

PLANNED AREA DEVELOPMENT AMENDMENT STANDARDS AND GUIDELINES REPORT

Plaza Del Rio South - City of Peoria, AZ

July 2018 | Version 2

PLANNING & ZONING

Planned Area Development Approval

P/Z Commission Date: 10/18/18

City Council Approval Date: 11/13/18

Planner: Cody Gleason

Administrative Approval Date: N/A

Prepared By:

Kimley-Horn and Associates, Inc.
Sterling Margetts, P. E.
1001 West Southern Ave, Suite 131
Mesa, AZ 85210

Prepared For:

Select Medical
Dan Blaker
4716 Gettysburg Road
Mechanicsburg, Pennsylvania, 10755

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Principals and Development Team

DEVELOPER / OPERATOR

Select Medical
Dan Blaker
4716 Gettysburg Road
Mechanicsburg, Pennsylvania, 10755

Architecture

Taggart Architects
Shannon Sanders
4500 Burrow Drive,
North Little Rock, AR 7216

Engineering / Civil

Kimley-Horn and Associates, Inc
Sterling Margetts, P.E.
1001 West Southern Ave, Suite 131
Mesa, Arizona 85210

Landscape Architecture

Kimley-Horn and Associates, Inc
Andrew Valestin, PLA
7740 N. 16th Street
Suite 300, Phoenix, AZ 85020

Introduction

This standards and guidelines report has been prepared to support the rezoning of the property located at 12740 N Plaza Del Rio Boulevard (the “Site”) from Multi-Family Residential (RM-1) to Planned Area Development (PAD). The proposed use is a new 65,870-square foot 3-story Banner Rehabilitation Hospital. The Site is currently used as an Alzheimer facility and will be demolished with this development. The Site is bordered by Flood Control District facilities (New River) to the south (Zoned AG), a remainder undeveloped portion of site zoned RM-1, Casa Del Rio Senior Living to the west (Zoned PUD), and Plaza Del Rio Boulevard to the north with single family residential across the street (Zoned PAD). The location is an area designated for Mixed-Use per *Figure 2.1 – Land Use Plan* of the City of Peoria General Plan (2010).

The current overall lot (APN 200-80-990) consists of 6.84 (gross) acres. This project proposes to rezone 6.84 acres for the Banner Rehabilitation Hospital. (See Exhibits for legal description)

A PAD zoning description is requested for this Site to respond to the unique site characteristics as well as accommodate the operating requirements of this specific use. Amended standards from the RM-1 Zoning District for setback, parking, maximum building height and permitted uses are included with this proposal.



Preliminary Development Plan

The proposed rezone to PAD will accommodate a three-story single physical rehabilitation facility. The building is proposed to be oriented in a north-south direction with patient windows facing east and west from the building to provide views of the adjacent new river wash and landscape. The site proposes to utilize the existing driveway entrance with connecting circulation between split parking areas on the west and east sides of the site. The west side will contain the main entrance to the physical rehabilitation hospital and accessible parking. The east side will provide loading areas and employee parking.

The physical rehabilitation facility is an in-patient care facility with 56 beds where patients receive medical care for physical rehabilitation. On average patients will receive rehabilitation at the facility for 14 consecutive days. The site is strategically located within the service areas of Banner Boswell and Banner Thunderbird Medical Centers, as well as within a demographic area needing multiple levels of physical rehabilitation care.

Permitted Uses

Unless otherwise stated below the Principally Permitted, Conditionally Permitted, and Accessory uses on this site shall be in accordance with the Multi-Family Residential (RM-1) Zoning District as defined within the City of Peoria Zoning Ordinance.

Principally Permitted:

- Hospital

Project Phasing

It is anticipated that the development will be constructed in one phase.

Development Standards

The Development Standards for the site shall be as identified by the City of Peoria Zoning Ordinance for the Multi-Family Residential (RM-1) Zoning District, except as modified below:

A. Setbacks

MINIMUM BUILDING SETBACKS (FT)		
	RM-1	PAD
Rear Setback	25	30*

*The 30-foot setback identified herein shall remain 30 feet regardless of the height of the structure and does not increase beyond 30 feet for structures in excess of 30 feet in height. Height maximums shall be in accordance with RM-1 Standards.

B. Parking Standards

PARKING SPACES REQUIRED		
	Zoning Ordinance	PAD
Hospital**	Two (2) spaces per bed, plus One (1) space per employee, and a minimum thirty (30) spaces for emergency services	Two (2) spaces per bed

**Facilities providing medical, or surgical care, emergency medical and similar services.

C. Maximum Building Height

Maximum Building Height		
	RM-1	PAD
Building Height	48	58

Project Signage Standards

There are no proposed amendments to the signage requirements set forth in Section 21-827 of the City of Peoria Zoning Ordinance.

Project Landscape Standards

There are no proposed amendments to the landscape requirements set forth in Section 21-815 of the City of Peoria Zoning Ordinance.

Infrastructure and Utilities

A. Grading and Drainage

As previously mentioned, the site currently consists of an existing building and associated asphalt parking as well as landscaped areas. Generally, the site sheet flows drainage from north to south, discharging into the waterways managed and/or owned by the Flood Control District of Maricopa County. Along the western property line, there is an existing concrete channel that is intended to remain. The eastern portion of the property contains a surface basin that overtops and then drains in overland flow in a swale to the Flood Control District property to the south.

The development of the site for the rehabilitation hospital intends to follow the existing drainage pattern subject to approval by Maricopa County Flood Control District and City of Peoria for a retention reduction waiver. The proposed site will be divided into two portions west and east with the west maintaining a pre-versus-post drainage requirement for flow and the east providing volume in a surface basin for the 100-year 2-hour storm event for the balance of the hospital site as well as outparcel. The surface basin is proposed to be located outside of the PAD zoning on the adjacent parcel but will be utilized based upon a cross drainage agreement between the Rehabilitation Hospital and the remainder RM-1 parcel that will be recorded with parcel plat map.

B. Water and Wastewater

An 8-inch water main exists within the Plaza Del Rio Boulevard right-of-way along the north frontage of the site. It is intended that this main be extended in two locations and looped through the site to serve as an 8-inch public waterline with hydrants and redundant 4" domestic services to the building.

A 10-inch wastewater main runs through the eastern side of the site, connecting to a 30-inch main at the southeast corner. Additionally, an 8-inch wastewater main runs along the southern property line, also connecting into the 30-inch main. The proposed development will be served with a 6" private service line that will connect to the 8-inch line along the southern portion of the property.

C. Dry Utilities (Electric Power, Natural Gas, Telephone Service)

Franchise utility services are primarily located along the Plaza Del Rio Boulevard frontage. These utilities will be coordinated separately with the appropriate service provider. Electric power is available from APS, natural gas is available from Southwest Gas, and telecommunication services are available from Cox Communications and CenturyLink.

Appendices

Conceptual Site plan

REV	DESCRIPTION	BY	DATE	APPR

K:\EAV\Civil\191971003 - Select Plaza\CADD\Overall SP.dwg, Layout1/Layout1 May 07, 2018 - 6:39pm bryen.wright
 THIS DOCUMENT IS PREPARED FOR THE CLIENT'S USE ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE
 OF THIS DOCUMENT FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.
 OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC.



BANNER HEALTH
 APN: 200-80-991
 ZONING: RM-1
 199,268 SF (4.57 AC)

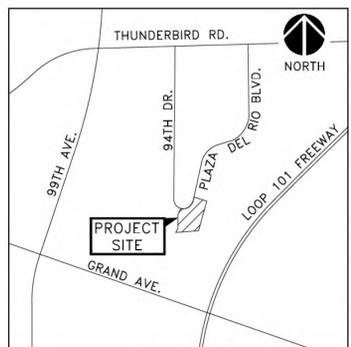
BANNER HEALTH
 APN: 200-80-990
 ZONING: RM-1
 107,762 SF (2.47 AC)

FLOOD CONTROL DISTRICT
 OF MARICOPA COUNTY
 APN: 200-80-005E
 ZONING: RM-1

SENEXUS PROPERTIES LLC
 APN: 200-80-001H
 ZONING: PUD

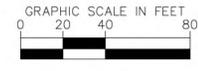
PROPOSED REHAB
 HOSPITAL
 3-STORIES
 56 BEDS
 BLDG: 65,870 SF
 LOT: 190,001 SF (4.36 AC)
 CONSTRUCTION TYPE: IA
 FF=41.50
 PROPOSED ZONING: PAD

FLOOD CONTROL DISTRICT
 OF MARICOPA COUNTY
 APN: 200-80-003
 ZONING: AG



VICINITY MAP
 PEORIA, AZ
 N.T.S.

LEGAL DESCRIPTION
 LOT 1, OF MINOR LAND DIVISION MAP FOR SUN HEALTH CORPORATION ALZHEIMER'S RESIDENCE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 1022 OF MAPS, PAGE 50.



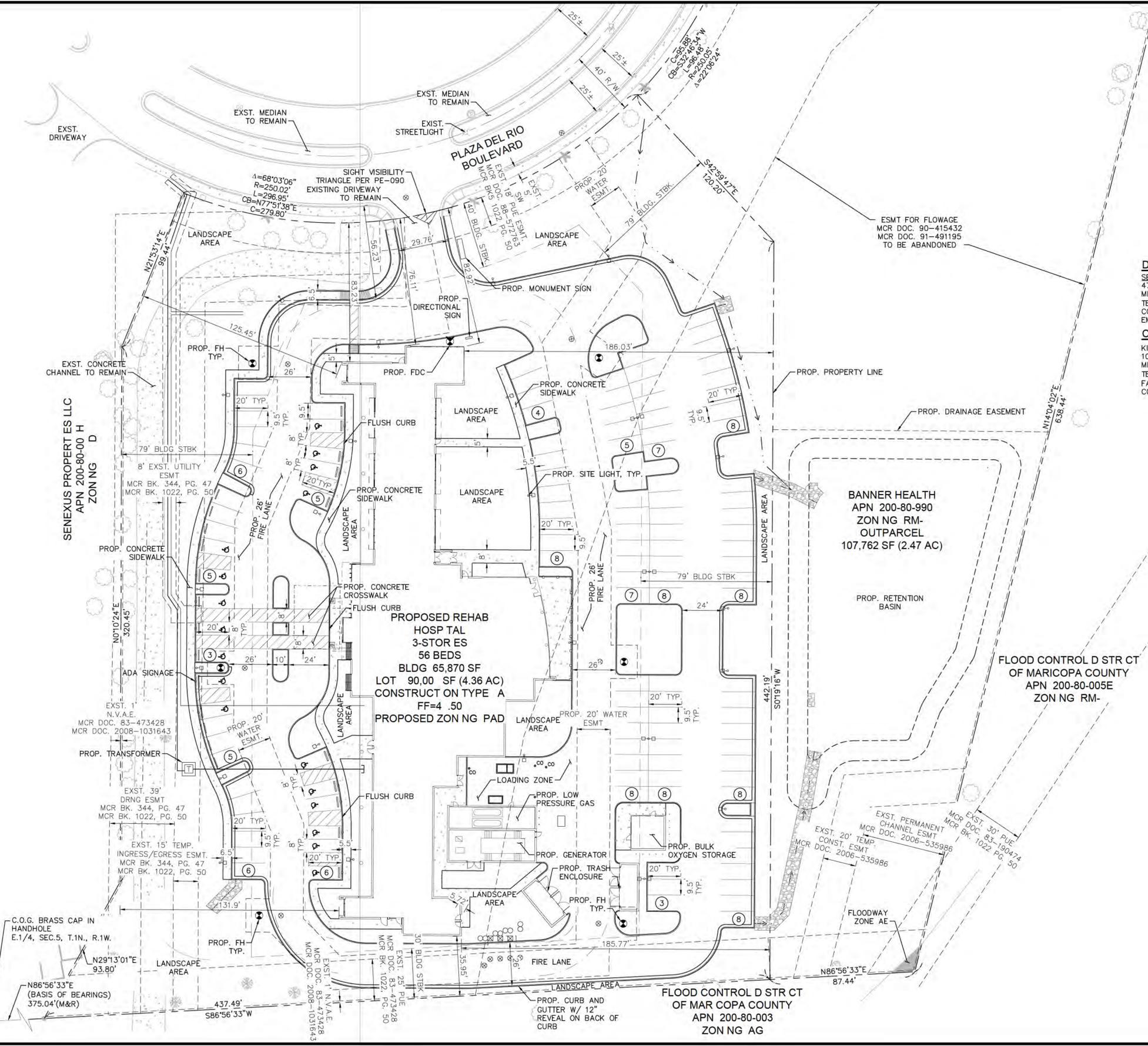
Kimley»Horn
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 7740 North 16th Street, Suite 300
 Phoenix, Arizona 85020 (602) 944-5500

Banner Rehabilitation Hospital
 In partnership with Select Medical

12740 N. PLAZA DEL RIO BLVD.
PRELIMINARY OVERALL SITE PLAN
 PEORIA, ARIZONA 85381

PROJECT No.	191971003
SCALE (H):	1"=40'
SCALE (V):	--
DRAWN BY:	BMW
DESIGN BY:	BMW
CHECK BY:	STM
DATE:	04/19/18

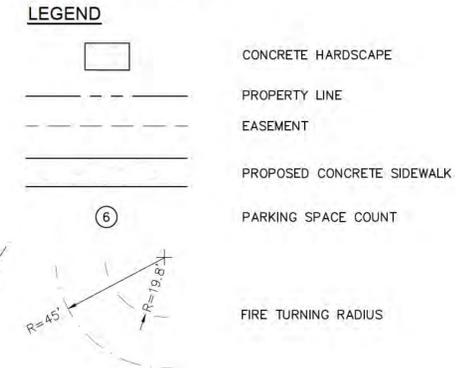
REV	DESCRIPTION	DATE	BY	APPR



DEVELOPER
 SELECT MEDICAL CORP.
 4716 OLD GETTYSBURG ROAD
 MECHANICSBURG, PA 17055
 TEL NO. (717) 579-4781
 CONTACT: DAN R. BLAKER
 EMAIL: DBLAKER@SELECTMEDICAL.COM

ARCHITECT
 TAGGART ARCHITECTS
 4500 BURROW DR.
 NORTH LITTLE ROCK, ARKANSAS 72116
 TEL NO. (501) 758-7443
 CONTACT: SHANNON SANDERS
 EMAIL: SANDERS@TAGGARCH.COM

CIVIL ENGINEER
 KIMLEY-HORN AND ASSOCIATES, INC.
 1001 W SOUTHERN AVE. SUITE 131
 MESA, ARIZONA 85210
 TEL: (480) 207-2666
 FAX: (602) 944-7423
 CONTACT: STERLING MARGETTS, PE



SITE DATA:

APN:	200-80-990
TOTAL GROSS/NET AREA:	297,763± SF (6.84 AC)
DEVELOPER PARCEL GROSS/NET AREA:	190,001± SF (4.36 AC)
OUTPARCEL GROSS/NET AREA:	107,762± SF (2.47 AC)
BUILDING FOOTPRINT:	21,980± SF
SITE COVERAGE:	11.57%

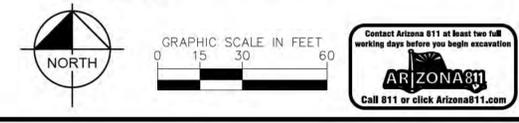
EXISTING ZONING:	RM-1
PROPOSED ZONING:	PAD

PARKING REQUIRED (PER PAD): 2 SPACES/BED
 56 BEDS * 2 SPACES
 TOTAL = 112 SPACES

PARKING PROVIDED: 126 SPACES (17 ADA)

BUILDING/LANDSCAPE SETBACKS (PER PAD):	BLDG REQ.	BLDG PROV.
MIN STREET SETBACK:	40'	76.11'
MIN SIDE SETBACK (E):	79'	183.77'
MIN SIDE SETBACK (W):	79'	125.45'
MIN REAR SETBACK:	30'	35.95'

- GENERAL NOTES:**
- FIRE APPARATUS ACCESS ROADS SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION OF THIS PROJECT. THE MINIMUM STANDARDS SHALL COMPLY WITH SECTIONS 503.1 AND 503.2 OF THE INTERNATIONAL FIRE CODE WITH CITY OF PEORIA AMENDMENTS.
 - KEY BOXES ARE TO BE INSTALLED ON ALL SIDES OF A STRUCTURE WHERE THERE ARE ACCESS DOORS. A FULL SET OF KEYS TO OPEN ALL AREAS INSIDE AND OUTSIDE THE STRUCTURE, TO INCLUDE THE FIRE ALARM PANEL, SHALL BE PLACED INSIDE THE KEY BOX. KEY BOXES ARE TO BE LOCATED NO HIGHER THAN 60 INCHES ABOVE FINISHED GRADE.



Kimley-Horn
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 Phoenix, Arizona 85020 (602) 944-5500

Banner Rehabilitation Hospital
 In partnership with Select Medical

12740 N. PLAZA DEL RIO BLVD.
PRELIMINARY SITE PLAN
 PEORIA, ARIZONA 85381

PROJECT No.	191971003
SCALE (H):	1"=30'
SCALE (V):	--
DRAWN BY:	ADW
DESIGN BY:	ADW
CHECK BY:	STM
DATE:	04/19/18

Legal Description

Lot 1, of Minor Land Division Map for Sun Health Corporation Alzheimer's Residence, according to the Plat of Record in the Office of the County Recorder of Maricopa County, Arizona, recorded in Book 1022 of Maps, Page 50.

A.L.T.A.

ALTA / NSPS LAND TITLE SURVEY 12740 N. PLAZA DEL RIO BLVD

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 3 NORTH, RANGE 1
EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

NOTES

THIS SURVEY IS BASED ON COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY NO. 165040-33B DATED OCTOBER 11, 2017 AT 5:00PM.

THE SURVEYOR'S SCOPE-OF-SERVICES IS LIMITED TO PROVIDING SERVICES IN A MANNER CONSISTENT WITH THE DEGREE OF CARE AND SKILL ORDINARILY EXERCISED BY MEMBERS OF THE SAME PROFESSION CURRENTLY PRACTICING UNDER SIMILAR CONDITIONS. SCHEDULE "B" ITEM DOCUMENTS MAY CONTAIN ENCUMBRANCES WHICH AFFECT THE SUBJECT PROPERTY WHICH THE SURVEYOR IS NOT QUALIFIED TO INTERPRET AND/OR ARE NOT WITHIN THE SURVEYOR'S SCOPE-OF-SERVICES (SEE CERTIFICATION). IT IS RECOMMENDED THAT INTERESTED AND AFFECTED PARTIES OBTAIN COUNSEL FOR INTERPRETATION OF ALL SCHEDULE "B" DOCUMENTS REFERENCED IN THE TITLE REPORT.

THE SURVEYOR HAS RELIED SOLELY ON INFORMATION SUPPLIED TO THE SURVEYOR FROM EITHER THE CLIENT OR THE TITLE COMPANY AND HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER MATTERS THAT MAY AFFECT THE SUBJECT PROPERTY.

PURSUANT TO TABLE "A" ITEM 6, THE SURVEYOR HAS SHOWN THE ZONING CLASSIFICATION AS SET FORTH BY THE LOCAL AGENCY OF JURISDICTION AND OR IDENTIFIED IN A ZONING REPORT OR LETTER AS PROVIDED TO THE SURVEYOR BY THE CLIENT OR CLIENT'S REPRESENTATIVE AS NOTED ON THIS SURVEY.

PURSUANT TO TABLE "A" ITEM 7, THE BUILDING LINES AND DIMENSIONS SHOWN DEPICT THE EXTERIOR BUILDING FOOTPRINT AT GROUND OR NEAR GROUND LEVEL BASED ON FIELD MEASUREMENTS. THIS INFORMATION IS INTENDED TO DEPICT THE GENERAL CONFIGURATION OF THE BUILDING AT GROUND LEVEL AND MAY OR MAY NOT BE THE BUILDING FOUNDATION. THE BUILDING AREA SHOWN IS BASED ON THE EXTERIOR BUILDING FOOTPRINT AND IS NOT INTENDED TO REFLECT THE INTERIOR OR LEASE AREA.

PURSUANT TO TABLE A, ITEM 11, UNDERGROUND UTILITY INFORMATION SHOWN IS FROM PLANS AND/OR FIELD MARKINGS OF UTILITIES. IN ADDITION, MAPS AND MARKINGS FROM JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATING COMPANIES MAY BE INCORRECT OR INCOMPLETE. HOWEVER, WITHOUT EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATING COMPANY MAY BE NECESSARY.

PURSUANT TO TABLE "A" ITEM 16, THE SURVEYOR DID NOT OBSERVE RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

PURSUANT TO TABLE "A" ITEM 17, THE SURVEYOR HAS NOT BEEN INFORMED OF ANY CHANGES IN THE PROPOSED RIGHTS OF WAY. ADDITIONALLY, ANY CHANGES IN RIGHTS OF WAY, WHICH HAVE ALREADY OCCURRED, SHOULD BE VERIFIED BY ADDITIONAL TITLE SEARCH. THE SURVEYOR HAS NOT OBSERVED ANY RECENT STREET OR SIDEWALK CONSTRUCTION IN THE PROCESS OF CONDUCTING THE FIELDWORK.

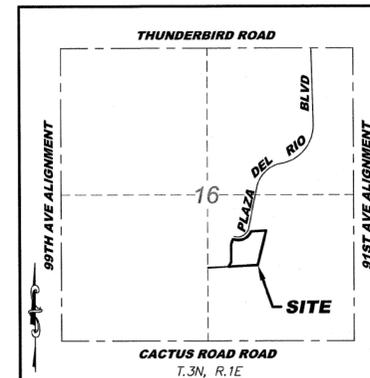
PURSUANT TO TABLE "A" ITEM 18, THE SURVEYOR HAS NOT OBSERVED MARKERS DELINEATING WETLAND AREAS ON THE SUBJECT PROPERTY.

LEGAL DESCRIPTION

LOT 1, OF MINOR LAND DIVISION MAP FOR SUN HEALTH CORPORATION ALZHEIMER'S RESIDENCE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 1022 OF MAPS, PAGE 50.

SCHEDULE 'B' ITEMS

1. INTENTIONALLY OMITTED - ANY ADDITIONAL TAXES WHICH MAY BECOME A LIEN BY REASON OF THE COUNTY ASSESSOR REASSESSING THE WITHIN DESCRIBED PREMISES FOR THE YEAR(S) 2017.
2. RESERVATIONS OR EXCEPTIONS IN PATENTS, OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF.
*APPLIES, BLANKET IN NATURE
3. WATER RIGHTS, CLAIMS OR TITLE TO WATER, AND AGREEMENTS, COVENANTS, CONDITIONS OR RIGHTS INCIDENT THERETO, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.
*NOT A SURVEY MATTER
4. ANY CHARGE UPON THE LAND BY REASON OF ITS INCLUSION IN THE PLAZA DEL RIO OWNER'S ASSOCIATION, INC., A NON-PROFIT ARIZONA CORPORATION. (ALL ASSESSMENTS DUE AND PAYABLE ARE PAID)
*APPLIES, BLANKET IN NATURE
5. THE LIABILITIES AND OBLIGATIONS IMPOSED UPON THE LAND BY REASON OF: (A) INCLUSION THEREOF WITHIN THE BOUNDARIES OF THE SALT RIVER PROJECT AGRICULTURAL IMPROVEMENT AND POWER DISTRICT; (B) MEMBERSHIP OF THE OWNER THEREOF IN THE SALT RIVER VALLEY WATER USERS ASSOCIATION, AN ARIZONA CORPORATION, AND (C) THE TERMS OF ANY WATER RIGHT APPLICATION MADE UNDER THE RECLAMATION LAWS OF THE UNITED STATES FOR THE PURPOSE OF OBTAINING WATER RIGHTS FOR SAID LAND.
*APPLIES, BLANKET IN NATURE
6. EASEMENTS AND PUBLIC RIGHT OF WAYS AS SET FORTH ON THE PLAT RECORDED AS BOOK 1022 OF MAPS, PAGE 50, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C).
*APPLIES, AS SHOWN
7. COVENANTS, CONDITIONS, RESTRICTIONS, LIABILITIES AND OBLIGATIONS IN THE DOCUMENT RECORDED AS 83-439117, OF OFFICIAL RECORDS AND RE-RECORDED AS 83-473428, OF OFFICIAL RECORDS, AGREEMENT CHANGING MEMBERSHIP IN ARCHITECTURAL COMMITTEE RECORDED AS 92-515010, OF OFFICIAL RECORDS, AGREEMENT CHANGING MEMBERSHIP IN ARCHITECTURAL COMMITTEE RECORDED AS 92-633392, OF OFFICIAL RECORDS, AMENDMENTS RECORDED AS 85-088588, OF OFFICIAL RECORDS, RECORDED AS 88-572763, OF OFFICIAL RECORDS, DECLARATION OF ESTABLISHMENT RECORDED AS 93-344789, OF OFFICIAL RECORDS, SECOND AMENDMENT RECORDED AS 97-0181219, OF OFFICIAL RECORDS AND THIRD AMENDMENT RECORDED AS 98-0608667, OF OFFICIAL RECORDS, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN, TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE TITLE 42, SECTION 3604(C), OF THE UNITED STATES CODES.
*APPLIES, AS SHOWN
8. INTENTIONALLY OMITTED
9. COVENANTS, CONDITIONS, RESTRICTIONS, LIABILITIES AND OBLIGATIONS IN THE DOCUMENT RECORDED AS 2008-762441, OF OFFICIAL RECORDS, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN, TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE TITLE 42, SECTION 3604(C), OF THE UNITED STATES CODES.
*APPLIES, BLANKET IN NATURE
10. THE TERMS, CONDITIONS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED TEMPORARY CONSTRUCTION EASEMENT AND AGREEMENT FOR FLOOD CONTROL RECORDED AS 95-165483, OF OFFICIAL RECORDS.
*APPLIES, BLANKET IN NATURE
11. THE TERMS, CONDITIONS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "NON-VEHICULAR ACCESS EASEMENT" RECORDED AS 2008-1031643, OF OFFICIAL RECORDS.
*APPLIES, AS SHOWN
12. EASEMENTS AS SET FORTH IN PLAZA DEL RIO MAP OF DEDICATION, RECORDED AS BOOK 344 OF MAPS, PAGE 47.
*APPLIES, AS SHOWN
13. AN EASEMENT FOR UTILITIES AND INCIDENTAL PURPOSES RECORDED AS 96-739790, OF OFFICIAL RECORDS.
*APPLIES, AS SHOWN
14. AN EASEMENT FOR PERMANENT CHANNEL, TEMPORARY CONSTRUCTION AND INCIDENTAL PURPOSES RECORDED AS 2006-535986, OF OFFICIAL RECORDS (THE "CHANNEL EASEMENT") AND AN EASEMENT FOR INGRESS AND EGRESS AND TO OPERATE AND MAINTAIN A FLOOD CONTROL PROJECT IN THE CHANNEL EASEMENT AS SET FORTH IN THE PERMANENT DRAINAGE EASEMENT AND AGREEMENT FOR FLOOD CONTROL PURPOSES RECORDED AS 2007-0708950, OF OFFICIAL RECORDS.
*APPLIES, AS SHOWN
15. AN EASEMENT FOR STORM WATER/SURFACE CROSS DRAINAGE AND INCIDENTAL PURPOSES RECORDED AS 2008-1045764, OF OFFICIAL RECORDS.
*APPLIES, BLANKET IN NATURE
16. THE RIGHTS OR CLAIMS OF TITLE, IF ANY, BY THE STATE OF ARIZONA TO ANY PORTION OF THE PROPERTY DESCRIBED IN SCHEDULE A BEING LOCATED IN THE BED OF ANY RIVER OR DRY WASH.
*APPLIES, BLANKET IN NATURE
17. INTENTIONALLY OMITTED
18. THE FOLLOWING MATTERS DISCLOSED BY AN ALTA/ACSM SURVEY MADE BY RICK ENGINEERING COMPANY ON DESIGNATED _____ JOB NO. 4800:
A) SIGN AND 24 INCH PIPE LOCATED ALONG THE NORTH LINE ENCLOSED INTO THE PUBLIC UTILITY EASEMENT, EXCEPTIONS 6 AND 7.
B) ELECTRIC TRANSFORMER PAD LOCATED ALONG THE NORTH BOUNDARY LINE.
C) REFUSE ENCLOSURE, GAS METER, ELECTRIC TRANSFORMER PADS, CURBING, WALL AND EQUIPMENT ENCLOSURE ENCLOSED ONTO EASEMENT SHOWN AS EXCEPTION NO. 15.
D) CONCRETE DRAINAGE DITCH LOCATED ALONG THE NORTH LINE.
E) ANY UNRECORDED EASEMENTS FOR UNDERGROUND UTILITIES THAT ARE NOT IN EVIDENCE ON THE SURFACE OF THE LAND, BUT COULD BE ASCERTAINED FROM THE RECORDS OF THE UTILITY COMPANIES SERVING THE AREA.
NOTE: THIS EXCEPTION MAY BE REVISED OR ELIMINATED UPON REVIEW OF THE SURVEYOR'S CERTIFICATION TO 11 OF TABLE A.
*DOCUMENT NOT PROVIDED
19. INTENTIONALLY OMITTED - ANY FACTS ABOUT THE LAND THAT AN INSPECTION OR INQUIRY OF PARTIES IN POSSESSION WOULD DISCLOSE AND THAT ARE NOT SHOWN BY THE PUBLIC RECORDS.
NOTE: THIS MATTER WILL BE MORE FULLY SET FORTH OR DELETED UPON COMPLIANCE WITH THE APPLICABLE REQUIREMENT.
*APPLIES, BLANKET IN NATURE
20. ANY RIGHTS, INTEREST OR CLAIMS OF PARTIES IN POSSESSION OF THE LAND NOT SHOWN BY THE PUBLIC RECORDS.
NOTE: THIS MATTER WILL BE MORE FULLY SET FORTH OR DELETED UPON COMPLIANCE WITH THE APPLICABLE REQUIREMENT.
*APPLIES, BLANKET IN NATURE



VICINITY MAP
N.T.S.

AREA

SUBJECT PROPERTY CONTAINS 297,762 SQUARE FEET OR 6.836 ACRES, MORE OR LESS.

BENCHMARK

FOUND 3" CITY OF PEORIA BRASS CAP IN HANDHOLE AT THE INTERSECTION OF THUNDERBIRD ROAD AND 91ST AVENUE.

ELEVATION = 1150.451

ADDRESS

12740 N. PLAZA DEL RIO BLVD.
PEORIA, AZ 85381

PARKING

REGULAR 54
HANDICAP 2

BASIS OF BEARING

THE SOUTHERLY LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 16 AS SHOWN IN BOOK 1022, PAGE 50 MARICOPA COUNTY RECORDS. SAID LINE BEARS NORTH 86 DEGREES 56 MINUTES 33 SECONDS EAST.

ZONING

ZONE: RM-1
ZONING INFORMATION OBTAINED FROM MARICOPA COUNTY ASSESSORS WEBSITE.

*PER 2016 ALTA MINIMUM STANDARD DETAIL REQUIREMENTS: CURRENT ZONING CLASSIFICATION, BUILDING SETBACK REQUIREMENTS AND HEIGHT AND FLOOR SPACE AREA RESTRICTIONS ARE TO BE PROVIDED TO THE SURVEYOR BY THE INSURER. THE CLASSIFICATION, REQUIREMENTS AND RESTRICTIONS HAVE NOT BEEN PROVIDED AT THE TIME OF THIS SURVEY. THE ZONING CLASSIFICATIONS SHOWN ARE FOR REFERENCE.

FLOOD ZONE

ACCORDING TO THE FLOOD INSURANCE RATE MAP #04013C1685L, DATED 10/16/2013, THIS PROPERTY IS LOCATED IN FLOOD 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, AND FLOODWAY AREAS ZONE AE. THE FLOODWAY IS THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS

CERTIFICATION

TO: FIRST AMERICAN TITLE INSURANCE COMPANY; BANNER HEALTH, AN ARIZONA NONPROFIT CORPORATION.

THIS IS TO CERTIFY THAT THIS MAP AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(A), 7(A)(B)(C), 8, 9, 11, 13, 14, 16, 17, AND 18 OF TABLE A THEREOF.

FIELD WORK WAS COMPLETED FEBRUARY, 2018


JARED HANSMANN
22425 N. 16TH STREET, SUITE 1
PHOENIX, ARIZONA 85024
PHONE: 480-922-0780
JAREDH@SIGSURVEYAZ.COM

3-12-18
DATE

22425 N. 16TH ST., SUITE 1
PHOENIX, ARIZONA 85024
PHONE (480) 922-0780
FAX (480) 922-0781
WWW.SIGSURVEYAZ.COM

SIG
SURVEY INNOVATION
GROUP, INC.
Land Surveying Services

**ALTA / NSPS LAND TITLE SURVEY
12740 N. PLAZA DEL RIO BLVD
PEORIA, ARIZONA**

REVISIONS:

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DRAWING NAME:
18-029 ALTA
JOB NO. 2018-029
DRAWN: JPH
CHECKED: JAS
DATE: 3-10-18
SCALE: N.T.S.
SHEET: 1 OF 2

