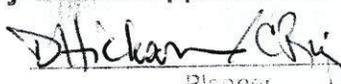


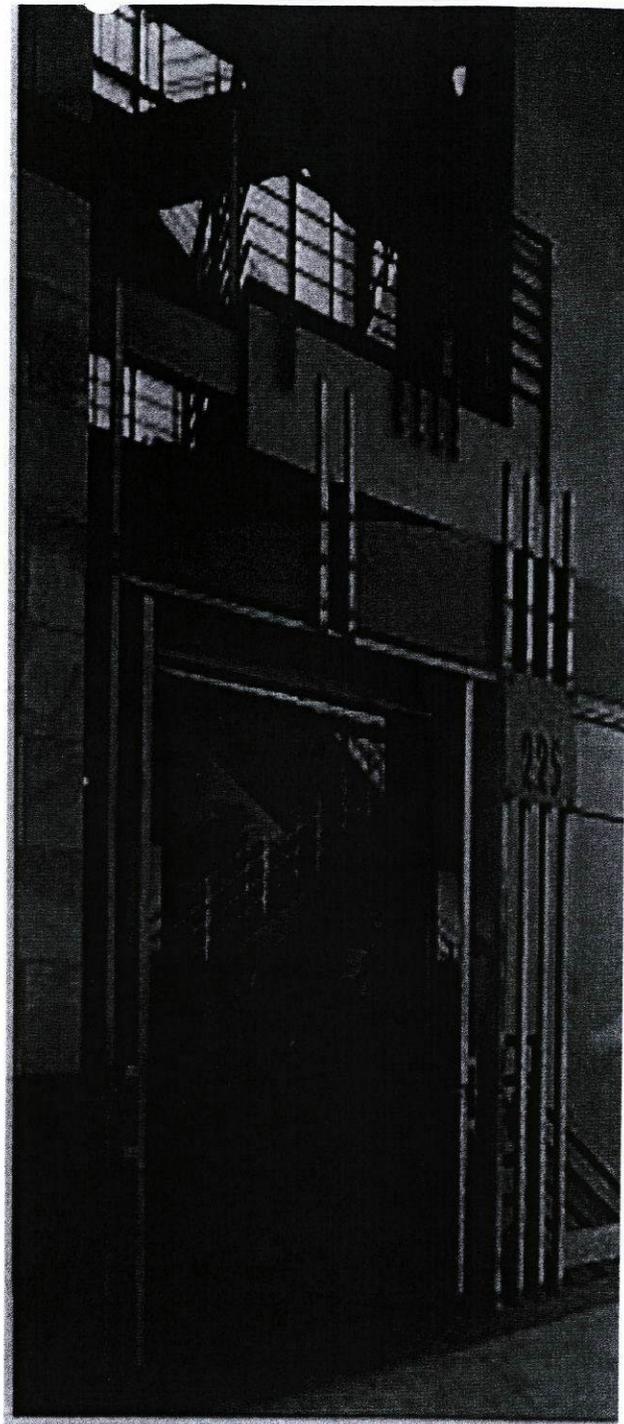
Paradiso

A Mixed Use Development

SWC of 75th Ave. & Paradise Lane
Peoria, AZ

Standards & Guidelines Report
October 29, 2007

PLANNED AREA DEVELOPMENT APPROVAL	
P/Z Commission Date	11/16/06
City Council Approval Date	4/3/07
 Planner	



Applicant:
March Development Company
250 N. Litchfield Rd., #260
Goodyear, AZ 85336
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FAX: (623) 298-4406

Prepared by:
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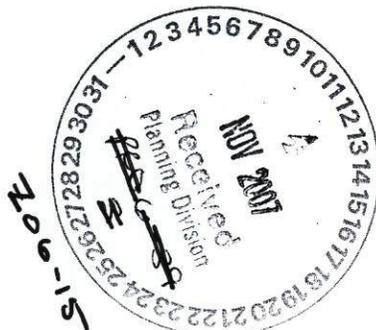


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APPENDIX

- Exhibit A – Vicinity Map
- Exhibit B – Existing Conditions Aerial Photo
- Exhibit C – Aerial Photograph with Site Plan
- Exhibit D – Legal Description
- Exhibit E – A.L.T.A. Survey Map
- Exhibit F – Conceptual Floor Plans
- Exhibit G – Conceptual Elevation Plan
- Exhibit H – City of Peoria General Plan Land Use map
- Exhibit I – Building Sketches
- Exhibit J – Conceptual Landscape Plan
- Exhibit K – Preliminary Grading & Drainage Report
- Exhibit L – Water & Wastewater System Analysis Report

Project Team

Project name – Paradiso
Location SWC of 75th Ave. & Paradise Lane

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Phoenix, AZ 85044
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Executive summary Narrative Report

Introduction

The proposed development is located at the South West Corner of 75th Avenue & Paradise Lane. The property contains approximately 3.34 net acres & 3.756 gross acres.

The subject site is currently vacant and as noted above is zoned RM-1 & PI-1 which would not allow for the development of office, restaurant & retail uses. The General Plan Land Use designation for the subject sites is Regional Commercial.

This request proposes a rezoning from RM-1 & PI-1 to PAD to allow for the Retail, Office & restaurant use. The PAD request will require the approval of a waiver by Planning Commission as the site acreage does not meet the minimum PAD requirement of 10 acres.

Concurrently with this request, a Site Plan and Design Review application is being filed and as such a conceptual site plan, elevations and conceptual landscape plan have been provided.

The purpose and intent of this development is as follows:

- Provide a quality infill development both consistent and compatible with existing adjacent uses.
- Encourage the continuation of a relationship between an established commercial proprietor and the City.
- Provide further enhancement of a thriving economic commercial corridor.
- Encourage creative design at a scale sensitive to adjacent residential development.

Legal Description

The property is generally located at the South West Corner of 75th Ave. & Paradise Lane. Refer to Exhibit A. A more accurate description of the property is provided in the legal description attached as Exhibit D.

Current Conditions

Consistency with General Plan / Specific Plan

The General Plan Land Use designation for the property is regional commercial. The proposed use is consistent with the existing zoning, General Plan & following goals, objectives and policies.

- | | |
|------------------|---|
| Goal : | Provide a balance of land uses that will preserve and enhance neighborhoods, promote economic development, encourage redevelopment at appropriate locations, and protect environmentally sensitive areas. |
| Objective 2.1.G: | Maintain a supportive relationship between established commercial proprietors and the City's business retention and expansion efforts. |

- Policy 2.1.G.1: The City shall work to enhance commercial activity by attracting, retaining and expanding those developments (commercial, office or residential) which improve economic conditions in Peoria.
- Objective 2.1.K: Encourage mixed-use developments that promote residential, commercial, office and clean industrial uses that minimize infrastructure needs and transportation demands.
- Policy 2.1.K.2: The City shall promote the benefits of mixed-use development (i.e., reduced parking needs, commercial enterprise activity, greater activity for commercial enterprises, reduced impacts to the existing transportation network, etc.)
- Objective 2.1.L: Attract mixed-use development to create new economic niches within the City.

Surrounding Land Uses and Conditions

To further assist in reviewing this proposal, a Vicinity Map with an Aerial Photo are provided as Exhibits A and B, illustrating existing conditions on-site, surrounding development and zoning.

North: Paradise Lane & on the other side of Paradise lane a Commercial office building zoned C-2 is located north of the subject site and has been built out for several years.

South: Arizona diversion channel of Skunk creek zoned RM-1.

East: 75th Avenue & a Vacant Property Zoned PL-1 across 75th avenue.

West: Directly west of the subject property is the Skunk Creek & the zoning is RM-1 & PAD.

Description of Proposal

Preliminary Development Plan

The development proposes a four-story building with a total building area of approximately 49,000 square feet with approximate building area coverage of 9%. The proposed development exceeds the minimum parking requirements as required by Section 14-23 of the City of Peoria Zoning Ordinance. It is located at the SWC of Paradise Lane and 75th Ave. The project parcel is a 145,530 s.f., 3.3409 acre site that is zoned PL-1 & RM-1. The site is unique in many ways. First, the site is bound on two sides by bridges; one over the Skunk Creek Wash to the West and one over the Arizona diversion channel to the south. Due to these physical obstructions, access to the site has been situated in such a way as to avoid conflicts with traffic patterns for the development to the north, and to provide clear lines of sight for egress from our site. Second, the manmade rivers / creek diversions also provide great views as well as afford the site good access to public trail system.

The property is bordered on the north by C-2 business. Located to the south, west and east is vacant land. In order to provide the greatest potential for success for this mixed-use concept, the proposed building will incorporate a selection of specialty retail establishments, professional offices and restaurant uses. The building is set onto the site within the context of a safe pedestrian courtyard, lush landscape, unique hardscape materials and creative design features. The development will provide an integrated mixed-use plan that targets employment for a variety of retail, restaurants and professional business offices.

Listing of Permitted, Conditional and Accessory Uses

The proposed Planned Area Development (PAD) is requested to allow for the Retail, Office & restaurant use . More importantly, the PAD is requested to allow for the reasonable development of a site unique in size and shape & to accommodate 4 story building. The uses shall be allowed on the site are as follows.

- Offices – professional, medical, general
- Retail
- Restaurant
- Outdoor Dining (Subject to conditional use permit)
- Antiques, Crafts and Collectibles Sales
- Florist
- Hobby, Stamp and Coin Shop
- Retail Liquor Store (conditional)
- Libraries and Museums
- Public/Private Schools, College and University Facilities, excluding College and University Campuses
- Office Supply & Machine Sales & Service
- Medical, Dental, Optician or Health Clinics and Laboratories
- Dry Cleaning and Laundry Establishment
- Employment Agencies, not including Day Labor Hiring Centers
- Photographic Studio
- Shoe Service & Clothing Alteration
- Tanning Salon, Nail Salon, Barber Shop, Beauty Parlor & similar uses
- Ticket and Travel Agency
- Catering Establishment
- Dance, Theatrical, Art, Music, Studio & similar uses
- Art Gallery
- Book, Stationery & Greeting Card Store
- Candy and Ice Cream Store
- Copy Center
- Carpet and Floor Covering Store
- Gift, Novelty, and Souvenir Shop
- Newsstand
- Cultural Institutions
- Health and Exercise Center
- Photographic Development and Printing
- Recording Studio
- Sightseeing Tour Companies
- Watch and Clock Repair Shop

Project Phasing and Development Schedule

The development of the site will take place in one phase.

Project Development Standards.

The proposed development will meet the property development standards for the Regional Commercial District (C-2) Section 14-9-G Property Development Standards. Specific standards relating to the development are outlined in the table below.

Development Standards	
Setbacks*	
Front	40 feet
Corner	40 feet
Rear	30 feet
Landscape Setbacks*	
Front	15 feet
Side	0 feet
Rear	0 feet
Residential Buffer *	120 feet
Building Height	60 feet max Max of 25% of building footprint may exceed max. height for roof mounted equipment, etc.
Lighting **	25' Max (16' adjacent to residential)

* Minimum Requirements

**Except for ground mounted security system, no lighting pole more than 16' shall be located within the residential buffer area. All lighting shall be placed so as to reflect the light away from the adjacent residential properties. Lighting on the south side of the structure shall be limited to exit lighting as required by the building code.

Parking and loading requirements

1. *Floor Area*

The term "floor area" for the purpose of calculating the number of required parking spaces shall be the "Gross Floor Area" of the structures plus defined exterior use areas minus 10 percent (10%) except the architectural features like piers, column projections, canopy projections, balconies, porch & common areas like lift shaft, machine room, electrical room, SES room, panel room, common restrooms, common corridors, entry lobby to main building, lift shaft, staircase, stairwell's...etc.

The proposed development will meet the parking and loading requirements required under Section 14-23 of the City of Peoria Zoning Ordinance except following:

Parking ratio of Office, retail & restaurant for specific tenant and/or Unspecific use (Shell) suites or building shall be as follows: 1 space per 250 s.f.

Restaurant area provided not to exceed 15% of the gross building area unless a separate parking analysis is submitted and approved by City staff that shows that the parking provided meets the Peoria parking requirements or that a variance from those requirements is appropriate. Outdoor dining areas are subject to conditional use permit.

Loading area: No Loading area is required or provided. Note: Refuse collection vehicles shall be prohibited on site between the hours of 10:00 pm and 6:00 am.

Project Signage Standards

A sign package will be submitted in accordance with Section 14-34 of the City of Peoria Zoning Ordinance. Section 14-34 of the City of Peoria Zoning Ordinance shall govern all other temporary and/or special event signs. No signage shall be installed on the south side of the structure, other than as required by code. Lighting on the south side shall be limited to exit lighting required by the building code.

Project Landscaping Standards

The proposed development shall meet the landscape requirements in Section 14-35 of the City of Peoria Zoning Ordinance and Design Review Manual for Non-Residential Development, with the following additional requirements: 15 foot landscape buffer along Paradise Lane, 15 foot landscape buffer along west property line. All trees along south property line shall be 36 inch box.

Enhanced Design Standards

The building is set onto the site within the context of a safe pedestrian courtyard, lush landscape, unique landscape materials and creative design features. The development will provide an integrated mixed-use plan that targets employment for a variety of retail, restaurants and professional business offices. The Architectural character includes a maximum building height of 60'-0". The existing site grade shall be reduced by an average of 10 inches to reduce building height impact. The proposed Architectural style is contemporary, with materials that are supportive of this style. Some of the proposed materials consist of colored glass, pre-finished metal, and other building materials that support the surrounding built-out environment with a four-sided design. The building is enclosed with aluminum finish windows and doors; roofs have deep overhangs above to provide shade from the harsh summer sun's heat and provide design to the exterior. Metal barrel shape roofs and various crowned parapets screen rooftop mechanical units. In addition, other materials such as brick columns and stone (used at column bases), and concrete sill caps create the extra detail that really makes a visual difference in this design. Last, the building's characteristic has a step-up like massing to avoid a box look to the elevation. Building coloration shall consist of muted colors to reduce its visibility.

The elevation plan as provided in the PAD is conceptual in nature. All elevation designs shall be subject to the City's Design Review Requirements.

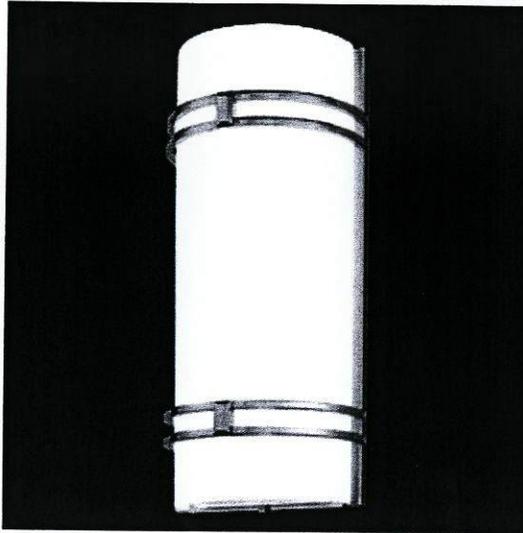
The following show possible design schemes and elements to be used as a part of this mixed-use development:

Project Lighting:

- A In addition to the following requirements, all lighting on site shall comply with the outdoor lighting of the City of Peoria zoning ordinance.

Pole Mounted Lighting SA Fixture – Visionaire Polera Series, Color Black

C. Exterior Building Sconces: Davis/Muller Lighting, Sconce Model S-6310-C

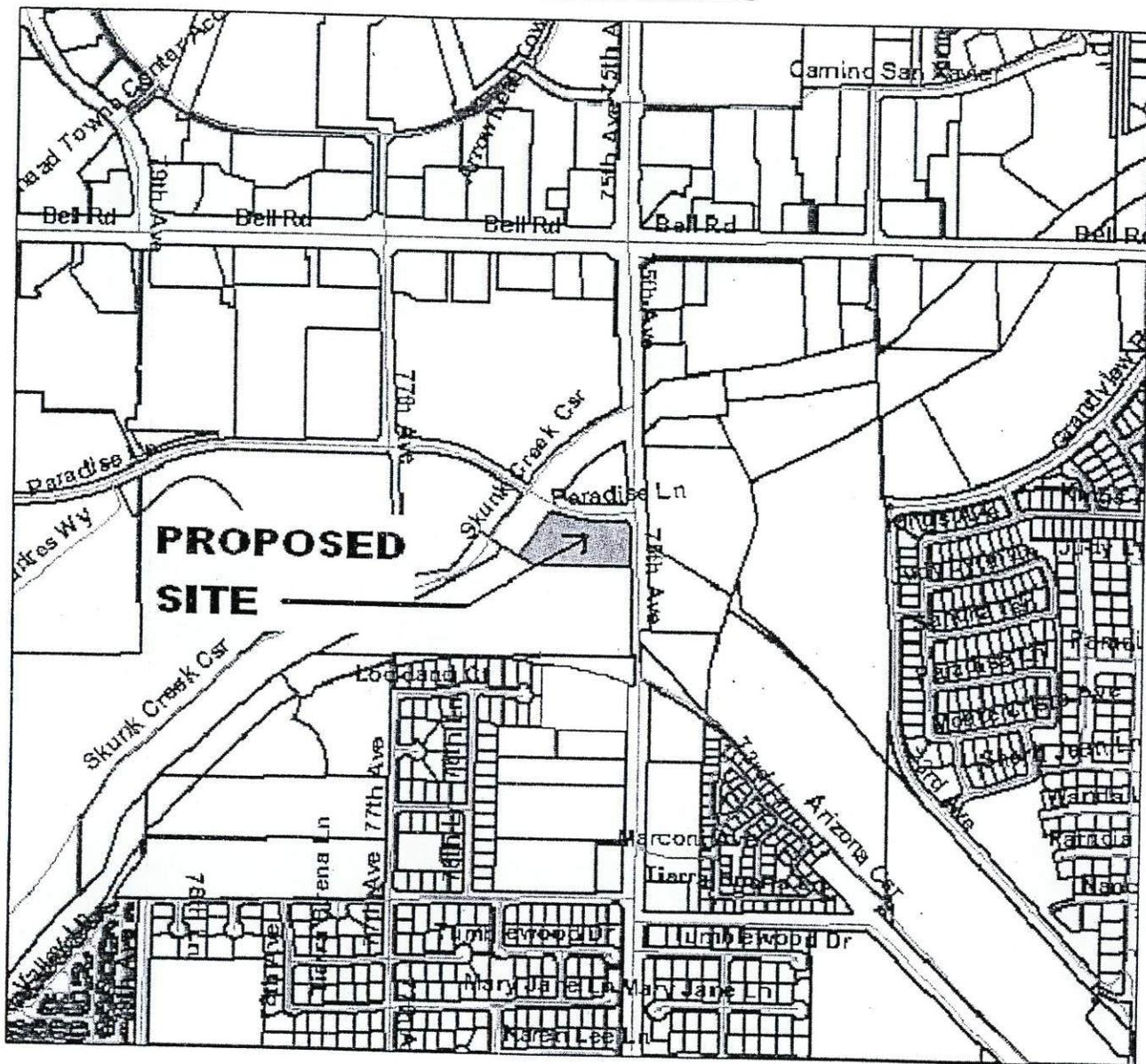


Parking and Service Areas

E. Parking and Service Areas

To alleviate the unsightly appearance of service areas, service areas shall not be located at the front of the buildings where it is difficult to adequately screen them from view. Such facilities are restricted to the side or rear of the site. Service areas shall not be allowed on any streets, nor the front of any building. All parking areas shall be screened from the public right-of-way by a minimum three (3) foot high wall, landscape berm or a combination. Screen walls shall be a decorative commercial grade CMU wall. Said wall shall meet the following 8" x 8" x 16" plain CMU or 8" x 8" x 16" split faced CMU (painted or integral colored).

EXHIBIT A VICINITY MAP



NORTH

Paradiseo - Mixed Use
SWC 75th Ave and Paradise
Peoria, ARIZONA

VICMAP



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www.ARCHICON.COM

DATE: 06/19/06

SCALE: N.T.S.

EXHIBIT B
EXISTING CONDITION MAP



NORTH

Paradiseo - Mixed Use
SWC 75th Ave and Paradise
Peoria, ARIZONA

EXISTCON



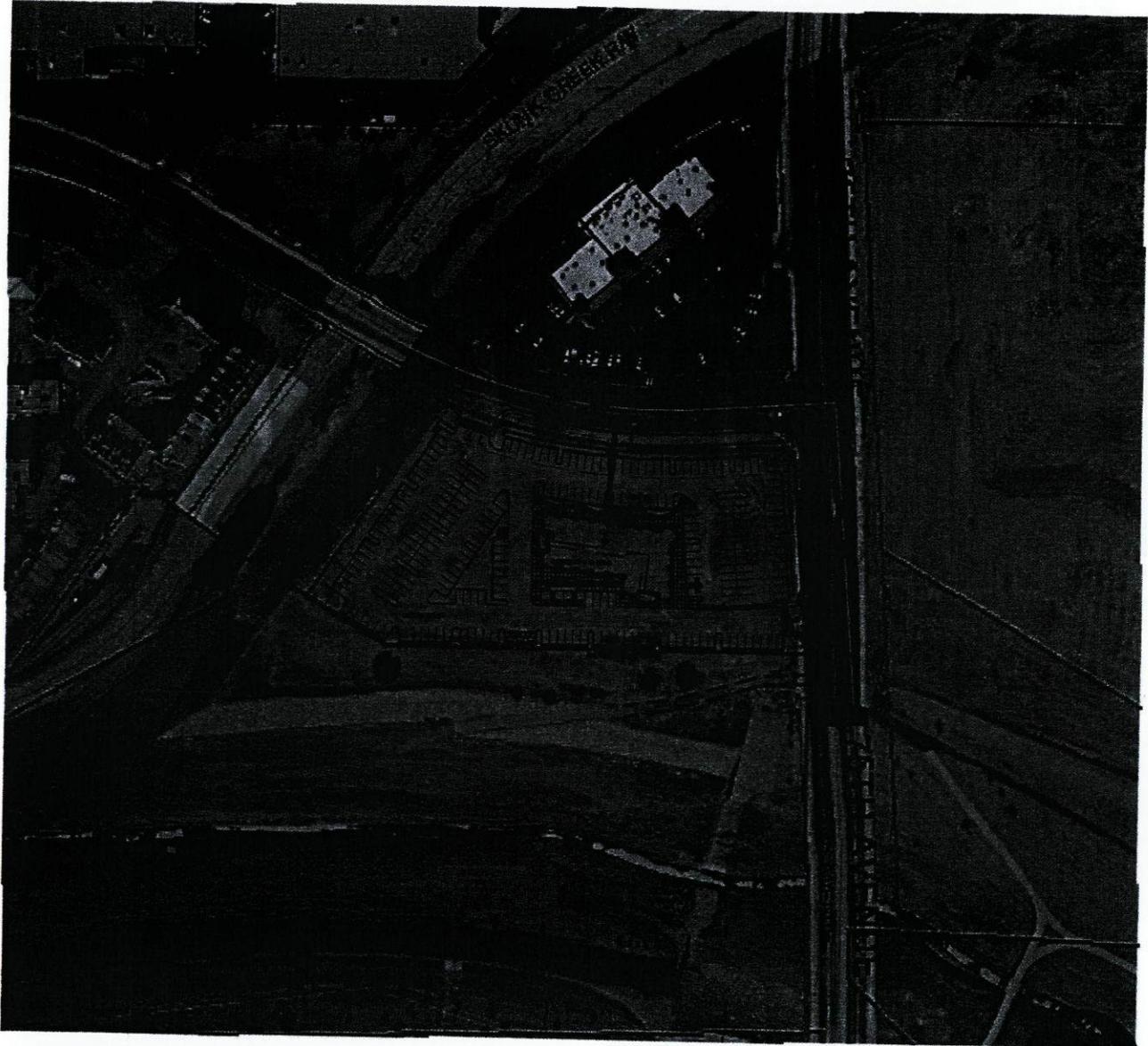
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DATE: 06/19/06

SCALE: N.T.S.

EXHIBIT C
COLOR AERIAL WITH SITE PLAN



NORTH

**Paradiseo - Mixed Use
SWC 75th Ave and Paradise
Peoria, ARIZONA**

AERIAL



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DATE: 06/19/06

SCALE: 1" = 200'-0"

EXHIBIT D
LEGAL DESCRIPTION

A portion of the South half of the Northeast quarter of Section 2, Township 3 North, Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, being more particularly described as follows:
COMMENCING at the Northeast corner of said Section 2;
THENCE South 02 degrees 36 minutes 10 seconds East along the East line of said Northeast quarter 1788.34 feet to the Northerly right of way line of the Arizona Canal Diversion Channel as described in Final Order of Condemnation recorded in Document No. 87-551130, records of Maricopa County, Arizona;
THENCE North 88 degrees 25 minutes 10 seconds West along said Northerly right of way line 55.11 feet to the POINT OF BEGINNING;
THENCE continuing North 88 degrees 25 minutes 10 seconds West along said Northerly right of way line 521.50 feet;
THENCE North 57 degrees 59 minutes 39 seconds West continuing along said Northerly right of way line 114.66 feet to the Easterly right of way line of the Skunk Creek Channel as described in Amended Final Order of Condemnation recorded in Document No. 2001-0841890, records of Maricopa County, Arizona;
THENCE North 35 degrees 05 minutes 38 seconds East along said Easterly right of way line 295.93 feet to the Southerly right of way line of Paradise Lane as described in Amended Final Order of Condemnation recorded in Document No. 2001-0841890 and the beginning of a non-tangent curve the center of which bears North 22 degrees 41 minutes 54 seconds East 761.00 feet;
THENCE along said Southerly right of way line the following 3 courses and distances:
THENCE Easterly along the arc of said curve through a central angle of 25 degrees 18 minutes 04 seconds an arc distance of 336.05 feet;
THENCE North 87 degrees 23 minutes 50 seconds East 93.29 feet;
THENCE South 47 degrees 36 minutes 10 seconds East 21.22 feet to the West right of way line of 75th Avenue as described in Amended Final Order of Condemnation recorded in Document No. 94-0270237, records of Maricopa County, Arizona;
THENCE South 02 degrees 36 minutes 10 seconds East along said West right of way line 249.32 feet to the POINT OF BEGINNING.

Paradiseo - Mixed Use
SWC 75th Ave and Paradise
Peoria, ARIZONA

Legal Description



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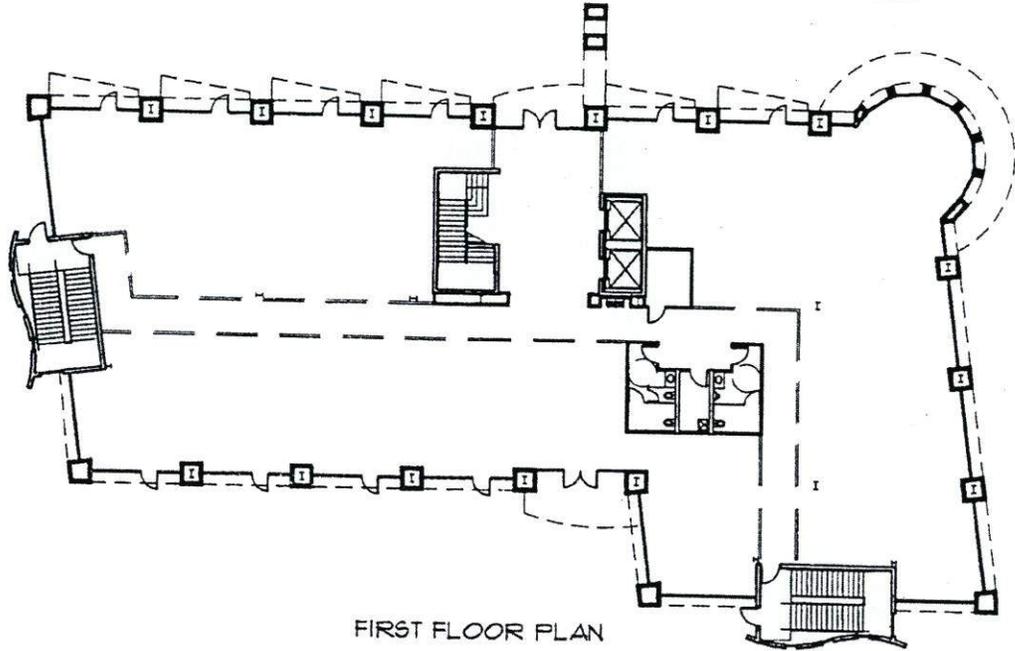
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DATE: 06/19/06

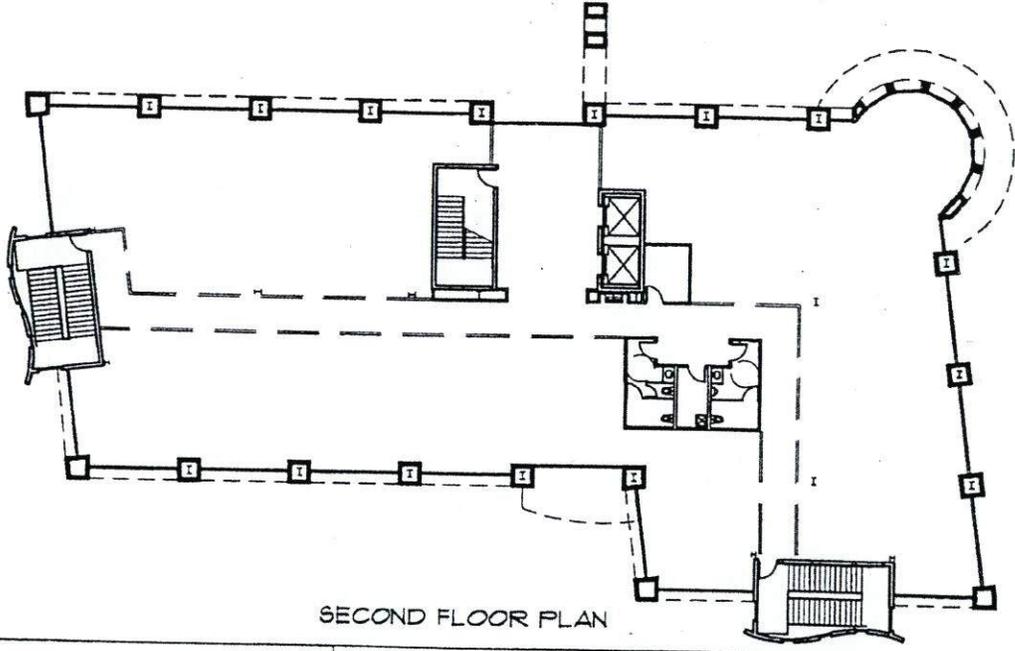
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EXHIBIT F

CONCEPTUAL FLOOR PLANS



FIRST FLOOR PLAN



SECOND FLOOR PLAN

Paradiseo - Mixed Use
 SWC 75th Ave and Paradise
 Peoria, ARIZONA

FLOOR PLAN 1

DATE: 06/19/06

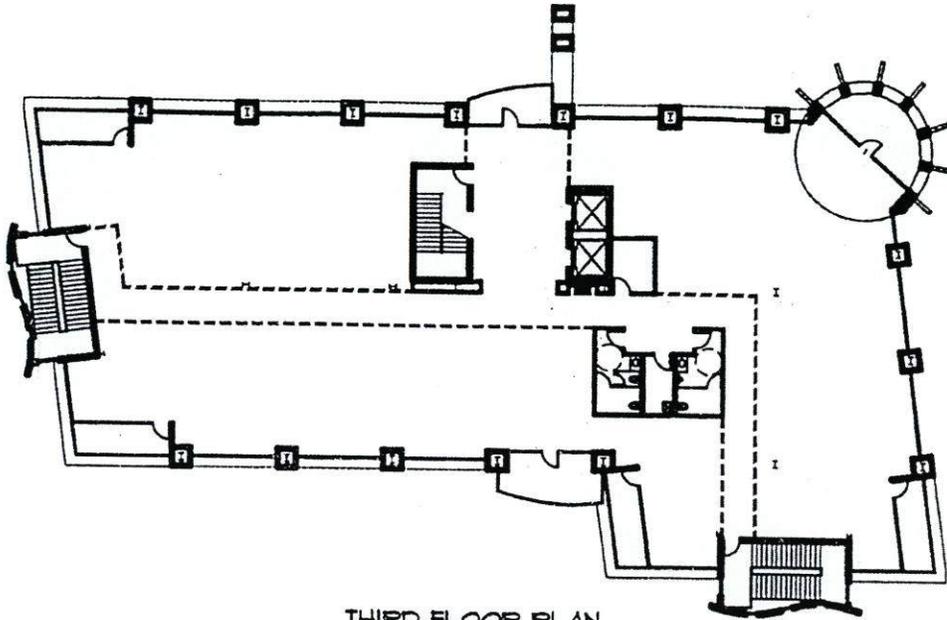
SCALE: 3/32" = 1'-0"



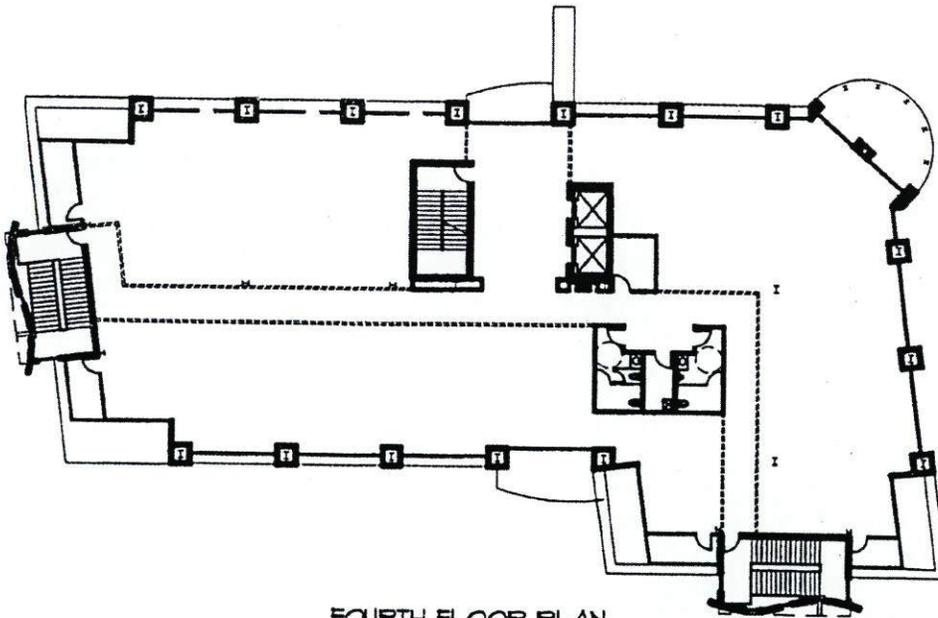
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EXHIBIT F
CONCEPTUAL FLOOR PLANS



THIRD FLOOR PLAN



FOURTH FLOOR PLAN

Paradiseo - Mixed Use
SWC 75th Ave and Paradise
Peoria, ARIZONA

FLOOR PLAN 2

DATE: 06/19/06

SCALE: 3/32" = 1'-0"

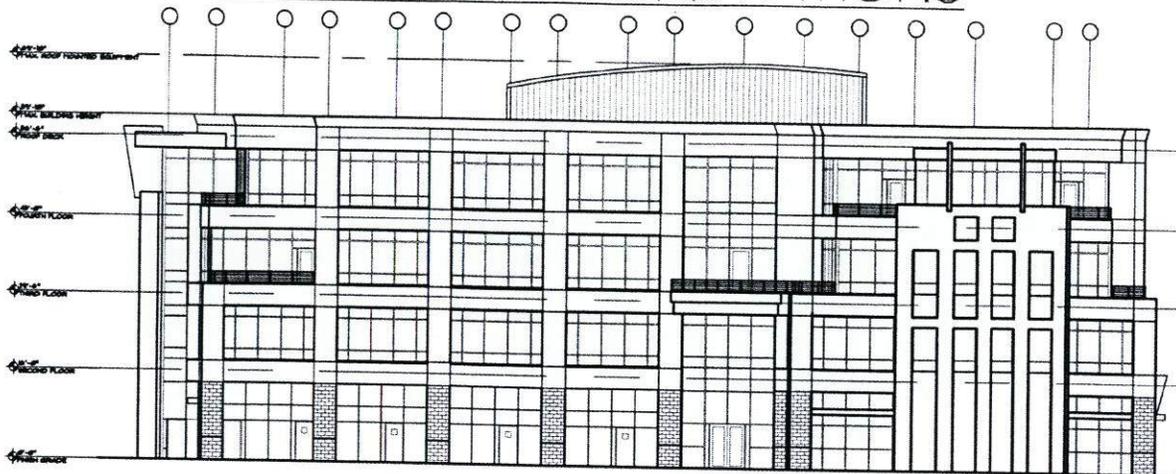


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EXHIBIT G

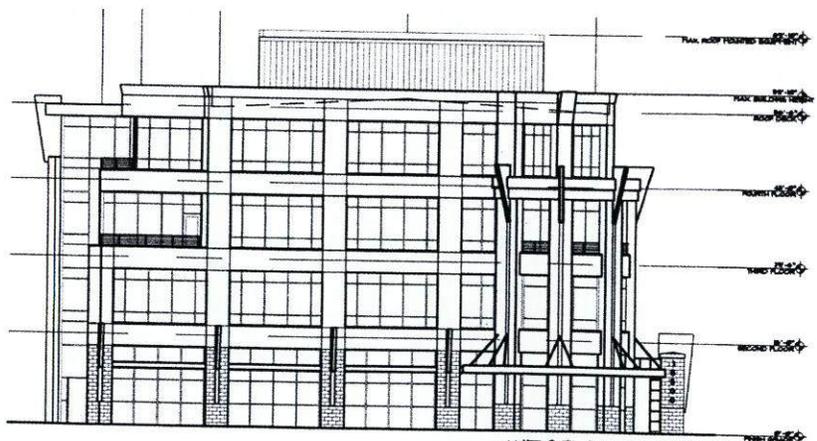
CONCEPTUAL ELEVATIONS



SOUTH ELEVATION



NORTH ELEVATION



WEST ELEVATION

Paradiseo - Mixed Use
SWC 75th Ave and Paradise
Peoria, ARIZONA

DATE: 10/29/07

ELEVATIONS

SCALE: N.T.S.



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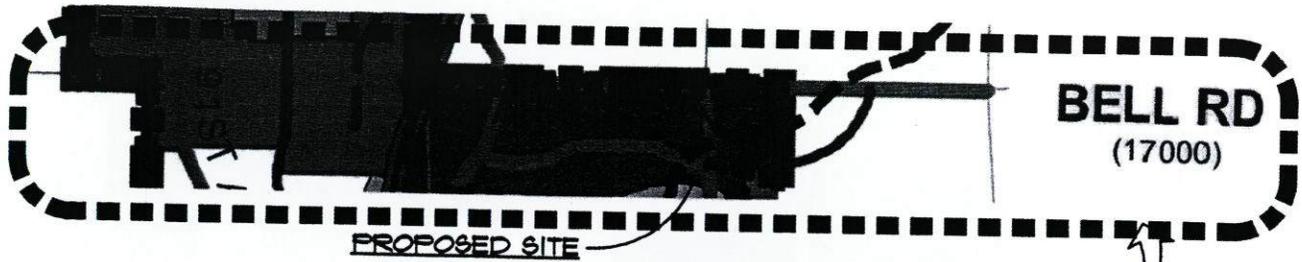
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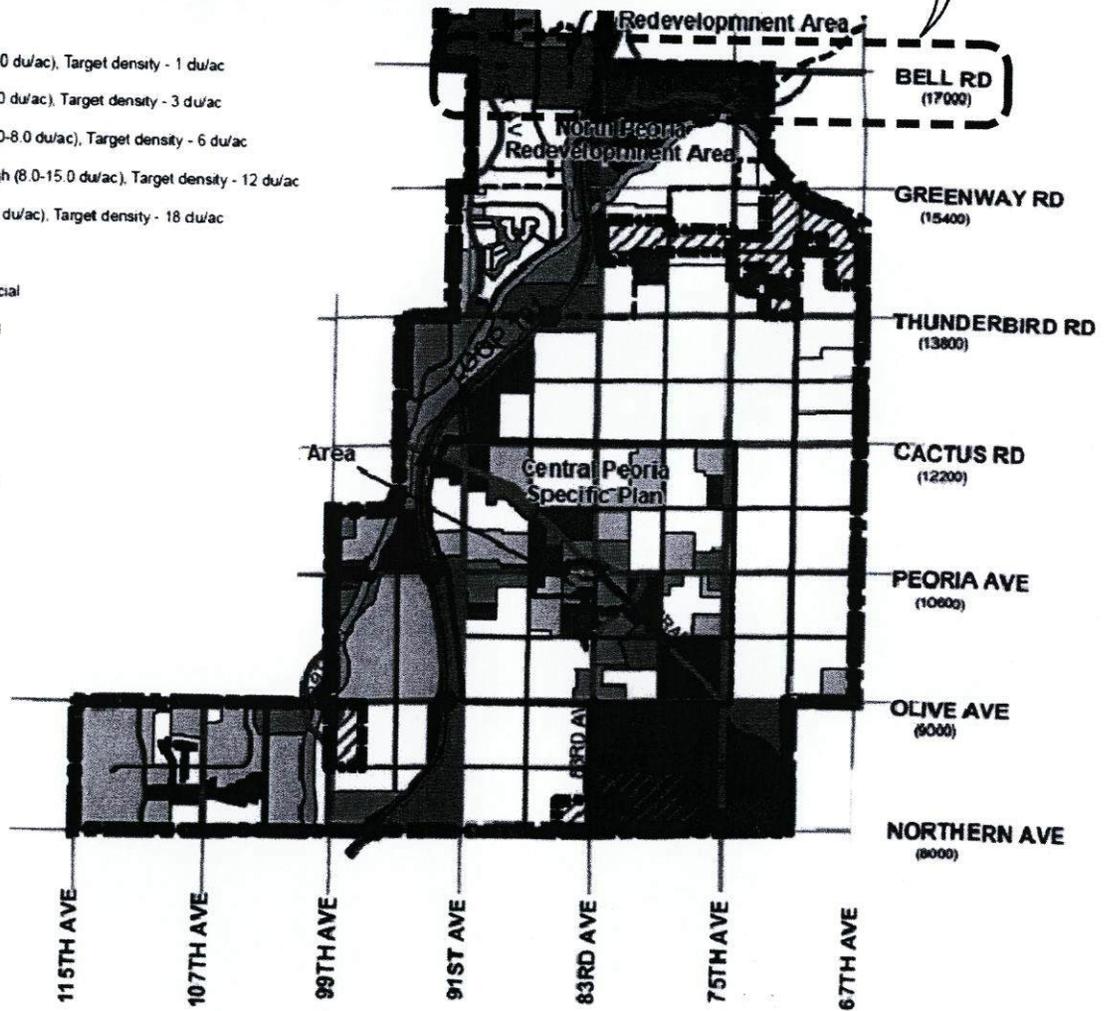
EXHIBIT H

PEORIA LANDUSE PLAN-PART



Land Use

- Residential/Estate (0-2.0 du/ac), Target density - 1 du/ac
- Residential/Low (2.0-5.0 du/ac), Target density - 3 du/ac
- Residential/Medium (5.0-8.0 du/ac), Target density - 6 du/ac
- Residential/Medium High (8.0-15.0 du/ac), Target density - 12 du/ac
- Residential/High (15.0+ du/ac), Target density - 18 du/ac
- Mixed Use
- Neighborhood Commercial
- Community Commercial
- Regional Commercial
- Office
- Business Park
- Business Park/Industrial
- Industrial
- Park/Open Space
- Golf Course
- Public/Quasi-Public
- Water



Paradise - Mixed Use
SWC 75th Ave and Paradise
Peoria, ARIZONA

LANDUSE PLAN

DATE: 06/19/06

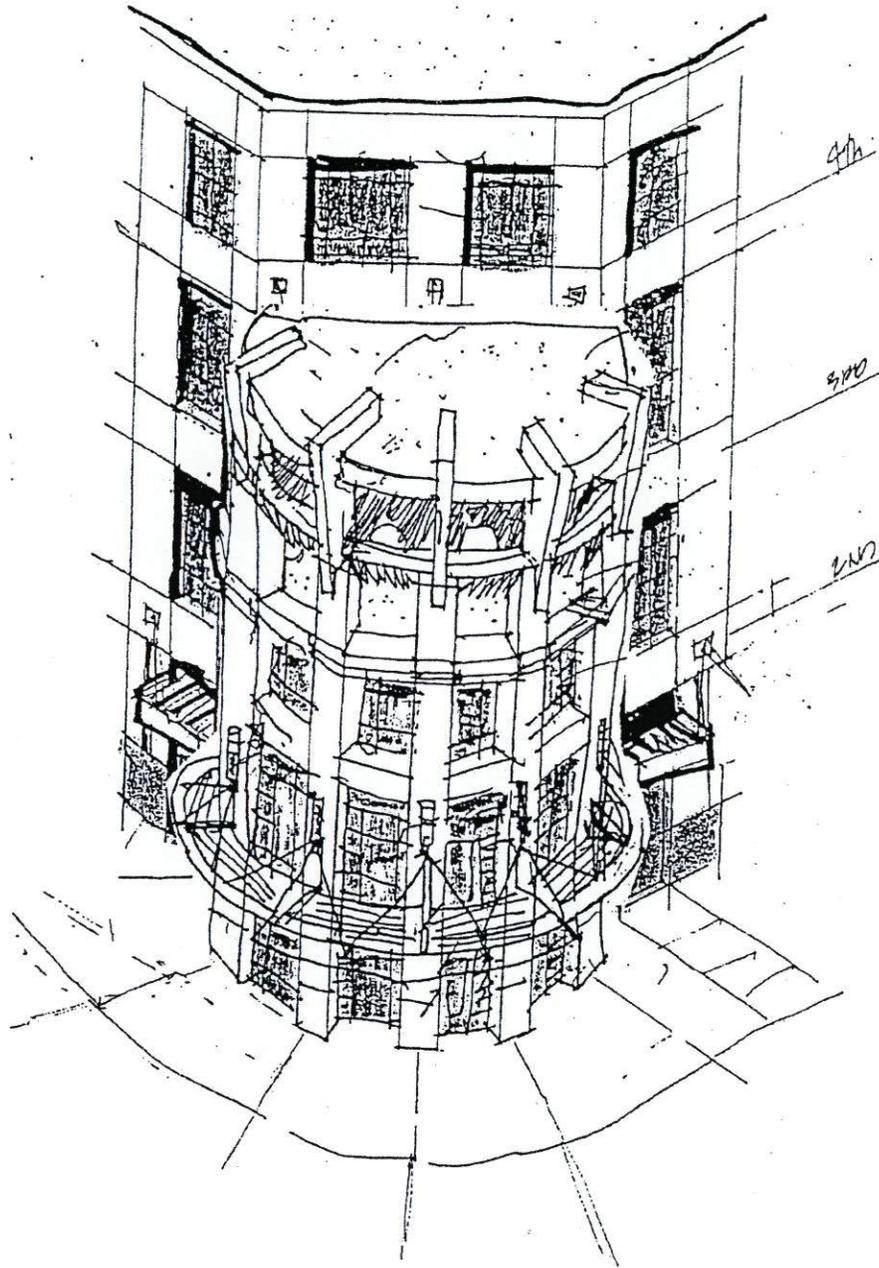
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EXHIBIT I



Paradiseo - Mixed Use
SWC 75th Ave and Paradise
Peoria, ARIZONA

DATE: 06/19/06

SCALE: N.T.S.



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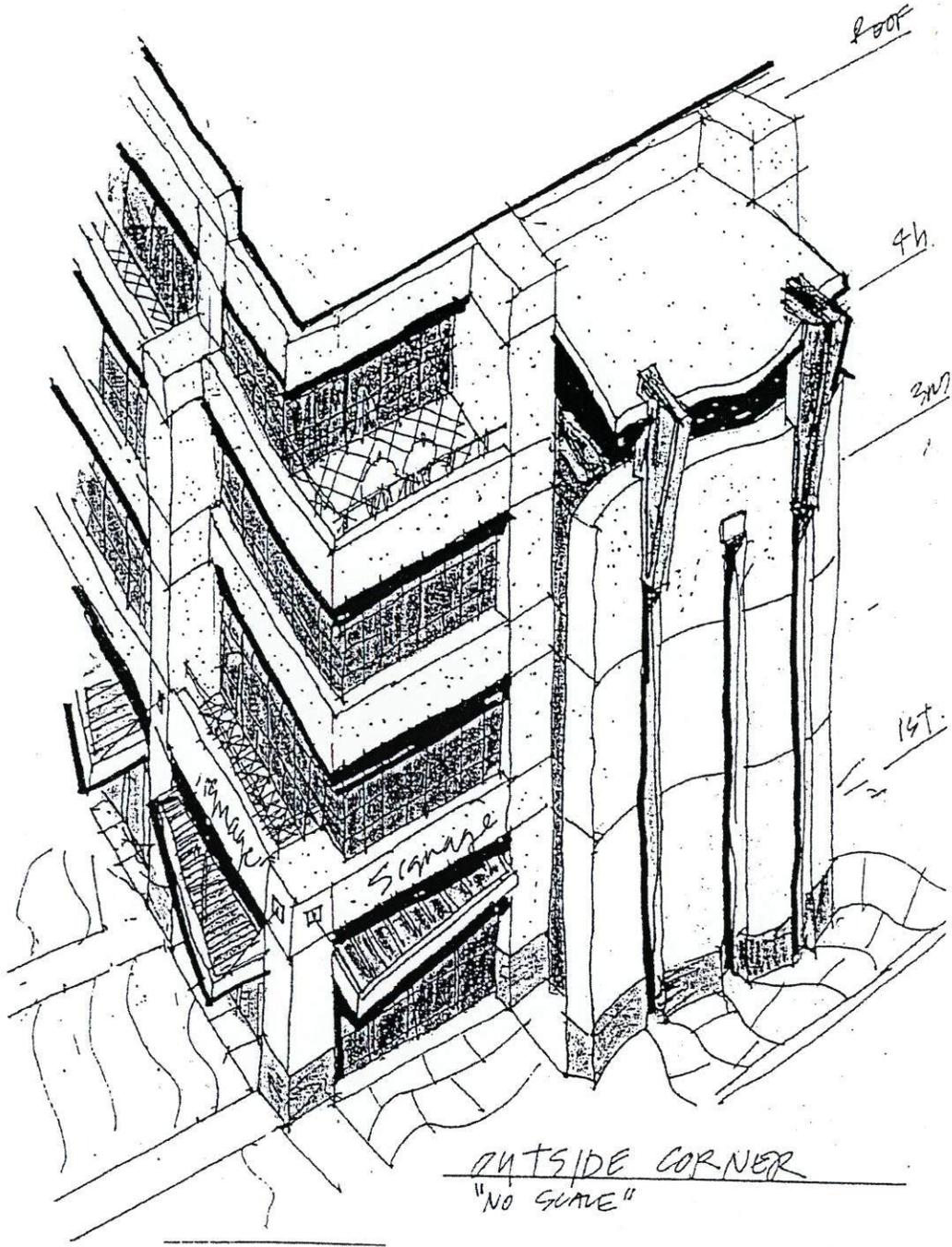
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EXHIBIT I



OUTSIDE CORNER
"NO SCALE"

Paradiseo - Mixed Use
SWC 75th Ave and Paradise
Peoria, ARIZONA

DATE: 06/19/06

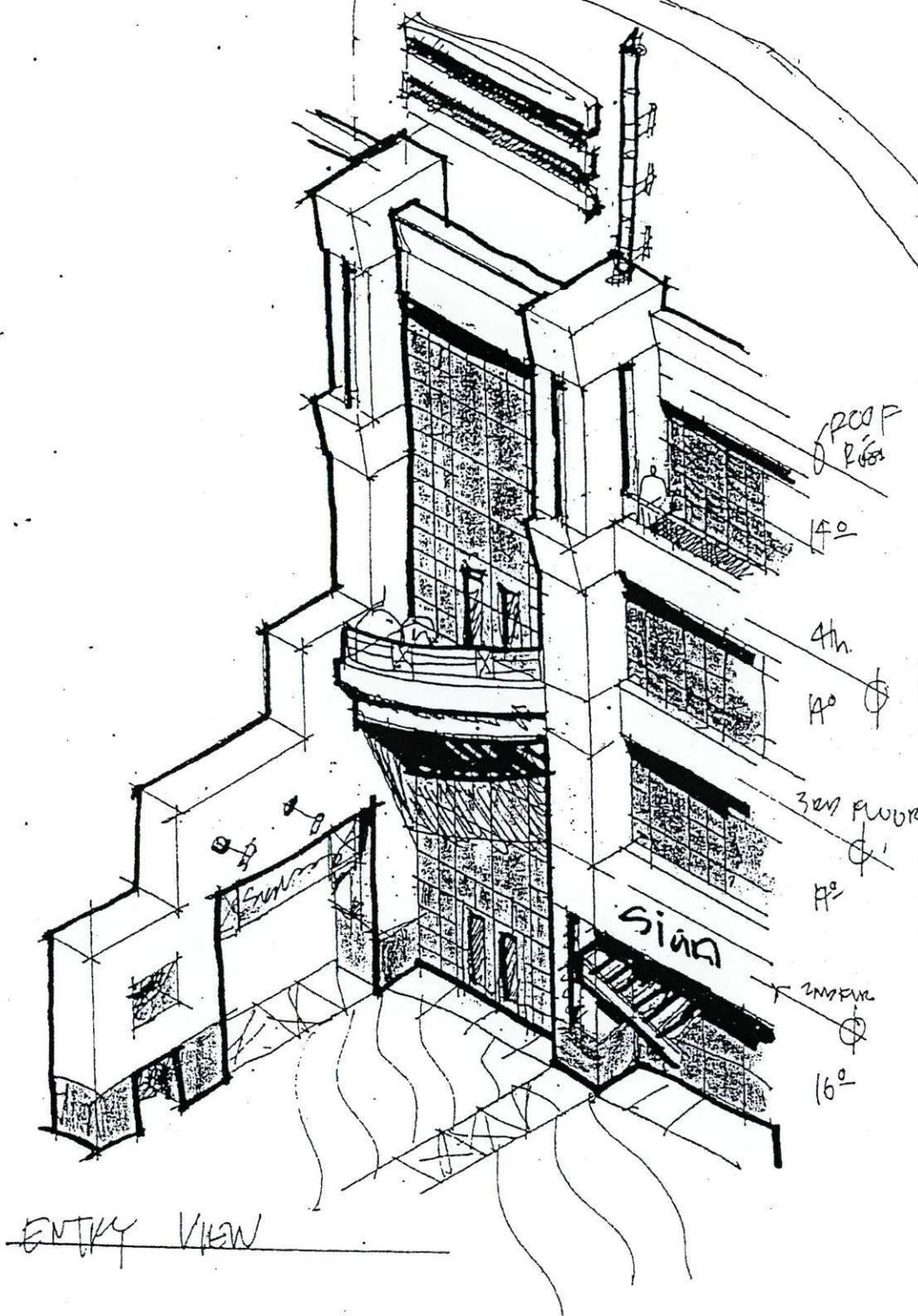
SCALE: N.T.S.



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EXHIBIT I



ENTRY VIEW

Paradise - Mixed Use
SWC 75th Ave and Paradise
Peoria, ARIZONA



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www.ARCHICON.COM

DATE: 06/19/06

SCALE: N.T.S.

LANDSCAPE AND IRRIGATION

- ALL LANDSCAPE AND IRRIGATION INSTALLED WITHIN THE PUBLIC RIGHT-OF-WAY OR OTHER CITY MAINTAINED AREAS SHALL BE INSTALLED PER THE APPROVED PLANS. ALL LANDSCAPING PLANS SHALL BE INSTALLED PER THE APPROVED PLANS. ANY DEVIATIONS TO THE APPROVED PLANS REQUIRED CITY APPROVAL.
- PERMITS ARE REQUIRED FOR ELECTRICAL CONNECTIONS, INCLUDING ELECTRIC METER INSTALLATION, AND FOR ANY OTHER CITY MAINTAINED AREAS WITHIN THE CITY RIGHT-OF-WAY OR CITY MAINTAINED AREAS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THESE PERMITS PRIOR TO THE COMMENCEMENT OF ANY WORK.
- ALL LANDSCAPE PROJECTS REQUIRING CITY MAINTENANCE OR WITHIN THE CITY RIGHT-OF-WAY SHALL BE INSPECTED FOR THE FOLLOWING:
 - PLANT LOCATIONS: THESE LOCATIONS SHALL BE STAKED IN THE FIELD WITH IDENTIFICATION TAGS TO TREES OR SHRUBS. HOLES FOR THE PLANT MATERIALS MAY BE DUG WITH IDENTIFICATION OF PLANT TYPE. USE OF THIS METHOD DOES NOT RELIEVE THE CONTRACTOR OF ANY PLANT RELOCATIONS MADE BY THE CITY.
 - IRRIGATION INSTALLATION: INSPECTIONS SHALL BE MADE AT THE POINT THE IRRIGATION SYSTEM IS INSTALLED. INSPECTIONS OF THE PIPE DEPTH, AUTOMATIC VALVE INSTALLATION AND EMITTER / SPRINKLER INSTALLATIONS WILL BE MADE.
 - SUBSTANTIAL COMPLETION: AN INSPECTION AT COMPLETION OF THE LANDSCAPE AND IRRIGATION INSTALLATION WILL BE MADE. ANY DEFICIENCIES IN THE INSTALLATION WILL BE NOTED AND CONNECTED BY THE CONTRACTOR DURING THE MAINTENANCE PERIOD. THE LANDSCAPE AND IRRIGATION IMPROVEMENTS.
 - FINAL ACCEPTANCE: A FINAL INSPECTION IS REQUIRED PRIOR TO CITY ACCEPTANCE OF THE LANDSCAPE AND IRRIGATION IMPROVEMENTS.
- SEPARATE INSPECTIONS ARE REQUIRED FOR THE BACKFLOW PREVENTER AND ELECTRICAL CONNECTIONS. THE CONTRACTOR SHALL CALL (602) 773-7720 A MINIMUM OF 24 HOURS PRIOR TO ARRANGE FOR THESE INSPECTIONS.
- LANDSCAPE AND IRRIGATION, WHICH IS INSTALLED ON PRIVATE PROPERTY IN THE CONJUNCTION WITH A CITY PROJECT, SHALL BE INSPECTED BY THE COMMUNITY DEVELOPMENT DEPARTMENT FOR COMPLIANCE TO THE APPROVED SITE PLAN PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- THE LANDSCAPE AND IRRIGATION FOR THIS PROJECT WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION PER THE APPROVED PLANS.
- ALL CITY MAINTAINED PROJECTS REQUIRE A 90-DAY MAINTENANCE PERIOD TO BEGIN AT THE DATE OF SUBSTANTIAL COMPLETION AS DETERMINED BY THE CITY.
- RIGHT-OF-WAY AND CITY MAINTAINED AREAS REQUIRE SEPARATE WATER METER CONNECTIONS. RIGHT-OF-WAY AREAS DESIGNATED FOR MAINTENANCE BY THE ADJACENT PROPERTY OWNERS FOR COMMERCIAL, INDUSTRIAL AND MULTI-FAMILY DEVELOPMENTS SHALL HAVE THE RIGHT-OF-WAY IRRIGATION ISOLATED OR SEPARATED FROM THE ON-SITE IRRIGATION SYSTEM.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION, COST AND REQUIRED PERMIT FEES FOR THE WATER METER(S) DESIGNATED TO SERVE THE IRRIGATION SYSTEM.
- ALL PLANTINGS AT MATURITY SHALL MAINTAIN A MINIMUM 3'-0" CLEARANCE AROUND ALL FIRE HYDRANTS AND FIRE SUPPRESSION DEVICES.
- PLANTINGS SHALL NOT INTERFERE WITH ANY TRAFFIC CONTROL SIGNS AND SHALL MAINTAIN A MAXIMUM HEIGHT OF 2'-6" WITHIN ANY SHORT DISTANCE TRIANGLES.
- INSTALLATION OF THE LANDSCAPE AND IRRIGATION SYSTEM INCLUDING ADDITION OF GROUND PLANT MATERIALS SHALL NOT IMPERE THE FLOW OF DESIGNATED DRAINAGE FACILITIES NOR DECREASE THE DESIGN VOLUME OF ANY DETENTION / RETENTION BASINS.
- THE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL UNDERGROUND UTILITIES DURING THE LANDSCAPE AND IRRIGATION INSTALLATION.
- ALL TREES SHALL MAINTAIN A MINIMUM OF 6'-0" CLEARANCE FROM ANY CITY WATER OR SEWER MAINS. PLANTINGS SHALL MAINTAIN A SUFFICIENT DISTANCE FROM ANY SANITARY AND STORM SEWER MAINHOLES TO ALLOW ACCESS BY MAINTENANCE VEHICLES.
- A MINIMUM OF 6" IN DEPTH SHALL BE PROVIDED IN ALL LANDSCAPE AREAS WITHIN THE CITY RIGHT-OF-WAY PER CITY DETAIL TO PROMOTE WATER HARVESTING.
- ALL PLANTING AREAS (EXCEPT TURF AREAS) TO BE MAINTAINED BY THE CITY SHALL BE TREATED WITH A PRE-EMERGENT HERBICIDE BY A LICENSED APPLICATOR PRIOR TO AND AFTER THE PLACEMENT OF THE RECOMPOSED GRANITE RIVER ROCK ETC. APPLICATION DOCUMENTATION WILL BE REQUIRED PRIOR TO RECEIPT OF THE LANDSCAPING BY THE CITY.
- AS-BUILT DRAWINGS OF THE LANDSCAPE AND IRRIGATION SYSTEM ARE REQUIRED PRIOR TO ACCEPTANCE BY THE CITY AND FOR PROJECTS WITH THE CITY RIGHT-OF-WAY OR CITY OWNED AREAS. ALL PLANTINGS AND IRRIGATION SYSTEMS SHALL BE MAINTAINED PER THE LOCATIONS OF ALL PLANTINGS AND THE DIMENSIONS TO FIRED POINTS OF ALL IRRIGATION EQUIPMENT.

SITE PLAN PLANTING DATA

LANDSCAPE AREAS	REQUIRED	PROVIDED
A. OVERALL LANDSCAPE AREA [14-35-A.1.]	11,100 SQ. FT.	11,100 SQ. FT.
B. STREET FRONTAGE LANDSCAPING [14-35-A.2.]	1,200 SQ. FT.	1,200 SQ. FT.
C. PARKING LANDSCAPE AREA [14-35-A.3.]	1,200 SQ. FT.	1,200 SQ. FT.
D. PARKING LOT AREA [14-35-A.4.]	1,200 SQ. FT.	1,200 SQ. FT.
E. BUILDING FRONTAGE LANDSCAPING [14-35-A.5.]	1,200 SQ. FT.	1,200 SQ. FT.
F. FIVE FOOT PLANTER PER 50% OF BUILDING FRONT FOOTAGE [14-35-A.6.]	1,200 SQ. FT.	1,200 SQ. FT.
G. NON-RESIDENTIAL LOT AREA [14-35-A.7.]	1,200 SQ. FT.	1,200 SQ. FT.
H. NON-RESIDENTIAL LOT AREA [14-35-A.8.]	1,200 SQ. FT.	1,200 SQ. FT.
I. STREET FRONTAGE LANDSCAPING [14-35-A.9.]	1,200 SQ. FT.	1,200 SQ. FT.
J. PARKING LOT AREA [14-35-A.10.]	1,200 SQ. FT.	1,200 SQ. FT.
K. BUILDING FRONTAGE LANDSCAPING [14-35-A.11.]	1,200 SQ. FT.	1,200 SQ. FT.
L. FIFTEEN FOOT (15') BUFFER WHERE APPLICABLE [14-35-A.12.]	1,200 SQ. FT.	1,200 SQ. FT.
M. TREES: 1 PER 25 FT. OF STREET FRONTAGE (10' OR 15' BUFFER + R.O.W.)	1,200 SQ. FT.	1,200 SQ. FT.
N. TREES: 1 PER 25 FT. OF STREET FRONTAGE (10' OR 15' BUFFER + R.O.W.)	1,200 SQ. FT.	1,200 SQ. FT.
O. SPECIAL PLANTING REQUIREMENTS (PAD, ZONING, ETC.)	1,200 SQ. FT.	1,200 SQ. FT.
TOTALS	11,100 SQ. FT.	11,100 SQ. FT.
TOTAL LANDSCAPE AREAS (A1+B+C+D+E)	11,100 SQ. FT.	11,100 SQ. FT.
TOTAL TREES (D+H+M+O)	11,100 SQ. FT.	11,100 SQ. FT.
TOTAL SHRUBS (E+G+K)	11,100 SQ. FT.	11,100 SQ. FT.

GENERAL NOTES

- TURF (LAWN) IS LIMITED TO A MAXIMUM OF 20% OF THE SITE AREA.
- PLANT MATERIALS SHALL BE GUARANTEED 100% DRIP IRRIGATION.
- ALL LANDSCAPED AREAS SHALL BE SUPPORTED BY AN AUTOMATIC IRRIGATION SYSTEM.
- PLANT MATERIALS UTILIZED IN LANDSCAPED AREAS SHALL BE THE B.O.M. MUST BE INCLUDED ON THE MOST RECENT EDITION OF THE PRESENTLY ACTIVE MANAGEMENT AREA ALLOW WATER USE (DROUGHT TOLERANT PLANT LIST).
- WITHIN THE RIGHT-OF-WAY, A 3' FOOT CLEAR SPACE IS REQUIRED AROUND ALL FIRE SUPPRESSION EQUIPMENT. NO PLANTS MAY BE INSTALLED WITHIN THIS CLEAR SPACE.
- ALL LANDSCAPE WILL BE GUARANTEED 100% DRIP IRRIGATION.
- A PRE-EMERGENT HERBICIDE SHALL BE APPLIED TO THE GROUND PRIOR TO AND AFTER THE PLANTING OF ALL PLANTS AND SHRUBS.
- ALL RIGHT-OF-WAY LANDSCAPING SHALL BE MAINTAINED BY THE PROPERTY OWNER.

PRE-EMERGENT NOTE

DO NOT APPLY PRE-EMERGENT HERBICIDE TO ANY CITY WATER OR SEWER MAINS. PLANTINGS SHALL MAINTAIN A SUFFICIENT DISTANCE FROM ANY SANITARY AND STORM SEWER MAINHOLES TO ALLOW ACCESS BY MAINTENANCE VEHICLES.

VIDEO TAPING

REQUIREMENT THAT THE ENTIRE PRE-EMERGENT APPLICATION PROCESS BE VIDEO TAPED. VIDEO TAPING IS NOT PERMITTED AND THE APPLICATION SHALL BE PROVIDED WITH VIDEO TAPING.

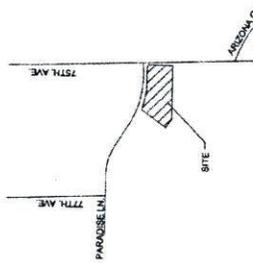
LANDSCAPE LEGEND

- CECROBIUM PRACOX 24" BOX - 19
- ACACIA SALICINA 24" BOX - 19
- YELLOW ACACIA 24" BOX - 19
- CECROBIUM FLORIDUM 24" BOX - 19
- YELLOW ACACIA 24" BOX - 19
- SHRUB TREE 24" BOX - 11
- PHOENIX DACTYLIFERA 24" BOX - 11
- 27" TRUNK FT. (STRAIGHT DIAMOND CUT) - 3
- PROSPERIS CHRILENSIS 15 GALLON - 10
- 15 GALLON - 10
- 34" MAJUS MAURON GOLD 5 GALLON (90% MO) - 300
- COMPOUND GRANITE 2 50% IN ALL LANDSCAPE AREAS

PROJECT INFO

ARCHITECT: ARCHITECTURE, INC. 250 N. 15TH AVENUE, STE 600 PHOENIX, AZ 85014 (602) 252-2222 FAX: (602) 252-2222

CLIENT: MARCH BROS. CONSULT COMPANY 250 N. 15TH AVENUE, STE 600 PHOENIX, AZ 85014 (602) 252-2222 FAX: (602) 252-2222



T.J. McQUEEN & ASSOCIATES, INC.
LANDSCAPE ARCHITECTURE
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Phoenix, Arizona 85014
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CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF PHOENIX AND THE ARIZONA DEPARTMENT OF WATER RESOURCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF PHOENIX AND THE ARIZONA DEPARTMENT OF WATER RESOURCES.

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SUITE 5100
PHOENIX, ARIZONA 85012
602-252-2222
WWW.ARCHICORN.COM

PARADISO
MIXED USE RETAIL
5WC 75th AVE. & PARADISE LANE
PEORIA, ARIZONA

9026-15
ARTISTE LANDSCAPE PLAN
DATE: 08/14/2014
SCALE: 1/8" = 1'-0"
PROJECT: 151
SHEET: 151-1
OWNER: MARCH BROS. CONSULT COMPANY
DESIGNER: T.J. McQUEEN & ASSOCIATES, INC.

T.J. McQUEEN & ASSOCIATES, INC.
LANDSCAPE ARCHITECTURE
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EXHIBIT J

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 SUITE C-300
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 WWW.ARCHICONAZ.COM

PARADISO
 MIXED USE RETAIL
 SMC 75TH AVE. & PARADISE LANE
 PEORIA, ARIZONA

PROJECT NO: 0706-113-017
 SHEETS: 1-D
 DATE: 08/11/11
 DRAWN BY: JLM
 CHECKED BY: JLM
 APPROVED BY: JLM

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LANDSCAPE PLAN

L-2

MARK: 07/11/11

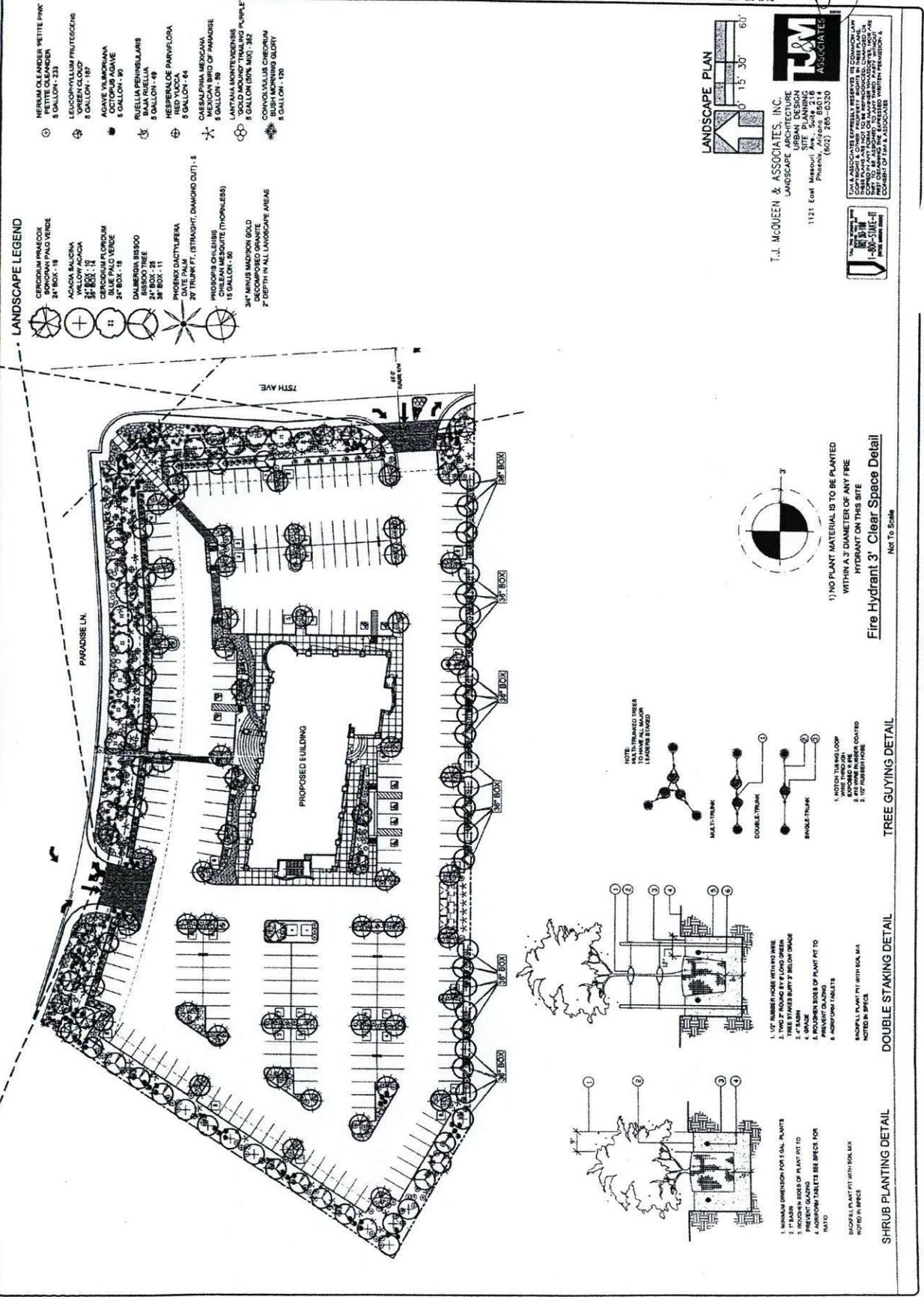


EXHIBIT J

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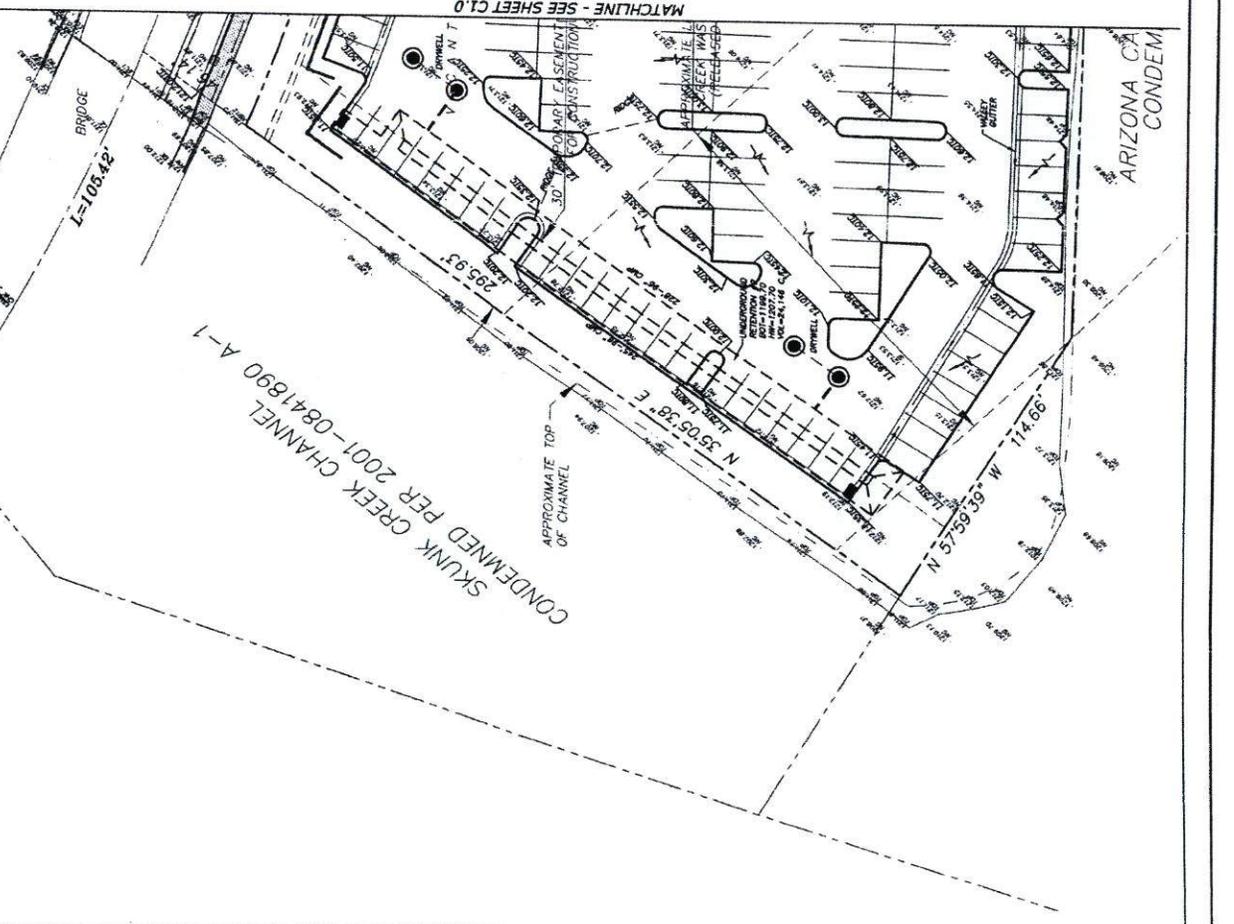
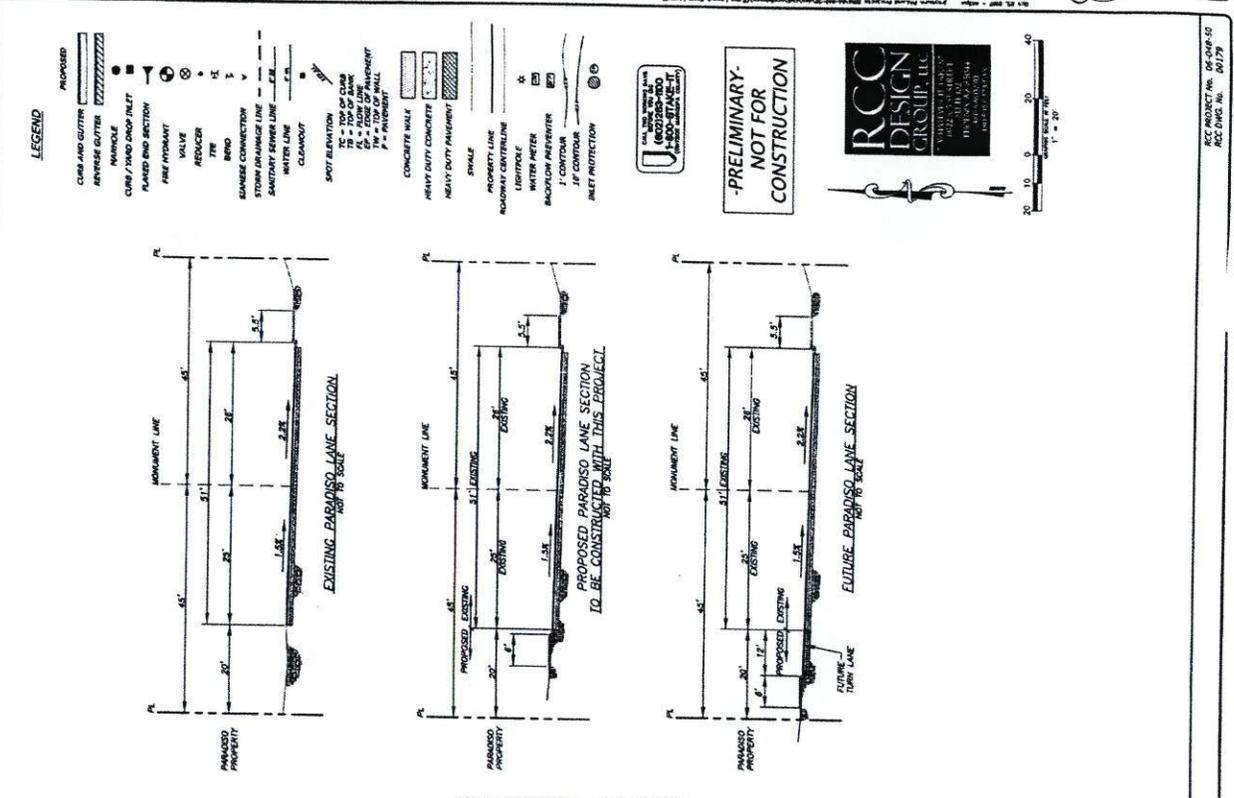
PARADISO
 MIXED USE RETAIL
 75th AVE & PARADISE LANE
 PEORIA, ARIZONA

PROJECT NO. 08-048-03
 SHEET NO. 00179
 DATE: 09-16-08

DATE	DESCRIPTION

RCC DESIGN GROUP, LLC
 PRELIMINARY GRADING DRAINAGE AND UTILITY PLAN

C2.0
 OF 2



LEGEND

PROPOSED
 CURB AND GUTTER
 REVERSE GUTTER
 MANHOLE
 CURB / WALK DROP INLET
 PAVED ROAD SECTION
 FIRE HYDRANT
 VALVE
 REDUCER
 FIRE
 EXCHANGE SECTION
 STORM PARADISO LANE
 SANITARY PARADISO LANE
 WATER LINE
 CLEANOUT

SPOT ELEVATION
 TS = TOP OF CURB
 TS = TOP OF DRAIN
 TS = TOP OF WALK
 TS = TOP OF ROADWAY
 TS = TOP OF SIDEWALK
 TS = TOP OF WALL
 TS = FINISH

CONCRETE WALK
 HEAVY DUTY CONCRETE
 HEAVY DUTY PAVEMENT

PROPERTY LINE
 ROADWAY CENTERLINE
 EASEMENT
 WATER METER
 BACKFLOW PREVENTER
 CONTROL VALVE
 INLET PROTECTION

ARCHICON, L.C.
 ARCHITECTS & ENGINEERS
 RCC DESIGN GROUP, LLC
 PRELIMINARY GRADING DRAINAGE AND UTILITY PLAN

EXHIBIT K