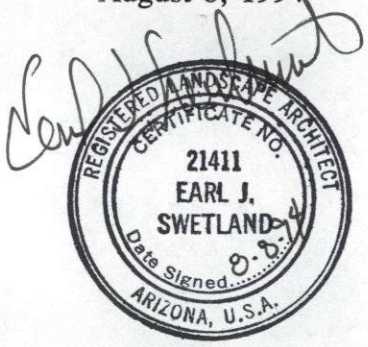
95th AVENUE & BEARDSLEY ROAD
PRELIMINARY DEVELOPMENT PLAN

August 8, 1994



Prepared for:

City of Peoria
8401 W. Monroe Street
Peoria, AZ 85345

Prepared by:

Continental Homes
7001 N. Scottsdale Road, Suite 2050
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4550 N. 12th Street
Phoenix, AZ 85014

FILE COPY
(FINAL)
3 of 3

95th Avenue & Beardsley Road

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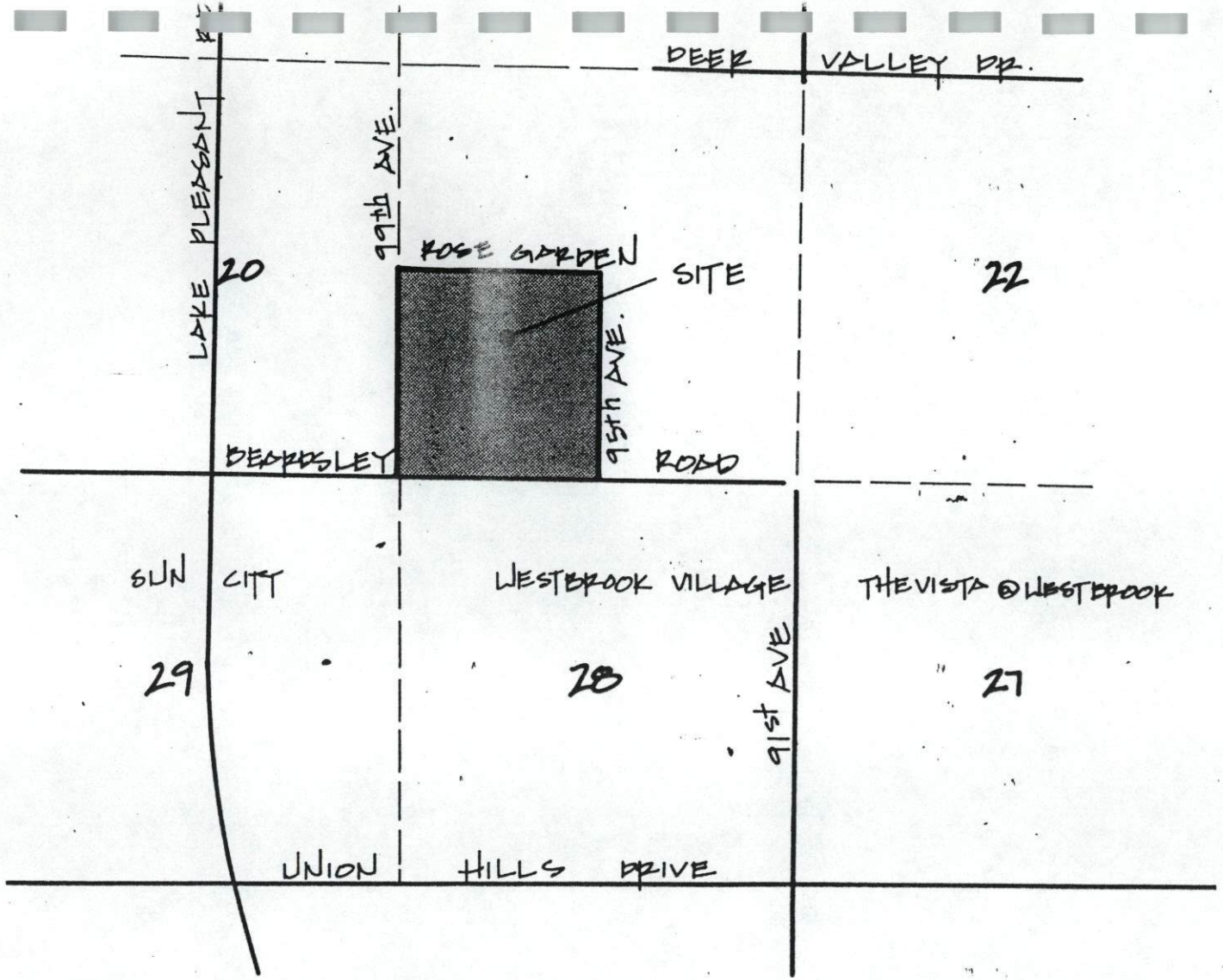
APPENDIX

Land Use Plan



VICINITY MAP N.T.S.

95th Avenue & Beardsley Road
Preliminary Development Plan

Introduction

Continental Homes is pleased to have the opportunity to develop the 95th & Beardsley development within the City of Peoria. This preliminary development plan is being submitted in accordance with section 14-33 of the Peoria zoning code. The 95th & Beardsley Planned Area Development is located north of Beardsley Road between 95th & 99th Avenues and is composed of approximately 55 acres. This is part of a 160± acre development proposal which consists of three other proposed R1-6 subdivisions. Continental Homes proposes a very high quality, residential land plan which focuses on a proposed neighborhood park which ties into a wash/open space corridor which links to other open spaces within the area defined by the Lake Pleasant Parkway to the north, Beardsley Road to the south, 95th Avenue to the east and 99th Avenue to the west.

Access to the development will be through a central spine with a street entrance at Beardsley Road and another entrance through a Continental Homes subdivision to the north to be developed concurrently with this development. In addition, Beardsley Road will be expanded to its full 110' right-of-way width with full improvements. 99th Avenue will be constructed to its full 40' half street and 95th Avenue to a full 40' half street. The R.O.W. and all open spaces will be fully landscaped with water conserving plant materials. A turf area is proposed within the park as a play area.

A density of 4.1 dwelling units per acre is proposed. This produces a overall density of 3.9 dwelling units per acre.

Requested Zoning

Continental Homes requests a rezoning from PUD to PAD. This will allow for a single family residential development. Preliminary development plan approval is being requested.

Topography

The site consists of native desert sloping generally to the south or southwest with an average natural grade of

approximately 1%. No significant development or major washes exist on the site.

Water and Sewer

The water service to this site will be provided by means of an existing 12" water line in Beardsley Road and the construction of a new well located in the southeast corner of this project. The developer will install water mains in the perimeter streets as follows: 1) 8" line in 99th Avenue from Beardsley Road to Rose Garden Lane, 2) 16" line in Beardsley Road from 95th Avenue east approximately 1/4 of a mile to the existing 12 line, 3) 8" line in Rose Garden Lane between 95th and 99th Avenues, and 4) 16" line in 95th Avenue between Beardsley Road and Rose Garden Lane. The interior streets will contain primarily 6" lines to provide fire protection and service to each lot.

The sanitary sewer service will be provided by means of an existing 30" trunk line located in Beardsley Road and an existing 12" line in 95th Avenue. An 8" line will be installed in all of the interior streets for service to the lots.

Payment method of any oversizing of water or sewer lines will be mutually agreed upon by the developer and City.

Grading and Drainage Concept

The grading concept for this site will be to grade all streets to drain to central retention basins located in the open space areas. The basins and any necessary storm drain will be designed in accordance with City of Peoria criteria. A graded channel will be constructed diagonally from northwest to southeast to convey all offsite runoff through the site. The finish floors of all structures will be placed above the 100-year flood level.

Park & Open Space

The focus of the development is the neighborhood park. This facility will provide residents with a variety of recreation opportunities while providing links to the lineal open space and other open spaces. Found in the overall development total open space for the project is approximately 25% of total land area.

All 14 plus acres of common open space proposed within the development will be fully improved including turf, granite and plant material as well as walking and bike paths. A children's play area and sportcourt will be provided within a two acre non-retention area to meet the open space requirements for the PAD. Additional amenities as requested

will be designed and constructed by Continental in lieu of the residential development fee. If land or amenities are requested beyond the development fee capacity, Continental will convey the land to the City at their basis and construct the amenities up front for direct reimbursement by the City. J.P. de La Montaigne has supplied a programming list for the open space/ park area and a preliminary plan has been designed for review. Mr. de La Montaigne has expressed support of this proposal and is in agreement with the general size and location of the open space/park. All open space will be dedicated to the City of Peoria.

All landscaping in the development will be designed and constructed to meet or exceed City of Peoria standards as outlined in Section 14-35-6 of the Zoning Code.

Well Site

Continental Homes will provide the City of Peoria with an area for a well site and water storage tank. The site is located near the neighborhood park along Beardsley Road.

Development Planning

The entire PAD development will be constructed in one phase concurrent with the Continental Homes subdivision to the north and Phase 1 of the Legacy Homes subdivision to the east.

Housing Product

The elevations and floor plans are illustrated in the last section of this document. Continental will offer their 1000 series, these quality homes feature tile roofs, two and three car garages and a distinctive architectural character. They also feature energy saving features including double pane windows, high efficiency heat pumps and water saving plumbing fixtures.

City Codes, Standards and Policies

All applicable codes, standards and policies of the City shall apply to this developement, except as otherwise provided for in this report and or plans.

April 22, 1994

ZONING LEGAL DESCRIPTION FOR
P.A.D.
95TH AVENUE & BEARDSLEY ROAD

That part of the Southwest Quarter of Section 21, Township 4 North, Range 1 East, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

Beginning at the Southwest Corner of said Section 21;

Thence North 00°39'40" East, along the West line of said Section 21, a distance of 1,139.15 feet to a point on a line which is parallel with and 1,139.00 feet Northerly, as measured at right angles, from the South line of said Section 21;

Thence North 89°44'10" East, along said parallel line, a distance of 460.00 feet;

Thence North 79°26'33" East, leaving said parallel line, a distance of 229.44 feet;

Thence North 65°06'09" East, a distance of 175.14 feet;
Thence North 55°25'08" East, a distance of 537.45 feet;
Thence South 36°43'58" East, a distance of 203.93 feet;
Thence South 26°49'17" East, a distance of 1,041.94 feet;
Thence South 51°27'46" East, a distance of 87.77 feet;
Thence South 34°13'02" East, a distance of 137.43 feet;
Thence South 50°55'17" East, a distance of 123.04 feet;

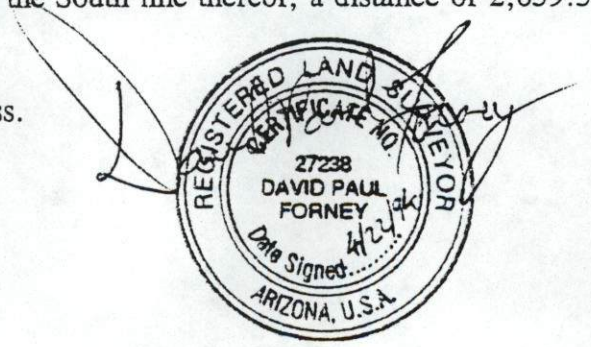
Thence South 79°44'01" East, a distance of 98.49 feet to a point on a line which is parallel with and 195.00 feet Northerly, as measured at right angles, from the South line of said Section 21;

Thence North 89°44'10" East, along said parallel line, a distance of 430.00 feet to a point on the East line of the Southwest Quarter of said Section 21;

Thence South 00°21'44" West, along said East line, a distance of 195.01 feet to the South Quarter Corner of said Section 21;

Thence South 89°44'10" West, along the South line thereof, a distance of 2,659.32 feet to the Point of Beginning.

Containing 55.257 Acres, more or less.



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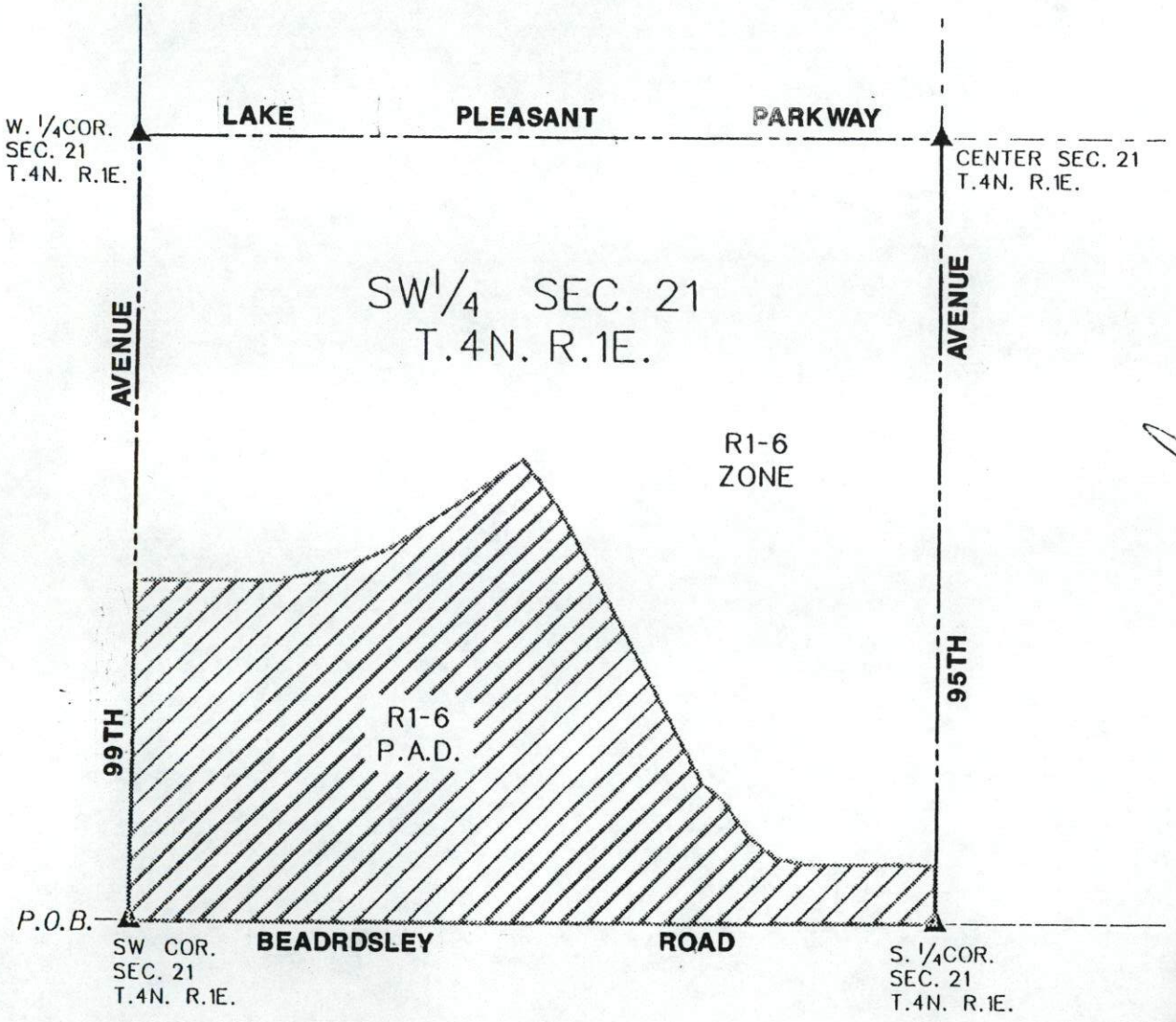
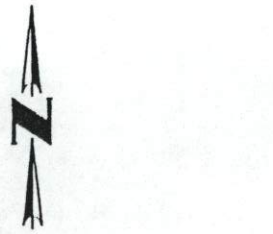
CVL

EXHIBIT TO ACCOMPANY ZONING LEGAL
FOR R1-6 P.A.D.
95TH AVENUE & BEARDSLEY ROAD





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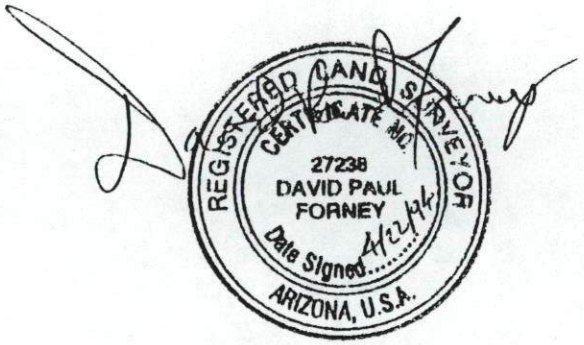


95TH AVE. & BEARDSLEY RD.

R1-6 P.A.D.

COE & VAN LOO
4550 NORTH 12TH STREET
PHOENIX, ARIZONA 85014
TELEPHONE(602) 264-6831

DATE
APRIL 22, 1994
PROJECT NO.
94-0001

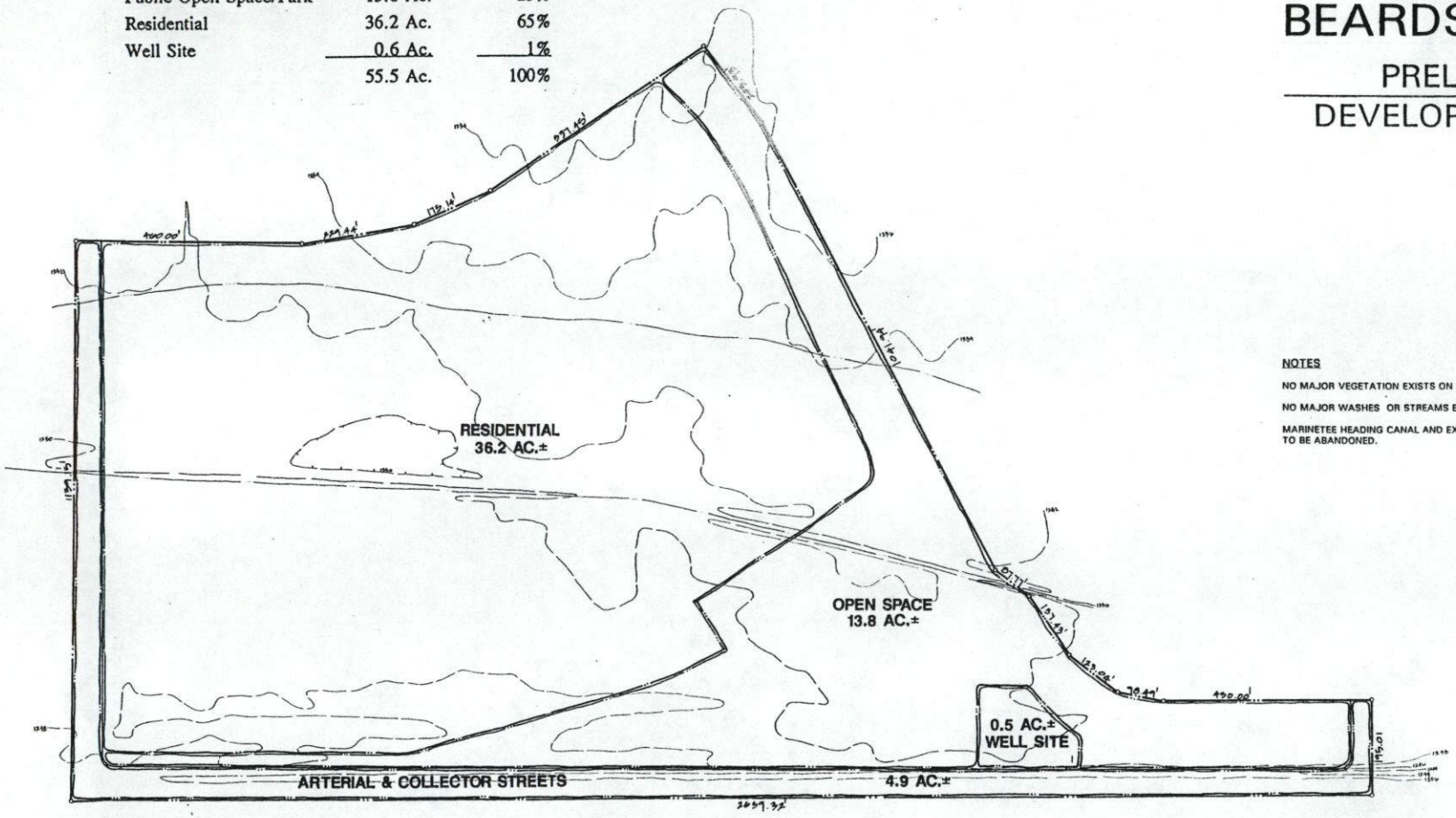
D:\94000\LAND\R16PADEX.DGN PLOT DATE: 4/22/94

95TH. AVENUE & BEARDSLEY ROAD

PRELIMINARY DEVELOPEMENT PLAN

LAND USE CHART

Arterial Streets /COLLECTOR	4.9 Ac.	9%
Public Open Space/Park	13.8 Ac.	25%
Residential	36.2 Ac.	65%
Well Site	0.6 Ac.	1%
	55.5 Ac.	100%



NOTES

NO MAJOR VEGETATION EXISTS ON SITE.

NO MAJOR WASHES OR STREAMS EXIST ON SITE.

MARINETEE HEADING CANAL AND EXISTING FLOOD ZONES TO BE ABANDONED.

NORTH

SCALE: 1"=100'

CVL

COE & VAN LOO

PLANNING • ENGINEERING
LANDSCAPE ARCHITECTURE

95TH & BEARDSLEY

LAND USE CHART

August 8, 1994

Arterial/Collector Streets	4.9 Ac.	9%
Public Open Space/Park	13.8 Ac.	25%
Residential	36.2 Ac.	65%
Well Site	0.6 Ac.	1%
	55.5 Ac.	100%

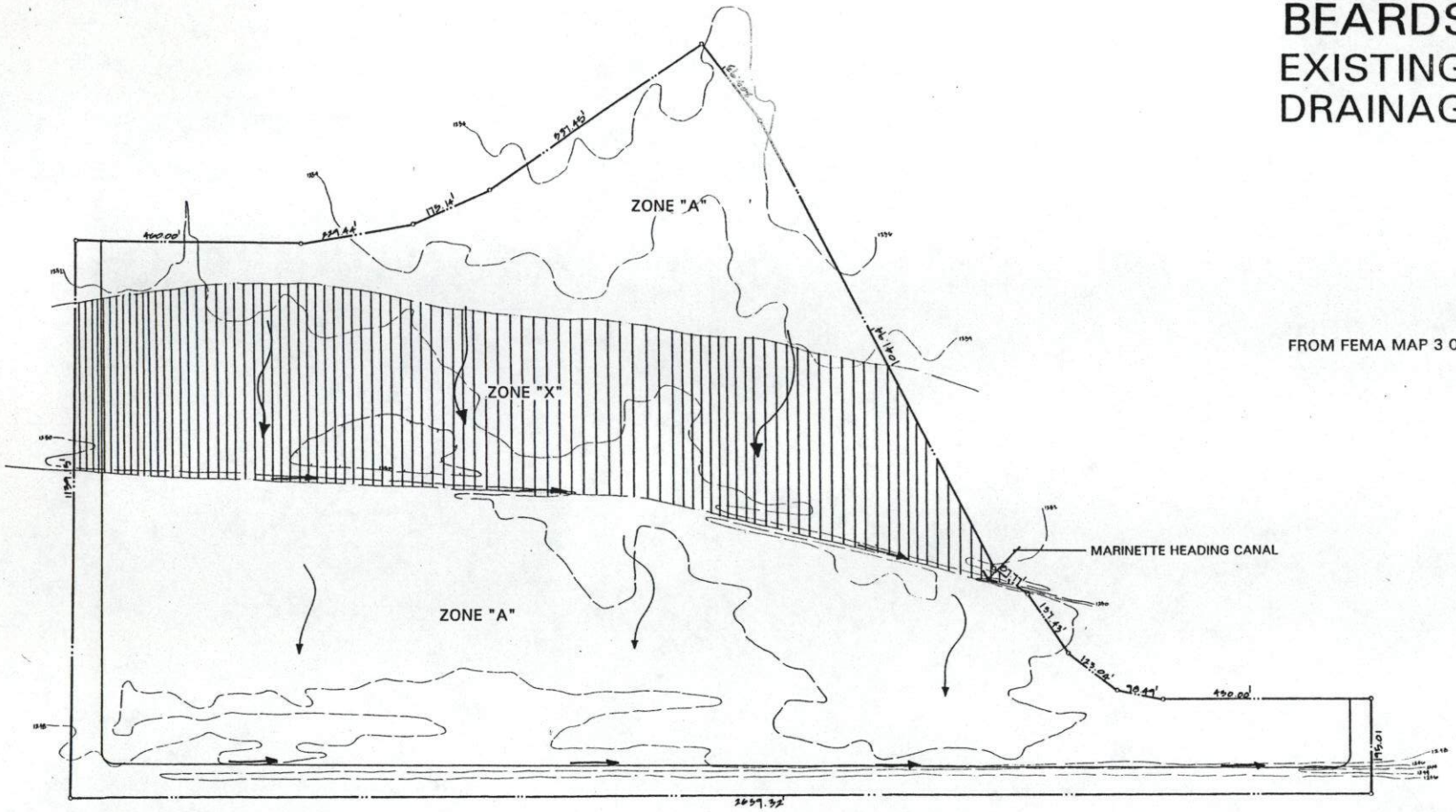
95th & BEARDSLEY
RESIDENTIAL DEVELOPMENT STANDARDS

Max. Lot Cov.	Min. Lot Area (SF)	Min. Lot Width	Max. Height	Minimum Yard Setbacks				
				Front	Rear	Sides	Street Side	Rear
45%	4700	45'	30'	20'	15'	5' & 8'	10'	20'

Notes:

1. Houses will have stucco exteriors.
2. Houses will have tile roofs.
3. All H.V.A.C. mechanical equipment will be ground mounted.

95TH. AVENUE & BEARDSLEY ROAD
EXISTING GRADING & DRAINAGE PLAN



FROM FEMA MAP 3 04013C1170F

NORTH

SCALE: 1"=100'

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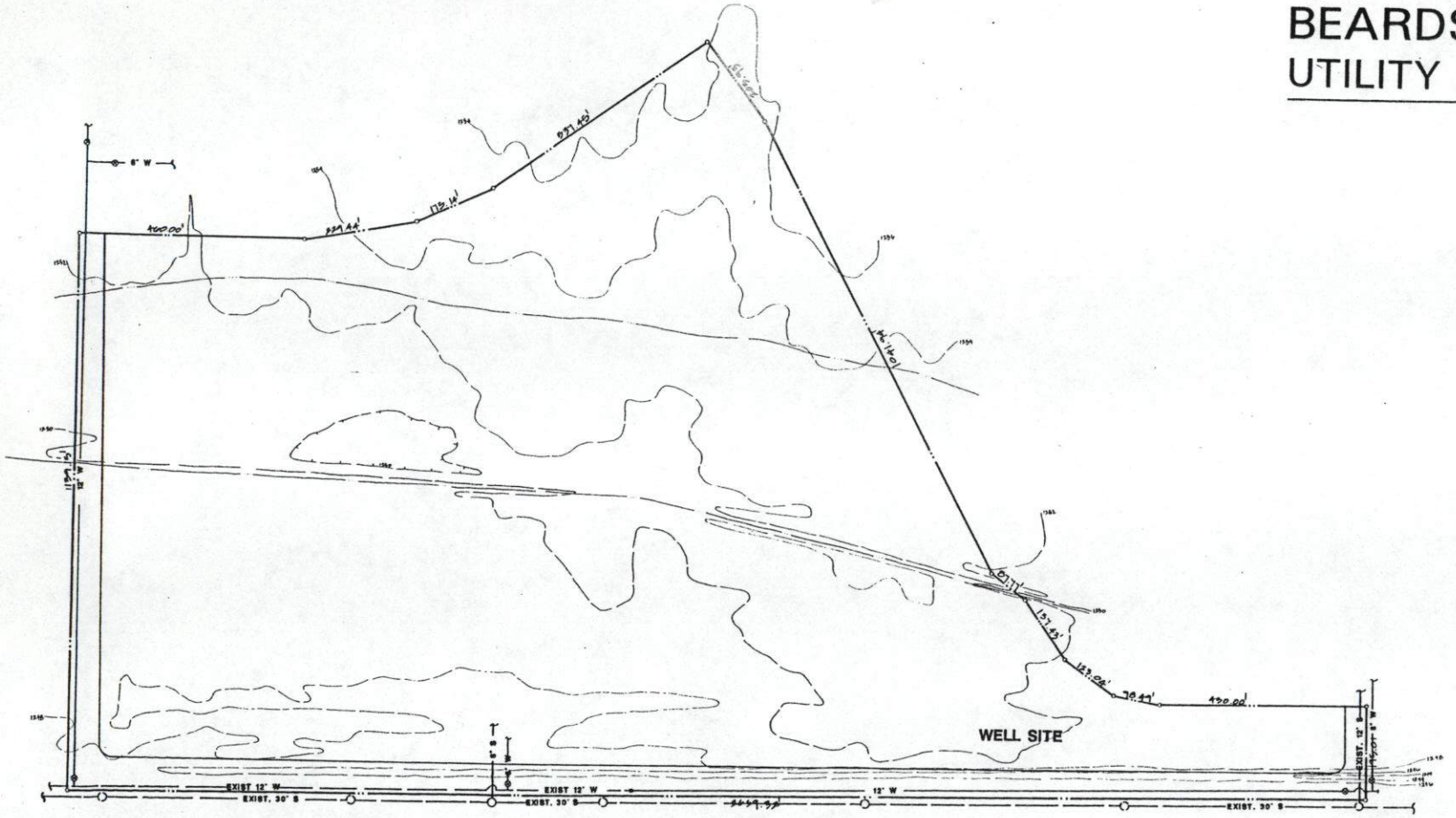
LANDSCAPE ARCHITECTURE

95TH. AVENUE & BEARDSLEY ROAD
UTILITY PLAN



NORTH

SCALE: 1"=100'

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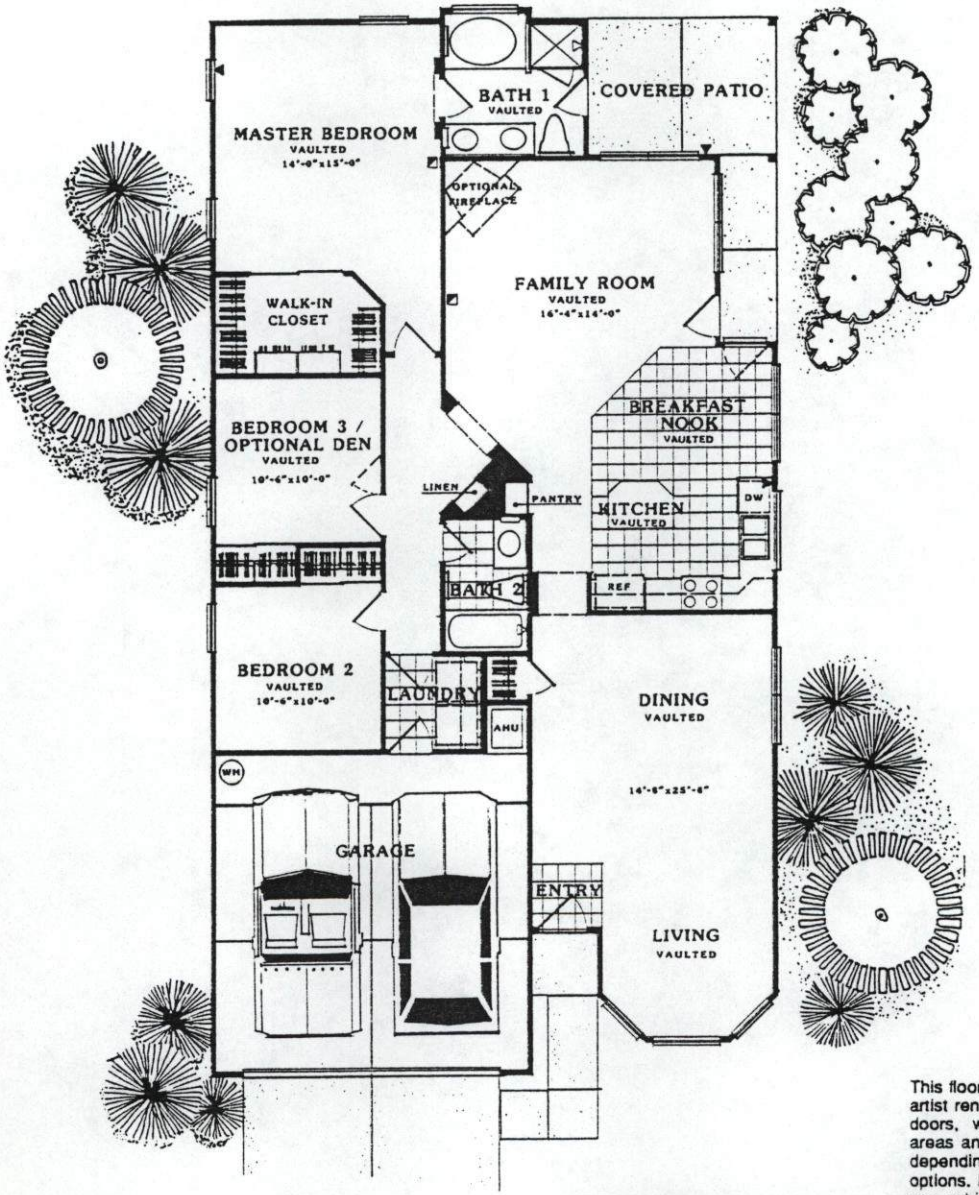
LANDSCAPE ARCHITECTURE

PAYSON

PLAN 1032



PRELIMINARY SUBJECT TO CHANGE

This floor plan and its exterior design are only artist renderings. Location, size, existence of doors, windows, walls, fireplaces, vaulted areas and any other item depicted may vary depending on exterior preference or choice of options. Prices, plans, features and materials are subject to change without notice. All measurements are approximate.

Continental

Welcome Home

EQUAL HOUSING OPPORTUNITY

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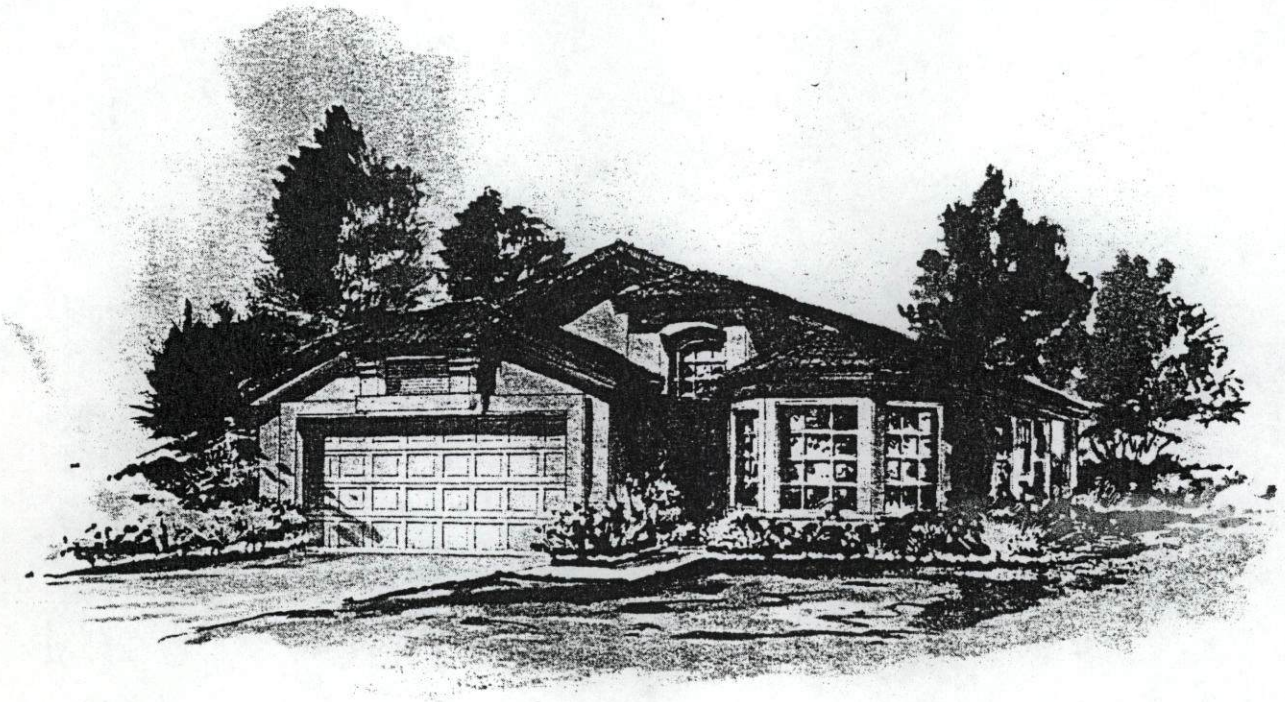
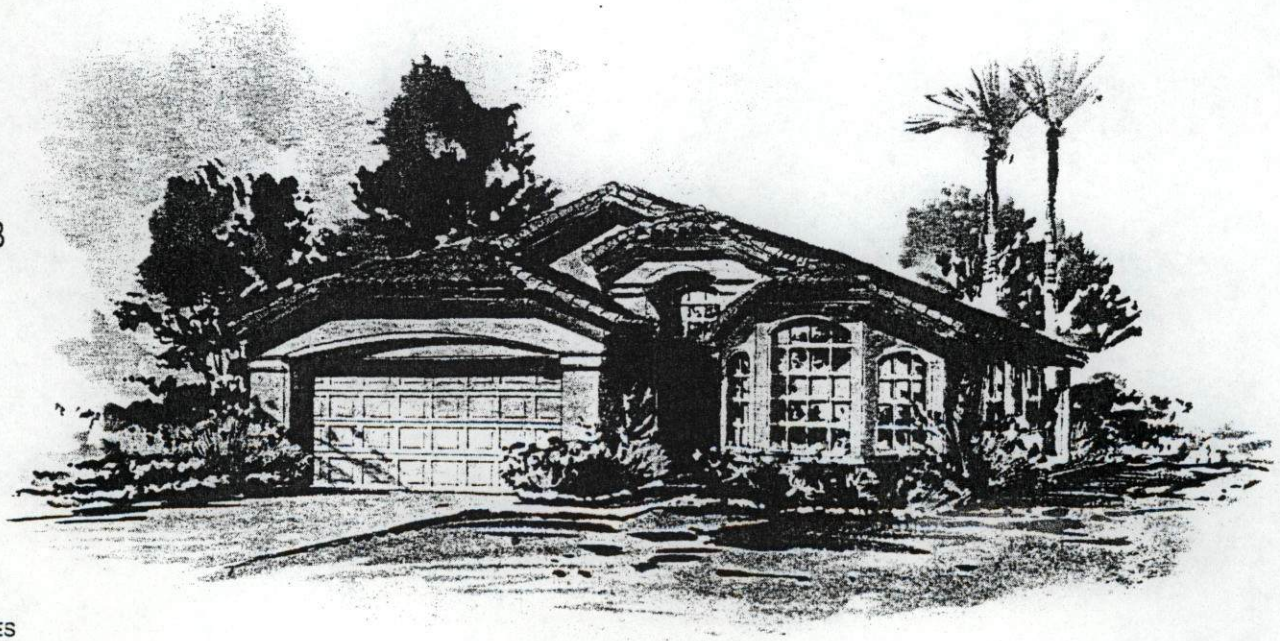
Plan 1032



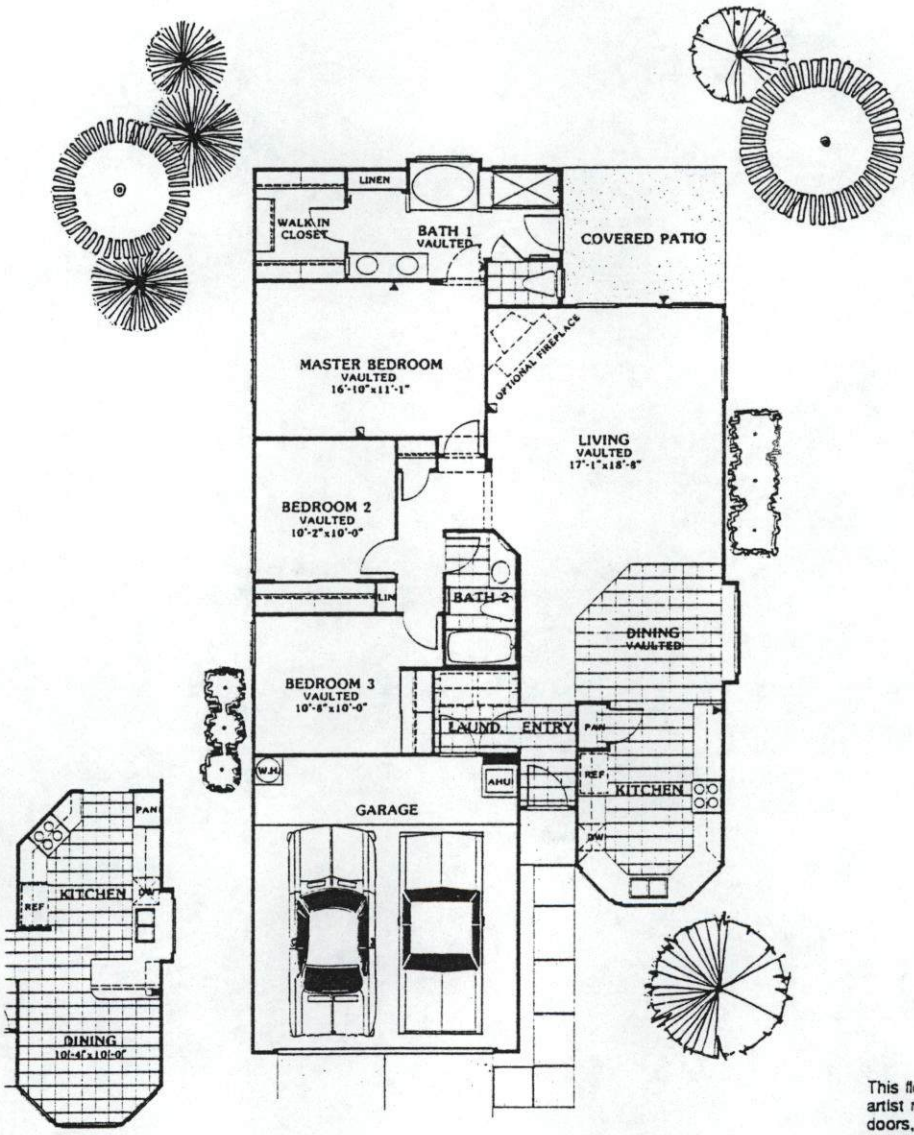
Elevation A



Elevation B

SEDONA

PLAN 1034



OPTIONAL KITCHEN PLAN

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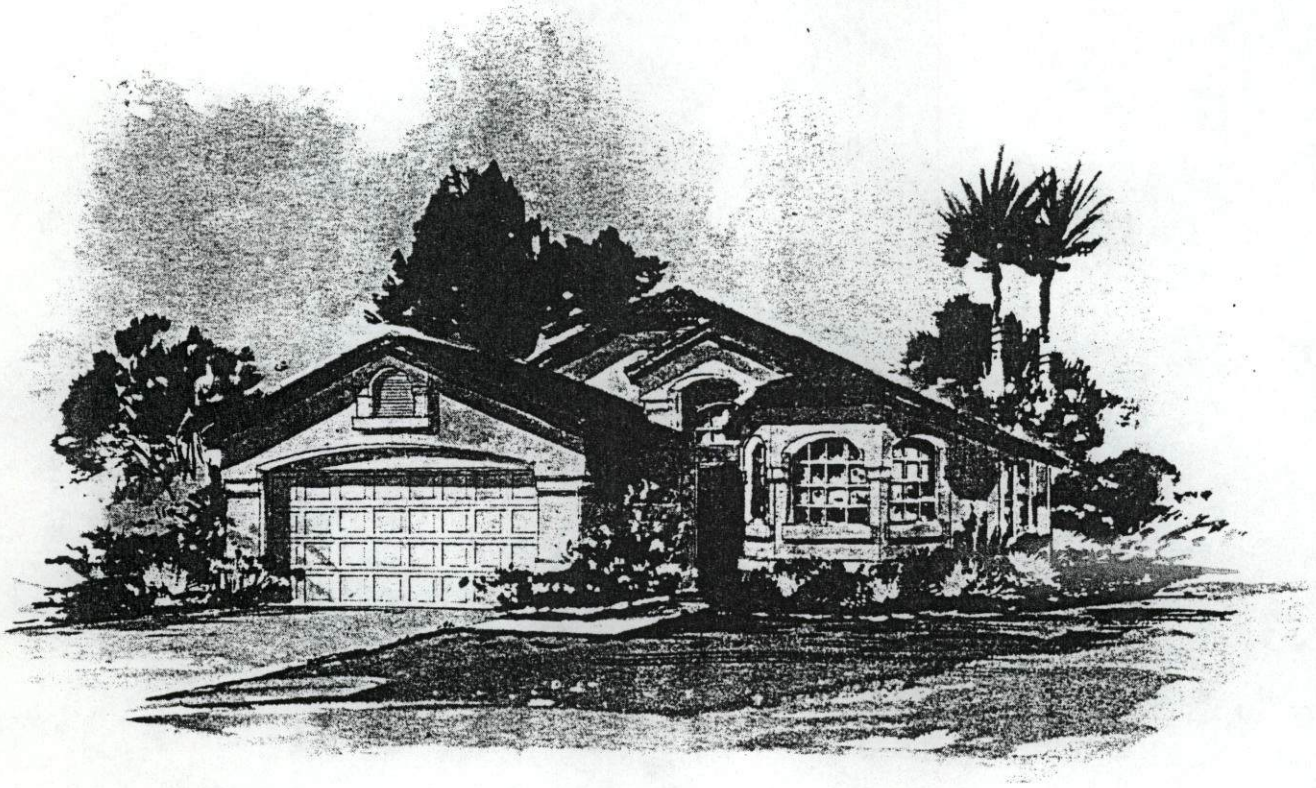
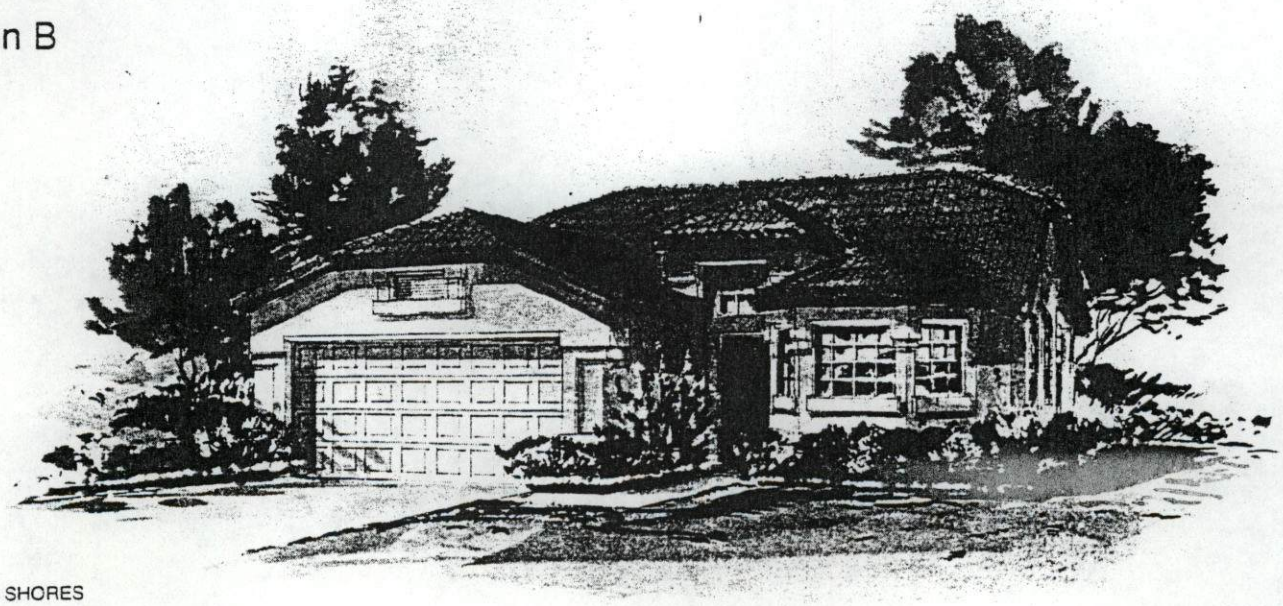
Plan 1034



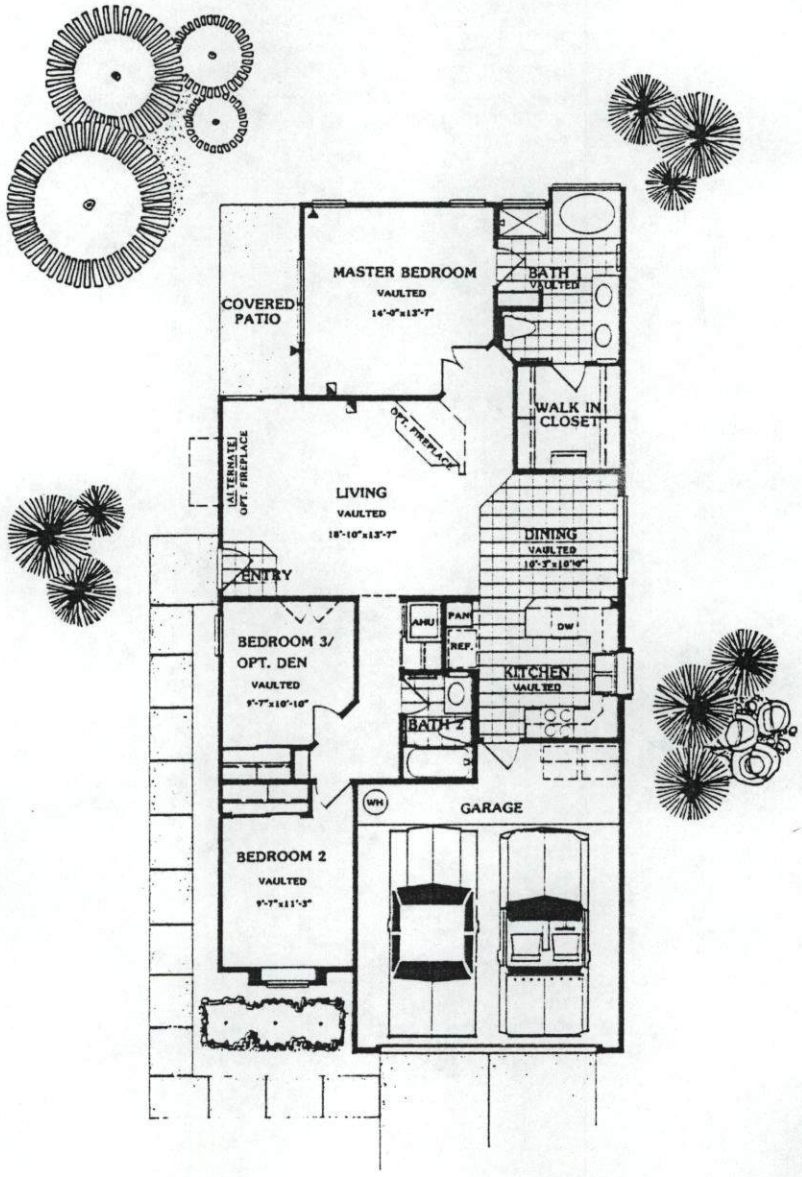
Elevation A

Elevation B



COTTONWOOD

PLAN 1035



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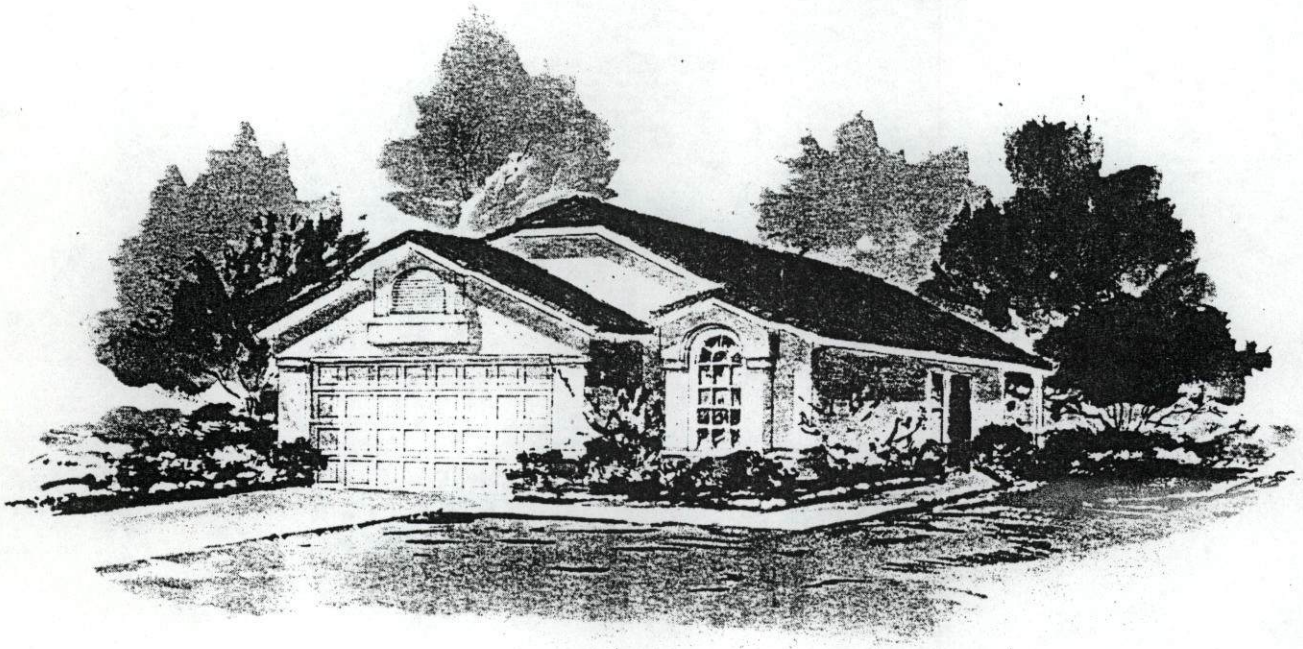
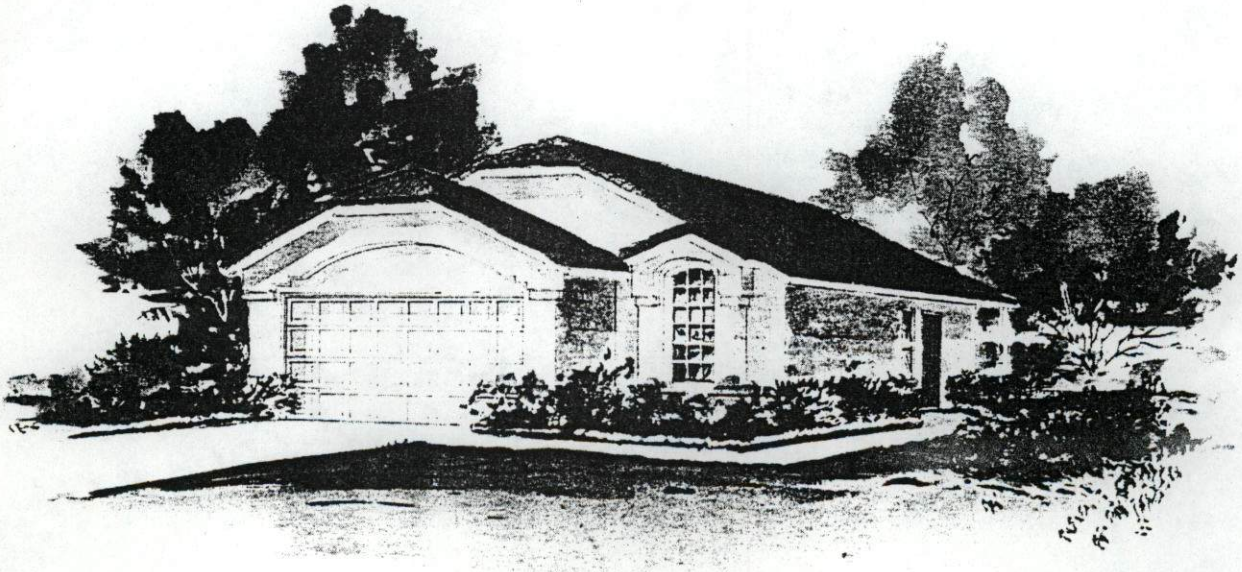
Plan 1035



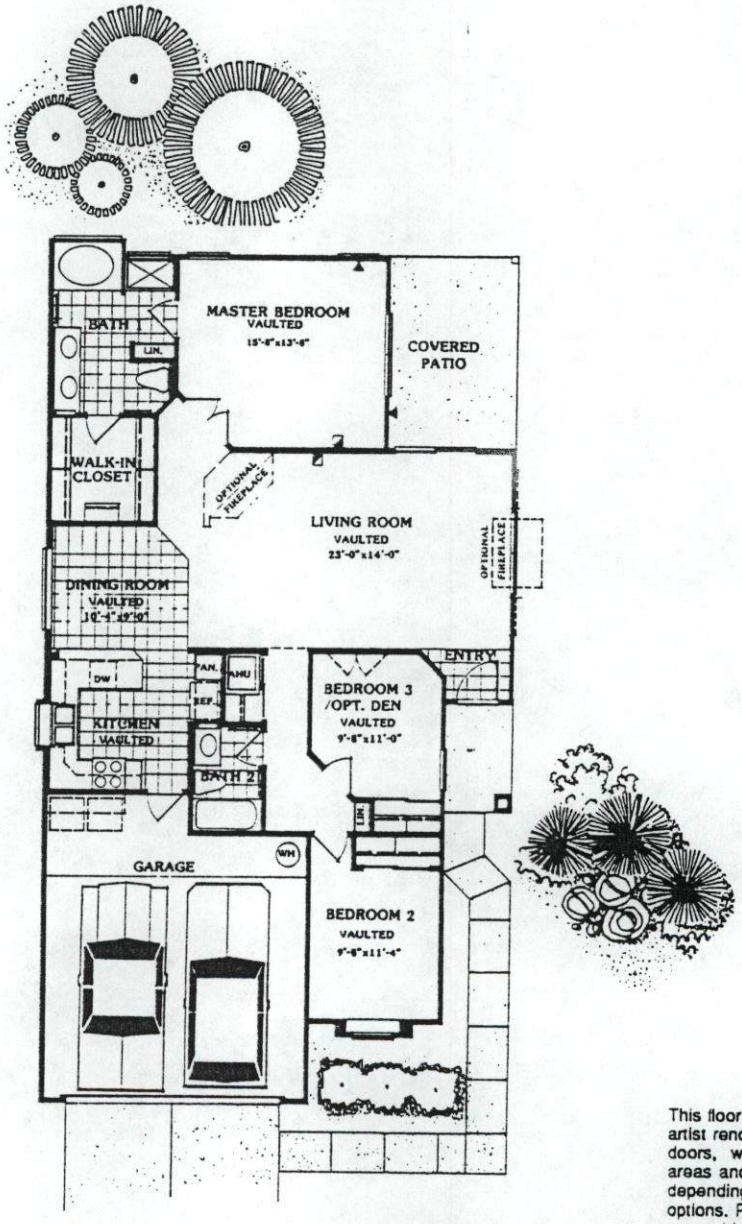
Elevation A

Elevation B



JEROME

PLAN 1036



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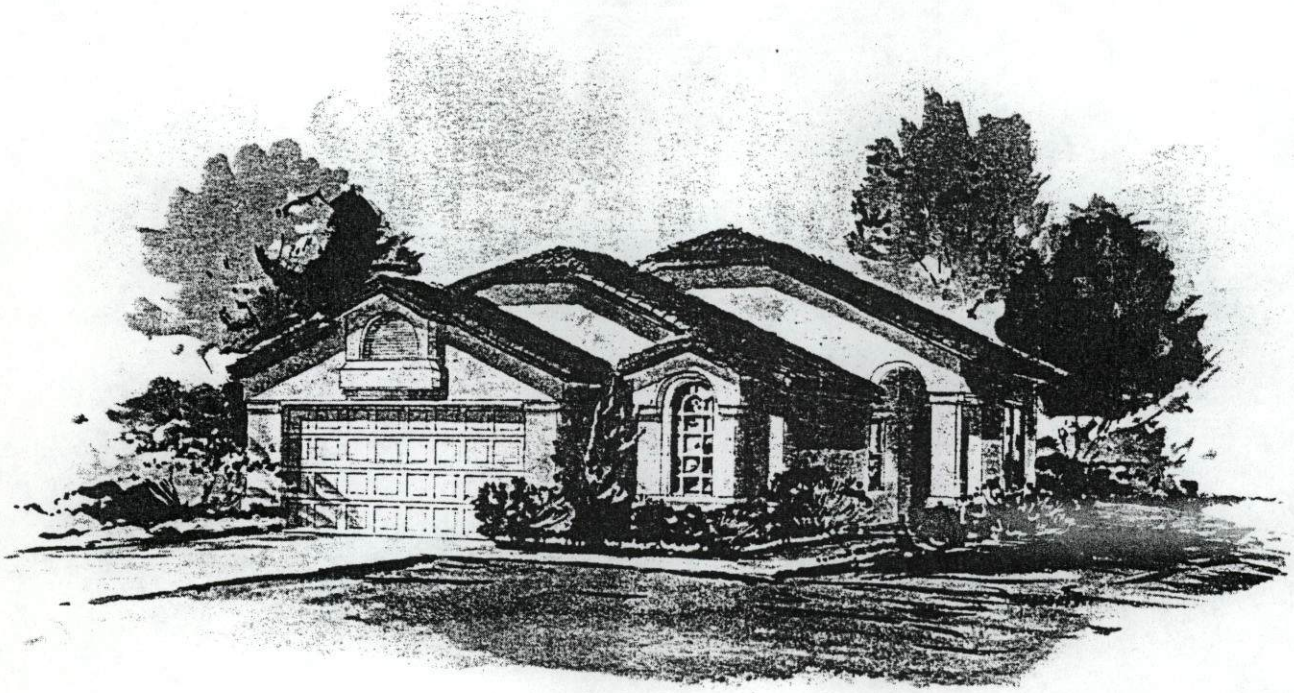
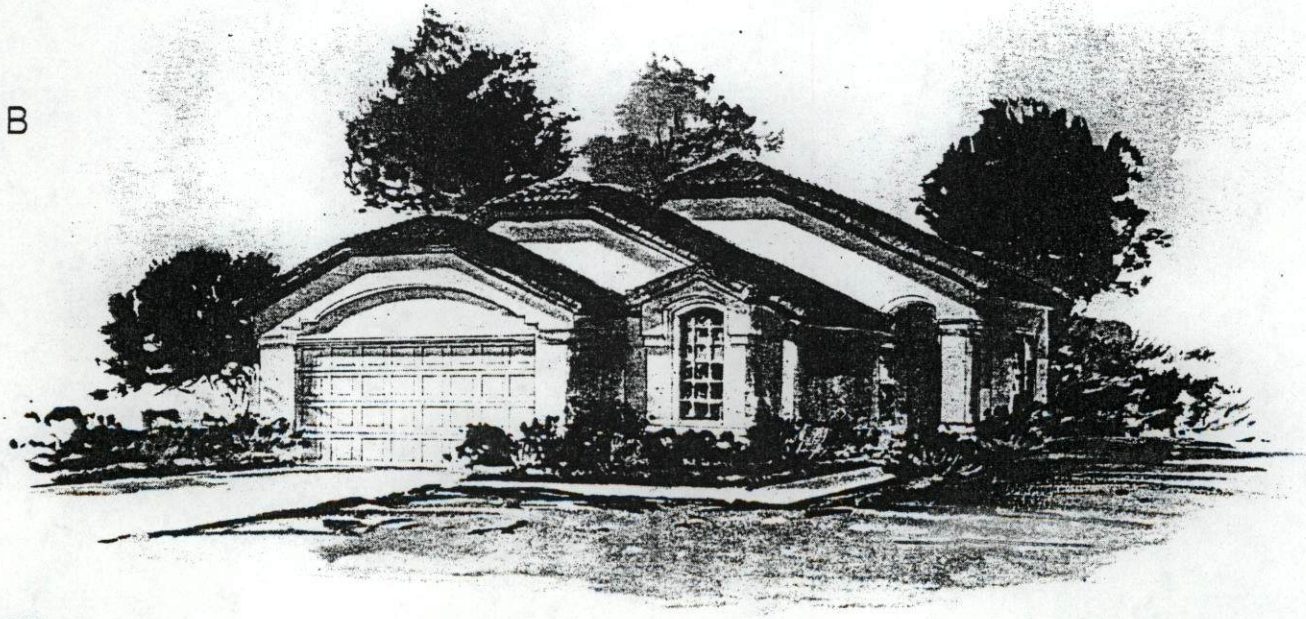
Plan 1036



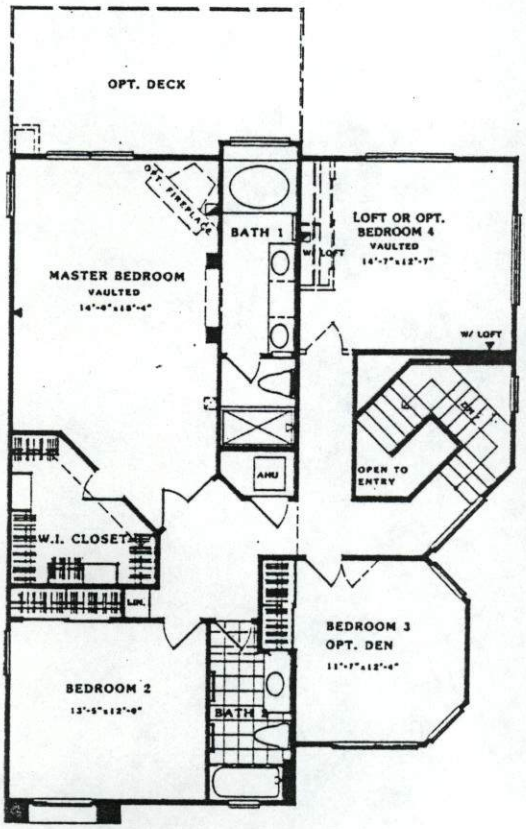
Elevation A

Elevation B

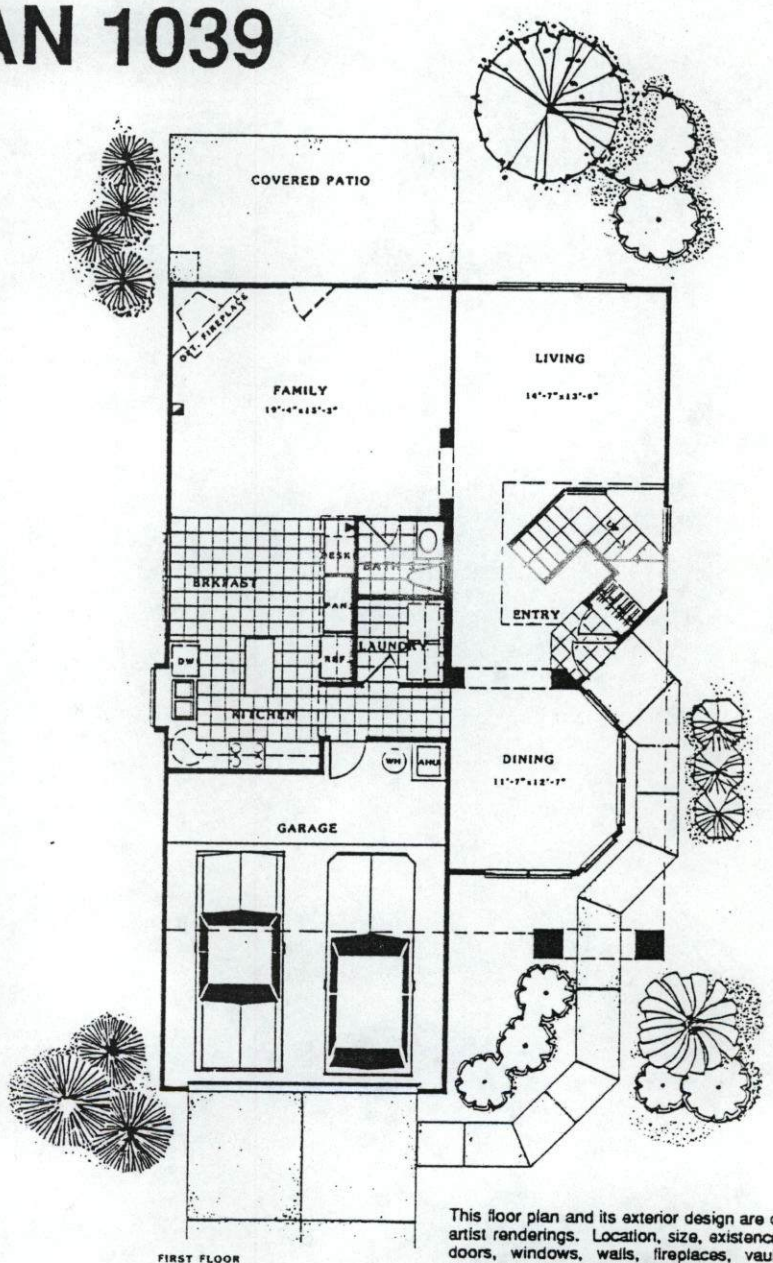


CASA GRANDE

PLAN 1039



SECOND FLOOR



FIRST FLOOR

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PRELIMINARY SUBJECT TO CHANGE

Continental

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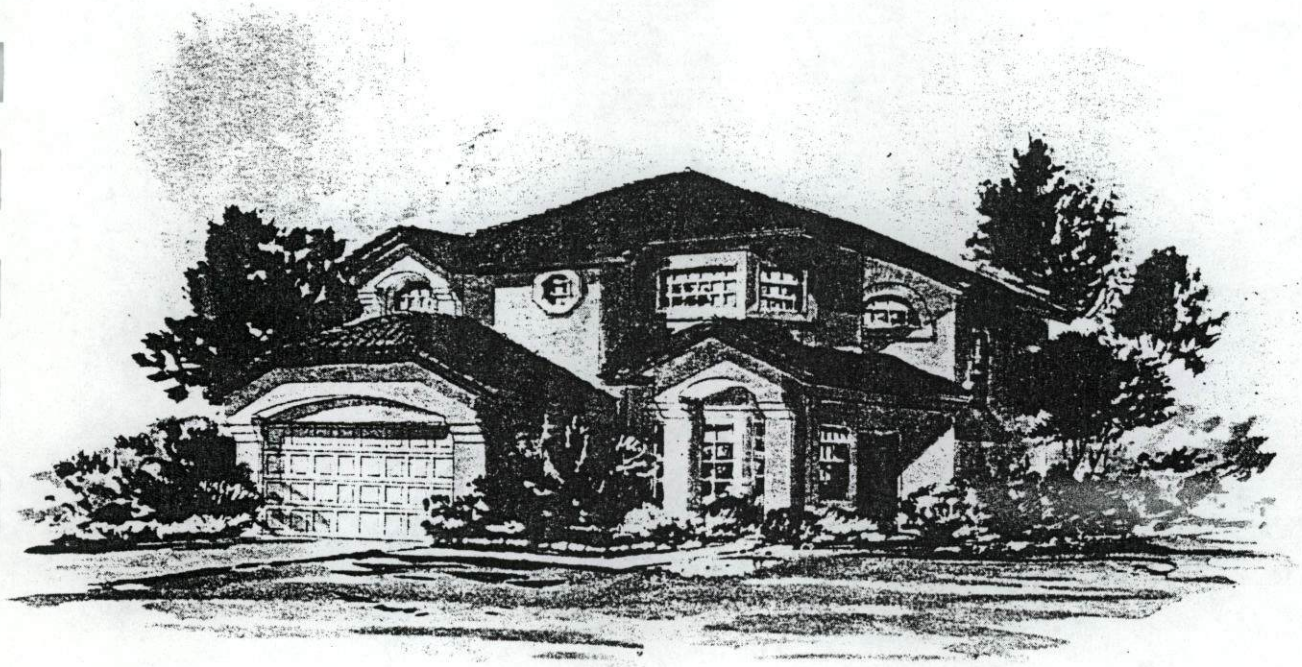
AL HOUSING
PORTUNITY

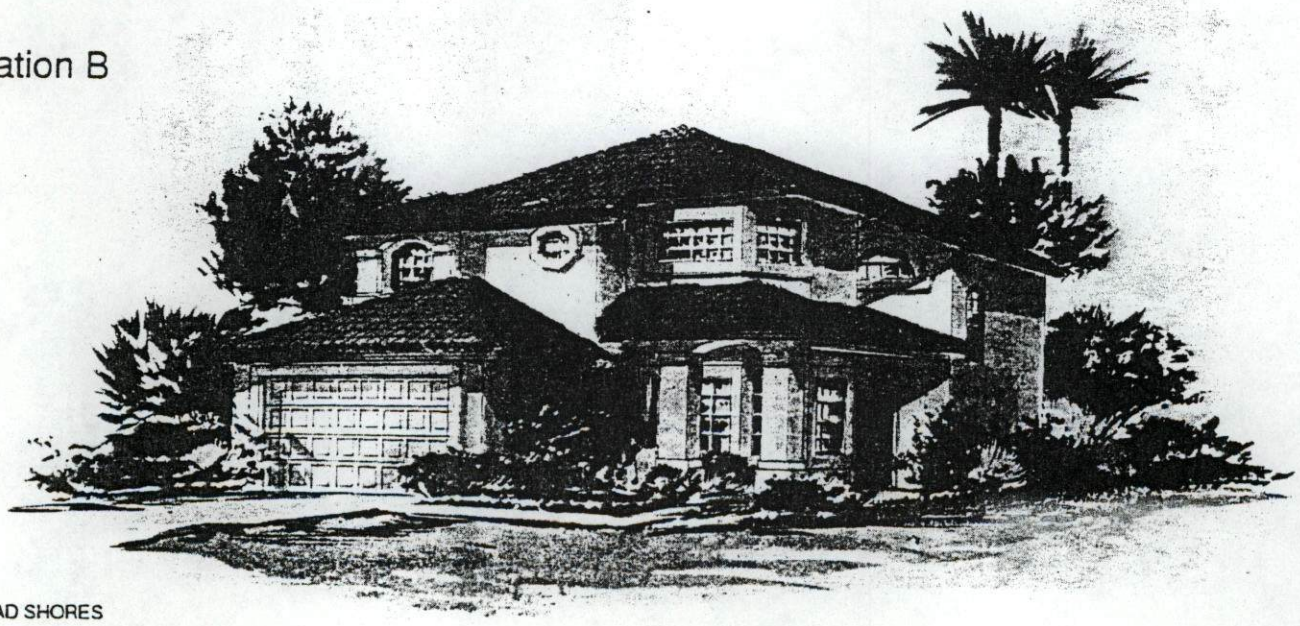
Continental
Welcome Home

Plan 1039



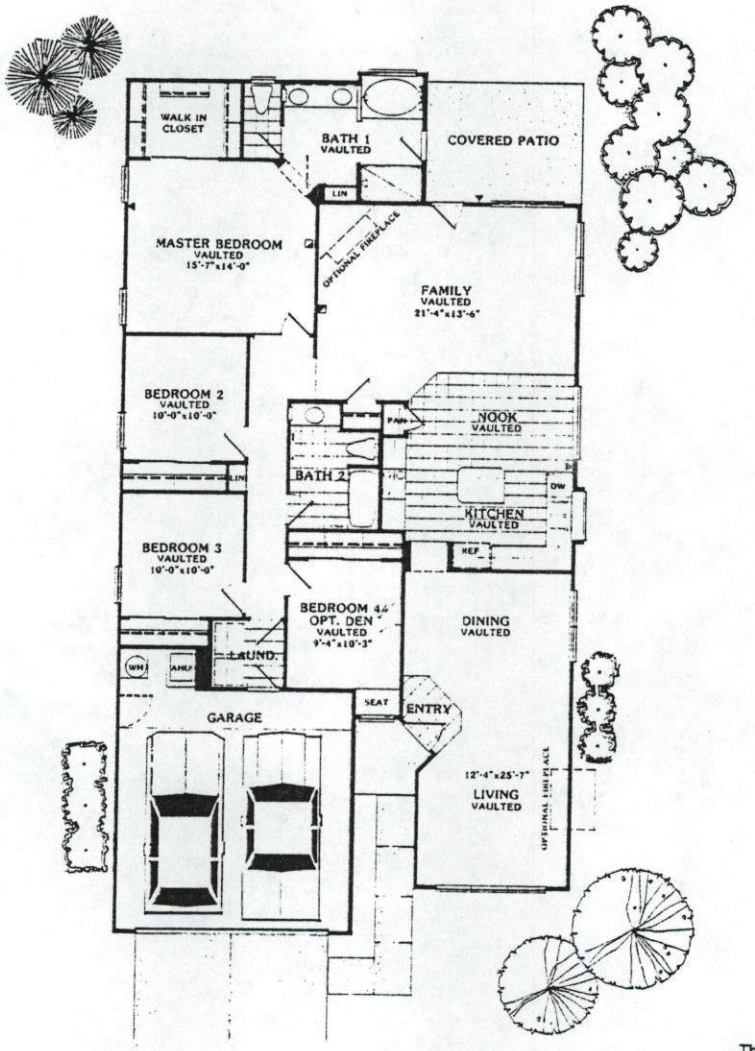
Elevation A

Elevation B



CAREFREE

PLAN 1042



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PRELIMINARY SUBJECT TO CHANGE

EQUAL HOUSING OPPORTUNITY

Continental

Welcome Home

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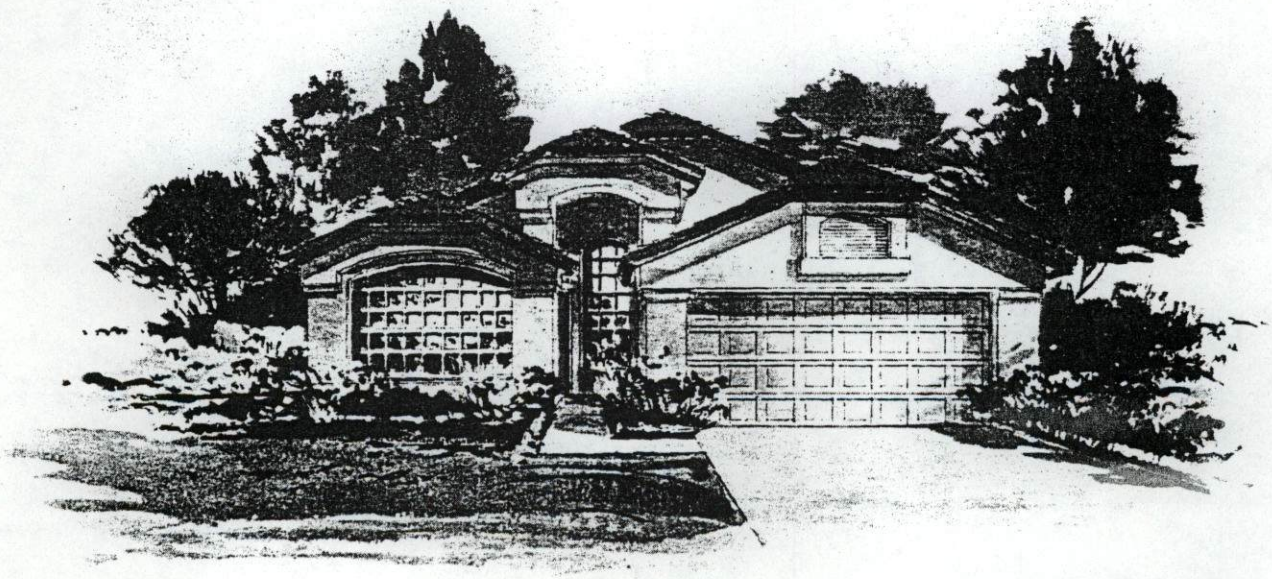
Plan 1042

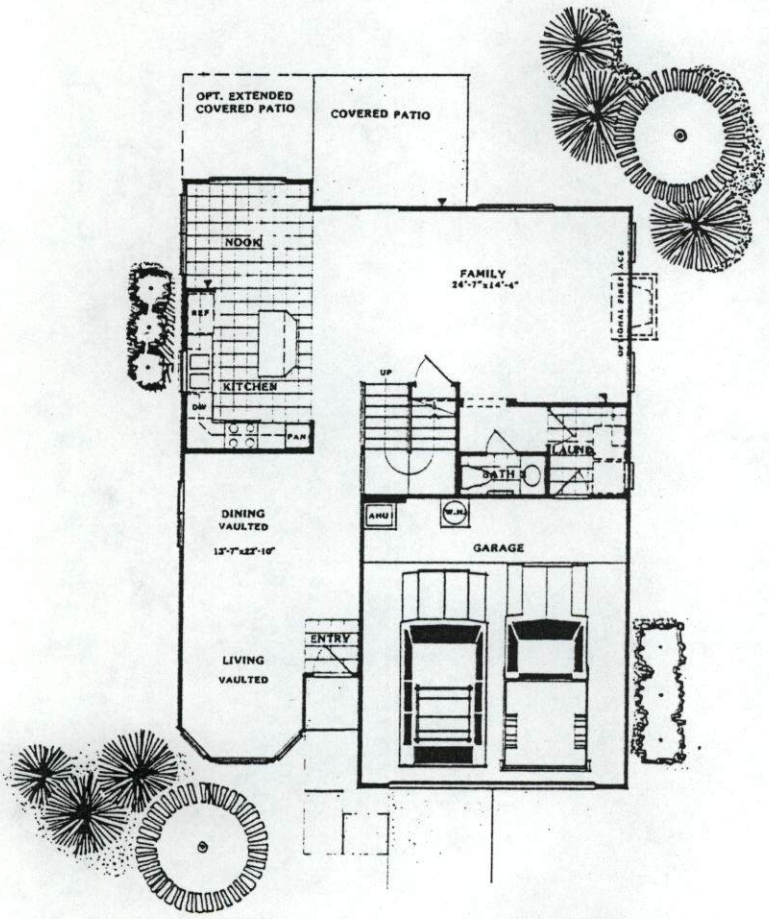
Elevation A



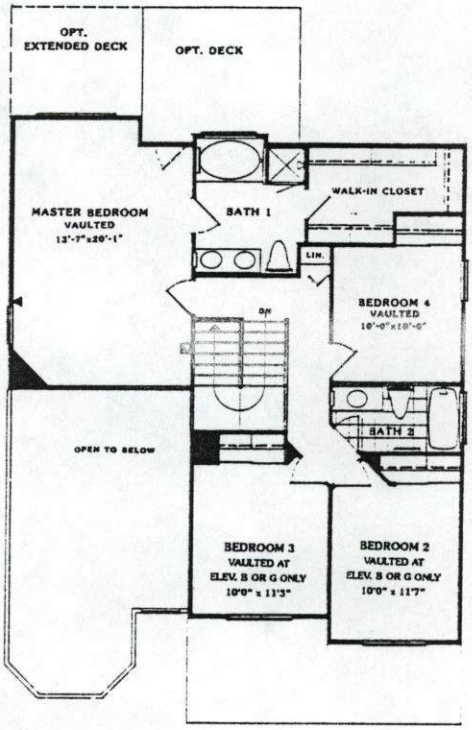
Elevation B

PRESCOTT

PLAN 1048



FIRST FLOOR



SECOND FLOOR

PRELIMINARY SUBJECT TO CHANGE

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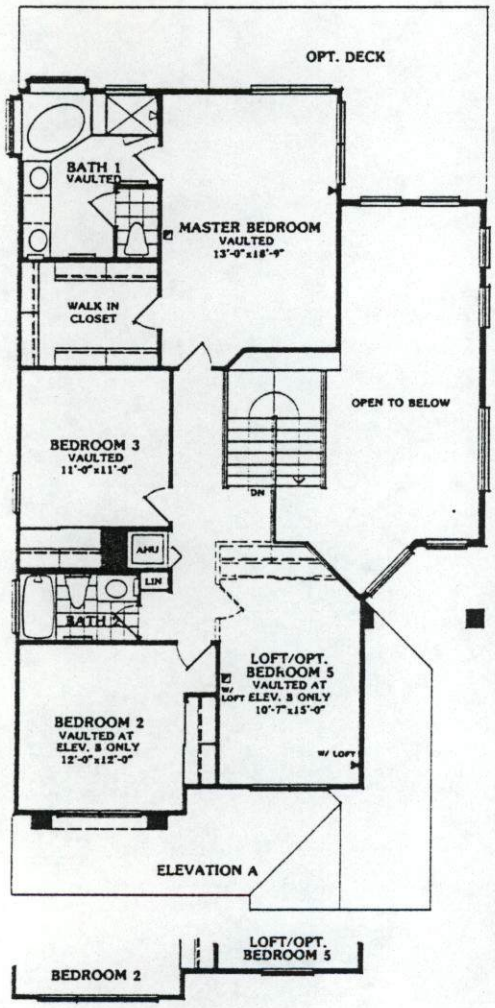
Continental

Welcome Home

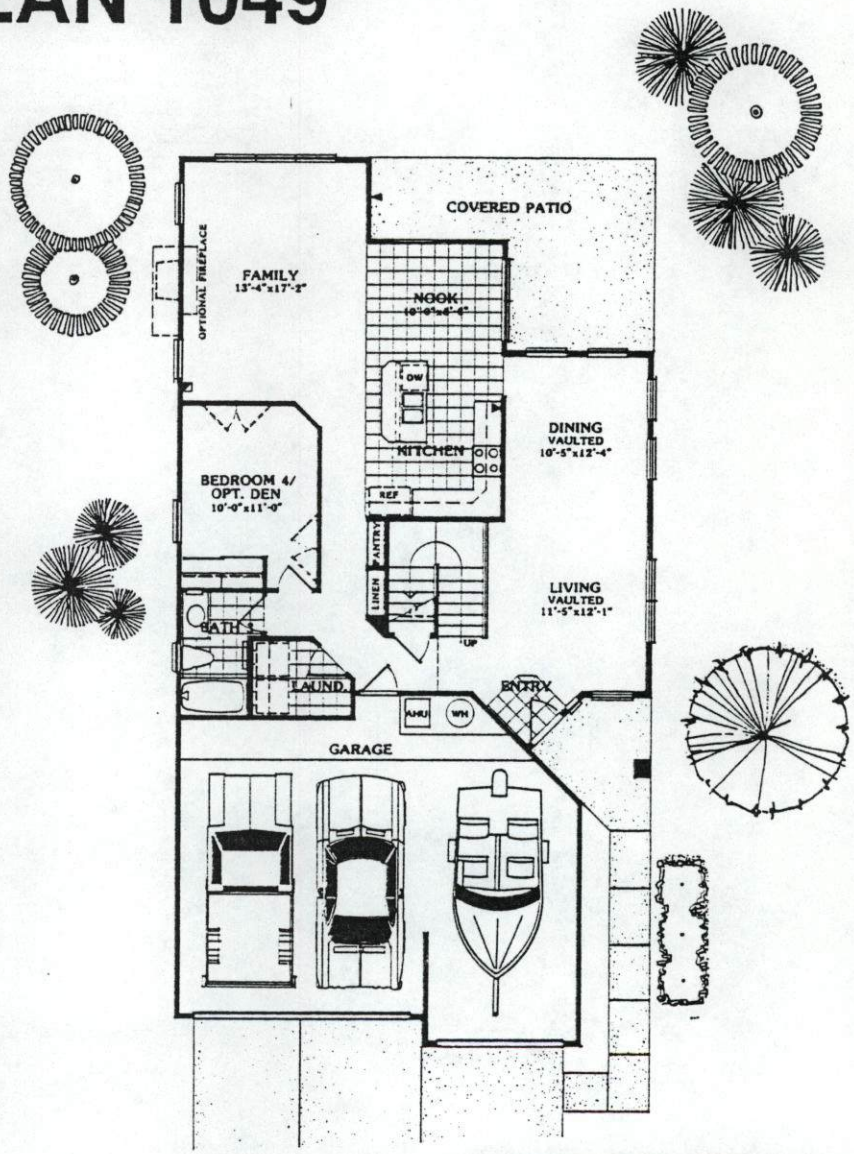
BISBEE

PLAN 1049



ELEVATION B

SECOND FLOOR



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PRELIMINARY SUBJECT TO CHANGE

Continental

Welcome Home

EQUAL HOUSING OPPORTUNITY