

Z05-12

A PLANNED AREA DEVELOPMENT FOR PEORIA SQUARE

Southwest corner of 91st Ave. & Greenbrian Dr. Alignment



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PLANNED AREA DEVELOPMENT APPROVAL

P/Z Commission Date

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City Council Approval Date

Dec 30 2005

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Contents

1. Introduction
2. Vicinity Map
3. Legal Description
4. Consistency with General Plan
5. General Site Information and Existing Site Conditions
6. Relationship to Surrounding Property and Land Uses
7. Preliminary Development Plan
8. Project Development Standards
 - A. Project Development Standards Summary
 - B. Permitted Principal, Conditional and Accessory Uses
 - C. Density
 - D. Road Width
 - E. Alley Width
 - F. Lot Coverage
 - G. Parking
 - H. Project Phasing
 - I. Existing Drainage Easement
 - J. On-Site Improvements
 - K. Off-Site Improvements
 - L. Lighting
 - M. Signage
 - N. Screenwall
 - O. Useable Open Space
 - P. Enhanced Design Review Standards
 - Q. Fire Safety Design
9. Project Landscaping Standards
10. Slope Analysis
11. Preliminary Traffic Impact / Roadway Analysis
 - A. Roadway Standards
 - B. Required roadway infrastructure for the project
 - C. Existing legal access to and through the project site
 - D. Acknowledgement of existing studies or planned capital improvement projects in the vicinity
 - E. Existing adjacent ROW
 - F. Planned ROW dedications and improvements

12. Preliminary Water and Sewer Analysis
 - A. Existing water and sewer infrastructure to service the project
 - B. Addendum to the City Water and Sewer Master Plan
 - C. Acknowledgement of planned capital improvement projects in the vicinity
 - D. Assurance of 100-year water supply
 - E. Planned offsite infrastructure improvements needed for the site
13. Infrastructure / Utilities
 - A. Electric Power
 - B. Natural Gas
 - C. Telephone Service
 - D. Public Utility Easement
14. Conceptual Drainage Report
15. Property Owner Notification

Appendices

Appendix A – Vicinity Map

Appendix B – Conceptual Plan with Aerial Overlay

Appendix C – Conceptual Site Plan

Appendix D – Conceptual Elevation Plans

Appendix E – Conceptual Phasing Plan

Appendix F – Fire Safety Design

Appendix G – Conceptual Landscape Plan

Appendix H – Landscape Open Space Exhibit

Appendix I – Open Space Table

Appendix J – FIRM Map

Appendix K – Conceptual Utility Exhibit

Appendix L – Water and Wastewater System Analysis Reports

Appendix M – Property Owner Notification

1. Introduction

Freeway 101 USA Investors, LLC. owns 20.56 acres on 91st Avenue, North of Bell Road in Peoria, AZ, which they plan to rezone as a Planned Area Development (PAD)(see Vicinity Map on page 4). The site is positioned between residential property to the north and west, and commercial uses to the east and south of the property. A higher density residential cluster development proposed on this site, which will act as a good transition between these commercial and residential neighborhoods. The proposed plan provides amenities for the homeowners and open spaces for neighborhood enjoyment.

The General Plan shows that this site is located within an area designated as "Regional Commercial" and is in accordance with a specific area plan called North Peoria Redevelopment Area Plan (NPRAP), which encourages medium/high-density residential developments (6.1 to 15.0 du/ac). The proposed cluster residential development will have density of approximately 8.02 du/ac and is consistent with the NPRAP.

The proposed development meets the minimum parcel size requirement regulation of 10 acres to qualify for PAD. The site includes 20.56 gross acres with a proposed net acreage of 19.70 acres. The development is currently zoned as C-2 commercial zoning and is proposed to be changed to a PAD with single-family detached residential homes. The proposed plan is for a medium/high-density alley loaded cluster development with a total of 158 lots. The typical lot size is 2,520 square feet and a density of 8.02 du/ac.

The PAD zoning designation is being sought in order to achieve an efficient site layout and provide an opportunity to develop a specialized product that would not be allowed under standard residential zoning. The homes built within this PAD will provide the general public with an alternative to other housing options in the area while utilizing creative site design and offering amenities that benefit the residents' quality of life. The PAD is to encourage a more creative approach in the utilization of land in order to accomplish a more efficient, aesthetic, and desirable development. The designed site will be highly walkable and will promote interaction between the residents of the community.

This location is unique in the fact that it is a transitional use area and will provide a buffer between the commercial parcels and the lower density single-family developments that will neighbor this development.

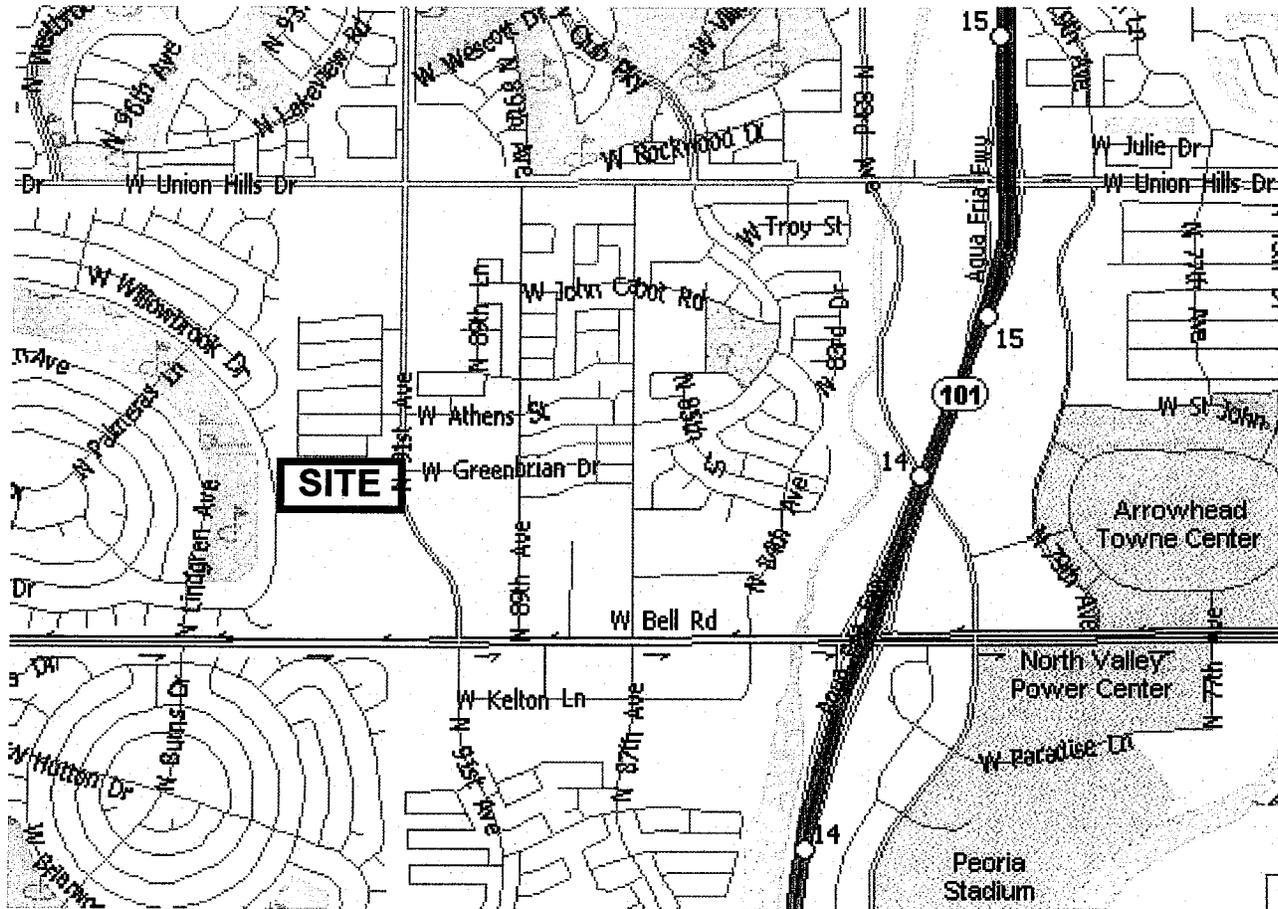
Site Data

Area Gross	20.56
Area Net	19.70
Assessor Parcel Number	200-41-002-Q
	200-42-007-F
General Plan Designation	Regional Commercial
Current Zoning Designation	C-2 Commercial
Proposed Zoning Designation	PAD Single-Family Detached Residential
Number of Units	158

2. Vicinity Map – Appendix A

N.T.S

North



3. Legal Description

From A.L.T.A. Survey prepared by Superior Surveying Services, Inc. dated November 26, 2001.

A portion of the East half of the East half of Section 33 and the West half of the west half of Section 34, Township 4 North, Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, being more particularly described as follows:

Commencing at the Northeast corner of the South half of the Northeast quarter of the Southeast quarter of said Section 33;

THENCE South 89 degrees of 24 minutes 39 seconds West along the North line of said South half 55.00 feet to the Westerly right of way line of 91st Avenue as shown on the MAP OF DEDICATION FOR IMPROVEMENT DISTRICT NO. 8401, as recorded in Book 273 of Maps, page 26, records of Maricopa County, Arizona, and the POINT OF BEGINNING;

THENCE along said Westerly right of way line the following two courses and distances:

THENCE South 00 degrees 23 minutes 10 seconds East 162.65 feet to the beginning of a tangent curve to the left, having a radius of 1055.00 feet;

THENCE Southeasterly along the arc of said curve through a central angle of 28 degrees 06 minutes 21 seconds an arc distance of 517.52 feet to the South line of the Northwest quarter of the Southwest quarter of said Section 34;

THENCE South 89 degrees 20 minutes 27 seconds West along said South line 69.41 feet to the Southeast corner of the Northeast quarter of the Southeast quarter of said Section 33;

THENCE South 89 degrees 23 minutes 09 seconds West along the South line of said Northeast quarter 1323.95 feet to the West line of the East half of the East half of said Section 33;

THENCE North 00 degrees 24 minutes 40 seconds West along said West line 660.76 feet to the North line of the South half of the Northeast quarter of the Southeast quarter of said Section 33;

THENCE North 89 degrees 24 minutes 39 seconds East along said North line 1269.24 feet to the POINT OF BEGINNING.

Tax Parcel Numbers

200-41-002-Q	844,223 sf
200-42-007-F	14,125 sf
Total	895,748 sf (20.56 ac)

4. Consistency with General Plan

The project as envisioned is a transition between adjacent residential and commercial developments. The proposed development would blend into the surrounding neighborhood with minimal adverse impact from existing uses. The northern and western boundaries of the site abut existing single-family residential developments. The southern boundary consists of vacant land being developed for a car dealership under PAD zoning.

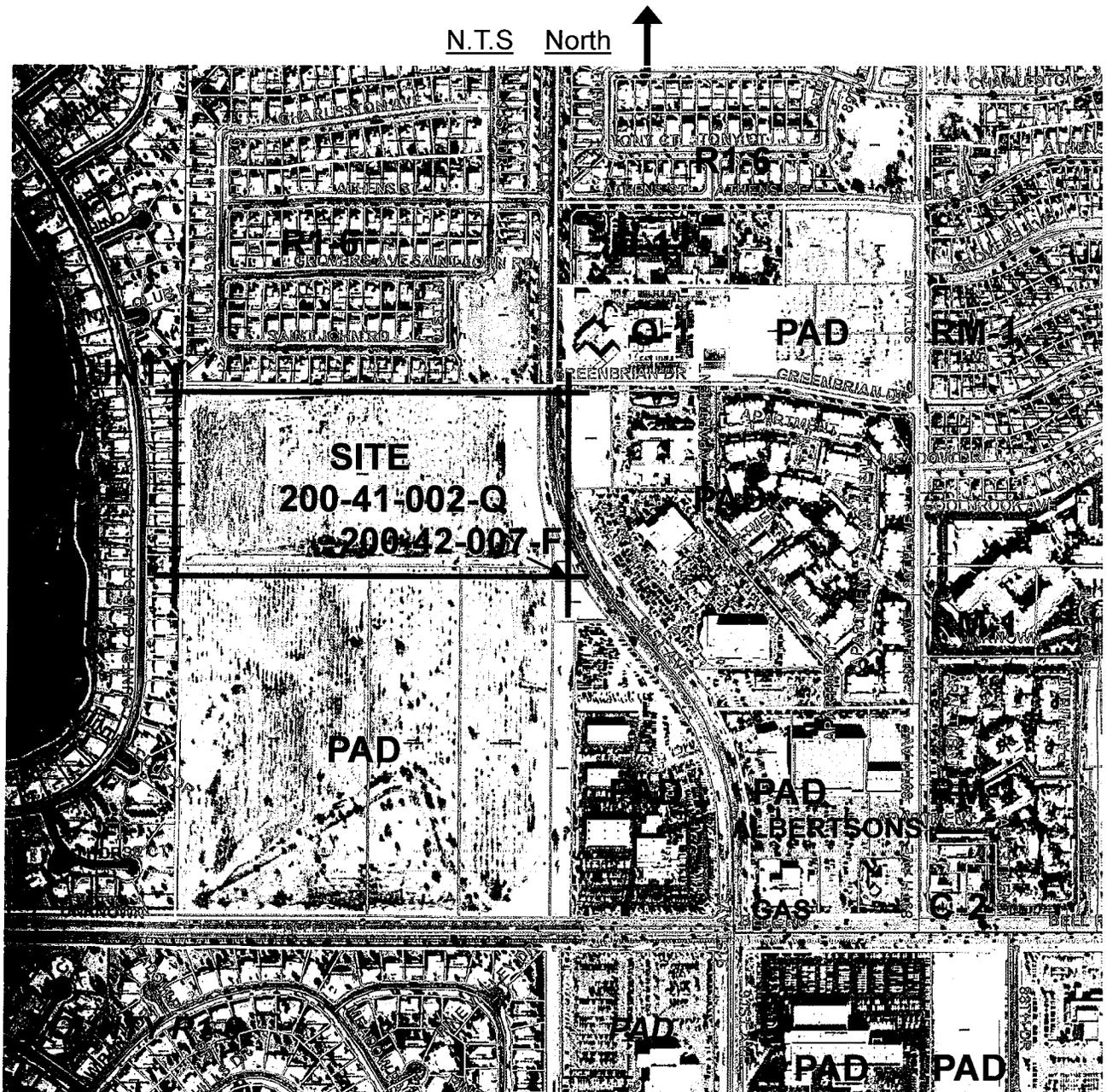
North Peoria Redevelopment Area Plan Designation:

The site is located within an area designated as "Community Commercial" in accordance with the NPRAP, which intends for the development of High Density Residential (6.1 to 15.0 du/ac). (See the NPRAP for details.)

The proposed single-family land use on the site is an allowed use under the existing community commercial general plan designation. The proposed plan is for a medium high-density alley loaded product that is detached and yields a net density of 8.02 dwelling units per acre and is consistent with the target density as set forth in the MRPAP. There are other medium high-density projects in the area, which compliment the proposed development and work well in transition from the intense commercial uses to buffer the existing low and medium-density residential neighborhoods.

5. General Site Information and Existing Site Conditions

Aerial map of existing site



The site is currently vacant with no visible improvements. The property has approximately 680' of frontage along the 91st Avenue and is located about ¼-mile north of the intersection at Bell Road. The dimensions of the site are approximately 1,324' x 661', with additional area where the site curves to the southeast along 91st Avenue.



There is a recorded 25' Drainage Easement that runs along the western boundary of the site. However, the easement appears to have been abandoned to the north of this site and no drainage flow is received via the recorded easement. No homes will be built on the easement, however, streets, alleys and landscaping may.

6. Relationship to Surrounding Property and Land Uses

Surrounding Land Uses (See Map on Previous Page)

The subject property is within the City of Peoria municipal boundary, and is adjacent to Sun City in an unincorporated Maricopa County parcel. The parcels that surround the site to the north, east, and south are all within the City of Peoria.

To the west, there is Sun City, an existing single-family residential golf community with Maricopa County R1-6 zoning.

The property to the north, Brookside Village, is zoned R1-6 single-family residential. There is an existing block wall that extends for most of the property boundary starting at the southwest corner and extending east to the retention area as shown in the aerial photograph in Appendix B. The block wall is also adjoining the rear yards of existing homes.

To the northeast of the site, across 91st Avenue, there are existing Skyline Technical School buildings. The property is zoned PAD.

To the east of the site, across 91st Avenue, there is a vacant parcel with a planned AAMCO automobile repair facility zoned PAD and south of the vacant parcel there is an existing car dealership also with PAD zoning.

To the south are the future Lexus and Acura automobile dealerships also zoned PAD.

7. Preliminary Development Plan

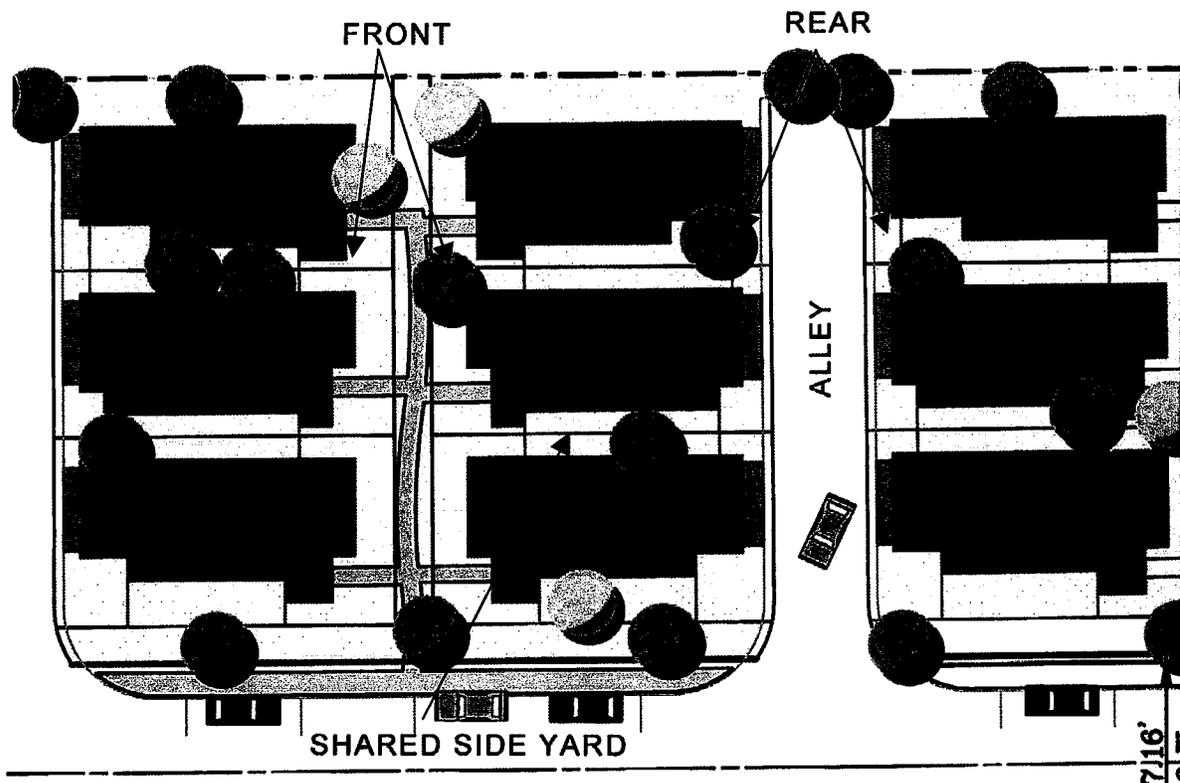
Proposed Residential Site Development

The dwelling units proposed on this site are single-family alley loaded detached homes with shared use side yards. This is the only proposed use on the site and will have typical lot sizes of 36'x70'. The project is planned for 158 dwelling units with a net density of 8.02 du/ac. The homes proposed in this development are alley loaded and will have common area open space and will provide high quality community amenities.

There are two project entries into the site with the main entrance on 91st Avenue. The second entry is located on the proposed Coolbrook Avenue that will act as a collector road and will connect this site with Bell Road via the proposed 92nd Avenue. Decorative monument entry signage will be used at both entries to announce the project. Circulation within the site will be in a loop road configuration with private streets and alleys within the subdivision. The alleys will serve the rear of the homes where the garages will be accessed. There is a balance of north/south and east/west orientation on the homesites. Due to the diversity of site design, there will be a mix of homes that front and side onto the private local streets. The architectural detail, as described in the Enhanced Design Review Standards, will provide an aesthetically pleasing view from the street. This streetscape will be one of the greatest benefits to this product design.

The dwelling units will have side yard setbacks of 5', front yard setbacks of 8', and rear yard setbacks of 4'. The rear of the lot is along alley and will have a 4' driveway with garages facing the alley. The alleys are 24' wide with 24' of paving surface. The homes are proposed to be two-story and there will be walls to create private yards on the side of each home.

Example of proposed alley-loaded homes with common area open space in the front.



8. Project Development Standards

A. Project Development Standards Summary

The following table provides a summary of the development standards for this project. Further detail is given following the table.

Table 1 – Project Development Standards Summary

<u>Development Standard</u>	<u>Project Standard</u>
Minimum Lot Area (sq ft)	2,520
Minimum Lot Width (ft)	36
Minimum Lot Depth (ft)	70
Maximum PAD Lot Coverage (%)	40
Maximum Individual Lot Coverage (%)	60
Maximum Building Height (ft)	30
Front Setback (ft)	8
Side Yard Setback (ft)	5
Rear Setback (ft)	4
Corner Setback (ft)	10
Setback along Commercial Boundary (ft)	15*

*Setbacks along the Commercial Property on the southern boundary help mitigate visual concerns about the commercial property, by requiring a minimum 15' setback to the home.

B. Permitted Principal, Conditional and Accessory Uses

All permitted principal, conditional and accessory uses shall be subject to Article 14-5, except so stipulated herein.

Permitted Principal uses include, but are not limited to:

- One detached single-family dwelling per lot.
- Public and privately owned and operated parks and recreation areas and centers.
- Public utility buildings, uses, structures, equipment and storm water retention areas; provided that repair or storage facilities in connection therewith are expressly prohibited. All utilities that would customarily be associated with residential subdivisions shall include, but not be limited to the following; Sewer, Water, PUE, Other Easements, Lift Stations, Light Span Cabinets, Transformers, and Water Pump Stations.

Permitted Conditional Uses include, but are not limited to:

- Non-commercial recreational uses, provided that all direct vehicular access if from an arterial or collector street.

- Day Care Group Homes with five (5) or more children, in accordance with provisions of Article 14-3, General Provision, Section 14-3-12, "Group Homes, Day Care Group Homes, Group Care Facilities and Community Residential Setting Facilities," subsection 14-3-2 (B), "Day Care Group Homes" and upon a finding by the Planning and Zoning Commission, that such homes will be operated in a manner that is compatible with and not detrimental to, adjacent properties or the neighborhood in general.

Permitted Accessory Uses include, but are not limited to:

- Any accessory use customarily incidental to a permitted principal use.
- Home occupations, in accordance with Article 14-3, General Provisions, Section 14-3-8, "Homes Occupations," of this Ordinance.
- The nature of the alley loaded products without privacy screening will not afford any accessory structures therefore no accessory structures shall be permitted.

C. Density (net) 8.02 DU/AC

D. Road Widths 26' Face of Curb to Face of Curb with parking on one side
32' Face of Curb to Face of Curb with parking on both sides of street

E. Alley Widths 24' tract width with 24' of paving

F. Lot Coverage

Per the City of Peoria Zoning Ordinance 14-2, Lot coverage is defined as "the part or percentage of a lot occupied by a principal (and) or accessory buildings."

Lot coverage for individual lots is as follows:

Maximum allowable coverage for individual lots = 60.0%

G. Parking

The proposed parking to serve this development includes both on-street parallel parking and standard pull-in parking stalls located adjacent to the park and pool areas. The proposed development will meet the standards for parking as set forth in Article 14-23 "Parking and Loading Requirements" of the City of Peoria Code. The code requires a minimum of 2.0 spaces per unit with on-street parking and 3.0 spaces per unit without on-street parking. The provided parking for this project meets these requirements. As calculated, there are 2.0 parking spaces provided within each garage, plus 1.0 additional parking space per unit provided within the subdivision through on-street and standard parking stalls. As required by City code, 5 handicapped parking spaces will be provided. See the following table.

	Number of Spaces	Spaces Per Dwelling Unit
Garage, 2 Car	316	2.00
On-Street Parking	127	0.80
Pull In Spaces	33	0.21
Total	476*	3.01

*Handicapped Spaces are included

H. Project Phasing

The project will be developed in two phases. The first phase that will be developed is the east side of the project. Model homes will be built in the first phase. Lots will be sold and constructed in clusters as development progresses. The useable open space areas of the development will be installed in conjunction with the site infrastructure. The rest of the open space will be built as part of the clusters. This same development intent will carry through phase 2 of the development on the western half of the site. The developer shall furnish reasonable financial or other guarantees as determined by the City of Peoria to assure performance in accordance with the plan and to protect the public interest. The timeline for the phasing is as follows Phase 1 will begin in June of 2006. Phase 2 will start right after the storm drain is finished in Phase 2, there is typically about a 90-day separation between the start of Phase 1 and Phase 2. See Appendix E for Phasing Plan.

I. Existing Drainage Easement

There is a recorded 25' drainage easement along the western edge of the site, 10' from the western property boundary. The easement is shown on the site plan and is called out on the ALTA. It is apparent that this easement does not convey any storm water and is no longer in use due to development to the north. It is intended to have this easement vacated, however, in the event the easement were to remain, there will not be any homes or other accessory buildings constructed within this easement. Roadway surfaces, including asphalt, curb, gutter and sidewalks, are proposed to be constructed within this easement area as well as public utilities, landscaping and site amenities.

J. On-Site Improvements

The on-site improvements will be submitted to the City of Peoria Engineering Department for their review for approval and shall meet applicable City of Peoria codes and standards.

K. Off-Site Improvements

The owner shall work with the City Engineering Department to insure proper connections to existing offsite services. Developer understands that they will be responsible for the north half-street improvements of Coolbrook Avenue including sidewalks, streetlights, pavement, curb, and gutter as required by the approved Traffic Impacts Analysis. Based on the Traffic Study, no deceleration lanes are necessary on 91st Avenue.

L. Lighting

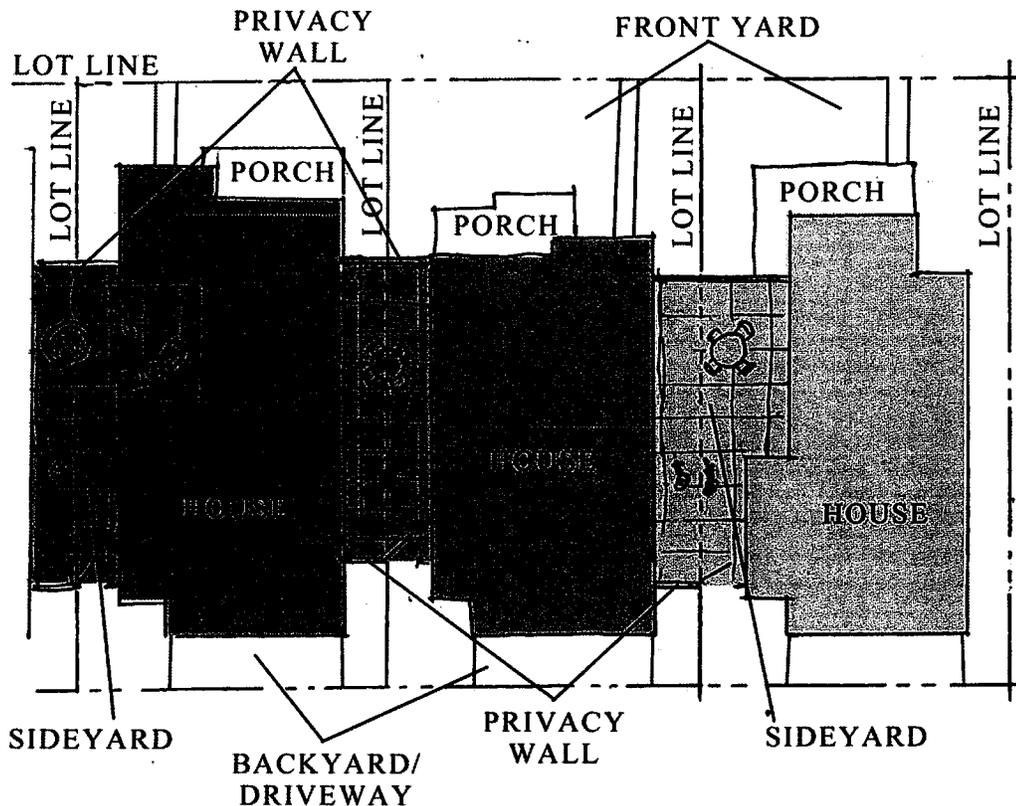
Lighting shall meet City of Peoria Dark Sky Ordinance and other Standards and Guidelines for private streets (specification to be indicated on landscape plans). The subdivision lighting will be owned and maintained by HOA.

M. Signage

Design of project monument(s) and signage will be illustrated in the landscape plans. The community name will be placed within a project sign wall, as an extension of the project theme wall, and will be comprised of pin-mounted brass letters. The signage standards will be in accordance with the Peoria Zoning Ordinance and shall be subject to the City's Design Review Process. See Appendix G.

N. Screenwall

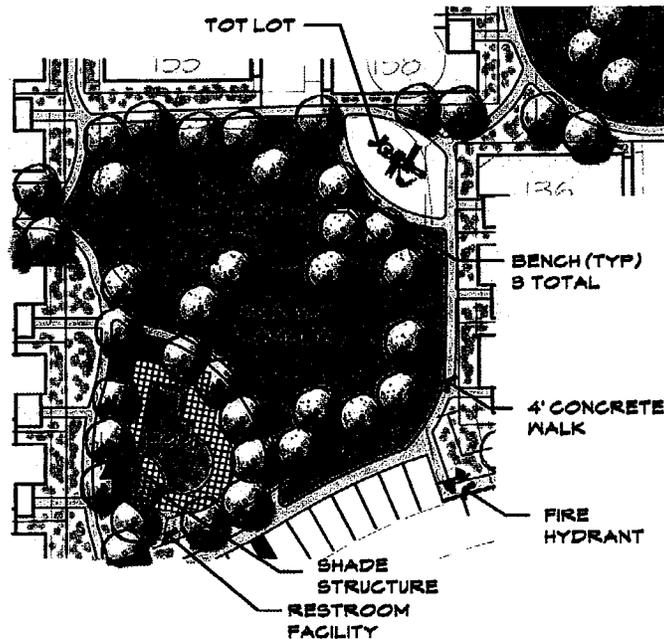
The developer will construct an 8' undulated wall along 91st Avenue as part of the common area improvements. Design and theme of wall plan will be illustrated in the landscape plans. Between the homes, there shall be privacy walls, to be installed at the time of home construction, to provide a private sideyard for each home. The private sideyard detail is illustrated below. These privacy walls will not occur between lots, meaning along lot boundary lines, or between a lot boundary line and an adjacent open space tract.



The theme walls are proposed as 6" CMU with a split-face CMU block design pattern integrated into the wall. There are CMU columns, with a precast concrete cap, to break-up and enhance the wall design. There is also an area where view fence is proposed with 2' of CMU block with 4' of view iron on top. The screenwall standards will be in accordance with the Peoria Zoning Ordinance and shall be subject to the City's Design Review Process. See Appendix G.

O. Useable Open Space

Retention and open space - example of gated pool amenity.



The overall design of the community connects open spaces providing a sense of neighborhood while establishing an aesthetically pleasing environment for living.

The pedestrian trail system links all parts of the development with the central park site that contains an enclosed pool area with private changing rooms as well as a tot lot and ramadas with barbecues. See Appendix G.

Much of the retention areas will be turfed and will allow for non-structured recreational activities. The total useable and other open space for the development, which includes all required landscaping adjacent to arterial, collector, and private local roads, is approximately 3.8 acres or 18.6% of the site, as detailed in Appendix H.

The proposed design includes approximately 2.6 acres of useable open space, which is 13% of the site. The current requirement for this type of development is a minimum of 11% useable open space. The following defines useable and other open space.

Useable Open Space

Private Park and Recreation Areas when improved with any combination of the following: Active Play Areas, including, but not limited to, Basketball / Softball / Soccer fields, pedestrian / multi-use paths / trails, tot lot, barbecue areas, ramadas and bench seating areas.

Other Open Space

Required 10' Arterial Landscape Tracts, required 8' Collector and Private Roadway Landscape Tracts, and other common area landscaping not improved with Useable Open Space Amenities.

The provided useable open space is spread throughout the site and includes areas for storm water retention. Amenities in the useable open space include meandering pedestrian walks, a tot lot, benches, BBQ, ramada(s), and a fenced swimming facility for homeowners to use. A homeowners association (HOA) will be established to maintain the landscape tracts and the community amenities. The HOA governing documents will include CC&R's to insure permanent retention of the Useable Open Space resulting from the application of the PAD regulations.

The retention basins will comply with the one hundred (100) year, two (2) hour storm that meet the landscape requirements of Article 14-35 shall be counted as Useable Open Space when improved with multi use trails, picnic areas, game courts, play equipment or other passive and active recreation improvements.

A Conceptual Utility Exhibit is provided in Appendix K that depicts the approximate alignment of the water, sanitary sewer, and dry utility locations. The water and sewer main will connect with adjacent existing City services. The loop road design provides an efficient pattern of utility design. Some of the utility easements will be in the alleys as well as in the front of the homes.

P. Enhanced Design Review Standards

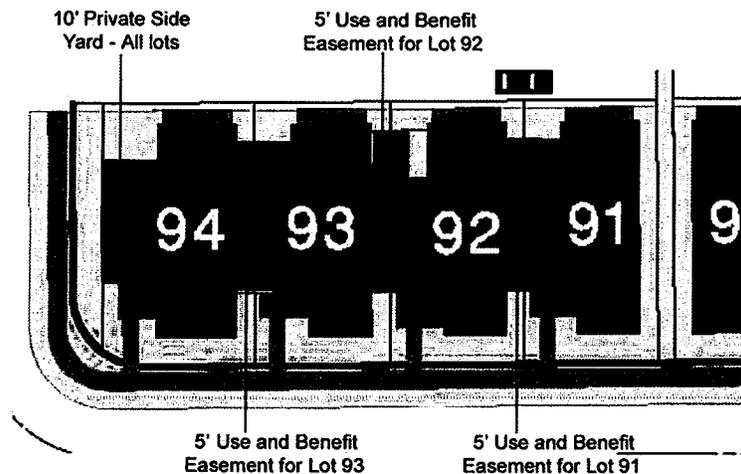
The development will offer a choice of five (5) floor plans ranging from 1250 sq.ft. to 2250 sq.ft. in floor area. There will be a choice of three (3) elevations per plan to promote plan diversity throughout the community. In contrast to a garage dominant front elevation, the development will offer a unique "alley loaded" design. Special architectural styles have been chosen for each elevation:

- Elevation "A" will be a Spanish design utilizing arched soffits, unique column designs, and distinctive fascia lines.

- Elevation "B" will be a more craftsman look utilizing decorative shutters, siding at the gables, flat soffits, and stone trim.
- Elevation "C" is more of a traditional or European elevation highlighted by a greater stone display with keystone-accented arches.

The distinct architectural detailing will also be prevalent on the side elevations. In addition, the homes on corner lots will have a larger front porch. Utilization of an alley loaded product will provide access into the two car garages while leaving an exceptional look to the front elevation and green belt. The development shall be subject to the City's Design Review approval process. See Appendix D for Conceptual Elevation Plan.

The proposed housing product will provide private sideyards via a use and benefit easement on each sideyard. This easement includes the 5' side setback of both the owner's property as well as the 5' side setback owned by the adjacent property. All end lots have been designed with an additional 5' on the side setback to allow 10' private yards for all of the homes.



O. Fire Safety Design

Per the City of Peoria Fire Department the developer will be installing fire sprinklers in all the homes, as such the Fire Department has approved fire hydrant spacing of 800' for the development as shown in the conceptual site plan. See Appendix C –Conceptual Site Plan and email from Flora Chen of the Peoria Fire Dept. in Appendix F.



9. Project Landscaping Standards

The project will incorporate a combination of turf and low-water use landscaping in order to provide not only aesthetically pleasing areas, but also functional open space. The turf will be predominantly located in the large community open spaces where it can serve the active use recreation areas. Additional amenities in the common open spaces include a pool, ramada(s), benches, barbeque(s), and a tot-lot with play equipment.

In an effort to promote water conservation practice in the desert environment, the Home Builders will offer homebuyers Xeriscape option for front yard landscaping. Lawns should be limited to the rear yard area and any lawns in the front yard shall be limited to 40% of the total front yard area.

The plant palette for the project will consist of water-conscious species of trees, shrubs, and groundcover that will provide a variety of size, color, and texture throughout the community (See Landscape Plans). The landscaping will also provide functional purposes such as architectural screening and shade. All landscape areas (excluding turf) will have a decorative decomposed granite cover. Decomposed granite shall be ¾" minus and shall be 2" deep for all ground cover within the required landscape areas. All landscape will be watered with a fully automatic irrigation system consisting of spray heads and/or rotor sprinklers for the lawn areas and drip emitters for the trees, shrubs, and groundcover.

All required landscaping shall be in conformance with Article 14-35 "Landscaping Requirements" of City of Peoria Code. See Appendix G, H and I.

10. Slope Analysis

Not Applicable. The site is not within the Hillside Overlay District and the property is not located within a hillside area.

11. Preliminary Traffic Impact / Roadway Analysis

A. Roadway Standards

91st Avenue will provide all access to the site. There is currently a dedicated half-street Right of Way (ROW) of 55' on 91st Avenue. The proposed site layout provides for one direct access across from the proposed AAMCO and one indirect access off Coolbrook Avenue. Coolbrook Avenue is located at the southeast end of the site. Coolbrook Avenue is a collector road and has a 35' half-street ROW.

The roadways within the project are proposed to be 26' from face-of-curb to face-of-curb with parking limited to only one side of the street and 32' from face-of-curb to face-of-curb with parking allowed on both sides. The interior roadways

are to be private streets owned and maintained by the HOA, with alleys leading to the rear of the home sites. The developer will dedicate a 30' by 30' chamfer at all intersections with collectors or arterials and a 20' by 20' chamfer at all local/local roadway intersections for sight distance purposes.

B. Required roadway infrastructure for the project

The developer shall construct the north half-street for Coolbrook Avenue including sidewalks, streetlights, pavement, curb, and gutter as required by the approved Traffic Impact Analysis. Anticipated 91st Avenue roadway improvements consist of removal and repair as necessary to facilitate construction. No other improvements are anticipated.

C. Existing legal access to and through the project site

The site fronts approximately 680' of 91st Avenue and is accessed by a field entrance in the approximate location of Coolbrook Avenue.

D. Acknowledgement of existing studies or planned capital improvement projects in the vicinity

We are not aware of any studies or planned capital improvement projects in the vicinity. The development has been designed to align the entrance off 91st Avenue with the entrance for the proposed AAMCO project.

E. Existing adjacent ROW

There is an existing 55' ROW for the western half of 91st Avenue. The car dealership site to the south is proposing a 35' half street ROW for the south half of Coolbrook Avenue.

F. Planned ROW dedications and improvements

The developer will dedicate the northern 35' of ROW of Coolbrook Avenue as it extends from 91st Avenue to the proposed 92nd Avenue alignment. The interior local residential streets and alleyways will all be private tracts dedicated to the HOA. Sufficient ROW has been previously provided on 91st Avenue, no other dedications are anticipated.

12. Preliminary Water and Sewer Analysis

See Appendix L – Water and Wastewater System Analysis Reports

A. Existing water and sewer infrastructure to service the project

There is an existing 12" water line, which is within the 91st Avenue ROW. A car dealership is proposing to extend an additional 12" water line along Coolbrook Avenue and 92nd Avenue to connect to existing lines at Bell Road and at 91st Avenue in order to create a loop.

There is a proposed 8" sanitary sewer line for the proposed automobile dealership project that will extend from the intersection of Coolbrook Avenue and 92nd Avenue and connect to the existing 8" sanitary sewer line within Bell Road. The Appendix K shows the Conceptual Utility Exhibit.

B. Addendum to the City Water and Sewer Master Plan

This project should not adversely impact the City Water and Sewer Master Plan.

C. Acknowledgement of planned capital improvement projects in the vicinity

We are currently unaware of any planned capital improvement projects in the vicinity.

D. Assurance of 100-year water supply

The nature of this project is infill and will connect to the existing City of Peoria facilities. An administrative approval is anticipated from the City Water Department.

E. Planned offsite infrastructure improvements needed for this site

The project is being developed within the site boundaries and will connect into existing offsite infrastructure abutting the property. Offsite proposed improvements are limited to the north half of Coolbrook Avenue.

13. Infrastructure / Utilities

A. Electric Power

Electric Power to be provided by Arizona Public Service. All electric utility lines less than 69KV shall be installed underground.

B. Natural Gas

Natural Gas to be provided by Southwest Gas Corporation.

C. Telephone Service

Due to deregulation a number of telephone providers are available.

D. Public Utility Easement

An 8' PUE has been dedicated outside of the ROW along 91st Avenue and Coolbrook Avenue and outside of the private interior roadway tracts.

14. Conceptual Drainage Report

The +20.6-acre project site is currently undeveloped land that slopes naturally from the northwest to southeast. The site is bounded by residential subdivisions on the north and west, 91st Avenue to the east and vacant property to the south. The residential subdivisions capture and retain stormwater runoff from the north and west. The natural topography of the site directs drainage to the south and is

not affected by runoff from the south. The project will receive half-street flows from 91st Avenue as its only off-site flow.

The project site is mapped as Zone X (Appendix J) on the Flood Insurance Rate Map (FIRM) by the Federal Emergency Management Agency (FEMA). FEMA designates areas of Zone X as areas that are inundated by the 500-year storm. A copy of the FIRM for the site location and surrounding areas is included in Appendix J.

There are no known existing drainage studies in the area that would affect the project site. The adjacent residential subdivisions may have planned drainage reports for their sites, but would not include the Peoria Square project site in their analysis. Copies of their reports will be reviewed before final engineering to assure that their storm water runoff is retained and no flows are released to the Peoria Square project site.

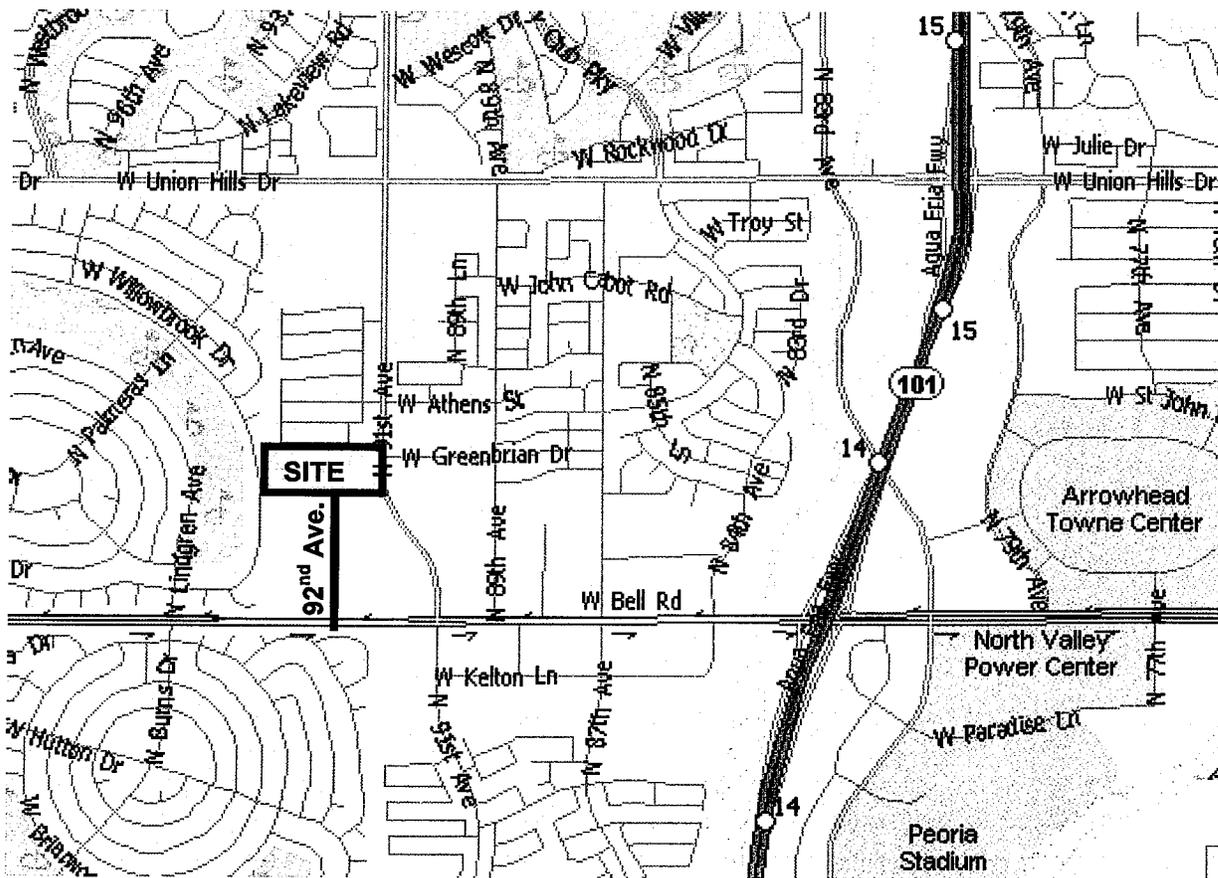
15. Property Owners Notification – 355' Radius

See Appendix M for Property Owner List and Map

APPENDIX A

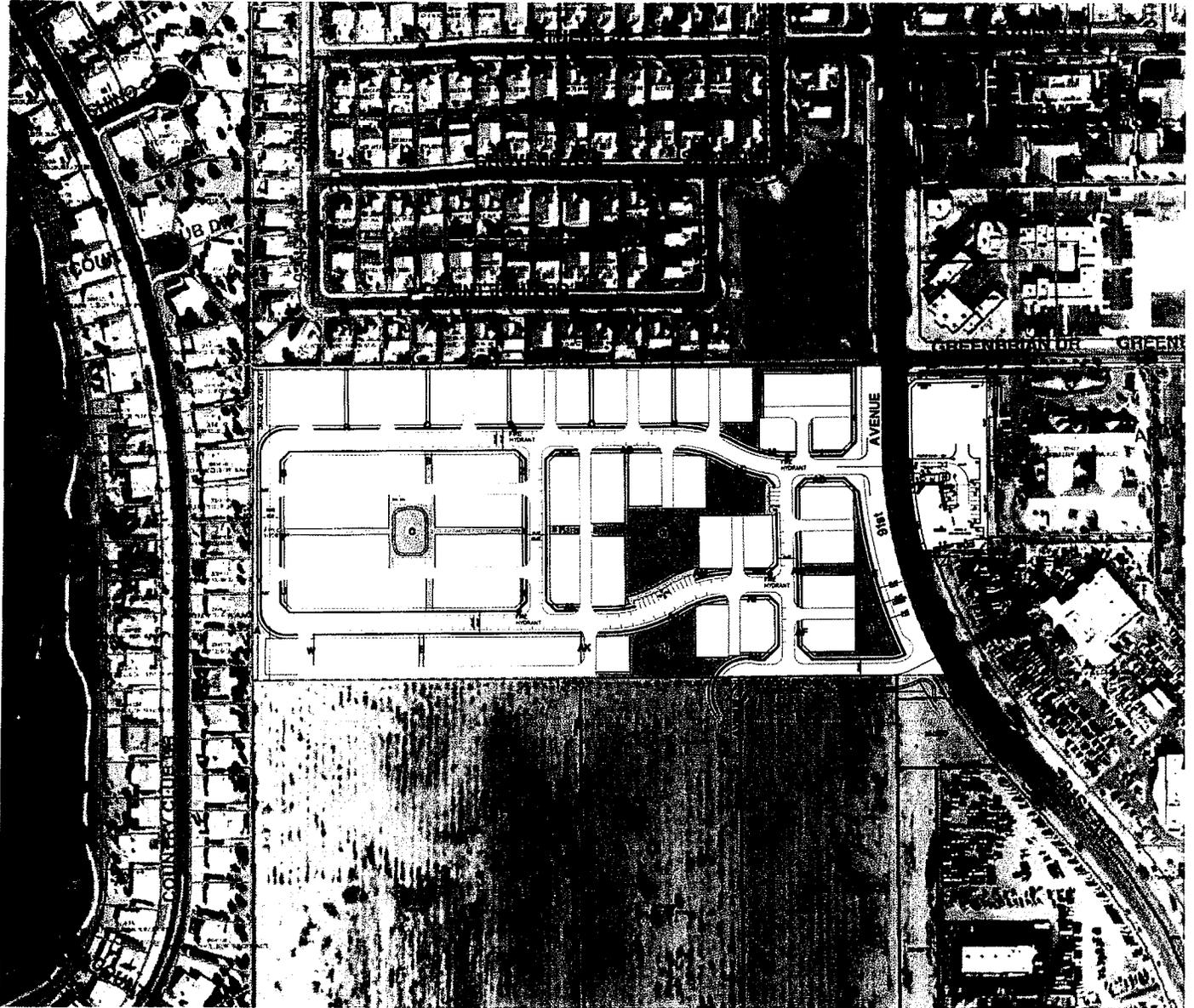
Vicinity Map

N.T.S North ↑



APPENDIX B

Conceptual Plan - Aerial w/ overlay of site plan.



APPENDIX C Conceptual Site Plan

SITE DATA

20.56	GROSS ACRES
19.70	NET ACRES
156'	TOTAL UNITS
6.02	DU / ACRES
36'X70'	MIN LOT SIZE
180	PARKING SPACES (5 HANDICAPPED)

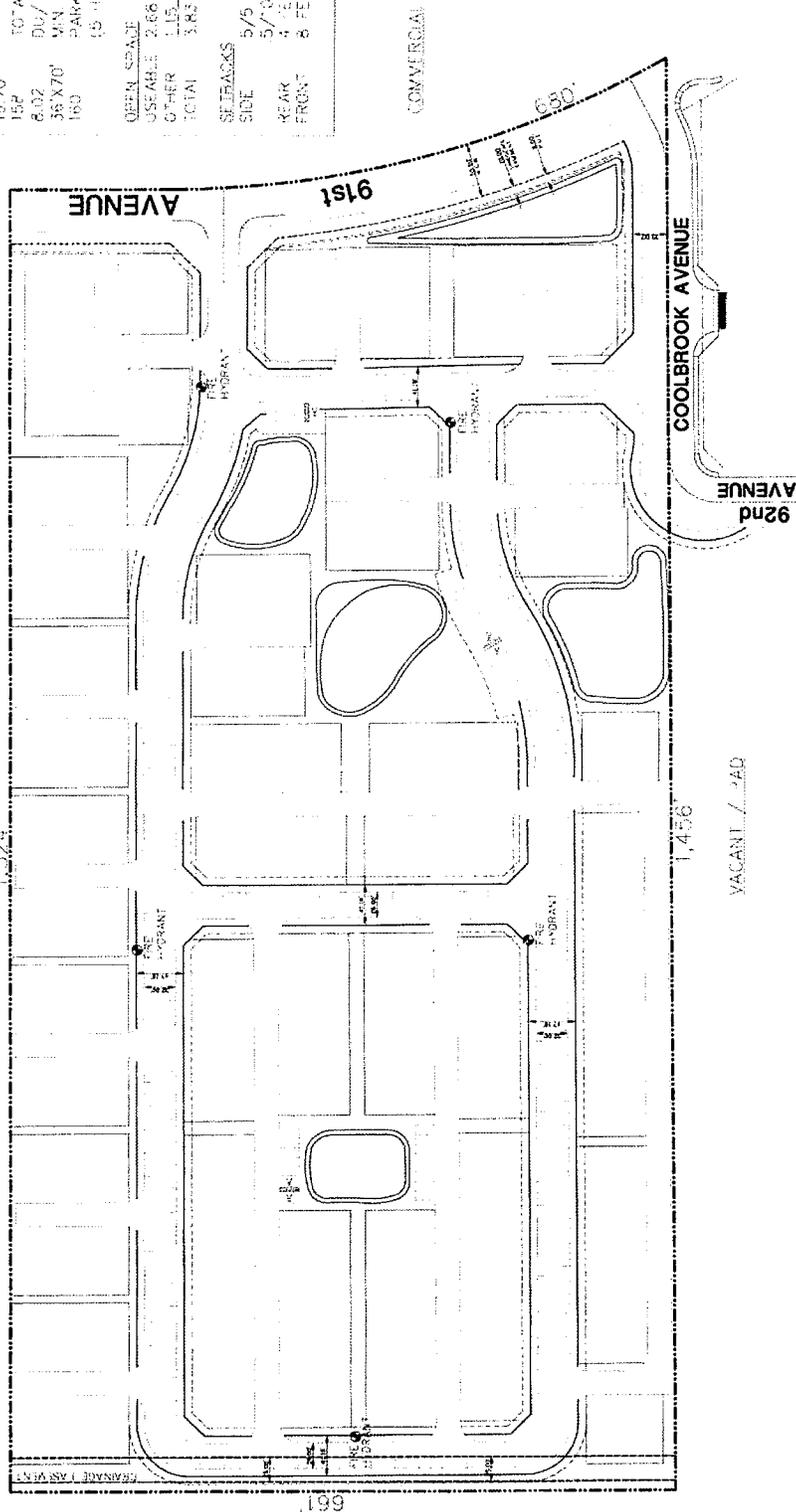
OPEN SPACE

USEABLE	2.66 AC. / 13.0%
OTHER	1.15 AC. / 5.6%
TOTAL	3.81 AC. / 18.6%

SPRINKLES

SIDE	5/5 FEET TYP. LOT
REAR	5/70 FEET CORNER LOT
FRONT	8 FEET

EXISTING RESIDENTIAL



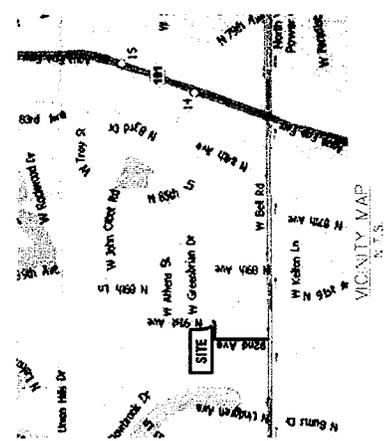
APPLICANT:
VAN-HARD CONSULTING, LTD.
CONTRACT: JAY TA BFR1
14805 N. HAYDEN RD., STE 340
SCOTTSDALE, AZ 85260
(480) 948-5550

CURRENT ZONING
C-2 COMMERCIAL
PROPERTY IS VACANT

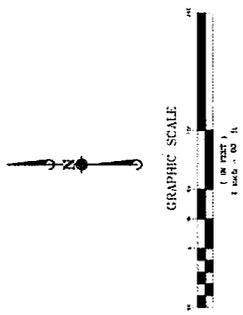
PROPOSED USE
SINGLE-FAMILY DETACHED HOME
SUBDIVISION WITH PRIVATE STREETS,
GARAGES FRONTING ONTO ALLEYS,
AND CONVALENT AVENUES INCLUDING
TOT LOT(S), RAMADA(S), AND A POOL.

ALLEYS
- STREETS ARE 26 OR 32 FEET WIDE
FROM 7'6" TO 1'0"

PARKING ALLOWED ON ONE SIDE OF
STREET ON 26' WIDE SIDEWALKS AND
BOTH SIDES FOR 32' WIDE STREETS
- ALL ALLEYS ARE 20 FEET WIDE WITH
24 FEET OF PAVEMENT TYPICAL

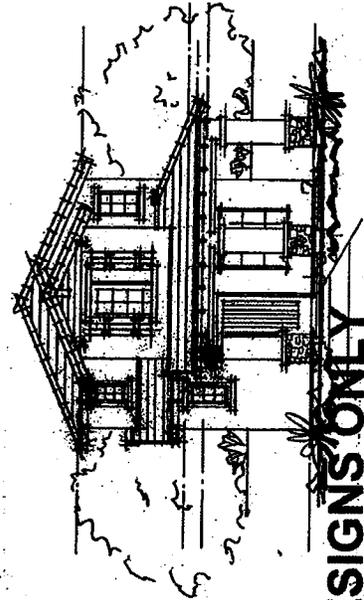


PLEASE NOTE:
THIS CONCEPTUAL PLAN IS PREPARED
FOR CONSIDERATION BY THE APPLICANT
AND DOES NOT CONSTITUTE A CONTRACT
OR WARRANTY OF ANY KIND. THE APPLICANT
WARRANTS THAT THE INFORMATION
PROVIDED TO THE ARCHITECT IS TRUE AND
ACCURATE. THE ARCHITECT'S OBLIGATION
IS LIMITED TO THE PREPARATION OF THE
CONCEPTUAL PLAN AND TO THE EXTENT
SPECIFIED IN THE ARCHITECTURAL
AGREEMENT AND TO THE EXTENT
SPECIFIED IN A WRITTEN ORDER OF
PLAN, ANALYSIS OR THIS SITE

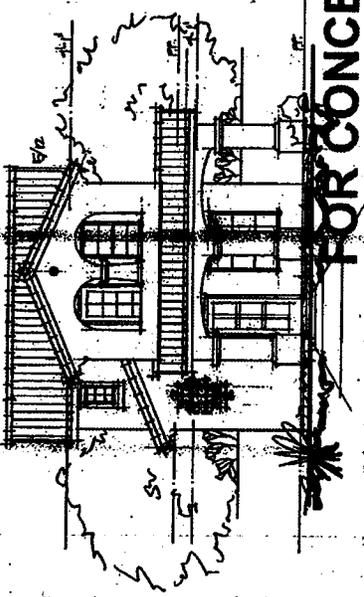


EXISTING RESIDENTIAL

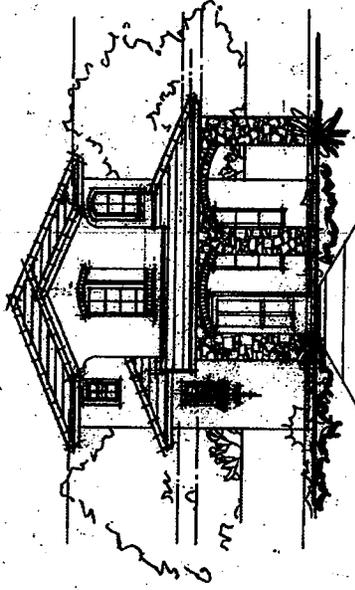
APPENDIX D
1 of 5
Conceptual Elevation Plans



ELEVATION B



ELEVATION A



ELEVATION C

FOR CONCEPTUAL DESIGNS ONLY

PLAN 1
ELEVATION STUDIES

LINDEROOTH ASSOCIATES
05-023 8-09-2005

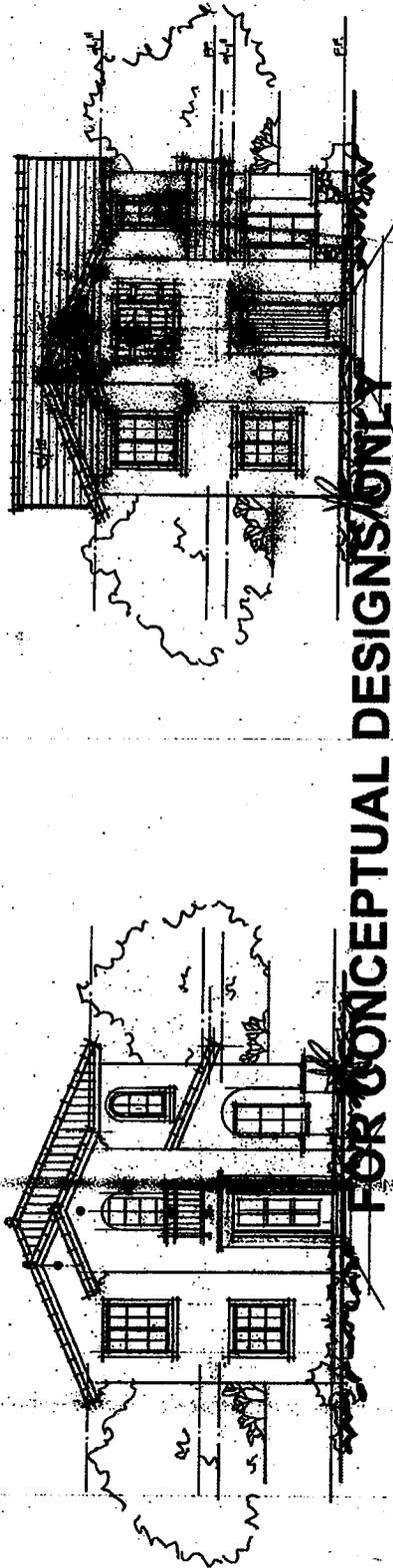
Approved by the Architectural Review Board
Date: _____

MONTALBANO HOMES

Peoria 20

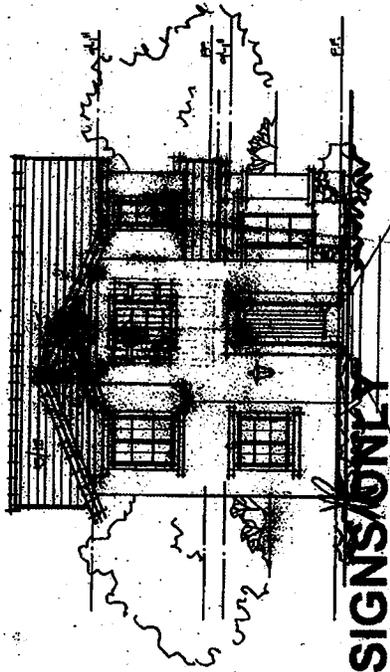
26' WIDE PRODUCT SERIES

APPENDIX D
2 of 5
Conceptual Elevation Plans

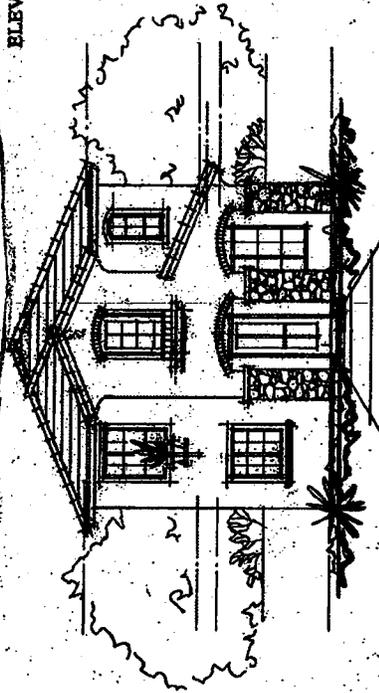


ELEVATION A

FOR CONCEPTUAL DESIGNS ONLY



ELEVATION B



ELEVATION C

PLAN 2
ELEVATION STUDIES



LINDEROTH ASSOCIATES
05-023 8-09-2005

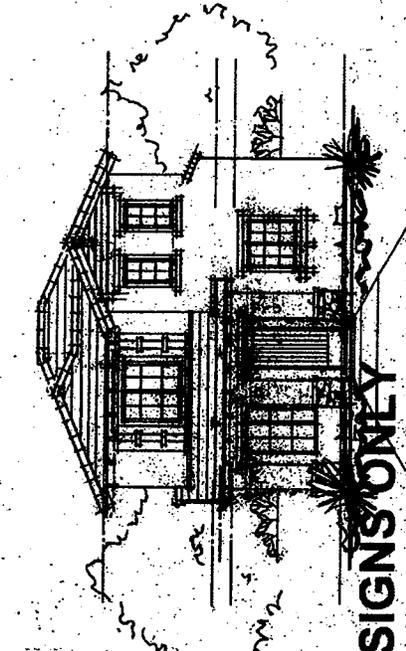
Peoria 20

26' WIDE PRODUCT SERIES

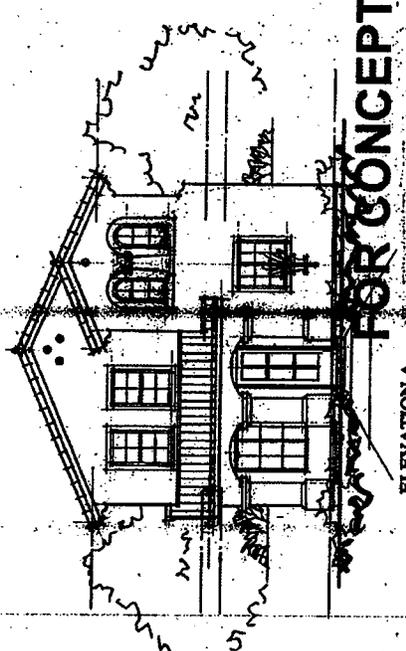


MONTALBANO HOMES

APPENDIX D
3 of 5
Conceptual Elevation Plans

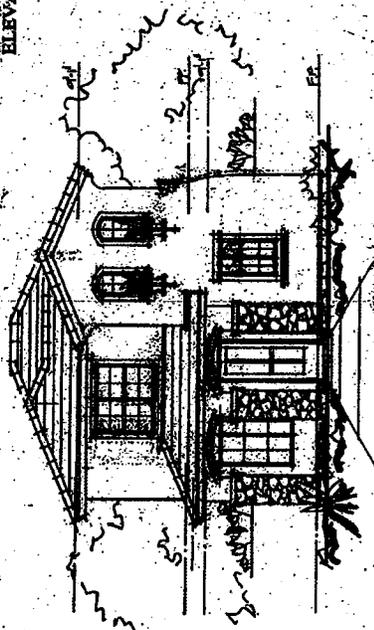


ELEVATION B



ELEVATION A

FOR CONCEPTUAL DESIGNS ONLY



ELEVATION C

PLAN 3
ELEVATION STUDIES

LINDEROTH ASSOCIATES
9-09-2005

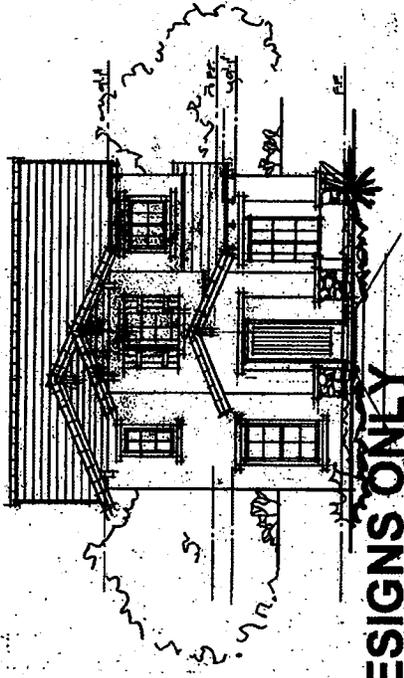
Peoria 20

26' WIDE PRODUCT SERIES

Project Name	
Client	
Architect	
Date	

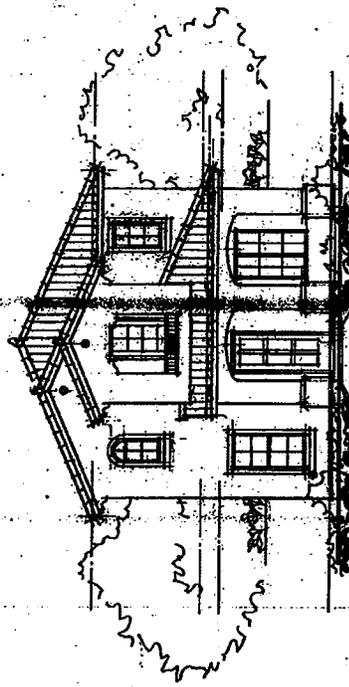
MONTALBANO HOMES

APPENDIX D
4 of 5
Conceptual Elevation Plans

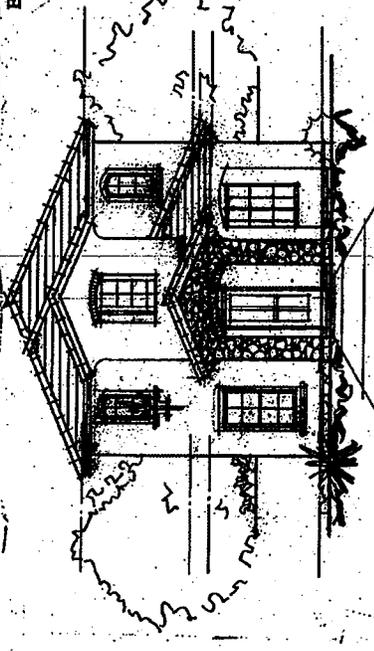


FOR CONCEPTUAL DESIGNS ONLY

ELEVATION A



ELEVATION B



ELEVATION C

PLAN 4
ELEVATION STUDIES



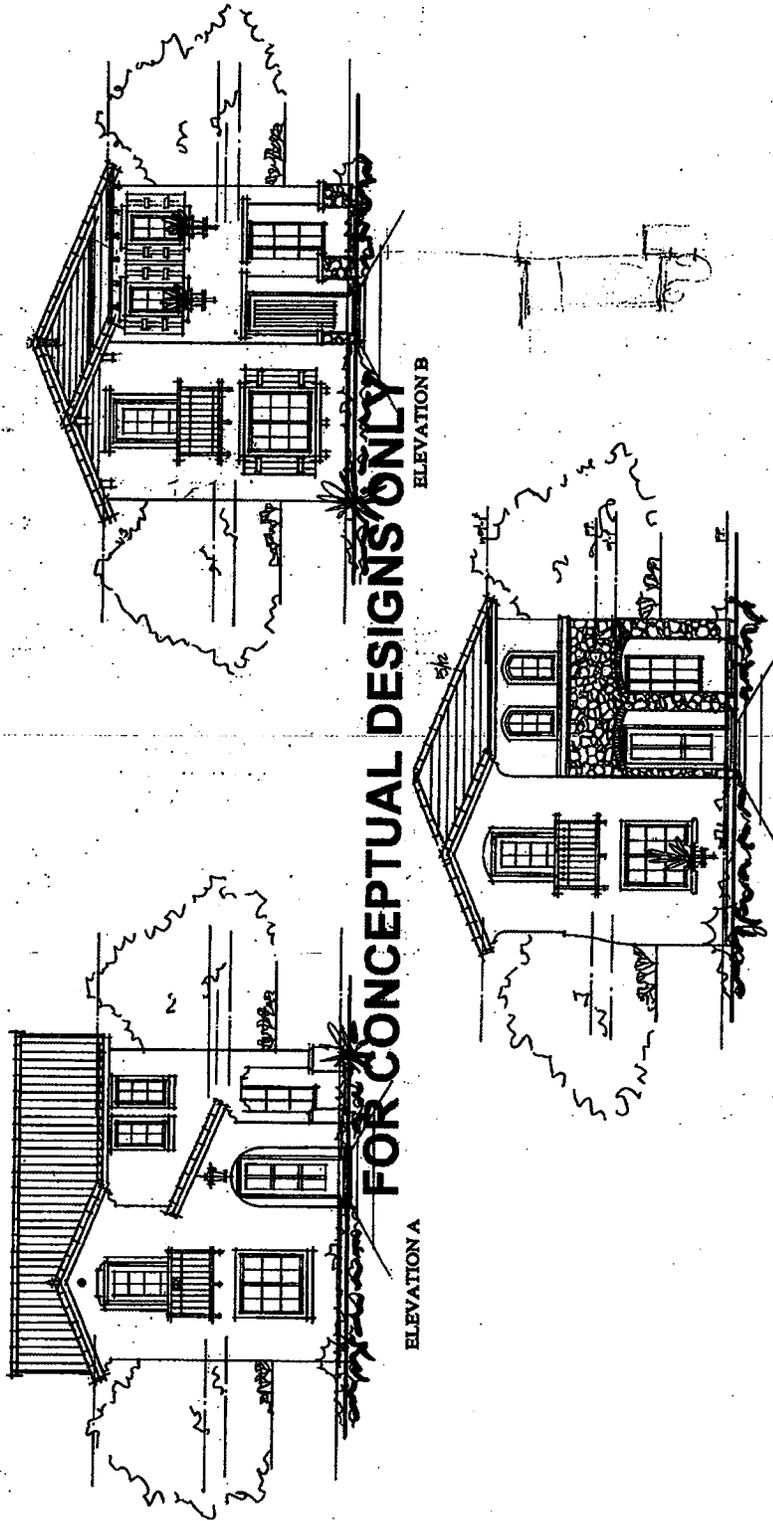
LINDEROTH ASSOCIATES
05-023 4-66-2003



MONTALBANO HOMES

Peoria 20
26' WIDE PRODUCT SERIES

APPENDIX D
5 of 5
Conceptual Elevation Plans



FOR CONCEPTUAL DESIGNS ONLY

PLAN 5
ELEVATION STUDIES

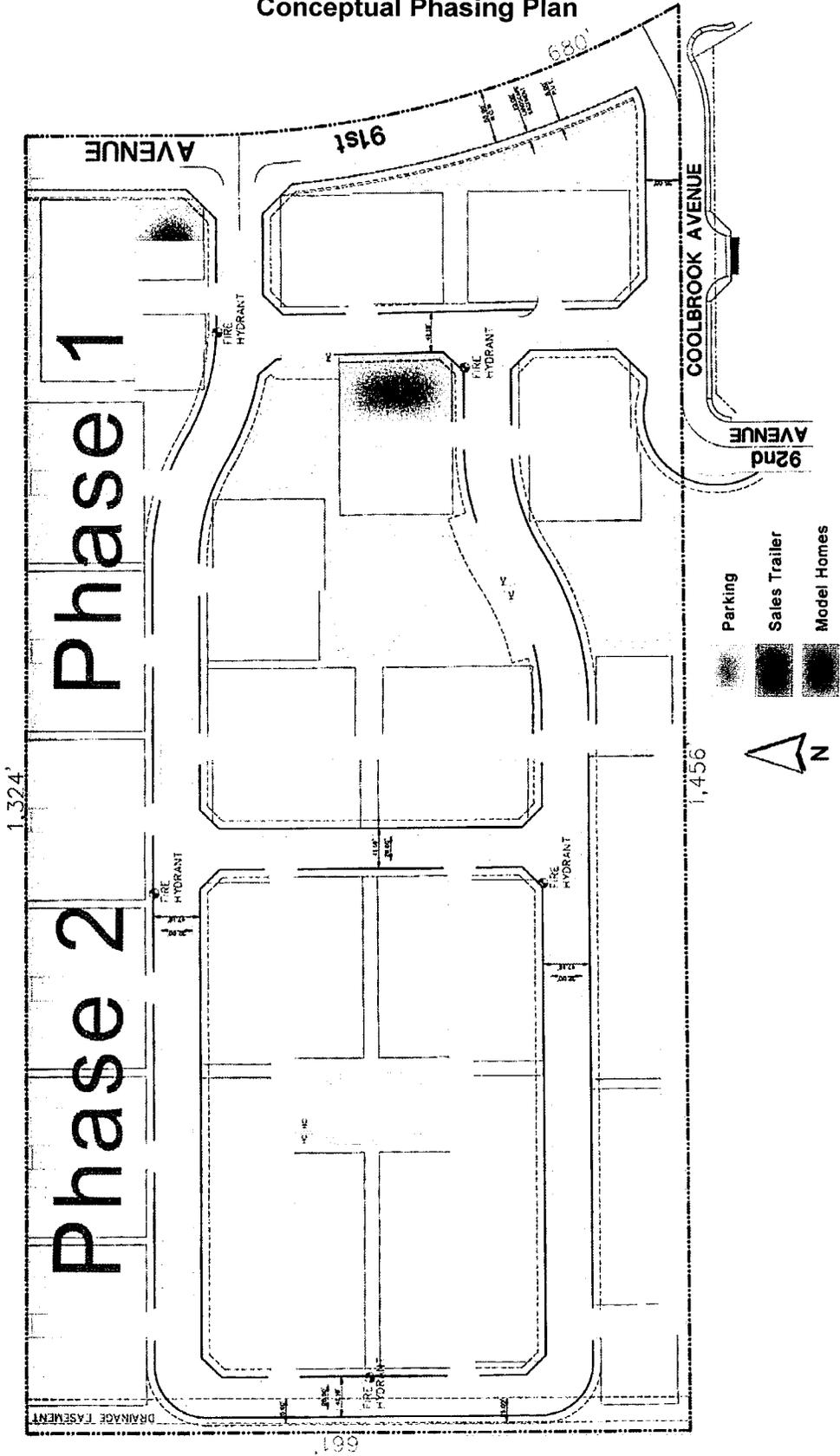
LINDEROTH ASSOCIATES
05-023 8-09-2005

Peoria 20
26' WIDE PRODUCT SERIES

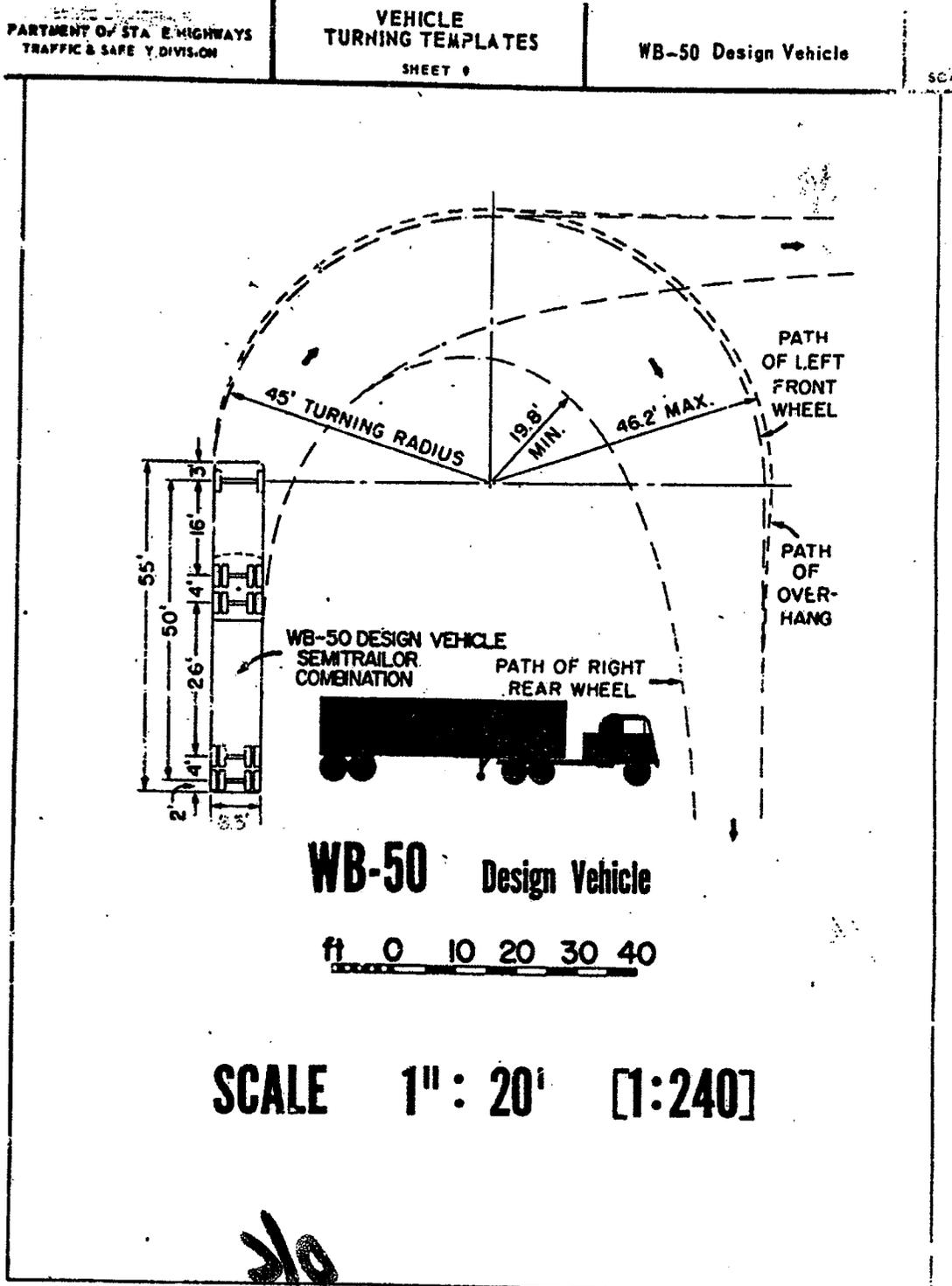
Approved for construction: _____
DATE: _____
MONTALBANO HOMES

APPENDIX E

Conceptual Phasing Plan



APPENDIX F
1 of 3
Fire Safety Design – WB50

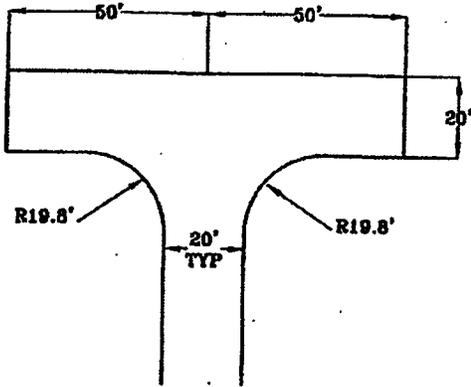


APPENDIX F
 2 of 3
Fire Safety Design – WB50

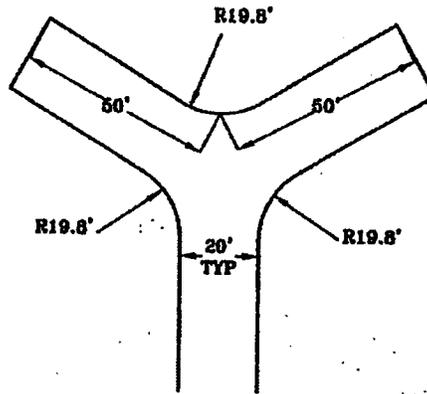
INSTRUCTIONS FOR
WB50
CITY OF PEORIA BUILDING INSPECTION DEPARTMENT
 504 WEST HENRIE STREET, PEORIA, ARIZONA 85204



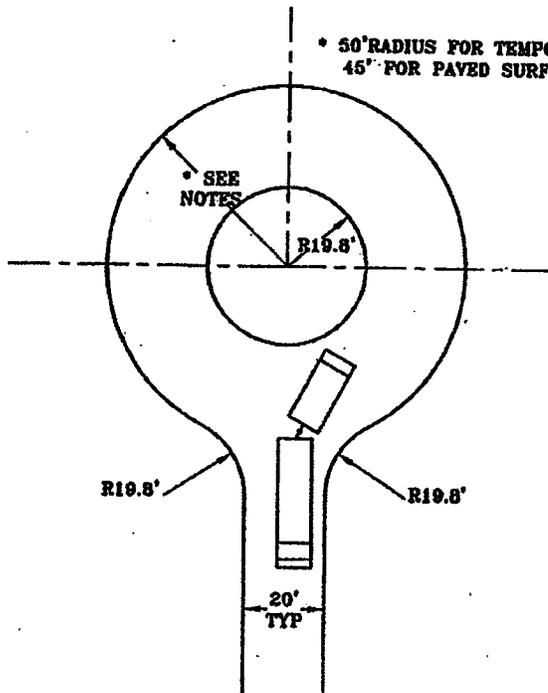
REVISED 2/9/91



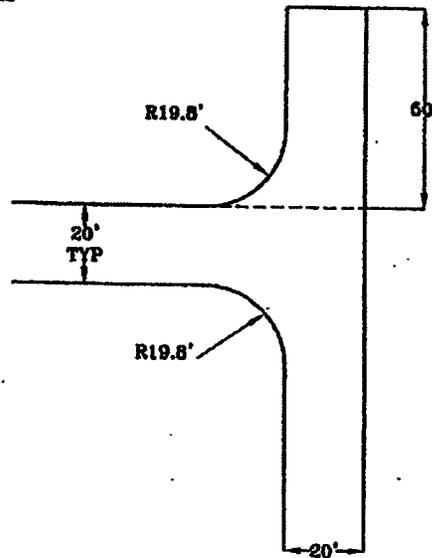
**100'
HAMMERHEAD**



**ACCEPTABLE ALTERNATE
TO 100' HAMMERHEAD**



**90'
CUL-DE-SAC**



**ACCEPTABLE ALTERNATE
TO 100' HAMMERHEAD**

APPENDIX F
3 of 3
Fire Safety Design

From: "Flora Chen" <FloraC@peoriaaz.com>

8/26/2005 3:18 PM

To: "Maher Hazine" <MaherH@peoriaaz.com>

CC: "Doug Chubin" <DChubin@manhard.com>; "Tice, Andrew" <ATice@mbihomes.net>; "Howard Munding"

Subject: RE: MONPEA - hydrant exhibit

Maher,

Base on the discussion between the fire department of Peoria and the home developer representatives (Jim Talbert-Manhard Consulting, Andrew Tice-Montabono Homes, George Cannon-Montabono Homes) on 08/17/2005, the Montalbano Homes will install fire sprinkler systems for all the homes in their project at 91st Ave and Bell Rd. As a trade-up, the fire department will allow extending the spacing between fire hydrants up to 800 feet. Any portion of the building will be within 450 feet of the jurisdiction of a fire hydrant. The submitted exhibit showing the locations of fire hydrants has been approved.

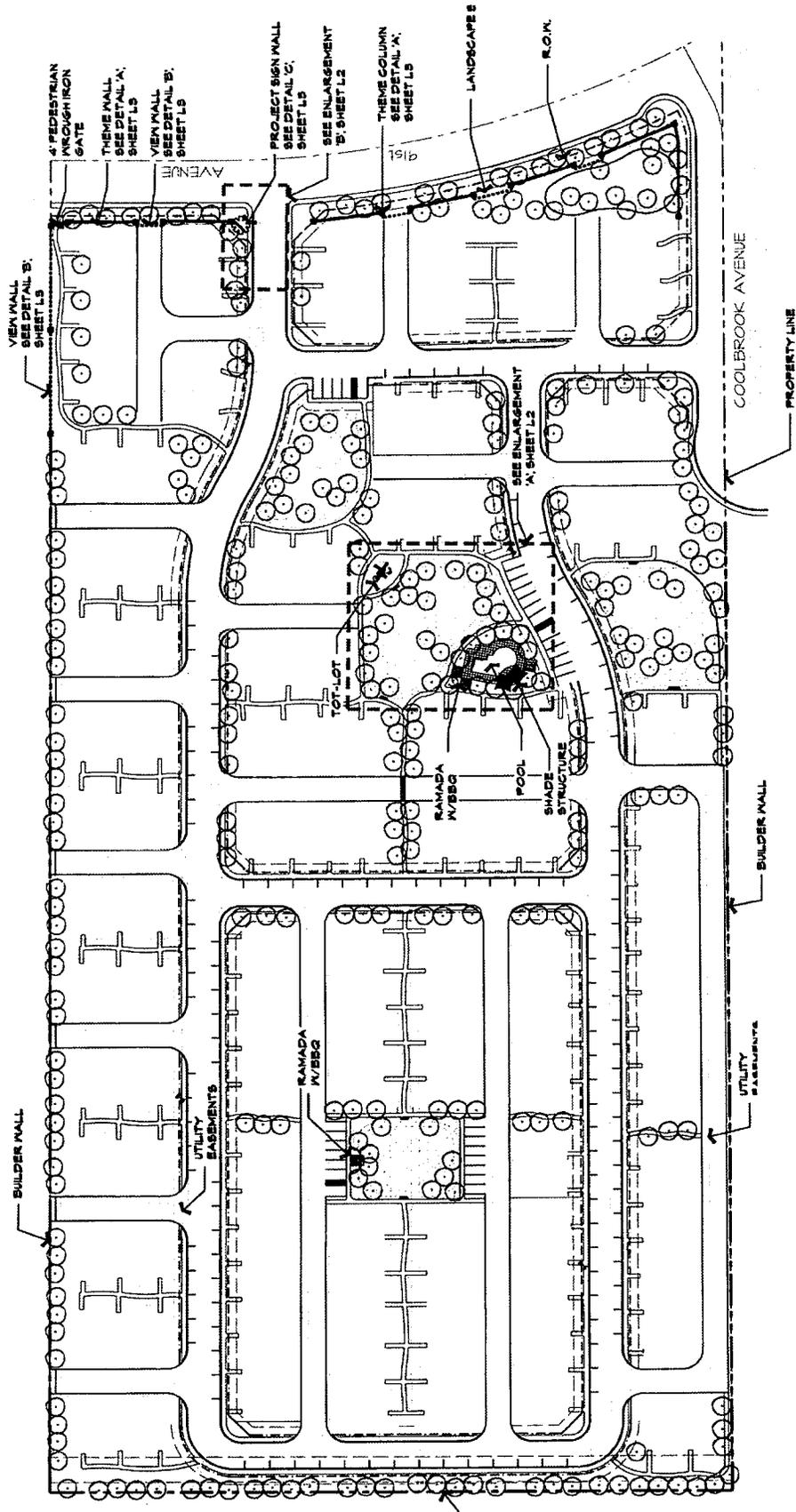
Best regards,

Flora Chen, P.E.
Fire Protection Engineer
City of Peoria
8401 W. Monroe St.
Peoria, AZ 85345
623-773-7935 office
623-773-7295 fax



gee.txt

APPENDIX G
1 of 8
Conceptual Landscape Plan



APPENDIX G
2 of 8
Plant Legend



TREES

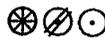
LARGE - MEDIUM CANOPY TREES

ACACIA SMALLII	SWEET ACACIA
CERCIDIUM 'HYBRID'	DESERT MUSEUM (THORNLESS PALO VERDE)
FRAXINUS VELUTINA 'RIO GRANDE'	FAN-TEX ASH
CERCIDIUM MICROPHYLLUM	FOOTHILL PALO VERDE
CERCIDIUM PRAECOX	PALO BREA
PROSOPIS CHILENSIS	THORNLESS MESQUITE
PINUS ELDERICA	MONDEL PINE
ULMUS PARVIFOLIA	CHINESE EVERGREEN ELM
ACACIA ANEURA	MULGA TREE
ACACIA SALICINA	WILLOW ACACIA
DALBERGIA SISSOO	SISSOO TREE
QUERCUS VIRGINIANA 'HERITAGE'	HERITAGE LIVE OAK
FIGUS MICROCARPA 'NITIDA'	INDIAN LAUREL FIG
NERIUM OLEANDER	TREE OLEANDER
OLEA EUROPAEA 'SWAN HILL'	FRUITLESS OLIVE

PALMS

PHOENIX DACTYLIFERA	DATE PALM
WASHINGTONIA ROBUSTA	MEXICAN FAN PALM
BRAHEA ARMATA	MEXICAN BLUE PALM
CHAMAEROPS HUMILIS	MEDITERRANEAN FAN PALM
PHOENIX ROEBELENI	PIGMY DATE PALM

-  DECOMPOSED GRANITE - 3/4" MINUS, 2" DEPTH
-  TURF
-  CONCRETE MOW STRIP



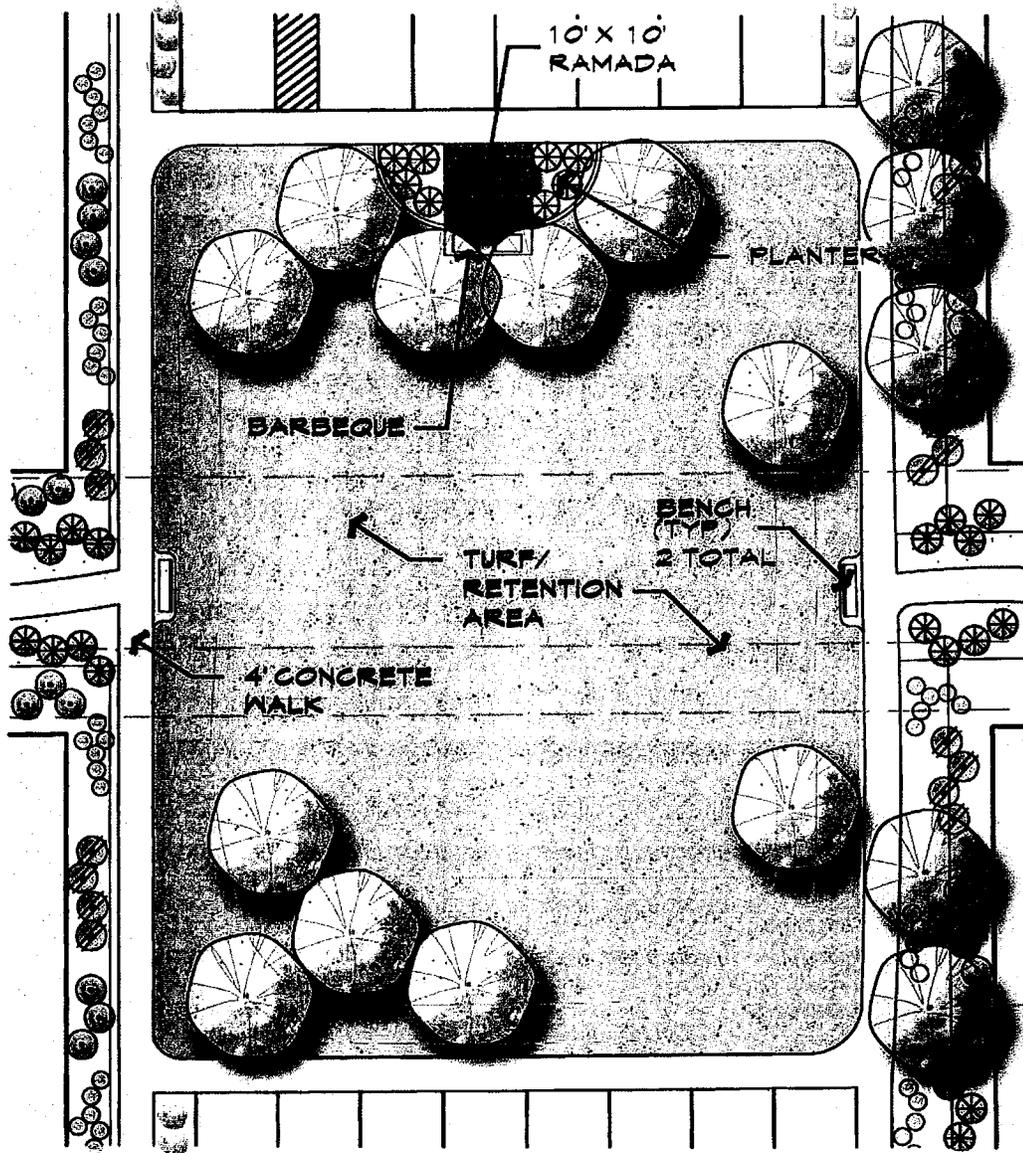
SHRUBS/ACCENTS

AGAVE SPECIES	AGAVE
AMBROSIA DELTOIDEA	TRIANGLE LEAF BURSAGE
BOUGAINVILLEA SPECIES	B. KARST BOUGAINVILLEA
BOUGAINVILLEA 'LA JOLLA'	BUSH BOUGAINVILLEA
CASSIA PHYLLODENIA	SILVERY CASSIA
CASSIA NEMOPHILA	GREEN CASSIA
CYCAS REVOLUTA	SAGO PALM
DALEA FRUTESCENS	BLACK DALEA
DASYLIRION WHEELERI	DESERT SPOON
DIETES BICOLOR	EVERGREEN IRIS
EREMOPHILA SPECIES	VALENTINE BUSH
HESPERALOE PARVIFLORA	RED YUCCA
HIBISCUS ROSA-SINENSIS	CHINESE HIBISCUS
LEUCOPHYLLUM CANDIDUM 'THUNDER CLOUD'	THUNDERCLOUD SAGE
LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD'	GREEN CLOUD SAGE
LEUCOPHYLLUM LANGMANAIE	RIO BRAVO TEXAS SAGE
MUHLENBERGIA RIGENS	DEER GRASS
NERIUM OLEANDER	PETITE PINK OLEANDER
PITTIOSPORUM TOBIRA 'WHEELER'S DWARF'	DWARF PITTIOSPORUM
RUELLIA BRITTONIANA	BRITISH RUELLIA
RUELLIA PENINSULARIS	BAJA RUELLIA

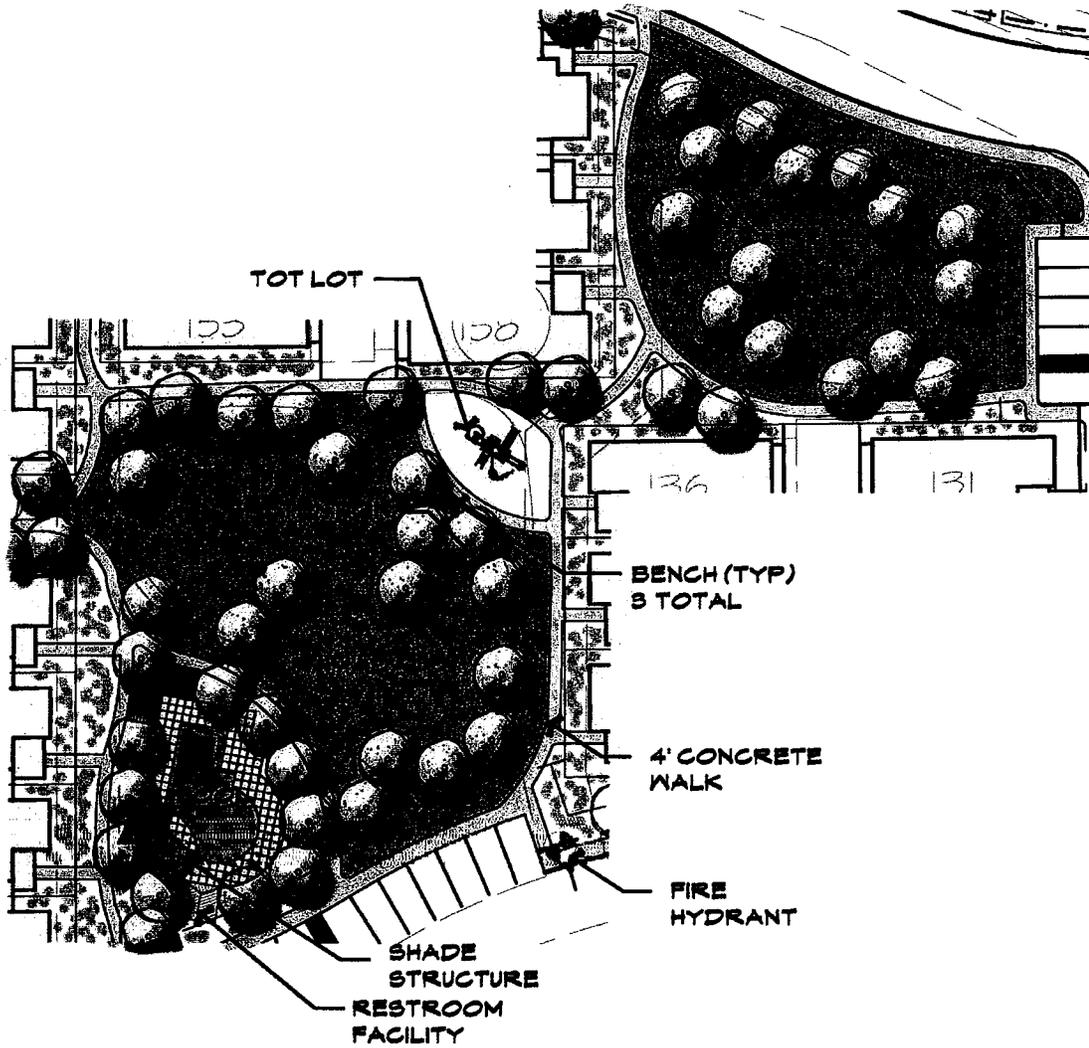
GROUND COVER

ASPARAGUS DENSIFLORUS	ASPARAGUS FERN
ACACIA REDOLENS	DESERT CARPET ACACIA
BACCHARIS X CENTENNIAL	CENTENNIAL BACCHARIS
DALEA CAPITATA 'SIERRA GOLD'	SIERRA GOLD DALEA
LANTANA CAMARA	NEW GOLD LANTANA
ROSMARINUS 'IRENE'	IRENE ROSEMARY
BAILEYA MULTIRADIATA	DESERT MARIGOLD
PENSTEMON PARRYI	PENSTEMON SPECIES

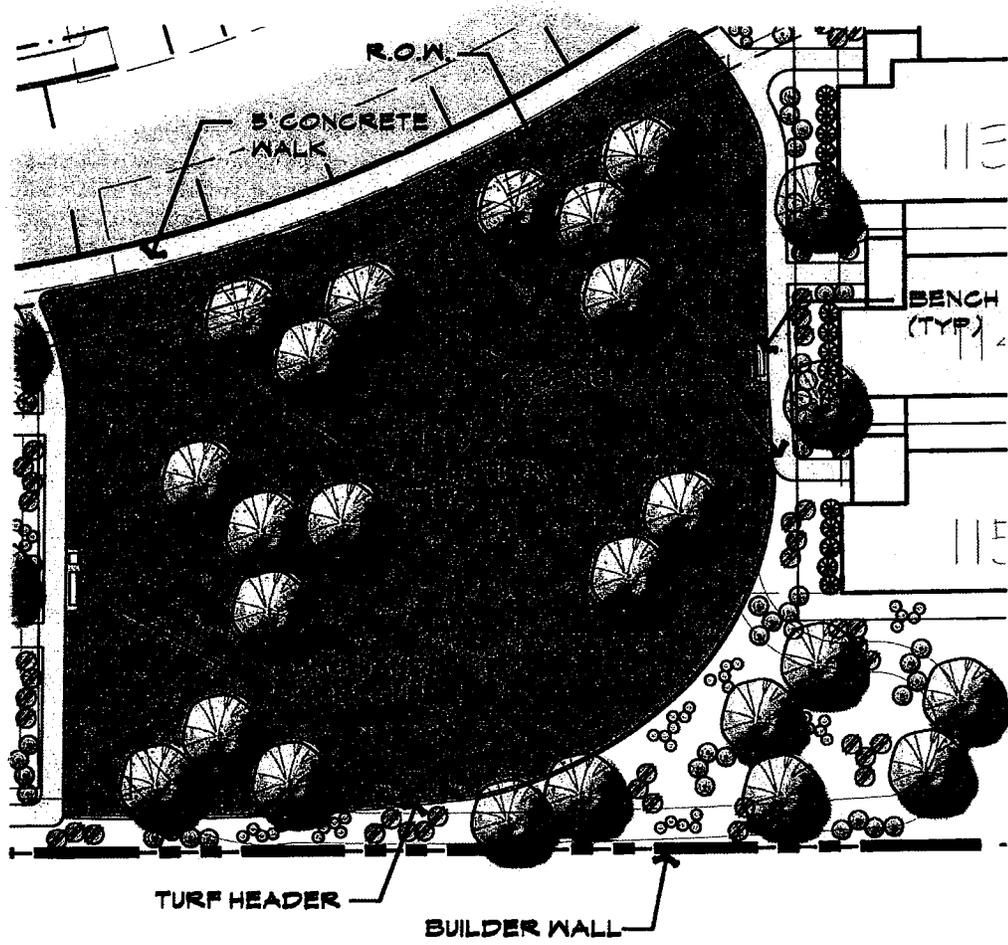
APPENDIX G
3 of 8
Conceptual Landscape Details – Tract C



APPENDIX G
4 of 8
Conceptual Landscape Details – Tract G



APPENDIX G
5 of 8
Conceptual Landscape Details – Tract H

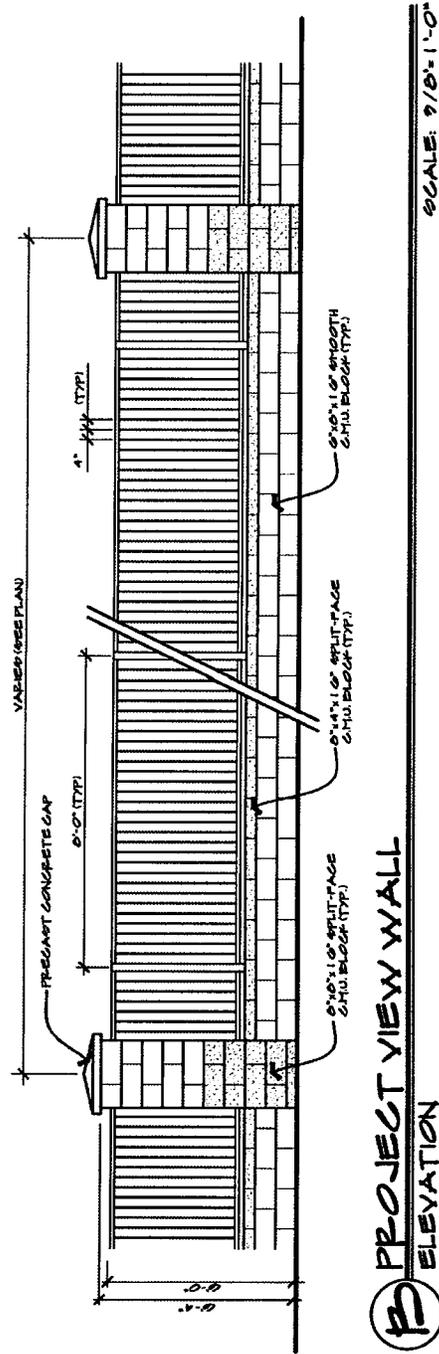
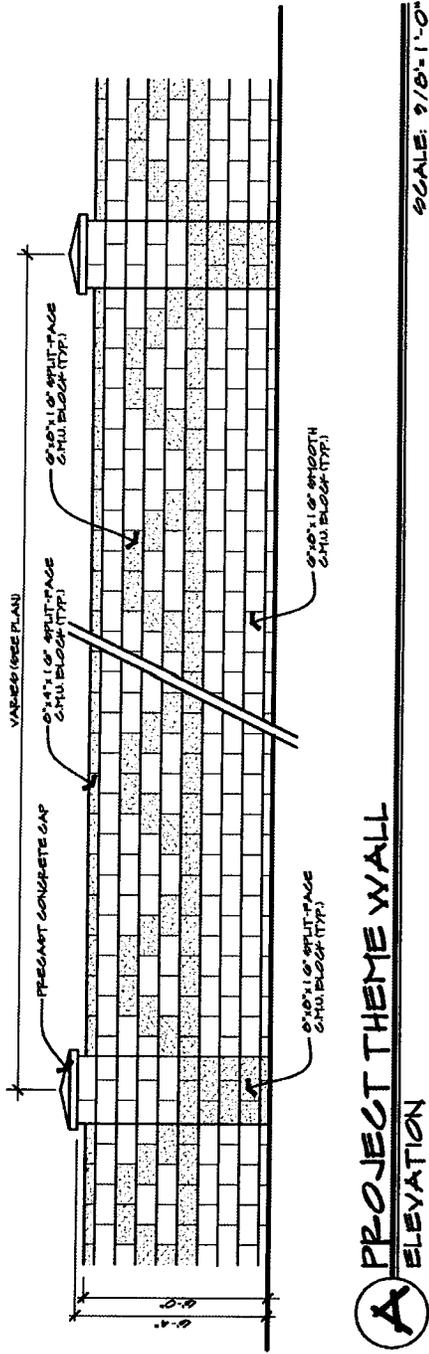


APPENDIX G

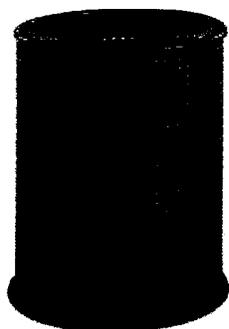
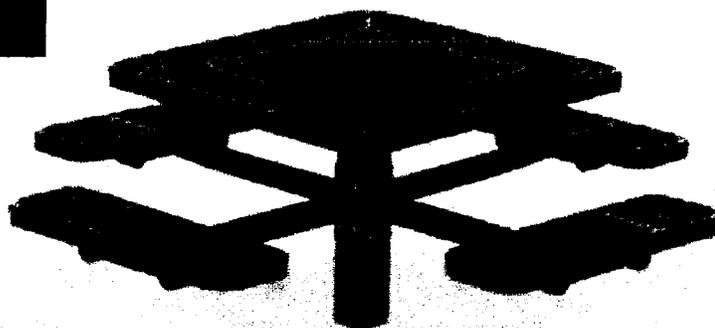
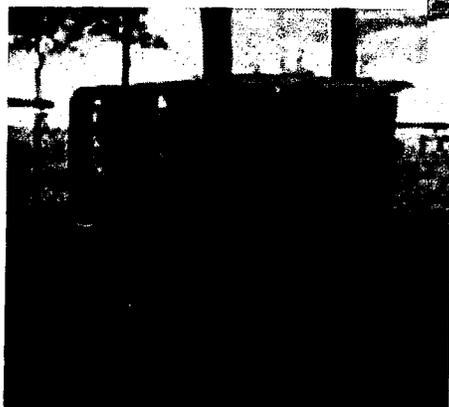
6 of 8

Conceptual Wall Details

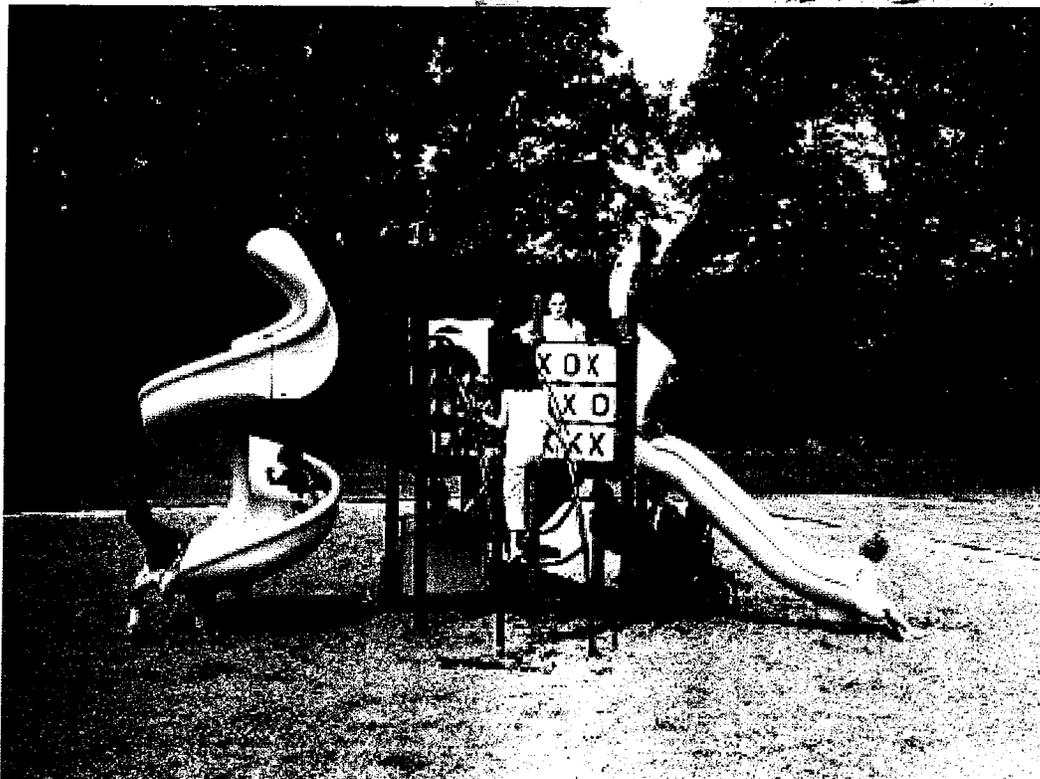
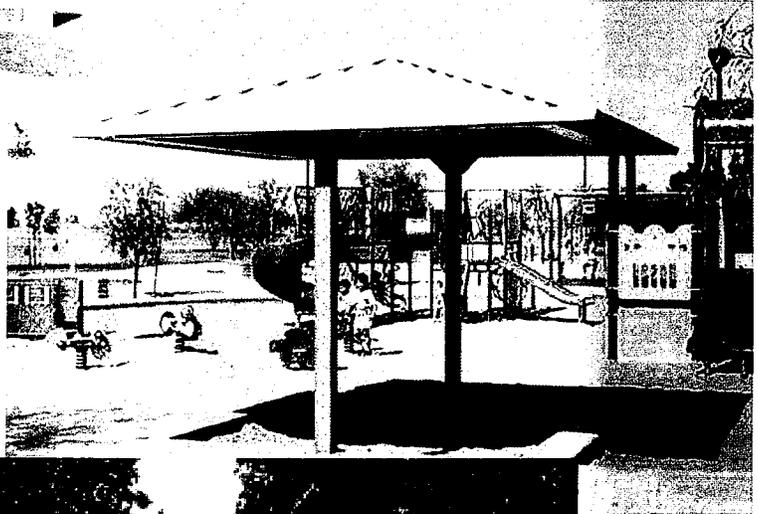
The signage standards will be in accordance with the Peoria Zoning Ordinance and shall be subject to the City's Design Review Process.



APPENDIX G
7 of 8
Conceptual Site Amenity Examples

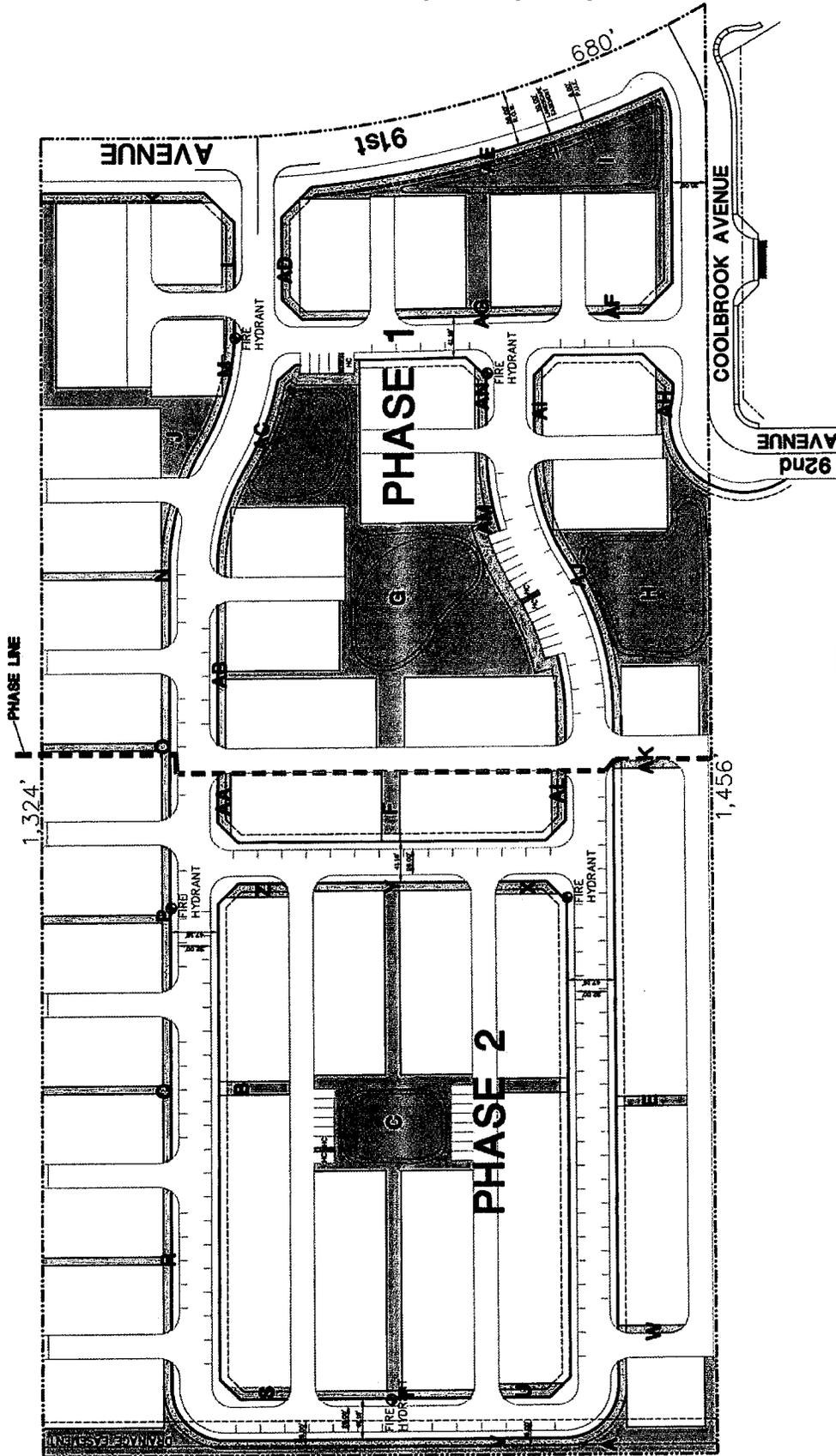


APPENDIX G
8 of 8
Conceptual Site Amenity Examples



APPENDIX H

Conceptual Open Space Exhibit



OTHER OPEN SPACE

- Includes:
- Required 10' Arterial Landscape Tracts
 - Required 8' Collector and Private Roadway Landscape Tracts
 - Other common area landscaping not improved with Useable Open Space amenities

1.15 Acres
5.6%

USEABLE OPEN SPACE

- Includes Private Park and Recreation Areas when improved with any combination of the following: Active Play Areas, including, but not limited to, Basketball/Tennis/Racquetball courts, Baseball/Softball/Soccer fields, pedestrian/multi-use paths/trails, tot lot, barbecue areas, ramadas and bench seating areas.

2.68 Acres
13.0%

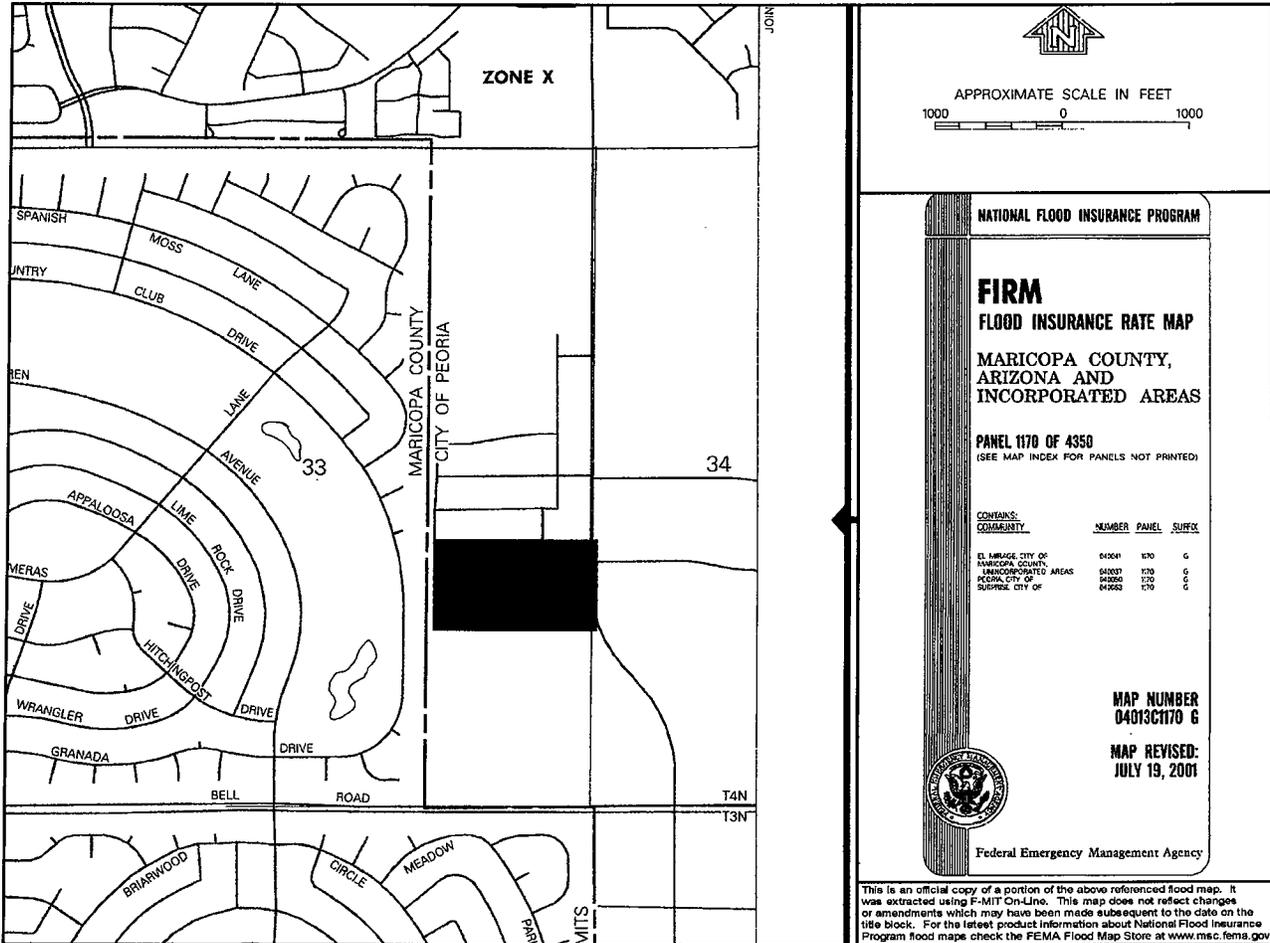
APPENDIX I

Open Space Table

				OTHER OPEN SPACE AREAS	S.F.	AC.	% OF GROSS
				K	1,665	0.04	
				L	1,423	0.03	
				M	1,602	0.04	
				N	2,307	0.05	
				O	2,099	0.05	
				P	2,099	0.05	
				Q	2,100	0.05	
				R	2,101	0.05	
				S	750	0.02	
				T	1,207	0.03	
				U	759	0.02	
				V	4,513	0.10	
				W	474	0.01	
				X	698	0.02	
				Y	1,207	0.03	
				Z	750	0.02	
				AA	718	0.02	
				AB	1,153	0.03	
				AC	2,882	0.07	
				AD	1,496	0.03	
				AE	5,326	0.12	
				AF	464	0.01	
				AG	1,402	0.03	
				AH	1,455	0.03	
				AI	507	0.01	
				AJ	2,671	0.06	
				AK	474	0.01	
				AL	778	0.02	
				AM	4,166	0.10	
				AN	645	0.01	
				OTHER OPEN SPACE AREA	49,890	1.15	5.57%
				PROJECT GROSS AREA	895,748	20.56	
				TOTAL OPEN SPACE		3.82	18.59%
USEABLE OPEN SPACE AREAS	S.F.	AC.	% OF GROSS				
A	11,978	0.27					
B	849	0.02					
C	17,929	0.41					
D	889	0.02					
E	602	0.01					
F	1,107	0.03					
G	39,596	0.91					
H	19,129	0.44					
I	16,227	0.37					
J	8,320	0.19					
TOTAL USEABLE AREA	116,627	2.68	13.02%				
PROJECT GROSS AREA	895,748	20.56					

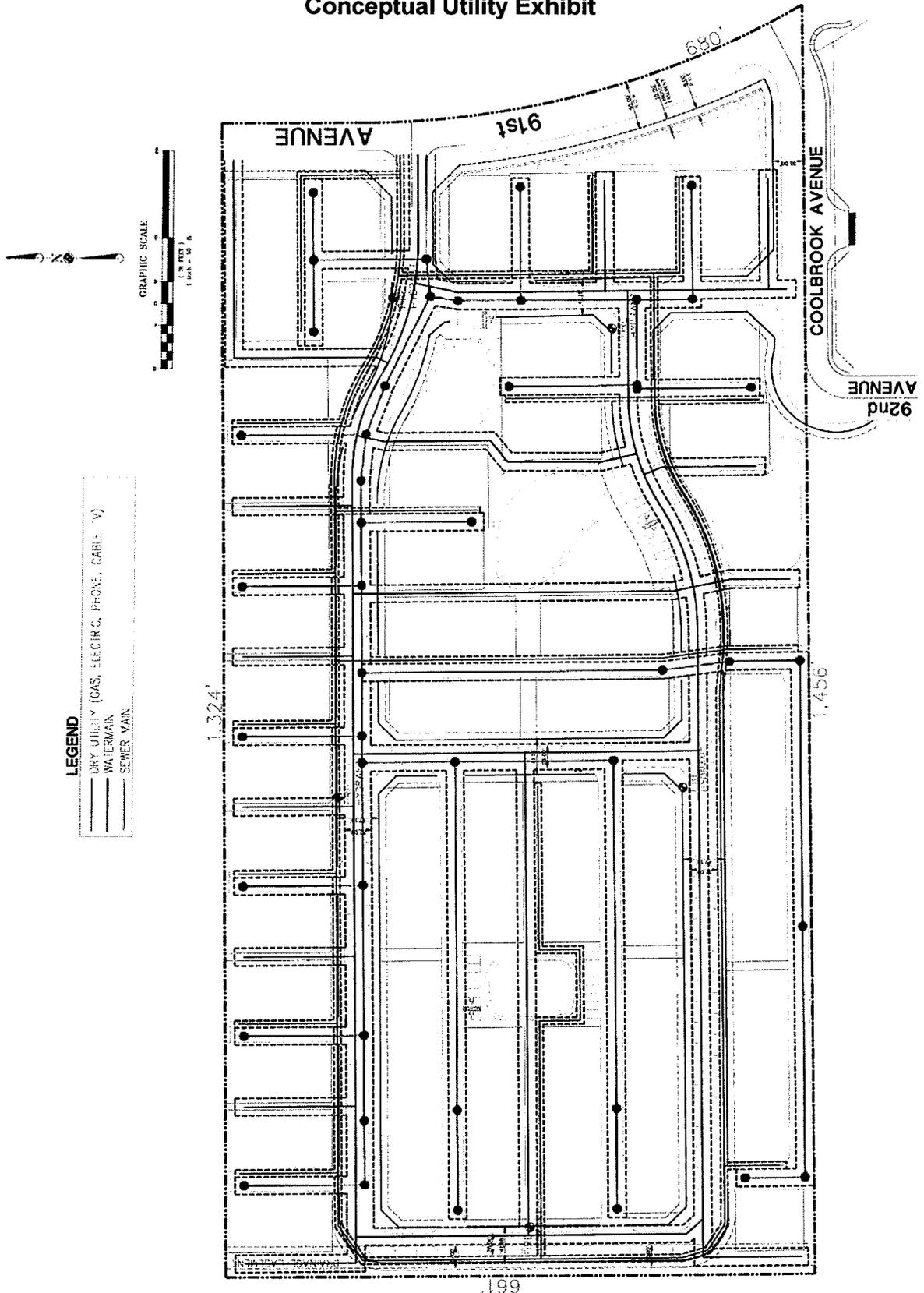
APPENDIX J

FIRM Map



APPENDIX K

Conceptual Utility Exhibit



APPENDIX L

1 of 2

WATER SYSTEM ANALYSIS REPORT

- The proposed Peoria Square Development contains one hundred fifty eight (158) lots
- LOCATION: S ½, NE ¼, SE ¼, Sec 33, T4N, R1E, Gila & Salt River Meridian; Southwest corner of 91st Avenue and Greenbrain Drive
- ZONING: Zoning is Currently C-2 Commercial and the property is vacant.

DOMESTIC RESIDENTIAL WATER DEMAND CALCULATIONS

Average Daily Demand per Dwelling Unit:

1. The average daily demand is 200 gallons per day capita (200 gpcd)*
2. The lost and unaccounted water factor is 0.90*
3. The average population per dwelling unit is 2.8 persons*
4. The average daily demand per dwelling unit is therefore:
$$[(200 \text{ gal/capita/day}) \times (2.8 \text{ persons/du})] / (0.90) = 622 \text{ gal/day/du}$$

Maximum Daily Demand per Dwelling Unit:

1. The maximum day demand is equal to 1.8 times the average day demand*
2. The maximum daily demand per dwelling unit is therefore:
$$(622 \text{ gal/day/du}) \times (1.8) = 1120 \text{ gal/day/du}$$
3. The maximum daily demand for Peoria Square Development is therefore:
$$(158 \text{ du}) \times (1120 \text{ gal/day/du}) = 176,960 \text{ gal/day}$$

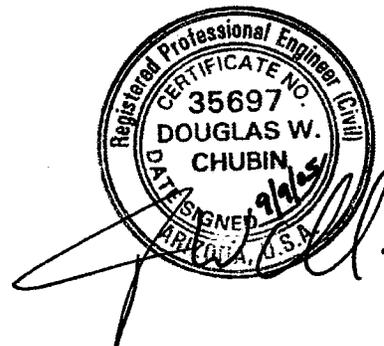
Peak Hour Demand per Dwelling Unit:

1. The peak hour demand is equal to 1.7 times the average day demand*
2. The peak hour demand per dwelling unit is therefore:
$$1.7 \times (1120 \text{ gal/day/du}) \times (\text{day}/24 \text{ hour}) \times (\text{hour}/60\text{min}) = 1.32 \text{ gal/min/du}$$

THE MAXIMUM HOUR DOMESTIC WATER DEMAND FOR PEORIA SQUARE DEVELOPMENT IS THEREFORE:

$$(158 \text{ du}) \times (1.32 \text{ gal/min/du}) = 209 \text{ gal/min}$$

* - Source: City of Peoria Water Master Plan, September 2001, Table 10-1



APPENDIX L

2 of 2

WASTEWATER SYSTEM ANALYSIS REPORT

- The proposed Peoria Square Development contains one hundred fifty eight (158) lots
- LOCATION: S ½, NE ¼, SE ¼, Sec 33, T4N, R1E, Gila & Salt River Meridian; Southwest corner of 91st Avenue and Greenbrain Drive
- ZONING: Zoning is Currently C-2 Commercial and the property is vacant.

DOMESTIC RESIDENTIAL WASTEWATER DEMAND CALCULATIONS

Average Daily Flow per Dwelling Unit:

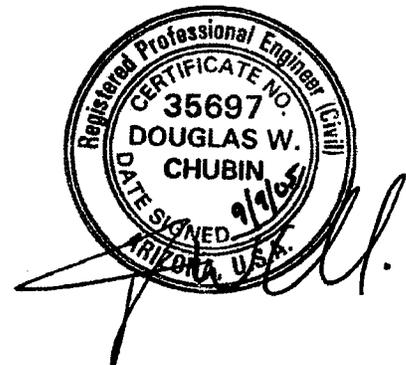
1. The average daily flow is 100 gallons per day per capita (100 gpcd)*
2. The average population per dwelling unit is 2.8 persons
3. The Average daily flow per dwelling unit is therefore:
 $(100 \text{ gal/capita/day}) \times (2.8 \text{ persons/du}) = 280 \text{ gal/day/du}$

* - Source: City of Peoria 2002 Wastewater Master Plan.

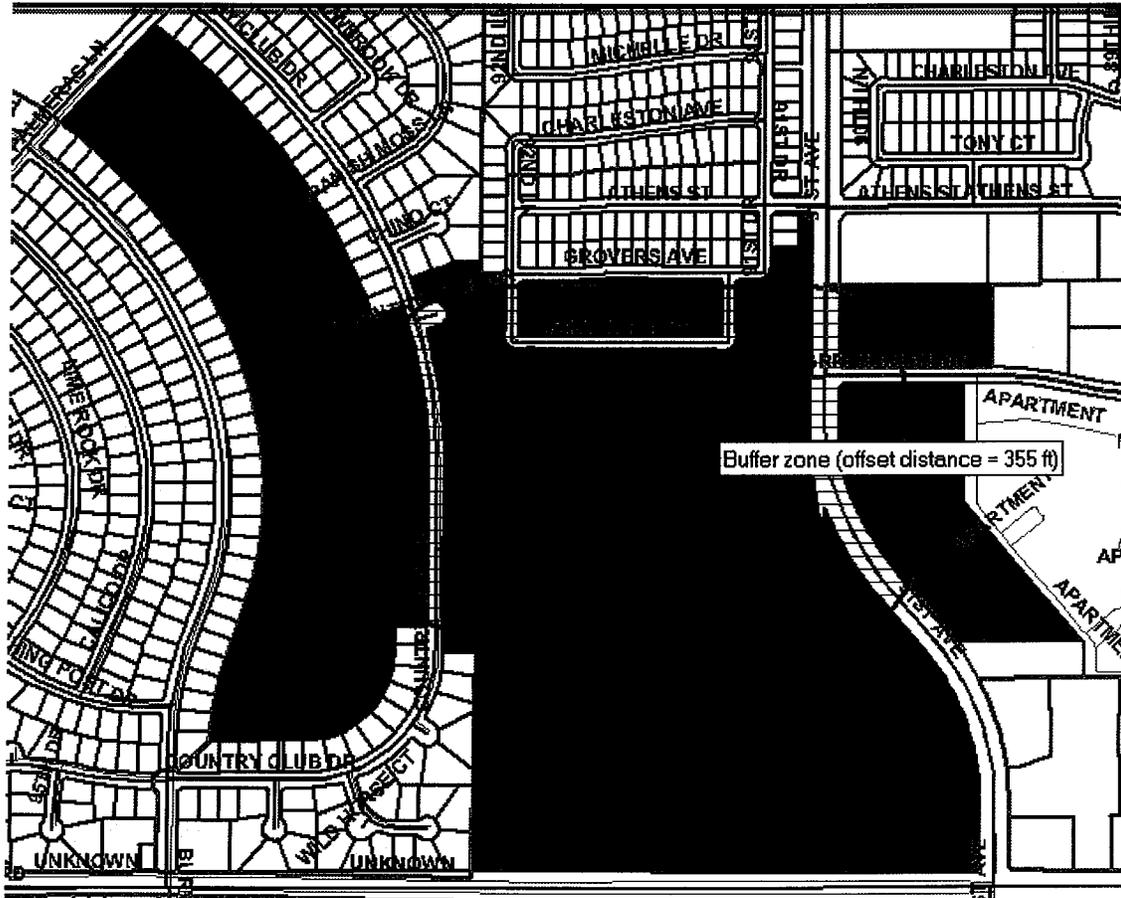
Maximum Daily Flow per Dwelling Unit:

1. The maximum day is equal to 4.0 times the average day flow
2. The maximum daily flow per dwelling unit is therefore:
 $(280 \text{ gal/day/du}) \times (4.0) = 1120 \text{ gal/day/du}$

**THE MAXIMUM DAILY FLOW FOR PEORIA SQUARE DEVELOPMENT IS THEREFORE:
 $(158 \text{ DU}) \times (1120 \text{ GAL/DAY/DU}) = 176,960 \text{ GAL/DAY}$**



APPENDIX M
1 of 4
Property Owner Notification



The attached list is based upon Maricopa County Assessor GIS.
The list was retrieved from their web site on June 15, 2005.