

STANDARDS AND GUIDELINE REPORT
FOR
Z14-0011A.1
3 OLIVE PARK
PLANNED AREA DEVELOPMENT

SEC of 103rd Avenue and Olive
Peoria, Arizona

39.96 Gross Acres
158 Lots

Prepared for:
Olive Park LLC
1838 W. Parkside Lane, Suite 200
Phoenix, AZ 85027

Prepared by:
Bowman Consulting Group, Ltd.
14100 N. 83rd Avenue, Suite 250
Peoria, AZ 85381

Original Zoning Case: Z14-0011
June 2016

PLANNING & ZONING

Planned Area Development Approval

P/Z Commission Date: Administrative

City Council Approval Date: Administrative

Planner: Cody Gleason

Administrative Approval Date: 8/2/16



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EXHIBITS

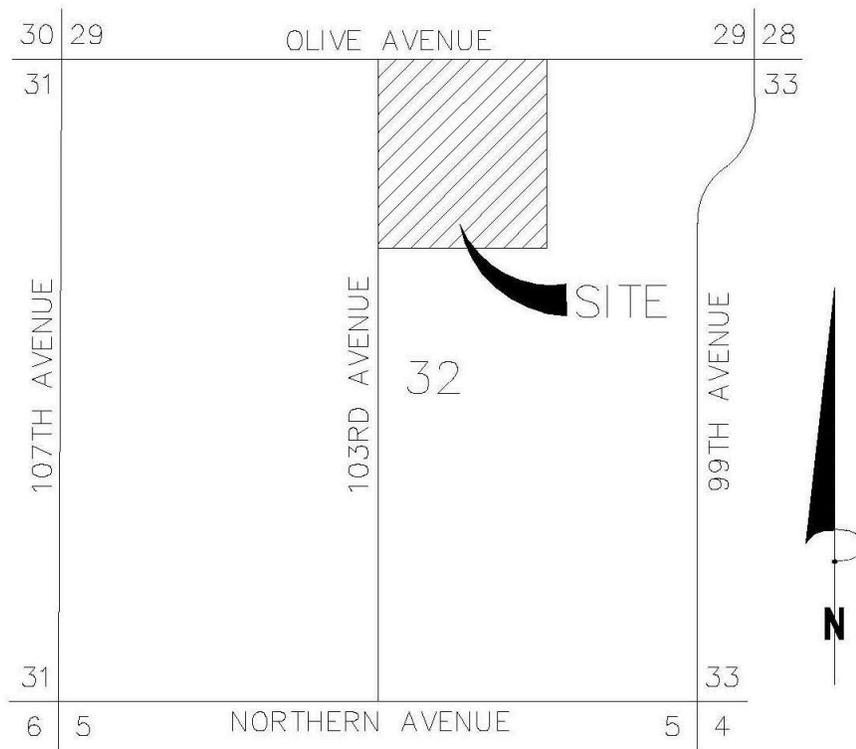
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I. INTRODUCTION

3 Olive Park is a 39.96-acre proposed 158-lot subdivision at the southeast corner of 103rd Avenue and Olive Avenue. The project will be detached single-family residential lots that are complimentary in both density and proposed product, to the goals of the City of Peoria and will enhance the utilization of land according to the established guidelines in Article 14-33 of the City's zoning ordinance.

3 Olive Park is owned by Olive Park LLC (APNs 142-61-014D, 142-61-014F and 142-61-014G) (refer to the attached *Vicinity Map Exhibit 1 and Legal Description Exhibit 10*). The proposed architectural style for this subdivision will be compatible and complimentary to the existing subdivisions in the surrounding areas of Peoria and will be developed in accordance to the Preliminary Development Plan (refer to the attached *Preliminary Development Plan Exhibit 3*).



VICINITY MAP
N.T.S.

EXHIBIT 1: VICINITY MAP



3 OLIVE PARK PLANNED AREA DEVELOPMENT

This request is for a rezone to a Planned Area Development that will match closely to the City's R1-6 single-family residential zoning district to allow for the proposed community.

Surrounding Site Information

Surrounding the Property to the north is the Sun City Eight residential community zoned R1-6 and to the east is vacant land zoned AG. To the south is mobile homes zoned PAD and to the west is senior living zoned RM-1 and vacant land R1-6 and Country Meadows II residential community zoned R1-6. The proposed project is compatible with these surrounding land uses and zones by providing a suitable development into the proposed PAD, 158-lot subdivision (refer to the Aerial Map Exhibit 2 below).

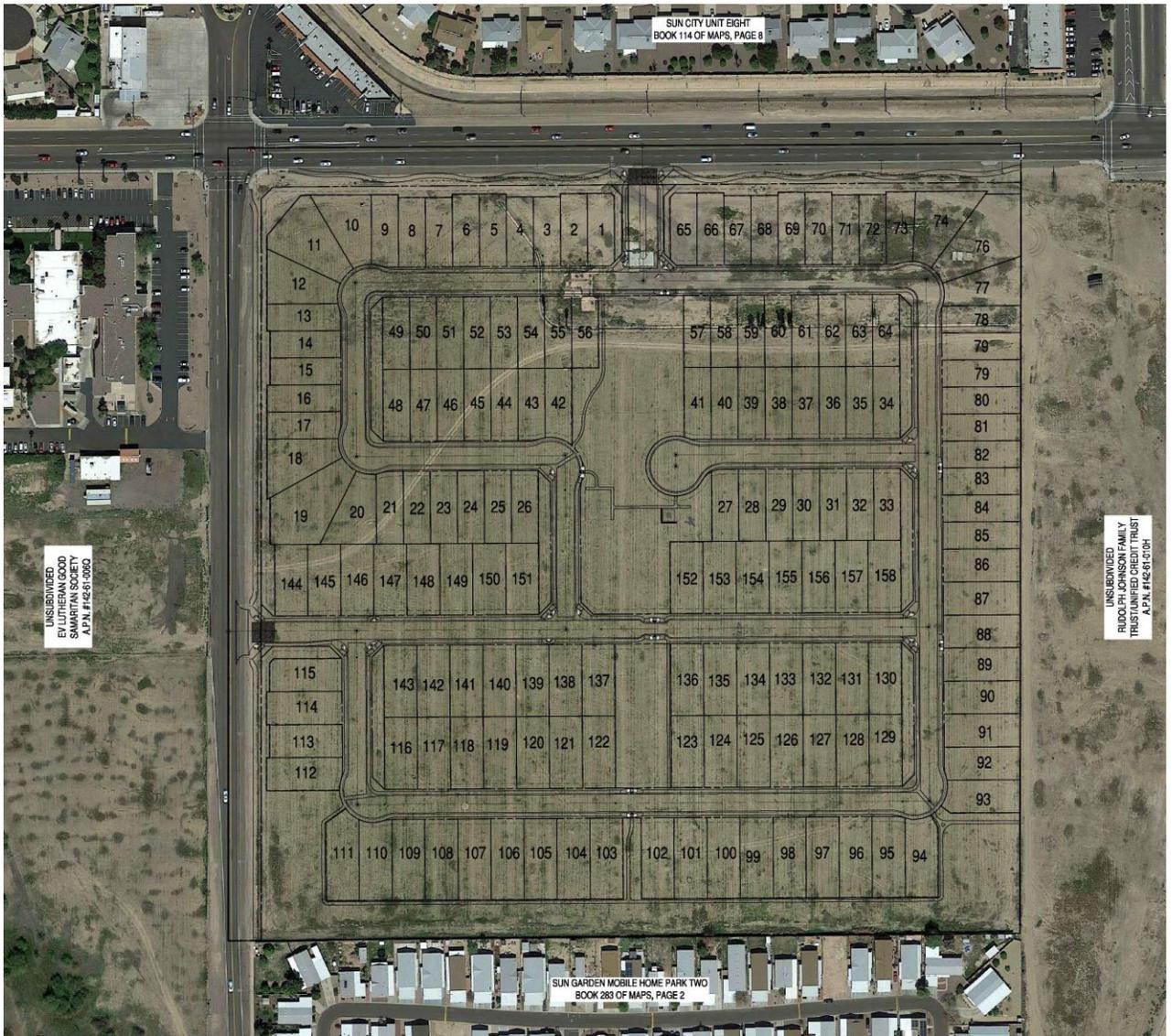


EXHIBIT 2: AERIAL MAP



II. CONSISTENCY WITH GENERAL PLAN

The development goal for the 3 Olive Park PAD is to provide uses and residential densities that are compatible with the long range goals of the City of Peoria's General Plan.

The General Plan for the site is Residential Medium High (8-15 du/acre) and we are requesting a General Plan Amendment to Residential Medium (5-8 du/ac) (*refer to attached Existing Land Use and Proposed Land Use Exhibits 4 and 5*). Due to the surrounding R1-6 communities to the north and west and the single family mobile homes zoned PAD to the south, this site is a suitable development. This project provides stability to the surrounding communities while enhancing the area with infrastructure improvements. The Project will also provide affordable housing options in the heart of Peoria which meets Objective 1.M of the General Plan by providing another housing type to meet the needs of persons of different income levels and age. The type of housing product also encourages owner occupied homes which meets Objective 1.B of the General Plan of the Housing Element.

Rezone Request

Currently the property is vacant land zoned RM-1 and C-2 within the City of Peoria. This Project proposes rezoning the property to PAD. This change fits with the existing surrounding developed parcels (*refer to the attached Existing Zoning Map Exhibit 6 and Proposed Zoning Map Exhibit 7*).

III. GENERAL SITE INFORMATION AND EXISITING CONDITIONS

The existing topography slopes to the south at approximately 0.4%. Along the northern boundary is Olive Avenue which is fully developed with pavement, curb, gutter, sidewalk and storm drain. Runoff generated along Olive Avenue is captured in the existing storm drain system and does not affect the project site.

Along the western boundary is 103rd Avenue which is only partially improved and will be completed with a future City CIP project. Runoff generated along the proposed half street will be captured and conveyed into an onsite retention basin.

To the south is an existing developed subdivision called Sun Garden Mobile Home Park. The lots within this subdivision have been graded to drain to their respective street frontage and into a common retention basin within the development. Runoff from this development is not anticipated to affect the project site.

To the east is an undeveloped parcel adjacent to the New River Wash. This parcel slopes to the east into the New River Wash and does not affect the project site.

Project Design

3 Olive Park is designed with 158 lots of different sizes with a variety of housing floor plans and elevations with two different density options. 3 Olive Park will provide a large centralized open space along with a substantial buffer along the south side of the site providing opportunities for walking, bench seating, a playground for children and a basketball court for teens. The street layout encourages a small neighborhood feel with a culd-de-sac.



3 Olive Park will be designed to promote the desirability of the residential development by adopting the following design criteria:

- The house plans will meet the City of Peoria's design criteria including but not limited to desert themed exterior colors, use of exterior stone and complimentary hardscape,
- Enhanced options with several elevations and floor plans which will be approved through the Design Review Process,
- Roof lines will vary from homes on adjacent lots and directly across the street from each other,
- Enhance the existing neighborhood by providing high end standards for quality homes within the new community,
- The perimeter wall will be upgraded to 6" wide theme and secondary walls with 8" wide split face wall cap. There will also be 2' wide columns with stone veneer and precast caps. Walls will be painted as well,
- View fencing along the southern open space will be provided for visibility and safety.
- Additional useable open space above the required 9%.

Students within 3 Olive Park would attend Country Meadows Elementary School and Raymond S Kellis High School. The Peoria Unified School District was provided a copy of the proposed site plan and they provided a statement indicating they had adequate facilities to accommodate the projected number of new students within the district attendance area that will be generated by this rezoning request. A copy is on file with the City of Peoria Planning Department Zoning Case #Z14-0011.

IV. SURROUNDING LAND USES AND CONDITIONS

Surrounding the Property to the north is Sun City Eight single family residential homes zoned R1-6 and to the south is Sun Garden Estates residential mobile homes zoned PAD. To the east is vacant land zoned AG. To the west is senior living zoned RM-1, vacant land zoned R1-6 and Country Meadows II single family residential homes zoned R1-6.

Primary transportation corridors in the area include 103rd Avenue running north-south, and Olive Avenue running east-west. The proposed site access would be off 103rd Avenue and Olive Avenue. Regional transportation includes the Agua Fria Freeway (Loop 101) to the east and Loop 303 to the west.

Schools: *Country Meadows Elementary* (K-8) located at 8409 N. 111th Avenue is approximately 1.6 miles, and *Raymond S. Kellis High School* (9-12), located at 8990 W Orangewood Avenue is approximately 6.3 miles.

Shopping Facilities: *Safeway Grocery Store* located at 10641 West Olive Avenue is approximately .4 miles west. *Fry' Food and Drug* located at 9043 West Olive is approximately 1.6 miles east. *Arrowhead Towne Center Shopping Mall* located at 7700 West Arrowhead Towne Center, Glendale is approximately 7.5 miles north. *Park West Shopping Center* located at 9744 West Northern is approximately 1.4 miles to the southeast.



Public Recreation: *Country Meadows Park* located at 11098 W Butler Drive is located approximately 1.6 miles west. *Pioneer Park* located at 8755 N 83rd Avenue is approximately 3.0 miles east. *The Peoria Public Library* is located at 8463 West Monroe approximately 3.1 miles east.

Aerial photographs of the project area together with several photographs of the site from different directions depicting the site and area conditions are included herewith (*refer to the attached Context Plan Exhibit 8*).

V. PRELIMINARY DEVELOPMENT PLAN

3 Olive Park is a proposed development with a total gross area of 39.96± acres with 158 dwelling units (*refer to the attached Preliminary Development Plan Exhibit 3 and the Conceptual Preliminary Plat Exhibit 9*).

3 Olive Park will likely be developed in one phase. The proposed use of the subject site is single-family detached residential. The project is planned for 158 dwelling units with an overall project density of 3.95 du/ac.

The proposed average lot area within 103rd Avenue & Olive shall be 6,326 sq.ft with a minimum lot size of 5,220 sq.ft. The typical lots provided are maintaining a minimum width of 45 feet. This project will closely conform to the City of Peoria's setback guidelines.

Access to this project is off 103rd Avenue as indicated on the Preliminary Plat and the ALTA Survey (*refer to Exhibits 9 and 10 respectively*).

VI. LAND USE SUMMARY

The Land Use Summary Table below reflects the use, the acreage, and the total number of lots. The residential land use as noted within this PAD will closely match to the City of Peoria's R1-6 single family residential zoning district and is in character with the neighboring subdivision to the north and west.

TABLE 1
LAND USE SUMMARY

Gross Acres	Net Acres	Zoning	Min Lot Area, SF	Lots	Min Lot Width
39.96	36.40	PAD	5,220	158	45



VII. PROJECT DEVELOPMENT

Unless otherwise specified herein, all properties within 3 Olive Park shall conform to all City of Peoria governing codes, ordinances and regulations for single-family residential districts. The standards that exceed the R1-6 standards are shown in bold in the table below.

Table 2: Proposed PAD Standards Comparison Table

	R1-6 Standards	Proposed PAD Standards
Minimum Lot Area	6,000 sf	5,220
Minimum Lot Width	50'	45'
Minimum Lot Depth	100'	116'
Maximum Lot Coverage (Percentage)	45%	48%
Maximum Structure Height	30'	30'
Minimum Front Setback (ft)- Side-entry garage*	10' to living area or side entry garage, 20' to front loaded garage, measured from property line to face of garage	10' to living area or side entry garage, 20' to front loaded garage, measured from property line to face of garage
Minimum Front setback (ft) – Front-facing garage**	20'	20'
Minimum Interior Setback (min/total ft)	5'/8'/13'	5'/10'
Minimum Rear Setback (ft)	15'	15'
Minimum Corner Setback (ft)	10'	10'

***Side entry garages shall be prohibited on corner lots;**

****Where front -facing garages are present, a 10-foot front setback shall apply to the livable portion of the home provided that not more than 60% of the total front-facing elevation occurs at the 10-foot setback.**

Building Heights: The project will allow for both one- and two-story homes with a maximum 30' in height. This PAD will restrict Lot #99 and #105 to a single story house. In addition Lots 94-111 shall be limited to no more than two (2) consecutive 2-story homes.

103rd Avenue Improvements: The City is currently in the design stage of a CIP project to improve 103rd Avenue that intends to include the half-street improvements adjacent to this development. The construction for this CIP project is scheduled to start in early 2016. When the CIP project starts construction that includes these improvements, the responsibility of the developer to construct the half street from monument line to the back of curb will be met, with the Developer only being required to dedicate the necessary right-of-way at no cost to the City. All other improvements behind the back of curb will still be the responsibility of the developer. Developer may elect to satisfy its responsibility for the half-street improvements for 103rd Avenue by constructing such improvements prior to the City's CIP project.



Listing of Permitted, Conditional and Accessory Uses: : 3 Olive Park shall abide by all uses as defined in the City of Peoria Zoning Ordinance in Section 14-5 Single Family Residential District in subsection 2, Permitted Uses, subsection 3 Conditional Uses and subsection 4 Accessory uses.

Open Space: This project is designed with useable open space access that will exceed the minimum requirement of 9% for single family residential lots by a minimum of 4% with at least 13% of useable open space. The open space area will be a minimum of 16% and will contain multiuse elements that provide retention basin storage combined with public use improvements such as a playground, basketball court, trails with various bench locations with an emphasis on vegetative shade, thereby promoting leisurely usage and enjoyment of the passive open spaces. The homeowners association will be responsible for the maintenance of all open space / retention tracts.

Lighting: Lighting within the project shall conform to the applicable section of the Peoria Zoning Ordinance governing exterior lighting.

Screening, Fencing and Walls: The standards for fencing and walls shall be as per the Peoria Zoning Ordinance including wall undulation and noise abatement. The height of the wall along Olive Avenue will be reflective of the results of the Sound Study.

Roadway Standards: Streets will be developed consistent with City of Peoria street standards.

Parking: Parking requirements for the project shall conform to the parking standards for single-family residential use as per the Peoria Zoning Ordinance.

Design Review Standards: 3 Olive Park will be developed in accordance with the City of Peoria's Design Review Manual.

VIII. CONCEPTUAL LANDSCAPE PLAN/ STANDARDS

The project landscaping will be consistent with the Peoria Zoning Ordinance. The Final Landscape Plan will be submitted to the Planning Division. A Planting Data Sheet is a part of the Conceptual Landscape Plan (*refer to the attached Conceptual Landscape Plan and additional coloring renderings 11*).

Street Frontages- Landscaping will be provided within the ROW and side yard tracts per the City of Peoria's Landscaping requirements.

Perimeter Walls/Wall Details- Perimeter walls and wall details will comply with the City of Peoria's design specifications.

Signage- Project signage will be processed as a separate application and will be consistent with the Peoria Zoning Ordinance.



IX. INFRASTRUCTURE/ UTILITIES

Following the rezone process, the 3 Olive Park development will require further approvals to allow for physical development of the project. These approvals include, but may not be limited to preliminary plat, final plat, civil improvement plans, design review, construction plans, and final landscape plans.

1. Sewer

Sewer service will be provided by the City of Peoria. An existing 18-inch sanitary sewer line is located at the northeast corner of Sun Garden Estates, which will be utilized to construct for 3 Olive Park project.

2. Natural Gas

There are no natural gas facilities available for 3 Olive Park.

3. Water

Water service will be provided by the City of Peoria. There is an existing 12-inch water line in 103rd Avenue and in Olive Avenue. This development will connect to this water line, which is tied into the City of Peoria water system and will serve 3 Olive Park development.

4. Telephone

Century Link Communications will be supplying the telephone services to the area. Facilities exist in 103rd Avenue and in Olive Avenue and will be brought to this project to provide services accordingly.

5. Cable Service:

Cox Communications will be supplying the cable service to the area.

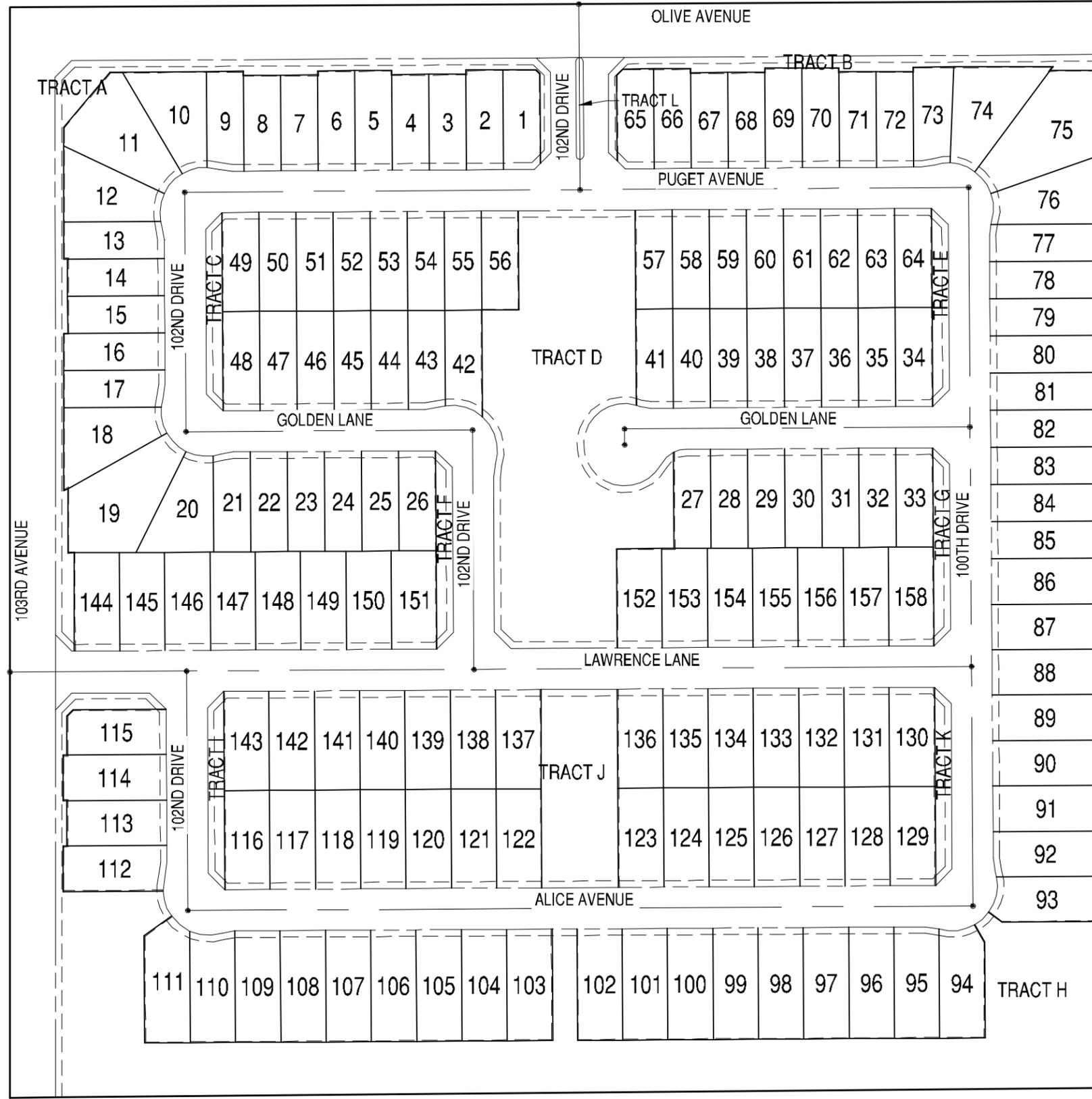
6. Solid Waste:

Solid Waste disposal will be provided by the City of Peoria.

7. Electric Power

Electric power will be supplied by Arizona Public Service

**PRELIMINARY DEVELOPMENT PLAN
EXHIBIT 3**



3 OLIVE PARK
 PEORIA, ARIZONA
EXHIBIT 3: PRELIMINARY DEVELOPMENT PLAN

14100 North 83rd Avenue Ste 250
 Peoria, Arizona 85381
 Phone: (480) 629-8830
www.bowmanconsulting.com



JOB #	050064
DATE	OCT. 2014
SCALE	N.T.S.
DRAWN	CRS
SHT	1 OF 1

**EXISTING LAND USE MAP
EXHIBIT 4**



SUN CITY SEVEN
MARICOPA COUNTY
RESIDENTIAL MEDIUM

SUN CITY EIGHT
MARICOPA COUNTY
RESIDENTIAL MEDIUM

RESIDENTIAL MEDIUM HIGH

RESIDENTIAL MEDIUM HIGH

EXISTING COUNTRY
MEADOWS II
RESIDENTIAL MEDIUM

EXISTING SUN GARDEN
MOBILE HOME PARK II
RESIDENTIAL MEDIUM

RESIDENTIAL LOW

103RD AVENUE

OLIVE AVENUE

- RESIDENTIAL MEDIUM HIGH DENSITY
- RESIDENTIAL MEDIUM DENSITY
- RESIDENTIAL LOW DENSITY

PROJECT NUMBER

PLAN STATUS

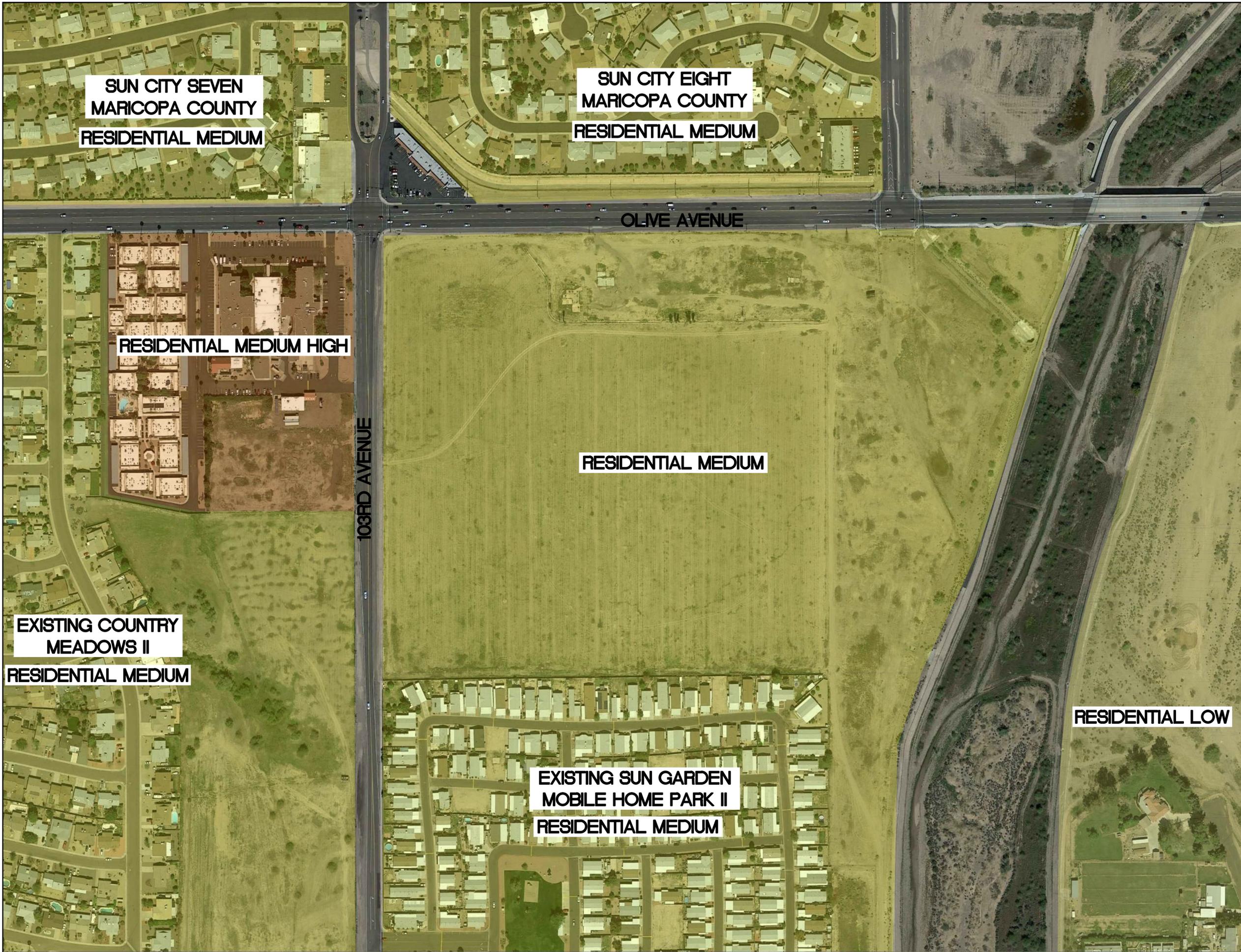
DATE	DESCRIPTION
KE DESIGN	CRS DRAWN SJD CHKD
SCALE	H: N.T.S. V: N.T.S.

JOB No.

DATE : OCT. 2014

1
SHEET 1 OF 1

**PROPOSED LAND USE MAP
EXHIBIT 5**



SUN CITY SEVEN
MARICOPA COUNTY
RESIDENTIAL MEDIUM

SUN CITY EIGHT
MARICOPA COUNTY
RESIDENTIAL MEDIUM

OLIVE AVENUE

RESIDENTIAL MEDIUM HIGH

RESIDENTIAL MEDIUM

103RD AVENUE

EXISTING COUNTRY
MEADOWS II
RESIDENTIAL MEDIUM

EXISTING SUN GARDEN
MOBILE HOME PARK II
RESIDENTIAL MEDIUM

RESIDENTIAL LOW

- RESIDENTIAL MEDIUM HIGH DENSITY
- RESIDENTIAL MEDIUM DENSITY
- RESIDENTIAL LOW DENSITY

PROJECT NUMBER

PLAN STATUS

DATE	DESCRIPTION
KE DESIGN	CRS DRAWN SJD CHKD
SCALE	H: N.T.S. V: N.T.S.

JOB No.
DATE : OCT. 2014

**EXISTING ZONING MAP
EXHIBIT 6**

SUN CITY SEVEN
MARICOPA COUNTY
R1-6 PAD

SUN CITY EIGHT
MARICOPA COUNTY
R1-6 PAD

RM-1

C-2

RUDOLPH JOHNSON
FAMILY TRUST
AG

RM-1

FLOOD CONTROL DISTRICT
AG

COUNTRY MEADOWS II
R1-6 PAD

EXISTING SUN GARDEN
MOBILE HOME PARK II
PAD

OLIVE AVENUE

103RD AVENUE

- AG
- C2
- R1-8 PAD
- RM-1
- PAD

PROJECT NUMBER

PLAN STATUS

DATE	DESCRIPTION
KE	CRS
DESIGN	DRAWN
SCALE	H: N.T.S.
	V: N.T.S.

JOB No.

DATE : OCT. 2014

1
SHEET 1 OF 1

**PROPOSED ZONING MAP
EXHIBIT 7**

SUN CITY SEVEN
MARICOPA COUNTY
R1-6 PAD

SUN CITY EIGHT
MARICOPA COUNTY
R1-6 PAD

OLIVE AVENUE

RM-1

103RD AVENUE

PROPOSED 3 OLIVE PARK
PAD

RUDOLPH JOHNSON
FAMILY TRUST
AG

FLOOD CONTROL DISTRICT
AG

COUNTRY MEADOWS II
R1-6 PAD

EXISTING SUN GARDEN
MOBILE HOME PARK II
PAD

AG

C2

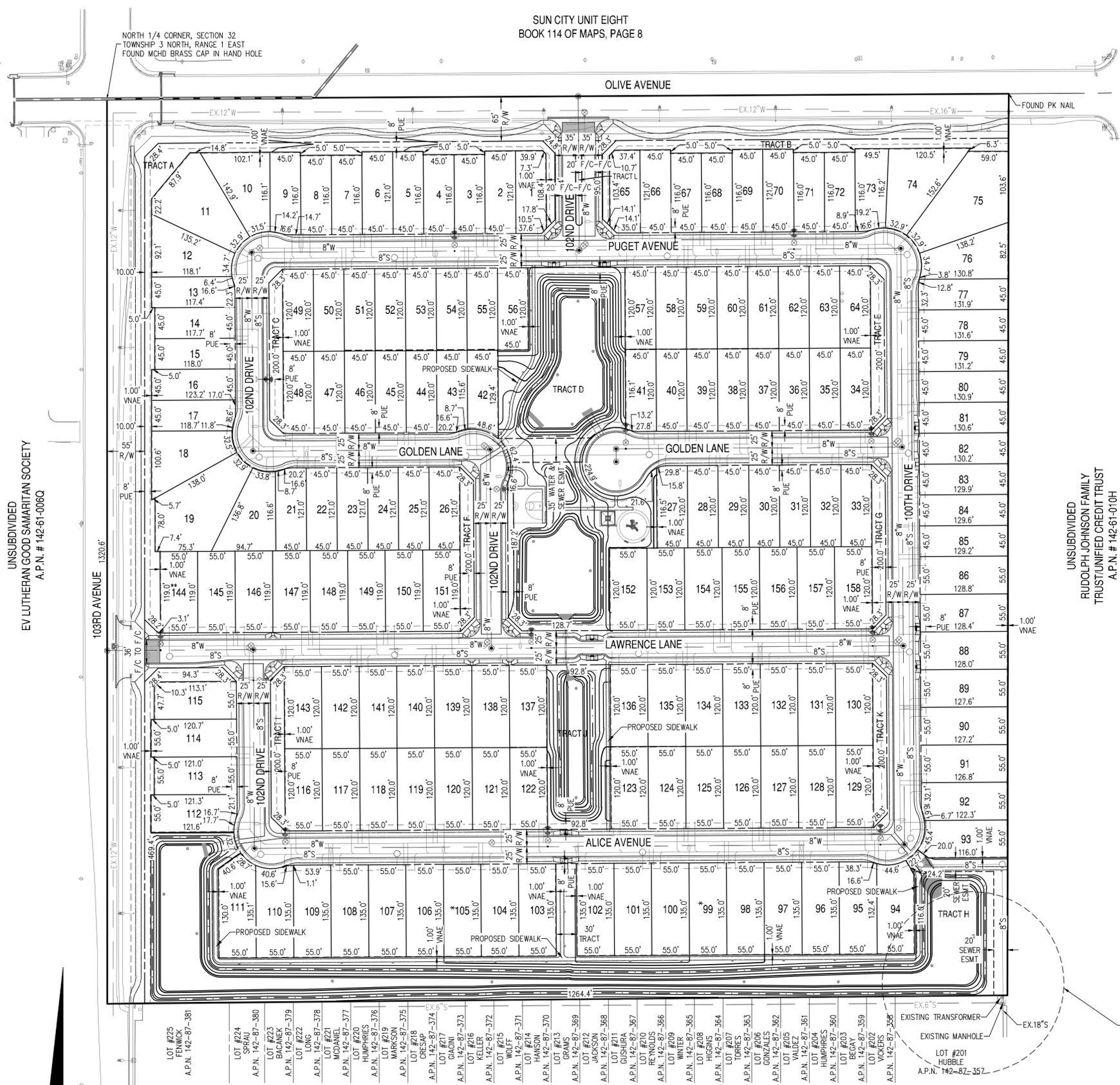
PAD

R1-8 PAD

RM-1

**CONTEXT PLAN AND SITE PHOTOS
EXHIBIT 8**

**CONCEPTUAL PRELIMINARY PLAT
EXHIBIT 9**



UNSUBDIVIDED
EV LUTHERAN GOOD SAMARITAN SOCIETY
A.P.N. # 142-61-0060

UNSUBDIVIDED
RUDOLPH JOHNSON FAMILY
TRUSTIFIED CREDIT TRUST
A.P.N. # 142-61-010H

NOTES:
*LOTS 99 AND 105 ARE RESTRICTED TO A SINGLE STORY HOME
**DRIVEWAY TO BE RESTRICTED TO EAST SIDE OF LOT TO ALLOW MAXIMUM SEPARATION FROM ROADWAY INTERSECTION
LOTS ALONG SOUTHERN BOUNDARY WILL HAVE NO MORE THAN 2 - 2-STORY HOMES NEXT TO ONE ANOTHER

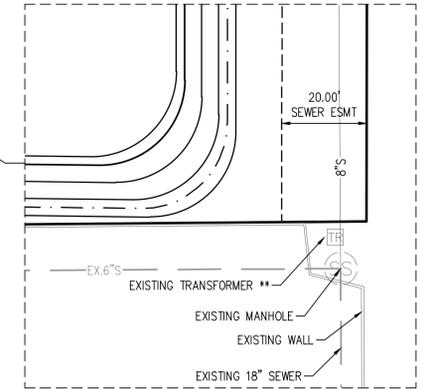
Lot #	Area (sf)	Area (ac)
1	5404.19	0.1241
2	5445.00	0.1250
3	5220.00	0.1198
4	5220.00	0.1198
5	5445.00	0.1250
6	5445.00	0.1250
7	5220.00	0.1198
8	5220.00	0.1198
9	5375.21	0.1234
10	8008.41	0.1838
11	10981.44	0.2521
12	7569.83	0.1738
13	5470.09	0.1256
14	5290.93	0.1215
15	5302.51	0.1217
16	5537.32	0.1271
17	5494.20	0.1261
18	8121.45	0.1864
19	12733.81	0.2923
20	7633.74	0.1752
21	5401.26	0.1240
22	5445.00	0.1250
23	5445.00	0.1250
24	5445.00	0.1250
25	5445.00	0.1250
26	5445.00	0.1250
27	5383.29	0.1236
28	5400.69	0.1240
29	5400.69	0.1240
30	5400.70	0.1240
31	5400.70	0.1240
32	5400.71	0.1240
33	5400.71	0.1240
34	5400.00	0.1240
35	5400.00	0.1240
36	5400.00	0.1240
37	5400.00	0.1240
38	5400.00	0.1240
39	5400.00	0.1240
40	5400.00	0.1240

Lot #	Area (sf)	Area (ac)
41	5375.77	0.1234
42	5343.34	0.1227
43	5356.26	0.1230
44	5400.00	0.1240
45	5400.00	0.1240
46	5400.00	0.1240
47	5400.00	0.1240
48	5400.00	0.1240
49	5400.00	0.1240
50	5400.00	0.1240
51	5400.00	0.1240
52	5400.00	0.1240
53	5400.00	0.1240
54	5400.00	0.1240
55	5400.00	0.1240
56	5400.00	0.1240
57	5400.00	0.1240
58	5400.00	0.1240
59	5400.00	0.1240
60	5400.00	0.1240
61	5400.00	0.1240
62	5400.00	0.1240
63	5400.00	0.1240
64	5400.00	0.1240
65	5366.35	0.1232
66	5445.00	0.1250
67	5220.00	0.1198
68	5220.00	0.1198
69	5445.00	0.1250
70	5445.00	0.1250
71	5220.00	0.1198
72	5220.00	0.1198
73	5559.41	0.1276
74	9397.55	0.2157
75	13440.66	0.3086
76	7775.46	0.1785
77	5936.96	0.1363
78	5927.08	0.1361
79	5913.12	0.1357
80	5898.07	0.1354

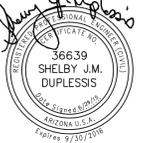
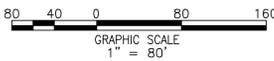
Lot #	Area (sf)	Area (ac)
81	5883.02	0.1351
82	5867.96	0.1347
83	5852.91	0.1344
84	5837.86	0.1340
85	5822.81	0.1337
86	7096.33	0.1629
87	7073.85	0.1624
88	7051.36	0.1619
89	7028.88	0.1614
90	7006.39	0.1608
91	6983.91	0.1603
92	6926.08	0.1590
93	6819.78	0.1566
94	7183.89	0.1649
95	7410.59	0.1701
96	7425.00	0.1705
97	7425.00	0.1705
98	7425.00	0.1705
99	7425.00	0.1705
100	7425.00	0.1705
101	7425.00	0.1705
102	7425.00	0.1705
103	7425.00	0.1705
104	7425.00	0.1705
105	7425.00	0.1705
106	7425.00	0.1705
107	7425.00	0.1705
108	7425.00	0.1705
109	7425.00	0.1705
110	7264.74	0.1668
111	7811.54	0.1793
112	8868.12	0.1577
113	6665.56	0.1530
114	6923.28	0.1589
115	6604.53	0.1516
116	6600.00	0.1515
117	6600.00	0.1515
118	6600.00	0.1515
119	6600.00	0.1515
120	6600.00	0.1515

Lot #	Area (sf)	Area (ac)
121	6600.00	0.1515
122	6600.00	0.1515
123	6600.00	0.1515
124	6600.00	0.1515
125	6600.00	0.1515
126	6600.00	0.1515
127	6600.00	0.1515
128	6600.00	0.1515
129	6600.00	0.1515
130	6599.16	0.1515
131	6599.16	0.1515
132	6599.16	0.1515
133	6599.16	0.1515
134	6599.16	0.1515
135	6599.16	0.1515
136	6599.16	0.1515
137	6599.16	0.1515
138	6599.16	0.1515
139	6599.16	0.1515
140	6599.16	0.1515
141	6599.16	0.1515
142	6599.16	0.1515
143	6599.16	0.1515
144	6545.00	0.1503
145	6545.00	0.1503
146	6545.00	0.1503
147	6545.00	0.1503
148	6545.00	0.1503
149	6545.00	0.1503
150	6545.00	0.1503
151	6545.00	0.1503
152	6599.16	0.1515
153	6599.16	0.1515
154	6599.16	0.1515
155	6599.15	0.1515
156	6599.15	0.1515
157	6599.14	0.1515
158	6599.13	0.1515
TOTAL	999532.58	22.9461

Tract	Use	Area (sf)	Area (ac)
A	LANDSCAPE, OPEN SPACE, PUE	21383.57	0.4909
B	LANDSCAPE, OPEN SPACE, PUE	10411.73	0.2390
C	LANDSCAPE, OPEN SPACE, PUE	4400.00	0.1010
D	LANDSCAPE, OPEN SPACE, PUE, RETENTION, AMENITIES, WATER & SEWER EASEMENT	85580.45	1.9647
E	LANDSCAPE, OPEN SPACE, PUE	4400.02	0.1010
F	LANDSCAPE, OPEN SPACE, PUE	4400.00	0.1010
G	LANDSCAPE, OPEN SPACE, PUE	4400.00	0.1010
H	LANDSCAPE, OPEN SPACE, PUE, RETENTION	129311.37	2.9686
I	LANDSCAPE, OPEN SPACE, PUE	4399.69	0.1010
J	LANDSCAPE, OPEN SPACE, PUE, RETENTION	22274.50	0.5114
K	LANDSCAPE, OPEN SPACE, PUE	4399.69	0.1010
L	LANDSCAPE, OPEN SPACE	1074.30	0.0247
TOTAL		296435.34	6.8052



NOTE:
** EXISTING TRANSFORMER TO BE RELOCATED OR SEWER EASEMENT WILL BE REQUIRED FROM ADJACENT PROPERTY OWNER.

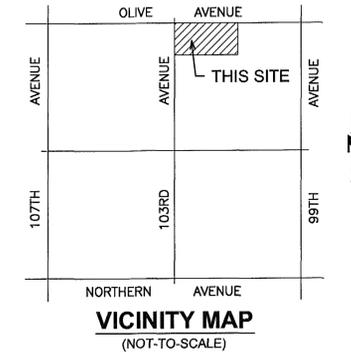


DATE	DESCRIPTION
KE	CRS
DESIGN	DRAWN
SCALE	H: 1" = 80'
	V: NONE

**A.L.T.A. SURVEY AND LEGAL DESCRIPTION
EXHIBIT 10**

103RD & OLIVE A.L.T.A./A.C.S.M. LAND TITLE SURVEY

A PORTION OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 32,
TOWNSHIP 3 NORTH, RANGE 1 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA



NOTES

THIS SURVEY IS BASED ON A COMMITMENT FOR TITLE INSURANCE BY FIRST AMERICAN TITLE INSURANCE COMPANY. ORDER NO. 271-140700074-013 DATED 02/04/2014

THE PROPERTY IS SUBJECT TO THE FOLLOWING, ACCORDING TO SCHEDULE B OF SAID COMMITMENT:

1. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE HEREOF BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THE COMMITMENT. (AFFECTS THE SURVEYED PARCELS - NOT MAPPABLE)

2. SUBJECT TO THE USUAL PRINTED CONDITIONS, STIPULATIONS AND EXCEPTIONS CONTAINED IN THE REGULAR FORM OF SAID POLICY, OR BY RIDER ATTACHED THERETO, AND ALSO SUBJECT TO THE FOLLOWING SPECIFIC ENCUMBRANCES, RESERVATIONS AND EXCEPTIONS. (AFFECTS THE SURVEYED PARCELS - NOT MAPPABLE)

3. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS. (AFFECTS THE SURVEYED PARCELS - NOT MAPPABLE)

4. RESERVATIONS, EXCEPTIONS, AND PROVISIONS CONTAINED IN THE PATENT ISSUED ON SAID LAND, RECORDED AT DOCKET 274, PAGE 406. (AFFECTS THE SURVEYED PARCELS - NOT MAPPABLE)

5. TAXES FOR THE YEAR 2014, A LIEN NOT YET DUE AND PAYABLE. (AFFECTS THE SURVEYED PARCELS - NOT MAPPABLE)

6. LIABILITIES AND OBLIGATIONS IMPOSED UPON SAID LAND BY REASON OF INCLUSION WITHIN ELECTRICAL DISTRICT NO. 7. A PLAT SHOWING LANDS WITHIN THE DISTRICT IS RECORDED IN BOOK 107 OF MAPS, PAGE 25. (AFFECTS THE SURVEYED PARCELS - NOT MAPPABLE)

7. CERTIFICATE OF GRANDFATHERED GROUNDWATER RIGHTS RECORDED AT DOCUMENT NO. 1988-540011. (AFFECTS THE SURVEYED PARCELS - NOT MAPPABLE)

8. MATTERS SET FORTH IN RESOLUTIONS OF THE FLOOD CONTROL DISTRICT OF MARICOPA COUNTY RECORDED AT DOCUMENT NO. 1984-0324528, 1986-124982, 1986-386769, 1986-685576, AND 1990-421745. (AFFECTS THE SURVEYED PARCELS - NOT MAPPABLE)

9. RECORDED DISCLOSURE FOR TERRITORY IN THE VICINITY OF A MILITARY AIRPORT PURSUANT TO A.R.S. §32-2113 RECORDED AT DOCUMENT NO. 2001-0743413. (AFFECTS THE SURVEYED PARCELS - BLANKET EFFECT - NOT MAPPABLE)

10. RECORDED DISCLOSURE MAPS FOR TERRITORY IN THE VICINITY OF GLENDALE PUBLIC AIRPORT AS RECORDED AT DOCUMENT NO. 2002-0107367. (AFFECTS THE SURVEYED PARCELS - BLANKET EFFECT - NOT MAPPABLE)

11. ROADWAY AS SHOWN ON PLAT RECORDED IN BOOK 3 OF ROAD MAPS, PAGE 29. (AFFECTS THE SURVEYED PARCELS - MAPPED HEREON)

12. ROADWAY AS SHOWN ON PLAT RECORDED IN BOOK 22 OF ROAD MAPS, PAGE 12. (AFFECTS THE SURVEYED PARCELS - MAPPED HEREON)

13. RESOLUTION OF THE BOARD OF SUPERVISORS OF MARICOPA COUNTY ESTABLISHING A COUNTY HIGHWAY, RECORDED AT DOCUMENT NO. 1986-0391522 AND SHOWN ON PLAT RECORDED IN BOOK 358 OF MAPS, PAGE 21. (AFFECTS THE SURVEYED PARCELS - MAPPED HEREON)

14. EASEMENT AND AGREEMENT FOR HIGHWAY PURPOSES RECORDED AT DOCUMENT NO. 1987-0653565. (PORTIONS OF OLIVE AVE. AND 103RD AVE.) (AFFECTS THE SURVEYED PARCELS - MAPPED HEREON)

15. ANY FACTS, RIGHTS, INTEREST, OR CLAIMS WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS BUT WHICH COULD BE ASCERTAINED BY AN INSPECTION OF SAID LAND OR BY MAKING INQUIRY OF PERSONS IN POSSESSION THEREOF. (THIS EXCEPTION WILL BE ELIMINATED OR MADE MORE SPECIFIC UPON COMPLETION OF THE INSPECTION CALLED FOR IN THE REQUIREMENTS SECTION OF THIS COMMITMENT.) (AFFECTS THE SURVEYED PARCELS - NOT MAPPABLE)

16. DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGES IN AREA, ENCROACHMENTS, OR ANY OTHER FACTS WHICH A CORRECT SURVEY WOULD DISCLOSE AND WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS. (AFFECTS THE SURVEYED PARCELS - NOT MAPPABLE)

THE STREET ADDRESS FOR THE SURVEYED PROPERTY IS 10101 WEST OLIVE AVENUE, PEORIA, ARIZONA 85345.

THE SURVEYED PARCELS CONTAIN NO STRIPED PARKING SPACES.

THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.

THERE IS NO INFORMATION AVAILABLE CONCERNING ANY CHANGES IN STREET RIGHT OF WAY LINES, EITHER COMPLETED OR PROPOSED. THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

NOTES

THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

BEARINGS, DISTANCES AND CURVE DATA NOT SPECIFIED AS RECORD OR MEASURED REPRESENT CVL FIELD MEASURED DATA.

SOURCES USED IN THE PREPARATION OF THIS SURVEY INCLUDE:
BOOK 283 OF MAPS, PAGE 2 (R1)
BOOK 863 OF MAPS, PAGE 7 (R2)
BOOK 699 OF MAPS, PAGE 26
UNRECORDED RESULTS OF SURVEY BY SAMUEL S. HERSEY, RLS # 11750
JOB # 167-02-TM-05 DATED MAY 19, 1986
UNRECORDED RESULTS OF SURVEY BY JAY N. VAUGHN, RLS # 14216
JOB # 9745 DATED JULY 24, 1997

THE BASIS OF BEARINGS FOR THIS SURVEY IS NORTH 89°39'29" EAST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 3 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER MERIDIAN, ACCORDING TO BOOK 863 OF MAPS, PAGE 7, MARICOPA COUNTY RECORDS.

LEGAL DESCRIPTION

PARCEL NO. 1:

THE NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 3 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THAT PORTION DEEDED TO THE CITY OF PEORIA IN DEED RECORDED AT DOCUMENT NO. 1988-110108; AND

EXCEPT THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 32.

PARCEL NO. 2:

THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 3 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

PARCEL NO. 3:

THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 3 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THAT PORTION DEEDED TO THE CITY OF PEORIA IN DEED RECORDED AT DOCUMENT NO. 1988-110108.

PARCEL AREAS TABLE

PARCEL NO.	NET AREA (SQ. FEET)	NET AREA (ACRES)	GROSS AREA (SQ. FEET)	GROSS AREA (ACRES)
PARCEL NO. 1	688,660	15.8095	760,197	17.4517
PARCEL NO. 2	90,745	2.0832	108,916	2.5004
PARCEL NO. 3	853,517	19.5941	885,440	19.6382
TOTAL	1,632,922	37.4867	1,724,553	39.5903

GROSS AREA INCLUDES ALL LAND WITHIN THE DESCRIBED PARCEL BOUNDARIES. NET AREA EXCLUDES ALL ROADWAY AND RIGHT-OF-WAY EASEMENTS.

LEGEND

- (R1) INDICATES RECORD INFORMATION PER BOOK 283, PAGE 2
- (R2) INDICATES RECORD INFORMATION PER BOOK 863, PAGE 7
- (M) INDICATES MEASURED INFORMATION
- MCHD INDICATES MARICOPA COUNTY HIGHWAY DEPARTMENT
- MCDOT INDICATES MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION
- APN INDICATES ASSESSOR PARCEL NUMBER
- D/W INDICATES DRIVEWAY
- ⊙ INDICATES FOUND BRASS CAP FLUSH
- ⊙ INDICATES FOUND BRASS CAP IN HAND HOLE
- ⊙ INDICATES FOUND COTTON PICKER SPINDLE
- INDICATES FOUND MONUMENT AS NOTED
- _{PK} INDICATES FOUND PK-NAIL
- _{RBR} INDICATES FOUND REBAR
- INDICATES FOUND POST
- _{RBR} INDICATES SET 1/2" REBAR WITH CAP LS#22782
- _{PK} INDICATES SET PK NAIL WITH TAG LS#22782
- _{CB} INDICATES COMMUNICATION JUNCTION BOX
- △_{TP} INDICATES TELEPHONE PEDESTAL
- INDICATES DOWNGUY
- INDICATES POWER POLE
- _{EC} INDICATES ELECTRIC CABINET
- _{EJB} INDICATES ELECTRIC JUNCTION BOX
- _{EM} INDICATES ELECTRIC METER
- ⊠ INDICATES CATCH BASIN
- ⊙ INDICATES MANHOLE STORM DRAIN
- ⊙ INDICATES MANHOLE SANITARY SEWER
- ⊙ INDICATES WATER VALVE
- _{WM} INDICATES WATER METER
- _{TS} INDICATES TRAFFIC SIGNAL POLE
- _{SP} INDICATES STANDPIPE
- INDICATES TREE (GENERIC)
- INDICATES TREE - PALM
- X — INDICATES GATE - SINGLE SWING
- INDICATES PROPERTY LINE (R)
- X — INDICATES FENCE AS NOTED
- INDICATES CONCRETE (CONC.)
- ▨ INDICATES PAVEMENT
- ① INDICATES SCHEDULE B ITEM NUMBER

FLOOD ZONE CERTIFICATION

THIS IS TO CERTIFY THAT THIS PROPERTY IS LOCATED WITHIN THE SHADED ZONE "X" FLOOD HAZARD AREA PER FIRM MAP PANEL NUMBER 04013C1685L DATED OCTOBER 16TH, 2013, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).

SHADED ZONE "X" AS DEFINED BY FEMA IS: AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

CERTIFICATION

TO D.R. HORTON, INC., A DELAWARE CORPORATION; MERELLA INVESTMENTS I LLC, AN ARIZONA LIMITED LIABILITY COMPANY; DHI TITLE AGENCY; AND FIRST AMERICAN 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 THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 8, 11(A), 13, 16 AND 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 02/12/2014.

DATE OF PLAT OR MAP: 02/21/2014

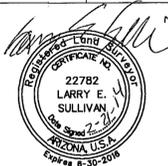
LARRY E. SULLIVAN
REGISTRATION NUMBER 22782
4550 N. 12TH STREET
PHOENIX, ARIZONA 85014
(602)-264-6831
CVLSURVEY@CVLCI.COM

NO.	REVISION	DATE

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

103RD & OLIVE

Coe & Van Loo Consultants, Inc.

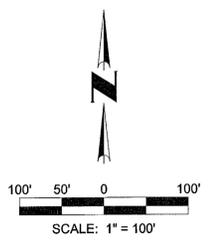
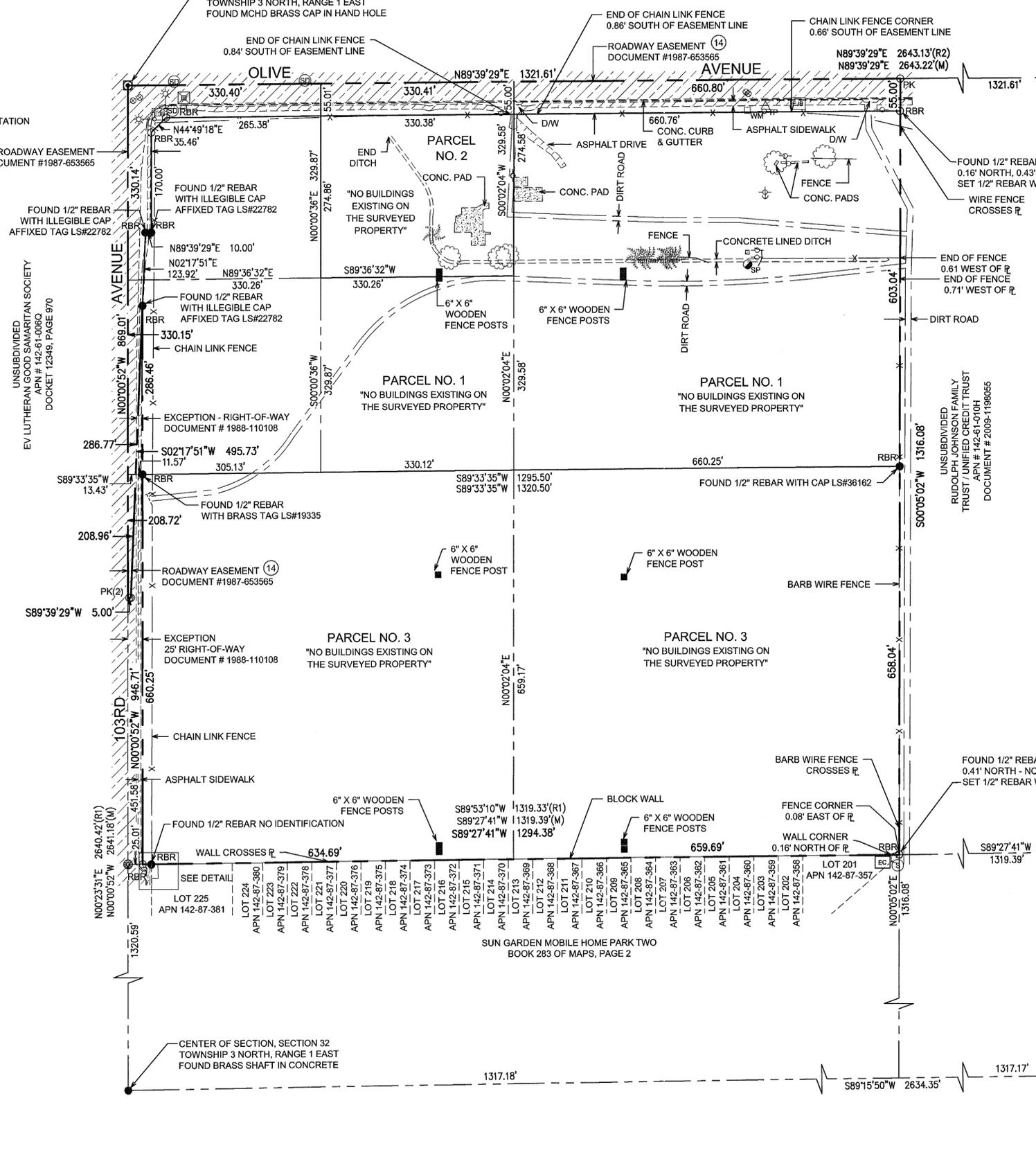


LEGEND

- (R1) INDICATES RECORD INFORMATION PER BOOK 283, PAGE 2
- (R2) INDICATES RECORD INFORMATION PER BOOK 863, PAGE 7
- (M) INDICATES MEASURED INFORMATION
- MCHD INDICATES MARICOPA COUNTY HIGHWAY DEPARTMENT
- MCDOT INDICATES MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION
- APN INDICATES ASSESSOR PARCEL NUMBER
- D/W INDICATES DRIVEWAY
- ⊙ INDICATES FOUND BRASS CAP FLUSH
- ⊠ INDICATES FOUND BRASS CAP IN HAND HOLE
- ⊗ INDICATES FOUND COTTON PICKER SPINDLE
- INDICATES FOUND MONUMENT AS NOTED
- PK INDICATES FOUND PK-NAIL
- RBR INDICATES FOUND REBAR
- INDICATES FOUND POST
- RBR INDICATES SET 1/2" REBAR WITH CAP LS#22782
- PK INDICATES SET PK NAIL WITH TAG LS#22782
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- △ TP INDICATES TELEPHONE PEDESTAL
- INDICATES DOWNGUY
- INDICATES POWER POLE
- ⊠ EC INDICATES ELECTRIC CABINET
- ⊠ EJB INDICATES ELECTRIC JUNCTION BOX
- ⊠ EM INDICATES ELECTRIC METER
- ⊠ INDICATES CATCH BASIN
- ⊙ SD INDICATES MANHOLE STORM DRAIN
- ⊙ S INDICATES MANHOLE SANITARY SEWER
- ⊙ INDICATES WATER VALVE
- ⊠ WM INDICATES WATER METER
- INDICATES TRAFFIC SIGNAL POLE
- SP INDICATES STANDPIPE
- INDICATES TREE (GENERIC)
- INDICATES TREE - PALM
- INDICATES GATE - SINGLE SWING
- INDICATES PROPERTY LINE (RL)
- X- INDICATES FENCE AS NOTED
- ▨ INDICATES CONCRETE (CONC.)
- ▨ INDICATES PAVEMENT
- ① INDICATES SCHEDULE B ITEM NUMBER

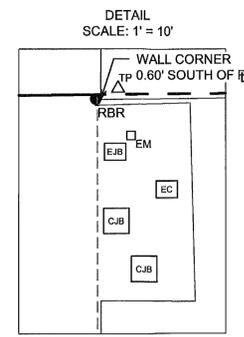
SUN CITY UNIT SEVEN
BOOK 113 OF MAPS, PAGE 48

SUN CITY UNIT EIGHT
BOOK 114 OF MAPS, PAGE 8



ADJOINING PARCELS TABLE

ASSESSOR'S PARCEL NO.	OWNER	DOCUMENT #
142-87-357	RICHARD W AND CHERYL HUBBLE	1993-0433287
142-87-358	JUNITA VICKERS	2011-0608545
142-87-359	JOHNNY AND BEGAY AND LOLITA CURLEY	1999-0950851
142-87-360	LBS PROPERTIES LLC	2011-0926675
142-87-361	MARVIN G AND CHERYL D VALDEZ	2007-0661732
142-87-362	JOSEPH J AND DEBRA GONZALES	2010-1102948
142-87-363	ANTHONY AND FELINA TORRES	2010-1105456
142-87-364	WILLIAM B AND POLLY A HIGGINS	2009-0515049
142-87-365	ESTHER R AND PENNY L WINTER	2009-0505078
142-87-366	JOHN E REYNOLDS	2003-1722267
142-87-367	LEANNE R GUSHURA	2006-1703332
142-87-368	ROBERT J JACKSON	1995-0223663
142-87-369	TIMOTHY H AND BRENDA K GRAMS	2010-0870913
142-87-370	WILLIAM N AND GLADYS L HANSON	2004-0503756
142-87-371	CHRISTOPHER A WOLFE AND HOLLY PLAAT JE	1998-1125010
142-87-372	MARY M KELLER AND JOAN M STRINGHAM	1999-0211804
142-87-373	MICHAEL J JR AND MARY C GIACINI	2011-0386795
142-87-374	CLAUDE W CRESAP	2009-1200030
142-87-375	MALCOLM R JR AND CHARLOTTE R MARKSON	2005-1752505
142-87-376	HUMPHRIES CONSULTING INC	2013-1051554
142-87-377	LERROY A AND SUE A MCDANIEL	2007-0522223
142-87-378	ERLINDA E LONG	2009-0485079
142-87-379	ZELKO AND CARA LO BACANEK	2012-1184940
142-87-380	AMMON N AND LORETTA K SPRAU	2008-0563976
142-87-381	HAROLD GENE AND SUSAN C FENWICK TRUST	2012-0417677



N:\01\OLIVE\03\CADD\DIVS\ALTA_S02.DWG TomD February 21, 2014 - 9:04 AM

**LEGAL DESCRIPTION
103RD AVENUE AND OLIVE AVENUE
NET BOUNDARY**

THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 3 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA,

EXCEPT THAT PORTION DEEDED TO THE CITY OF PEORIA IN DOCUMENT NO. 1988-0110108, M.C.R.;
EXCEPT THE NORTH 33 FEET THEREOF, ACCORDING TO BOOK 3 OF ROAD MAPS, PAGE 29, M.C.R.;
EXCEPT THAT PORTION DESCRIBED IN DOCUMENT NO. 1987-0653565, M.C.R.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 32, BEING A MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION BRASS CAP IN HAND HOLE, FROM WHICH THE NORTHEAST CORNER OF SAID SECTION 32, BEING A MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION BRASS CAP IN HAND HOLE, BEARS NORTH 89°39'29" EAST, A DISTANCE OF 2643.22 FEET;

THENCE NORTH 89°39'29" EAST, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 32, A DISTANCE OF 1321.61 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 32;

THENCE SOUTH 00°05'02" WEST, ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 32, A DISTANCE OF 55.00 FEET TO THE SOUTH LINE OF THE NORTH 55 FEET OF THE NORTHEAST QUARTER OF SAID SECTION 32, SAID POINT BEING THE **POINT OF BEGINNING**;

THENCE CONTINUING SOUTH 00°05'02" WEST, ALONG SAID EAST LINE, A DISTANCE OF 1261.07 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 32;

THENCE SOUTH 89°27'41" WEST, ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 32, A DISTANCE OF 1294.38 FEET TO THE EAST RIGHT-OF-WAY OF 103RD AVENUE, AS DESCRIBED IN DOCUMENT NO. 1988-0110108, M.C.R.;

THENCE NORTH 00°00'52" WEST, ALONG SAID EAST RIGHT-OF-WAY, ALSO BEING THE EAST LINE OF THE WEST 25 FEET OF THE NORTHEAST QUARTER OF SAID SECTION 32, A DISTANCE OF 946.71 FEET;

THENCE NORTH 02°17'51" EAST, ALONG SAID EAST RIGHT-OF-WAY, A DISTANCE OF 123.92 FEET;

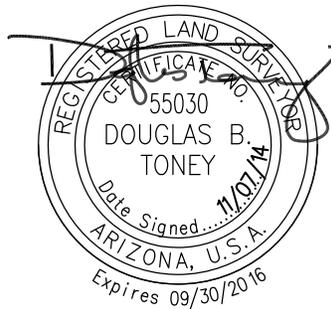
THENCE NORTH 89°39'29" EAST, ALONG SAID EAST RIGHT-OF-WAY, A DISTANCE OF 10.00 FEET;

THENCE NORTH 00°00'52" WEST, ALONG SAID EAST RIGHT-OF-WAY, ALSO BEING THE EAST LINE OF THE WEST 40 FEET OF THE NORTHEAST QUARTER OF SAID SECTION 32, A DISTANCE OF 170.00 FEET TO THE SOUTH RIGHT-OF-WAY OF OLIVE AVENUE, AS DESCRIBED IN DOCUMENT NO. 1987-0653565, M.C.R.;

THENCE NORTH 44°49'18" EAST, ALONG SAID SOUTH RIGHT-OF-WAY, A DISTANCE OF 35.46 FEET;

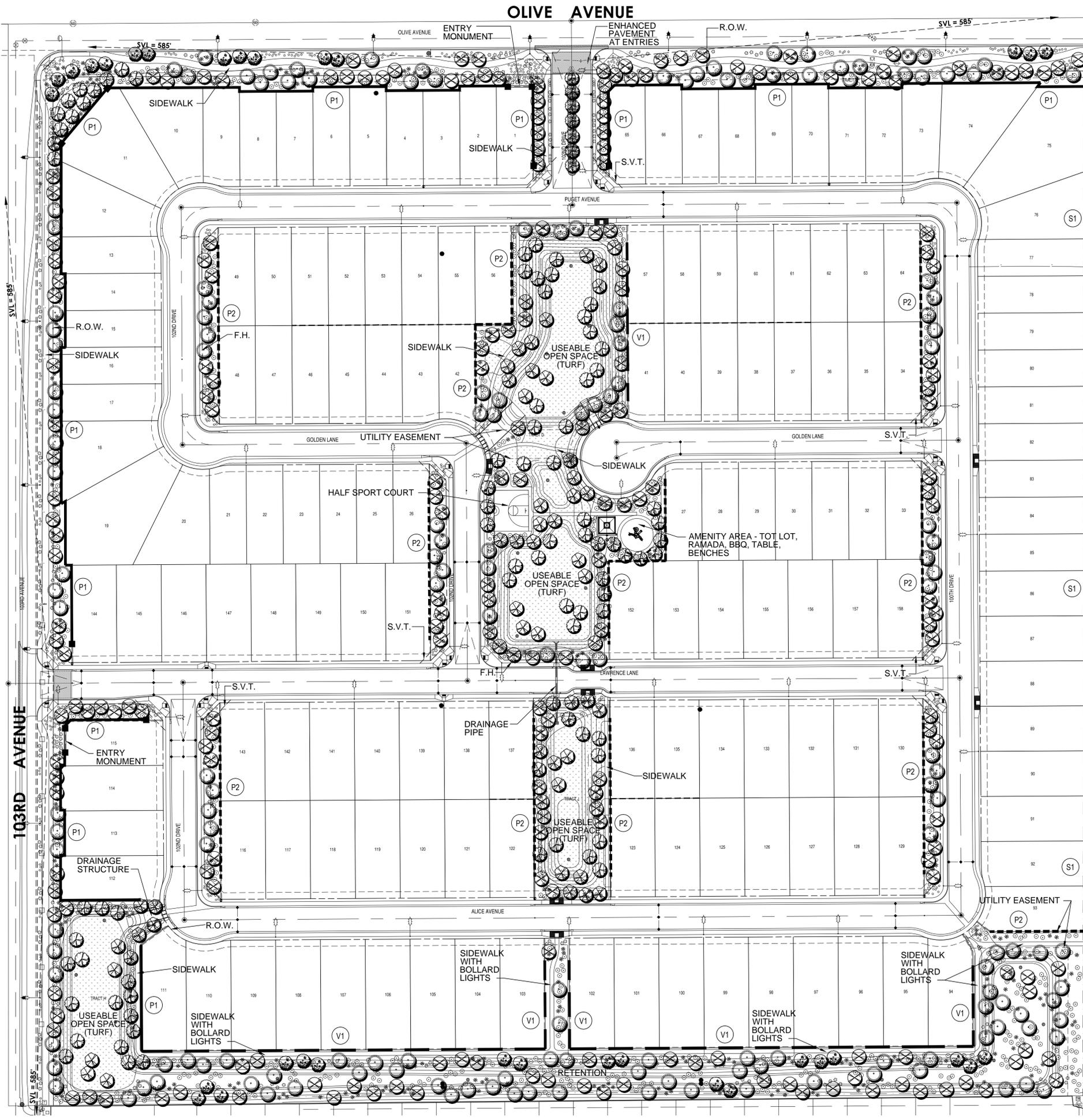
THENCE NORTH 89°39'29" EAST, ALONG SAID SOUTH RIGHT-OF-WAY, ALSO BEING THE SOUTH LINE OF THE NORTH 55 FEET OF THE NORTHEAST QUARTER OF SAID SECTION 32, A DISTANCE OF 1256.52 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 1,632,922 SQUARE FEET OR 37.4867 ACRES, MORE OR LESS.



**CONCEPTUAL LANDSCAPE PLAN/STANDARDS & WALL DETAILS
EXHIBIT 11**

PLOTTED: ELORDEN ON 03/25/2015 AT 02:34 PM
 THIS DRAWING AND ANY ELECTRONIC MEDIA IS AN INSTRUMENT OF SERVICE AND SHALL REMAIN THE PROPERTY OF PINNACLE DESIGN, INC. WHETHER THE PROJECT FOR WHICH THIS DRAWING IS MADE IS EXECUTED OR NOT. THEY ARE NOT TO BE USED BY THE OWNER OR OTHER PROJECTS OR EXTENSIONS OF THIS PROJECT EXCEPT BY WRITTEN AGREEMENT AND/OR APPROPRIATE COMPENSATION TO PINNACLE DESIGN, INC. COPYRIGHT © 2012 PINNACLE DESIGN, INC.



PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
TREES			
	CAESALPINIA CACALACO 'SMOOTHIE'	THORNLESS CASCALOTE	24" BOX
	DALBERGIA SISSOO	SISSOO TREE	15 GAL.
	PARKINSONIA HYBRID	DESERT MUSEUM	24" BOX
	PISTACIA CHINENSIS 'RED PUSH'	RED PUSH PISTACHE	24" BOX
	PROSOPIS CHILENSIS	THORNLESS MESQUITE	15 GAL.
SHRUBS			
	CAESALPINIA PULCHERRIMA	RED BIRD OF PARADISE	5 GAL.
	LEUCOPHYLLUM LANGMANIAE	LYNNS LEGACY SAGE	5 GAL.
	EREMOPHILA MACULATA	VALENTINE BUSH	5 GAL.
	NERIUM OLEANDER	'PETITE PINK' OLEANDER	5 GAL.
	RUELLIA BRITTONIANA	BRITISH RUELLIA	5 GAL.
ACCENTS			
	AGAVE VILMORINIANA	OCTOPUS AGAVE	5 GAL.
	AGAVE GEMINIFLORA	TWIN-FLOWERED AGAVE	5 GAL.
	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL.
GROUNDCOVER			
	CONVOLVULUS CNEORUM	BUSH MORNING GLORY	1 GAL.
	LANTANA 'NEW GOLD'	NEW GOLD LANTANA	1 GAL.
	ROSMARINUS OFFICINALIS	ROSEMARY	1 GAL.
	RUELLIA BRITTONIANA 'KATIE'	KATIE RUELLIA	1 GAL.
	BERMUDA GRASS	HYDROSEED	
INERT GROUNDCOVER			
	DECOMPOSED GRANITE	EXPRESS BROWN	3/4" SCREENED
	CONCRETE HEADER	6" WIDE	

PRELIMINARY LANDSCAPE NOTES

PLANTING
 THE SITE WILL BE LANDSCAPED IN ACCORDANCE WITH THE CITY OF PEORIA STANDARDS. ALL TREES AND SHRUBS ARE TO BE STAKED AND PLANTED IN ACCORDANCE WITH THE ARIZONA NURSERY ASSOCIATION PUBLISHED STANDARDS.

SIZES OF TREES AND SHRUBS WILL CORRESPOND WITH REQUIREMENTS SET BY THE CITY OF PEORIA. ALL PLANTING AREAS WILL RECEIVE A 2" DEPTH OF DECOMPOSED GRANITE AND SHALL BE TREATED WITH PRE-EMERGENT HERBICIDE.

NO TREES SHALL BE PLACED WITHIN ANY UTILITY EASEMENT.

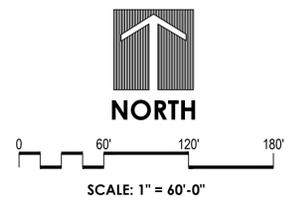
IRRIGATION
 THE IRRIGATION SYSTEM WILL CONSIST OF DRIP EMITTERS AND PRESSURE REGULATORS CONNECTED TO AUTOMATIC VALVES AND WILL BE TIED INTO AUTOMATIC CONTROLLERS AS REQUIRED. THE IRRIGATION SYSTEM SHALL PROVIDE 100% COVERAGE.

GRADING
 ALL EARTHWORK WILL BE DONE SO THAT ALL MOISTURE DRAINS OFF AND AWAY FROM SIDEWALKS AND STRUCTURES.

WALL KEY NOTES

- P1 PERIMETER THEME WALL. SEE SHEET PL-2, ELEVATION.
- P2 SECONDARY PERIMETER THEME WALL.
- S1 6' HIGH STANDARD 4" X 8" X 16" BLOCK WALL WITH 8" X 8" X 16" "H" BLOCK PILASTERS 13' O.C.
- V1 6' HIGH VIEW FENCE- 4' WROUGHT IRON OVER 2' CMU
- ENTRY MONUMENT SIGN. SEE SHEET PL-2, ELEVATION.
- 2' X 2' CMU BLOCK COLUMN.

SITE DATA	
GROSS AREA:	1,740,794 S.F.
NET AREA:	1,585,640 S.F.
OPEN SPACE:	296,435 S.F.
OPEN SPACE:	17.03%
USABLE O.S.	237,166 S.F.
USABLE O.S.	13.62%



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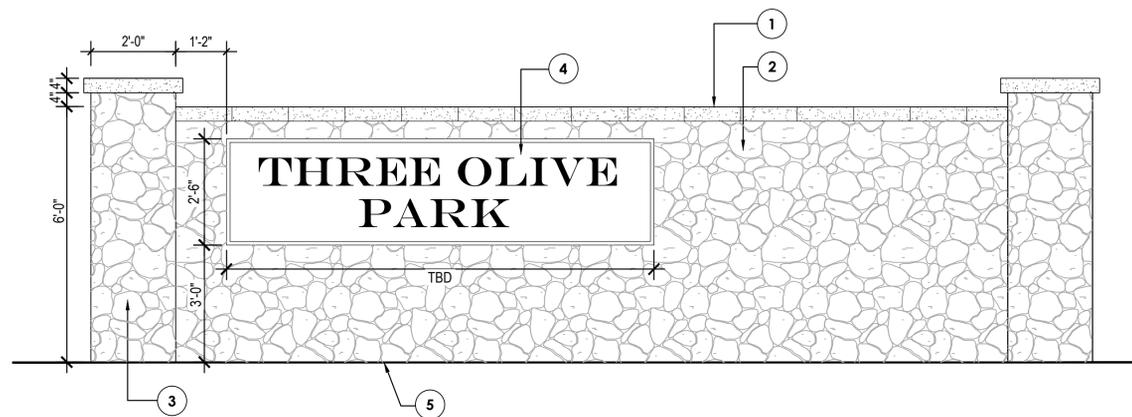
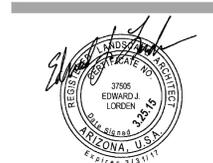
1048 N. 44th Street
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PRELIMINARY LANDSCAPE PLAN:
THREE OLIVE PARK
 THIS EXHIBIT IS CONCEPTUAL AND IS SUBJECT TO CHANGE WITH FINAL CONSTRUCTION DOCUMENTS

Drawn By:	EL/NR
Job No:	14047
Date:	11.8.14
CITY COMMENTS	1.12.15
CITY COMMENTS	3.11.15
PL-1 of	2

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A ENTRY SIGNAGE WALL

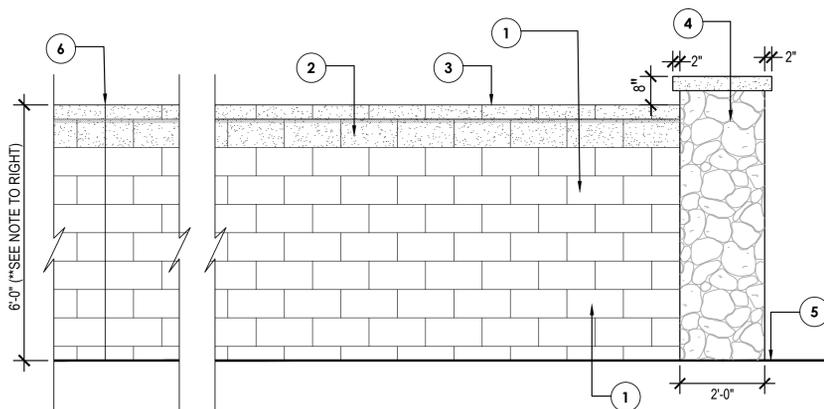
SCALE: 1/2" = 1'-0"

KEY NOTES

- 1 8" x 4" x 16" SPLIT FACE WALL CAP. PAINT COLOR: FRAZEE 'COACH HOUSE' 8725A
- 2 6" x 8" x 16" CMU WITH STONE VENEER
- 3 24" SQ. REGULAR CMU COLUMN WITH PRECAST CAP. COLUMNS AT WALL ENDS, PAINT TO MATCH WALL.
- 4 SIGNAGE-SANDSTONE TILES ATTACHED TO WALL. LETTERS ATTACHED TO TILE. COLOR AND FONT STYLE: TBD. UPLIGHTS ON SIGNAGE
- 5 FINISH GRADE

NOTE:
STONE VENEER- ELDORADO STONE, COUNTRY RUBBLE IN TUSCANY COLOR.

WALL COLOR- FRAZEE "COACH HOUSE" 8725A



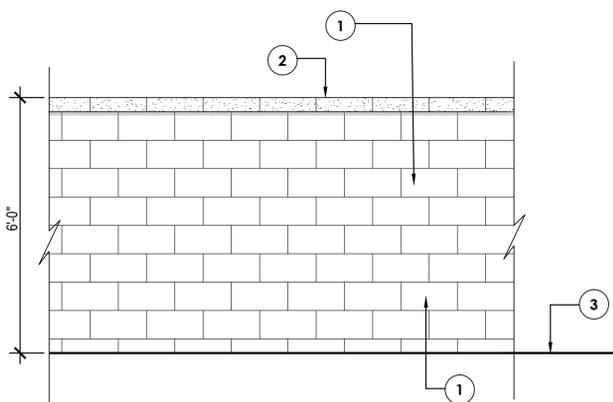
B THEME WALL (PERIMETER) WALL P1

SCALE: 1/2" = 1'-0"

KEY NOTES

- 1 6" x 8" x 16" CMU BLOCK . PAINT COLOR: FRAZEE 'COACH HOUSE' 8725A
- 2 6" x 8" x 16" SPLIT FACE CMU BLOCK. PAINT COLOR: FRAZEE 'MEADOWLARK' 8724M
- 3 8" x 4" x 16" SPLIT FACE CMU SOLID CAP BLOCK. PAINT COLOR: FRAZEE 'MEADOWLARK' 8724M
- 4 24" SQ. CMU COLUMN WITH STONE VENEER AND PRECAST CAP. COLUMNS AT WALL ENDS.
- 5 FINISH GRADE
- 6 WALL UNDULATION PER PLANS, UNDULATIONS AVG. 5" DEPTH

***PER THE COMPLETED SOUND STUDY AN 8' HIGH BARRIER WALL WILL BE PROVIDED ALONG THE NORTH SIDE OF THE DEVELOPMENT. THE TOP OF WALL WILL BE A MINIMUM OF 8' ABOVE THE ADJACENT TOP OF CURB ELEVATION, WHICH MAY BE ACCOMPLISHED THRU BUILDING THE WALL ON A SLIGHT BERM TO REACH THESE REQUIRED HEIGHTS'

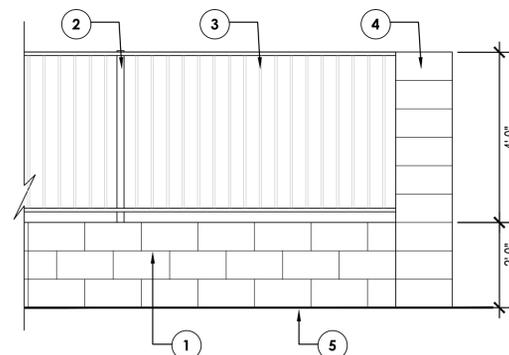


C SECONDARY THEME WALL (PERIMETER) WALL P2

SCALE: 1/2" = 1'-0"

KEY NOTES

- 1 6" x 8" x 16" CMU BLOCK . PAINT COLOR: FRAZEE 'COACH HOUSE' 8725A
- 2 8" x 4" x 16" SPLIT FACE CMU SOLID CAP BLOCK. PAINT COLOR: FRAZEE 'MEADOWLARK' 8724M
- 3 FINISH GRADE



D VIEW FENCE- WALL V1

SCALE: 1/2" = 1'-0"

KEY NOTES

- 1 6" x 8" x 16" CMU BLOCK . PAINT COLOR: FRAZEE 'COACH HOUSE' 8725A
- 2 2" X 2" STEEL POSTS 14 GUJAGE W/ CAST IRON FLAT CAP. SPACING 96" OR AS PER PLAN
- 3 1" X 1" SQ. TUBULAR STEEL RAIL WITH 3/4" SQ. PICKETS- PAINT BLACK
- 4 PILASTER AT LOT LINE
- 5 FINISH GRADE

**SINGLE - FAMILY
PRELIMINARY PLAT PLANTING DATA SHEET**

	REQUIRED	PROVIDED
A. ON-SITE LANDSCAPE AREAS [14-35-4.A.1]		
1. ADJACENT TO ARTERIAL STREETS (10 FEET) (2,460 L.F.)	24,600 S.F.	42,025 S.F.
2. ADJACENT TO COLLECTOR STREETS (8 FEET)**	N/A	N/A
3. ADJACENT TO LOCAL STREETS (8 FEET)** (2,105 L.F.)	16,840 S.F.	42,100 S.F.
**REQUIREMENT APPLIED ALONG LOT SIDE AND REAR FRONTAGE AREAS		
B. REQUIRED DRAINAGE RETENTION / DETENTION AREAS [14-35-4.A.6]	222,995 S.F.	222,995 S.F. (ALL RETENTION COUNTED AS USEABLE O.S.)
C. USEABLE OPEN SPACE AREAS [DESIGN REVIEW MANUAL 20-70-12.C: > 20 LOTS]		
1. LOTS LESS THAN 10,000 SQUARE FEET (13% OF GROSS PROJECT AREA)	226,303 S.F.	258,549 S.F.
2. LOTS 10,000 - 18,000 SQUARE FEET (7% OF GROSS PROJECT AREA)	N/A	N/A
2. LOTS GREATER THAN 18,000 SQUARE FEET (5% OF GROSS PROJECT AREA)	N/A	N/A

PLANT QUANTITIES

	REQUIRED	PROVIDED
STREET FRONTAGE LANDSCAPE AREAS [14-35-4.A.2]		
D. TREES: 1 PER 25 LIN. FT. OF STREET FRONTAGE (8' OR 10' BUFFER + ROW) (4,565 L.F.)	183 TREES	190 TREES
E. SHRUBS: 5 PER 25 LIN. FT. OF STREET FRONTAGE (8' OR 10' BUFFER + ROW)	915 SHRUBS	950 SHRUBS
DRAINAGE RETENTION / DETENTION + USEABLE OPEN SPACE AREAS [14-35-4.A.1]		
F. TREES: 1 PER 1000 SQ. FT.	226 TREES	259 TREES
G. SHRUBS: 5 PER 1000 SQ. FT.	1,130 SHRUBS	1400 SHRUBS

NOTE: USEABLE OPEN SPACE AREAS MAY OCCUPY THE SAME AREAS AS DRAINAGE (I.E. IMPROVED RETENTION BASINS)

SPECIAL PLANTING REQUIREMENTS (PAD, ZONING, ETC)

	REQUIRED	PROVIDED
TOTALS		
TOTAL LANDSCAPE AREAS (A + B + C)	267,743 S.F.	342,674 S.F.
TOTAL USEABLE OPEN SPACE PERCENT	13%	14.86%
TOTAL TREES (D + F)	409 TREES	449 TREES
TOTAL 24" BOX TREES (50% OF TOTAL REQUIRED TREES)	205 TREES	225 TREES
TOTAL SHRUBS (E + G)	2,045 SHRUBS	2,350 SHRUBS

GENERAL NOTES

- 1. TURF (LAWN) IS LIMITED TO A MAXIMUM OF 20% OF THE SITE AREA.
- 2. A DEVELOPMENT MAY SUBSTITUTE A 36" BOX OR LARGER TREE IN PLACE OF A 15 GALLON TREE AT A SUBSTITUTION RATE OF 1.5 TREES FOR EVERY REQUIRED (15) GALLON TREE.
- 3. ALL LANDSCAPED AREAS SHALL BE SUPPORTED BY AN AUTOMATIC IRRIGATION SYSTEM WHICH MAY BE SPRAY, FLOOD OR DRIP SYSTEM. PLANT MATERIALS UTILIZED IN LANDSCAPED AREAS IN THE ROW MUST BE INCLUDED ON THE MOST RECENT EDITION OF THE PHOENIX ACTIVE MANAGEMENT AREA LOW WATER USE/DROUGHT TOLERANT PLANT LIST.
- 4. THE PROPERTY OWNER AND/OR LESSEE SHALL BE RESPONSIBLE TO INSTALL/MAINTAIN ALL LANDSCAPING WITHIN THE RIGHT-OF-WAY (LANDSCAPING WITHIN ROW WILL COUNT TOWARDS STREET FRONTAGE BUFFER PLANTING REQUIREMENTS).
- 5. A 3 FOOT CLEAR SPACE IS REQUIRED AROUND ALL FIRE SUPPRESSION EQUIPMENT.
- 6. NO PLANTS SHALL BE INSTALLED THAT WILL ENCRANCH WHEN MATURE.
- 7. LANDSCAPING SHALL BE INSTALLED A MINIMUM OF TWO AND A HALF (2.5) FEET FROM THE BACK OF CURB IN ORDER TO ENSURE COMPLIANCE WITH 14-35-4.B.7.

Peoria, AZ.

**PRELIMINARY LANDSCAPE PLAN:
THREE OLIVE PARK**
THIS EXHIBIT IS CONCEPTUAL AND IS SUBJECT TO CHANGE WITH FINAL CONSTRUCTION DOCUMENTS

Drawn By: EL/NR

Job No: 14047

Date: 11.8.14

CITY COMMENTS 1.12.15
CITY COMMENTS 3.11.16