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Section I Project Overview

A. Introduction

The Lake Pleasant Christian Conference Center (LPCCC) Planned Area Development (PAD) consists of 190 acres of rolling desert foothills within the City of Peoria (See Exhibit 1). The site is located in the north half of Section 23, Township 6 north, Range 1 west. It is roughly bounded by the Rockaway Hills Road alignment to the north, the Desert Hills Road alignment to the south, the half-mile section line to the west and Castle Hot Springs Road to the east (See Exhibit 2 and Appendix A). Castle Hot Springs Road links the Lake Pleasant Regional Park to State Highway 74. Highway 74 is a main east/west connection between Highway 93 (to Wickenburg/Colorado River) and north Phoenix/Scottsdale.

The subject property is currently designated resort on the City of Peoria General Plan Map. The zoning is SR-43, which allows 1 residential unit per gross acre. The subject property is one of only a few privately held parcels in the North Peoria area that is suitable for development. The surrounding land holdings are undeveloped desert with beautiful mountain vistas. The Bureau of Land Management, Bureau of Reclamation, the Maricopa County Parks and Recreation Department and the State Land Department owns a majority of these land parcels. The remote scenic beauty and the proximity to Lake Pleasant were factors that drew the LPCCC Board to this location. The serenity of the remote setting is ideally suited for a resort/retreat facility that is respectful of the Sonoran Desert environment. A significant portion of the site will be set aside as a natural open space preserve and the conference facility will be nestled into a natural "bowl" created by the foothills. The site's isolation, organic architectural design and development standards will result in a retreat that respects and is in harmony with the surrounding environment.

B. Legal Description

(See Appendix B)

PRELIMINARY
NOT FOR CONSTRUCTION
OR RECORDING

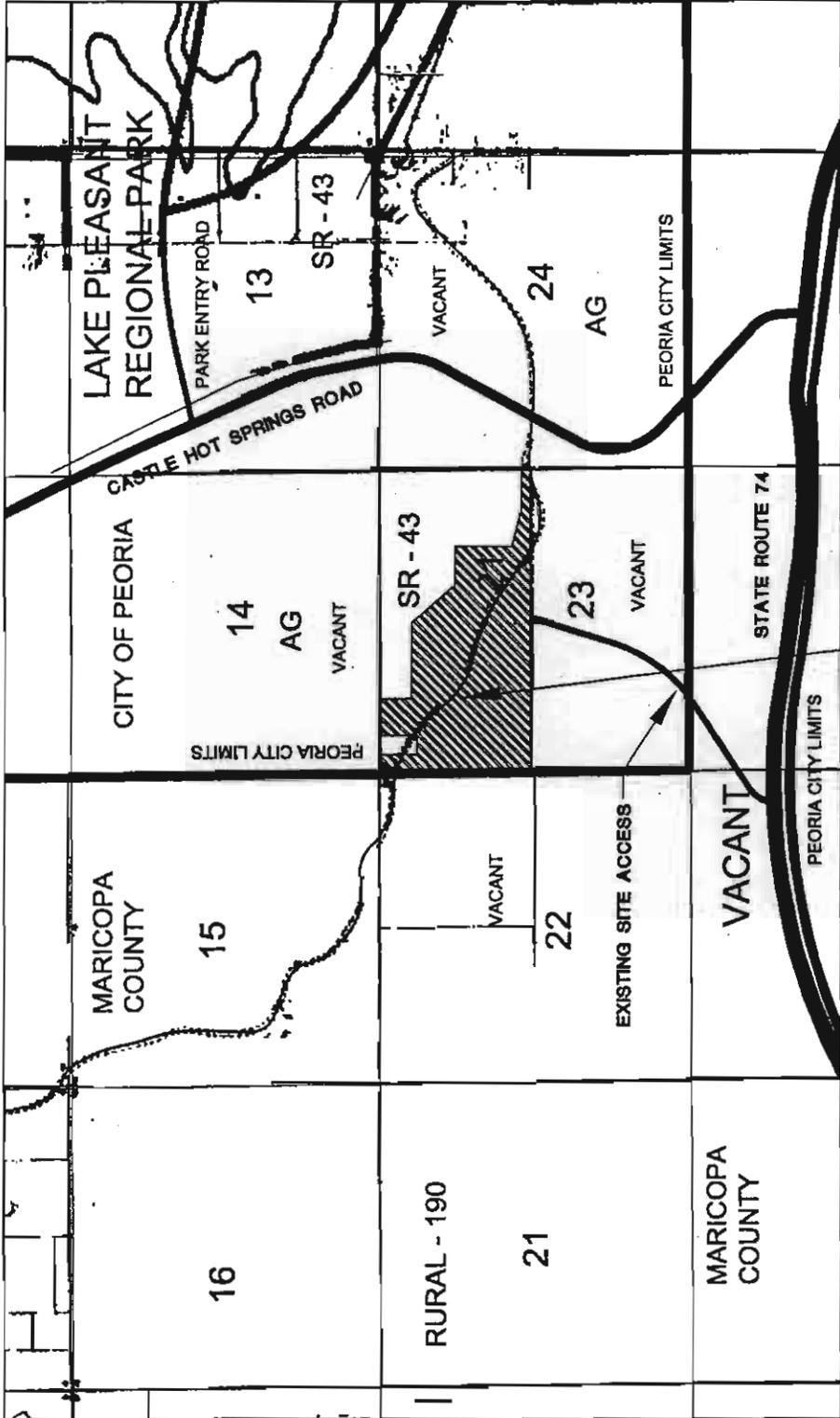
PROJECT
LPCC
LAKE PLEASANT CHRISTIAN
CONFERENCE CENTER

ZONING AND
LAND USE

DATE: APRIL 8, 2008
DRAWN BY: [Name]
CHECKED BY: [Name]

DMJM
ARCHITECTURE
PLANNING
ENGINEERING
2777 EAST CARLSBACH
ROAD, SUITE 200
PEORIA, ARIZONA 85016
(602) 337-2277
(602) 337-2620

EXHIBIT
2



PROJECT AREA
SR-43 (EXISTING)
PLANNED AREA DEVELOPMENT (P.A.D.) PROPOSED



ZONING
EXISTING SR - 43 ONE ACRE PER DWELLING UNIT
PROPOSED PLANNED AREA DEVELOPMENT (P.A.D.)
ADDITION

LAND USE
EXISTING VACANT AND UNDEVELOPED
PROJECT AREA AND ALL ADJACENT PROPERTIES
PROPOSED VACANT
ADDITION CONFERENCE CENTER PROJECT AREA

ZONING AND LAND USE
NOT TO SCALE

C. Nature of Applicant's Interest in Development of Property

The LPCCC is a non-profit corporation that was established for the purpose of developing and operating a religious retreat and conference center. The Internal Revenue Service and the Arizona Corporation Commission recognize the LPCCC as a non-profit company. It has a governing board of 13 members with a president, vice-president, secretary, treasurer and a board of directors. The LPCCC is in partnership with the American Missionary Fellowship for the development and operation of this proposed facility.

The proposed facility is a Christian resort and conference facility. The facility will cater to religious groups from across the nation, who wish to study, listen and reflect. The PAD is divided into 6 distinct land use categories: (See Exhibit 3) residential, resort, recreation, maintenance, infrastructure and open space.

Preservation of the open pristine desert terrain is of the utmost importance. Currently over 50% of the site is planned open space. Privacy and solitude is important to the land uses proposed within this facility and the LPCCC owners. Next to open space, assembly and lodging is the largest of the developed land uses. This category includes 3 lodges with food service and housekeeping, a welcome center, a multi-use building, assembly building, sundry shop, gift shop, an amphitheater and a chapel. The land uses represent the geographic center of the project and the core functions. Many of these uses will also support the RV camping. The RV camping component will not exceed 20% of the gross site area. Low impact camping and the proximity of the Lake Pleasant Regional Park makes the RV land use ideal. The remaining land uses are a range of residential housing. Two missionary dormitories staff housing and up to 8 single-family lots will be included. These residential land uses will function independently from the main lodge facilities, but have privileges to the amenities provided.

Section II Existing Site Conditions

A. Zoning, Land Use and General Plan Designations

In 1998 the project site was annexed into the City of Peoria and the General Plan was amended to reflect a resort development. Currently the site is undeveloped and zoned SR-43 under the City of Peoria Zoning Ordinance (1 single-family residence per gross acre) (See Exhibit 2). This document proposes changing the site's zoning to a PAD. The PAD encourages a unified design that focuses on harmonious land uses, clustered buildings, shared parking, continuity of development standards and the preservation of open space. The PAD development guidelines will adhere to the Desert Lands Conservation Master Plan, the Lake Pleasant/North Peoria Area Plan and the City of Peoria Zoning Ordinance.

B. Topography and Hillside Analysis

The elevation of the site area ranges from approximately 1,670 to 1,900 feet (See Appendix C). The majority of the proposed development is located around 1,750 feet. The property consists of rugged mountainous terrain. The gentler slopes are located around the Morgan City Wash and the surrounding floodplain. The mountains are extremely steep with sheer rock outcroppings.

Slope Range	Acreage	Percentage of Total Area
0% - 10%	61.54	32.5%
10% - 15%	13.69	7.3%
15% - 20%	23.00	12.1%
20% - 25%	10.40	5.5%
25% - 30%	19.50	10.3%
30% - 35%	7.43	3.9%
Greater than 35%	53.70	28.4%
Total	189.26	100%

The City of Peoria Hillside Development Overlay District will guide the development, which is partially located on slopes greater than 10% (See Appendix D). The entire development will utilize a disturbable area building envelope and will secure those areas outside of the approved building envelope to prevent unnecessary disturbance to the natural landscape.

C. Drainage and Floodplain

The ridgelines surrounding the resort drain down, through the project site, via numerous washes. These washes culminate in a large drainage corridor called the Morgan City Wash. Morgan City Wash is fed solely by runoff and not by underground springs. The wash is one of the largest and well defined in North Peoria. It is of regional significance and is an important tributary to the Agua Fria River. The Flood Control District of Maricopa County (FCD) and the ARMY Corp of Engineers has established a 100-year floodplain. The approximate limits of this floodplain are delineated on the "Preliminary Development Plan". The City of Peoria has imposed a 75-foot setback, for all permanent structures, as based on the buffer standards in the Lake Pleasant/North Peoria Area Plan. No development will occur within the setback, the floodplain or the wash.

D. Soils

The site consists of 10 soil categories. The construction limits generally only touch 5 of the 10 categories. These 5 categories are either classified as having steep slopes and rocky soils or are gravelly and well draining on lower slopes. Shallow stream channels often dissect the surface areas of these soils. The soil itself is approximately 60% gravel and 40% rock outcrop. Areas within these soil categories are most often used as rangeland or open space.

E. Vegetation and Wildlife

The volcanic geology dynamics of the Sonoran Desert are responsible for the range of soils and the plants they support. The Saguaro cactus is the symbol that dominates the Arizona Upland subdivision, of the Sonoran Desert. The subject site is well vegetated, and has a diverse collection of both plant and animal species. In addition to the distinctive saguaro cactus, other notable plant species include: ocotillo, palo verde, barrel cactus, and chain fruit cholla. Mesquite, ironwood, and palo verde are trees commonly found in the Sonoran Desert. The Sonoran Desert landscape is especially beautiful during the spring when flowers carpet the desert floor and shrubs and cacti are in full bloom.

The site has a 190 acres of rough desert terrain of which only 60 acres are to be developed. To assist in preserving the natural environment the architecture will incorporate pad splits and retaining walls to minimize the cut and fill. Indigenous cacti and plants within the developable building envelope will be salvaged and relocated within the project site. All land and vegetation outside of the development envelope will remain untouched and therefore no native plant survey should be necessary. A native plant inventory has been performed for the land within Phase I of the development. This plan identifies the location within Phase 1, of the plant types for native protected species as defined by the City of Scottsdale

Native Plant Ordinance. This survey will form the basis for the native plant preservation and salvage operations that will be performed during the construction of the improvements.

The methodology for the native plant protection and salvage will be as follows:

During the PAD zoning process:

- Identify plant species, quantity and location by survey (Phase 1).
- Plants are tagged white color to remain, red color to be salvaged, blue color to be removed.
- Prepare Inventory Plan showing the native plants

During Site Plan Process:

- Tag plants identified on inventory with specific number. Tag colors same as above
- Prepare inventory list of individual plants identifying plant species, size and condition
- Submit list with Site Plan application
- Prepare preliminary landscape plans that identify the locations of new and salvaged plant materials.

During Permit Process and Construction

- Prepare and submit final landscape plans showing locations of new and salvaged plants.
- Protect plants identified as to remain on inventory. Protection will include fencing and/or barrier tape.
- Box plants identified to be salvaged on inventory. Salvage to be performed by approved salvage contractor.
- Transplant salvaged plants in locations identified on the approved final landscape plans.

Contact with the State of Arizona Game and Fish Department has indicated that there are 5 special status species existing within a 5-mile radius of the project site (See Appendix E). Through the use of disturbable building envelopes LPCCC is working to minimize impacts to existing wildlife and/or vegetation that exists within the project site.

D. Existing Corridors

The Lake Pleasant Christian Conference Center is a religious resort that will focus on church meetings, keynote speakers and religious studies. This resort is not a “typical” vacation/recreation resort. Therefore, improved trails and formal recreational will be limited. The Morgan City Wash drains an extensive area and is carved into a deep channel within the site. The runoff, which may only happen once or twice a year, is stored within gravel and sand beds deep underneath the surface. The wash supports a dense growth of trees and attracts an abundance of animals. The wash’s sheltered environment provides a habitat corridor for the animals of the area. This habitat will NOT be impacted by the resort development. The City of Peoria has imposed a 75-foot wash setback in addition to the 100-year floodplain.

The Morgan City Wash and an existing jeep trail are the only 2 mapped trails/paths on the site. The only planned construction to these paths is a low flow slab addition to the jeep trail at the existing Morgan City Wash crossing. No other existing recreation trails have been identified. The development near the wash will not physically impact the main wash, nor should the planned land uses within the resort/retreat. The religious retreat is a place of quiet reflection and religious study. Any desert walks will be for the purpose of nature study or passive recreation. The retreat's evening activities will occur within the developable area and will have little or no reason to extend into the surrounding desert.

E. Existing Utilities

The subject site is not currently developed and there are few utilities located in the immediate area. This section will address where the existing utilities are located, any significant history and a general explanation of how the utility will be brought to the site. Final utility system design will establish sufficient capacity and detail in order to serve the plan area (See Section III Subsection C).

Water

A new water source permit will be obtained from Arizona Department of Water Resources (ADWR) for 1 of 3 existing wells located on the property. The well will provide domestic water and fire protection. A 100-year assured water supply certificate is not needed since the water system will be privately owned and operated by Valley Utilities Management, a certified water operator.

Valley Utilities has completed a pumping test of the existing well. The well is approximately 292-feet deep and 10-inches wide. The static level of the well was 32-feet 6-inches. As the well pumped the water became clear and produced at 65 gallons per minute. The surged well, pumping level returned to 50-feet in 5 minutes and fell to 53-feet in 2.5 minutes while producing at 65 gallons per minute. After 2-hours the well tested again. Pumping level returned to 56-feet 1-inch in 5-minutes and fell to 85-feet in 3 minutes. The gallons per minute resumed to approximately 60. The static level of the well returned to normal within 7-days. Further well analysis is still being completed.

Wastewater

There are no existing municipal or private sewer systems near the subject site. Consequently, treatment and disposal of wastewater will be an onsite issue. Based on a surface geology report by Thomas-Hartig and Associates, many of the soils on the site are not as well suited for subsurface treatment and disposal. To overcome this, careful engineering investigation and the design are underway to determine the most suitable alternatives for sewage collection and disposal. Protection of groundwater resources is paramount. Additionally, the use and safety of onsite wastewater systems was reviewed in the Assured Water Supply Study submitted to Maricopa County in 1987.

Electrical

Arizona Public Service (APS) electricity exists along Castle Hot Springs Road. According to sources at APS, the existing III phase power lines consist of three 100kv lines and are more than sufficient to serve this project. The electric service will feed from Castle Hot Springs Road via overhead lines.

F. Groundwater and Geology

The project site is on the northern edge of the Phoenix Active Management Area in the foothills of the Hieroglyphic Mountains; it is also within the watershed of the Morgan City Wash, a tributary of the Agua Fria River. The water supply will be obtained through a groundwater well located on the property. The owners of the LPCCC intend to adopt water conservation measures, including desert landscaping and the potential use of reclaimed water. Water demand will be more clearly defined as planning, water supply development and testing continue. The wells tap into an artesian reservoir that is impounded by bedrock. Vertical faults across the Morgan City Wash act as dams that delay groundwater runoff. The well will tap the aquifer and the Morgan City Wash will slow runoff to allow for recharge. The watershed that accumulates in the Morgan City Wash is generally untapped for approximately 18 square miles. Further information regarding the geology of the site may be found in the attached Pleasant Acres Document.

G. Access/Circulation

The LPCCC property is accessed from State Route 74 via an improved public roadway contained within an easement obtained across BLM land. The LPCCC site does not abut Highway 74 and therefore, will not impact the City of Peoria view corridor setback of 50-feet as required in the "Lake Pleasant/North Peoria Area Plan". This access road was improved, dedicated and was maintained by Maricopa County prior to the property being annexed into the City of Peoria. Upon annexation, the ownership of this access road was granted to the City of Peoria. This entrance road also serves as the access to a privately held 320-acre property west of the LPCCC property.

The western property has been granted an access easement across LPCCC land. A previous access easement through the LPCCC property has been abandoned and a new easement has been granted and recorded that works in conjunction with the LPCCC Preliminary Development Plan.

The secondary access to the LPCCC site is via the existing jeep trail that leads to Castle Hot Springs Road. This trail crosses BLM land. The BLM has stated that they will not allow LPCCC to make improvements to the trail, but they will allow emergency access and utilities within the corridor.

Section III Proposed Site Development and Standards

A. Land Use Allocation

This is not a standard master planned community where super pads will be created and sold. All of the land uses are interwoven, related. The overall design and guidelines are in accordance with the Lake Pleasant/North Peoria Area Plan. The project primarily consists of various kinds of resort lodging and conference related activities (See Exhibit 4 and Appendix F). The land uses within this project are broken down into 6 main categories: residential, resort, recreation, maintenance, infrastructure and open space.

The Lake Pleasant Christian Conference Center provide a range of residential densities. Single family residential lots provided are for custom development by LPCCC investors. Staff housing is provided for the year round administrative/operations employees. The missionary dormitories are for staff/guests who are on a religious hiatus to study and pray. All of these residential uses are very well suited for a resort development of this type.

The lodge facilities are for the conference guests. Support uses are provided for the temporary guest as well as the longer term resident. The Welcome Center will include a gift shop, a sundry shop and possibly a Christian bookstore. The lodges and RV Centers will include food service/restaurants, laundry facilities, garbage pick-up and possibly snack shops. All of these uses work synergistically with the resort.

The recreational vehicle campgrounds are primarily for the weekend conference or the winter visitor attendee and do not exceed 20% of the gross site area. The RV campgrounds are not intended for long-term visitors or for non-conference center uses. The facilities provided for these uses work together with the resort housekeeping to provide an economical and well-rounded amenity package.

The open space and play fields are additional places for guests to explore, play and gather as a group. The whole conference facility is supported by maintenance and infrastructure facilities. This includes roadways, operations buildings, right-of-ways, easements and the wastewater treatment facility.

Exhibit 4 - Land Use Table

Land Use	Units	Gross Acres	Density	Net Building Sq. Ft.
Residential				
Single Family Residences	Up to 8	8.0	1 du/ac	2,500 sq. ft. each
Missionary Dormitories	16	2.0	8 du/ac	1,500 sq. ft. each
Staff Housing	6	1.5	4 du/ac	1,500 sq. ft. each
Resort				
Retreat Lodge	105	10.0	10.9 du/ac	75,000 sq. ft.
Welcome Center		2.0		5,500 sq. ft.
Assembly Buildings		2.0		1,800 seats
Chapel		2.5		400 seats
Multi Purpose Building		1.5		900 seats
Recreation				
Amphitheater/Pool		1.5		
RV Campsites/Bath House/Laundry	100	16.0		
Remote Campsites		2.8		
Maintenance				
Maintenance Yard		1.0		
Infrastructure				
Waste Water Treatment Plant		6.0		
Roadways		4.0		
Open Space		129.2		
Grand Total	135	190.0	1.4	

B. Grading and Drainage

A disturbable building envelope will be used to ensure limited site disturbance. The grading of the property should be limited to the roadways, parking lots, building pads and the area immediately adjacent to them. To minimize the grading, pad splits should be accommodated in the architecture. Daylight slopes should be minimized to control erosion (less than 2:1) and re-vegetated with indigenous plant material. Daylight slopes should not be accommodated by large retaining walls. Retaining walls should be used to minimize grading of natural areas.

All development occurring will utilize a disturbable area building envelope and will secure those areas outside of the approved building envelope to prevent unnecessary disturbance to the natural landscape. On occasion, however, to provide access to the buildings, minor washes will be graded over. Where this occurs all stormwater will be directed along the same path and through concrete box culverts sized to carry the 25-year storm. Energy dissipaters will be included in the design to prevent scouring of the natural channel beds on the downstream sides of these manmade structures. The intent is to slow the velocity of the stormwater down to original rates so that upon entering the Morgan City Wash additional erosion will not occur. The style of energy dissipater will be customized depending on the application and the characteristics of the existing stormwater.

The stormwater will be harvested and reused for irrigation. This will mitigate the amount of excess runoff leaving the site. The design goal is to capture the excess amount of pre-development rates in basins and then use this for landscape irrigation. The re-use stormwater plan is not only environmentally sound, but also economically feasible.

C. Utilities

Water

The only existing infrastructure on the site is the well drilled in January 1986. It is currently registered as a domestic stock exempt well no. 55-511766 and is located at Quad. B Township 6, range 1, Section 23, Q160 A, Q40 D, Q 10 D.

A grandfathered groundwater right exists (no. 58-102733.0001) to draw a maximum of 150 gpm and 3 acre-feet per year. In addition, there are 2 registered shallow groundwater well (75-foot deep) on site. These are registered as 55-636803 and 55-801930. Both were rated at a yield of 35 gpm and are classified as domestic. Well 636803 is 300-foot east from the main well and well 801930 is 3600-foot east by northeast from the main well.

The area served is 190 acres of which only 33% will be developed at full build out. The development has 5 phases covering a time frame of 25 years. The utilities will be developed commensurate with the construction phasing. The Phase I water system will support the domestic and fire needs of 37 RV site, service buildings, welcome center, 1 retreat

lodge, a pool facility and bath house. Phase I will not contain a loop, but will dead-en at the retreat lodge. Eventually the system will loop back to the source to provide better hydraulics and water quality.

A full analysis of the water infrastructure system utilizing an acceptable modeling program will be completed prior to final design. The conceptual layout (See Appendix G for the Preliminary Planning Water Plan) depicts a water storage tank located near the proposed well for water supply. The water will be used for daily needs and storage for fire protection. A booster pump will be necessary to provide the required fire flows and system pressure.

Based on the Development Requirements submitted by the City of Peoria Utilities Department, dated 29 JAN 2001, the following standards will be utilized in developing a privately owned safe and reliable water supply system for Lake Pleasant Christian Conference Center (LPCCC). This utility will be constructed, owned, maintained and operated by LPCCC and will not be extended to serve other properties. The design and construction guidelines below substantially meet the City of Peoria standards.

Water Source: The water source will be by privately owned, deep groundwater, ADWR permitted wells. The well will be permitted as exempt through Phases I and II then reclassified for future phases once Type II grandfathered water rights are established. The well, wellhead, and pitless adapter connection will meet all requirements of a Maricopa County non-transient non-community public water system.

Storage: Water storage will be in above ground AWWA approved water storage tanks. They will be installed out of the 100-year flood plain of the Morgan City Wash in a quantity to satisfy as a minimum the 1994 UFC required fire storage plus one average day to ensure water supply during peak season.

Pressure: The necessary pressure to ensure 20 psi at all points in the system will be maintained by an above ground large capacity hydropneumatic tank boosted by redundant pumps. A submersible centrifugal pump will be installed in the well casing and will fill the water storage tanks. In-line booster pumps housed in a secure pump house will then be used to maintain pressure in the system.

Distribution Piping: Water conveyance to each connection will be by a maximum of 8" diameter AWWA C-900 pressure class 200 PVC pipe. Blow-off valves will be used as necessary for high points in the system. No dips will be allowed. Concrete thrust blocks will be used as necessary throughout the system. The minimum burial depth will ensure cover of 36" above the pipe. Peoria Detail 406 will govern for distribution piping. Phases I through III will be a dead end system. Phase IV will extend the distribution system to complete a looped network.

Service Connections: Private meters will be used at each building connection off the main distribution system. Peoria Detail 325 will be used for all connections.

Fire Hydrants: Fire hydrants will be either a Clow or Mueller hydrant and placed as appropriate for each building and the site. Because of the separation of buildings the spacing may not be as specified in the Guidelines. Peoria Detail 360 will be used for installation detailing. Hydrant spacing shall be 500-feet, except commercial buildings it shall be 350-feet (See Exhibit 5).

Redundancy: The intent of the LPCCC water system is to provide enough potable water during and after development to meet daily demands and fire suppression requirements. To meet Maricopa County requirements, this system will be classified as a non-transient non-community public water system. In order to meet redundancy requirements, LPCCC will commit to the drilling of a new well or refurbishing of an existing registered well per ADWR standards at the time it is determined that the existing water source is incapable of providing the required water needs for daily use and fire suppression.

Sustainability: The necessary minimum storage will be installed in the system to provide for the required fire suppression as per the 1994 UFC. No computer modeling has been done yet for the water system, however, in all cases the minimum required fire storage is 180,000 gallons of water. This will exceed the daily demand through the final phase of development. Since fire storage is normally considered in the equation for sustained consumer demand, this 180,000 gallons plus a buffer of one average day demand should suffice for the needs of the fire department and the center. As an example, in Phase I, the minimum fire storage provides just less than 14 days of programmed consumption. Refer to Appendix G of the P.A.D. document for the Preliminary Planning Water Report.

The need for sustainability therefore, since the conference center is such a non-resident facility, is a secondary issue. We believe the issues of redundancy and sustainability should be reviewed in light of how the conference center will be used and as necessary either waived or reduced. Based on the vision of the LPCCC Board and its constitution, this facility will remain into the future as stated – a weekend retreat center. Further hydrogeology studies may be conducted to determine the extents of groundwater availability.

Wastewater

There are no existing sewage treatment or disposal works on or near the site. Exhibit 6 shows the conceptual wastewater system. The overall concept is that the resort will be seweried by gravity flow to a lift station located to the east of the proposed RV Park. Wastewater will then be lifted across Morgan City Wash in a force main to the treatment and disposal

facility. The proposed scheme for wastewater treatment and disposal will be constructed according to the development phasing outlined in this report (The Preliminary Planning Wastewater Report is included in Appendix H).

Phase I and II will contain wastewater in a large septic tank constructed on site and the sanitary lift station. Disposal will be by low pressure dosing to a subsurface bed. Phase III construction will include a small treatment plant with surface discharge. Treatment will be via an expandable aerobic digester designed for the proposed flow rate. Disposal will be via surface irrigation in the desert across the Morgan City wash from the resort. The septic tank and subsurface disposal system will be discontinued at the end of the Phase III construction. Phase IV construction will add on treatment plant modules to account for the IV and V flow rates. This will complete the system.

Based on the Development Requirements submitted by the City of Peoria Utilities Department, dated 29 JAN 2001, the following standards will be utilized in developing a privately owned safe and reliable wastewater system for Lake Pleasant Christian Conference Center (LPCCC). This utility will be constructed, owned, maintained and operated by LPCCC and will not be extended to serve other properties. The design and construction of the piping and conveyance systems will substantially meet the City of Peoria standards. The treatment and disposal systems will be approved and permitted by Maricopa County.

Utility Network

The electric services will be obtained from the III Phase APS electric line along Castle Hot Springs Road. The Bureau of Land Management owns the property between the project site and Castle Hot Springs Road. The BLM will allow the project electric lines to cross their land via overhead lines. Once to the project site, the electric lines will be buried for aesthetic reasons.

PRELIMINARY
NOT FOR CONSTRUCTION
OR RECORDING

PROJECT
L.P.C.C.
LAKE PLEASANT CHRISTIAN
CONFERENCE CENTER

TYPE
CONCEPTUAL
WATER DISTRIBUTION

DATE: DEC 1, 1998
DRAWN BY: JAC
CHECKED BY: JAC

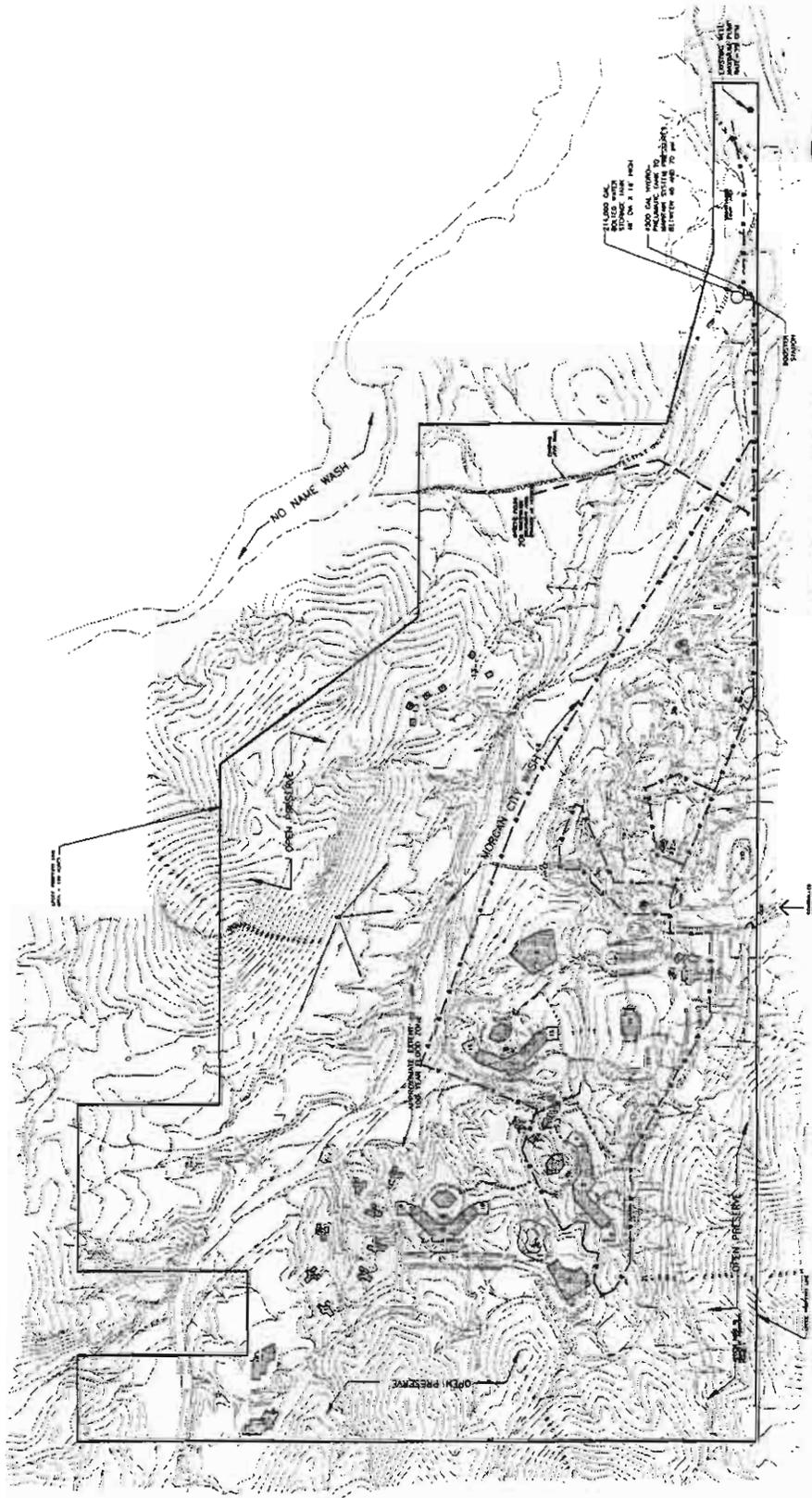
TECH Team
25 PRL Drive
Longmead, TX 75021
Phone: 409.752.4533
Fax: 409.752.2799
Email: tech@techgroup.com

EXHIBIT

5

LEGEND

--- WATER MAIN



PHASES I-V SHOWN
CONCEPTUAL WATER DISTRIBUTION

SCALE: 1" = 200'
0 100' 200' 400'

PALLET A

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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D. Circulation

As stated previously, the LPCCC property does not abut Highway 74, and is accessed via an improved all weather access road within an easement (now City of Peoria R.O.W.) across BLM land. Therefore construction adjacent to Highway 74 is not anticipated with the development of this project. The only exception to this rule relates to potential project signage, which will be coordinated with ADOT and conform to the requirements of the Peoria sign ordinance.

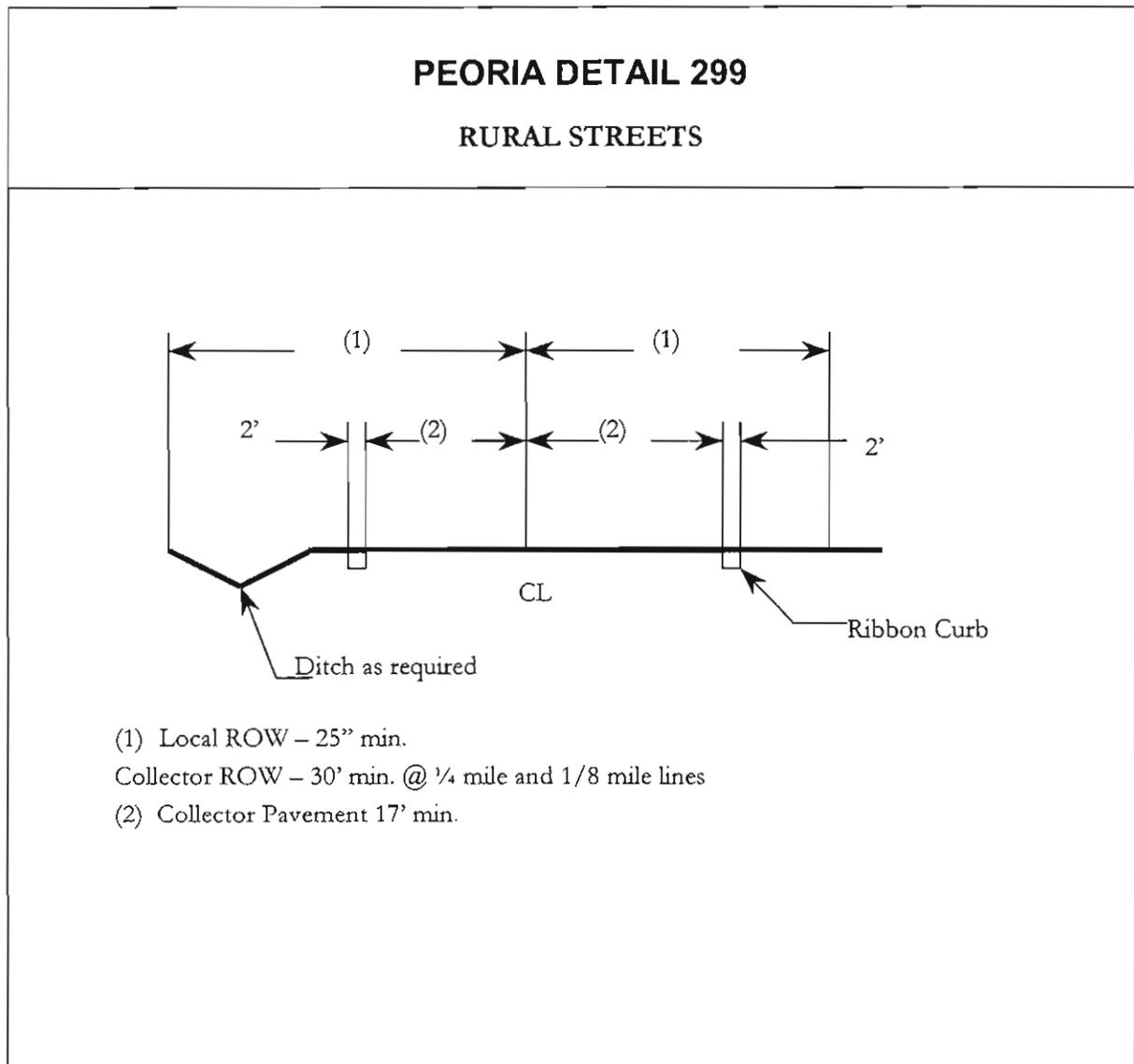
The entrance road serves both the LPCCC property and the 320-acre property to the west. The western property has been granted an access easement across LPCCC land. A recorded copy of this easement has been submitted separately as a part of this application. This internal access roadway will be constructed per the City of Peoria rural street cross-section criteria at the time access becomes necessary for the adjacent property.

The traffic volume within the resort will be limited. The streets within the development will be designed per fire code and the rural street cross-section detail as provided by the City (See Exhibit 7). Designated fire lanes will provide a minimum 20-foot unobstructed paved access for ingress and 16-foot unobstructed paved access for egress. The internal main access road will have a 150-foot radius turn around at the entrance and radii of 500-feet from that point on. The internal resort spine road services the parking areas, and lodging facilities will meet the 150-foot radius criteria for a collector road. The spine road will have an 80-foot right-of-way and a 34-foot pavement width.

The only crossing of the Morgan City Wash will be a low water crossing. The low water crossing will be constructed to maintain the Morgan City Wash flows and free movement of the natural wildlife corridors that exist within it.

Note: All of the roads on-site will be constructed per the City of Peoria Design and fire code standards.

Exhibit 7 – Rural Street Cross-Section



E. Landscape, Open Space and Trails

Landscape:

Landscape design plays a significant role in establishing visual continuity throughout a project. However, it is difficult to quantify landscape requirements for this project prior to final site plan design. The majority of the site area is to remain in its native state. A comprehensive plant inventory of landscape materials will be completed for each of the developed land use areas prior to construction and will follow the proposed methods identified in Section II.E of this report. Where appropriate, indigenous landscape materials will be salvaged and utilized in the project landscape improvements. RV campsites, parking areas, access drives and underground utility corridors will be re-vegetated with landscape plant materials salvaged on the site and/or the same materials from nursery stock (See Exhibits 8, 9 and 10).

Open Space:

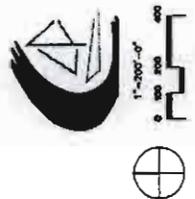
As required by the PAD ordinance, the land uses for this development require a minimum of 5% of the site area to be developed as "usable" open space for non-residential uses and 7% for residential uses with lot areas greater than 18,000 square feet. Of the entire site area (190 acres) only 32% (60.8 acres) is being developed. Of the 60.8 acres only 11.5 acres or 6% of the site area is dedicated for residential use. The remaining 49.3 acres or 26% of the site area is being developed as a mixture of uses that contain resort and support uses, recreation uses, parking and drives, infrastructure and RV camping uses. Within the developed portion of the site (60.8 acres), 20.3 acres or 10.6% of the total site area is being developed as usable open space. The uses contained within this area include the pool area, amphitheater, walking paths, RV camping area and support facilities, and the remote campsites. The remaining open space (129.2 acres or 68% of the total site area) within the property will be maintained in its natural condition. LPCCC does not intend to use this natural environment for any formal active recreation use. If any passive recreation areas are created they will be very informal blending with the natural environment.

Trails:

There are two trail types that will be present on the LPCCC property. The first trail type will be walking paths that connect the various uses within the developed portions of the property. These paths will be utilized solely for the use of the guests of the conference center and will include interpretive signage. These trails/paths are identified on the Preliminary Development Plan. The second trail type will be the regional unpaved trail as identified in the City of Peoria Rivers and Trails Master Plan. This trail will consist of an unpaved 10-foot wide corridor. A preliminary location of this trail corridor is shown on the Preliminary Development Plan. It is the intent of LPCCC to dedicate an easement for this trail corridor at the time the trail connections from off the LPCCC have been determined and those portions of the trail

will be developed. LPCCC will provide to the City of Peoria the appropriate funds for the trail construction and it will be the responsibility of the City to construct the trail across the LPCCC property when the remaining portions of the trail outside the LPCCC property are developed. The liability and maintenance of the trail within the LPCCC property will be the responsibility of the City of Peoria.

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 (602) 337-2820



DATE: 11/11/00
 DRAWN BY: J. B. BROWN
 CHECKED BY: J. B. BROWN

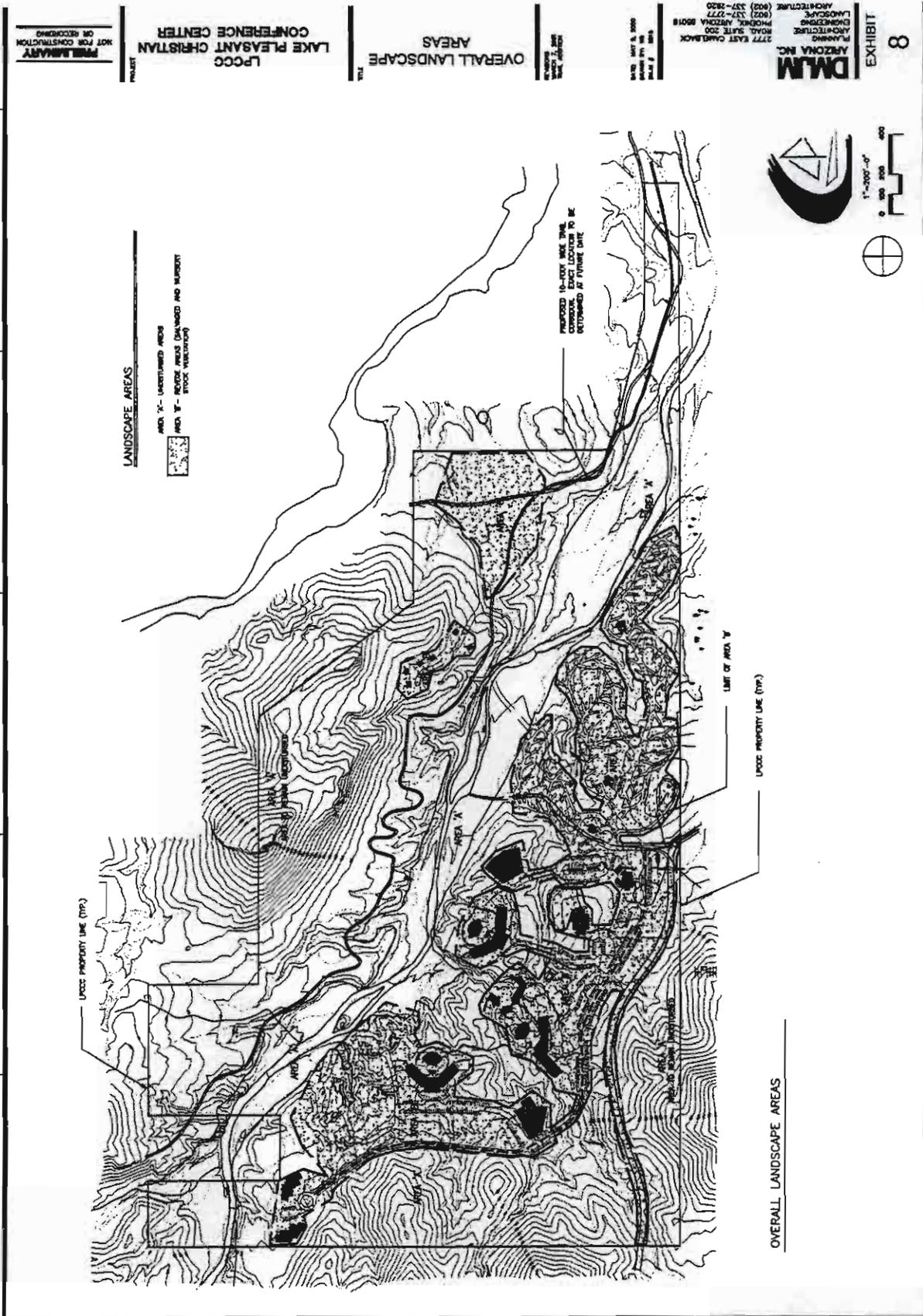
OVERALL LANDSCAPE AREAS

L.P.C.C. LAKE PLEASANT CHRISTIAN CONFERENCE CENTER

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 NOT FOR CONSTRUCTION OR RECORDING

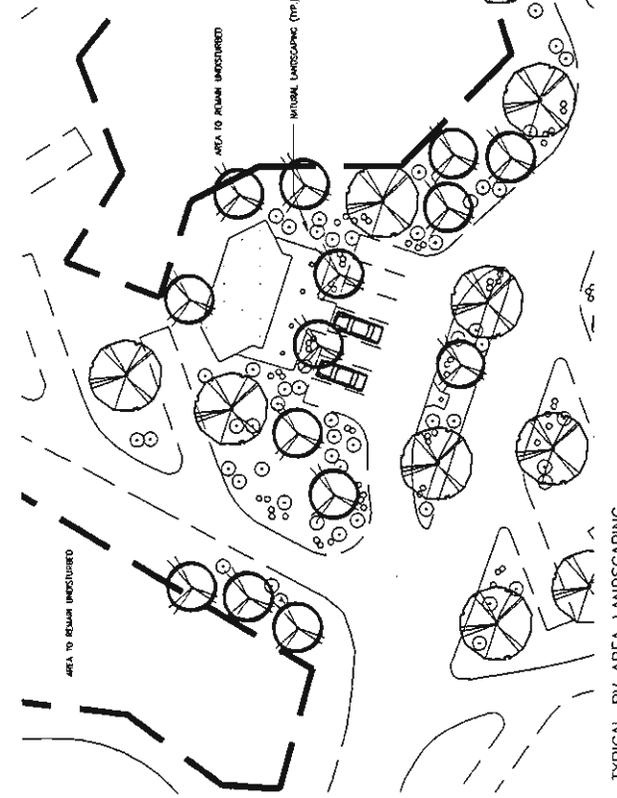
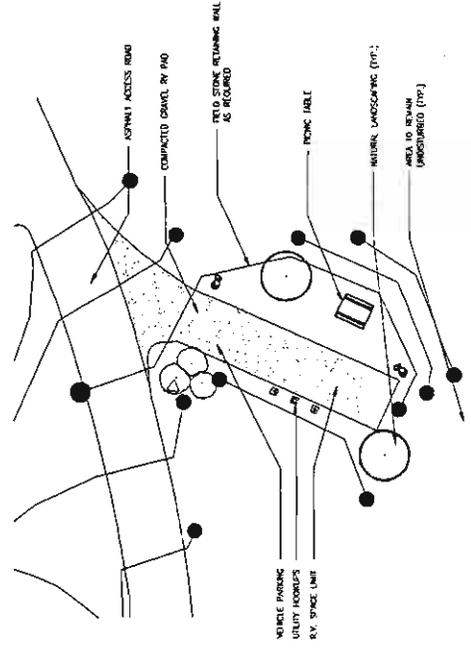
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TYPICAL RV CAMPING SPACE LANDSCAPING



TYPICAL RV AREA LANDSCAPING

- GENERAL NOTES**
1. LANDSCAPE SPECIFICATIONS WILL BE PER CITY OF PHOENIX ORDINANCES.
 2. ALL PLANTS AND MATERIALS TO BE USED MUST BE APPROVED BY THE CITY OF PHOENIX. PLANTS AND MATERIALS NOT ON THE LIST WILL BE FROM ON-SITE.
 3. FINISH GRADE OF LANDSCAPE AREAS MUST BE GRADED TO 1 1/2" BELOW CONCRETE OR OTHER PAVED SURFACE.
 4. REVIEW AREAS WILL BE HYDROSEDED AS WELL AS HAVING SALVAGED MATERIAL.
 5. ALL NEW LANDSCAPE AROUND BUILDINGS TO HAVE AN AUTOMATIC IRRIGATION SYSTEM.
 6. **SALVAGED MATERIAL WILL BE FROM ON-SITE.



DMJM ARIZONA INC.
 ARCHITECTURE
 ENGINEERING
 PLANNING
 2777 EAST CAMELBACK
 PHOENIX, ARIZONA 85016
 (602) 257-2777
 (602) 537-1820
 FAX: (602) 257-2777

TYPICAL LANDSCAPE AREAS

PLANT MATERIAL LEGEND

SYMBOL	BRAND/COMMON NAME	SIZE
	CERONDIUM FLORIDUM** Saw Palmetto	15 GALLON/ SALVAGED
	CERONDIUM MICROPELLEUM** Fountain Palm Tree	15 GALLON/ SALVAGED
	OLIVEA TESOTA** Ironwood	15 GALLON/ SALVAGED
	PROSOPIA VELUTINA** Native Mesquite	15 GALLON/ SALVAGED
	AMORFOSA DELTOIDA Triangle-leaf Burrotree	1 GALLON
	CALAMAGROA SP. Pony water	5 GALLON
	CELEBRIS SP. Cotton	5 GALLON
	CELEBRIS PALLIDA Necessary	5 GALLON
	ENCHELIA JARROVIA Britchesbush	1 GALLON
	LEUCOPHYLLUM Impatiens	1 GALLON
	LEUCOPHYLLUM SP. Sage	5 GALLON
	LARREA TRIDENTATA** Creosote	5 GALLON/ SALVAGED
	SHAWANOGSA OHMENSIS Ajocone	5 GALLON
	MONESIA DELTOIDA Cottoncandy	5 GALLON
	ZOTTYPUS DELTOIDIFOLIA Cottonwood	5 GALLON
	ROBSONIA/ACCENSUS Aloe SP.	5 GALLON
	ALOE SP.	1 GALLON
	BALFOIA MULTIBRANCIA Bartlett manzanita	1 GALLON
	CARAGANA OROGENTA** Bitterbrush	1 1/2" SALVAGED
	BRICKELLIA WHEELER Bartlett manzanita	5 GALLON
	EDMONDUS SP.** Hogchoker Cactus	3 GALLON/ SALVAGED
	EDMONDUS WILDLOW** Barrel Cactus	5 GALLON/ SALVAGED
	FOURCROIA SPLENDENS** Cholla	5 1/2" SALVAGED
	KESTERALDE PARVIFLORA Red yucca	3 GALLON
	ODONDISIA BERNARDIER American evening primrose	1 GALLON
	GRUMLIA SP.** Pinyon Pine/Jojobe	3 GALLON/ SALVAGED
	PROSTERUM SP. Cholla	1 GALLON
	YUCCA SP. Yucca	1 GALLON

PROJECT
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 LAKE PLEASANT CHRISTIAN
 CONFERENCE CENTER

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H. Signage

Signage and way finding is a very important element of resort/recreation facility design. The project signs will be designed in accordance with City ordinance. The signage will also be consistent with the architectural treatment and overall character of the project. The signs should be made from materials that have similar textures and color to that of the main buildings. The signs may vary in size and character but, should not dominate the building or landscape.

I. Refuse Collection

Project refuse will be gathered in designated trash dumpsters throughout the site. The dumpsters will be provided, maintained and collected by a private waste management company. The dumpsters will be screened from public roadways and parking lots by wall, fences and gate enclosures.

J. Lighting

All lighting will be fully shielded and low impact. Lighting will not exceed a maximum of 15-foot and will be in accordance with the City of Peoria Dark Sky Ordinance and the City of Peoria Zoning Ordinance. Landscape lighting will be low level bollards. Bollard lights will only be located along pathways and adjacent to buildings in order to limit the impact of light on the night sky.

Internal circulation for the project consists of 1 spine road with inter-connecting parking lots. The spine road will be designed to minimize the impact of the natural environment. The project spine road, parking lots, RV campsite access roads will be paved. The single family use roadways will be developed per the City of Peoria rural street cross-section Detail (See Exhibit 7). All wash crossings will not interfere with the natural wash flows or create a barrier for wildlife.

F. Site Development Guidelines

The LPCCC is proposed as a full service resort/conference center that blends into the surrounding environment. It is LPCCC's belief that the desert setting should be respected and nurtured. The architecture of the project should contain a harmonious balance of various forms and materials. Building impacts should be minimized. Outdoor public areas should be provided for naturally through windbreaks, shaded areas, courtyards and colonnades. The site development guidelines have been formulated to maintain a sense of visual consistency throughout the project. They serve to coordinate the buildings, open space and landscaping in accordance with the Lake Pleasant/North Peoria Area Plan.

Existing Natural Features

The project development area was chosen for the moderate slopes and natural "bowl" that exists. The project buildings will not be located on or near visually prominent ridgelines that create the "bowl". In addition project construction will be responsive to the preservation of existing large trees, tree masses and specimen cacti. The development will be in accordance with the City of Peoria Hillside Development Overlay District.

Wash Setbacks

Wash Development

Self-formed stream channels and the Morgan City Wash are prominent natural features on the property. A 75-foot setback buffer from the top of bank on each side will protect the Morgan City Wash per the Lake Pleasant/North Peoria Area Plan. Significant routing through RCP conduits and improved channels is proposed due to necessary grading in some of the smaller washes. Grading will not exceed 2:1 slopes.

C.F.S. Flow Capacity (cubic feet per second)	Required Buffer Width (from top of bank on each side)
Less than 50 c.f.s.	None
50 to 100 c.f.s.	25-feet
100 – 150 c.f.s.	50-feet
Greater than 150 c.f.s.	75-feet

Building Setbacks

Limitations on the maximum 3 dimensional building envelope are required to avoid excessive building bulk views from downhill land uses. Setbacks: (applies to all principal and accessory buildings)

P.A.D. Boundary	20-feet
Front Yard	20-feet
Side Yard	10-feet
Rear Yard	20-feet
Maximum Single-Family Height:	28-feet or Two Stories (not including spires, towers or chimneys)
Maximum Non Single-Family Building Height:	38-feet or Two Stories (not including spires, towers or chimneys)

Vehicle Requirements

Parking can have a significant impact on the quality and aesthetics of a project. It will be important to blend both the standard vehicle parking and the recreational vehicle parking into the environment. One way of minimizing the visual affect of a parking lot is to disperse landscape throughout. A minimum 5-foot landscape planter will be incorporated into the parking lots approximately every 9 parking spaces. The parking stalls provided will be the minimum sizes as stated in the City of Peoria Zoning Code. Additional landscape should be used to buffer the parking lot from the adjacent residential lots or guest quarters. All recreational vehicles will park in a designated parking lot, in a residential rear or side yard. Recreational vehicles will adhere to landscape setback and are not allowed to overhang sidewalks or curbs.

Architecture

The architecture of this project is intended to blend into the Sonoran Desert environment and to follow in accordance with the City of Peoria Design Review Manual. Each building elevation will be detailed and accented (See Exhibits 11-14). The group of buildings will grow out the natural desert setting using local matching stone up to windowsill height. From the sill point up to the top of the wall synthetic stucco with horizontal shadow reveal scoring aligning with window and door elements will break up the stucco approximately 8 to 10 inches on center. The rooflines are low pitch and offset at the ridgeline. A majority of the resort roofs shall feature 5-foot overhangs with predominantly metal roofing in a color that is compatible with the surrounding environment per the City of Peoria Design Review Manual. Other roofing material which maybe used on the project are asphaltic shingles, flat or mission tile or matte metal roofing in a color that is compatible with the surrounding environment and per the City of Peoria Design Review Manual. A stone colonnade, to blend with the surrounding rubble rock, will accent the front façade and provides shade for pedestrians. The walls of the

main structure will be stucco and a stone foundation. Stone clad vertical elements shall highlight the larger volume spaces with glass openings to the views. The large volume spaces will be clad in the same manor as the single story portions of the complex. All final design will be in accordance with the City of Peoria Design Review Manual.

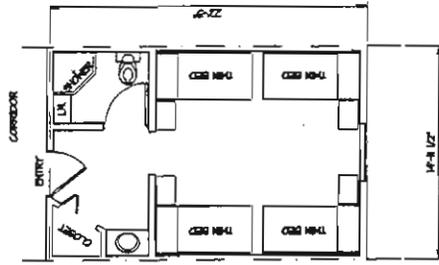
The finishes of a building are very important, but so are the proportions. The entire project is planned to be basically one-story buildings. The massing of buildings has a great impact on their visual relationship with the natural topography. The planned building massing will help to create the desired image of a well-landscaped rural master planned project. The low slung buildings will help preserve the surrounding mountain views.

To further preserve views, rooftop mechanical equipment will be screened or limited. All screening will be architecturally compatible with the primary structure and not appear to be an afterthought. In addition, service areas and other ground level mechanical areas will be screened and properly lit for safety.

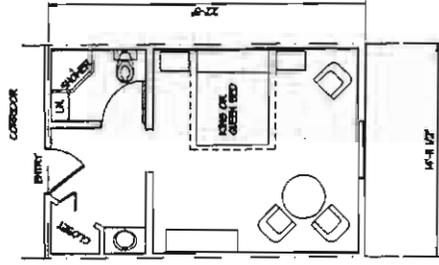
PROJECT
 L.P.C.C.
 LAKE PLEASANT CHRISTIAN
 CONFERENCE CENTER

CONCEPTUAL
 ARCHITECTURAL
 RETREAT LODGE

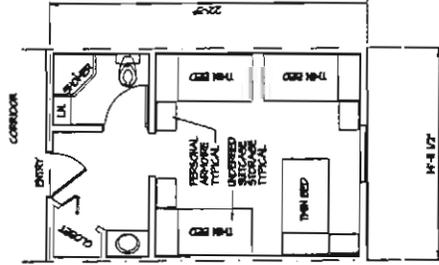
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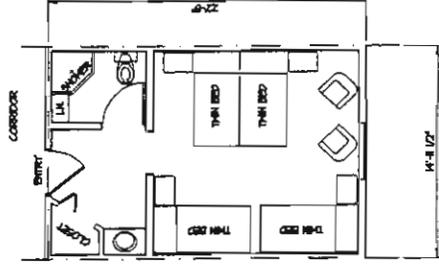
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TYPE - D-REV.



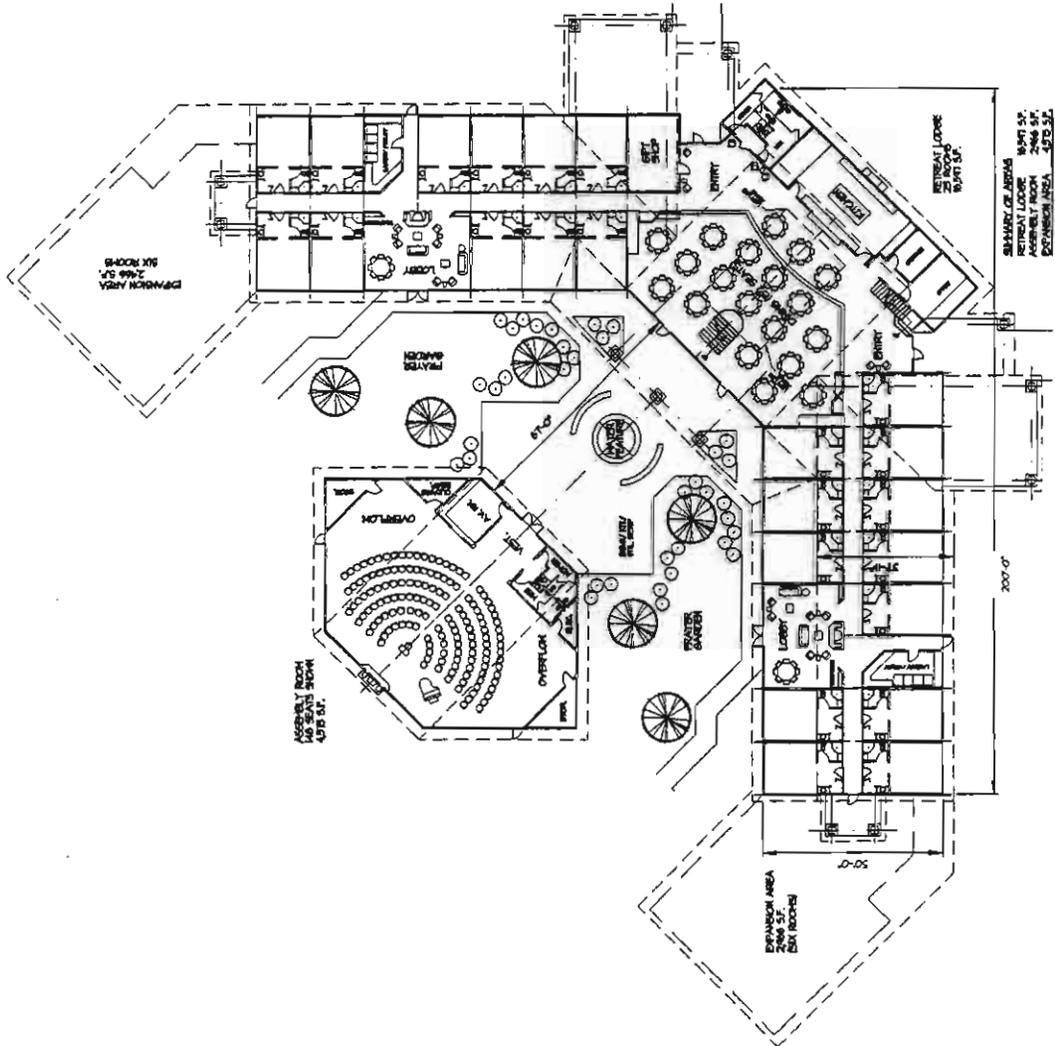
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TYPE - C-REV.



TYPICAL ROOM LAYOUTS
 SCALE: 1/4" = 1'-0" FILE: SUITE.DWG



RETREAT LODGE FLOOR PLAN
 SCALE: 1/8" = 1'-0" FILE: LODGE.DWG

DRAWING AREA 2,066 SF
 ASSEMBLY ROOM 4,978 SF
 EXPANSION AREA 2,064 SF
 RETREAT LODGE 2,064 SF
 TOTAL AREA 11,172 SF

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITTING	05/01/09
2	ISSUED FOR CONSTRUCTION	05/01/09
3	ISSUED FOR RECORDING	05/01/09
4	ISSUED FOR CONSTRUCTION	05/01/09
5	ISSUED FOR RECORDING	05/01/09
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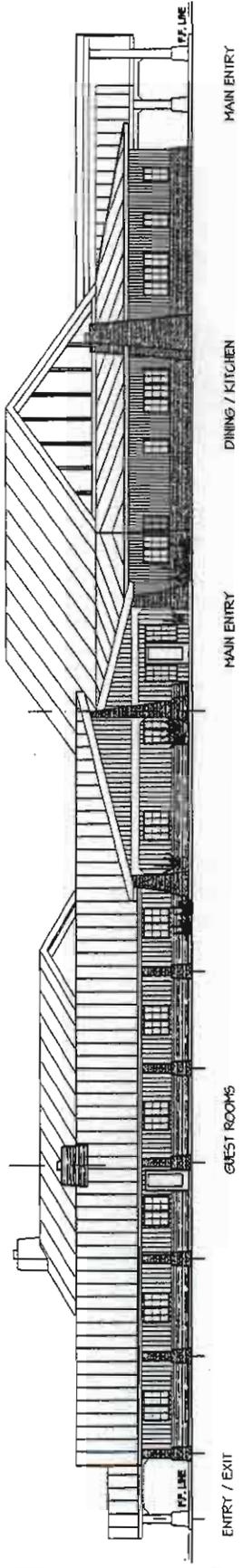
DMJM ARIZONA INC. 2777 EAST CAMELBACK ROAD, SUITE 200 PHOENIX, ARIZONA 85016 (602) 337-2777 ARCHITECTURE (602) 337-2620 LANDSCAPE ARCHITECTURE

DATE: MAY 8, 2000 DRAWN BY: JAC

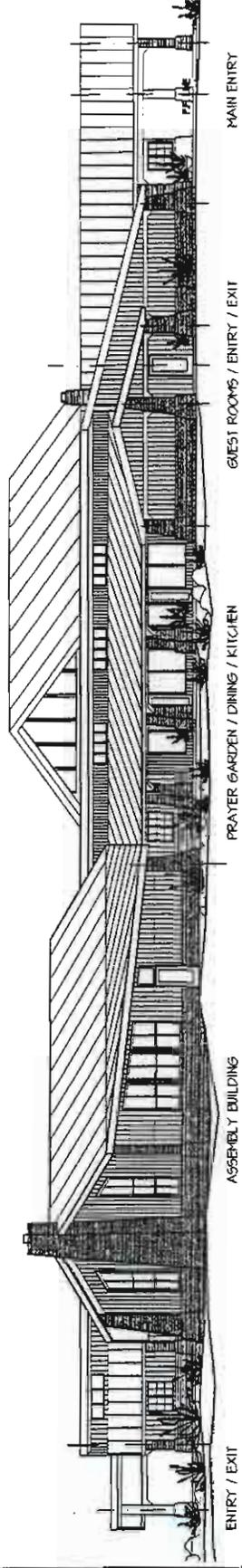
CONCEPTUAL RETREAT LODGE ELEVATIONS

LPCCC LAKE PLEASANT CHRISTIAN CONFERENCE CENTER

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RETREAT LODGE ELEVATION SCALE 1/8" = 1'-0" FILE: LODGELEV.DWG



RETREAT LODGE ELEVATION SCALE 1/8" = 1'-0" FILE: LODGELEV.DWG

Legend table with various line styles and symbols for architectural drawing elements.



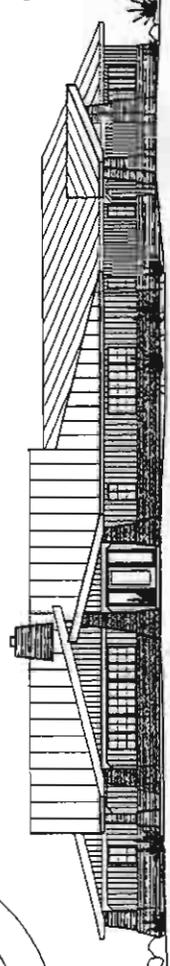
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1777 EAST CAMELBACK
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ARCHITECTURE
PHOENIX, ARIZONA 85016
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LANDSCAPE
ARCHITECTURE
(602) 337-2820

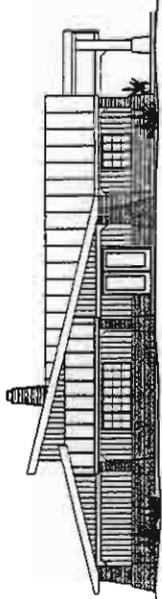
EXHIBIT
13

EXTERIOR ELEVATIONS
SCALE: 1/8" = 1'-0" FILE: VISITELVJWG

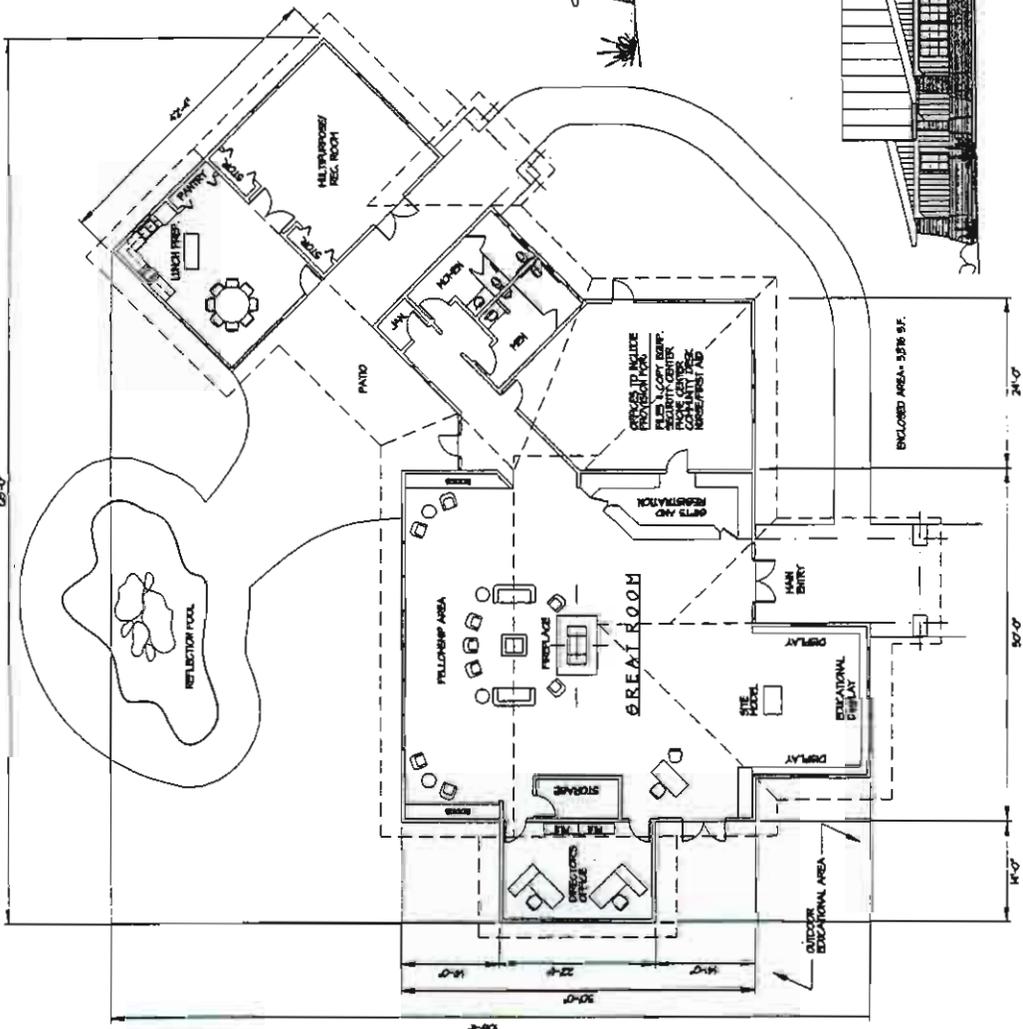
WELCOME CENTER FLOOR PLAN
SCALE: 1/8" = 1'-0" FILE: VISITELVJWG



FRONT VIEW



LEFT SIDE VIEW



PROJECT
LPCCC
LAKE PLEASANT CHRISTIAN
CONFERENCE CENTER

CONCEPTUAL
WELCOME CENTER

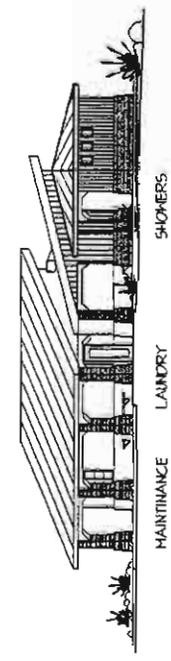
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OR RECORDING

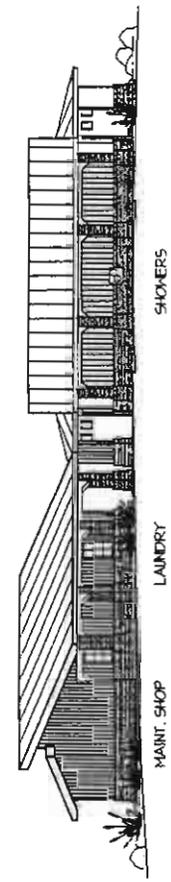


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ARCHITECTURE
LANDSCAPE
ARCHITECTURE

2777 EAST GARDENWAY
PHOENIX, ARIZONA 85018
PHONE: 337-2777
(802) 337-2620



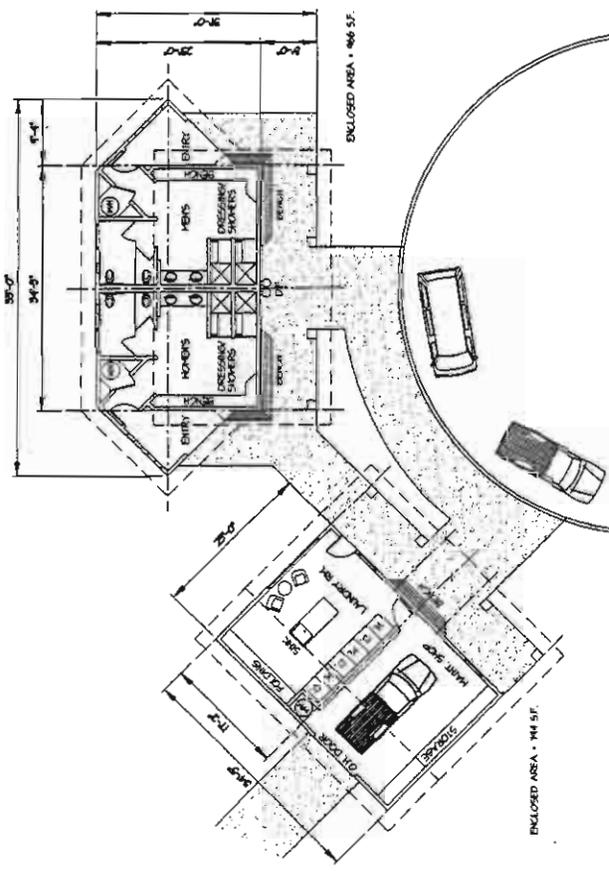
RIGHT SIDE VIEW
MAINTENANCE LAUNDRY SHAKERS



FRONT VIEW
MAINT. SHOP LAUNDRY SHAKERS

R.V. SERVICES BUILDING ELEVATIONS
SCALE: 1/8" = 1'-0" FILE: RVSERV.DWG

R.V. SERVICES BUILDING FLOOR PLAN
SCALE: 1/8" = 1'-0" FILE: RVSERV.DWG



PRELIMINARY
NOT FOR CONSTRUCTION
OR RECORDING

L.P.C.C.
LAKE PLEASANT CHRISTIAN
CONFERENCE CENTER

R.V. SERVICES
BUILDING
PLAN AND
ELEVATIONS

REVISED

DATE: MAY 8, 2008
DRAWN BY: WJ
CHECKED BY: JTB

K. Building Square Footage

Exhibit 15 -- Usable Building Area

Use	Approximate Building Sq. Ft.	Total Units	Total Square Footage
Residential			
Single Family Residences	2,500	Up to 8 homes	20,000
Missionary Dormitories	1,500	16 dormitory rooms	24,000
Staff Housing	1,500	6 cabins	9,000
Subtotal			53,000
Resort			
Retreat Lodge	25,000	3 buildings	75,000
Welcome Center	5,500	1 building	5,500
Assembly Building	25,000	1 building	25,000
Chapel	8,000	1 building	8,000
Multi Purpose Building	18,000	1 building	18,000
Bath House	1,200	1 building	1,200
Laundry Facility	1,000	1 building	1,000
Subtotal			133,700
Recreation			
Amphitheater			
RV Campsites			
Remote Campsites			
Pool Facility			
Subtotal			
Maintenance			
Maintenance Yard			
Waste Water Treatment			
TOTAL			186,700

Section IV Phasing

The phasing depicted in this report represents the current proposed development schedule and relationship of the planned facilities. As the project is further developed the phasing plan may be altered to reflect updated marketing and feasibility studies in order to accommodate demand. In all cases, the development of the project will take into account the relationships between phases. Given the unique nature of this project, it is important that flexible phasing be allowed.

The initial project program will be broken into 5 phases (See Exhibit 16). The initial phase focuses on creating the core facilities. The core facilities consist of the welcome center, 1 retreat lodge, an amphitheater, pool, 40 RV sites, RV bathhouse, RV service building, and a portion of the main access road and basic utilities. The lodge will provide approximately 35 rooms, main lobby, dining and parking. This lodge, in conjunction with the welcome center, will act as the meeting place for all retreat functions.

Phase II will initiate an upgrade of the utilities, roads and trails. New roads will be built to accommodate the 41 new RV campsites and several remote campsites. In addition, a 35-room lodge will be constructed to the northeast of the first lodge. The lodge will be approximately 25,000 square feet and accommodate 140 people, maximum. This lodge is similar to the first lodge constructed in Phase I. The functions will be divided between the 2 lodges and the welcome center.

Groups utilizing the remote campsites will be expected to park their vehicles at the welcome center and hike in.

Once the LPCCC is operating at/or near capacity, Phase III will come online. Phase III will see the development of new support facilities such as a chapel, a multi-purpose building, the second RV bath house, staff housing and improved roads. A low water access will be added across the Morgan City Wash. The link will serve as an emergency access route, existing at Castle Hot Spring Road. The construction of the last enclave of RV camping. In addition to the roadway improvements another 35-room retreat lodge is scheduled to be constructed within the northern portion of the site. The lodge will be similar to the previous lodge constructed in Phase II.

Phase IV focuses primarily on completing a variety of lodging/residential facilities. Two 16 unit missionary dormitories will be constructed at the far northwestern portion of the site. Just south of the dormitories will be up to 8 single-family lots. The roadways and utilities will be extended to serve these new additions.

Phase V will see the construction of a 1,500 person assembly building and a large parking lot. The assembly building will be approximately 20,000 square feet. The new building will be centrally located to all 3 lodges and used for a variety of community functions. The final upgrade will be made to the wastewater treatment system to accommodate the fully built-out flows. Athletic fields will be constructed adjacent to the treatment facility to allow for the reuse of gray water. At total

build out the LPCCC will have approximately 190,000 square feet of livable building space. A preliminary phasing schedule is noted below:

Phase I	2001 – 2002
Phase II	2006 – 2007
Phase III	2011 – 2012
Phase IV	2016 – 2017
Phase V	2021 – 2022

PRELIMINARY
NOT FOR CONSTRUCTION
OR RECORDING

PROJECT
LPCCC
LAKE PLEASANT CHRISTIAN
CONFERENCE CENTER

PRELIMINARY
PHASING PLAN

DATE: DEC. 1, 1998
DRAWN BY: J/JC
CHECKED BY: J/JC
PROJECT # 198800

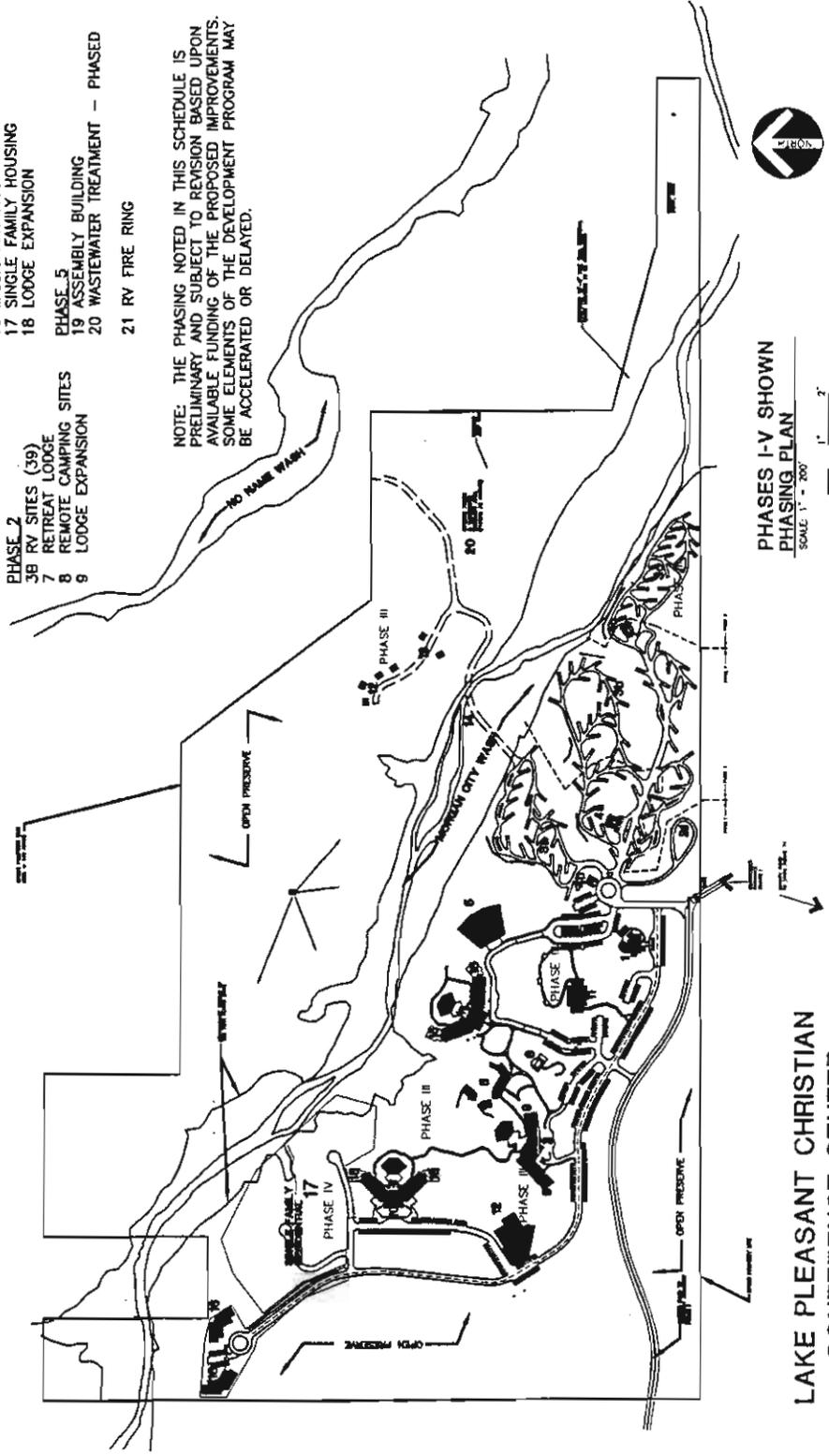
TECH Team
12500
27500
303.752.4500
6642.752.2799

EXHIBIT
16

PHASING SCHEDULE

- | | |
|-------------------------|----------------------------------|
| NO. DEVELOPMENT ELEMENT | NO. DEVELOPMENT ELEMENT |
| PHASE 1 | PHASE 3 |
| 1 WELCOME CENTER | 3C RV SITES (20) |
| 2 RETREAT LODGE | 10 RETREAT LODGE |
| 3A RV SITES (41) | 11 CHAPEL |
| 4A RV BATH HOUSE | 12 MULTI-PURPOSE BUILDING |
| 4B RV LAUNDRY/MAIN | 13 STAFF CABIN SITES |
| 4C RV BATH HOUSE | 14 MC WASH CROSSING |
| 5 AMPHITHEATER | 15 LODGE EXPANSION |
| 6 POOL AND SPA | PHASE 4 |
| PHASE 2 | 16 MISSIONARY HOUSING |
| 3B RV SITES (39) | 17 SINGLE FAMILY HOUSING |
| 7 RETREAT LODGE | 18 LODGE EXPANSION |
| 8 REMOTE CAMPING SITES | PHASE 5 |
| 9 LODGE EXPANSION | 19 ASSEMBLY BUILDING |
| | 20 WASTEWATER TREATMENT - PHASED |
| | 21 RV FIRE RING |

NOTE: THE PHASING NOTED IN THIS SCHEDULE IS PRELIMINARY AND SUBJECT TO REVISION BASED UPON AVAILABLE FUNDING OF THE PROPOSED IMPROVEMENTS. SOME ELEMENTS OF THE DEVELOPMENT PROGRAM MAY BE ACCELERATED OR DELAYED.



PHASES I-V SHOWN
PHASING PLAN
SCALE 1" = 200'

LAKE PLEASANT CHRISTIAN
CONFERENCE CENTER



Appendix A – ALTA/Boundary Survey

Appendix B – Legal Description

EXHIBIT "A"

LEGAL DESCRIPTION

ORDER NO. 98221174

A PARCEL OF LAND LOCATED IN THE NORTH ONE HALF OF SECTION 23, TOWNSHIP 6 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING ALSO PART OF A CERTIFIED SURVEY MAP RECORDED IN BOOK 484 OF MAPS PAGE 8 AND MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER (EAST ONE QUARTER CORNER) OF SAID SECTION 23 AND RUNNING THENCE SOUTH 89 DEGREES 57 MINUTES 37 SECONDS WEST 2639.05 FEET ALONG THE SOUTH LINE THEREOF TO THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER, SAID LINE ALSO BEING THE BASIS OF BEARINGS FOR THIS DESCRIPTION;

THENCE NORTH 00 DEGREES 04 MINUTES 34 SECONDS WEST 1319.332 FEET ALONG THE WEST LINE OF SAID NORTHEAST QUARTER TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 23;

THENCE SOUTH 89 DEGREES 58 MINUTES 20 SECONDS WEST 1321.47 FEET ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER TO THE SOUTHWEST CORNER THEREOF;

THENCE NORTH 00 DEGREES 02 MINUTES 17 SECONDS WEST 770.40 FEET ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 23;

THENCE NORTH 89 DEGREES 58 MINUTES 42 SECONDS EAST 1320.95 FEET TO THE EAST LINE THEREOF;

THENCE SOUTH 36 DEGREES 36 MINUTES 33 SECONDS EAST 959.20 FEET TO A POINT ON THE NORTH LINE OF SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 23;

THENCE NORTH 89 DEGREES 58 MINUTES 17 SECONDS EAST 748.61 FEET TO THE NORTHEAST CORNER THEREOF;

THENCE SOUTH 00 DEGREES 04 MINUTES 19 SECONDS EAST 969.07 FEET ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF NORTHEAST QUARTER;

THENCE SOUTH 74 DEGREES 46 MINUTES 54 SECONDS EAST 683.98 FEET TO A POINT ON THE WEST LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 23;

Continued on next page

LEGAL DESCRIPTION CONTINUED
ORDER NO. 98221174

THENCE NORTH 89 DEGREES 57 MINUTES 37 SECONDS EAST 659.78 FEET
TO THE EAST LINE OF SAID SECTION 23;

THENCE SOUTH 00 DEGREES 04 MINUTES 06 SECONDS EAST 170.00 FEET
ALONG SAID EAST LINE TO THE POINT OF BEGINNING;

EXCEPT ALL THE MINERALS AS RESERVED TO THE UNITED STATES IN
THE PATENT OF SAID LAND; AND

EXCEPT ALL URANIUM, THORIUM OR ANY OTHER MATERIAL WHICH IS OR
MAY BE DETERMINED TO BE PECULIARLY ESSENTIAL TO THE PRODUCTION
OF FISSIONABLE MATERIALS, WHETHER OR NOT OF COMMERCIAL VALUE,
AS RESERVED TO THE UNITED STATES IN THE RECORDED PATENT OF
SAID LAND.

Appendix C – Topographic Survey

Appendix E – Wildlife and Vegetation Background Information



THE STATE OF ARIZONA
GAME AND FISH DEPARTMENT

2221 WEST GREENWAY ROAD, PHOENIX, AZ 85023-4399
 (602) 942-3000 • WWW.AZGFD.COM

GOVERNOR
 JANE DEE HULL
 COMMISSIONERS
 CHAIRMAN, W. HAYS GILSTRAP, PHOENIX
 DENNIS D. MANNING, ALPINE
 MICHAEL M. GOLIGHTLY, FLAGSTAFF
 JOE CARTER, SAFFORD
 WILLIAM BERLAT, TUCSON
 DIRECTOR
 DUANE L. SHROUFE
 DEPUTY DIRECTOR
 STEVE K. FERRELL



AUG 31 2008

DMJM

Project Evaluation Program, Habitat Branch
 Heritage Data Management System (HDMS) Information

Project Description: DMJM/City of Peoria; PAD in North Peoria
 Township 6 North, Range 1 West, Section 23

8/23/00

The Department's HDMS has been accessed and current records indicate that the special status species listed below have been documented in the project vicinity (within 5 miles). Status definitions are included as an attachment to this form letter.

COMMON NAME	SCIENTIFIC NAME	ESA	USFS	BLM	WSCA	NPL
CAVE MYOTIS	MYOTIS VELIFER	SC			S	
HOHOKAM AGAVE	AGAVE MURPHEI	SC	S	S		HS
LONGFIN DACE	AGOSIA CHRYSOGASTER	SC			S	
LOWLAND LEOPARD FROG	RANA YAVAPAIENSIS	SC	S			WC
SONORAN DESERT TORTOISE	GOPHERUS AGASSIZII (SONORAN POPULATION)	SC				WC

CRITICAL HABITAT: None

At this time, the Department's comments are limited to the special status species information provided above. This correspondence does not represent the Department's evaluation of impacts to wildlife or wildlife habitat associated with activities occurring in the subject area. If you have any questions regarding this special status species information, please contact Aimee MacIlroy, Project Evaluation Program Specialist at (602) 789-3593.

cc: Russ Haughey, Habitat Program Manager, Region VI

AGFD # 7-24-00(02)

Attachment

STATUS DEFINITIONS
ARIZONA GAME AND FISH DEPARTMENT (AGFD)
HERITAGE DATA MANAGEMENT SYSTEM (HDMS)

FEDERAL US STATUS

ESA Endangered Species Act (1973 as amended)
US Department of Interior, Fish and Wildlife Service (<http://ifw2es.fws.gov/Arizona/>)

Listed

- LE** Listed Endangered: imminent jeopardy of extinction.
- LT** Listed Threatened: imminent jeopardy of becoming Endangered.

Proposed for Listing

- PE** Proposed Endangered.
- PT** Proposed Threatened.

Candidate (Notice of Review: 1996)

- C** Candidate. Species for which USFWS has sufficient information on biological vulnerability and threats to support proposals to list as Endangered or Threatened under ESA. However, proposed rules have not yet been issued because such actions are precluded at present by other listing activity.
- SC** Species of Concern. The terms "Species of Concern" or "Species at Risk" should be considered as terms-of-art that describe the entire realm of taxa whose conservation status may be of concern to the US Fish and Wildlife Service, but neither term has official status (currently all former C2 species).

USFS US Forest Service (1999 Animals, 1999 Plants)
US Department of Agriculture, Forest Service, Region 3
(<http://www.fs.fed.us/r3/resources/wildlife.html>)

- S** Sensitive: those taxa occurring on National Forests in Arizona which are considered sensitive by the Regional Forester.

BLM US Bureau of Land Management (2000 Animals, 2000 Plants)
US Department of Interior, Bureau of Land Management, Arizona State Office (www.az.blm.gov)

- S** Sensitive: those taxa occurring on BLM Field Office Lands in Arizona which are considered sensitive by the Arizona State Office.

STATE STATUS

NPL Arizona Native Plant Law (1993)
Arizona Department of Agriculture (<http://agriculture.state.az.us/PSD/nativeplants.htm>)

- HS** Highly Safeguarded: no collection allowed.
- SR** Salvage Restricted: collection only with permit.

WSCA Wildlife of Special Concern in Arizona (1996 in prep.)
Arizona Game and Fish Department (www.azgfd.com)

- WC** Wildlife of Special Concern in Arizona. Species whose occurrence in Arizona is or may be in jeopardy, or with known or perceived threats or population declines, as described by the Arizona Game and Fish Department's listing of Wildlife of Special Concern in Arizona (WSCA, in prep). Species indicated on printouts as WC are currently the same as those in Threatened Native Wildlife in Arizona (1988).

Appendix F - Preliminary Development Plan

Appendix G - Preliminary Planning Water Report

The following paragraphs follow the outline listed under paragraph C.4, page 1-4 of ADEQ Engineering Bulletin No. 10:

OWNER AND LOCATION: Lake Pleasant Christian Conference Center (LPCCC)
North ½ Section 23, Township 6 North, Range 1 West

- a. The legal entity testing the existing well on site is Valley Utilities Water Company, Inc., owned and operated by Robert Prince, an Arizona certified water operator with Maricopa County. Valley Utilities conducted the pumping test on 9 AUG 00 for the well resulting in a yield of 65 gpm. They also submitted samples to a certified water testing laboratory. The preliminary results of the lab tests indicate a certifiable water source.
- b. The only existing infrastructure on site is the well drilled in January 1986 by Campbells Drilling, Inc. It is currently registered as a domestic stock exempt well no. 55-511766 and is located at Quad. B, Township 6.0, Range 1.0, Section 23, Q160 A, Q40 D, Q10 D. A grandfathered groundwater right exists (no. 58-102733.0001) to draw a maximum of 150 gpm and 3 acre-feet per year.

In addition, there are two registered shallow groundwater wells (75 feet deep) on site. These are registered as 55-636803 and 55-801930. Both were rated at a yield of 35 gpm and are classified as domestic. Well 636803 is 3000 feet east from the main well and well 801930 is 3600 feet east by northeast from the main well. See Appendix A for the drawing of these wells plotted to scale.

- c. The area served is 190 acres of which only 33 percent will be developed at full build out. The development has five phases covering a time frame of 25 years. The utilities will be developed commensurate with the construction phasing. The phase I water system will support the domestic and fire needs of 37 RV sites, an RV park services building, the welcome center, one retreat lodge, a pool and its bath house. Phase I will not contain a loop but will dead-end at the retreat lodge. Eventually the system will loop back to the source to provide better hydraulics and water quality.

Water System Analysis

1. Projected Water Consumption

Phase I consumption:

Lodge -		
37 rooms x 125 GPPD	=	4,625 GPD
150 diners x 3 meals/day x 7 GPMD	=	3,150 GPD
Welcome Center -		
5 offices x 10 GPPD	=	50 GPD
4 public toilets x 200 GPTD	=	800 GPD
Pool and Bathhouse -		
Estimate 75 swimmers/day x 10 GPPD	=	750 GPD
RV Park -		
37 sites x 100 gal/site/day	=	3,700 GPD
	Total Phase I	= 13,075 GPD

Phase II Consumption:

Lodge -		
25 rooms x 125 GPPD	=	3,125 GPD
102 diners x 3 meals/day x 7 GPMD	=	2,142 GPD
Pool and Bathhouse -		
Estimate added 75 swimmers/day x 10 GPPD	=	750 GPD
RV Park -		
44 sites x 100 gal/site/day	=	4,400 GPD
	Total Phase II	= 10,417 GPD

Phase III Consumption:

Lodge -		
(25 rooms + 12 expansion rooms) x 125 GPPD	=	4,625 GPD
152 diners x 3 meals/day x 7 GPMD	=	3,192 GPD
Pool and Bathhouse -		

Estimate added 50 swimmers/day x 10 GPPD	=	500 GPD
Staff Cabins -		
12 staff x 100 GPPD	=	1,200 GPD
RV Sites -		
19 sites x 100 gal/site/day	=	1,900 GPD
Total Phase III	=	11,417 GPD

Phase IV Consumption:

Lodge -		
12 expansion rooms x 125 GPPD	=	1,500 GPD
50 diners x 3 meals/day x 7 GPMD	=	1,050 GPD
Missionary Housing -		
16 units x 2 persons/unit x 100 GPPD	=	3,200 GPD
Single Family Homes -		
6 homes x 4 persons/home x 100 GPPD	=	2,400 GPD
Offices -		
5 offices x 10 GPPD	=	50 GPD
Total Phase IV	=	8,200 GPD

Phase V Consumption:

Auditorium -		
(1500 total - 722 occupants) x 7 GPPD	=	5,446 GPD

note: Phase V consumption was not included in daily figures because of the sporadic nature of use of this building.

Total all Phases = 43,107 GPD

2. Domestic Water Demand Calculations at build-out occupancy

Average daily demand -		
43,107 GPD ÷ 722 occupants	≅	60 GPCD
Lost & unaccounted water factor	=	0.88
Average population in dwelling units (DU)	=	2.74 per/DU
Average daily demand per DU -		
60 GPCD x 2.74 per/DU	≅	187 G/D/DU
Maximum Day -		
187 G/D/DU x 1.8	=	336.6 G/D/DU
Maximum Daily Demand -		
(722 occupants ÷ 2.74 per/DU) x 336.6 G/D/DU	≅	88,695 GPD
Peak Hour -		
336.6 G/D/DU x 1.7 x .0417 D/Hr x .0167 H/Min	=	0.397 GPM/DU
Peak Hour Demand -		
(722 occupants ÷ 2.74 per/DU) x 0.397 GPM/DU	≅	105 GPM

3. Fire Demand Calculations

Because buildings are to have automatic sprinklers, AWWA Manual 31 on page 5 of the ISO method for calculating NFF, states the minimum flowrate to be 500 GPM.

Consequently, the Peak Hour Demand plus NFF = 505 GPM

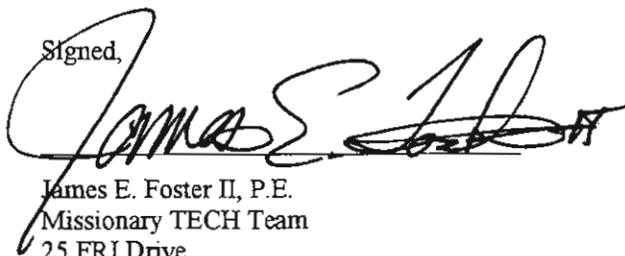
- d. The PAD Standards and Guidelines document prepared by DMJM, Inc., for LPCCC shows the existing and proposed site plans including topography. The final report will be submitted with D-sized sheets showing the existing topography and the proposed site plan with grading changes identified.

- e. Based on the geotechnical report prepared by AGRA Earth & Environmental, Inc., five test pits were dug within the footprint of the proposed lodge and welcome center. In each pit, refusal was reached from 2 to 7.5 feet and no groundwater was encountered. The nature of the soils encountered indicates percolation of surface waters through the soil matrix and leaching out cementitious chemicals. Two foundations were recommended for the two predominant conditions found on site. Buildings bearing on cemented soil or rock should be founded on shallow caissons or deep spread-type footings. Buildings bearing on compacted fill should be founded on shallow spread-type footings.

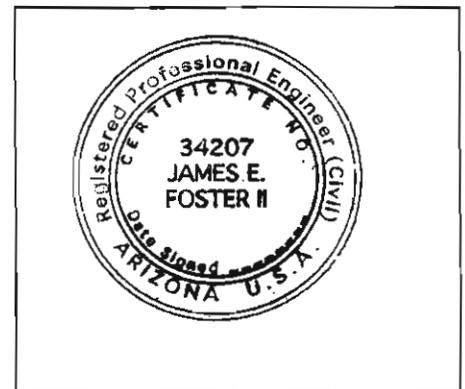
In addition, AGRA provided a geology study of the development area. This study indicates that bedrock in various forms is present throughout the site and at varying depths. This rock will pose challenges to the utility contractor when trenching. The depths required by Peoria in the Infrastructure Guidelines may need to be relaxed. **Please provide guidance in this area and what Peoria will allow regarding depths of water pipes.**

- f. There are no existing sewage treatment or disposal works on site.
- g. Given the redundant water supply requirement, LPCCC intends to use the main well, 55-511766, for the primary water source. The secondary sources, or redundant sources will either come from rejuvenating the existing shallow groundwater wells or drilling an additional groundwater well in the vicinity of well no. 55-636803. If a new well is drilled, care will be taken to locate it out of the 100-year flood plain.
- h. The existing primary well, 55-511766, is located inside the 100-year flood plain envelop. To prevent contamination of the water source by a flood event, the well head will be sealed and grouted to a depth of 20 feet (Maricopa requirement). It will be surrounded by a well house constructed of fully grouted, reinforced concrete block. The structure will be low profile to minimize the possibility of water borne projectiles destroying it. The pump will be a submersible pump installed in the well casing and the well tap will be below ground under a concrete slab poured around the well head to a distance of 10 feet in radius. All appurtenances such as booster pumps and storage tanks will be constructed outside the 100-year flood plain.

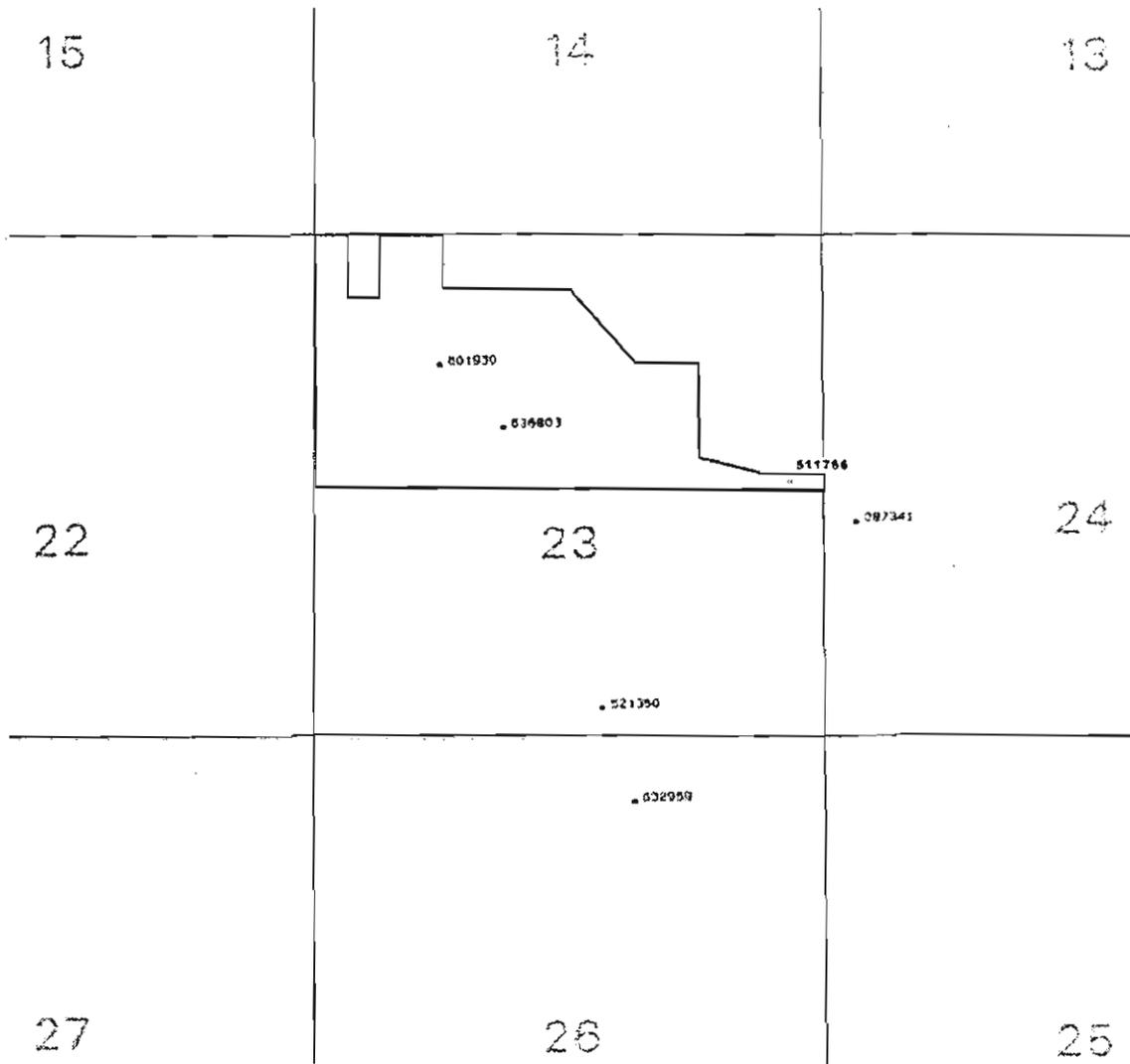
Signed,



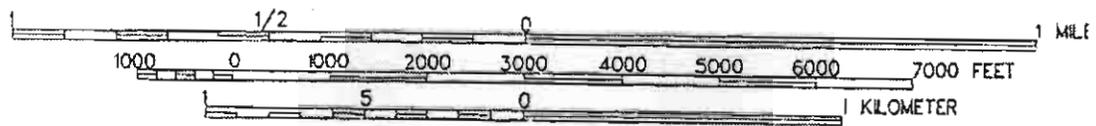
James E. Foster II, P.E.
Missionary TECH Team
25 FRJ Drive
Longview, TX 75602
903-757-4530
email: jfoster@techteam.org



ARIZONA SEAL



Registered Wells in Township 06 N Range 01 W



Universal Transverse Mercator Projection

Scale 1:24,000
August 27, 1998



For more information about this map contact:

Arizona Department of Water Resources
Information Technology Division
Geographic Information System
500 North Third Street, Second Floor
Phoenix, AZ 85004

Appendix H – Preliminary Planning Wastewater Report

The following paragraphs follow the outline listed under paragraph C.1.b.1), page I-2 of ADEQ Engineering Bulletin No. 11:

OWNER AND LOCATION: Lake Pleasant Christian Conference Center (LPCCC)
North ½ Section 23, Township 6 North, Range 1 West

- (1) There are no existing facilities on the proposed development site and therefore no existing sewerage system. The proposed site plan is shown in the PAD Standards and Guidelines prepared by DMJM, Inc., for LPCCC under Exhibit 3, Land Use Plan.

Wastewater Projections

Phase I population:

Lodge –		
37 rooms x 4 occupants/room	=	148 persons
1 office x 1 occupant/office	=	1 person
Welcome Center –		
5 offices x 1 occupant/office	=	5 persons
RV Park –		
37 sites x 2 occupants/site	=	74 persons
	Total Phase I	= 228 persons

Phase II population:

Lodge –		
25 rooms x 4 occupants/room	=	100 persons
1 office x 1 occupant/office	=	1 person
RV Park –		
44 sites x 2 occupants/site	=	88 persons
	Total Phase II	= 189 persons

Phase III population:

Lodge –		
25 rooms + 12 expansion rooms x 4 occupants/room	=	148 persons
1 office x 1 occupant/office	=	1 person
Staff Cabins –		
12 staff	=	12 persons
RV Sites –		
19 sites x 2 occupants/site	=	38 persons
	Total Phase III	= 199 persons

Phase IV population:

Lodge –		
12 expansion rooms x 4 occupants/room	=	48 persons
Missionary Housing –		
16 units x 2 persons/unit	=	32 persons
Single Family Homes –		
6 homes x 4 persons/home	=	24 persons
Offices –		
3 offices x 1 occupant/office	=	3 persons
	Total Phase IV	= 106 persons

Phase V population:

Auditorium –		
1500 total – 722 occupants	=	773 persons

note: Phase V population was not included in daily figures because of the sporadic nature of use of this building. It does not play into the maximum day calculations.

Total all Phases = 722 persons

- (2) The PAD Standards and Guidelines document prepared by DMJM, Inc., for LPCCC shows the existing and proposed site plans including topography. The final report will be submitted with D-sized sheets showing the existing topography and the proposed site plan with grading changes identified.
- (3) Based on the geotechnical report prepared by AGRA Earth & Environmental, Inc., five test pits were dug within the footprint of the proposed lodge and welcome center. In each pit, refusal was reached from 2 to 7.5 feet and no groundwater was encountered. The nature of the soils encountered indicates percolation of surface waters through the soil matrix and leaching out cementitious chemicals. Two foundations were recommended for the two predominant conditions found on site. Buildings bearing on cemented soil or rock should be founded on shallow caissons or deep spread-type footings. Buildings bearing on compacted fill should be founded on shallow spread-type footings.

In addition, AGRA provided a geology study of the development area. This study indicates that bedrock in various forms is present throughout the site and at varying depths. This rock will pose challenges to the utility contractor when trenching. The depths required by Peoria in the Infrastructure Guidelines may need to be relaxed. **Please provide guidance in this area and what Peoria will allow regarding depths of wastewater pipes.**

- (4) There are no existing sewage treatment or disposal works on site. The proposed layout for the wastewater system is located in the PAD document under Exhibit 10, Conceptual Wastewater. The campus will be seweried by gravity flow to a lift station located to the east of the proposed RV park. Wastewater will then be lifted across Morgan City Wash in a force main to the treatment and disposal area as shown in the Exhibit.

The proposed scheme for wastewater treatment and disposal will be constructed according to the development phasing outlined in the PAD report. This phasing is as follows:

- (a) Phases I and II: Wastewater treatment will be via primary settling in a large septic tank constructed on site and near the sanitary lift station. Disposal will be by low pressure dosing to a subsurface bed.
 - (b) Phase III: The septic tank and subsurface disposal system will be discontinued and replaced with a small treatment plant and surface discharge. Treatment will be via an expandable aerobic digester designed for the proposed flowrate. Disposal will be via surface irrigation in the desert across MCW from the campus.
 - (c) Phase IV: The system installed in Phase III will be added onto by modules to account for the Phase IV and V flowrate. This will complete the system.
- (5) The concentrations of BOD₅, TSS and TKN-N were calculated using the projected occupancies and Metcalf and Eddy, Table 14-20. Flow is characteristic of domestic wastewater.

- (a) BOD₅ at 20°C: BOD₅ loading assumed to be 0.18 lb/cap/day.
 $0.18 \text{ lb/cap/day} \times 722 \text{ persons} = 130 \text{ lb/day}$
Concentration: $130 \text{ lb/day} / (.04255 \text{ Mgal/day})(8.34 \text{ lb/Mgal-mg/l}) = 366.2 \text{ mg/l}$
- (b) TSS Loading: TSS loading assumed to be 0.2 lb/cap/day
 $0.2 \text{ lb/cap/day} \times 722 \text{ persons} = 144.4 \text{ lb/day}$
Concentration: $144.4 \text{ lb/day} / (.04255 \text{ Mgal/day})(8.34 \text{ lb/Mgal-mg/l}) = 406.9 \text{ mg/l}$
- (c) Total Kjeldhal Nitrogen as Nitrogen concentration assumed to be 25 mg/l
- (d) Total Ammonia concentration assumed to be 15 mg/l
- (e) Total Phosphate concentration assumed to be 10 mg/l

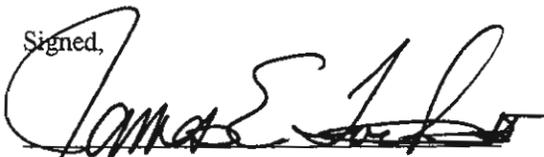
- (6) The following is the wastewater system analysis report for Phase I

Wastewater flow calculations

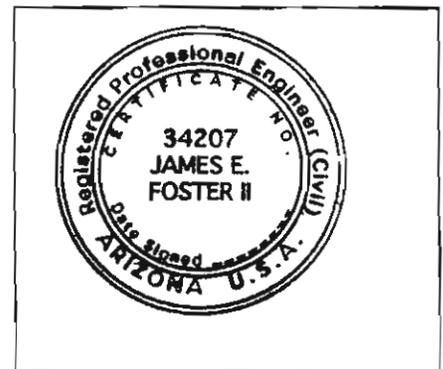
- The average daily flow based on the water consumption for phase I is 13,075 GPD
 $13,075 \text{ GPD} / 228 \text{ persons} = 57.35 \text{ GPCD}$
- The peaking factor for wastewater flow = 4.0

- The average population per "dwelling unit" is 2.74 persons
 - Total number of dwelling units (DU) on site
 $228 \text{ persons} \div 2.74 \text{ persons/DU} = 83.21 \text{ DU}$
 - The average daily flow per dwelling unit is:
 $57.35 \text{ GPCD} \times 2.74 \text{ persons/DU} = 157.13 \text{ GPD/DU}$
- Maximum Day
 $157.13 \text{ GPD/DU} \times 4.0 = 628.5 \text{ GPD/DU}$
- Maximum Daily Flow
 $83.21 \text{ DU} \times 628.5 \text{ GPD/DU} = 52,300 \text{ GPD}$
- Negligible infiltration is expected into the system.

Signed,



James E. Foster II, P.E.
Missionary TECH Team
25 FRJ Drive
Longview, TX 75602
903-757-4530
email: jfoster@techteam.org



ARIZONA SEAL