

**Planned Area Development
Standards and Guidelines Report**

for

*Village at
Pioneer Park*

**Southwest Corner of
83rd Avenue and Olive Avenue**

by:

Empire Group

Case No.: Z18-13

Original Submittal: November 1, 2018

2nd Submittal: April 1, 2019

3rd Submittal: July 8, 2019

4th Submittal: September 9, 2019

i

PLANNING & ZONING

Planned Area Development Approval

P/Z Commission Date: 09/19/2019

City Council Approval Date: 10/15/2019

Planner: Amanda Beck

Administrative Approval Date: 11/15/2019

TABLE OF CONTENTS

I. Introduction..... 1

II. Legal Description 1

III. Conceptual Development Plan..... 1

IV. Uses..... 1

V. Development Standards..... 2

VI. Landscape Standards..... 3

VII. Useable Open Space..... 3

VIII. Design Principles and Guidelines 3

IX. Entry Design..... 4

X. Signage Standards..... 4

XI. Infrastructure/Utilities 4

A. Grading/Drainage/Retention 4

B. Water..... 5

C. Wastewater..... 5

D. Electric Power/Natural Gas/Telephone Service/Solid Waste 5

TABLE OF EXHIBITS

Exhibit No.	Description
1	Vicinity Map
2	Aerial Map
3	Existing Zoning Map
4	Proposed Zoning Map
5	Legal Description
6	Conceptual Land Use Plan
7	Conceptual Landscape Plan
8	Conceptual Amenities Plan
9	Thematic Concept Plan
10	Conceptual Corner Treatment Plan & Elevation

Development Team

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Village at Pioneer Park

I. INTRODUCTION

Empire Group (“Empire”) has a reputation for developing high quality and successful single story, predominantly detached, rental casitas around the Valley. Building on their experiences, Empire is the proposed developer of approximately 30.21+/- gross acres (26.49+/- net) located at the southwest corner of 83rd Avenue and Olive Avenue (the “Site”). A Vicinity Map and Aerial Map are attached as **Exhibits 1 and 2**, respectively. Empire is developing this challenging, vacant and underutilized infill Site with a unique, innovative, and high-quality, residential community known as “Village at Pioneer Park.” Village at Pioneer Park will contain an approximately 332-unit, one-story, predominately detached residential development that will be an attractive presence in the area and provide an appropriate transition between the existing single family residential south and west of the Site to the existing commercial proximate to the northwest corner of the Site.

This PAD will rezone the property from Olive Crossroads PAD (Commercial) to Village at Pioneer Park PAD (Multifamily). An Existing Zoning Map and Proposed Zoning Map are provided as **Exhibits 3 and 4**, respectively.

II. LEGAL DESCRIPTION

A legal description of the Site is attached as **Exhibit 5**.

III. CONCEPTUAL DEVELOPMENT PLAN

Empire’s proposed development plans for an upscale, unique, medium-high density community is an appropriate land use on this vacant and underutilized infill Site because it provides an appropriate transition from the existing single family homes south and west of the site to the existing commercial use northwest of the Site. The development will be highly amenitized with a resort style pool and spa area, community / fitness center, dog park, outdoor gaming areas, community & individual garden plots, green belts & open turf areas. An Amenities Plan is provided at **Exhibit 8**. The resort style pool will incorporate features such as paver decking, water fountain or similar feature that matches the community theme monuments, and underwater seating.

Village at Pioneer Park is a gated community that will consist of approximately 332 residences at a density of approximately 11.0 du/ac. The residences are a mix of one, two, and three bedrooms, with most of the residences being detached and the one-bedroom residences being attached in a two-units under one roof layout. Villages at Pioneer Park includes mostly 2 bedroom units with the remainder of the units consisting of 1 and 3 bedroom units.

IV. USES

Permitted Principal Uses:

- One-story multifamily dwelling units.

Conditionally Permitted Uses:

- No conditionally permitted uses shall be permitted within this development.

Accessory Uses:

- In accordance with permitted accessory uses within the Multifamily Residential (RM-1) Zoning District, including but not limited to detached garages, storage units, leasing office, community center and pool, parking canopies, pavilions, community barbeques and pools, ramadas, and dog park.

V. DEVELOPMENT STANDARDS

Unless otherwise modified within this PAD, all standards shall comply with those for a multifamily development within the RM-1 Zoning District as identified within the City of Peoria Zoning Ordinance and the City of Peoria Design Review Manual. Given the unique nature of Village at Pioneer Park, the following development standards are applicable to this multifamily development:

Regulation	Proposed Development Standard
Lot Standards	
Max. Lot Coverage (by all structures)	50%
Min. Lot Width	n/a
Maximum Density (du/ac.)	12
Open Space	
Min. Landscape Area	20% of net area
Min. Common Usable Open Space	90,000 SF
Min. Private Yard Space per Unit	200 sq. ft. (exclusive of common open space)
Building Standards	
Max. Height (ft.)	25 ft./1 story
Min. Building Setbacks¹	
83 rd Avenue	25 ft.
Olive Avenue	30 ft.
85 th Avenue	20 ft.
All other Perimeter Setbacks, including adjacent to Single Family	20 ft.
Min. Buildings Separation	6 ft.
Parking Requirements	
Guest Parking	1 per 10 units
Parking Stall Sizes	
Standard Stall	9 ft. x 20 ft.
Handicap Stall	16 ft. x 20 ft.

1. Buildings shall be staggered along 83rd Avenue and Olive Avenue frontages.

VI. LANDSCAPE STANDARDS

Unless modified by the below table, all landscaping within Village at Pioneer Park shall conform to Sections 21-815 to 21-822 of the City of Peoria Zoning Ordinance:

Regulation	Proposed Landscape Standard
Street Frontage Landscaping	
Min. Street Frontage Landscape Width	
83 rd Avenue and Olive Avenue	15 ft.
85 th Avenue	15 ft. from property line to privacy fence
Landscape Buffers	
All Perimeter Setbacks	No landscape buffers required. A minimum rear yard depth of 20 feet is provided in lieu of a landscape buffer.
On-Site Landscape Areas	
Trees	
- Private Backyards	- 1 tree per backyard
- Common Landscape Area ¹	- 1 tree per 800 sq. ft.

1. Areas within private backyards are not included within the Common Landscape Area calculations but shall be maintained in accordance with the above specifications.

VII. USEABLE OPEN SPACE

Open space requirements for multi-family residential developments are driven by the lack of private usable space typically associated with standard two and three-story multi-family communities. Village at Pioneer Park will contain a minimum of 90,000 square feet of common usable open space. The common usable open space shall occur in convenient locations throughout the Site for residents to use and enjoy. Pedestrian paths shall be prominent throughout the Site, with strong north/south and east/west paths connecting the interior amenities and exterior walking and biking connections to nearby commercial businesses and Pioneer Park. Pedestrian walkways shall be provided adjacent to and incorporated with all vehicular points of access.

Private open spaces are located within the rear yards of the residences for personal use and enjoyment, which is more typical of a single-family development than a traditional multifamily community.

VIII. DESIGN PRINCIPLES AND GUIDELINES

Village at Pioneer Park shall conform to Chapter 4: Multi-Family Residential of the City’s Design Principles and Guidelines (the “Design Guidelines”), except as modified herein. The following deviations from the Design Guidelines are permitted:

- Private balconies are not required for Village at Pioneer Park. Private open space areas shall be in accordance with the minimums identified in the Development Standards Section of this document.

- Perimeter walls along 85th Avenue are not required to be staggered and/or undulate.

Village at Pioneer Park - Architectural Guidelines:

The Village at Pioneer Park's architectural theme is Arizona Ranch. This theme features cohesive and complementary design elements that represent our Arizona rural/agrarian heritage. Three distinct color schemes will be used within the community to add diversity and assist in wayfinding. Exterior colors and materials are specific to each of the color schemes.

The one-story residences will range in square footage between approximately 671 sq. ft. and 1,282 sq. ft. The residences will have pitched roof and a variety of different architectural features, such as decorative corbels, decorative shutters, masonry and veneer siding and sand finish stucco. Distinct roof tile color, stucco finish & color, and masonry materials are unique to each color scheme and still consistent with the rural/agrarian theme. Each structure will feature 4-sided architectural detailing including but not limited to masonry, plank shutters, corbels, column detailing, and gable end detailing. The massing of the structures will be one-story with articulated facades, varying roof forms, plate heights and entry porch elements to create deep shadow lines. The roof forms themselves will be gables and Dutch gables which are typical of Arizona Ranch style architecture. Great care was taken to minimize window locations relative to adjacent structures and to better mitigate potential privacy concerns. Enhanced window trim details and porch column detailing is featured to reinforce the theme of the community.

IX. ENTRY DESIGN

The entries into Village at Pioneer Park is designed to create a sense of arrival as residents and guests will pass an appropriately designed monument sign and decorative screen wall. A Thematic Concept Plan is provided at **Exhibit 9**. Enhanced vehicular and pedestrian paving treatments shall be provided at both the 83rd Avenue and Olive Avenue entrances, while a landscaped center median shall be provided at the main entrance to the community on Olive Avenue. Additional features such as landscape planters, decorative entrance gates, landscaping, and accent lighting may be provided to further enhance the entry.

Further, there are two pedestrian access points to/from the intersection of 83rd Avenue and Olive Avenue (northeast corner of the Site) and 83rd Avenue (southeast corner of the Site). A corner treatment will be provided at the northeast corner of the Site that will incorporate appropriately scaled signage, pedestrian walkways, landscaping, shade opportunities (structures and/or trees), and other features providing a compatible theme with Pioneer Park. A Conceptual Corner Treatment Plan and Elevation are provided at **Exhibit 10**. The pedestrian access point to/from 83rd Avenue at the southeast corner of the Site will include a tree lined walkway with theme columns.

X. SIGNAGE STANDARDS

All signage shall comply with Sections 21-827 through 21-838 of the City of Peoria Zoning Ordinance.

XI. INFRASTRUCTURE/UTILITIES

A. *Grading/Drainage/Retention*

The existing site is currently devoid of structures or significant physical improvements and is being actively farmed via an irrigation ditch along 83rd Avenue. FEMA has designated the property as Zone X on Flood Insurance Rate Map panel # 04013C1705L dated October 16, 2013

meaning the area is determined to be outside the 500-year flood plain. There is little topographic relief to the property and storm run-off generally leaves the existing site as overland flow to the West. The Site shall comply with all City of Peoria Engineering requirements.

B. Water

The City owns and operates public water mains adjacent to the Site at 83rd Avenue and Olive Avenue. The Village at Pioneer Park will be served by connecting to the existing infrastructure.

C. Wastewater

The City owns and operates public wastewater systems adjacent to the Site at 83rd Avenue and Olive Avenue. The Villages at Pioneer Park will be served by connecting to the existing infrastructure.

D. Electric Power/Natural Gas/Telephone Service/Solid Waste

Supporting dry utilities exist adjacent to the proposed development. The site is reported to be served by the following dry utility providers:

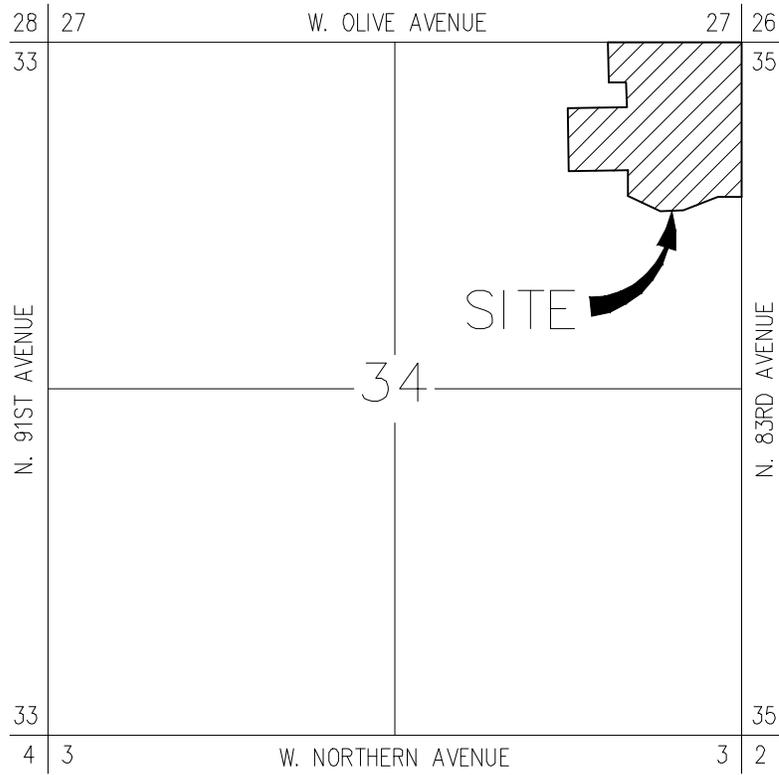
Electric: Salt River Project (SRP)

Telecom: CenturyLink

Natural Gas: Southwest Gas

Solid Waste: City of Peoria

Exhibit 1



VICINITY MAP
N.T.S.



The Empire Group
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Suite 101
Scottsdale, Arizona 85250
Phone: (480) 951-2207
Fax: (480) 951-3023
www.theempiregroupllc.com

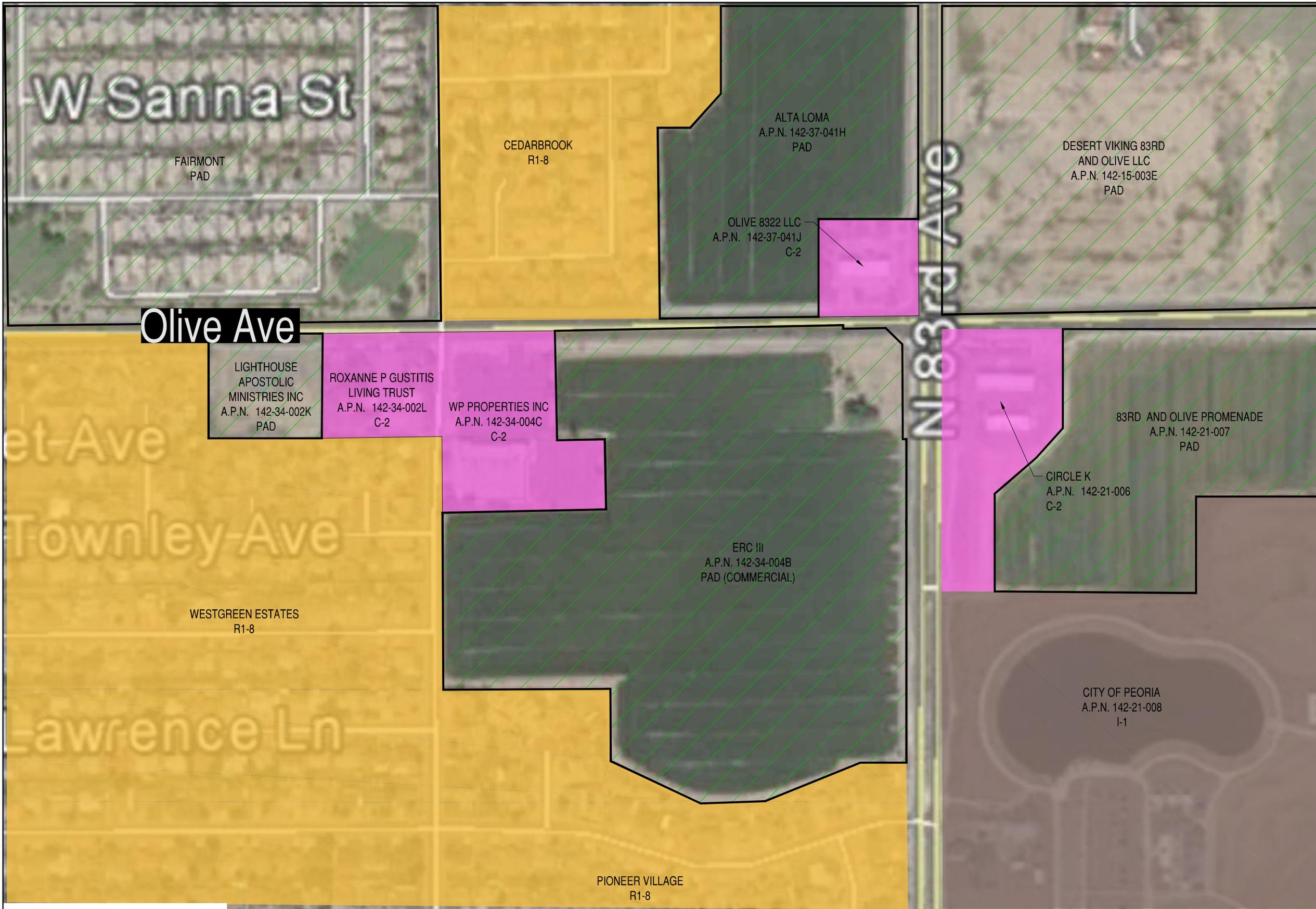
EXHIBIT 1: VICINITY MAP
VILLAGE AT PIONEER PARK
PEORIA, ARIZONA

JOB #	3-002
DATE	JUNE 2016
SCALE	N.T.S.
SHT	1 OF 1

Exhibit 2



Exhibit 3



LEGEND

-  PAD
-  C-2
-  I-1
-  R1-8
-  RM-1



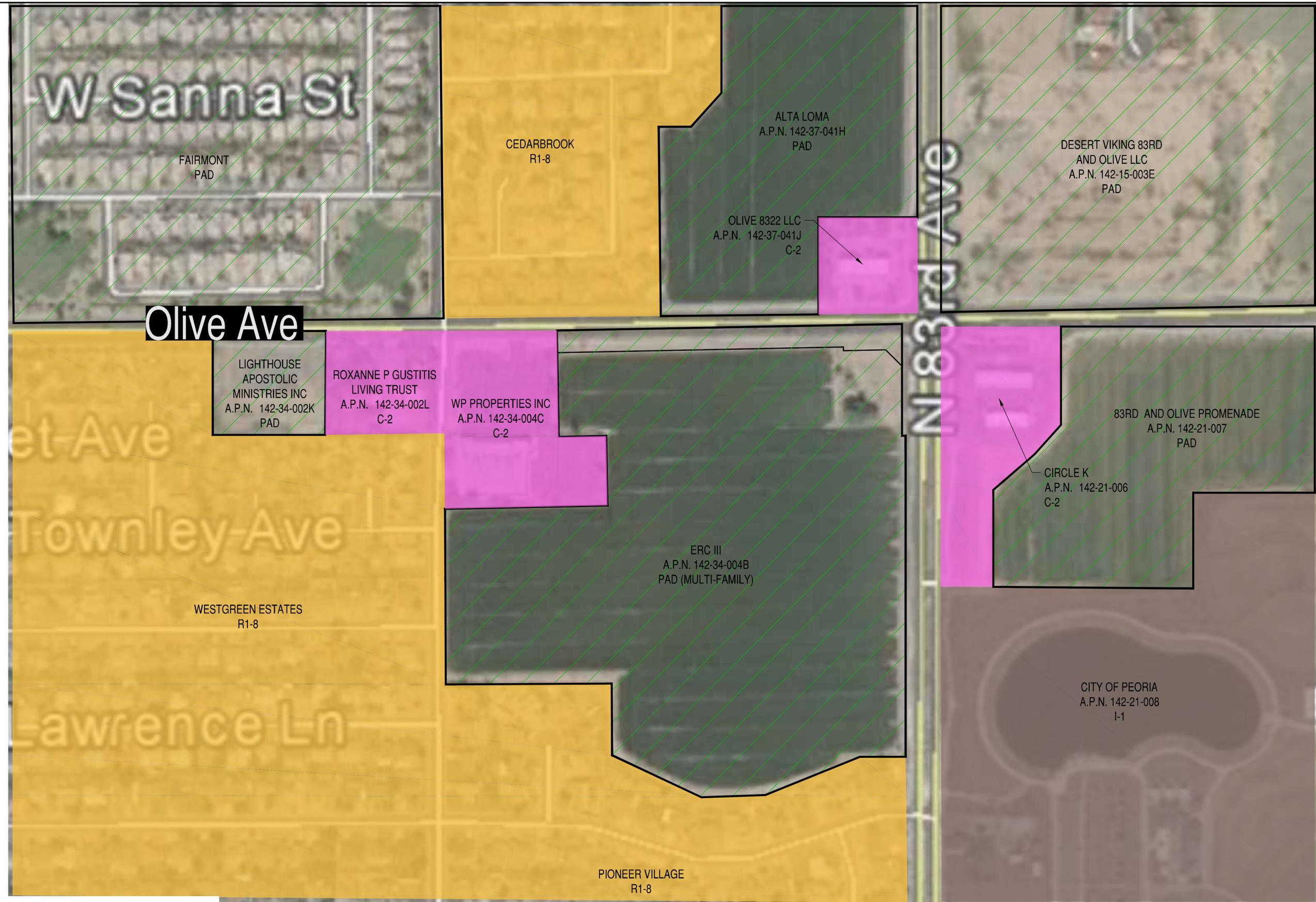
The Empire Group
 6617 North Scottsdale Road, Suite 101
 Scottsdale, Arizona 85250
 Phone: (480) 951-2207
 Fax: (480) 951-3023
 www.theempiregroupinc.com

VILLAGE AT PIONEER PARK
 EXHIBIT 3: EXISTING CONDITIONS MAP

PEORIA, ARIZONA MARICOPA COUNTY

SCALE
JOB No. 3-002
DATE: JAN. 2018
EX. 3
SHEET 1 OF 1

Exhibit 4



LEGEND

-  PAD
-  C-2
-  I-1
-  R1-8



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VILLAGE AT PIONEER PARK
 EXHIBIT 4: PROPOSED ZONING

PEORIA, ARIZONA MARICOPA COUNTY

SCALE
JOB No. 3-002
DATE: JAN. 2018
EX. 4
SHEET 1 OF 1

Exhibit 5

EXHIBIT A
LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

That part of the East half of the Northeast quarter of Section 34, Township 3 North, Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

BEGINNING at the Northwest corner of the PIONEER VILLAGE III, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, in Book 267 of Maps, page 48;

THENCE North 00 degrees 16 minutes 00 seconds West along the West line of the said East half of the Northeast quarter, Section 34, a distance of 479.13 feet to the intersection of the said West line of the East half of the Northeast quarter, Section 34 with the Westerly prolongation of the South line of Parcel described as Recording No. 87-430563, records of Maricopa County, Arizona;

THENCE North 88 degrees 53 minutes 00 seconds East 445.24 feet (North 88 degrees 54 minutes 11 seconds East 445.23 feet record) to the Southeast corner of the above referenced Parcel;

THENCE North 01 degrees 07 minutes 00 seconds West (North 01 degrees 05 minutes 49 seconds West record) 190.00 feet to a corner of said Parcel;

THENCE South 88 degrees 53 minutes 00 seconds West (South 88 degrees 54 minutes 11 seconds West record) 130.00 feet to a corner of said Parcel;

THENCE North 01 degrees 07 minutes 00 seconds West (North 01 degrees 07 minutes 00 seconds West record) 285.00 feet to the intersection of the North line of the said East half of the Northeast quarter, Section 34 with the Northerly prolongation of the East line of said Parcel, this point bearing North 88 degrees 53 minutes 00 seconds East 308.19 feet from the Northwest corner of the said East half of the Northeast quarter, Section 34;

THENCE North 88 degrees 53 minutes 00 seconds East 1011.99 feet to the Northeast corner of the said East half of the Northeast quarter, Section 34;

THENCE South 00 degrees 00 minutes 13 seconds West along the East line of the said East half of the Northeast quarter, Section 34 a distance of 1177.49 feet to the Northeast corner of the said PIONEER VILLAGE III;

THENCE along the North line of the said PIONEER VILLAGE III as follows:

North 89 degrees 52 minutes 47 seconds West 180.00 feet;

THENCE South 68 degrees 05 minutes 53 seconds West 280.00 feet;

THENCE South 88 degrees 05 minutes 38 seconds West 175.27 feet;

THENCE North 64 degrees 55 minutes 14 seconds West 270.00 feet;

THENCE North 00 degrees 16 minutes 00 seconds West 195.53 feet;

THENCE South 89 degrees 44 minutes 00 seconds West 455.00 feet to the POINT OF BEGINNING;

EXHIBIT A
(Continued)

EXCEPT the South 22.00 feet of the North 55 feet thereof, as conveyed to the City of Peoria for roadway Quit Claim Deed recorded as Recording No. 87-430562.

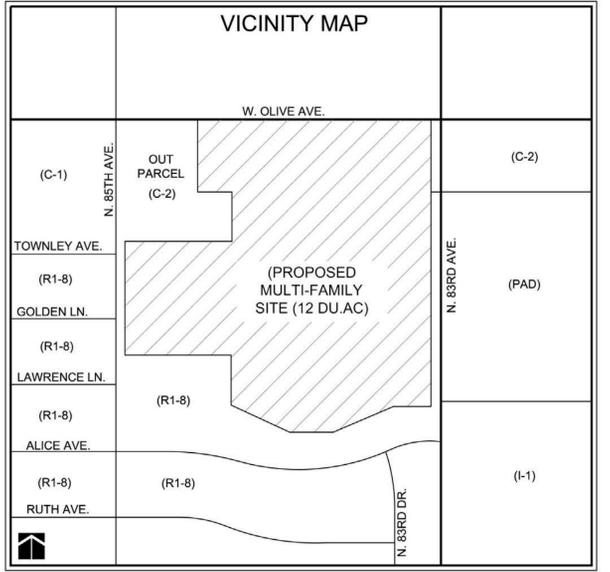
Exhibit 6

- AMENITIES:**
- MAJOR:
- SWIMMING POOL AND SPA AREA
 - RESIDENT COMMUNITY CENTER (FITNESS, LOUNGE, ETC.)
- MINOR:
- COMMUNITY GARDEN AND INDIVIDUAL GARDEN PLOTS
 - ENCLOSED DOG PARK
 - OUTDOOR BBQ/DINING AREA
 - FIRE PIT
 - MULTI-PURPOSE/YOGA SPACE
 - GAMING AREA
 - SMALL GATHERING AREAS (MIN. OF 7)
 - OPEN TURF/ACTIVE REC. AREAS



DETACHED SINGLE LEVEL MULTI-FAMILY - SUMMARY

SITE AREA: ≈ 30.21 ACRES (GROSS) ≈ 26.49 ACRES (NET)	LEGEND
UNITS: 332 (10.99 DU/ACRE - GROSS)	1 BEDROOM UNIT
- 1 BEDROOM UNITS: 106 (32%)	2 BEDROOM UNIT
- 2 BEDROOM UNITS: 203 (61%)	3 BEDROOM UNIT
- 3 BEDROOM UNITS: 23 (7%)	GARAGES
PARKING SPACES REQUIRED: 645	
- 1.5 PER 1BR = 156	
- 2 PER 2BR+ = 456	
- 1 / 10 GUEST PARKING = 33	
PARKING SPACE PROVIDED: 646	
- 68 GARAGE UNITS (102 STORAGE)	
- 578 PARKING SPACES	
- ACCESSIBLE: 12 SPACES	
LOCATIONS TO BE DETERMINED.	
MAY BE COVERED/UNCOVERED.	
USABLE OPEN SPACE REQUIRED: 87,450 SQ.FT (150 SQ.FT PER BEDROOM X 583 BEDROOMS)	
USABLE OPEN SPACE PROVIDED: 90,990 SQ.FT (NOT INCLUDING PRIVATE REAR YARDS).	



DESIGN APPROACH:

THE OVERALL GOAL OF THIS PROJECT IS TO CREATE AN 'AGROTOPIA' TYPE LOOK AND FEEL TO THIS UNIQUE RENTAL PRODUCT. A RURAL STYLE ARCHITECTURE AND STRATEGIC LOCATIONS OF SPLIT-RAIL FENCE QUICKLY CREATES THIS AESTHETIC. THE USE OF FRONT PORCHES AND LONG GREENBELTS WILL TIE THE COMMUNITY TOGETHER ON A PEDESTRIAN SCALE AS WELL AS PROVIDE OPPORTUNITIES FOR THE ICONIC ALLEY OF TREES. THE USE OF STRATEGIC PLANT MATERIAL WILL REINFORCE THE RURAL THEME BY CREATING HEDGEROWS AND SMALL ORGANIZED GARDENS. THIS WILL CARRY THE RURAL THEME THROUGHOUT THE ENTIRE COMMUNITY AND CAPTURE THE IDEA OF LIVING IN A GARDEN.



THE VILLAGE AT PIONEER PARK
CONCEPTUAL LAND PLAN
 S/SWC OF 83RD AVENUE & OLIVE AVENUE - PEORIA, AZ
 AUGUST 26, 2019

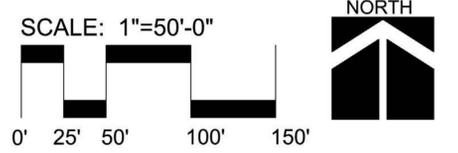


Exhibit 7



PLANT LEGEND	
SYMBOL	BOTANICAL NAME - COMMON NAME
TREES	
	PARKINSONIA HYBRID - DESERT MUSEUM
	PROSOPIS HYBRID - 'PHOENIX' MESQUITE
	QUERCUS VIRGINIANA - LIVE OAK
	VITEX AGNUS-CASTUS - CHASTE TREE
	ULMUS PARVIFOLIA - EVERGREEN ELM
	PHOENIX DACTYLIFERA - DATE PALM
SHRUBS	
	BOUGAINVILLEA HYBRID - BUSH BOUG. 'FLAME'
	NERIUM OLEANDER - 'PETITE PINK' OLEANDER
	JUSTICIA SPECIGERA - MEXICAN HONEY SUCKLE
	RUSSELLIA EQUISETIFORMIS - CORAL FOUNTAIN
	EREMOPHILA HYGROPHANA - BLUE BELLS
	LEUCOPHYLLUM LANGMANIAE 'RIO BRAVO'
	RUELLIA PENINSULARIS - BAJA RUELLIA
	TECOMA STANS HYBRID - 'LYDIA'
ACCENTS	
	AGAVE WEBERI - WEBER'S AGAVE
	ALOE HYBRID - 'TOPAZ' ALOE
	DASYLIRON ACROTRICHE - GREEN SPOON
	HESPERALOE PARVIFLORA (RED/YELLOW MIX)
	EUPHORBIA ANTISYPHILITICA - CANDELLILA
	YUCCA RUPICOLA - TWISTED LEAF YUCCA
	BOUTELOUA GRACILIS - 'BLONDE AMBITION'
GROUND COVERS	
	ACACIA REDOLENS - 'DESERT CARPET'
	RUELLIA BRITTONIANA 'KATIE' - 'KATIE' RUELLIA
	LANTANA HYBRID - 'NEW GOLD'
	HYMENOXYIS ACAULIS - 'ANGELITA DAISY'
	DECOMPOSED GRANITE - 3/4" SCREENED COLOR TO BE 'APACHE BROWN' BY KALAMAZOO. D.G. TO BE INSTALLED AT 2" DEPTH MIN.
	MID-IRON BERMUDA TURF

- PLANTING NOTES:**
1. DUE TO PLANT MATERIAL AVAILABILITY, SUBSTITUTIONS FOR PLANT MATERIAL LISTED ABOVE MAY BE USED. ANY ALTERNATES OR SUBSTITUTIONS MUST BE ON THE ADWR LOW WATER USE PLANT LIST, AND SHALL NOT BE ON THE CITY OF PEORIA PROHIBITED PLANT LIST.
 2. SUB-SPECIES OR HYBRIDS OF PLANT MATERIAL LISTED ABOVE MAY BE USED AS ALTERNATES/SUBSTITUTIONS.
 3. ADDITIONAL PLANT MATERIAL MAY BE ADDED TO THE LIST ABOVE DUE TO UTILITY COMPANY OR H.O.A. REQUESTS AND/OR PLANTING RESTRICTIONS WITHIN UTILITY EASEMENTS.
 4. NO TREES TO BE LOCATED WITHIN THE P.U.E. OR ANY OTHER NOTED EASEMENTS.



THE VILLAGE AT PIONEER PARK
CONCEPTUAL LANDSCAPE PLAN
 S/SWC OF 83RD AVENUE & OLIVE AVENUE - PEORIA, AZ
 AUGUST 26, 2019

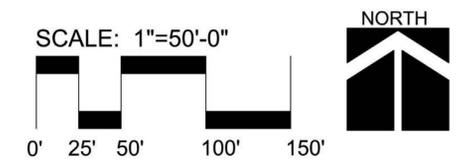


Exhibit 8



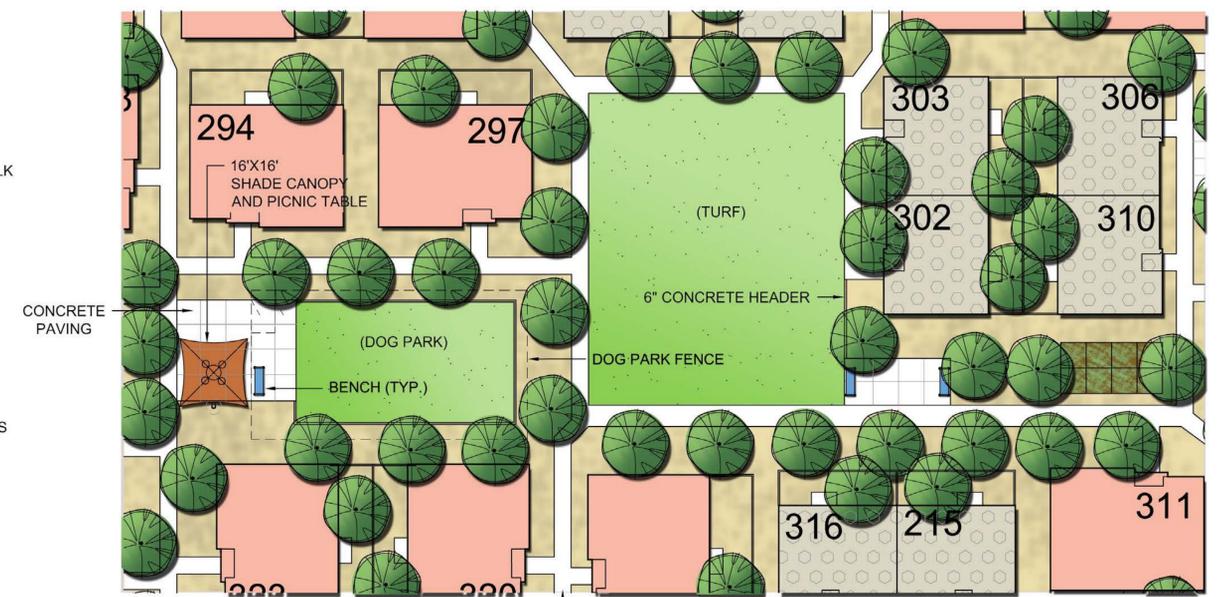
COMMUNITY CENTER AND POOL AREA



TYPICAL - UNIT POD LAYOUT



MAIN ENTRY OPEN SPACE AND GARDEN PLOTS



DOG PARK/ GATHERING AREA

THE VILLAGE AT PIONEER PARK AMENITIES AND ENLARGEMENTS

S/SWC OF 83RD AVENUE & OLIVE AVENUE - PEORIA, AZ

MARCH 13, 2019

SCALE: 1"=20'-0"

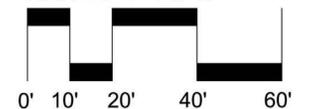


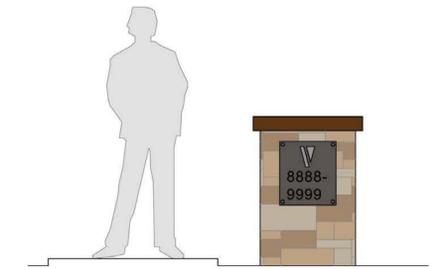
Exhibit 9



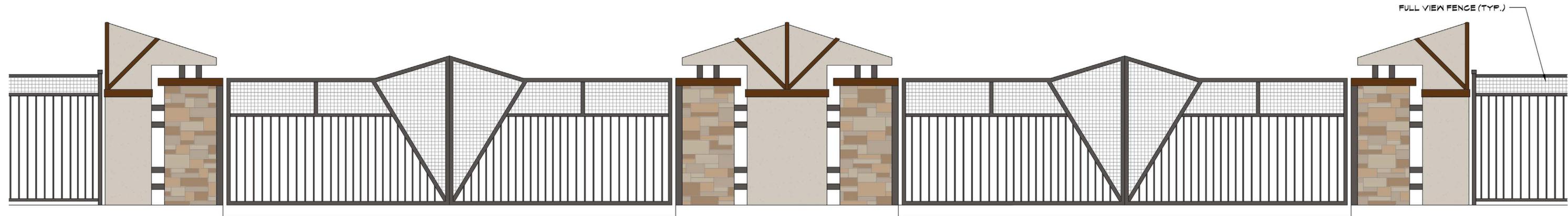
SIGN MONUMENT ELEVATION



ENHANCED ENTRANCE FEATURE



INTERIOR DIRECTIONAL SIGNS

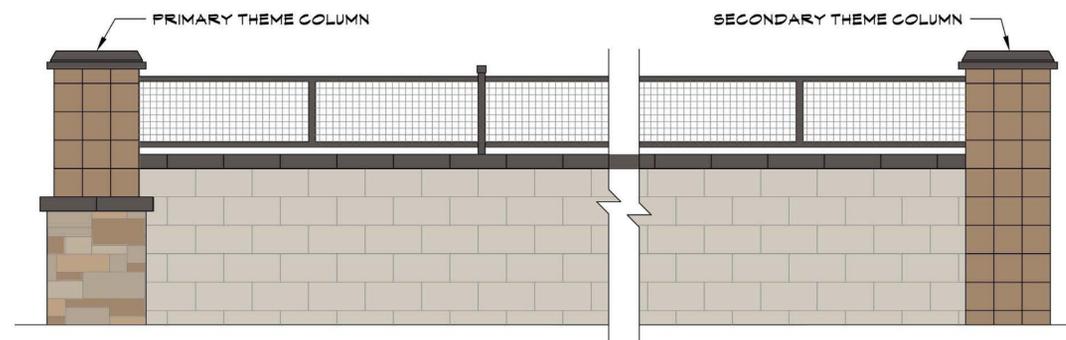


VEHICULAR ENTRANCE GATES & FULL VIEW FENCE ELEVATION

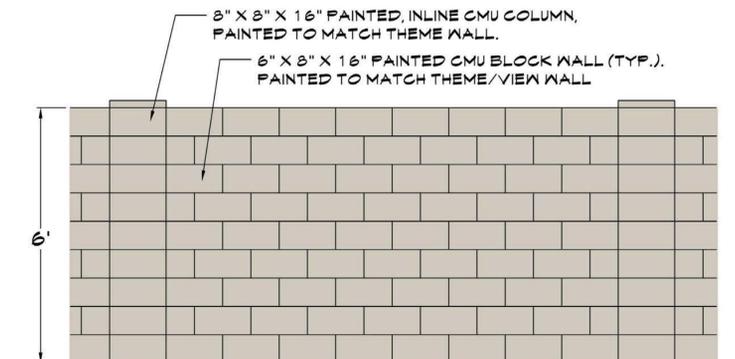


PERIMETER THEME WALL AND FENCING

PERIMETER THEME WALL TO BE 6' IN HEIGHT UNLESS OTHERWISE OTHERWISE SPECIFIED. ALL THEME WALLS ALONG ARTERIAL ROADS TO BE 8' IN HEIGHT. SPLIT-RAIL VINYL FENCING TO BE USED IN STRATEGIC AND FOCAL POINT AREAS AS AN ACCENT TO THE THEME WALL, BUT WILL NOT BE USED CONTINUOUSLY.



PARTIAL VIEW FENCE ELEVATION



6' HT. CMU BUILDER WALL



THE VILLAGE AT PIONEER PARK PROJECT HARDSCAPE THEMATIC CONCEPT

S/SWC OF 83RD AVENUE & OLIVE AVENUE - PEORIA, AZ

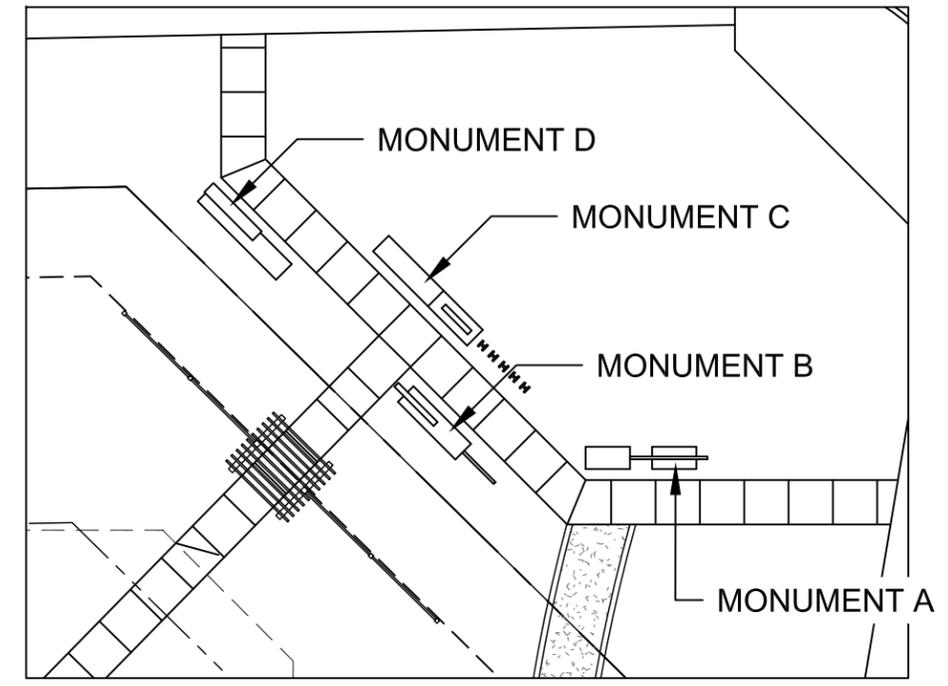
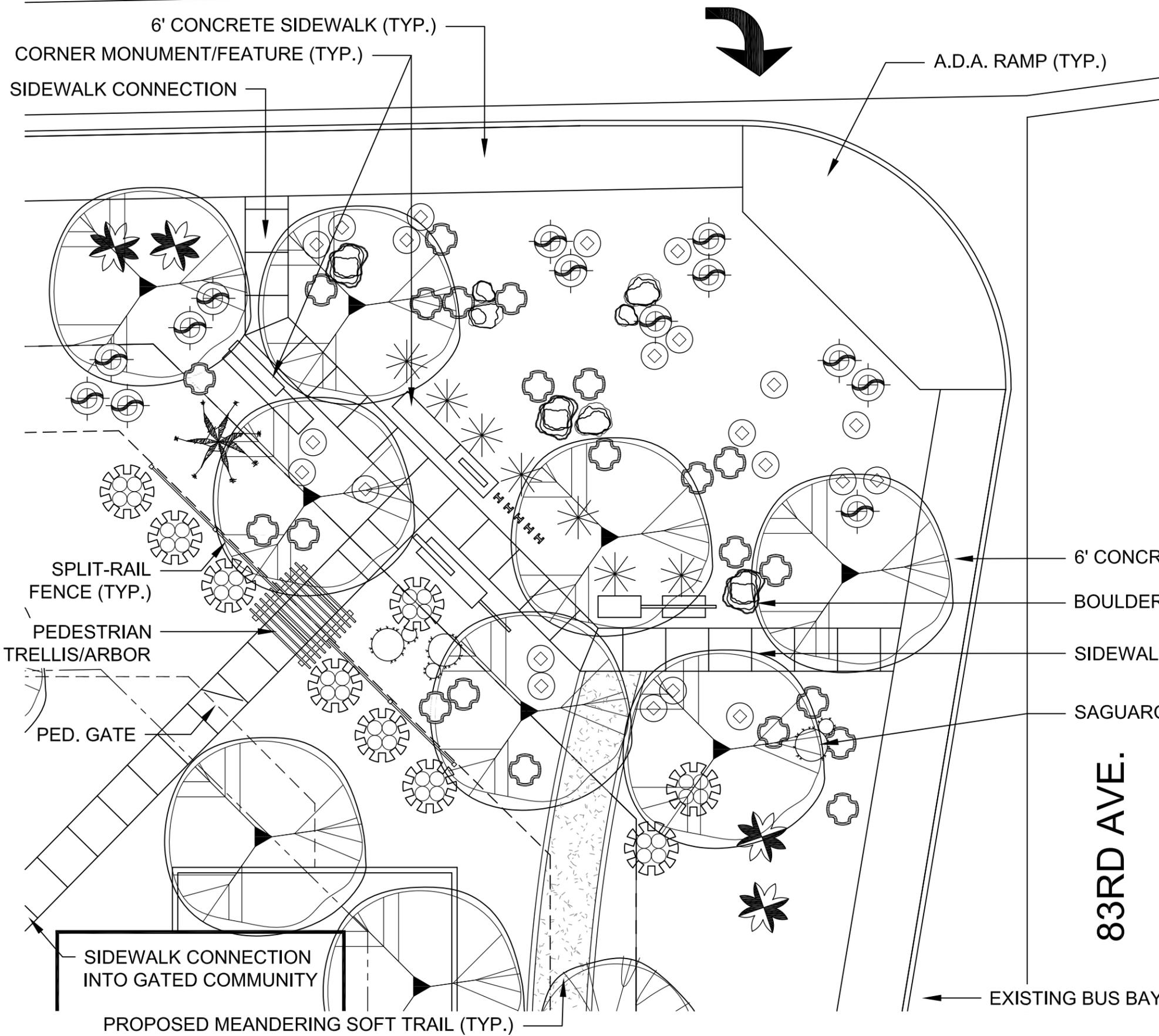
OCTOBER 25, 2018

COLORS AND MATERIALS NOTE:
ALL FINAL COLORS AND MATERIALS WILL BE COORDINATED WITH THE OVERALL ARCHITECTURAL THEME AND COMMUNITY. ADDITIONALLY, ALL EXTERIOR THEME WALLS AND COLUMNS WILL HAVE MATERIALS AND COLORS THAT ARE SIMILAR TO THE ADJACENT PALM VALLEY COMMUNITY TO PROVIDE A COHESIVE STREETSCAPE AND AESTHETIC.

Exhibit 10

OLIVE AVE.

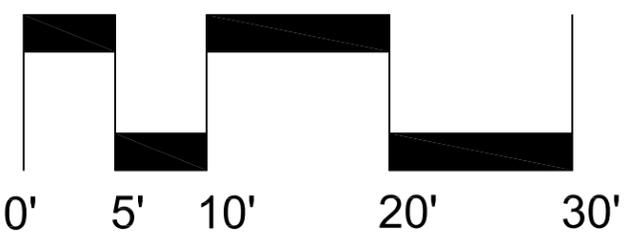
VILLAGE AT PIONEER PARK 83RD & OLIVE CORNER FEATURE AUGUST 26, 2019

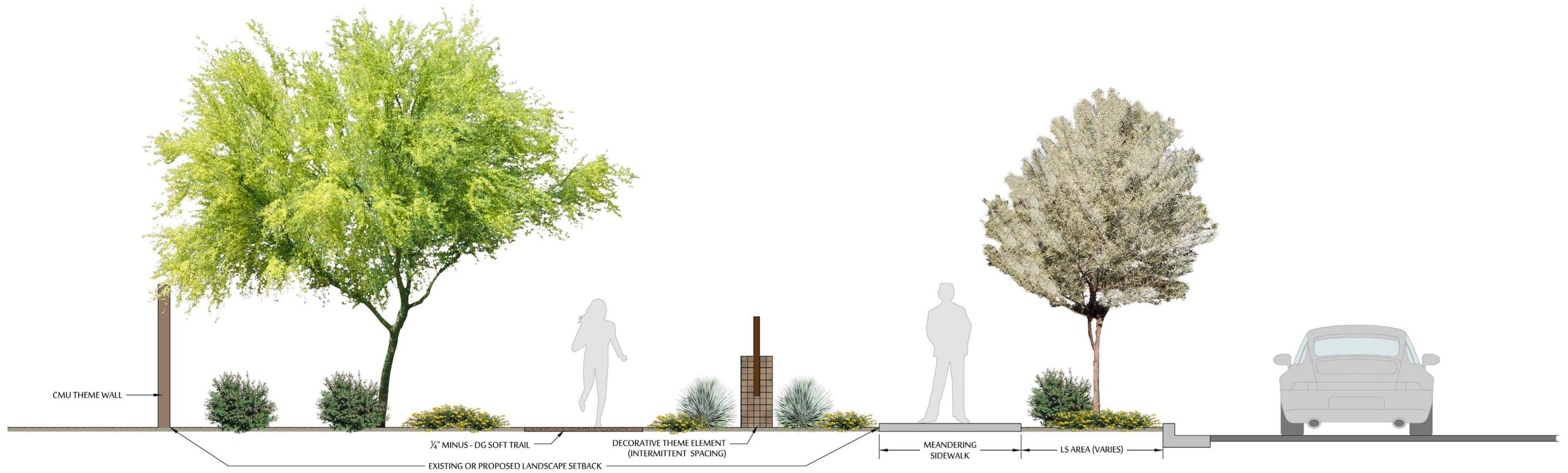


CORNER MONUMENT LAYOUT

NOTE: CORNER FEATURE TO INCLUDE LOW VOLTAGE LANDSCAPE ACCENT AND UP LIGHTING. FINAL DESIGN TO BE COMPLETED DURING PREPARATION OF IMPROVEMENT PLANS.

SCALE: 1"=10'-0"

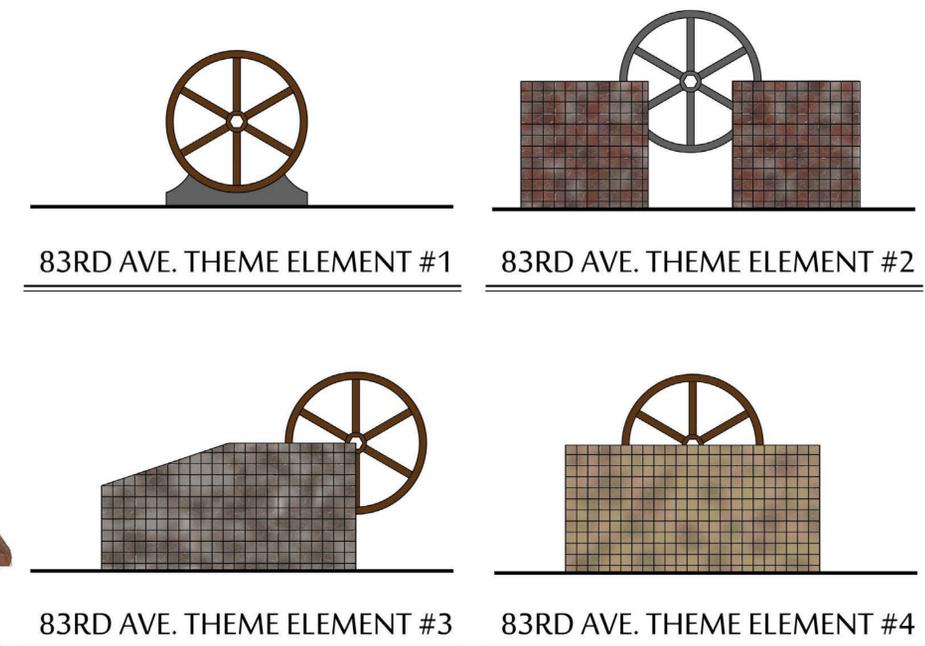




STREET FRONTAGE SECTION



CORNER MONUMENT (83RD AVE & OLIVE AVE)



THE VILLAGE AT PIONEER PARK
83RD AVENUE DESIGN STRATEGY

S/SWC OF 83RD AVENUE & OLIVE AVENUE - PEORIA, AZ
AUGUST 26, 2019