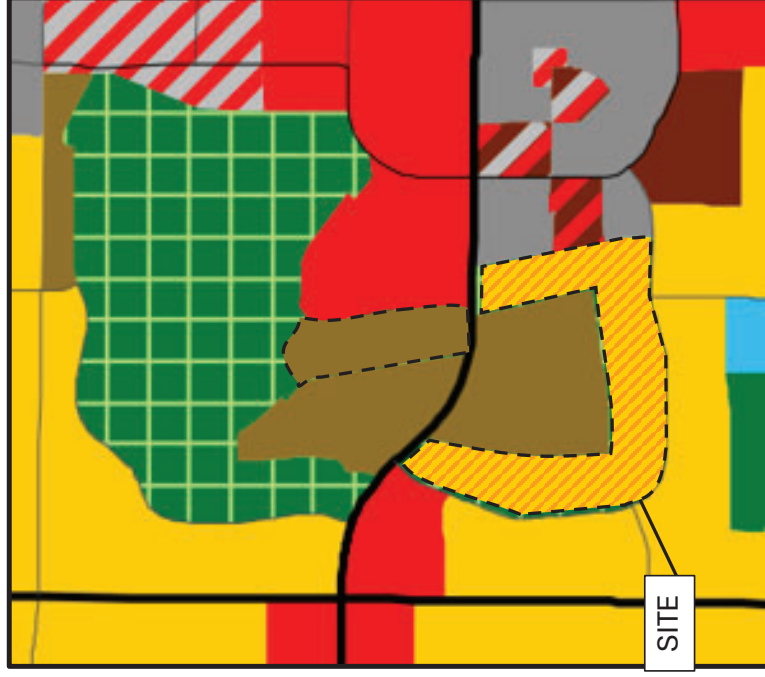
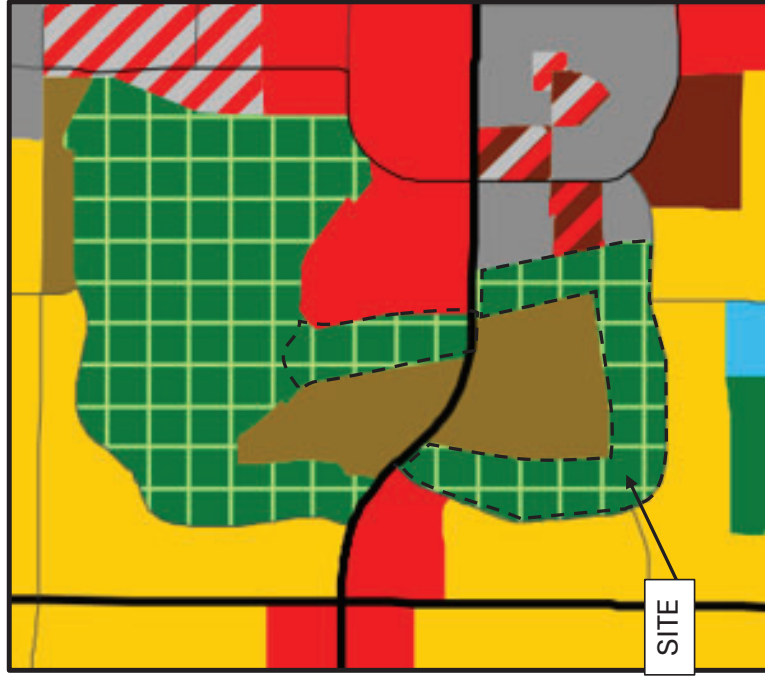
TAB 1



Site Aerial Map

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TAB 2



LEGEND

LAND USE

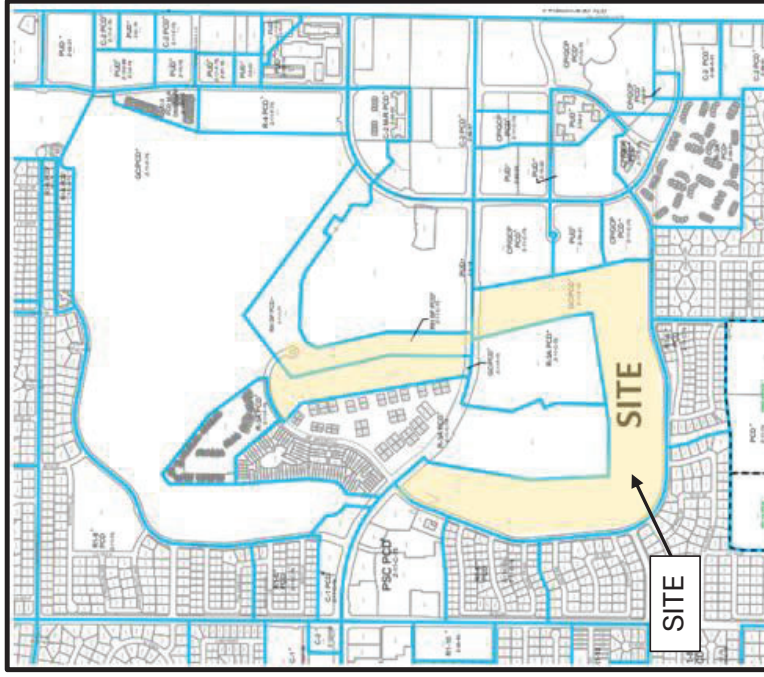
| | |
|--|--------------------------------|
| 0 to 1 du/acre - Large Lot | Proposed Park in Area |
| 1 to 2 du/acre - Large Lot | Proposed School in Area |
| 2 to 3.5 du/acre - Traditional Lot | Resort (See NOTES: below) |
| 3.5 to 5 du/acre - Traditional Lot | Density Cap |
| 5 to 10 du/acre - Traditional Lot | Density Cap Limit |
| 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 | |
| Future Parks/Open Space or 1 du/acre | |
| Mixed Use Agricultural | |
| Nurseries/Flower Gardens with alternative 3.5 to 5 du/acre | |
| Commercial | |
| Mixed Use (MU) | |
| Mixed Use (Areas C, D and Northwest Area only) | |
| Industrial | |
| Commerce / Business Park | |
| Public/Quasi-Public | |
| Floodplain | |
| Undesignated Area | |
| | Primary Core |
| | Secondary Core |
| | Canal, Watercourse, Wash |
| | Existing Railroad |
| | Arterial and Collector Streets |
| | Future Transportation |
| | Light Rail |

NOTE:
Movement within large lot, large lot and higher density residential categories does not require a General Plan amendment.



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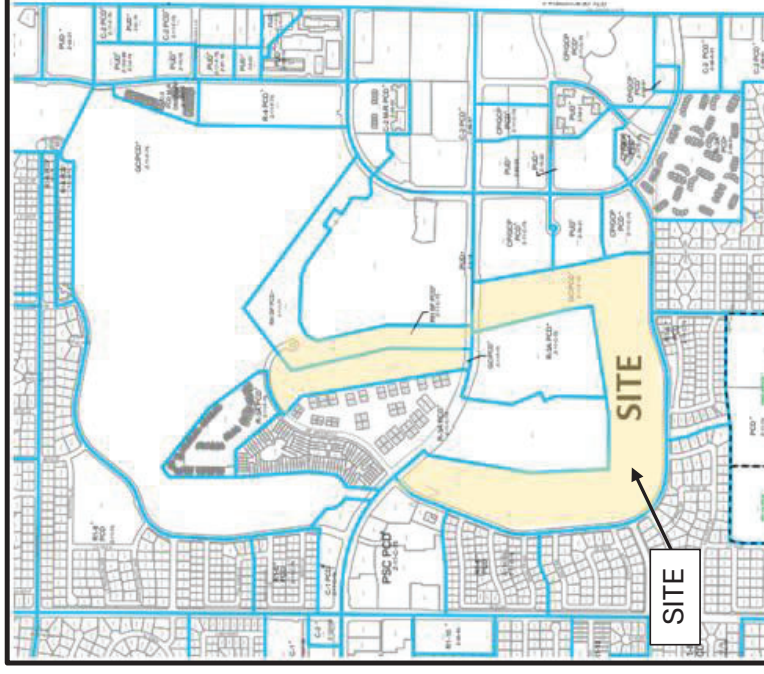
TAB 3



Existing Zoning Map

DU1 (North): Resort Hotel ("RH") with a Special Permit ("SP") / PCD*

DU2 (South): Golf Course / Planned Community District ("GC")/PCD**)



Proposed Zoning Map

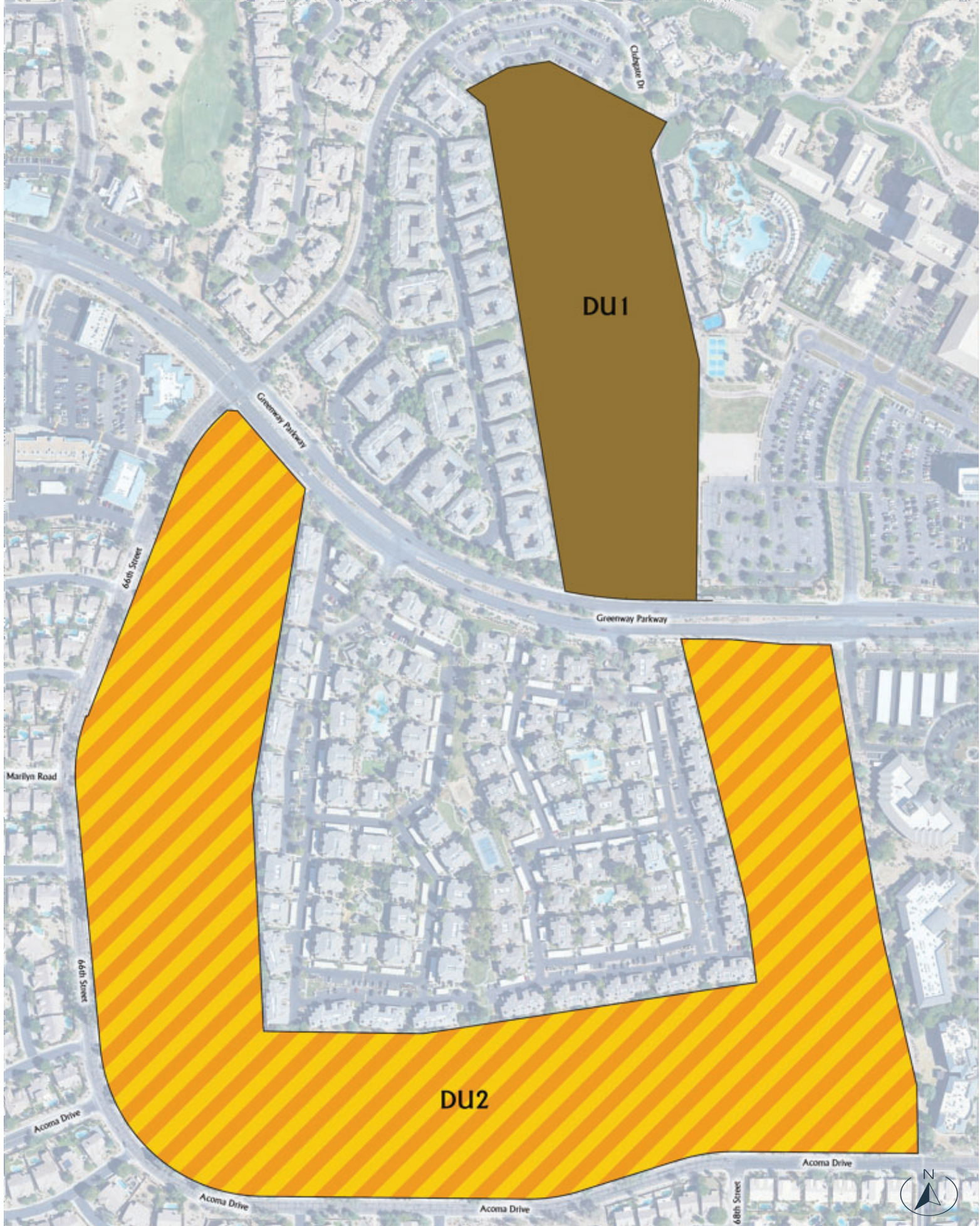
DU1 (North): PUD for multi-family / condos (16.6 ac)

DU2 (South): PUD for single family attached/detached uses (55.64 ac)

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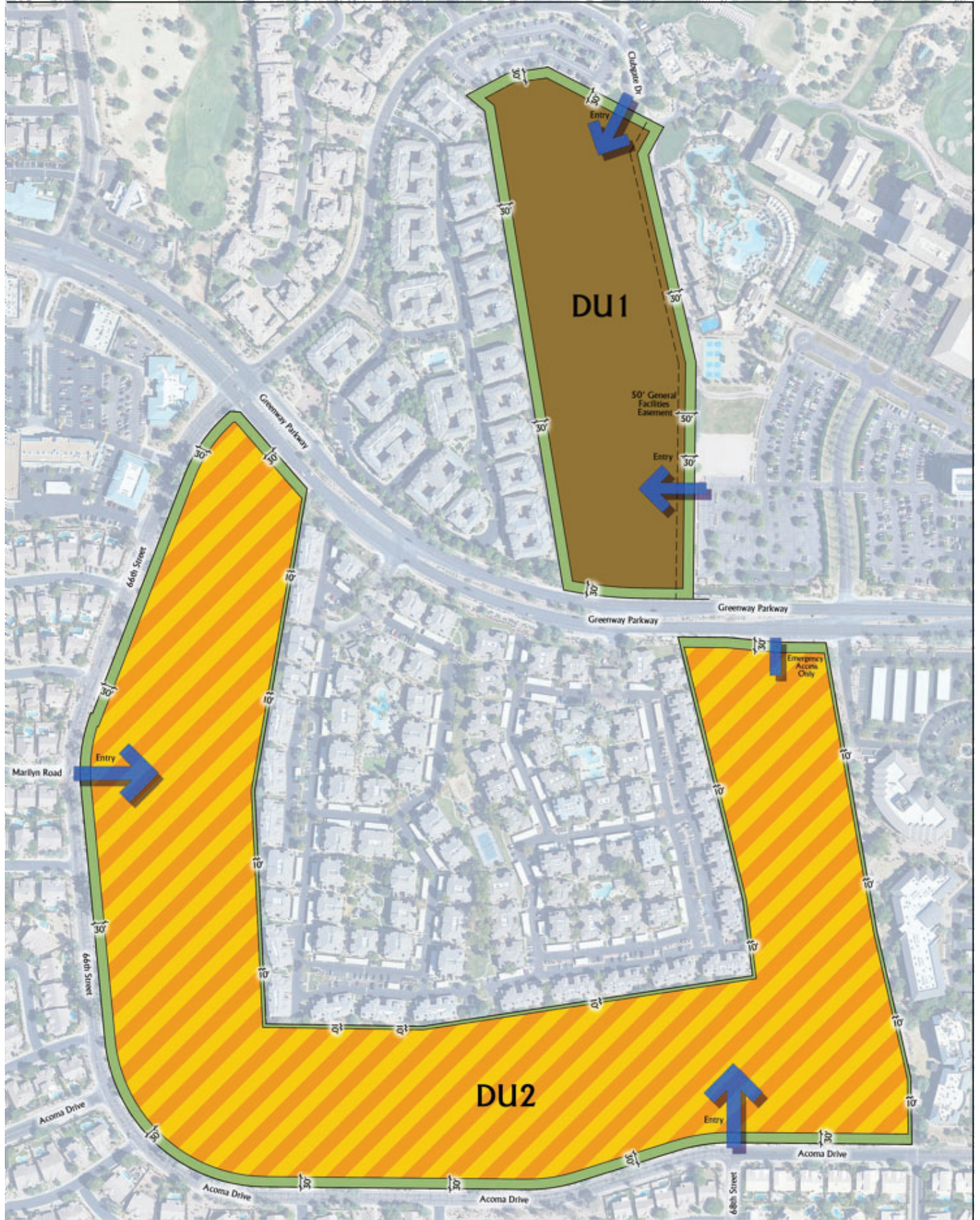
TAB 4



COPPER RESIDENCES - CONCEPTUAL LAND USE PLAN

SEPTEMBER 8, 2025
GREY|PICKETT

TAB 5



| DU1 - Multi-Family Development Standards | |
|--|---------------------------|
| Building Setbacks | Minimum Building Setbacks |
| 20' Between | North: 20', East: 20' |
| Buildings | South: 20', West: 20' |
| Area Minimum 20% Open Space | |
| No structure shall exceed 54' height maximum (4 Stories) | |
| Rooftop Decks Permissible | |

| DU2 - Multi-Family Development Standards | |
|--|--|
| Perimeter Setbacks | |
| North: 30', East: 10', South: 30', West: 30', | |
| Adjacent to R-3A: 10', Interior to DU2: 0 feet | |
| Area Minimum 20% Open Space | |
| No structure shall exceed 45' height maximum (3 Stories) | |
| Rooftop Decks Permissible | |

| DU2 - Single Family Attached Development Standards | | | |
|--|----------------------------------|------|------|
| Lot Coverage | Minimum Building Setbacks: Front | Rear | Side |
| None | 5' | 10' | 0/5' |
| Minimum Perimeter Setbacks per Illustration* | | | |
| Area Minimum 20% Open Space | | | |
| No structure shall exceed 45' height maximum, 50' maximum with mechanical screening and/or staircase housing | | | |
| Rooftop Decks Permissible | | | |
| 0' Side Setbacks for Attached Units | | | |

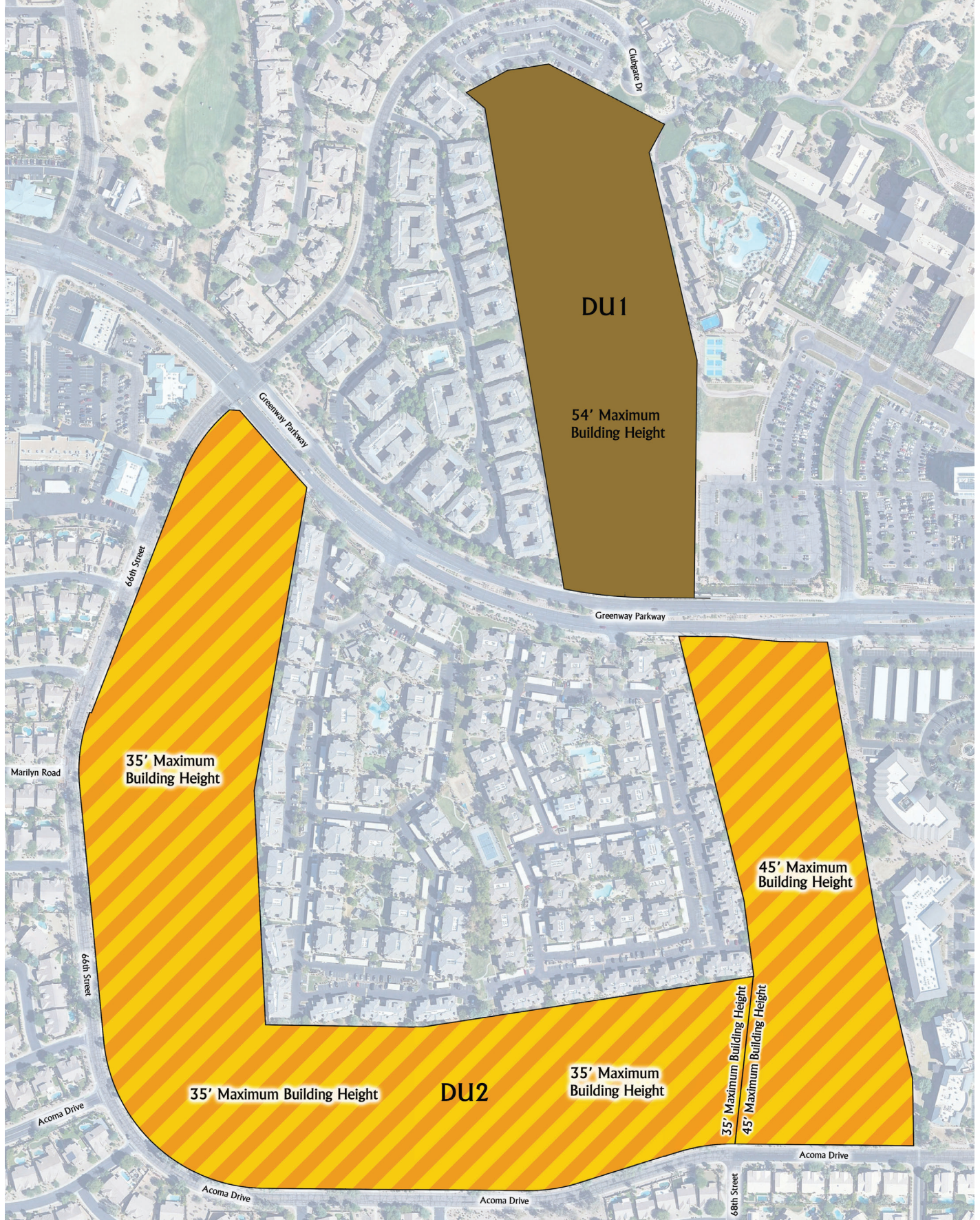
| DU2 - Single Family Detached Development Standards | | | |
|--|----------------------------------|------|------|
| Lot Coverage | Minimum Building Setbacks: Front | Rear | Side |
| 60% | 10' | 10' | 5' |
| Minimum Perimeter Setbacks per Illustration* | | | |
| Area Minimum 20% Open Space | | | |
| No structure shall exceed 35' height maximum, 40' maximum with mechanical screening and/or staircase housing | | | |
| Rooftop Decks Permissible | | | |



COPPER RESIDENCES - PARCEL DEVELOPMENT CRITERIA

SEPTEMBER 25, 2025
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TAB 6



COPPER RESIDENCES - BUILDING HEIGHT EXHIBIT



OCTOBER 1, 2025

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TAB 7

Conceptual Architecture (North / DU1)

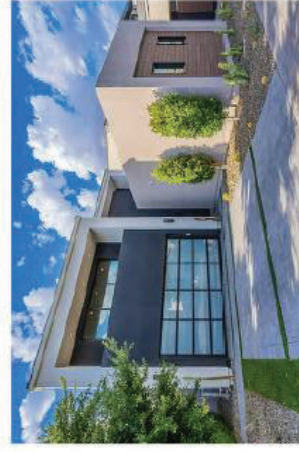


Condo Prototype



TAB 8

Conceptual Architecture (South / DU2)

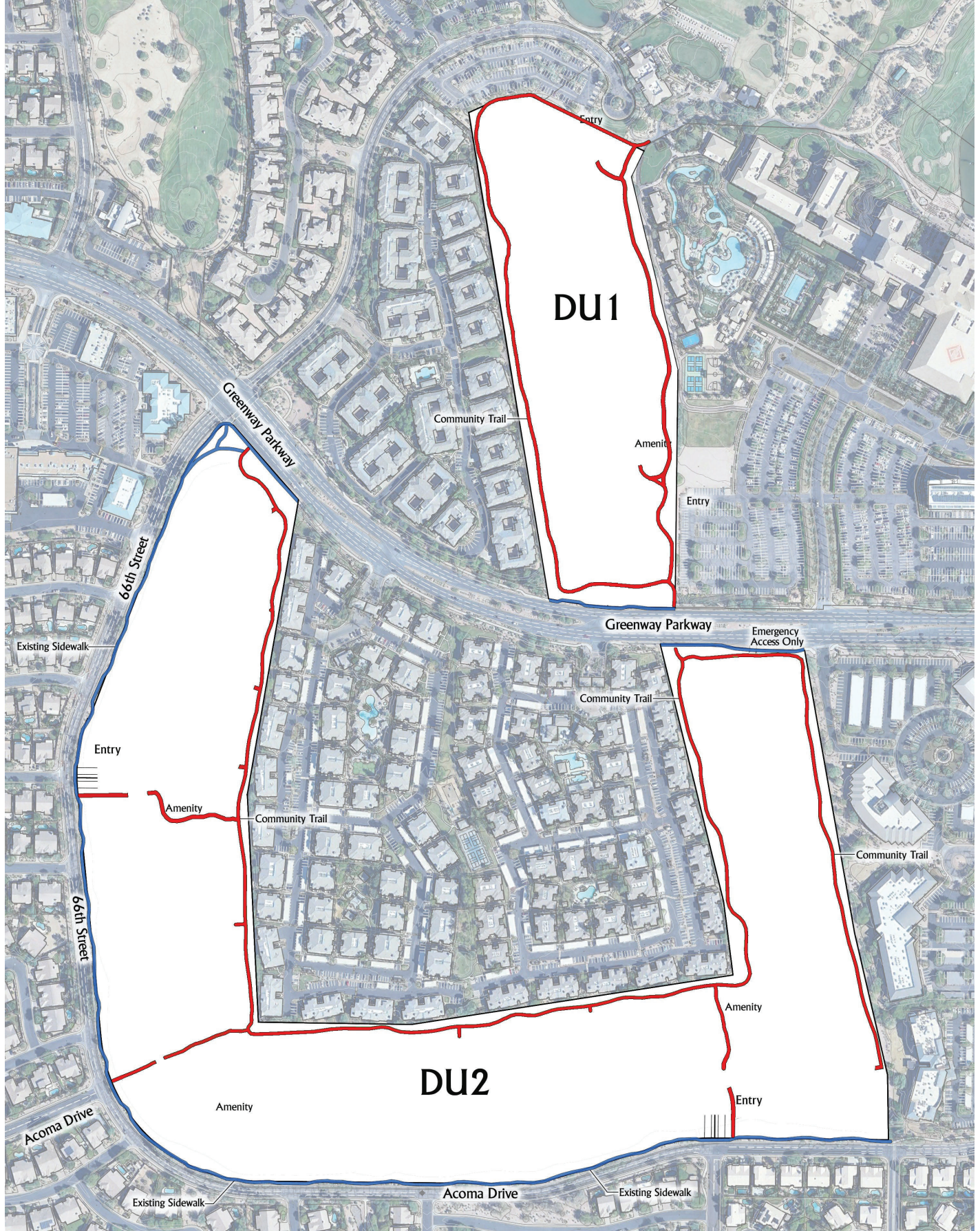


Single Family Prototype

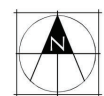


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TAB 9



 **EXISTING 8' SIDEWALK**
 **COMMUNITY TRAIL**



September 29, 2025
 0 120 240 360
 SCALE: 1" = 120'

COPPER RESIDENCES CONCEPTUAL TRAIL PLAN

Appendix A

LEGAL DESCRIPTION
Copper Residences
Planned Unit Development

A portion of Sections 3 and 10, Township 3 North, Range 4 East, of the Gila and Salt River Meridian, Pinal County, Arizona, more particularly described as follows:

COMMENCING at the northeast corner of said Section 10, a City of Scottsdale brass cap in handhole, from which the north quarter corner of said section, a calculated position based on Book 615, page 36, Maricopa County Records (MCR), bears North 89°20'05" West (basis of bearing), a distance of 2643.91 feet;

THENCE along the north line of said section, North 89°20'05" West, a distance of 2643.91 feet, to said north quarter corner;

THENCE continuing, North 89°17'48" West, a distance of 225.69 feet, to the easterly line of Parcel 1C, Kierland, recorded in Book 396, page 9, MCR and the **POINT OF BEGINNING**;

THENCE leaving said north line, along said easterly line, South 12°58'55" East, a distance of 369.13 feet;

THENCE South 00°40'44" West, a distance of 686.68 feet, to the southeast corner of said Parcel 1C, Kierland;

THENCE leaving said easterly line, South 00°40'31" West, a distance of 55.00 feet, to the centerline of Greenway Parkway, recorded in Book 396, page 9, MCR;

THENCE along said centerline, South 89°19'29" East, a distance of 385.84 feet;

THENCE leaving said centerline, South 00°40'31" West, a distance of 67.00 feet, to the northeast corner of Parcel 2B, Kierland, recorded in Book 396, page 9, MCR;

THENCE along the easterly line of said Parcel 2B, South 10°01'11" East, a distance of 853.27 feet;

THENCE South 13°02'38" East, a distance of 431.86 feet;

THENCE South 00°50'00" East, a distance of 192.70 feet, to the southeast corner of said Parcel 2B;

THENCE leaving said easterly line, South 00°34'15" West, a distance of 30.00 feet, to the centerline of Acoma Drive, recorded in said Book 369, page 9, MCR;

THENCE along said centerline, North 89°25'45" West, a distance of 518.84 feet, to the beginning of a curve;

THENCE westerly along said curve to the left, having a radius of 500.00 feet, concave southerly, through a central angle of 18°00'00", a distance of 157.08 feet, to the curves end;

THENCE South 72°34'15" West, a distance of 300.00 feet, to the beginning of a curve;

THENCE westerly along said curve to the right, having a radius of 500.00 feet, concave northerly, through a central angle of 18°00'00", a distance of 157.08 feet, to the curves end;

THENCE North 89°25'45" West, a distance of 759.13 feet, to the beginning of a curve;

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THENCE northwesterly along said curve to the right, having a radius of 500.00 feet, concave northeasterly, through a central angle of 84°01'28", a distance of 733.25 feet, to the centerline of 66th Street, recorded in said Book 396, page 9, MCR and the curves end;

THENCE leaving said centerline of Acoma Drive, along said centerline of 66th Street, North 05°24'18" West, a distance of 738.02 feet, to the beginning of a curve;

THENCE northerly along said curve to the right, having a radius of 500.00 feet, concave easterly, through a central angle of 26°30'00", a distance of 231.26 feet, to the curves end;

THENCE North 21°05'42" East, a distance of 736.93 feet, to the beginning of a curve;

THENCE northeasterly along said curve to the right, having a radius of 500.00 feet, concave southeasterly, through a central angle of 28°00'00", a distance of 244.35 feet, to the curves end;

THENCE North 49°05'42" East, a distance of 81.40 feet, to said centerline of Greenway Parkway;

THENCE leaving said centerline of 66th Street, along said centerline of Greenway Parkway, South 40°53'55" East, a distance of 297.44 feet, to the beginning of a curve;

THENCE southeasterly along said curve to the left, having a radius of 1300.00 feet, concave northeasterly, through a central angle of 02°13'53", a distance of 50.63 feet, to a point of intersection with a non-tangent line;

THENCE leaving said centerline, South 46°52'11" West, a distance of 55.18 feet, to the northerly line of said Parcel 2B;

THENCE along said northerly line, South 09°50'50" West, a distance of 888.11 feet;

THENCE South 02°46'01" East, a distance of 676.92 feet;

THENCE South 89°07'50" East, a distance of 454.34 feet;

THENCE North 81°15'17" East, a distance of 965.57 feet;

THENCE North 07°19'02" West, a distance of 220.38 feet;

THENCE North 13°49'49" West, a distance of 785.83 feet, to the most easterly northwest corner of said Parcel 2B;

THENCE leaving said northerly line, North 00°40'31" East, a distance of 55.00 feet, to said centerline of Greenway Parkway;

THENCE along said centerline, North 89°19'29" West, a distance of 100.47 feet, to the beginning of a curve;

THENCE westerly along said curve to the right, having a radius of 1300.00 feet, concave northerly, through a central angle of 10°45'36", a distance of 244.14 feet, to a point of intersection with a non-tangent line;

THENCE leaving said centerline, North 11°26'07" East, a distance of 55.00 feet, to the southwest corner of Parcel 2C, Kierland, recorded in Book 396, page 9, MCR;

THENCE along the west line of said Parcel 2C, North 09°20'19" West, a distance of 1406.45 feet;

THENCE North 50°07'17" West, a distance of 69.73 feet;

THENCE leaving said westerly line, North 61°44'14" East, a distance of 134.74 feet;

THENCE North 81°04'56" East, a distance of 125.87 feet;

THENCE South 62°26'14" East, a distance of 147.41 feet;

THENCE North 78°43'38" East, a distance of 67.42 feet, to a point of intersection with a non-tangent curve;

THENCE easterly along said non-tangent curve to the left, having a radius of 50.00 feet, concave northerly, whose radius bears North 78°43'34" East, through a central angle of 120°10'47", a distance of 104.88 feet, to a point of intersection with a non-tangent line;

THENCE South 28°46'30" East, a distance of 103.95 feet, to said easterly line of Parcel 1C;

THENCE along said easterly line, South 28°33'50" West, a distance of 93.76 feet;

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THENCE South 12°58'55" East, a distance of 245.91 feet, to the **POINT OF BEGINNING**.

Containing 3,127,513 square feet or 71.7978 acres, more or less.

Subject to existing right-of-ways and easements.

This parcel description is based on the Final Plat of Kierland, recorded in Book 396, page 6, MCR and client provided information and is located within an area surveyed by Wood, Patel & Associates, Inc. during the month of December, 2020. Any monumentation noted in this parcel description is within acceptable tolerance (as defined in Arizona Boundary Survey Minimum Standards dated 02/14/2002) of said positions based on said survey.

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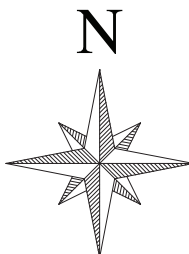
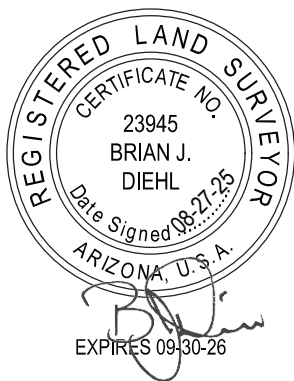
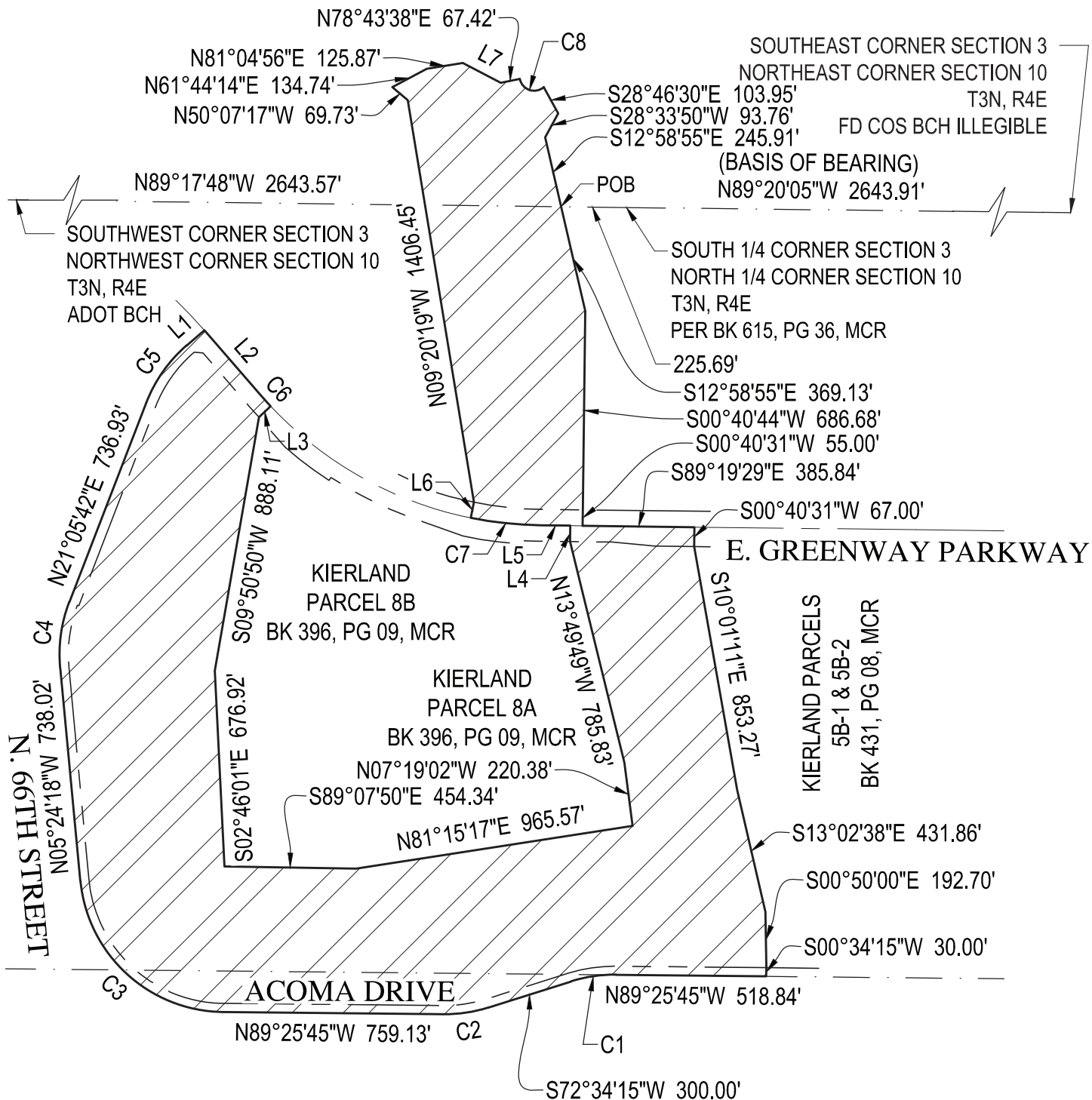


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 COPPER RESIDENCES
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 PAGE 4 OF 5
 1" = 500'

| LINE TABLE | | |
|------------|-------------|----------|
| LINE | BEARING | DISTANCE |
| L1 | N49°05'42"E | 81.40' |
| L2 | S40°53'55"E | 297.44' |
| L3 | S46°52'11"W | 55.18' |
| L4 | N00°40'31"E | 55.00' |
| L5 | N89°19'29"W | 100.47' |
| L6 | N11°26'07"E | 55.00' |
| L7 | S62°26'14"E | 147.41' |

| CURVE TABLE | | | | | |
|-------------|------------|----------|---------|---------------|---------|
| CURVE | DELTA | RADIUS | ARC | CHORD BEARING | CHORD |
| C1 | 18°00'00" | 500.00' | 157.08' | S81°34'15"W | 156.43' |
| C2 | 18°00'00" | 500.00' | 157.08' | S81°34'15"W | 156.43' |
| C3 | 84°01'28" | 500.00' | 733.25' | N47°25'02"W | 669.29' |
| C4 | 26°30'00" | 500.00' | 231.26' | N07°50'42"E | 229.20' |
| C5 | 28°00'00" | 500.00' | 244.35' | N35°05'42"E | 241.92' |
| C6 | 2°13'53" | 1300.00' | 50.63' | S42°00'52"E | 50.63' |
| C7 | 10°45'36" | 1300.00' | 244.14' | N83°56'41"W | 243.78' |
| C8 | 120°10'47" | 50.00' | 104.88' | S71°21'49"E | 86.68' |

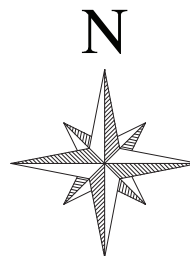
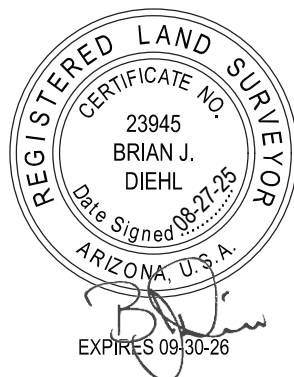


EXHIBIT "A"
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 PLANNED UNIT DEVELOPMENT
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 1" = 500'

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Appendix B

LEGAL DESCRIPTION
Copper Residences
Development Unit 1

A portion of Sections 3 and 10, Township 3 North, Range 4 East, of the Gila and Salt River Meridian, Pinal County, Arizona, more particularly described as follows:

COMMENCING at the northeast corner of said Section 10, a City of Scottsdale brass cap in handhole, from which the north quarter corner of said section, a calculated position based on Book 615, page 36, Maricopa County Records (MCR), bears North 89°20'05" West (basis of bearing), a distance of 2643.91 feet;

THENCE along the north line of said section, North 89°20'05" West, a distance of 2643.91 feet, to said north quarter corner;

THENCE continuing, North 89°17'48" West, a distance of 225.69 feet, to the easterly line of Parcel 1C, Kierland, recorded in Book 396, page 9, MCR and the **POINT OF BEGINNING**;

THENCE leaving said north line, along said easterly line, South 12°58'55" East, a distance of 369.13 feet;

THENCE South 00°40'44" West, a distance of 686.68 feet, to the southeast corner of said Parcel 1C;

THENCE leaving said easterly line, South 00°40'31" West, a distance of 55.00 feet, to the centerline of Greenway Parkway, recorded in said Book 396, page 9, MCR;

THENCE along said centerline, North 89°19'29" West, a distance of 143.31 feet, to the beginning of a curve;

THENCE westerly along said curve to the right, having a radius of 1300.00 feet, concave northerly, through a central angle of 10°45'36", a distance of 244.14 feet, to a point of intersection with a non-tangent line;

THENCE leaving said centerline, North 11°26'07" East, a distance of 55.00 feet, to the southwest corner of Parcel 2C, Kierland, recorded in Book 396, page 9, MCR;

THENCE along the westerly line of said Parcel 2C, North 09°20'19" West, a distance of 1406.45 feet;

THENCE North 50°07'17" West, a distance of 69.73 feet;

THENCE leaving said westerly line, North 61°44'14" East, a distance of 134.74 feet;

THENCE North 81°04'56" East, a distance of 125.87 feet;

THENCE South 62°26'14" East, a distance of 147.41 feet;

THENCE North 78°43'38" East, a distance of 67.42 feet, to a point of intersection with a non-tangent curve;

THENCE easterly along said non-tangent curve to the left, having a radius of 50.00 feet, concave northerly, whose radius bears North 78°43'34" East, through a central angle of 120°10'47", a distance of 104.88 feet, to a point of intersection with a non-tangent line;

THENCE South 28°46'30" East, a distance of 103.95 feet, to said easterly line of Parcel 1C;

THENCE along said easterly line, South 28°33'50" West, a distance of 93.76 feet;

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Copper Residences
Development Unit 1**

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THENCE South 12°58'55" East, a distance of 245.91 feet, to the **POINT OF BEGINNING**.

Containing 703,888 square feet or 16.1591 acres, more or less.

Subject to existing right-of-ways and easements.

This parcel description is based on the Final Plat of Kierland, recorded in Book 396, page 6, MCR and client provided information and is located within an area surveyed by Wood, Patel & Associates, Inc. during the month of December, 2020. Any monumentation noted in this parcel description is within acceptable tolerance (as defined in Arizona Boundary Survey Minimum Standards dated 02/14/2002) of said positions based on said survey.

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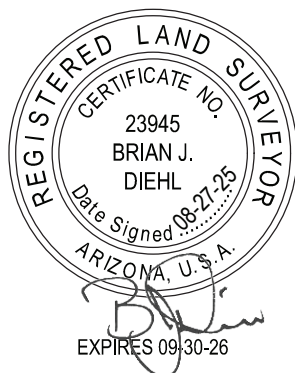
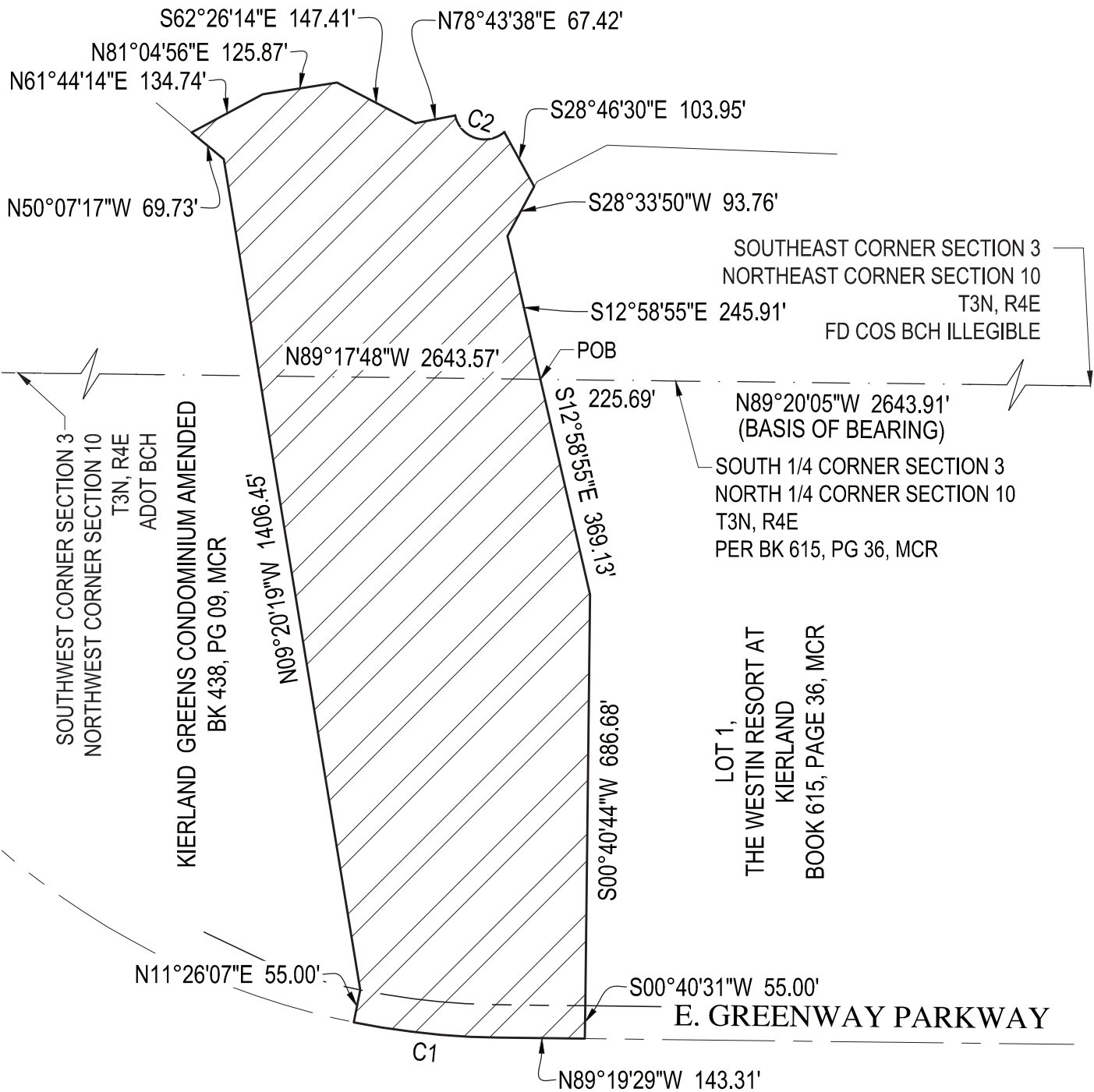


EXHIBIT "A"
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 1" = 250'

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| CURVE TABLE | | | | | |
|-------------|------------|----------|---------|---------------|---------|
| CURVE | DELTA | RADIUS | ARC | CHORD BEARING | CHORD |
| C1 | 10°45'36" | 1300.00' | 244.14' | N83°56'41"W | 243.78' |
| C2 | 120°10'47" | 50.00' | 104.88' | S71°21'49"E | 86.68' |

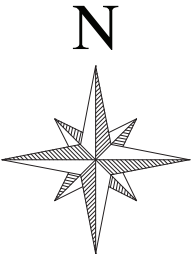
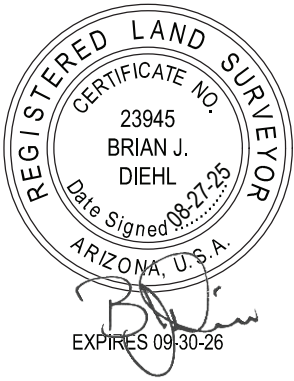


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 COPPER RESIDENCES
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 1" = 250'

**LEGAL DESCRIPTION
Copper Residences
Development Unit 2**

A portion of Section 10, Township 3 North, Range 4 East, of the Gila and Salt River Meridian, Pinal County, Arizona, more particularly described as follows:

COMMENCING at the northeast corner of said Section 10, a City of Scottsdale brass cap in handhole, from which the north quarter corner of said section, a calculated position based on Book 615, page 36, Maricopa County Records (MCR), bears North 89°20'05" West (basis of bearing), a distance of 2643.91 feet;

THENCE along the north line of said section, North 89°20'05" West, a distance of 2643.91 feet, to said north quarter corner;

THENCE continuing, North 89°17'48" West, a distance of 225.69 feet, to the easterly line of Parcel 1C, Kierland, recorded in Book 396, page 9, MCR;

THENCE along said easterly line, South 12°58'55" East, a distance of 369.13 feet;

THENCE South 00°40'44" West, a distance of 686.68 feet, to the southeast corner of said Parcel 1C;

THENCE leaving said easterly line, South 00°40'31" West, a distance of 55.00 feet, to the centerline of Greenway Parkway, recorded in said Book 396, page 9, MCR and the **POINT OF BEGINNING**;

THENCE along said centerline, South 89°19'29" East, a distance of 385.84 feet;

THENCE leaving said centerline, South 00°40'31" West, a distance of 67.00 feet, to the northeast corner of Parcel 2B, Kierland, recorded in said Book 396, page 9, MCR;

THENCE along the easterly line of said Parcel 2B, South 10°01'11" East, a distance of 853.27 feet;

THENCE South 13°02'38" East, a distance of 431.86 feet;

THENCE South 00°50'00" East, a distance of 192.70 feet, to the southeast corner of said Parcel 2B;

THENCE leaving said easterly line, South 00°34'15" West, a distance of 30.00 feet, to the centerline of Acoma Drive, recorded in said Book 369, page 9, MCR;

THENCE along said centerline, North 89°25'45" West, a distance of 518.84 feet, to the beginning of a curve;

THENCE westerly along said curve to the left, having a radius of 500.00 feet, concave southerly, through a central angle of 18°00'00", a distance of 157.08 feet, to the curves end;

THENCE South 72°34'15" West, a distance of 300.00 feet, to the beginning of a curve;

THENCE westerly along said curve to the right, having a radius of 500.00 feet, concave northerly, through a central angle of 18°00'00", a distance of 157.08 feet, to the curves end;

THENCE North 89°25'45" West, a distance of 759.13 feet, to the beginning of a curve;

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Copper Residences
Development Unit 2**

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THENCE northwesterly along said curve to the right, having a radius of 500.00 feet, concave northeasterly, through a central angle of 84°01'28", a distance of 733.25 feet, to the centerline of 66th Street, recorded in said Book 396, page 9, MCR and the curves end;

THENCE leaving said centerline of Acoma Drive, along said centerline of 66th Street, North 05°24'18" West, a distance of 738.02 feet, to the beginning of a curve;

THENCE northerly along said curve to the right, having a radius of 500.00 feet, concave easterly, through a central angle of 26°30'00", a distance of 231.26 feet, to the curves end;

THENCE North 21°05'42" East, a distance of 736.93 feet, to the beginning of a curve;

THENCE northeasterly along said curve to the right, having a radius of 500.00 feet, concave southeasterly, through a central angle of 28°00'00", a distance of 244.35 feet, to the curves end;

THENCE North 49°05'42" East, a distance of 81.40 feet, to said centerline of Greenway Parkway;

THENCE leaving said centerline of 66th Street, along said centerline of Greenway Parkway, South 40°53'55" East, a distance of 297.44 feet, to the beginning of a curve;

THENCE southeasterly along said curve to the left, having a radius of 1300.00 feet, concave northeasterly, through a central angle of 02°13'53", a distance of 50.63 feet, to a point of intersection with a non-tangent line;

THENCE leaving said centerline, South 46°52'11" West, a distance of 55.18 feet, to the northerly line of said Parcel 2B;

THENCE along said northerly line, South 09°50'50" West, a distance of 888.11 feet;

THENCE South 02°46'01" East, a distance of 676.92 feet;

THENCE South 89°07'50" East, a distance of 454.34 feet;

THENCE North 81°15'17" East, a distance of 965.57 feet;

THENCE North 07°19'02" West, a distance of 220.38 feet;

THENCE North 13°49'49" West, a distance of 785.83 feet, to the most easterly northwest corner of said Parcel 2B;

THENCE leaving said northerly line, North 00°40'31" East, a distance of 55.00 feet, to said centerline of Greenway Parkway;

THENCE along said centerline, South 89°19'29" East, a distance of 42.84 feet, to the **POINT OF BEGINNING**.

Containing 2,423,624 square feet or 55.6388 acres, more or less.

Subject to existing right-of-ways and easements.

This parcel description is based on the Final Plat of Kierland, recorded in Book 396, page 6, MCR and client provided information and is located within an area surveyed by Wood, Patel & Associates, Inc. during the month of December, 2020. Any monumentation noted in this parcel description is within acceptable tolerance (as defined in Arizona Boundary Survey Minimum Standards dated 02/14/2002) of said positions based on said survey.

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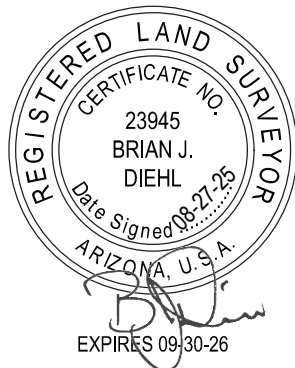
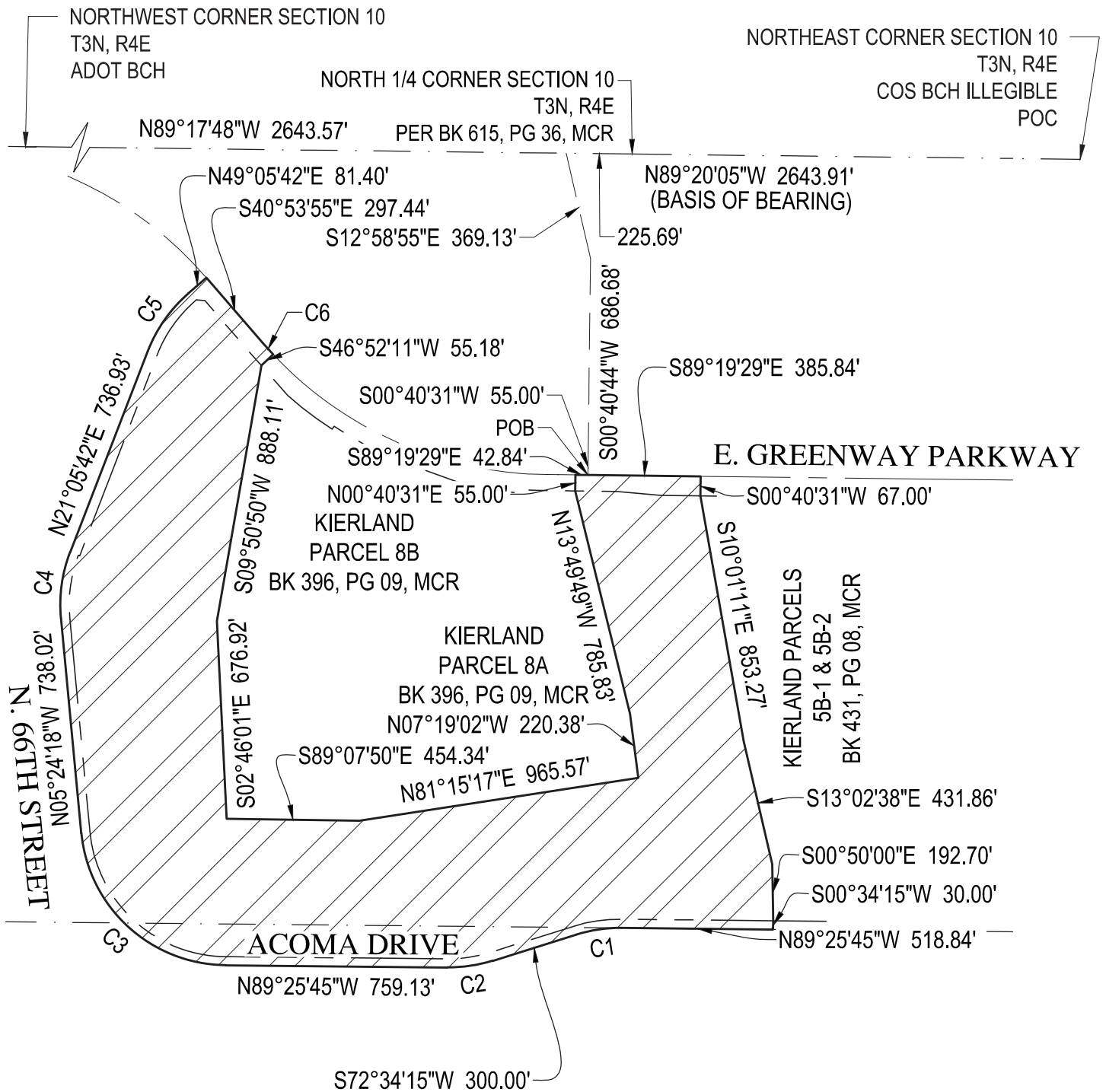


EXHIBIT "A"
 COPPER RESIDENCES
 DEVELOPMENT UNIT 2
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 WP# 235546
 PAGE 3 OF 4
 1" = 500'

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| CURVE TABLE | | | |
|-------------|-----------|----------|---------|
| CURVE | DELTA | RADIUS | ARC |
| C1 | 18°00'00" | 500.00' | 157.08' |
| C2 | 18°00'00" | 500.00' | 157.08' |
| C3 | 84°01'28" | 500.00' | 733.25' |
| C4 | 26°30'00" | 500.00' | 231.26' |
| C5 | 28°00'00" | 500.00' | 244.35' |
| C6 | 2°13'53" | 1300.00' | 50.63' |

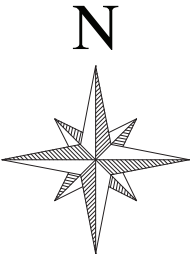


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DEVELOPMENT UNIT 2
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1" = 500'