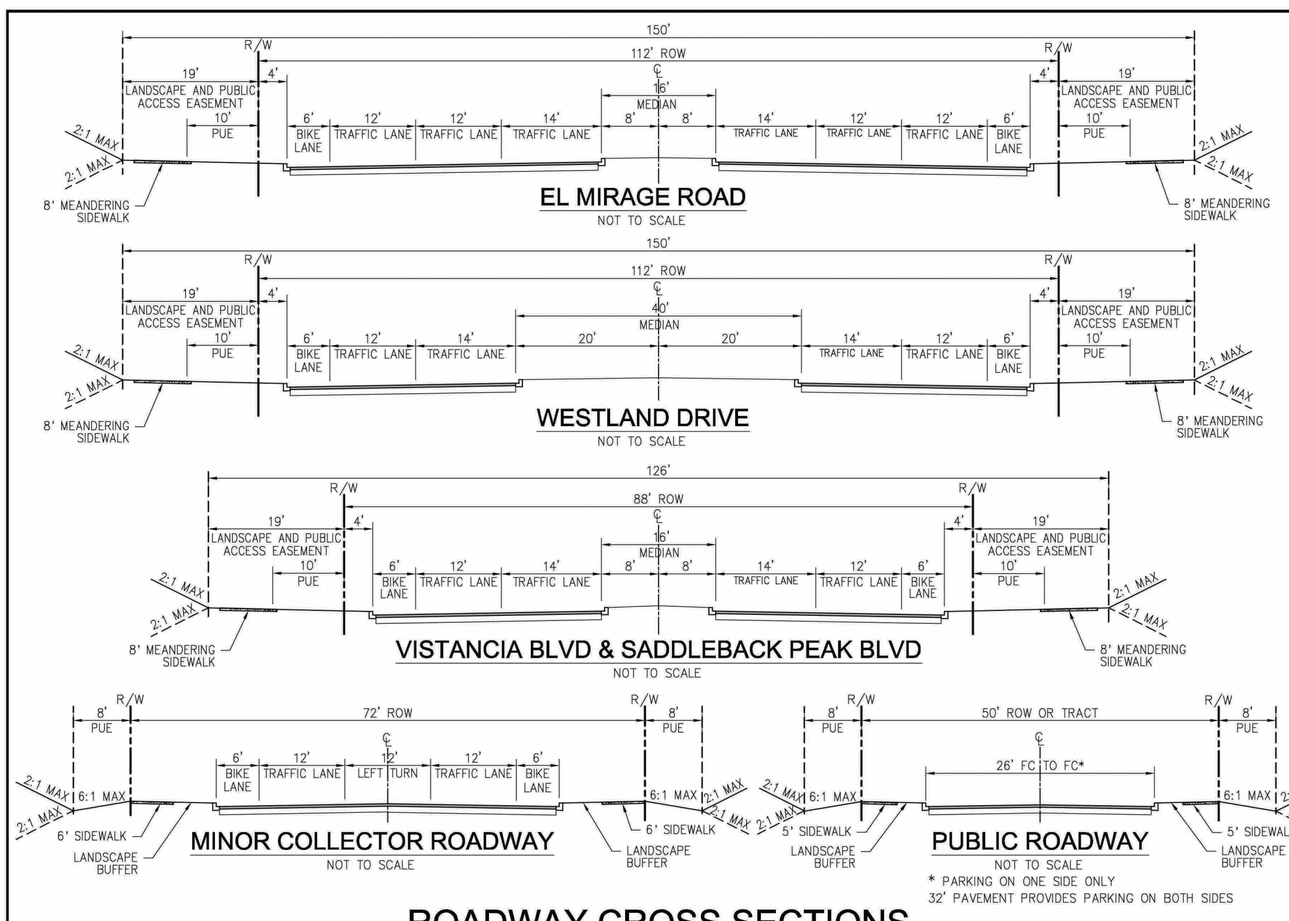
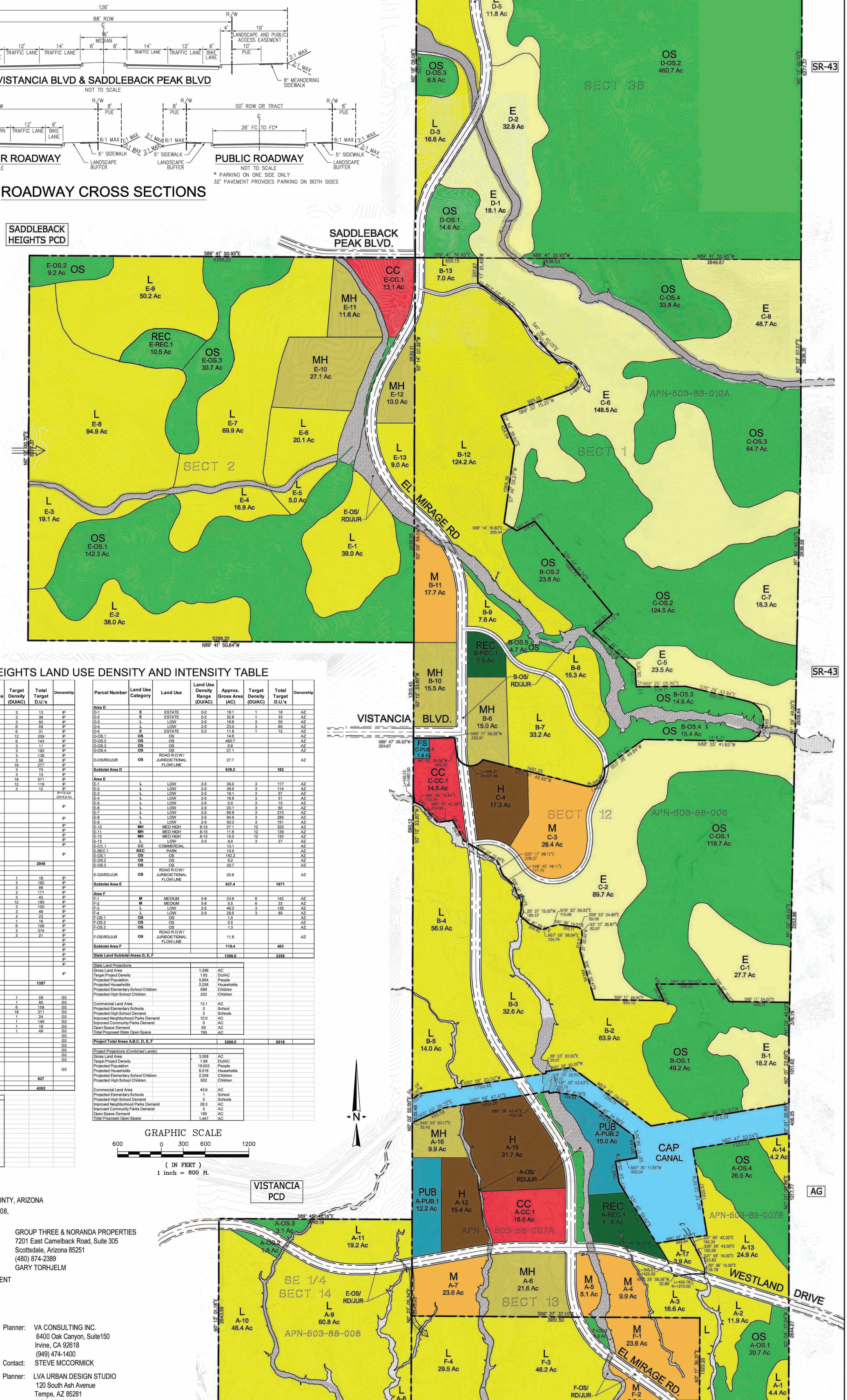


ROADWAY CROSS SECTIONS



LEGEND:

- PROJECT/ OWNERSHIP BOUNDARY
- PARCEL BOUNDARY
- PUBLIC R.O.W.
- STREET CENTER LINE
- EXISTING WASHES
- SR-43 ADJACENT PROPERTY ZONING
- WASH CORRIDOR PRESERVATION
- ACCESS LOCATION

E	ESTATE
L	LOW
M	MEDIUM
MH	MEDIUM HIGH
H	HIGH
OS	PARK/ OPEN SPACE
CC	COMMUNITY COMMERCIAL
PUB	PUBLIC/ QUASI PUBLIC
REC	RECREATION CENTER
FS	FIRE STATION
RD	ROAD
JUR	JURISDICTIONAL WATERS

LAKE PLEASANT HEIGHTS LAND USE DENSITY AND INTENSITY TABLE

Parcel Number	Land Use Category	Land Use	Land Use Density Range (DU/AC)	Approx. Gross Area (AC)	Target Density (DU/AC)	Total Target D.U.'s	Ownership
Area A							
A-1	L	LOW	2-5	4.4	3	13	IP
A-2	L	LOW	2-5	11.9	3	36	IP
A-3	L	LOW	2-5	16.6	3	50	IP
A-4	M	MEDIUM	5-8	9.9	6	59	IP
A-5	M	MEDIUM	5-8	5.1	6	31	IP
A-6	MH	MED HIGH	8-15	21.6	12	259	IP
A-7	M	MEDIUM	5-8	23.8	6	143	IP
A-8	L	LOW	2-5	3.7	3	11	IP
A-9	L	LOW	2-5	60.8	3	182	IP
A-10	L	LOW	2-5	46.4	3	139	IP
A-11	L	LOW	2-5	19.2	3	58	IP
A-12	H	HIGH	15+	15.4	18	277	IP
A-13	L	LOW	2-5	24.9	3	75	IP
A-14	L	LOW	2-5	4.2	3	13	IP
A-15	H	HIGH	15+	31.7	18	571	IP
A-16	MH	MED HIGH	8-15	9.9	12	119	IP
A-17	L	LOW	2-5	3.9	3	12	IP
A-CC.1	CC	COMMERCIAL		18.0			IP=13 Ac/ G3=5.0 Ac
A-PUB.1	PUB	WATER CONVEYANCE FACILITY		12.2			IP
A-PUB.2	PUB	ELEMENTARY SCHOOL		15.0			IP
A-REC.1	REC	PARK		12.6			IP
A-OS.1	OS	OPEN SPACE		20.7			IP
A-OS.2	OS	OPEN SPACE		1.8			IP
A-OS.3	OS	OPEN SPACE		3.1			IP
A-OS.4	OS	OPEN SPACE		26.5			IP
A-OS/RD/JUR	OS	ROAD R.O.W / JURISDICTIONAL FLOW LINE		61.5			IP
Subtotal Area A				**484.8**		**2048**	
Area B							
B-1	E	ESTATE	0-2	18.2	1	18	IP
B-2	L	LOW	2-5	63.9	3	192	IP
B-3	L	LOW	2-5	32.6	3	98	IP
B-4	L	LOW	2-5	56.9	3	171	IP
B-5	L	LOW	2-5	14.0	3	42	IP
B-6	MH	MED HIGH	8-15	15.0	12	180	IP
B-7	L	LOW	2-5	33.2	3	100	IP
B-8	L	LOW	2-5	15.3	3	46	IP
B-9	L	LOW	2-5	7.6	3	23	IP
B-10	MH	MED HIGH	8-15	15.5	1	16	IP
B-11	M	MEDIUM	5-8	17.7	6	106	IP
B-12	L	LOW	2-5	124.7	3	374	IP
B-13	L	LOW	2-5	7.0	3	21	IP
B-REC.1	REC	PARK		6.6			IP
B-OS.1	OS	OPEN SPACE		49.2			IP
B-OS.2	OS	OPEN SPACE		23.8			IP
B-OS.3	OS	OPEN SPACE		14.6			IP
B-OS.4	OS	OPEN SPACE		15.4			IP
B-OS.5	OS	OPEN SPACE		4.7			IP
B-OS/RD/JUR	OS	ROAD R.O.W / JURISDICTIONAL FLOW LINE		65.3			IP
Subtotal Area B				**601.2**		**1387**	
Area C							
C-1	E	ESTATE	0-2	27.7	1	28	G3
C-2	E	ESTATE	0-2	89.7	1	90	G3
C-3	M	MEDIUM	5-8	26.4	6	158	G3
C-4	H	HIGH	15+	17.3	18	311	G3
C-5	E	ESTATE	0-2	23.5	1	24	G3
C-6	E	ESTATE	0-2	148.5	1	149	G3
C-7	E	ESTATE	0-2	18.3	1	18	G3
C-8	E	ESTATE	0-2	48.7	1	49	G3
C-CC.1	CC	COMMERCIAL		14.5			G3
C-PUB.1	FS	FIRE STATION		1.4			G3
C-OS.1	OS	OPEN SPACE		118.7			G3
C-OS.2	OS	OPEN SPACE		124.5			G3
C-OS.3	OS	OPEN SPACE		64.7			G3
C-OS.4	OS	OPEN SPACE		33.8			G3
C-OS/RD/JUR	OS	ROAD R.O.W / JURISDICTIONAL FLOW LINE		28.3			G3
Subtotal Area C				**786.0**		**827**	
Private Land Subtotal Areas A, B, C				**1872.0**		**4262**	

Private Land Projections		
Gross Land Area	1,872	AC
Target Project Density	2.28	DU/AC
Projected Population	10,789	People
Projected Households	4,262	Households
Projected Elementary School Children	1,669	Children
Projected High School Children	651	Children
Commercial Land Area	32.5	AC
Projected Elementary Schools	1	School
Projected High School Demand	0	Schools
Improved Neighborhood Parks Demand	18.3	AC
Improved Community Parks Demand	0	AC
Open Space Demand	120	AC
Total Proposed Private Open	682	AC

Parcel Number	Land Use Category	Land Use	Land Use Density Range (DU/AC)	Approx. Gross Area (AC)	Target Density (DU/AC)	Total Target D.U.'s	Ownership
Area D							
D-1	E	ESTATE	0-2	18.1	1	18	AZ
D-2	E	ESTATE	0-2	32.8	1	33	AZ
D-3	L	LOW	2-5	16.6	3	50	AZ
D-4	L	LOW	2-5	23.0	3	69	AZ
D-5	E	ESTATE	0-2	11.8	1	12	AZ
D-OS.1	OS	OS		14.6			AZ
D-OS.2	OS	OS		460.7			AZ
D-OS.3	OS	OS		6.8			AZ
D-OS.4	OS	OS		27.1			AZ
D-OS/RD/JUR	OS	ROAD R.O.W / JURISDICTIONAL FLOW LINE		27.7			AZ
Subtotal Area D				**639.2**		**182**	
Area E							
E-1	L	LOW	2-5	39.0	3	117	AZ
E-2	L	LOW	2-5	38.0	3	114	AZ
E-3	L	LOW	2-5	19.1	3	57	AZ
E-4	L	LOW	2-5	16.9	3	51	AZ
E-5	L	LOW	2-5	5.0	3	15	AZ
E-6	L	LOW	2-5	20.1	3	60	AZ
E-7	L	LOW	2-5	69.9	3	210	AZ
E-8	L	LOW	2-5	94.9	3	285	AZ
E-9	L	LOW	2-5	50.2	3	151	AZ
E-10	MH	MED HIGH	8-15	27.1	12	325	AZ
E-11	MH	MED HIGH	8-15	11.6	12	139	AZ
E-12	MH	MED HIGH	8-15	10.0	12	120	AZ
E-13	L	LOW	2-5	9.0	3	27	AZ
E-CC.1	CC	COMMERCIAL		13.1			AZ
E-REC.1	REC	PARK		10.5			AZ
E-OS.1	OS	OS		142.3			AZ
E-OS.2	OS	OS		9.2			AZ
E-OS.3	OS	OS		30.7			AZ
E-OS/RD/JUR	OS	ROAD R.O.W / JURISDICTIONAL FLOW LINE		20.8			AZ
Subtotal Area E				**637.4**		**1671**	
Area F							
F-1	M	MEDIUM	5-8	23.6	6	142	AZ
F-2	M	MEDIUM	5-8	5.5	6	33	AZ
F-3	L	LOW	2-5	46.2	3	139	AZ
F-4	L	LOW	2-5	29.5	3	89	AZ
F-OS.1	OS	OS		1.0			AZ
F-OS.2	OS	OS		0.5			AZ
F-OS.3	OS	OS		1.3			AZ
F-OS/RD/JUR	OS	ROAD R.O.W / JURISDICTIONAL FLOW LINE		11.8			AZ
Subtotal Area F				**119.4**		**403**	
State Land Subtotal Areas D, E, F				**1396.0**		**2256**	

State Land Projections		
Gross Land Area	1,396	AC
Target Project Density	1.62	DU/AC
Projected Population	5,864	People
Projected Households	2,256	Households
Projected Elementary School Children	688	Children
Projected High School Children	252	Children
Commercial Land Area	13.1	AC
Projected Elementary Schools	0	School
Projected High School Demand	0	Schools
Improved Neighborhood Parks Demand	10.0	AC
Improved Community Parks Demand	0	AC
Open Space Demand	65	AC
Total Proposed State Open Space	765	AC

Project Total Areas A,B,C, D, E, F			**3268.0**		**6518**	

Project Projections (Combined Lands)		
Gross Land Area	3,268	AC
Target Project Density	1.99	DU/AC
Projected Population	16,653	People
Projected Households	6,518	Households
Projected Elementary School Children	2,358	Children
Projected High School Children	902	Children
Commercial Land Area	45.6	AC
Projected Elementary Schools	1	School
Projected High School Demand	0	Schools
Improved Neighborhood Parks Demand	28.3	AC
Improved Community Parks Demand	0	AC
Open Space Demand	185	AC
Total Proposed Open Space	1,447	AC

GRAPHIC SCALE

600 0 300 600 1200

(IN FEET)
1 inch = 600 ft.

PROJECT DATA:

Project: LAKE PLEASANT HEIGHTS

Location: CITY OF PEORIA, MARICOPA COUNTY, ARIZONA

APN Nos.: 503-88-019A, 503-88-006, 503-88-008, 503-88-007A, 503-88-007B

Owners/ Private Lands: IOTA PURPLE, LLC INC.
4675 MacArthur Court, Suite 1550
Newport Beach, Ca 92660
(949) 517-0861
Contact: TIM CONNORS

GROUP THREE & NORANDA PROPERTIES
7201 East Camelback Road, Suite 305
Scottsdale, Arizona 85251
(480) 874-2389
GARY TORHJELM

Co-Applicant/ State Lands: ARIZONA STATE LAND DEPARTMENT
1616 West Adams Street
Phoenix, Arizona 85007
(602) 542-6331
Contact: MARK EDELMAN

Engineer: VA CONSULTING INC.
6400 Oak Canyon, Suite150
Irvine, CA 92618
(949) 474-1400
Contact: MAX P. VAHID

Planner: VA CONSULTING INC.
6400 Oak Canyon, Suite150
Irvine, CA 92618
(949) 474-1400
Contact: STEVE MCCORMICK

ALTA Survey: GANNETT FLEMING. INC
4722 North 24 th Street, Suite 250
Phoenix, Arizona 85016
(602) 553-8817
Contact: JOHN SNODGRASS

Planner: LVA URBAN DESIGN STUDIO
120 South Ash Avenue
Tempe, AZ 85281
(480) 994-0994
Contact: ALAN BEAUDOIN

Existing Zoning: Z03-05 LAKE PLEASANT HEIGHTS PCD

Proposed Zoning: LAKE PLEASANT HEIGHTS PCD AMENDMENT

LAKE PLEASANT HEIGHTS
SPECIFIC AREA PLAN

PEORIA, ARIZONA

PRELIMINARY LAND USE PLAN

VA CONSULTING

VA Consulting, Inc.
ENGINEERS · PLANNERS · SURVEYORS
6400 OAK CANYON, SUITE 150 (949) 474-1400 TEL
IRVINE, CA 92618 (949) 261-8482 FAX

DATE: 6/6/12

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