

# Camino à Lago Marketplace

## Planned Area Development Second Submittal

### Development Standards and Guidelines Report

SEC Lake Pleasant Parkway  
and  
Deer Valley Road  
Peoria, Arizona

Presented to City of Peoria



REVISED: May 31, 2007

Prepared: March 2, 2005



ELC ASSOCIATES





## DEVELOPMENT TEAM

---

Developer/Applicant:

**CALM, LLC**

6263 N. Scottsdale Road, Suite 160  
Scottsdale, AZ 85250  
Tel.: (480) 315-9600  
Fax: (480) 315-9607  
Attn: Jay Schneider/Maeve Johnson

Property Owner:

**CALM, LLC**

6263 N. Scottsdale Road, Suite 160  
Scottsdale, AZ 85250  
Tel.: (480) 315-9600  
Fax: (480) 315-9607  
Attn: Jay Schneider/Maeve Johnson

Architect:

**REIGLE & ASSOCIATES**

14424 N. 32<sup>nd</sup> Street, Suite 200  
Phoenix, AZ 85032  
Tel.: (602) 493-3001  
Fax: (602) 493-1760  
Attn: Rick Reigle

Engineer:

**CLC Associates, Inc.**

7025 North Scottsdale Road, Suite 320  
Scottsdale, AZ 85253  
Tel.: (480) 994-5610  
Fax: (480) 994-5611  
Attn: Keith Hensel

Landscape Architect:

**CLC Associates, Inc.**

7025 North Scottsdale Road, Suite 320  
Scottsdale, AZ 85253  
Tel.: (480) 994-5610  
Fax: (480) 994-5611  
Attn: Keith Hensel

Zoning Attorney:

**Pew & Lake, P.L.C.**

10 West Main Street  
Mesa, AZ 85201  
Tel.: (480) 461-4670  
Fax: (480) 461-4676  
Attn: Sean Lake



# TABLE OF CONTENTS

---

<u>Section</u>		<u>Page</u>
I	Introduction	3
II	Legal Description of Property	4
III	Consistency with the General Plan	4
IV	General Site Information and Existing Site Conditions	6
V	Surrounding Land Uses and Conditions	6
VI	Conceptual Site Plan	7
VII	Listing of Permitted Principal Uses	8
VIII	Project Phasing and Development Schedule	9
IX	Development Standards	9
X	Project Signage Standards	12
XI	Project Landscaping Standards	16
XII	Slope Analysis	17
XIII	Infrastructure/Utilities	17

## Exhibits

### Sign Exhibits

- X.1 Conceptual Site Plan
- X.2 Conceptual Monument Signs for GS2, GS3, GS8 and GS9
- X.3 Conceptual Monument Signs for GS1 and GS6
- X.4 Conceptual Center ID Signs for CID 1 thru 5

### Other Exhibits

- A Vicinity Map
- B General Plan Map
- C Activity Node Map
- D Specific Plan Map
- E Specific Plan Map (Amended)
- F Aerial Photo
- G Existing Conditions
- H Conceptual Site Plan
- I Conceptual Elevations

## Appendix

- A ALTA Survey
- B Conceptual Water and Sewer Analysis



## I. Introduction:

The Arizona State Land Department (ASLD) was the trustee for the 1,352-acre Camino á Lago planning area. The City of Peoria (Peoria) and ASLD created a Specific Plan to serve as the master development plan for residential and commercial sections of Camino á Lago. One of the stated goals for the specific plan is to 'lend definition to the proposed phase development, including land use, public utilities and urban design considerations'. It will also 'provide the basis for future rezonings by Trust land end-users who will purchase or lease the land at public auction. The commercial section is designated as a commercial core and is envisioned to provide for much needed community level services for Camino á Lago and other residential from the larger community.

Frontera Development, Inc. (Frontera) was the successful bidder at the auction for the 56.77 acre commercial portion of Camino á Lago located at the Southeast Corner of Lake Pleasant Parkway realigned and Deer Valley Road extended. (See Vicinity Map, Exhibit A). Frontera has subsequently conveyed the property to FDCALM, LLC, an Arizona limited liability company (FDCALM). FDCALM proposes to build a community level shopping center under the Planned Area Development (P.A.D.) zoning category. FDCALM will comply with the Specific Plan adopted by Peoria's City Council. The City of Peoria General Land Use Plan designates the property as "Community Commercial."

The successful bidder for the residential portion of the site is Continental Homes/D.R. Horton. The IGA requires these two developers to work together, and in the spirit of cooperation, FDCALM and Continental have already met to make sure each developer's project is compatible with the other.

FDCALM proposes a center that will respect the desert environment and the character of north Peoria. The retail uses will provide much needed services to the residents both current and future. Pedestrian and bicycle linkages as specified in the Specific Plan will provide access from the adjacent residential areas to the center, and the on-site landscaped areas and pedestrian connections will promote pedestrian interaction and strengthen the concept of unity within the planning area.



II. Legal Description of Property:

TOWNSHIP 4 NORTH, RANGE 1 EAST, G&SRM, MARICOPA COUNTY, ARIZONA

TRACT B, EXCEPT THE NORTH 55 FEET AND THE WEST 75 FEET, IN STATE PLAT 51, OF SECTION 20. CONTAINING 56.77 ACRES, MORE OR LESS.

LOCATION: SEC OF DEER VALLEY ROAD ALIGNMENT AND LAKE PLEASANT ROAD, CAMINO Á LAGO.

All proposed roadway rights-of-way adjacent to this site are not included in this application. (See A.L.T.A. Survey, appendix)

III. Consistency with the General Plan:

The P.A.D. request is consistent with adopted Camino á Lago Specific Plan which was designed to be in accordance with the General Plan (See General Plan Map, Exhibit B). The General Plan Land Use map identifies the site for Community Commercial development. The General Plan describes Community Commercial as typically consisting of larger shopping centers and districts that have a wider variety of goods and services than the neighborhood shopping areas.

The Economic Development Element of the General Plan includes Goals, Objectives and Policies to increase economic prosperity for Peoria citizens and businesses. Objective E-1 seeks to reduce retail trade leakage, and Policy E-1a suggests that the City create commercial nodes in strategic locations. The proposed community commercial center at the subject site will draw retail support from populations outside Peoria to the east and west. At full build out the proposed P.A.D. could potentially add 800 jobs to the City, which will positively impact the jobs to population ratio. The City's retail sales tax base will also be positively impacted.

Consistency with the Lake Pleasant Parkway Corridor Plan:

The P.A.D. request is also consistent with the Lake Pleasant Parkway Corridor Specific Area Plan, as amended. The Lake Pleasant Parkway Corridor Specific Area Plan identifies the intersection of Deer Valley Road



and Lake Pleasant Parkway as a Community Activity Node per Policy D-2.1 (See Activity Nodes Map, Exhibit C). A Community Activity Node is intended to provide local commercial retail opportunities with a service area up to 10 miles. Consistent with Objective D-2, Camino á Lago Marketplace will include areas for local retail facilities, promote the capture of retail sales expenditures and prevent retail sales leakage. Consistent with Policy E-2.1, the proposed community commercial center will provide shopping and service facilities for single-family residential development and will comply with all requirements of the Lake Pleasant Parkway Corridor Specific Plan.

### Consistency with the Camino á Lago Specific Plan:

The Camino á Lago Specific Plan, as prepared by the Arizona State Land Department in conjunction with the City of Peoria, designates the subject property as part of the commercial core for the Camino á Lago master planned community that is intended to serve the retail needs of Camino á Lago as well as sub-regional commercial needs.

The proposed project helps implement the adopted goals of the Specific Plan including;

Goal A: Create and maintain a high level of environmental quality consistent with a healthy, safe and enjoyable living environment in Peoria.

Goal B: Carefully manage and control development to achieve orderly and efficient growth.

Goal C: Encourage the development of sound and stable residential neighborhoods.

Goal D: Promote and maintain balanced commercial activity that is economically viable and responsive to the needs of the community.

Goal E: Industrial Development (not applicable).

Goal F: Provide a safe, convenient and efficient system of transporting both people and goods to, from and throughout the City.

Goal G: Plan, program and provide a functional, efficient, and cost effective system of services to serve the City's expanding population.

Goal H: Increase the employment base in Peoria.



Goal I: Capture a large proportionate share of retail expenditures within the Phoenix metropolitan area.

Goal J: Increase City revenues.

The subject site represents approximately 70% of the commercial acreage allocated within the Camino á Lago Specific Plan, as amended, and will be the primary commercial development in the area.

The original Camino á Lago Specific Plan identified parcels and tracts with approximate boundaries within Camino á Lago and designated three corners at the intersection of Lake Pleasant Parkway and Deer Valley Road for commercial development (See original Camino á Lago Specific Plan map, Exhibit D). Subsequent to the adoption of the Specific Plan, Amendment SP 02-02 as prepared by ASLD and approved by Peoria, reallocated the commercial acreage originally at the SWC of Lake Pleasant Parkway and Deer Valley Road to Tract B (See Camino á Lago Specific Plan map (as amended), Exhibit E). The total amount of commercial acreage approved with the Camino á Lago Specific Plan has remained unchanged.

#### IV. General Site Information and Existing Site Conditions:

The site is located at the SEC of Lake Pleasant Parkway and Deer Valley Road, and the existing site condition is vacant land. The site is a part of the Camino á Lago Specific Plan and is currently zoned AG (See Aerial Photo, Exhibit F).

#### V. Surrounding Land Uses and Conditions:

The property north of Deer Valley Road extended is designated Community Commercial in the General Plan. Currently it is vacant land that is zoned AG. The property to the immediate south is designated for Low Density Residential 2-5 du/ac in the General Plan and is vacant. Vacant properties to the east and west of the site are also designated for Low Density Residential uses at 2-5 du/ac. Existing residential development exists to the south of West Rose Garden Lane (See Existing Conditions Map, Exhibit G). The closest Elementary School is Coyote Hills Elementary School located about 2 miles from the site, and Sunrise Mountain High School is located about 2.7 miles from the site. Current plans for other parcels within the Camino á Lago Specific Plan area include a new elementary school site.



## VI. Conceptual Site Plan:

The Conceptual Site Plan illustrates the potential for a variety of community level retail shopping that will include a mix of stores including anchor and junior anchor stores, shops and freestanding retail pads. (See Conceptual Site

Plan, Exhibit H). The Conceptual Site Plan is intended to be a flexible plan that is purely illustrative in nature. The plan will be refined and formalized in the form of a Preliminary Development Plan and then a Final Development Plan through the City's site plan review process once the zoning is in place.

Access to the site will be provided from both Deer Valley Road and Lake Pleasant Parkway. The driveway is proposed at the traffic signal at the intersection of Lake Pleasant Road and Lake Pleasant Parkway and will be the main entrance to the shopping center. Driveways along Lake Pleasant Parkway have been located to provide easy access in and out of the shopping center. Two driveways are located on Deer Valley Road extended to evenly disperse traffic flow.

The site will provide pedestrian and bicycle linkages in accordance with the City of Peoria Zoning Ordinances. Appropriate pedestrian walkways will link retail components of the shopping center to each other and to the public right-of-way, and will provide walkways from parking lots to major retail stores.

The Conceptual Site Plan illustrates the potential for generous landscape setbacks along Deer Valley Road and Lake Pleasant Parkway as specified in the Specific Plan. Additional design elements shall be used to enhance the street frontages including appropriate landscape berms, screen walls and other architectural features to minimize the visibility of parked vehicles. Driveway entrances shall be enhanced with decorative paving.

The Landscape Ordinance requires 20-percent of the net site area to be open public space and landscaped, and 5-percent of the net site to be usable open/public space. The Conceptual Site Plan illustrates there is significant potential to provide landscaping along the perimeter of the site, in parking lots and adjacent to retail buildings and shops.

Conceptual architectural elevations (See Conceptual Elevations, Exhibit I) for the center illustrate the quality and character intended for the entire shopping center. The conceptual elevations illustrate the desert colors and a variety of materials which could include EIFS, stacked stone, roof tiles and metal accents. The elevations reduce the scale of the project through the use of



battered walls, towers, varied roof heights, arches, canopies, parapets, jogs in walls to create architectural relief, wall sconce lights and multiple column shapes. A variety of roof overhang styles shall be utilized to provide shade along storefronts for pedestrians. The P.A.D. will provide design standards for the subject property.

## VII. Listing of Permitted Principal Uses:

- A. All uses in the Permitted Principal Uses, Permitted Conditional Uses and Permitted Accessory Uses in the C-1 and C-2 Intermediate Commercial District in the City of Peoria Zoning Ordinance shall be Permitted Principal Uses;
- B. Large-scale retail development accommodating 100,000 square feet or more for either a single tenant or for multiple tenants sharing a common building entrance and common interior space or multiple retail establishments with more than 500,000 square feet of interior space in the aggregate;
- C. Outdoor retail sales of nursery stock, lawn furniture and home garden supplies. Such outdoor sales areas to be screened to minimize view from adjacent streets;
- D. Retail Sales of Alcoholic Packaged Liquors;
- E. Indoor Auto Sound System Installation, Auto Glass Tinting and Repair and similar uses;
- F. Dry cleaning services; and
- G. Drive-through banks, drive-through restaurants, drive-through dry cleaning services and drive-through pharmacies.
- H. Automotive diagnostic and/or service establishments, including those that perform lubrication; tire sales, repair and/or replacement and wheel balancing and alignment; muffler repair or replacement; brake service, repair or replacement; pursuant to Article 14-9-5.4;
- I. Gas Service Station; and
- J. Veterinary uses.



VIII. Project Phasing and Development Schedule:

The Planned Area Development Phasing will be determined by market demand; however, it is anticipated that development will begin at the immediate corner of Lake Pleasant Parkway and Deer Valley Road. The necessary onsite and offsite improvements will be determined during the site plan review process in accordance with City of Peoria Ordinances, Guidelines or stipulations. Right of way and street frontage landscape shall be provided upon the first phase of development.

IX. Development Standards:

Land Use	Minimum Setbacks for Principal Buildings					Maximum Building Height in Feet	Maximum % Lot Coverage
	Width	Front	Least Side	Total Sides	Perimeter*		
C-2 Commercial	N/A	30 Feet	*	*	30 Feet	48 Feet	N/A

\*No side or rear yards are required along interior lot lines, except as required in the Building Code. Perimeter setback requirement applies to overall PAD site and is not applicable to individual parcels within the PAD.

- Site Plan Review approval is required for principal and accessory buildings in accordance with Article 14-39 of the Zoning Ordinance.

A. Open Space Requirements

Open space shall be provided in accordance with Article 14-33K of the City of Peoria Zoning Ordinance. The PAD shall require that Property shall be landscaped in accordance with Article 14-35 Landscape Requirements of the City of Peoria Zoning Ordinance for Non-Residential development.

The specific plan requires that setbacks be provided from the right-of-way line in the plan area in accordance with the design standards. Where there is a bike path in conjunction with a significant street edge, there must be adequate setback to accommodate the trees, plant materials and bike path.



Retention areas are recommended to enhance the landscape character of the area.

B. Lighting

1. Site Lighting in the parking lots shall be metal halide, high-pressure sodium, or low-pressure sodium with fixtures mounted on poles, placed on a 3-foot concrete base. These fixtures shall be located to avoid conflict with parking spaces and vehicular circulation.
2. Light standards shall not exceed 25 feet in height.
3. Direct sources of light shall be screened from view from adjacent properties.
4. All on-site lighting shall comply with the City of Peoria Dark Sky Ordinance and Section 14-23 of the City of Peoria Zoning Ordinance.

C. Screening, Fencing and Walls

1. Height

No fence or wall shall exceed 6 feet in height, except for walls that are used for screening of mechanical equipment or service areas.

Walls for screening or parking areas shall be required along street frontages. These walls shall be a minimum 3 feet in height (measured from the top of the adjacent curb), architecturally compatible with the project, and integrated into the landscape design. These walls may be used to retain landscape berms or slopes fronting the streets and, therefore, may not be visible from the adjacent roadways.

2. Restrictions on Materials

Walls and fences comprised of sheet or corrugated iron, chain link, galvanized chain link, wood, steel, aluminum or asbestos are specifically prohibited.



3. Refuse Collection Areas

All refuse collection, including recyclable trash collection areas, shall be visually screened and gated in an architecturally compatible manner, so that materials stored within these areas shall not be visible from the street and adjacent property.

4. Mechanical Equipment

- a. Ground-mounted mechanical equipment shall be screened from adjacent streets and property by a wall that is of the same finish and texture as the building served.
- b. Roof-mounted mechanical equipment must be screened from view of the public right-of-way and adjacent property by a wall or parapet that is integrated within the building.

5. Property Maintenance

- a. All structures on the project site shall be maintained in a neat and orderly manner.
- b. All permitted signs will be maintained in a neat and orderly manner.

D. Roadway Standards

The State of Arizona was the trustee for Camino á Lago, a master planned community in the municipal boundaries of the City of Peoria (Peoria). The property was jointly planned by Peoria and the Arizona State Land Department (ASLD) and is the subject of an Intergovernmental Agreement (IGA). Roadway standards for Deer Valley Road extended and Lake Pleasant Parkway realigned are specified in the IGA. Peoria has specified standards for these two major arterials, and they must be constructed in accordance with City of Peoria Standards, the Transportation Element of Peoria's General Plan and its infrastructure guide, according to the general design specifications agreed to as described in the IGA.

In accordance with the IGA, the developer for the residential portion of Camino á Lago is responsible for the construction of the major arterials. Provisions are made for the commercial developer to construct them if the residential developer defaults on this obligation.



E. Parking

Parking and loading requirements will be provided in accordance with Article 14-23 of the City of Peoria Ordinances, Guidelines or stipulations.

F. Enhanced Design Review Standards

The site will be developed to meet the Design Review Standards and Guidelines for Non-Residential Development as required by the City of Peoria. Architectural plans will be submitted for review by the Planning Staff and will meet a minimum design standard for the overall site. The architectural plans will provide enhanced elevation and architectural plans to show embellished architectural/landscape treatments that would substantially exceed City requirements. (See Conceptual Elevations, Exhibit I).

1. Prohibited materials shall include: tilt-up concrete, unpainted corrugated metal, and concrete tile roofs.

2. Permitted materials shall include, but not be limited to: stucco, E.I.F.S. painted with score line pattern, stone veneer on columns, to be selected, anodized aluminum on storefronts with 1/4" glass, color to be selected, 8" high split-face CMU blocks, and standing seam metal exposed roof.

X. Project Signage Standards:

All signage shall comply with the City of Peoria Zoning Ordinance 14-34, except as modified herein: A Comprehensive Sign Plan may be submitted in conjunction with the site plan review process for the project.

A. BUILDING-MOUNTED WALL SIGNS

A permanent sign attached to, painted on, or erected against the wall or fascia of a building with the exposed face of the sign in a plane parallel to the face of the wall or fascia.



B. Aggregate Sign Area

The maximum aggregate sign area per suite or establishment shall be calculated by multiplying 1.5 times the length of the tenant's business front footage without limitation as to maximum sign area and/or number of sign elements. Tenants occupying suites that afford sign placements on elevations other than the tenant's business front shall be permitted to calculate maximum aggregate sign area by multiplying 3.0 times the length of the tenant's business front footage. In no instance shall sign area placed on any single elevation exceed an aggregate sign area calculated by multiplying 1.5 times the length of the elevations upon which the sign(s) in/are installed. As a minimum allowance, tenants with less than 33 feet of business front footage shall be permitted a minimum of fifty (50) square feet of sign area. The allowable sign area may be placed onto any elevation affording sign placement.

C. Users Less than 10,000 Square Feet

For users occupying less than ten thousand (10,000) square feet of floor area, the overall spread of letters shall not exceed 80% of the business front footage. The maximum total letter height shall be not greater than thirty-six inches (36") exclusive of logos. Exception: The maximum total letter height for shop tenants shall be no greater than twenty-four inches (24") exclusive of logos.

D. Users Greater than 10,000 Square Feet

For users occupying more than ten thousand (10,000) square feet of floor area and less than fifty thousand (50,000) square feet of floor area, the overall spread of letters shall not exceed 80% of the business front footage. The maximum total letter height shall be no greater than sixty inches (60") exclusive of logos.

E. Users Greater than 50,000 Square Feet

For users occupying more than fifty thousand (50,000) square feet of floor area the overall spread of letters shall not exceed 80% of the business front footage with no more than ten (10) advertising phrases as permitted. The maximum total letter height shall be no greater than seventy-two inches (72") exclusive of logos.



1. Such signs shall not project more than fourteen (14") inches from a wall or fascia.
2. Such signs may be illuminated only by internal or externally indirect lighting; no illuminated signage shall be placed on elevations directly facing abutting a residential district.
3. Sign permit required.

F. Freestanding Monument Signs.

Signs identified as "Freestanding Sign: Major Tenant" (GS1 and GS6), "Monument Signs" (GS2, GS3, GS8 and GS9) are included in this category.

"Center Identification Signs" (CID-1, CID-2, CID-3, CID-4 and CID-5) as identified herein are addressed separately and do not count toward the allowance for freestanding signs. (Refer to the Sign Exhibits for additional information.)

1. A total of (6) freestanding monument signs are permitted as illustrated on attached master sign map.
2. All signs shall have monument type bases utilizing masonry and/or stone from the approved material palette for the project. A comparable alternative basic material may be used upon approval by the City of Peoria.
3. All such signs shall be integrated within a landscape area.
4. Such signs shall identify Multi-Tenant Identification, and/or Center Identification. Such signs shall not include generic advertising copy unless part of the recognized business trade name.
5. Freestanding monument signs identifying individual businesses shall be located a minimum of sixty (60) linear feet from any other freestanding monument sign.



6. Development Standards

SIGN NO.	DESCRIPTION	SQUARE FOOTAGE	SIGN HEIGHT IN FEET	STRUCTURE HEIGHT IN FEET
<b>DEER VALLEY ROAD</b>				
<b>GS-1</b>	Freestanding Sign:Major TenantUp to seven (7) tenant panels	80	10	14
<b>CID-1; CID-2</b>	Center identification sign (both sides of driveway)	Per design	Per design	Per design
<b>GS-2</b>	Monument Sign Up to eight (8) tenant panels	80	10	14
<b>INTERSECTION - DEER VALLEY ROAD AND LAKE PLEASANT PARKWAY</b>				
<b>CID-3</b>	Center ID Sign: Camino á Lago Marketplace	Per design	Per design	Per design
<b>LAKE PLEASANT PARKWAY</b>				
<b>GS-3</b>	Monument SignUp to eight (8) tenant panels	80	10	14
<b>GS-6</b>	Freestanding Sign: Major TenantUp to seven (7) tenant panels	80	10	14
<b>CID-4; CID-5</b>	Center ID Sign: Camino á Lago Marketplace	Per design	Per design	Per design
<b>GS-8</b>	Monument Sign Up to eight (8) tenant panels	80	10	14
<b>GS-9</b>	Monument Sign Up to eight (8) tenant panels	80	10	14

G. Temporary Marketing Sign.

A temporary sign used to announce future tenants or a proposed development of property.

H. Such signs shall not exceed twelve (12) feet in height or ninety-six (96) square feet in area.

I. Such signs shall be located in accordance with the sight distance requirements as prescribed in the City of Peoria



J. Infrastructure Guidelines.

1. Such signs shall be non-illuminated.
2. Only one such sign shall be displayed per frontage (perimeter), with a maximum of two such signs for the development.
3. Such signs may be maintained for a period of three (3) years or until all of the pads and sites have been developed, whichever comes first.
4. Sign permit required.

K. Prohibited Signs.

Signs that are not specifically authorized are expressly prohibited. Prohibited signs include, but are not limited to the following:

1. Cloth signs or streamers hanging in front of the business.
2. All roof-mounted signs.
3. Iridescent painted signs, animated or moving components, intermittent or flashing signs.
4. All other prohibited signs pursuant to Section 14-34-8.B of the Peoria Zoning Ordinance.

List of Signage Exhibits

- X.1 Master Sign Plan
- X.2 Freestanding Sign Major Tenant GS1, GS6
- X.3 Monument Signs GS2, GS3, GS8, GS9
- X.4 Center Identification Signs CID-1, CID-2, CID-3, CID-4, CID-5

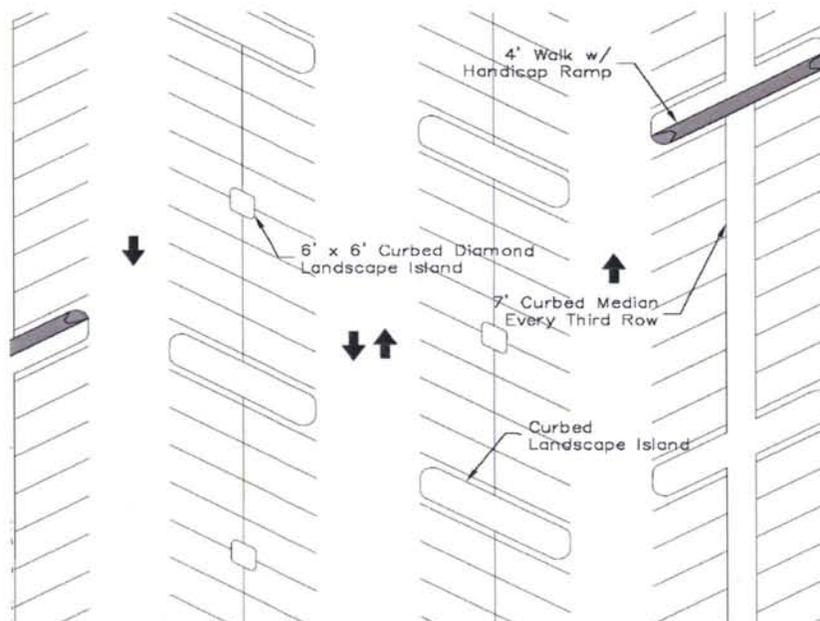
XI. Project Landscaping Standards:

It is the developer's intent to create a functional and visually pleasing landscape through the use of approved drought tolerant plant material.

Xeriscape principles will be applied. Drought tolerant canopy trees will be used in the parking field to create shade for parked automobiles.



All landscaping standards will conform to Article 14-35 of the City of Peoria Zoning Ordinance with the exception that parking lot “diamonds” may be used instead of the required landscape medians within the parking fields for the ease of parking lot maintenance and protection of the plant material from overheating automobiles. Parking lot diamonds will be provided at a rate of one per every 100 lineal feet. Each parking row will terminate with a landscape island consistent with the standards of the City of Peoria. See following illustrative example:



Parking to include 7' curbed median every third row with 4' walk and handicap ramps for cross-median access on every other curbed landscape island. Rows without medians shall include 6' x 6" curbed diamond landscape islands between curbed landscape islands.

## XII. Slope Analysis:

Slope Analysis is not required for this site.

## XIII. Infrastructure/Utilities:

### A. Grading/Drainage/Retention

The PAD site slopes from northeast to southwest. On-site retention basins approved during the site plan review process shall accommodate all storm water drainage required by the City. Drainage will be designed to accommodate 100-year, 2-hour storm events.



B. Water/Wastewater

As part of the development review process, the required water and wastewater systems shall be identified. All required infrastructure improvements shall be subject to the existing standards and polices of the City of Peoria.

C. Public Utilities and Services

All off-site work will be completed by the adjacent residential developer to the east, west, and southwest of the site, CHI Construction ("D.R. Horton"), as required by the City of Peoria and the Arizona State Land Department.

The proposed development plan assumes the following distribution of uses:

Retail Commercial	592,285 SF
Bank	4,500 SF
Sit Down Restaurant	7,000 SF
Fast Food Restaurant	13,500 SF

Since this development is still in the planning stages, assumptions were made as stated above, and retail development groups were consulted as to actual historical demand on various building uses.

The following potable water demand assumptions were made:

Retail Commercial	0.022 gpd/SF
Bank	0.017 gpd/SF
Sit Down Restaurant	35 gpd/seat (assume 250 seats per 7000 SF)
Fast Food Restaurant	2000 gpd/EA (assume 2 per development)



Resulting potable water demand:

ESTIMATE OF PROBABLE POTABLE WATER DEMAND (gallons per day)	
Retail Commercial	13,030
Bank	77
Sit Down Restaurant	8,750
Fast Food Restaurant	4,000
TOTAL AVERAGE DAILY DEMAND	25,857
MAXIMUM DAILY DEMAND	46,542
PEAK HOUR DEMAND	43,957

The City of Peoria requires that commercial wastewater flow calculations use A.A.C. Title 18, Chapter 9, Article 3, Table 1.

ESTIMATE OF PROBABLE WASTEWATER FLOW PER AAC TITLE 18.9.3 T.1 (gallons per day)	
Retail Commercial	59,228
Bank	400
Sit Down Restaurant	4,500
Fast Food Restaurant	10,247
TOTAL AVERAGE DAILY WASTEWATER FLOW	74,375

Standard industry practice assumes that wastewater flows are approximately 90% of domestic water demand. From the estimate of probable potable water demand, approximately 39,600 gallons per day of wastewater would be generated by the proposed site. This is 53% of the flows calculated using the AAC's Table 1. Since historical demand on existing retail, commercial, and restaurant facilities was used in determining the potable water demand, any calculations done by the design engineer in sizing the necessary utilities will be more than adequate to handle the load produced by this development.

D.R. Horton is in the process of developing the properties to the north and east of the proposed development. They will be submitting the final Master Water Report and the Master Sewer Report. They will also be responsible for construction of the utility infrastructure that will supply this proposed site. Coordination with the developers engineer will continue throughout the project to ensure that demand will be met.



Utility Providers by Service:

Sewer.....	City of Peoria
Water.....	City of Peoria
Electricity.....	Arizona Public Service
Telephone.....	Qwest Communications
Cable TV.....	Cox Communications
Gas.....	Southwest Gas
Refuse.....	City of Peoria
Fire and Emergency.....	City of Peoria
Police.....	City of Peoria

# V I C I N T Y M A P :

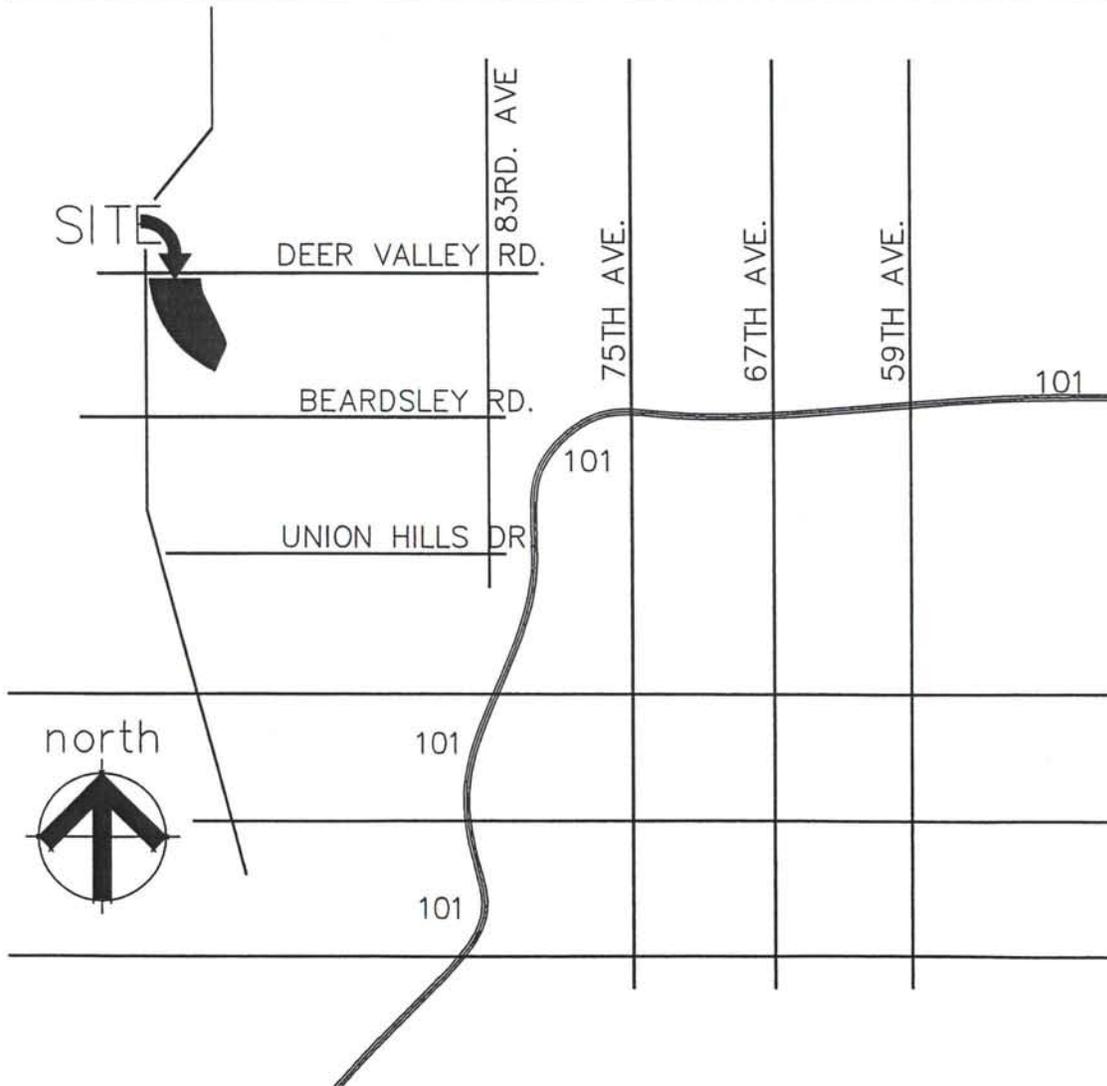
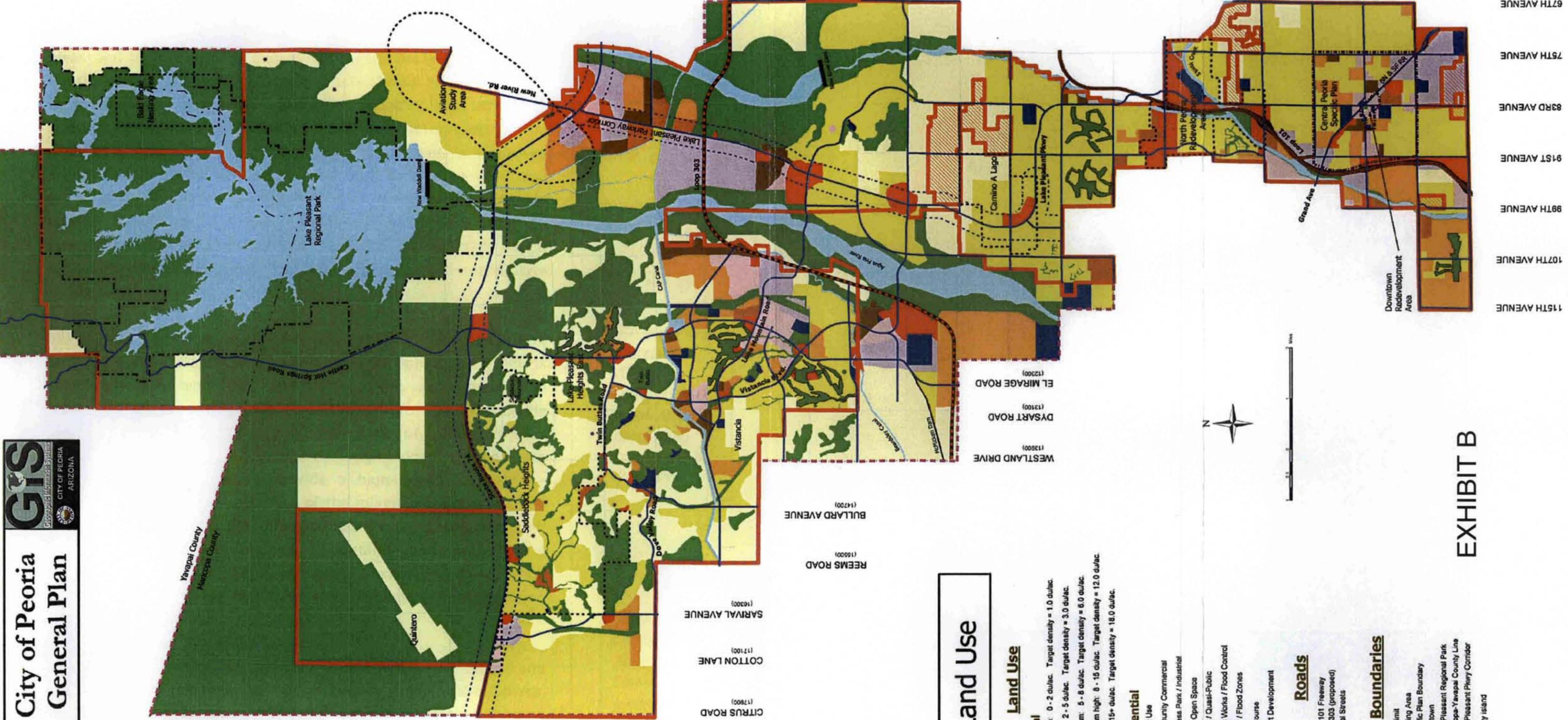


EXHIBIT A



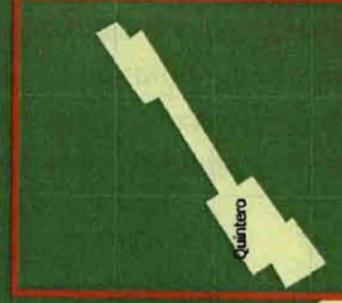
# City of Peoria General Plan



- BEAR CLAW RD (52200)
- PHOTO VIEW RD (56600)
- MINGUS RD (48000)
- WANDER LN (47400)
- JENNY LIN RD (46800)
- CIRCLE MOUNTAIN RD (44200)
- HONDA BOW RD (42800)
- ROCKAWAY HILLS RD (41800)
- DESERT HILLS RD (39400)
- JOY RANCH RD (37800)
- CLOUD RD (36200)
- CAREFREE HWY (34800)
- DOVE VALLEY RD (33200)
- LONE MOUNTAIN ROAD (31600)
- DIXILETA DR (29600)
- DYNAMITE BOULEVARD (28200)
- JOMAX RD (26800)
- HAPPY VALLEY RD (25200)
- PINNACLE PEAK RD (23400)
- DEER VALLEY RD (21800)
- BEARDSLEY RD (20200)
- UNION HILLS DR (18600)
- BELL RD (17000)
- GREENWAY RD (15400)
- THUNDERBIRD RD (13800)
- CACTUS RD (12200)
- PEORIA AVE (10600)
- OLIVE AVE (9000)
- NORTHERN AVE (8000)

- 15TH AVENUE
- 107TH AVENUE
- 98TH AVENUE
- 91ST AVENUE
- 83RD AVENUE
- 75TH AVENUE
- 67TH AVENUE

Yavapai County  
Maricopa County



## Land Use

- Residential**
- Estate: 0 - 2 du/ac. Target density = 1.0 du/ac.
  - Low: 2 - 5 du/ac. Target density = 3.0 du/ac.
  - Medium: 5 - 8 du/ac. Target density = 6.0 du/ac.
  - Medium high: 8 - 15 du/ac. Target density = 12.0 du/ac.
  - High: 15+ du/ac. Target density = 18.0 du/ac.
- Non-residential**
- Mixed Use
  - Community Commercial
  - Business Park / Industrial
  - Park / Open Space
  - Public / Quasi-Public
  - Public Works / Flood Control
  - Water / Flood Zones
  - Golf Course
  - Resort Development

## Roads

- Loop 101 Freeway
- Loop 303 (proposed)
- Arterial Streets

## Boundaries

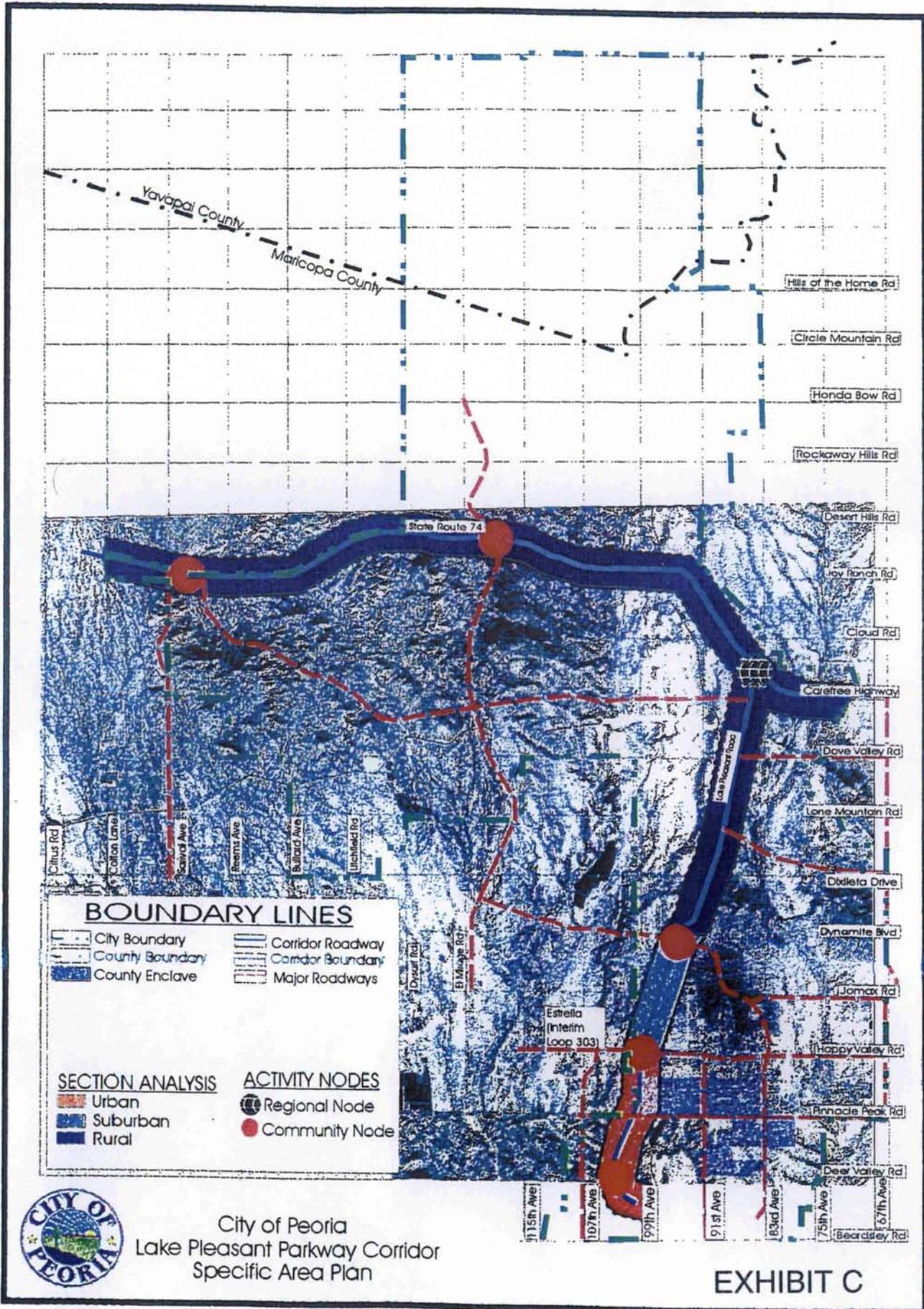
- City Limit
- Planning Area
- Specific Plan Boundary
- Downtown
- Lake Pleasant Regional Park
- Maricopa-Yavapai County Line
- Lake Pleasant Parkway Corridor
- County Island



## EXHIBIT B

FIGURE 10

ACTIVITY NODES MAP



City of Peoria  
 Lake Pleasant Parkway Corridor  
 Specific Area Plan

EXHIBIT C

**MAP 7**

Parcel	Acres	Use	Density	Units*
1	67.3	SFR	1.10	74
2	95.3	SFR	1.10	105
3	77.0	SFR	1.10	85
4	84.0	SFR	1.95	164
5	10.0	PARK		
6	15.0	SCHOOL		
7	72.0	SFR	1.10	79
8	47.8	SFR	1.95	93
9	71.0	SFR	3.50	245
10	57.0	SFR	3.50	197
11	58.9	SFR	4.30	253
12	93.8	SFR	4.30	403
13	52.0	SFR	4.30	223
14	51.0	SFR	5.30	278
15	31.9	SFR	4.30	223
16	106.6	SFR	4.30	458
17	29.4	SFR	4.30	127
18	65.1	SFR	4.30	280
19	45.7	SFR	4.30	196
20	15.0	SCHOOL		
21	10.0	PARK		
22	86.5	SFR	4.30	372
<b>TOTAL</b>	<b>1,264.3</b>			<b>3,855</b>

\* Maximum number of units allowed for each individual parcel; actual units achieved may be less based on more specific site planning.

Parcel	Acres	Use	Sq. Footage
A	24.0	COMM	313,632
B	34.3	COMM	448,232
C	29.2	COMM	381,586
<b>TOTAL</b>	<b>87.5</b>		<b>1,143,450</b>

1,351.8 Acres Overall Density: 2.2 du/ac\*

\*Based on 1,214.3 acres

**EXISTING**

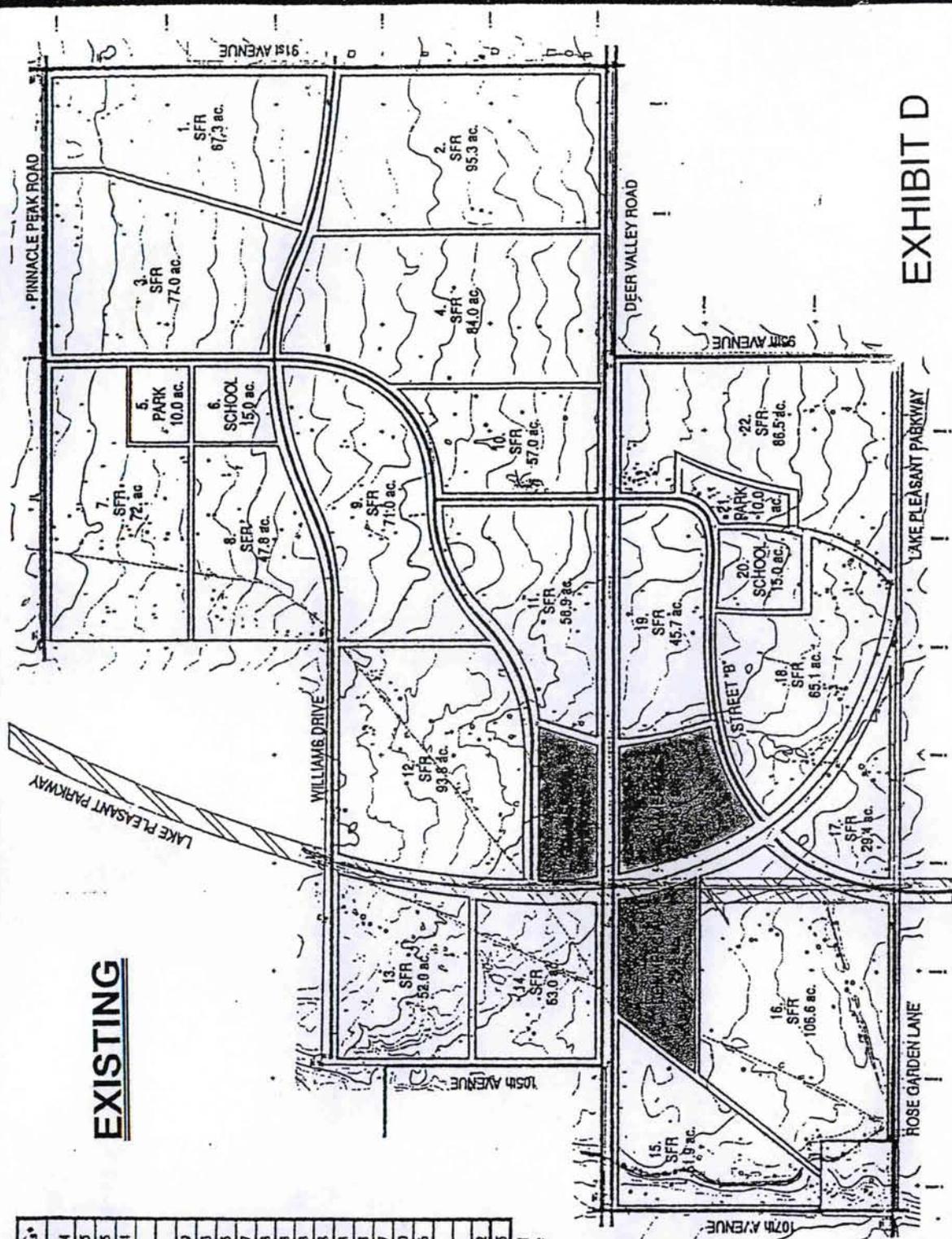
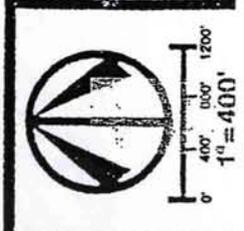


EXHIBIT D

**ARIZONA STATE  
LAND DEPARTMENT**



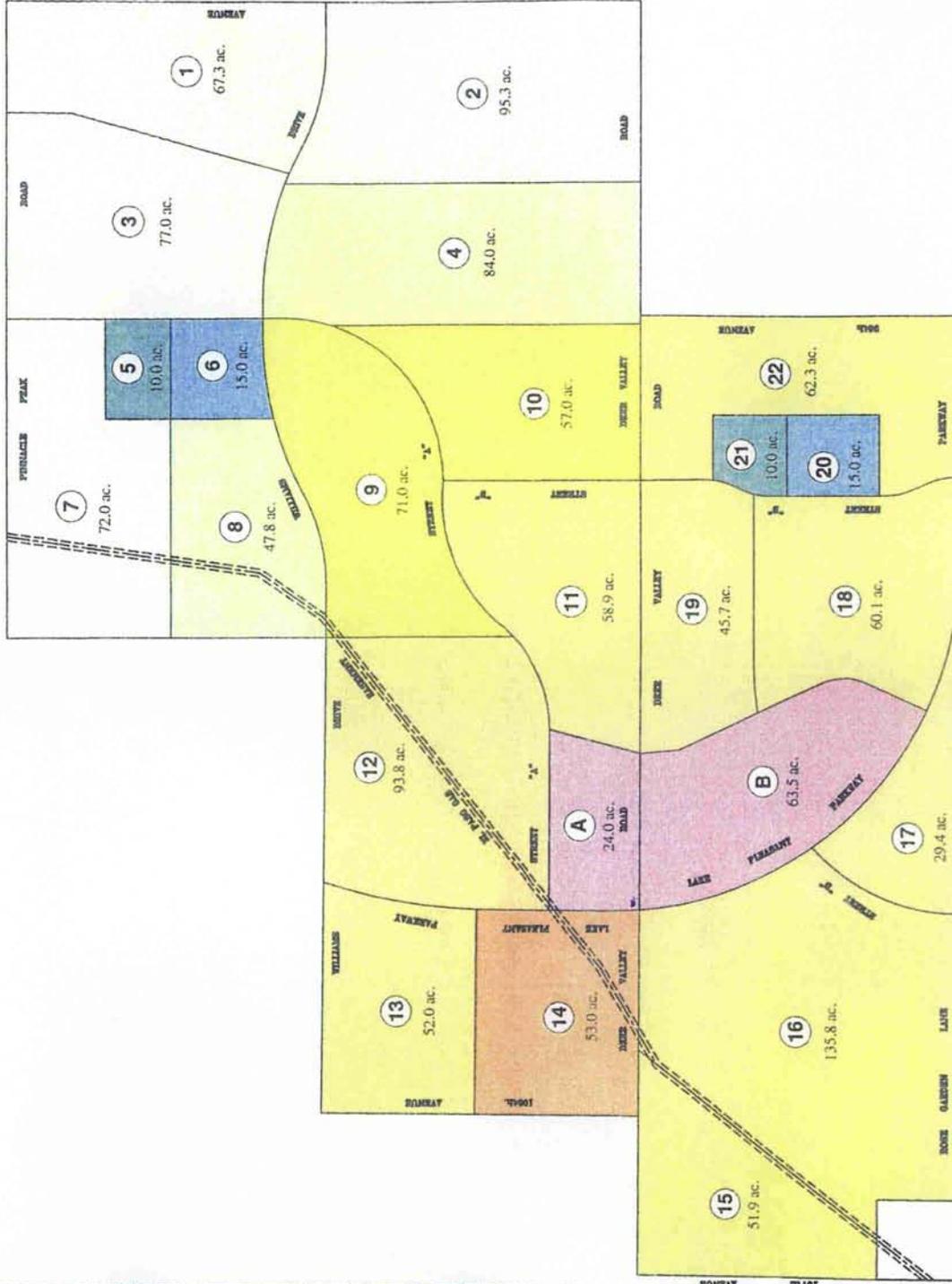
**camino à lago  
peoria, arizona**



Parcel	Acres	Use	Density	# Units*
1	67.3	SFR	1.10	74
2	95.3	SFR	1.10	105
3	77.0	SFR	1.10	85
4	84.0	SFR	1.95	164
5	10.0	PARK	---	---
6	15.0	SCHOOL	---	---
7	72.0	SFR	1.10	79
8	47.8	SFR	1.95	93
9	71.0	SFR	3.50	245
10	57.0	SFR	3.30	197
11	58.9	SFR	4.30	253
12	93.8	SFR	4.30	403
13	52.0	SFR	4.30	223
14	53.0	SFR	5.30	278
15	51.9	SFR	4.30	223
16	135.8	SFR	4.30	584
17	29.4	SFR	4.30	127
18	60.1	SFR	4.30	258
19	45.7	SFR	4.30	196
20	15.0	SCHOOL	---	---
21	10.0	PARK	---	---
22	62.3	SFR	4.30	268
TOTAL	1264.3	NA	NA	3855

\* Maximum number of units allowed for each individual parcel; actual units achieved may be less based on more specific site planning.

Parcel	Acres	Use	Sq. Footage
A	24.0	COMM	313,632
B	63.5	COMM	829,818
TOTAL	87.5	---	1,143,450

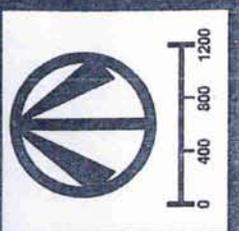


# EXHIBIT E



## ARIZONA STATE LAND DEPARTMENT DEVELOPMENT PLAN

## camino à lago peoria, arizona





EXISTING CONDITIONS

EXHIBIT G

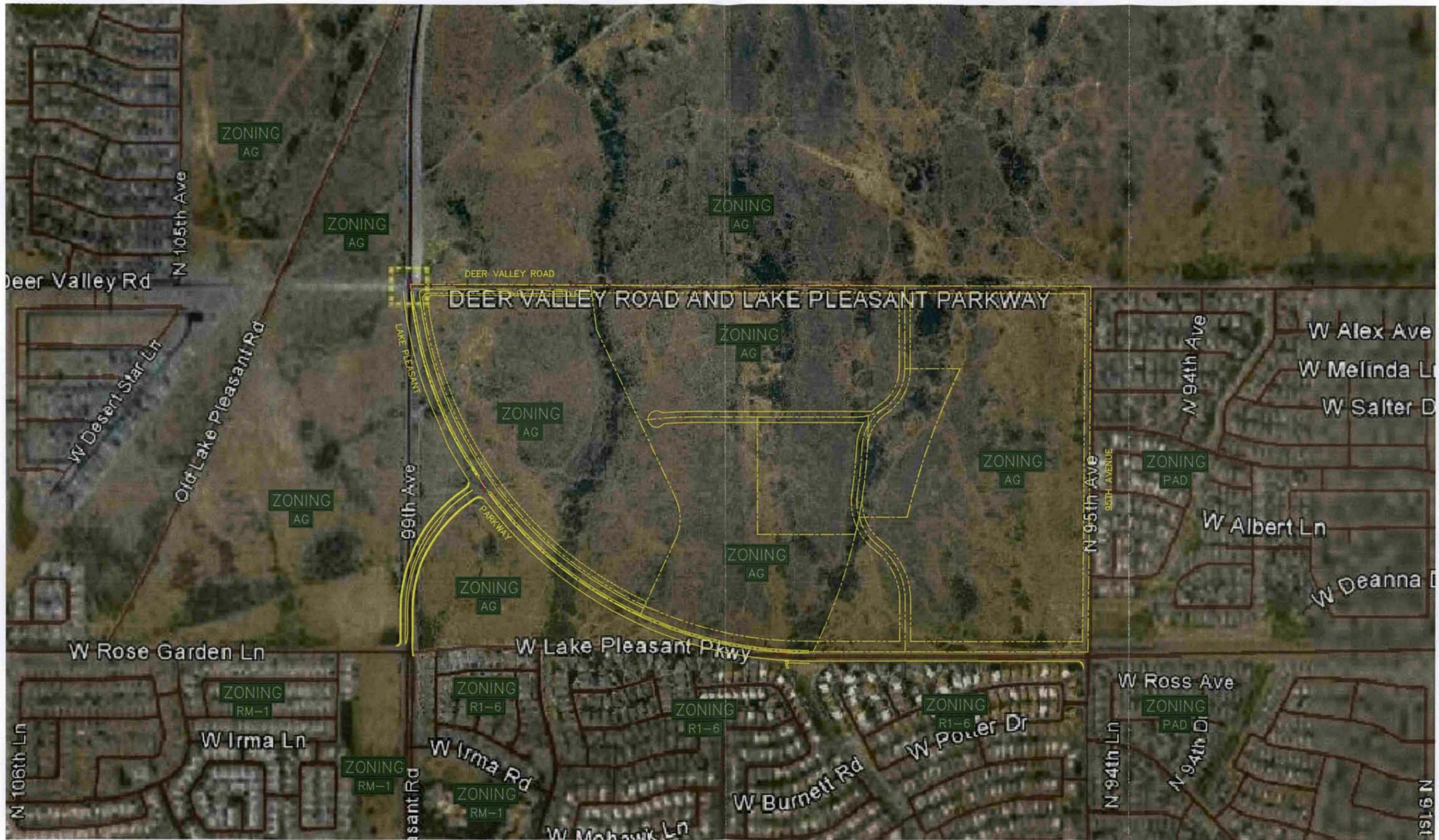
Deer Valley Road and Lake Pleasant Parkway  
Peoria, Arizona  
August 13, 2004



AERIAL SITE PLAN

**FRONTERA**  
DEVELOPMENT





EXISTING CONDITIONS

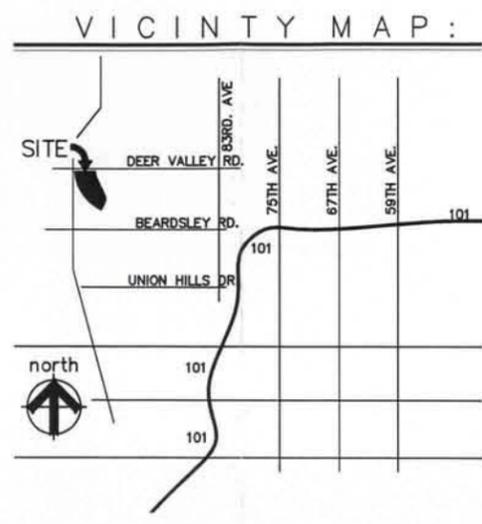
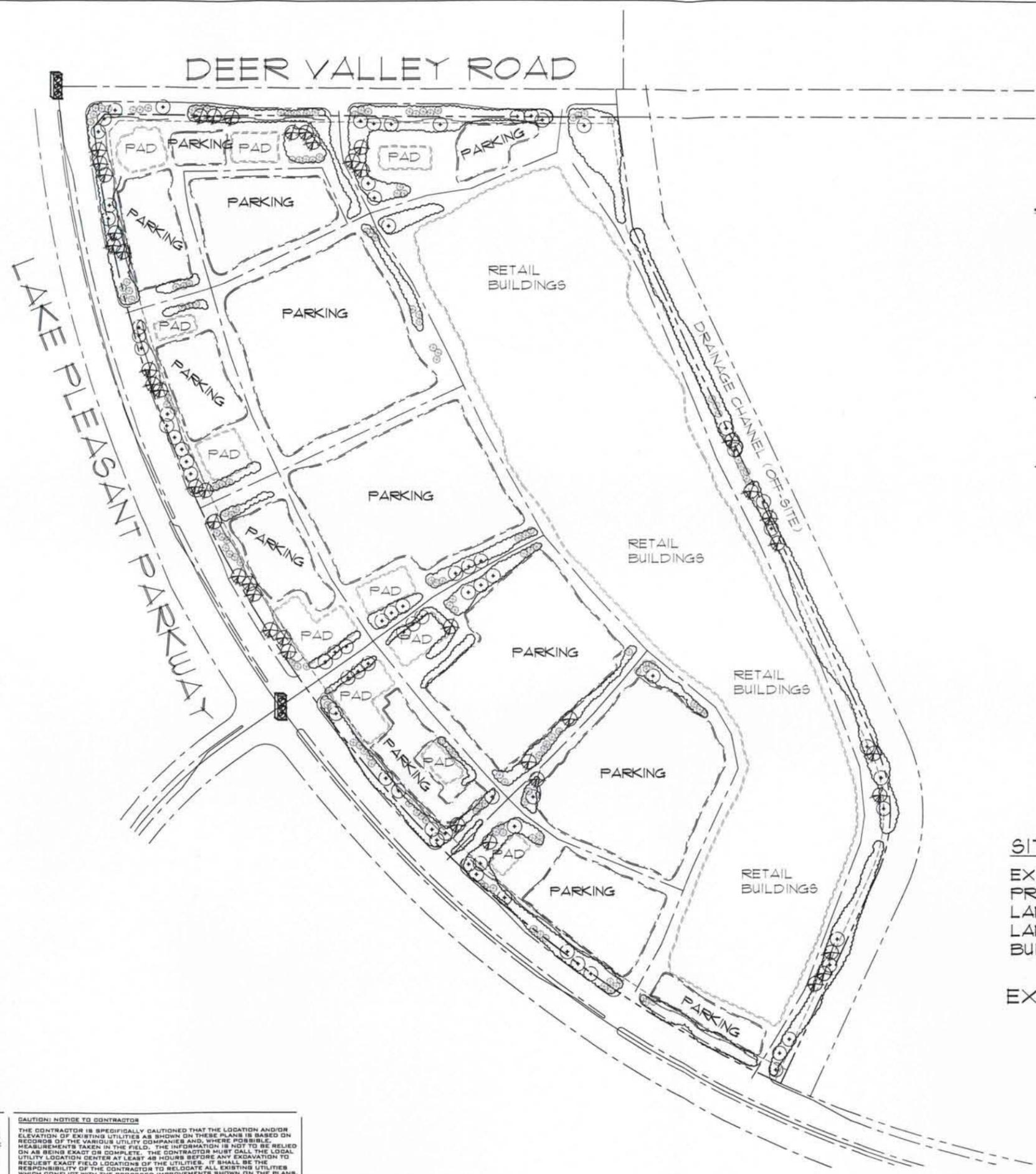
EXHIBIT G

AERIAL SITE PLAN



Deer Valley Road and Lake Pleasant Parkway  
Peoria, Arizona  
February 2005

J:\2004\02\2 - Peoria, AZ (Lake Pleasant)\dwg\BUBBLEPLAN.dwg, 3/1/2005 12:02:30 PM, \\CLC-SC\canonC3200



**SITE PLAN DATA**

EXISTING ZONING	AG
PROPOSED ZONING	PAD
LAND USE	COMMERCIAL
LAND AREA	56.5 ACRES
BUILDING SF.	540,000

EXHIBIT H

CALL ARIZONA BLUE STAKE  
1-800-782-5348  
CALL 2-BUSINESS DAYS IN ADVANCE  
BEFORE YOU DIG, GRADE, OR  
EXCAVATE FOR THE MARKING OF  
UNDERGROUND MEMBER UTILITIES.

**CAUTION! NOTICE TO CONTRACTOR**  
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR  
ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON  
RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE,  
MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED  
ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL  
UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO  
REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE  
RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES  
WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.



**CLC ASSOCIATES**  
7005 N. ARIZONA RD.  
SUITE 200  
PEORIA, ARIZONA 85301  
TEL: 623.984.5811  
WWW.CLC-SC.COM

ARCHITECTURE  
ENGINEERING PLANNING  
LANDSCAPE ARCHITECTURE  
LAND SURVEYING

**CONCEPTUAL SITE PLAN**  
LAKE PLEASANT PKWY & DEER VALLEY RD  
PEORIA, AZ

**CONCEPTUAL SITE PLAN**

DATE	DESCRIPTION
02/09/04	ORIGINAL PREPARATION
02/20/04	MINOR REVISIONS
10/28/04	MINOR REVISIONS
02/23/05	RELOCATED DRIVEWAY

PROJECT #104-0373  
DRAWN BY: DVK  
DESIGNED BY: DVK  
CHECKED BY: DVK

CSP-1



Exhibit X.1  
Conceptual Sign Plan



ADDRESS: 4028 W. WHITTON PHX, AZ, 85019  
 PHONE: (602) 272-9366  
 FAX: (602) 272-4808  
 E-MAIL: www.bootzandduke.com

CLIENT: CAMINO A LAGO MARKETPLACE  
 ADDRESS: Deer Valley & Lake Pleasant, Peoria, AZ  
 SALESMAN: Bill Gibson  
 DATE: 06-22-06

DESIGNER: LMWilliams  
 DESIGN #: L-1305-06-R6  
 SCALE: NOTED

REVISION: 10-07-06, 10-09-06, 03-13-07  
 DESIGN # L-1305-06-R6  
 SCALE: NOTED

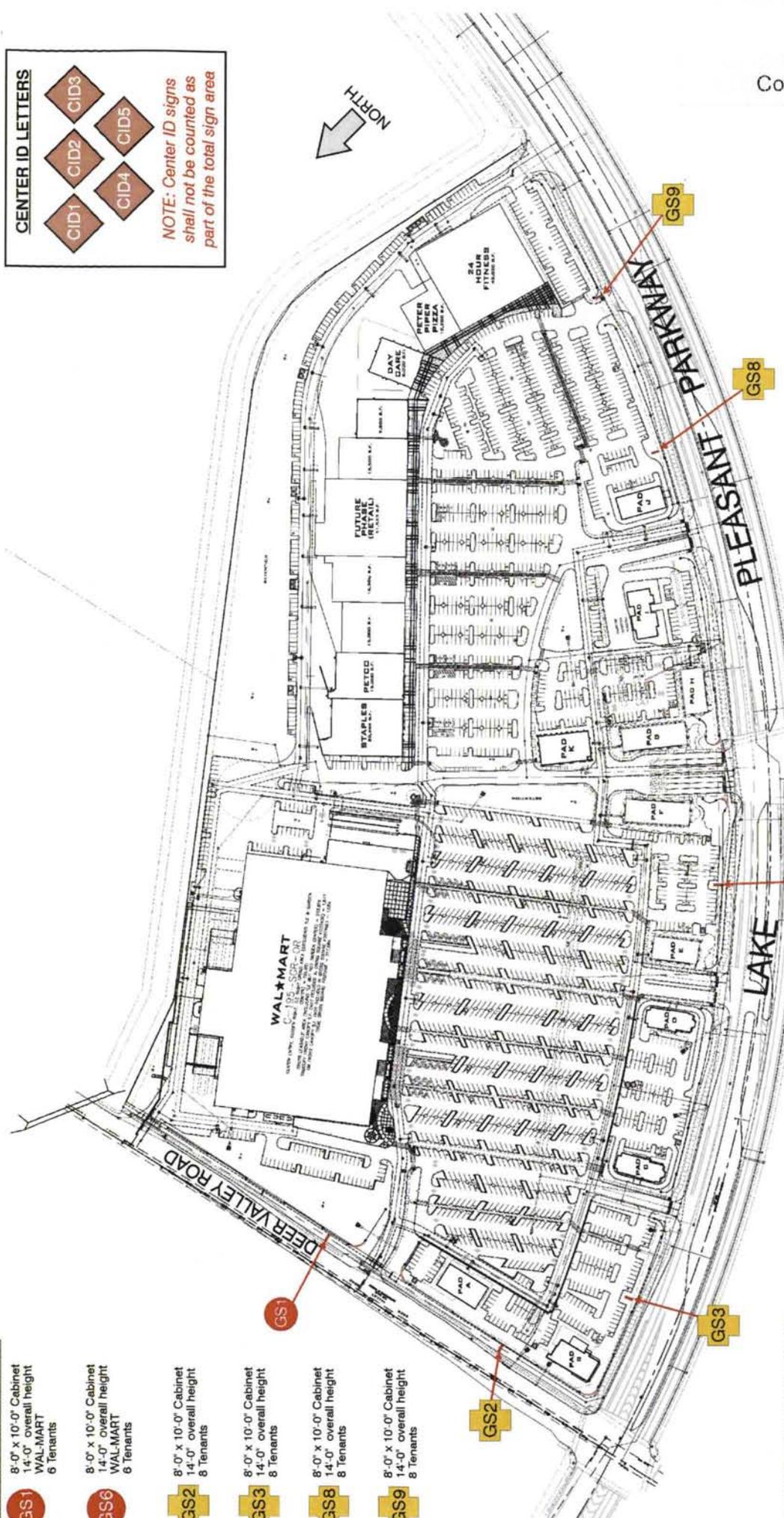
NOTE: ALL SIGNS MANUFACTURED BY BOOTZ & DUKE SIGNS ARE 120 VOLT. ANY OTHER VOLTAGE REQUIREMENTS MUST BE IN WRITING.

GROUND SIGN LEGEND

- GS1** 8'-0" x 10'-0" Cabinet  
14'-0" overall height  
WAL-MART  
6 Tenants
- GS6** 8'-0" x 10'-0" Cabinet  
14'-0" overall height  
WAL-MART  
6 Tenants
- GS2** 8'-0" x 10'-0" Cabinet  
14'-0" overall height  
8 Tenants
- GS3** 8'-0" x 10'-0" Cabinet  
14'-0" overall height  
8 Tenants
- GS8** 8'-0" x 10'-0" Cabinet  
14'-0" overall height  
8 Tenants
- GS9** 8'-0" x 10'-0" Cabinet  
14'-0" overall height  
8 Tenants

**CENTER ID LETTERS**

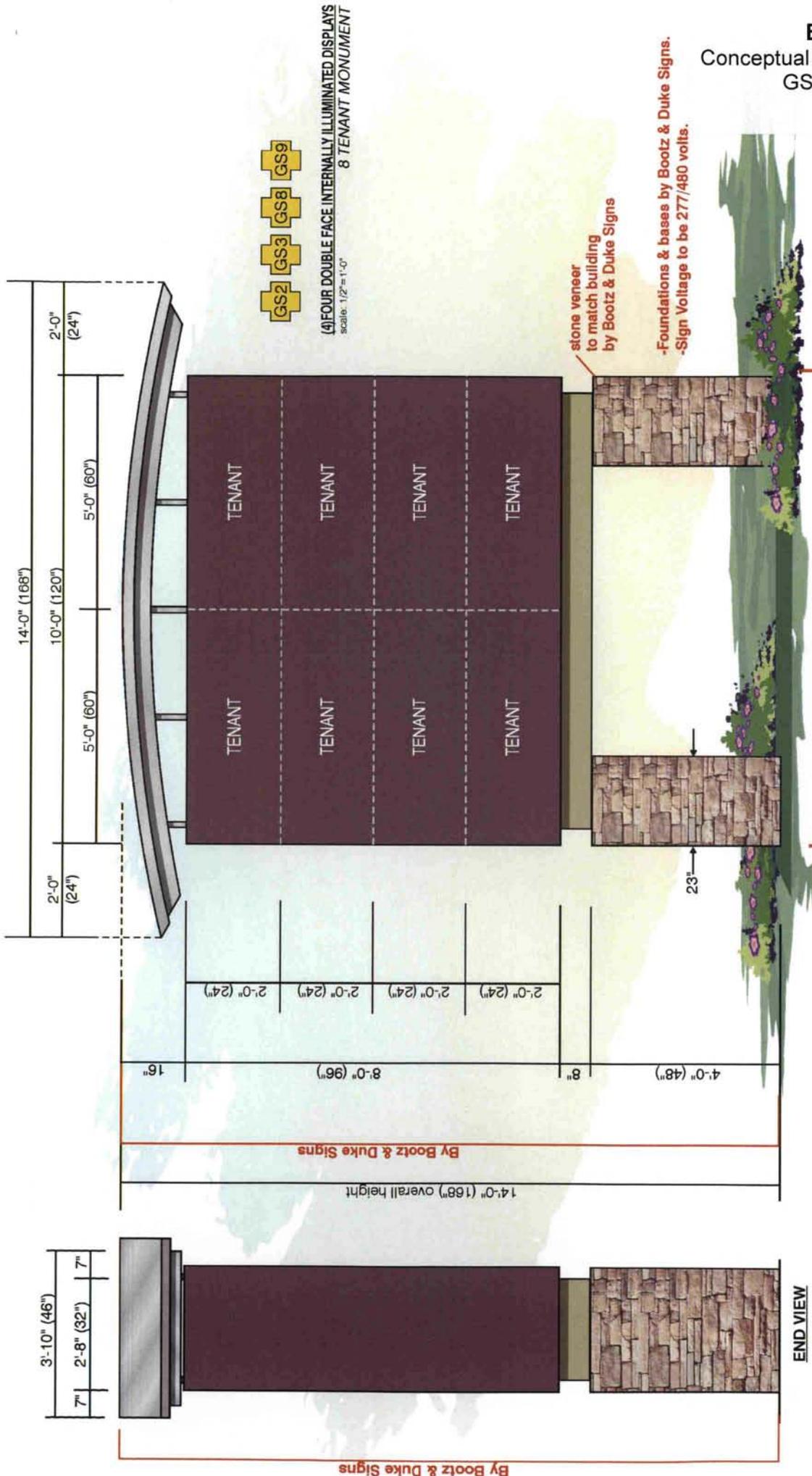
NOTE: Center ID signs shall not be counted as part of the total sign area



FRONTERA DEVELOPMENT  
 W.M. GRACE DEVELOPMENT

Rev 6-Deleted all PAD signs. Added note that Center ID signs will not be counted in sq ft.  
 Rev 1-Added two more Pad Signs GS 2 & 4. Rev 2-New Site Plan. Rev 3-Changed sign identifiers to different shapes. Sign locations did not change. Rev 4-Changed GS2 to look like GS9. Rev 5-Received new site plan from Reigle & Assoc. Deleted Center ID #6

**Exhibit X-2**  
 Conceptual Monument Signs GS2, GS3, GS8 & GS9



Rev 2-Changed color of background from tan to dark brown. Added 8 tenants. Changed from GS7 to GS9. Rev 3-Changed base design & pillar stone per architect. Rev 4. Added 2 tenant panels increasing cabinet by 24". Base length shortened & deleted center base. Rev 5-Reduced cabinet to 80 sq ft from 140 sq ft. Reduced oak 1

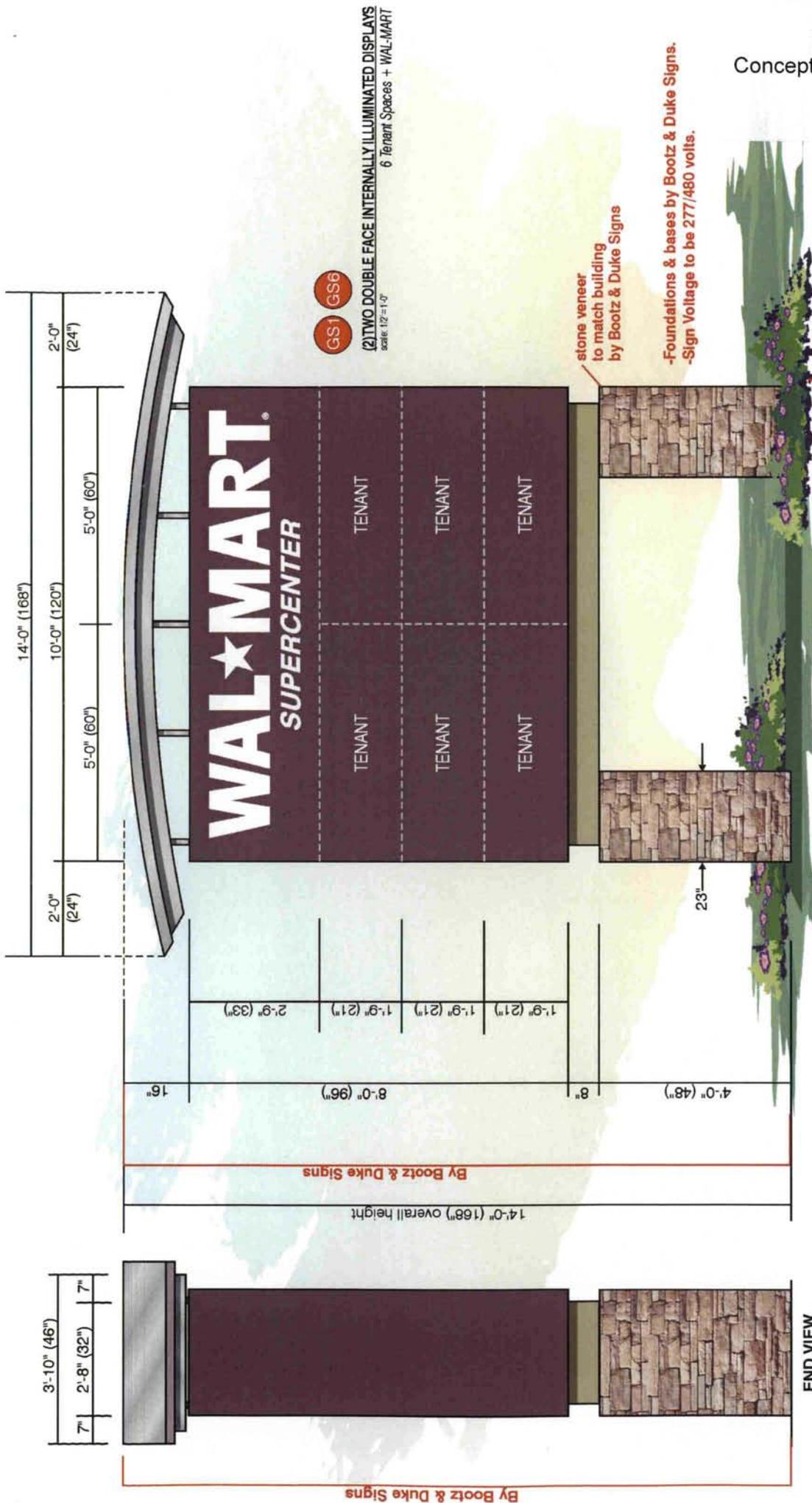
CLIENT:	<b>CAMINO A LAGO MARKETPLACE</b>	REVISED:	▲ 11-03-06 ▲ 07-27-06
ADDRESS:	Deer Valley & Lake Pleasant, Peoria, AZ	DESIGN #	▲ 03-13-07 ▲ 10-19-06
SALESMAN:	Bill Gibson	DESIGNER:	LMWilliams
DATE:	06-22-06	SCALE:	NOTED
		PHONE:	▲

**BOOTZ & DUKE**  
 SINCE 1984

ADDRESS: 4028 W. WHITTON PKWY, AZ. 85019  
 PHONE: (602) 272-9356  
 FAX: (602) 272-4608  
 E-MAIL: [www.bootzandduke.com](http://www.bootzandduke.com)

THIS CONTRACT AGREEMENT IS YOUR ORIGINAL. IT IS THE EXCLUSIVE PROPERTY OF BOOTZ & DUKE SIGN CO. OF PEORIA, ARIZONA. IT MAY BE REPRODUCED, COPIED, OR EXEMPTED IN ANY MANNER TO ANYONE OUTSIDE OF YOUR CORPORATION WITH OUT THE WRITTEN PERMISSION OF AN AUTHORIZED OFFICIAL OF BOOTZ & DUKE SIGN CO.

**Exhibit X-3**  
**Conceptual Monument Signs**  
 GS1 & GS6



GS1 GS6

(2) TWO DOUBLE FACE INTERNALLY ILLUMINATED DISPLAYS  
 6 Tenant Spaces + WAL-MART  
 Scale: 1/2" = 1'-0"

Rev 1 Base design changed. Colors changed. Squiggle element added. Rev 2 Changed color of background from tan to dark brown. Split the areas for four tenants. Changed from GS4 to GS6. Rev 3 Changed base design & pillar stone per architect. Rev 4 Increased height by 2ft adding 2 tenant panels. Revised base elements. Shortened length of base. Rev 5 Reduced cabinet to 30 sq ft from 140 sq ft. Reduced Rev 6 Reduced cabinet to 30 sq ft from 140 sq ft. Reduced Rev 7 Reduced cabinet to 30 sq ft from 140 sq ft. Reduced Rev 8 Reduced cabinet to 30 sq ft from 140 sq ft. Reduced Rev 9 Reduced cabinet to 30 sq ft from 140 sq ft. Reduced Rev 10 Reduced cabinet to 30 sq ft from 140 sq ft. Reduced

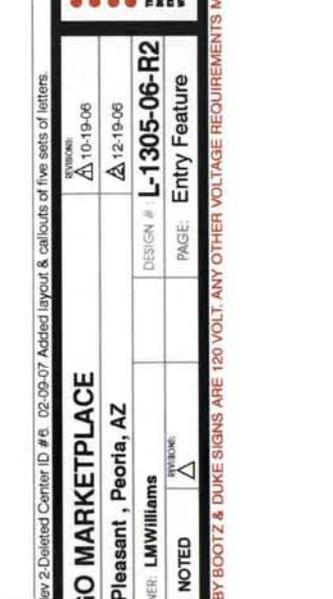
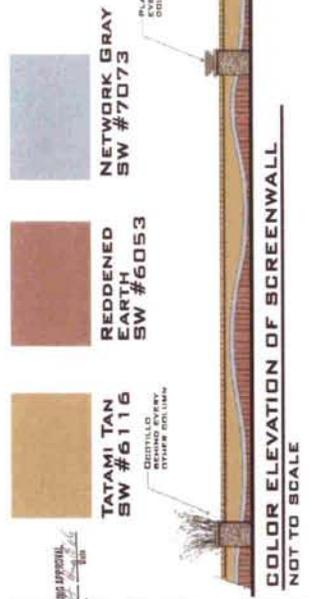
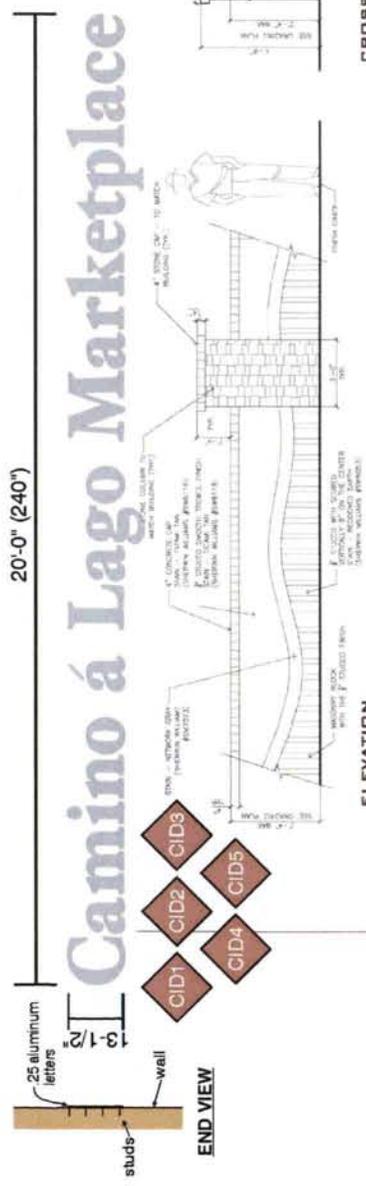
**pillasters by Bootz & Duke Signs**

● ADDRESS: 4028 W. WHITTON PKW. AZ. 85019  
 ● PHONE: ( 602 )-272-9366  
 ● FAX: ( 602 )-272-4608  
 ● E-MAIL: [www.bootzandduke.com](http://www.bootzandduke.com)  
 THIS CRITICAL DESIGN SUBMITTED FOR YOUR PERSONAL USE IS THE EXCLUSIVE PROPERTY OF BOOTZ & DUKE SIGN CO. OF PEORIA, ARIZONA. IT MAY NOT BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF AN AUTHORIZED OFFICIAL OF BOOTZ & DUKE SIGN CO.



CLIENT	CAMINO A LAGO MARKETPLACE	REVISION	06-01-06
ADDRESS	Deer Valley & Lake Pleasant, Peoria, AZ	10-19-06	03-13-07
SALESMAN	Bill Gibson	11-03-06	07-27-06
DATE	04-25-06	DESIGN #	L-1305-06-R5
	SCALE: NOTED	PAGE:	

FABRICATE & INSTALL (5) FIVE SETS OF NON-ILLUMINATED LETTERS.  
FLAT CUT OUT .25 ALUMINUM PAINTED SHERWIN WILLIAMS  
"NEW YORK GREY" SW 7073 SATIN FINISH.  
STUD MOUNT FLUSH TO EXISTING BACKGROUND  
CENTERED TOP & BOTTOM/ LEFT & RIGHT IN GIVEN AREA.



● ADDRESS: 4028 W. WHITTON PKW. AZ. 86019  
● PHONE: (602)-272-9396  
● FAX: (602)-272-4608  
● E-MAIL: [www.bootzandduke.com](http://www.bootzandduke.com)  
THE ORIGINAL LETTERS SUBMITTED FOR YOUR REMOVAL HELD THE EXCLUSIVE PROPERTY OF BOOTZ & DUKE SIGN CO. OF PEORIA, ARIZONA. IF ANY NOT AN REPRODUCER, COVER OR EXISTING IN ANY MANNER, WE WILL BE RESPONSIBLE FOR THE COST OF REMOVAL AND REINSTALLATION OF AN APPROVED SYMBOL OF BOOTZ & DUKE SIGN CO.

CLIENT:	CAMINO A LAGO MARKETPLACE	REVISION:	Δ 10-19-06
ADDRESS:	Deer Valley & Lake Pleasant, Peoria, AZ	DESIGN #:	Δ 12-19-06
SALESMAN:	Bill Gibson	SCALE:	NOTED
DATE:	06-22-06	PAGE:	Entry Feature

NOTE: ALL SIGNS MANUFACTURED BY BOOTZ & DUKE SIGNS ARE 120 VOLT. ANY OTHER VOLTAGE REQUIREMENTS MUST BE IN WRITING.

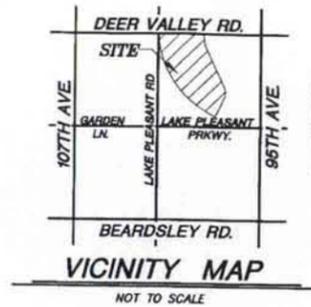
Rev 1-Total redesign by architect. Rev 2-Deleted Center ID #6. 02-09-07 Added layout, & callouts of five sets of letters.



## ALTA SURVEY

# A.L.T.A. / A.C.S.M. LAND TITLE SURVEY

OF  
A PORTION OF THE NORTHEAST QUARTER OF SECTION  
20, TOWNSHIP 4 NORTH, RANGE 1 EAST OF THE GILA AND  
SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY,  
ARIZONA.



## NOTES

- 1) The basis of bearing is the monument line of Deer Valley Road, also being the North line of the Northeast Quarter of Section 20 per the STATE PLAT NO. 51 CAMINO A LAGO SOUTH, Book 643, page 40, M.C.R., using a bearing of South 89 degrees 39 minutes 28 seconds East.
- 2) All title information and the description shown is based on a Commitment for Title Insurance issued by Chicago Title Insurance Company, Escrow Number 2325234, dated October 23, 2003.
- 3) There are no striped parking spaces on the subject property.
- 4) The underground utilities that have been shown are based on physical evidence or records provided by the respective utility companies, without verification by the surveyor; therefore, no guarantee can be made as to the extent of the utilities available, either in service or abandoned, nor to their exact location. Please call an underground utility locator or "BLUE STAKE" at 263-1100 for the precise location and extent of all utilities in the area prior to any design and/or excavation.
- 5) According to FEMA Flood Insurance Rate Map, Map Number 04013C1170 G, dated July 19, 2001, the subject property is located in Zone X. Zone X is defined as "Areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 100-year flood."
- 6) The Surveyor has made no attempt and has not obtained any information relating to, and has no knowledge of any proposed right of ways, easements, or dedications that any municipality, individual or governmental agency may have made or may require.
- 7) Use of the information contained in this A.L.T.A./A.C.S.M. Land Title Survey for other than the specific purpose for which it was intended ("title insurance matters") is forbidden unless expressly permitted in writing in advance by Superior Surveying Services, Inc. Superior Surveying Services, Inc. shall have no liability for any such unauthorized use of this information without their written consent.
- 8) The Benchmark used for this survey is the 3/4" rebar at the northeast corner of section 20 having an elevation of 1280.40, City of Peoria datum.
- 9) The spot elevations and contours shown on this survey are based on aerial topography provided by Kenney Aerial Mapping.

## AREA

AREA = 63.4992 ACRES  
2,766,024 SQ. FT.  
NET = 66.7703 ACRES  
2,472,914 SQ. FT.  
NET AREA IS THE GROSS AREA LESS ANY PROPOSED RIGHTS OF WAY PER BK. 643, PG. 40, M.C.R.

## SCHEDULE "B" ITEMS

- 4) Restrictions (but omitting, if any, such restrictions based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons) as shown on plat of STATE PLAT NO. 43 CAMINO A LAGO recorded in Book 436 of Maps, page 06  
(AFFECTS SUBJECT PROPERTY-NOT PLOTTABLE)
- 5) Restrictions (but omitting, if any, such restrictions based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons) as shown on plat of STATE PLAT NO. 43 CAMINO A LAGO recorded in Book 643 of Maps, page 40  
(AFFECTS SUBJECT PROPERTY-NOT PLOTTABLE)
- 6) ...  
said subdivision...
- 7) Roadway as disclosed by instrument recorded in Book 471 of Maps, page 11
- 8) Results of Survey recorded in Book 550 of Maps, page 31  
The following matters all as disclosed by the records of the Arizona State Land Office:
- 9) Right of Way No. 14-93583, to THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, a Colorado corporation, for underground communication lines, dated April 29, 1987, which expires in 50 years; thereafter an Amendment to Right of Way dated June 19, 1996; thereafter a change of Grantee name to QWEST CORPORATION, a Colorado corporation dated December 15, 2000
- 10) Right of Way No. 16-101937, to MARICOPA COUNTY, for a public highway, dated January 7, 1997, which expires indefinite
- 11) Right of Way No. 16-102446, to CAPITAL-DEER VALLEY, L.L.C., for a public roadway and underground utilities, dated August 19, 1997, which expires indefinite  
(RIGHT OF WAY LIES 380± WEST OF SUBJECT PROPERTY)
- 12) Right of Way No. 16-105783, to CITY OF PEORIA, for a public road, water booster station and underground utilities, dated June 15, 2001, which expires indefinite  
thereafter an Amendment to Right of Way dated September 11, 2002  
(AFFECTS SECTIONS 4 AND 8)
- 13) Right of Way No. 18-100417, to CHI CONSTRUCTION COMPANY, an Arizona corporation, for a temporary drainage diversion channel, dated July 27, 1995, which expires July 26, 2005  
(RIGHT OF WAY LIES 240± SOUTH OF SUBJECT PROPERTY)
- 14) Right of Way No. 18-100418, to CHI CONSTRUCTION COMPANY, an Arizona corporation, for haul road, dated July 27, 1995, which expires July 26, 2005  
(RIGHT OF WAY LIES 240± SOUTH OF SUBJECT PROPERTY)
- 15) Right of Way No. 18-103449, to ARIZONA PUBLIC SERVICE COMPANY, an Arizona corporation, for an overhead 69KV electric power line, dated January 29, 1998, which expires January 28, 2008
- 16) ...  
dated January 2, 2002 for public highway, drainage and ...  
filed February 4, 2002.  
STATUS: Pending
- 17) Application to Purchase State Land No. 53-107572-000 in favor of the CITY OF PEORIA dated July 17, 2002 and filed July 26, 2002.  
STATUS: Pending  
(PERTAINS TO 2 WELLSITES LYING SOUTHEAST AND SOUTHWEST OF SUBJECT PROPERTY)
- 18) Application to Purchase State Land No. 53-107965-000 in favor of U.S. HOME CORPORATION dated November 27, 2002 and filed November 27, 2002.  
STATUS: Pending  
(PERTAINS TO PROPERTY SURROUNDING THE SUBJECT PROPERTY)
- 19) Conditions, covenants, restrictions, easements, liabilities and obligations (but omitting, if any, such restrictions based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons) as more fully set forth in Urban Planning Files No. 44-099472, 48-96291 and 49-53688  
(AFFECTS SUBJECT PROPERTY-NOT PLOTTABLE)

## DESCRIPTION

Tract "B", STATE PLAT NO. 51 CAMINO A LAGO SOUTH, according to Book 643 of Maps, page 40, records of Maricopa County, Arizona

## CERTIFICATION

TO: BARCLAY VENTURE CAPITAL, LLC; STATE OF ARIZONA, by and through its STATE LAND DEPARTMENT; CHICAGO TITLE INSURANCE COMPANY.

This is to certify that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA, ACSM and NSPS in 1999, and includes Items 1, 2, 3, 4, 5, 6 (record only), 8, 9, 10, 11(b), 14, 15 and 16 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS, and ACSM and in effect on the date of this certification, undersigned further certifies that the Positional Uncertainties resulting from the survey measurements made on the survey do not exceed the allowable Positional Tolerance.

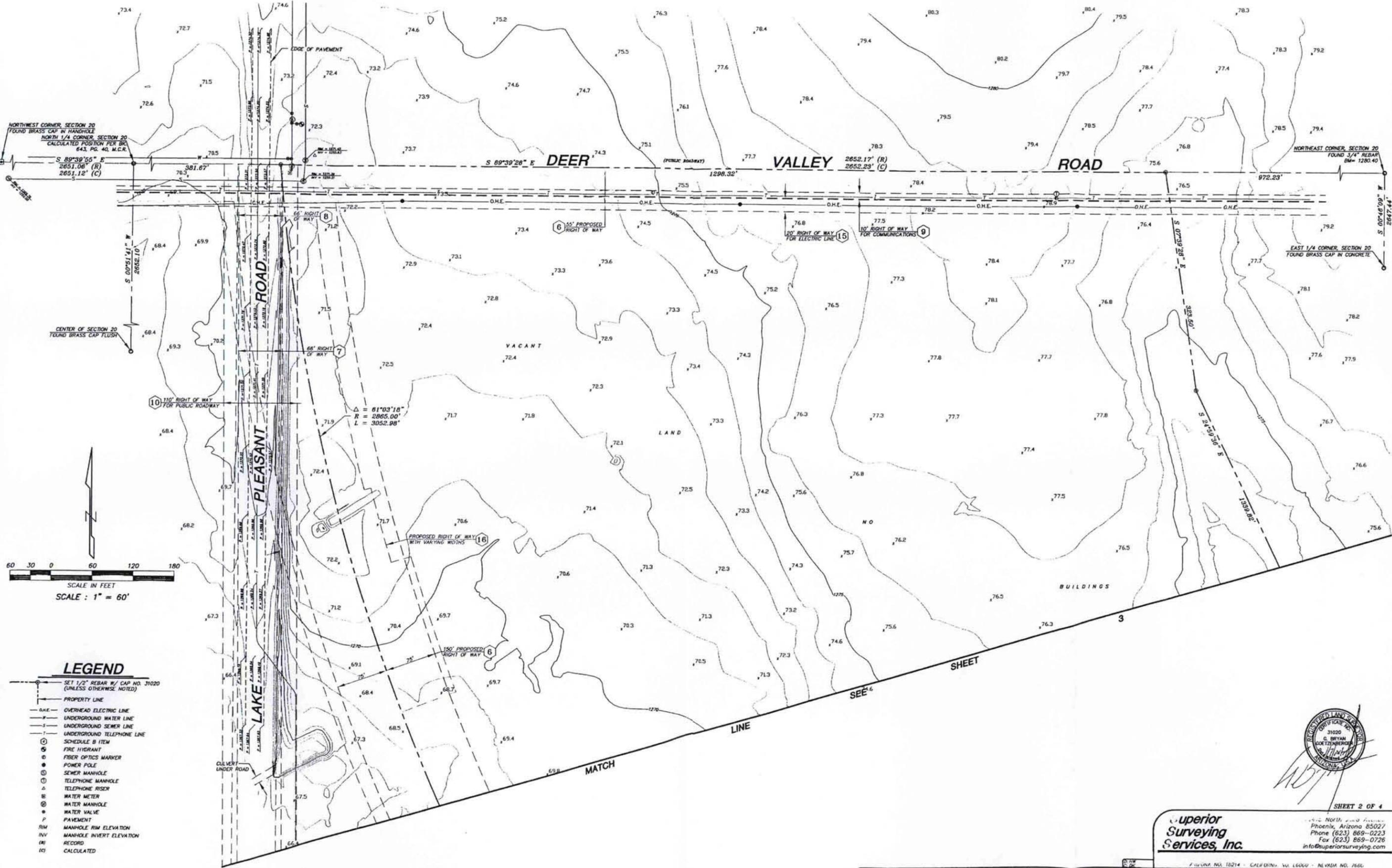
January 7, 2003  
G. Bryan Goetzenberger  
R.L.S. 31020



SHEET 1 ONLY REVISED 1/21/04 TO CHANGE NOTE NO. 2  
SHEET 1 ONLY REVISED 1/15/04 TO ADD NET AREA  
SHEET 1 OF 4

Superior  
Surveying  
Services, Inc.

Phoenix, Arizona 85004  
Phone (623) 869-0223  
Fax (623) 869-0726  
info@superiorsurveying.com



NORTHWEST CORNER, SECTION 20  
 FOUND BRASS CAP IN HANDHOLE  
 NORTH 1/4 CORNER, SECTION 20  
 CALCULATED POSITION FOR B.M.  
 643, PG. 40, M.C.R.  
 S 89°39'55" E  
 2651.06' (R)  
 2651.12' (C)

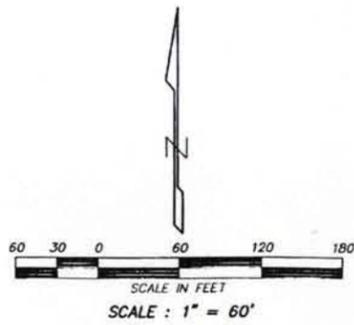
NORTHEAST CORNER, SECTION 20  
 FOUND 3/4" REBAR  
 B.M. = 1280.40

SCALE IN FEET  
 SCALE: 1" = 60'

- LEGEND**
- SET 1/2" REBAR W/ CAP NO. 31020 (UNLESS OTHERWISE NOTED)
  - PROPERTY LINE
  - O.H.E. OVERHEAD ELECTRIC LINE
  - UNDERGROUND WATER LINE
  - UNDERGROUND SEWER LINE
  - UNDERGROUND TELEPHONE LINE
  - ⊙ SCHEDULE B ITEM
  - ⊙ FIRE HYDRANT
  - ⊙ FIBER OPTICS MARKER
  - ⊙ POWER POLE
  - ⊙ SEWER MANHOLE
  - ⊙ TELEPHONE MANHOLE
  - ⊙ TELEPHONE RISER
  - ⊙ WATER METER
  - ⊙ WATER MANHOLE
  - ⊙ WATER VALVE
  - P PAVEMENT
  - RIM MANHOLE RIM ELEVATION
  - INV MANHOLE INVERT ELEVATION
  - (R) RECORD
  - (C) CALCULATED

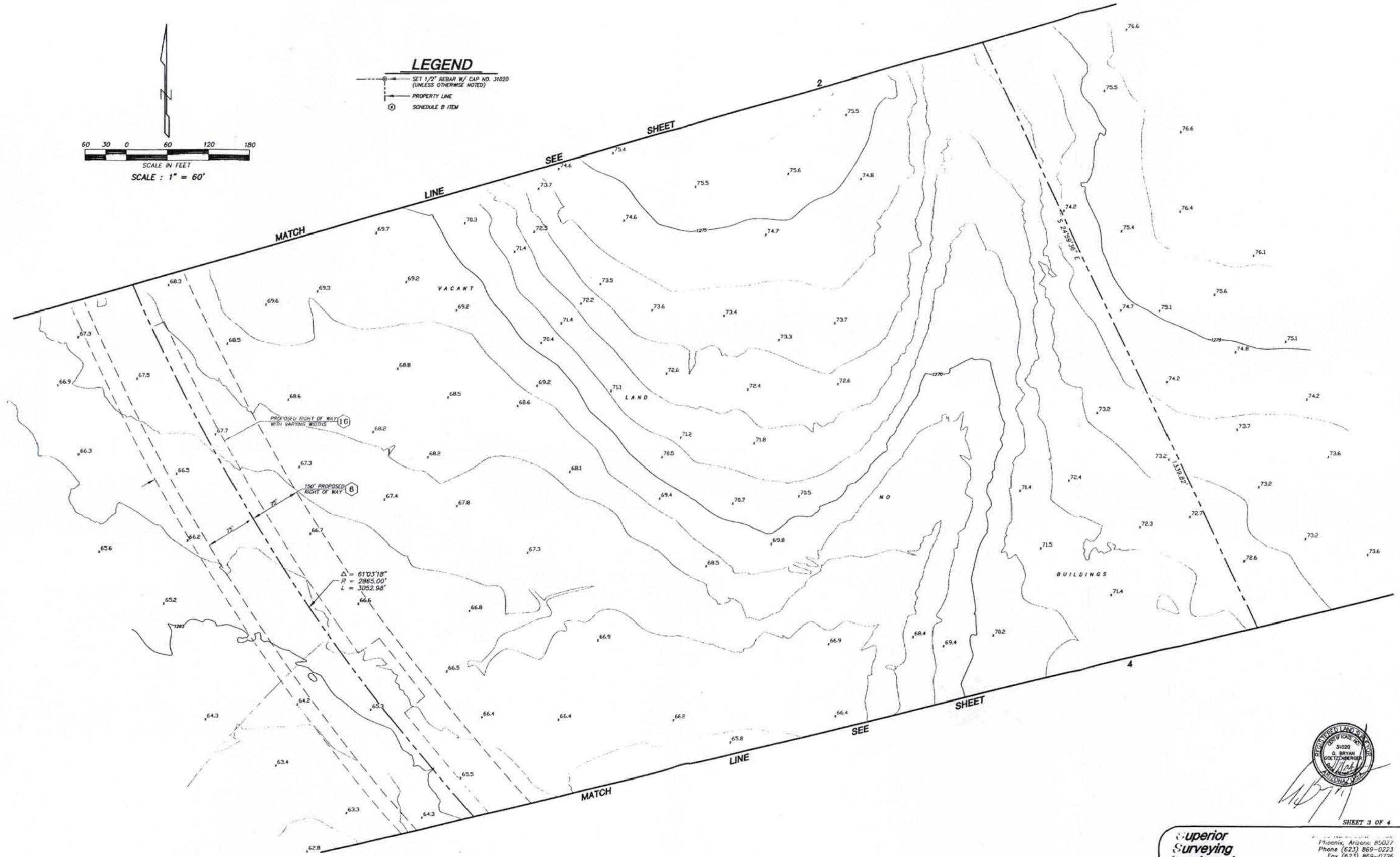


**Superior Surveying, Inc.**  
 1425 North 44th Avenue  
 Phoenix, Arizona 85027  
 Phone (623) 869-0223  
 Fax (623) 869-0726  
 info@superiorsurveying.com



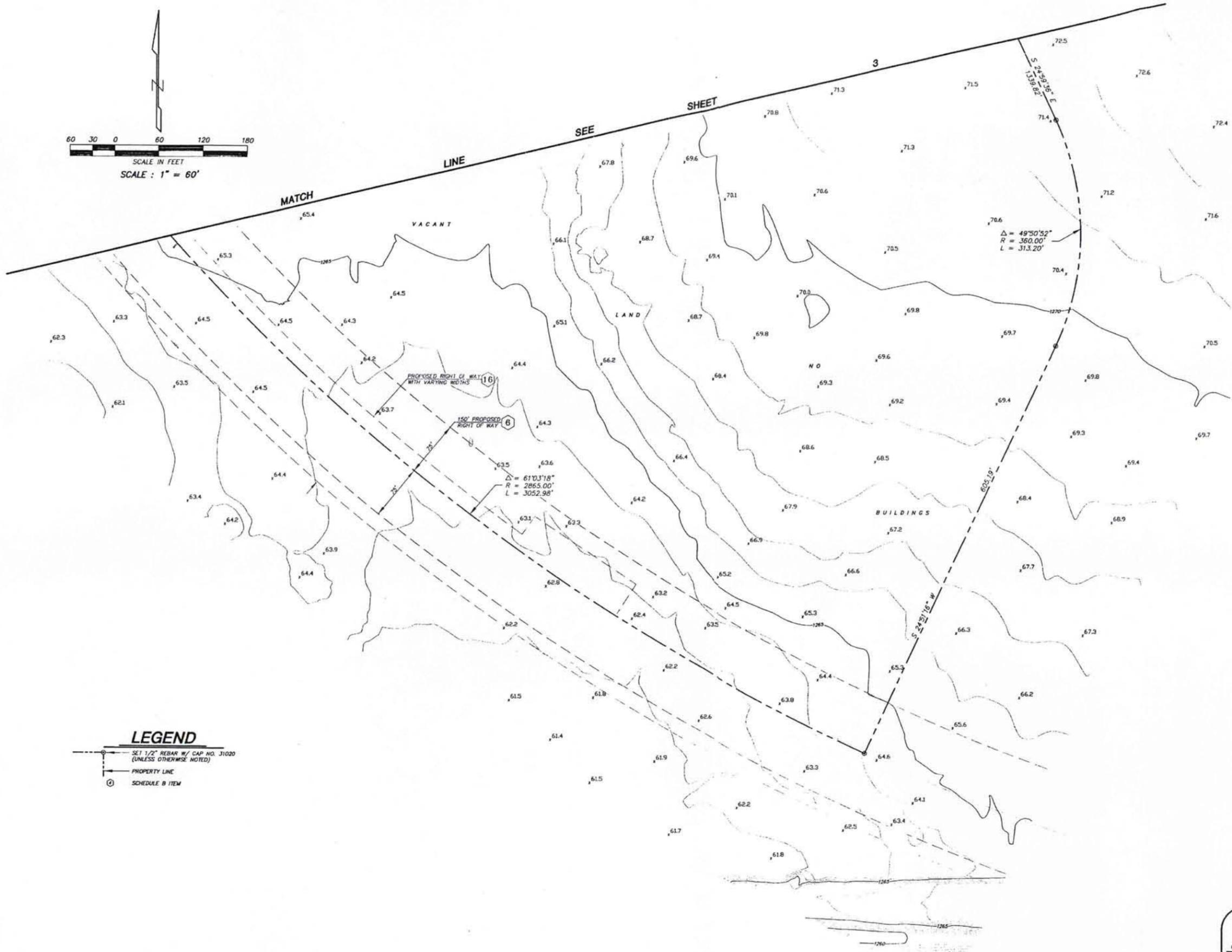
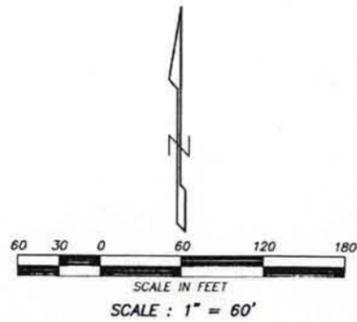
**LEGEND**

- SET 1/2" REBAR W/ CAP NO. 31020 (UNLESS OTHERWISE NOTED)
- - - PROPERTY LINE
- ⓐ SCHEDULE B ITEM



SHEET 3 OF 4

**Superior Surveying Services, Inc.**  
 31020  
 G. BRYAN GOETZINGER  
 PHOENIX, ARIZONA 85027  
 Phone (623) 869-0223  
 Fax (623) 869-0726  
 info@superiorsurveying.com



**LEGEND**

- SET 1/2" REBAR W/ CAP NO. 31020 (UNLESS OTHERWISE NOTED)
- PROPERTY LINE
- ⊙ SCHEDULE B ITEM



SHEET 4 OF 4

**Superior Surveying Services, Inc.**  
 Phoenix, Arizona 85027  
 Phone (623) 869-0223  
 Fax (623) 869-0726  
 info@superiorsurveying.com



## CONCEPTUAL WATER AND SEWER ANALYSIS



## APPENDIX B CONCEPTUAL WATER AND SEWER ANALYSIS

The proposed development plan assumes the following distribution of uses:

Retail Commercial	592,285 SF
Bank	4,500 SF
Sit Down Restaurant	7,000 SF
Fast Food Restaurant	13,500 SF

Since this development is still in the planning stages, assumptions were made as stated above, and retail development groups were consulted as to actual historical demand on various building uses.

The following potable water demand assumptions were made:

Retail Commercial	0.022 gpd/SF
Bank	0.017 gpd/SF
Sit Down Restaurant	35 gpd/seat (assume 250 seats per 7000 SF)
Fast Food Restaurant	2000 gpd/EA (assume 2 per development)

Resulting potable water demand:

ESTIMATE OF PROBABLE POTABLE WATER DEMAND (gallons per day)	
Retail Commercial	13,030
Bank	77
Sit Down Restaurant	8,750
Fast Food Restaurant	4,000
TOTAL AVERAGE DAILY DEMAND	25,857
MAXIMUM DAILY DEMAND	46,542
PEAK HOUR DEMAND	43,957

The City of Peoria requires that commercial wastewater flow calculations use A.A.C. Title 18, Chapter 9, Article 3, Table 1.

ESTIMATE OF PROBABLE WASTEWATER FLOW PER AAC TITLE 18.9.3 T.1	
	(gallons per day)
Retail Commercial	59,228
Bank	400
Sit Down Restaurant	4,500
Fast Food Restaurant	10,247
<b>TOTAL AVERAGE DAILY WASTEWATER FLOW</b>	<b>74,375</b>

Standard industry practice assumes that wastewater flows are approximately 90% of domestic water demand. From the estimate of probable potable water demand, approximately 39,600 gallons per day of wastewater would be generated by the proposed site. This is 53% of the flows calculated using the AAC's Table 1. Since historical demand on existing retail, commercial, and restaurant facilities was used in determining the potable water demand, any calculations done by the design engineer in sizing the necessary utilities will be more than adequate to handle the load produced by this development.

DR Horton is in the process of developing the properties to the north and east of the proposed development. They will be submitting the final Master Water Report and the Master Sewer Report. They will also be responsible for construction of the utility infrastructure that will supply this proposed site. Coordination with the developers engineer will continue throughout the project to ensure that demand will be met.

**COPY**

0422514-5-1-1--  
ALANIZE

ORDINANCE NO. 05-27

AN ORDINANCE OF THE CITY OF PEORIA, MARICOPA COUNTY, ARIZONA ZONING PROPERTY FROM GENERAL AGRICULTURAL (AG) ZONING DISTRICT TO PLANNED AREA DEVELOPMENT (P.A.D.) ZONING DISTRICT; AMENDING THE ZONING MAP AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Peoria Planning and Zoning Commission held a public hearing on April 7, 2005 in zoning case Z 04-40 in the manner prescribed by law for the purpose of considering an amendment to the district boundaries of property within the City of Peoria, Arizona to provide for rezoning of a parcel of property as described on Exhibit A from General Agricultural (AG) zoning district to Planned Area Development (P.A.D.) zoning district as provided in Section 14-33 of Chapter 14 of the Peoria City Code (1977 edition);

WHEREAS, due and proper notice of such Public Hearing was given in the time, form, substance and manner provided by law including publication of such notice in the Arizona Business Gazette on March 17, 2005; and

WHEREAS, the City of Peoria Planning and Zoning Commission has recommended to the Mayor and the Council of the City of Peoria, Arizona, the zoning of property as aforesaid and the Mayor and the Council of the City of Peoria, Arizona desires to accept such recommendation and rezone the property as described on Exhibit A as aforesaid.

NOW, THEREFORE BE IT ORDAINED by the Mayor and Council of the City of Peoria, Arizona that:

SECTION 1. A parcel of land in Peoria, Maricopa County, Arizona, which is more accurately described in Exhibit A to this Ordinance.

SECTION 2. That the amendment to the zoning stipulations herein provided for be conditioned and subject to the stipulations in Exhibit B to this Ordinance.

SECTION 3: Effective Date. This Ordinance shall become effective at the time and in the manner prescribed by law.

Ordinance 05-27  
April 19, 2005  
Page 2 of 2

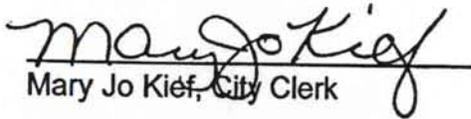
PASSED AND ADOPTED by the Mayor and Council for the City of Peoria,  
Arizona this 19<sup>th</sup> day of April, 2005.

  
\_\_\_\_\_  
John C. Keegan, Mayor

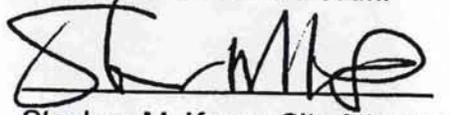
April 20, 2005  
Date Signed



ATTEST:

  
Mary Jo Kief, City Clerk

APPROVED AS TO FORM:

  
Stephen M. Kemp, City Attorney

Published in: Arizona Business Gazette Pub. Dates: April 21 and 27, 2005

Effective Date: May 21, 2005

Ordinance No. 05-27

April 19, 2005

Z04-40

Legal Description

Tract B, EXCEPTING the North 55.00 feet and the West 75.00 feet of Right of Way as shown on STATE PLAT NO. 51, CAMINO A LAGO SOUTH, according to Book 643 of Maps, page 40, as recorded in the Maricopa County Recorders Office, Maricopa County, Arizona, situated in the North half of Section 20, Township 4 North, Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

Ordinance No. 05-27

April 19, 2005

Z04-40

Conditions of Approval

1. The development must conform to the revised Camino a Lago Marketplace Planned Area Development (PAD) Standards and Guidelines Report stamp dated March 2, 2005 with the following revisions:
  - a. Section VII.A shall be revised to allow all Principal, Conditional and Accessory Uses within the C-1 Convenience Commercial and C-2 Intermediate Commercial Zoning Districts as Permitted Principal Uses with the exception of *adult uses; taverns, bars and lounges; tattoo and / or body piercing studios, plasma centers and massage establishments; non-chartered financial institutions; school bus parking and maintenance facilities; and donation centers*, which shall be prohibited.
  - b. All parking and site landscaping shall comply with the Large-Scale Retail Ordinance except for all "parking diamond" trees which shall be a minimum of 24" box in size.
  - c. Items C through J in Section VII of the Planned Area Development Standards and Guidelines Report shall be eliminated.
  - d. Allowable sign area for users exceeding 50,000 square feet shall be calculated at a rate of 2 square feet per 1 linear foot of business front footage with a maximum allowable sign area of 500 square feet.
2. The development must comply with the Lake Pleasant Parkway Corridor Specific Area Plan.
3. All right-of-way and required buffer landscaping shall be installed during the first phase of development.
4. A Preliminary Drainage Report shall be submitted with the site plan. This project shall provide storm water basins with sufficient volume to retain 100% of the storm water runoff generated from the 100-year, 2-hour storm event over the gross area of the site. Additionally, this site shall insure that any and all offsite flows adjacent to the site are safely routed in accordance with the drainage agreement dated march 12, 2004 executed between the City of Peoria and the Arizona State Lands Department at no cost to the City of Peoria.
5. The number and location of all final driveway locations shall be determined during the site plan review based on the approved Traffic Impact Analysis (TIA)

## Ordinance No. 05-27

6. In accordance with the term and conditions of the Intergovernmental Agreement between the Arizona State Land Department and the City of Peoria and the Development Agreement between the Arizona State Land Department and DR Horton, the right of way on Lake Pleasant Parkway (150'), Lake Pleasant Road (130'), Deer Valley Road (55' half street) shall be dedicated per the City's Street Classification Map. Additional Right of Way may be required for intersection improvements based on the approved TIA. The Developer agrees to work with the City of Peoria and exercise Developer's rights under the terms of the Agreements to insure that this Right of Way is dedicated at no cost to the City of Peoria.
7. The Developer shall dedicate an 8' Public utility Easement (PUE) outside of the required ROW.
8. The developer of this project shall be responsible to insure that the following off-site improvements are designed and approved in accordance with City of Peoria requirements prior to any permits being issued on this project and shall be constructed prior to any Certificate of Occupancy being issued for this project: 1) Roadway improvements on Lake Pleasant Parkway shall consist of 4 lanes, median, curb, gutter, sidewalk, streetlights, and traffic signal interconnect 2) half-street improvements for Deer Valley Road including curb, gutter, sidewalk, streetlights, and traffic signal interconnect 3) traffic signals at the main entrance driveway on LPP and the Deer Valley and LPP intersection 4) off-site waterlines, sewer lines, and drainage facilities per the Camino á Lago Master Plan consistent the City of Peoria Water and Sewer Master Plans.
9. The Developer shall construct all median openings and deceleration lanes for all of the approved driveways based on the TIA recommendations.
10. This site shall be designed to insure that adequate pedestrian and bicycle linkages and facilities are incorporated in the final site plan in accordance with the City of Peoria Guidelines.
11. The developer must perform all of the duties of the "Commercial Developer" required for "Camino a Lago Marketplace" by that certain Intergovernmental Agreement recorded with Maricopa County Recorder's Office (Recording No. 2004-0311058)

