

PRELIMINARY DEVELOPMENT PLAN  
FOR  
EDGEWATER  
A MASTER PLANNED COMMUNITY

Located in Eloy, Arizona

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Job # 05020

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# PRELIMINARY DEVELOPMENT PLAN FOR EDGEWATER MASTER PLAN

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## 1.0 INTRODUCTION

The Edgewater Development Plan area is approximately 800 acres in size, and is located entirely within the City of Eloy's General Plan Study Area. The site is currently annexed into the City of Eloy's limits and an application for a General Plan Amendment has been submitted and is presently under consideration. All documents and exhibits found in this Preliminary Development Plan assume that the General Plan Amendment will be accepted and Edgewater will proceed forward.

The Edgewater master plan community comprises a portion of Sections 24 and 25, T7S, R7E of the Gila and Salt River Base and Meridian. See attached Vicinity Map (Exhibit "A") for a general location of these sites. The site is situated to the east of Eleven Mile Corner Road, south of Arica Road, north of Houser Road, and west of Tweedy Road. The downtown area of the City of Eloy is located approximately 1.5 miles southeast of the site, Interstate 10 is found about 2 miles to the west, and unsubdivided agricultural land surrounds the majority of the subject property. Phoenix and Tucson are both approximately 40 miles away from Edgewater to the north and south, respectively.

Edgewater is a master planned community comprised of residential, commercial, recreational, and a small portion of industrial uses. All of the land uses are interconnected throughout the site, with commercial and industrial areas situated along the arterial streets, and are in conformance with the General Plan Amendment that was filed prior to this Preliminary Development Plan.

The purpose of this report is to describe all proposed preliminary design for future development of this site. Such design will include the conceptual drainage and retention master plan, conceptual water master plan, conceptual sewer master plan and all other proposed preliminary improvements to the project. Approval of a Development Plan with a Planned Area Development Overlay Zoning District (PAD) is requested due to the given size of the project and the complexity of land uses, a PAD will allow greater flexibility to manipulate lot size and configuration so that a design that will appeal not only to residents within the proposed subdivisions, but also to those around it, can be created. The conceptual site plan has been designed so that the residential lots are generally smaller and clustered together to allow for a more attractive interconnectivity of subdivisions, tracts and parks. This design will also allow for fulfillment of open space requirements. See General Plan Amendment Land Uses (Exhibit "B") for existing General Plan structure.

It is important to note that upon approval of this Preliminary Plat and Preliminary Development Plan, following development of Edgewater shall be in compliance with all codes, requirements and regulations according to the City of Eloy's design guidelines, zoning ordinance, and subdivision ordinance.

## **2.0 EXISTING CONDITIONS**

An assessment of the site has been conducted and no current uses or previous uses of the land show contamination of the site or rendered it unusable. The present use of the site is agricultural or vacant. See the Phase I Environmental Site Assessment Report for further detail of current and previous land use.

### **Existing Topography**

The existing ground is relatively flat, former agricultural land that slopes gradually from the southeast to the northwest at an approximate slope of 0.20%. The proposed drainage concept for this project will maintain the direction of the slope of the land during any improvements to the site.

The property includes several important topographic attributes that include irrigation canals and channels that are intermingled throughout the project, but generally run along all arterial roads. Also comprised in this group are some minor washes that seem to convey runoff of the typical sheet flow. The Conceptual Drainage and Retention Plan will provide additional specifics on this subject. See the Aerial Photo (Exhibit "C") for existing site conditions.

### **Site Location**

Edgewater will be situated in an ideal locality for master planned community development in the City of Eloy. The site will be easily accessible by existing highways and roads along with all proposed roads within the Edgewater development. Interstate 10 and State Highway 84 are located to the west of the property while State Highway 87 is found to the east. The property is also adjacent to 4 major arterials: Arica Road, Tweedy Road, Eleven Mile Corner Road, and Houser Road. The proximity of the site allows for easy access to highways and roads that lead to neighboring major cities such as Phoenix and Tucson, smaller cities such as Casa Grande and Arizona City, or counties such as Maricopa or Pima.

### **Existing Adjacent Conditions and Land Uses**

Currently, the majority of the land surrounding Edgewater is vacated agricultural land, farmed and irrigated agricultural land, commercial/industrial (airport), or an undeveloped subdivision. To the west of the site is located the Eloy Municipal Airport which will have a small air-traffic overlay on the project. Located to the west along Shedd Road, is found an undeveloped subdivision. The remainder of the surrounding land is agricultural and unsubdivided.



The City of Eloy Zoning Map (See Exhibit "D") defines the current zoning of the land as Rural Residential, Estate Density Residential, or Low Density Residential. Adjacent to the site are similar zoning conditions, with the exception of the Light Industrial land located to the west and northwest (Eloy Municipal Airport). Coordination and strict adherence to City of Eloy ordinance and code will be applied upon agreement of PAD and General Plan Amendment submittal.

### **3.0 PROPOSED DEVELOPMENT**

Edgewater is a proposed master planned community of mingled parks, walkways and diverse dwellings that will create an appealing ambience for its residence and surrounding neighbors. A diversified Master Plan structure (See Exhibit "E") will promote affordable housing, employment and commerce, which will in turn improve the tax base in that area. Landscaped pedestrian walkways located around the outside of the site and all through the interior will create an attractive and functional trail system.

#### **Conceptual Master Plan**

Approximately 755 acres of Edgewater is residential land uses, which includes single-family and multi-family areas. Each of the residential areas will reside within close proximity of a neighborhood park, a pocket park and/or open space. An interconnected trail system located within the open space corridors will provide a link from the residential areas to the planned parks, subdivisions and commercial areas within the development. Further discussion and detail regarding the parks and trail system are presented in the Landscape Master Plan section of this report.

#### Single Family Residential

Edgewater will propose a single family residential element of an estimated 725 acres (ac) in size, which will be broken down into three different categories: Single Family Low Density Residential (SF-Low), Single Family Medium Density Residential (SF-Medium) and Single Family High Density Residential (SF-High). There will be 2 SF-Low parcels, which total 210 ac., 6 SF-Medium parcels, which total 319 ac., and 4 SF-High parcels, which total 196 ac. The location of these residential areas are determined by the adjacent conditions; higher density will be provided adjacent to commercial and arterial/collector systems or the perimeter of the site, medium and low density are proposed in areas with less activity or near the center of the site. All parcels are planned around parks and pedestrian corridors of planned open space that will be available for each subdivision. See Preliminary Parcel Data (Exhibit "F")

The maximum density (DU/ac) of the SF-Low category is 3.5 DU/ac; the maximum density of the SF-Medium category is 4.5 DU/ac; and the maximum density of the SF-High category is 5.5 DU/ac. It is anticipated that the minimum lot size in the single-family residential areas will be 5,500 square feet (sf).

Typical setbacks and standards for the single-family residential categories are outlined in the following tables below (Tables 1 and 2):

**Table 1: SF Residential Development Standards.**

Land Use	SF-Low	SF-Medium	SF-High
Min. Lot Area (Sq Ft)	7,800	6,325	5,500
Min. Lot Width (Ft)	65	55	50
Max. Building Height (Ft)	35	35	35
Min. Front Yard Setback (Ft)	20/10 w/ side entry garage	20/10 w/ side entry garage	20/10 w/ side entry garage
Min. Side Yard Setback (Ft)	5 & 5	5 & 5	5 & 5 or 0 & 10
Min. Street Side Yard Setback (Ft)	10	10	10
Min. Rear Yard Setback (Ft)	20	20	15
Max. Lot Coverage	55%	55%	55%

No multi-story homes shall be built on corner lots.  
 Any feature shall not project further than three (3) feet into any required yard, and provided further that in no case shall such projections be nearer than five (5) feet to the property line.

**Table 2: SF Residential Development Standards for Accessory Buildings.**

Max. Building Height (Ft) – Mean Roof Height	15
Min. Distance to Front Lot Line (Ft)	60
Min. Distance to Primary Dwelling (Ft)	10
Min. Distance to Side and Rear Lot Lines (Ft)	3
Maximum Lot Coverage	Accessory bldg. + Residence not to exceed SF max lot coverage.

The proposed uses for parcels pertaining to single-family (SF) residence are detached single dwelling units. Other possible uses of the SF residential areas may include tracts, retentions basins, recreational areas, parks, open space, etcetera. All design guidelines proposed by the pertinent PAD and City of Eloy code and ordinance will be strictly adhered to in developing these residential areas. See Land Use Summary Data (Exhibit “G”)

## Transfer of Density

All parcels within Edgewater shall be developed at densities consistent with, or less than, the designated density ranges except as provided for in a density transfer. Any modifications to parcel acreage or boundary due to changes in roads, drainage or lot sizes may occur upon engineering improvements in the preliminary plat process and thus will not require an amendment to the PAD. Maximum dwelling units per parcel will thereby be adjusted. The single-family residential dwelling unit cap for Edgewater will be 3,624.

A transfer of residential density from one single-family parcel to another single-family parcel is permitted within the Planned Area Development in accordance with the following provisions:

1. A transfer of residential density will not exceed the overall cap of 3,624 dwelling units.
2. A transfer of residential density will not increase the existing single-family density of a parcel by more than 1.0 DU/ac.\*
3. A transfer of residential density will not exceed the capacity of the circulation system or other public facilities as established for the Planned Area Development area without a subsequent change in the infrastructure system to accommodate the increase in dwelling units.
4. Density transfer applies only to Single-Family residential parcels.

Densities may fluctuate and exceed the designated DU/ac, however at no time shall it exceed the next highest DU/ac classification.\* Any such change to a density of a higher or lower category will require the application of development regulations for that new category. This will apply only to the portion of a planning area that is adjusted by the density transfer.

\* Maximum density for any single family parcel shall not exceed 5.5 DU/Acre.

## Multiple-Family Residential

Edgewater will also contain a multi-family (MF) residential element that will occupy approximately 30 acres and consists of two parcels. For both parcels, the maximum proposed density in the multi-family areas will not exceed 16 DU/acre.

The MF residential parcels will be adjacent to the commercial sites along the central-eastern boundary; where the Shedd Road realignment is proposed. Both parcels will have frontage along Shedd Road and will also reside adjacent to medium and high density single-family residential subdivisions. There will be open space areas provided between the MF residential parcels and SF residential parcels that will act as buffers and will be maintained by the specified HOA.



**Table 3: MF Residential Development Standards.**

<b>Land Use</b>	<b>Multi-Family Residential</b>
Min. Lot Area (SF)	7,000
Area/DU (SF)	2,420
Min. Lot Width (Ft.)	60
Max. Building Height (Ft.)	40
Min. Front Yard Setback (Ft.)	25
Min. Side Yard Setback (Ft.)	10
Min. Street Side Yard Setback (Ft.)	15
Min. Rear Yard Setback (Ft.)	25
Max. Lot Coverage	50%

The type of dwelling units intended for the multiple family residential parcels have yet to be specifically determined, but may include townhouses, condominiums, or apartments.

### Schools

Edgewater falls within the boundaries of one elementary school district and one high school district: Toltec Elementary School District #22 and Casa Grande Union High School District #82. Per comments made by each school district, due to the expected growth in the area, each of the school districts will receive a specified impact fee amount that will be decided in the future between the developer and the school district.

Based on meetings with the above-mentioned school districts, it is not anticipated that additional elementary, middle or high schools will be required for this project, and therefore no parcels have been dedicated for school district improvements at this time.

### Commercial Development

Located at the intersection of Shedd Road and Eleven Mile Corner Road are 2 parcels of approximately 15 acres dedicated to commercial development. The location is ideal for neighborhood commercial improvement because of the arterial road intersection offering greater “passer-by” traffic and allows for easy access by potential clients and customers. This location is close and convenient for residents within the Edgewater Master Planned Community as well as adjacent communities that may be developed in the future.

The neighborhood commercial proposed in Edgewater will allow various types of commercial uses and will be designed and developed in accordance to C-1 Neighborhood Commercial Zoning District Standards. Below in Table 4 are listed the standards for the neighborhood commercial land uses:

**Table 4: Neighborhood Commercial Development Standards.**

Land Use	Neighborhood Commercial
Min. Lot Area (SF)	6,000
Min. Lot Width (Ft.)	60
Max. Building Height (Ft.)	35
Min. Front Yard Setback (Ft.)	20
Min. Side Yard Setback (Ft.)	10
Min. Street Side Yard Setback (Ft.)	10
Min. Rear Yard Setback (Ft.)	10**
Max. Lot Coverage	40%

\*\* If the property line or adjoining street abuts a residential zone, the setback shall be 25 Ft.

### Light Industrial Development

Located in the Northwest corner of the Edgewater Master Planned Community resides a proposed light industrial development occupying approximately 34 acres of land. This parcel lies in an ideal location for industrial development due to the proximity of the Eloy Municipal Airport. Because of the closeness of the airport, residential development will not be permitted in this area, but industrial land use will be allowed. This location is close and convenient for the residents of Edgewater as well as neighboring communities and future developments. Furthermore, the industrial parcel will have frontage along Arica Road, a major arterial, which will offer better accessibility by future employees and clients.

### **Landscape / Open Space Master Plan**

An important aspect that adds to the charisma of the Edgewater Master Planned Community is the continuity of the interconnected open space corridor system. A proposed “main-line” corridor will span the length of the project and smaller branches will intermingle within each subdivision. The corridor will extend from Houser Road to the southwest corner of Arica Road and Eleven Mile Corner Road, running north and south. Branches of this “main-line” will break off in every direction throughout the entire community reaching each parcel. See the Conceptual Landscape / Open Space Master Plan, Conceptual Open Space Section, and Conceptual Neighborhood Park Plan, Exhibits “H, I, & J”, respectively, for Landscape Plan detail.

This corridor system will conveniently connect residential subdivisions within the project site to each other as well as to the commercial and industrial parcels. Pedestrian walkways and trails will be provided within this system to permit easier access to surrounding subdivisions by the residents of Edgewater. The development of the open space will vary throughout with differing themes ranging from desert scenery to flourishing green belts.



It is important to note that all open space will be maintained by a specified HOA including, but not limited to, all retention basins, vegetation, landscape lighting, etcetera.

### Parks

Proposed are many neighborhood parks varying in acreage blended in throughout the entire Master Planned Community. These parks will serve the communities they correspond to as retention basins to retain excess runoff, amenity and recreational areas, or as open space for residential appeal. Different amenity features proposed within these parks may include tot-lots and play areas, basketball and volley ball courts, or recreational ramadas and barbeques. The purpose of these parks and open space areas are to provide the corresponding communities a location of relaxation and recreation for the entire family.

It is important to note that all open space will be maintained by a specified HOA including, but not limited to, all retention basins, vegetation, landscape lighting, recreational courts, etcetera.

### **Conceptual Entry Monument Sign**

Edgewater Master Planned Community will have several entry monuments that will be located at all main entrances, in particular at entrances along major arterial roads. The signs will be designed and located such that they will very visible and attractive to residents of the Edgewater community as well as non-residents. Further detail can be found in the Conceptual Monument Plan, Exhibit "K". All monument signage will be in accordance with the City of Eloy standards, codes and ordinances.

## **4.0 CONCEPTUAL DRAINAGE**

The Pinal County, Arizona and Incorporated Areas Flood Insurance Rate Map (FIRM) index 0400770950C, dated August 15, 1983 indicates that the site falls within Flood Zone "C" (see Exhibit "M"). The site is not within a flood prone area. Zone "C" is defined by the Federal Emergency Management Agency as:

*Areas of minimal flooding.*

Currently, the site does experience sheet flows and runoff, however due to the improvements of nearby canals, in particular to the south, Interstate Highway 10 and State Highway 84 and improvements made to neighboring communities and major arterial streets adjacent to the site, the project will receive minimal impact from offsite flows. Any offsite flow that does reach the project will enter at the southeast corner of the site (NW corner of Houser Road and Eleven Mile Corner Road) joining the sheet

flow to be conveyed toward the northwest of the site. There the runoff will exit the site and continue its path and follow the historical drainage pattern.

The design of Edgewater will incorporate all offsite flows that will have any impact to the site. These flows will be conveyed to retention basins within the Master Planned Community via prescribed hydraulic facilities such as: scuppers, catch basins, channels, swales, and storm drain pipe. Streets within the subdivision and adjacent to it will be designed to convey the 10-yr peak flow with no curb overtopping. Pads of homes and commercial sites will be set at a minimum of 14" above its corresponding low outfall location. All retention basins will be designed to retain the 100-year 2-hour storm event for its corresponding drainage area and will be drained within 36 hours. Please see the Preliminary Drainage Report for all preliminary calculations and final drainage computations will be presented with the final improvement plans.

## **5.0 CONCEPTUAL WATER AND SEWER PLAN**

### Water

Existing public water main lines, belonging to the City of Eloy, are currently installed immediately adjacent to this site near the intersection of Houser Road and Eleven Mile Corner Road. The potable water for the development will be obtained from the existing water line and will service the entire Master Planned Community.

Proposed water lines will run along the collector system throughout the subdivision and are capable of tying into all projected future subdivisions within the Edgewater development. A minimum waterline size of 8" will be utilized within each subdivision and design criteria used to analyze the water system of the infrastructure and each individual parcel, and the sizing of the proposed waterlines at Edgewater Master Planned Community will be done in accordance with the City of Phoenix Design Standard Manual, Section 3. The water system will be designed to provide potable water with adequate pressure to each dwelling unit in this development. In addition, the system will be designed to provide sufficient pressure to meet minimum fire flow requirements for fire hydrants throughout the development. The water mains installed within this project will connect to the existing system at two locations as previously stated to provide a looped system. See the Water Master Plan (Exhibit "P") for further detail of water line layout.

## Sewer

Currently, there are no existing sewer lines that can service Edgewater with sufficient depth, but the Eloy Wastewater Treatment Plant (Eloy WTP) is located within less than a mile to the south of the property. Proposed will be a sewer line system that will service the entire site and will then be pumped south to the Eloy WTP for treatment and recharge.

Proposed sewer lines will run along the collector system throughout the subdivision and will be capable of tying into all the projected future subdivisions within the Edgewater development. A minimum sewer line size of 8" will be employed within each subdivision and design criteria used to analyze the sewer system of the infrastructure and each individual parcel, and the sizing of the proposed sewer lines within the community will be done in accordance to the City of Eloy, Pinal County and the State of Arizona. The sewer main lines will be designed to convey wastewater from each on-site unit subdivision to the main line located along the main collector system, south to north from Houser Road to Arica Road. See the Sewer Master Plan (Exhibit "Q") for further detail of the sewer line layout and flow pattern.

The sewer line will be designed with sufficient depth to provide service to each lot and have sufficient slope to adequately convey wastewater to the outfall point. The sewer in Edgewater Master Planned Community will be designed as primarily gravity flow. When all wastewater flow has reached a specified northern location along Arica Road, a lift station will be used to pressure pump the effluent back south toward the Eloy WTP. Existing easements and rights-of-way will be utilized when positioning sewer line on property that does not belong to the Edgewater Master Planned Community.

It is pertinent to explain that all water and sewer line sizing, depth and placement will be presented in greater detail at time of final engineering improvement plan submittal. All calculations and reasoning will be further explained at that time as well.

## **6.0 OTHER SERVICES**

### Electricity:

APS will be the electrical service provider for the Edgewater Master Planned Community. APS currently has power near the site and will have the easiest accessibility for servicing the property.

### Communications:

Telephone services and line installation will be provided in this area by Qwest Communications. Eagle West, LLC will be the cable television provider for installation and service throughout the community.



Natural Gas:

Southwest Gas will be the natural gas provider for this site. There are existing gas lines in the area that can easily provide gas service to each subdivision.

Waste Collection & Disposal:

Solid Waste collection and disposal will be provided by the City of Eloy.

Fire and Ambulance:

Fire and ambulance service will be provided by the Eloy Fire District. In addition, Edgewater will dedicate a three (3) acre parcel for fire and ambulance use.

Public Safety:

Public safety service will be provided by the Police Department of the City of Eloy.

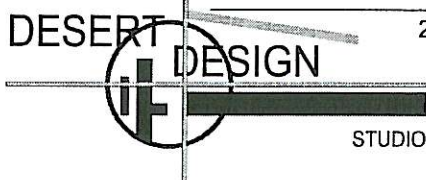
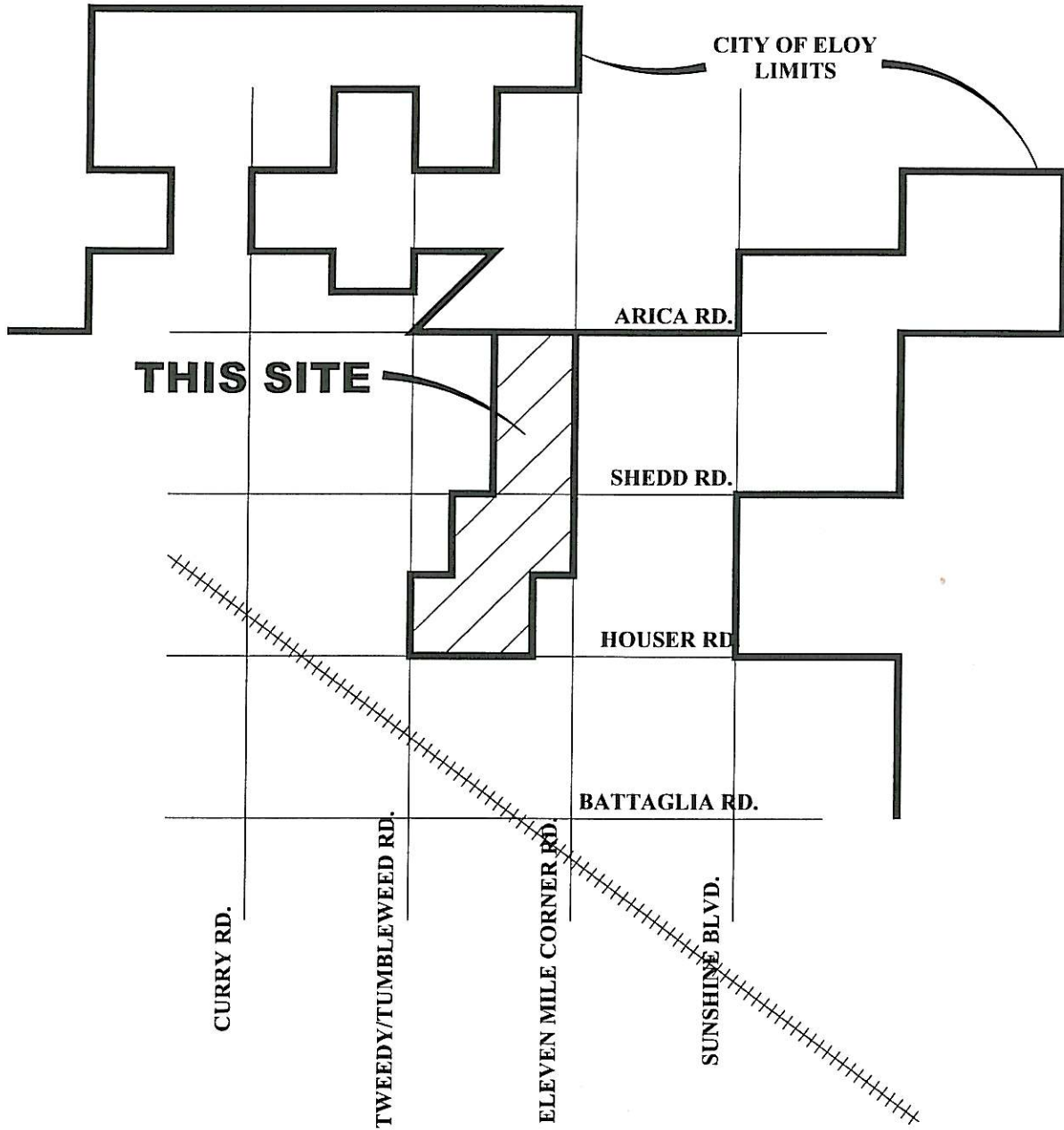
## **7.0 PRELIMINARY PHASING**

The Preliminary Phasing Plan (Exhibit "R") is a conceptual idea that is based on the present market conditions and limitations. Future market impacts may affect the actual development phasing and construction may be done in multiple phases concurrently. It is expected that there will be 5 phases to the Edgewater Master Planned Community. Construction shall begin with Phase 1, which will include the master infrastructure and the northern-most parcels; due to the fact that all sewer wastewater will flow to the north. Development will continue with each consecutive phase. As stated, this phasing plan is subject to change due to market influence, city comment, or any other outside factor not mentioned in this report.

## **APPENDIX A: EXHIBITS "A-S"**



# VICINITY MAP



2151 E. BROADWAY RD.  
SUITE 101  
TEMPE, AZ. 85282  
(480) 237-2401

EXHIBIT "A" VICINITY MAP

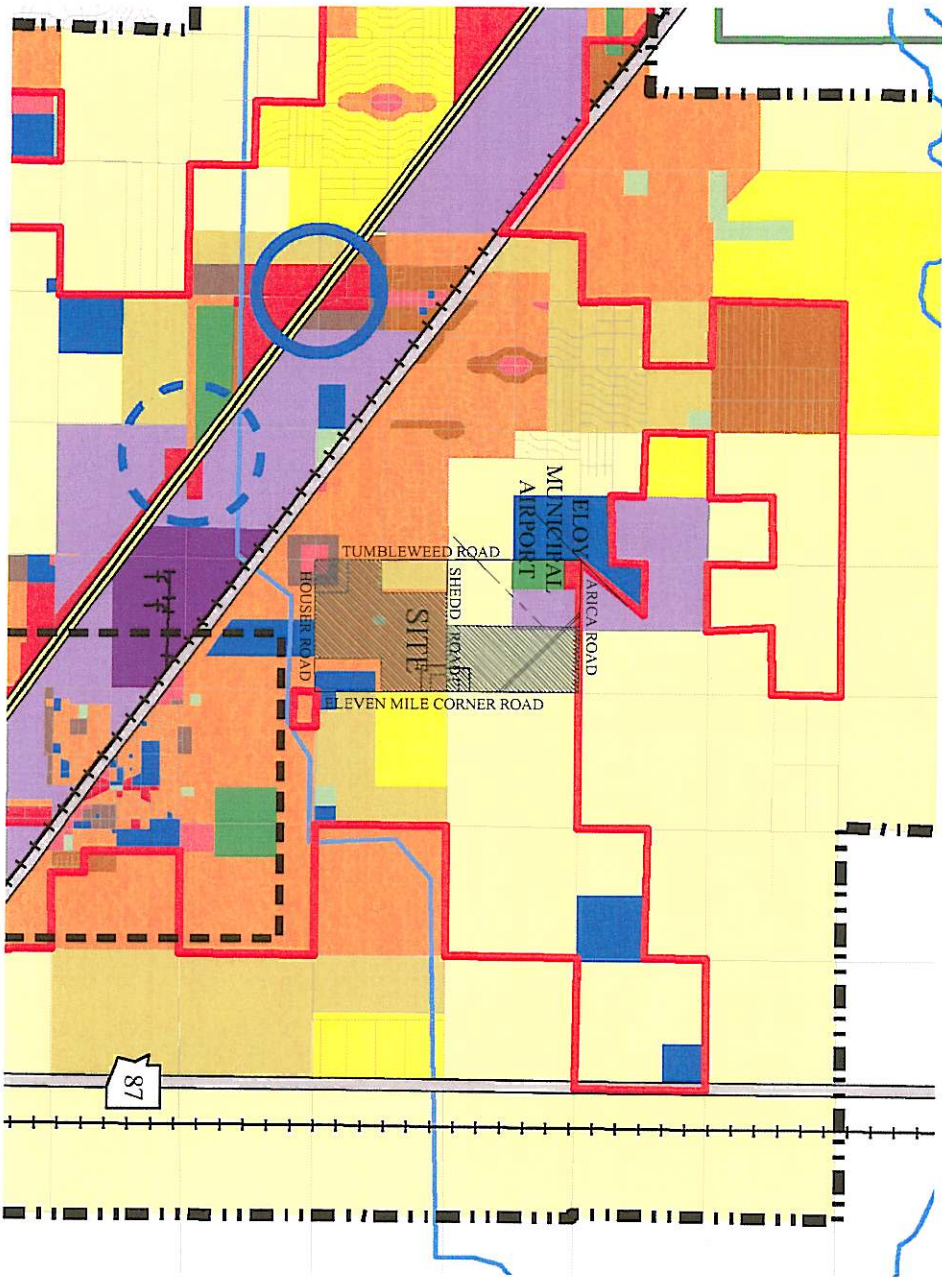
**EDGEWATER  
ELOY, ARIZONA**

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**1**  
1 OF 1

JOB #: 05020

FILENAME:

# GENERAL PLAN EXHIBIT



**LAND USE PLAN**

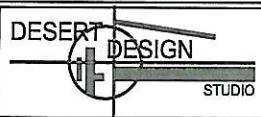
[Yellow]	Rural Residential (05 to 20 du/acre)
[Light Orange]	Single-Family Residential (20 to 100 du/acre)
[Orange]	Medium-Density Residential (100 to 250 du/acre)
[Dark Orange]	High-Density Residential (250 to 500 du/acre)
[Light Purple]	Neighborhood Commercial
[Purple]	Community Commercial
[Dark Purple]	Commercial Recreation
[Light Green]	Light Industrial
[Green]	Manufacturing/Industrial
[Dark Green]	Park/Open Space
[Blue]	Public/Institutional
[Blue with diagonal lines]	Specific Plan Study Area
[Blue circle]	Freeway Interchange
[Blue circle with arrow]	Proposed Freeway Interchange
[Thick black line]	Interstate
[Thin black line]	State Highway
[Dashed black line]	Local Road
[Dotted black line]	Unimproved Boundary
[Dashed black line]	Jurisdiction Limits
[Dotted black line]	Department Area
[Dashed black line]	Study Area Boundary

JOB #:  
05020

SHEET NO.  
1  
OF 1

EDGEWATER  
ELOY, ARIZONA

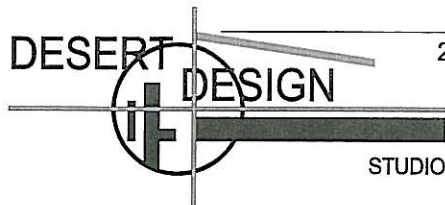
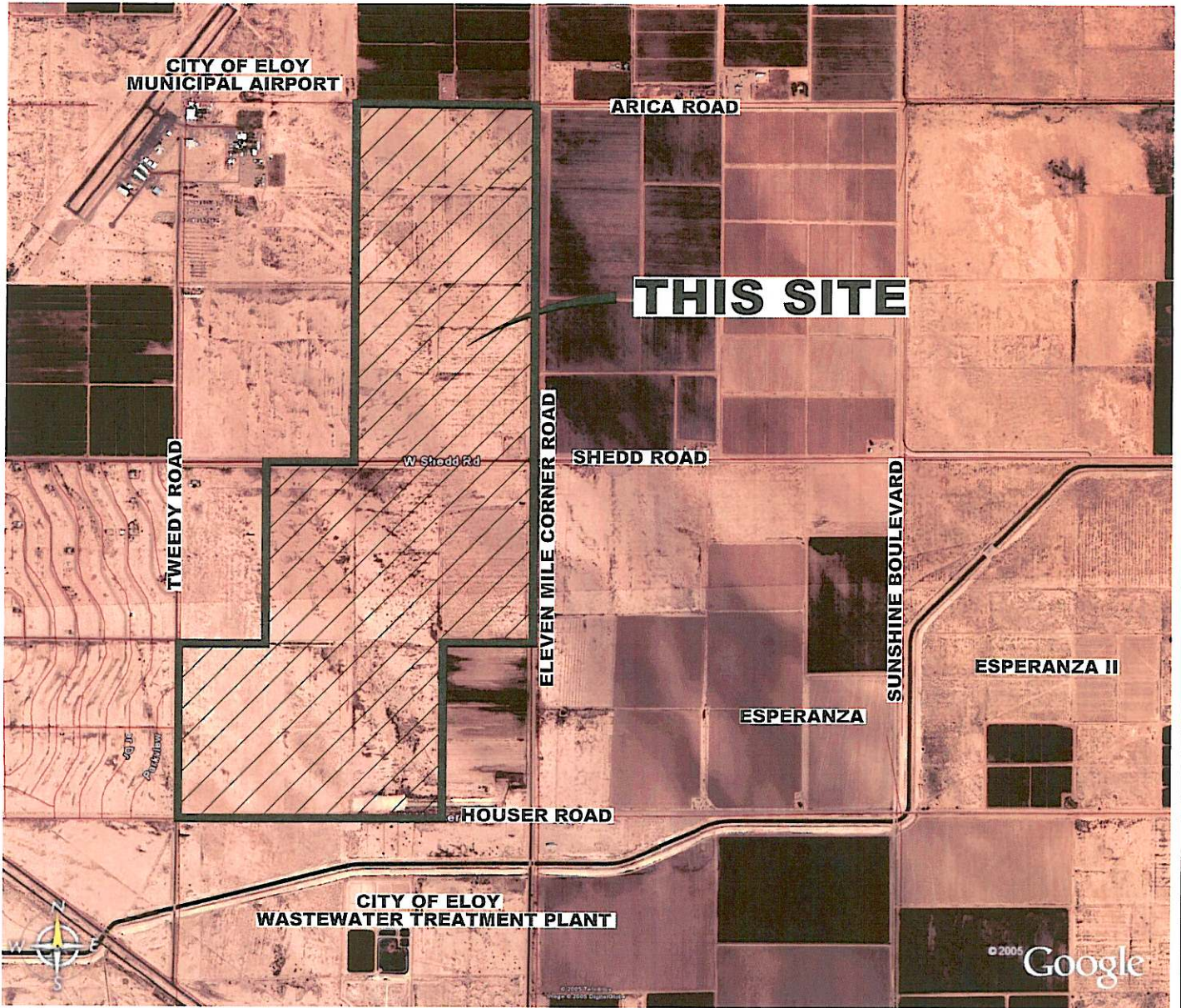
EXHIBIT "B"  
GENERAL PLAN MAP



2151 E. BROADWAY RD.  
SUITE 103  
TEMPE, AZ. 85282  
(480) 237-2401



# AERIAL PHOTO



2151 E. BROADWAY RD.  
SUITE 101  
TEMPE, AZ. 85282  
(480) 237-2401

EXHIBIT "C" AERIAL PHOTO

**EDGEWATER  
ELOY, ARIZONA**

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**1**  
1 OF 1

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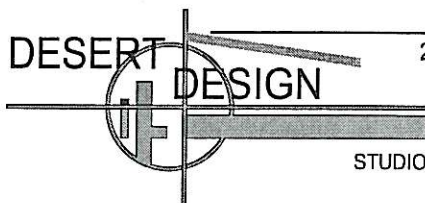
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**PRELIMINARY PARCEL DATA**

<b>PARCEL</b>	<b>TYPE</b>	<b>ACRES</b>	<b>DENSITY</b>	<b>UNITS</b>
1	SF-HIGH	33	5.5	181
2	SF-MED	40	4.5	180
3	SF-LOW	75	3.5	262
4	SF-MED	28	4.5	126
5	SF-HIGH	61	5.5	335
6	SF-MED	108	4.5	486
7	SF-MED	42	4.5	189
8	SF-MED	23	4.5	103
9	MULTI-FAMILY	15	16	240
10	NC	10	-	-
11	NC	5	-	-
12	MULTI-FAMILY	15	16	240
13	SF-MED	78	4.4	351
14	SF-LOW	135	3.5	472
15	LI	15	-	-
16	SF-HIGH	41	5.5	225
17	SF-HIGH	61	5.5	335
		<b>785</b>		<b>3725</b>



**DESERT**

**DESIGN**

STUDIO

2151 E. BROADWAY RD.

SUITE 101

TEMPE, AZ. 85282

(480) 237-2401

EXHIBIT "F" PRELIMINARY PARCEL DATA

EDGEWATER  
ELOY, ARIZONA

JOB #: 05020

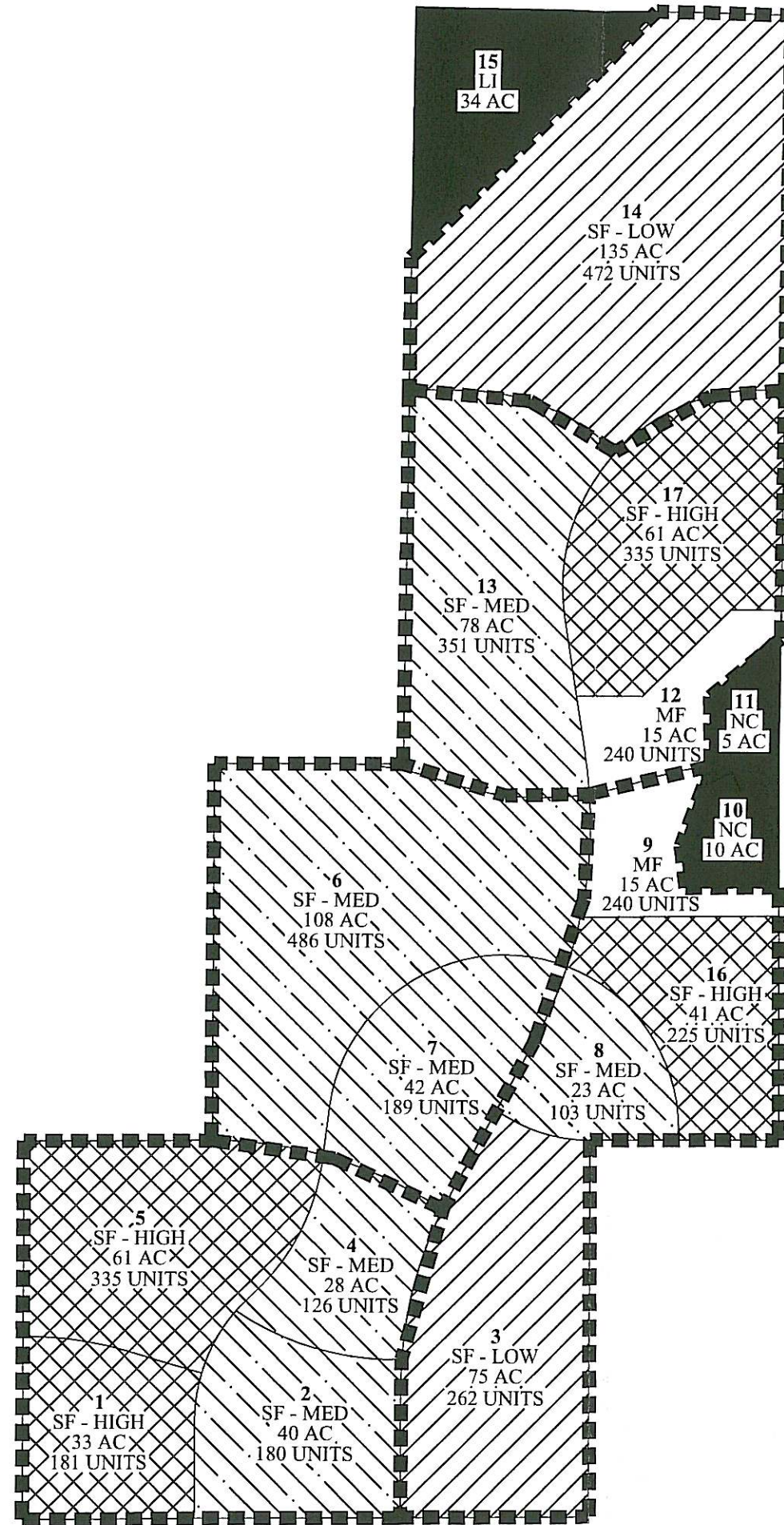
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SHEET NO.

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1 OF 1





- LI - LIGHT INDUSTRIAL
- SF LOW - SINGLE FAMILY LOW-DENSITY
- SF MED - SINGLE FAMILY MEDIUM-DENSITY
- SF HIGH - SINGLE FAMILY HIGH-DENSITY
- MF - MULTI-FAMILY



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JOB NO:	05020	DRAWN:	DWB	CHECKED:	SKK
1ST SUBMITTAL:	09-03				
2ND SUBMITTAL:					
3RD SUBMITTAL:					
4TH SUBMITTAL:					

EDGEWATER

CONCEPTUAL MASTER PLAN - EXHIBIT "E"

## LAND USE DATA SUMMARY

TOTAL COMMERCIAL AREA	15 GROSS ACRES
TOTAL RESIDENTIAL (R1-6 PAD) AREA	635 ACRES
TOTAL RESIDENTIAL (R-4) AREA	30 ACRES
TOTAL OPEN SPACE (15%) AREA	<u>120 ACRES</u>
TOTAL PROJECT AREA	800 ACRES

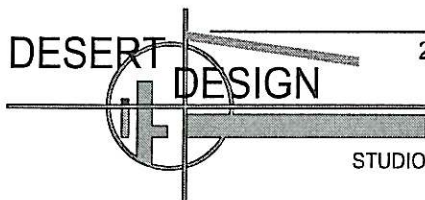
### LAND USE CALCULATIONS

#### EXISTING: (PER ELOY GENERAL PLAN)

RURAL RES. (.05 TO .20)	317 ACRES	63
SF-MED (4 TO 6.5)	440 ACRES	2,860
MF-HIGH (10 TO 24)	30 ACRES	<u>720</u>
		3,643

#### PROPOSED:

SF-LOW (3.5 DU/AC)	794
SF-MED (4.5 DU/AC)	1,175
SF-HIGH (5.5 DU/AC)	1,175
<u>MF-HIGH (16 DU/AC)</u>	<u>480</u>
TOTAL	3,624



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STUDIO

#### EXHIBIT "G" LAND USE DATA

EDGEWATER  
ELOY, ARIZONA

SHEET NO.  
1  
1 OF 1

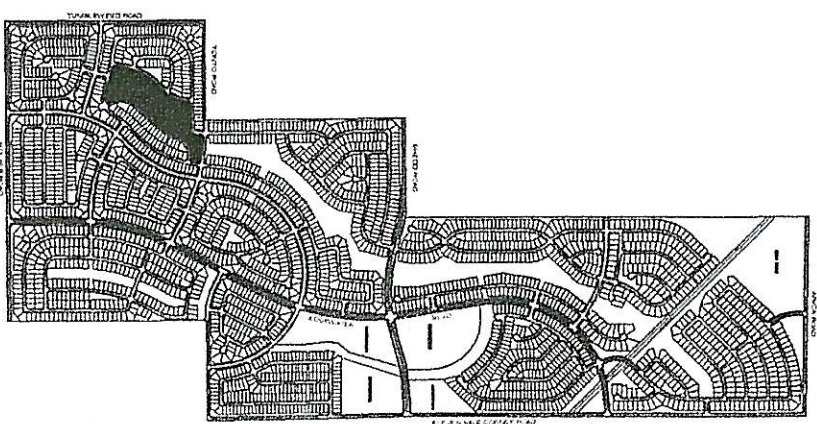
JOB #: 05020

FILENAME:







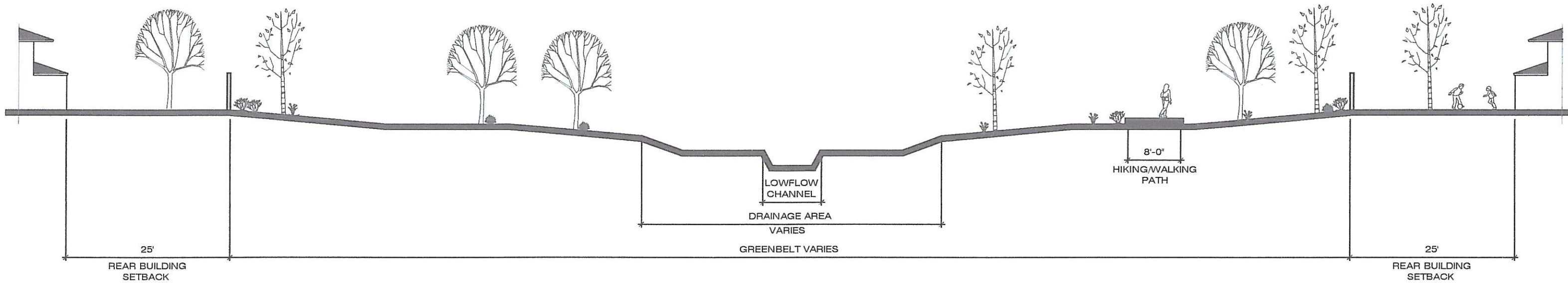


TYPICAL PLAN VIEW  
GREENBELT

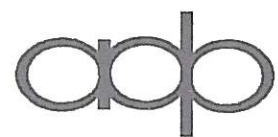
*Edgewater*  
ELOY, ARIZONA

**o+p**  
 O'Brien & Gere  
 1100 N. 15th Ave  
 Phoenix, AZ 85022  
 Fax: (602) 798-3834  
 Office: (602) 798-0038



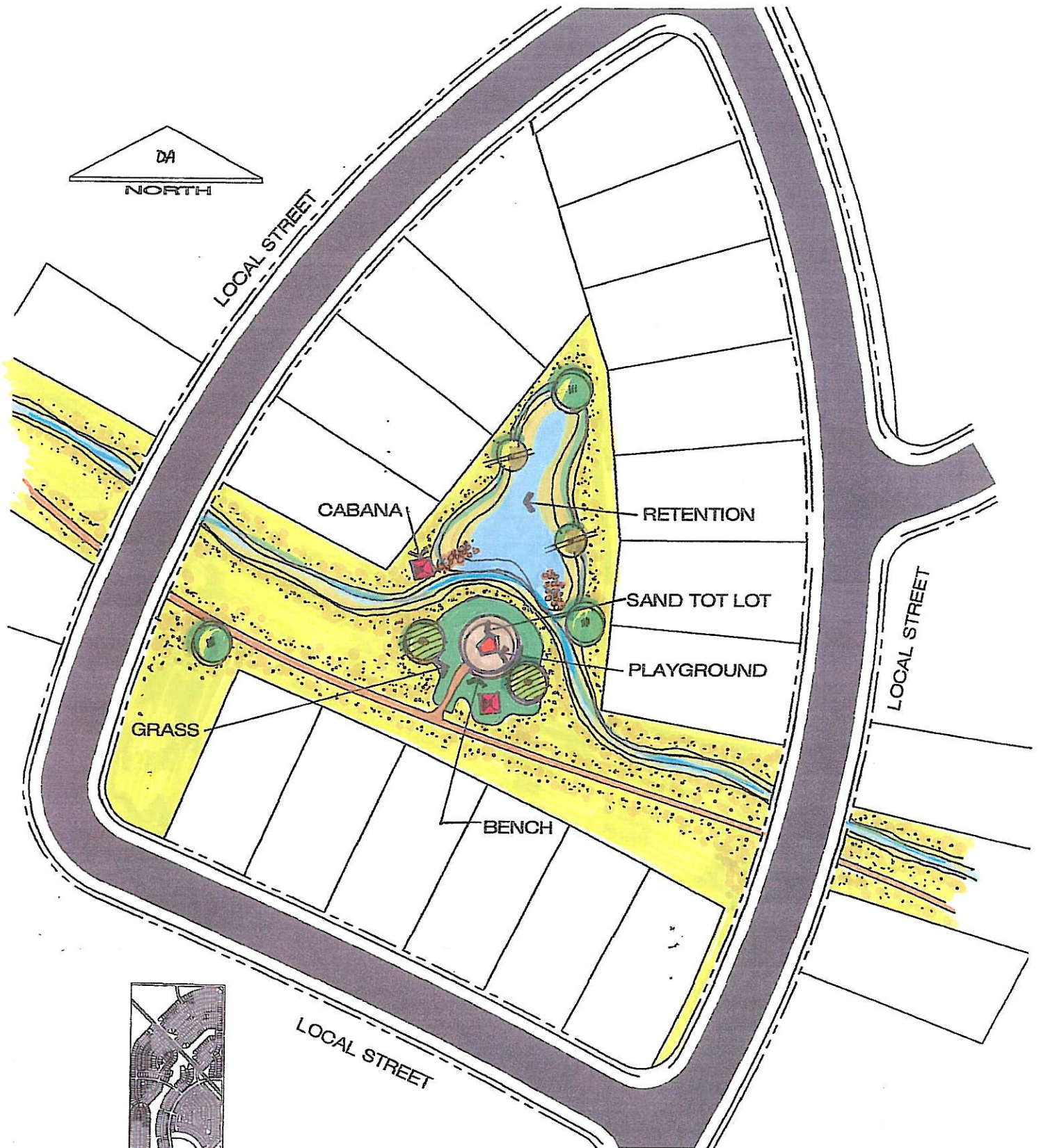


TYPICAL GREENBELT SECTION



*Edgewater*



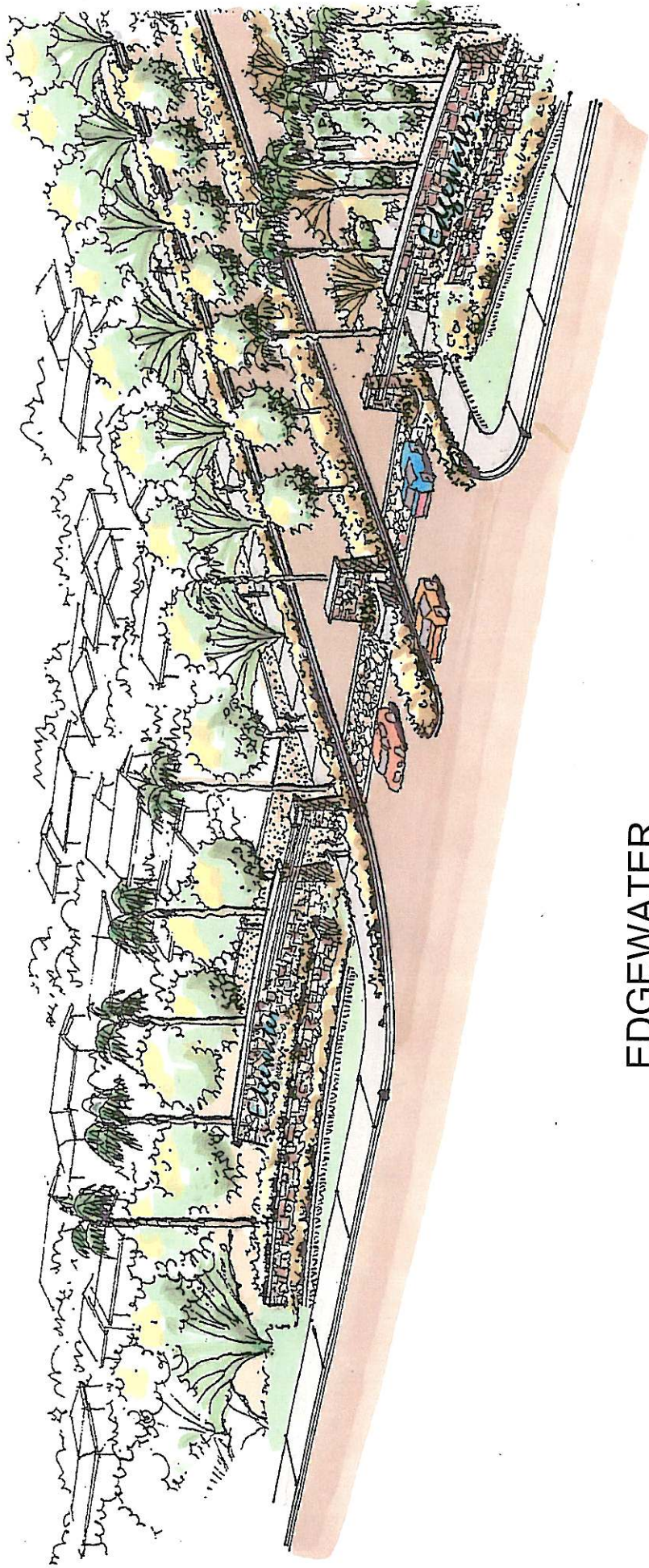


TYPICAL PLAN VIEW  
NEIGHBORHOOD PARK

*Edgewater*  
ELOY, ARIZONA







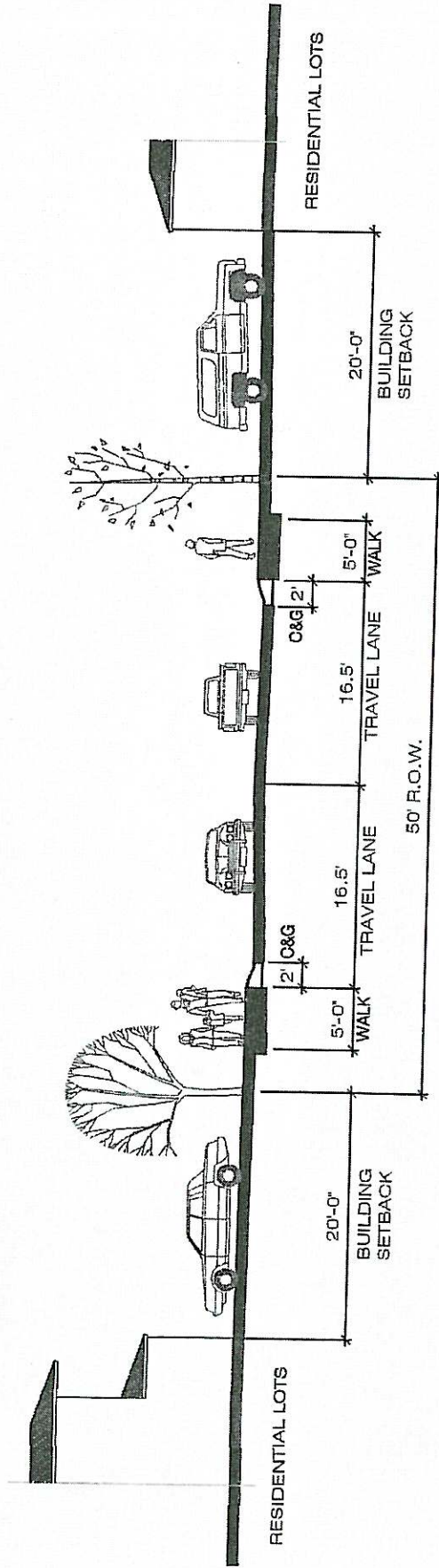
EDGEWATER  
CONCEPTUAL MONUMENT PLAN  
EXHIBIT "K"







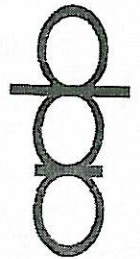




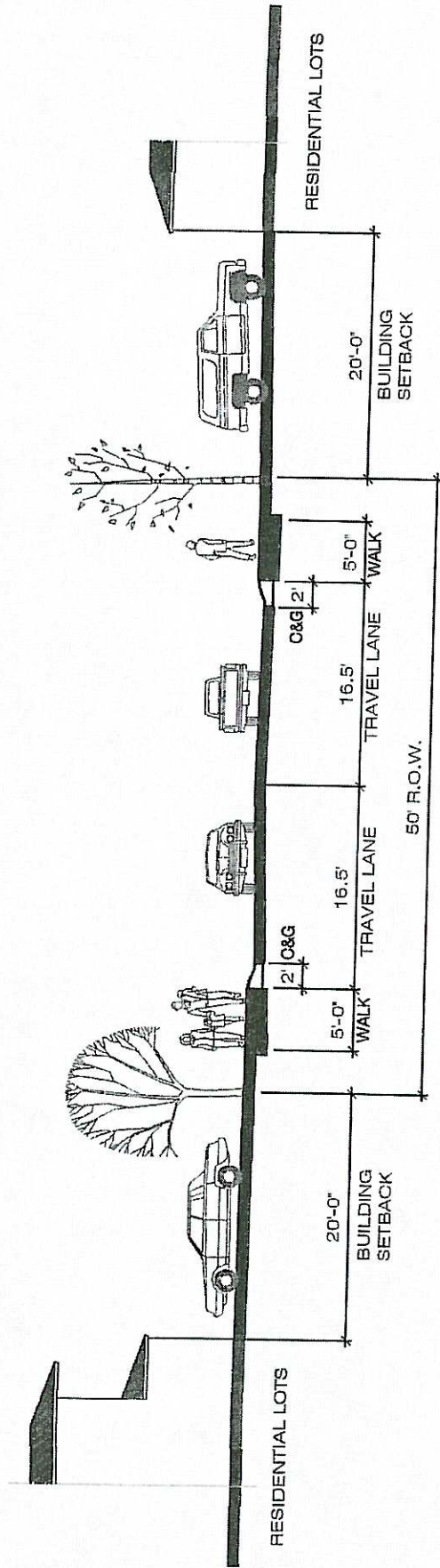
TYPICAL SECTION  
**LOCAL STREET**

CITY OF ELOY

FIGURE D-D



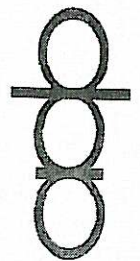
*Edgewater*



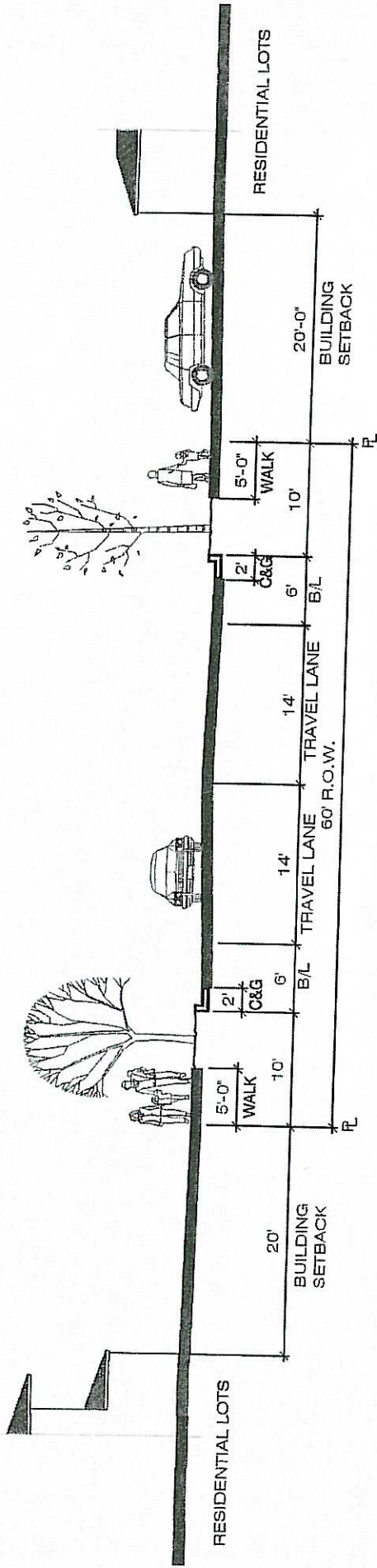
TYPICAL SECTION  
**LOCAL STREET**

CITY OF ELOY

FIGURE D-D



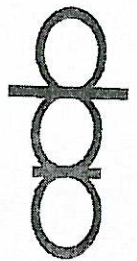
*Edgewater*



TYPICAL SECTION  
**LOCAL COLLECTOR**

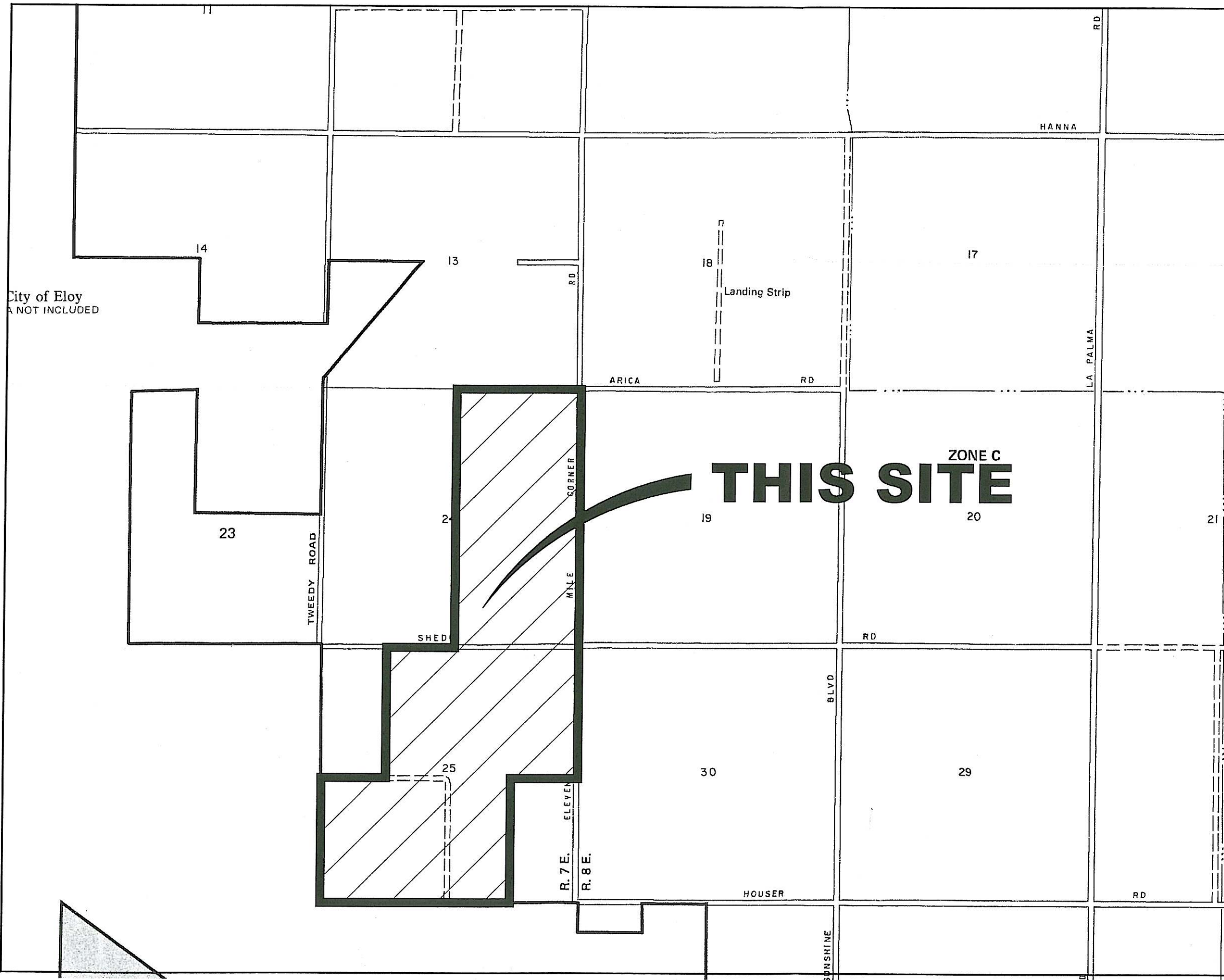
CITY OF ELOY

FIGURE E-E

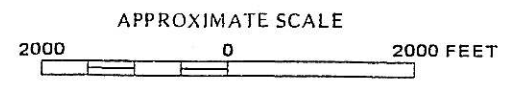


*Edgewater*





City of Eloy  
NOT INCLUDED



**NATIONAL FLOOD INSURANCE PROGRAM**

**FIRM  
FLOOD INSURANCE RATE MAP**

**PINAL COUNTY,  
ARIZONA  
(UNINCORPORATED AREAS)**

**PANEL 950 OF 1525  
(SEE MAP INDEX FOR PANELS NOT PRINTED)**

**COMMUNITY-PANEL NUMBER  
040077 0950 C**

**EFFECTIVE DATE:  
AUGUST 15, 1983**

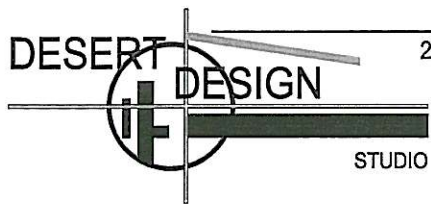
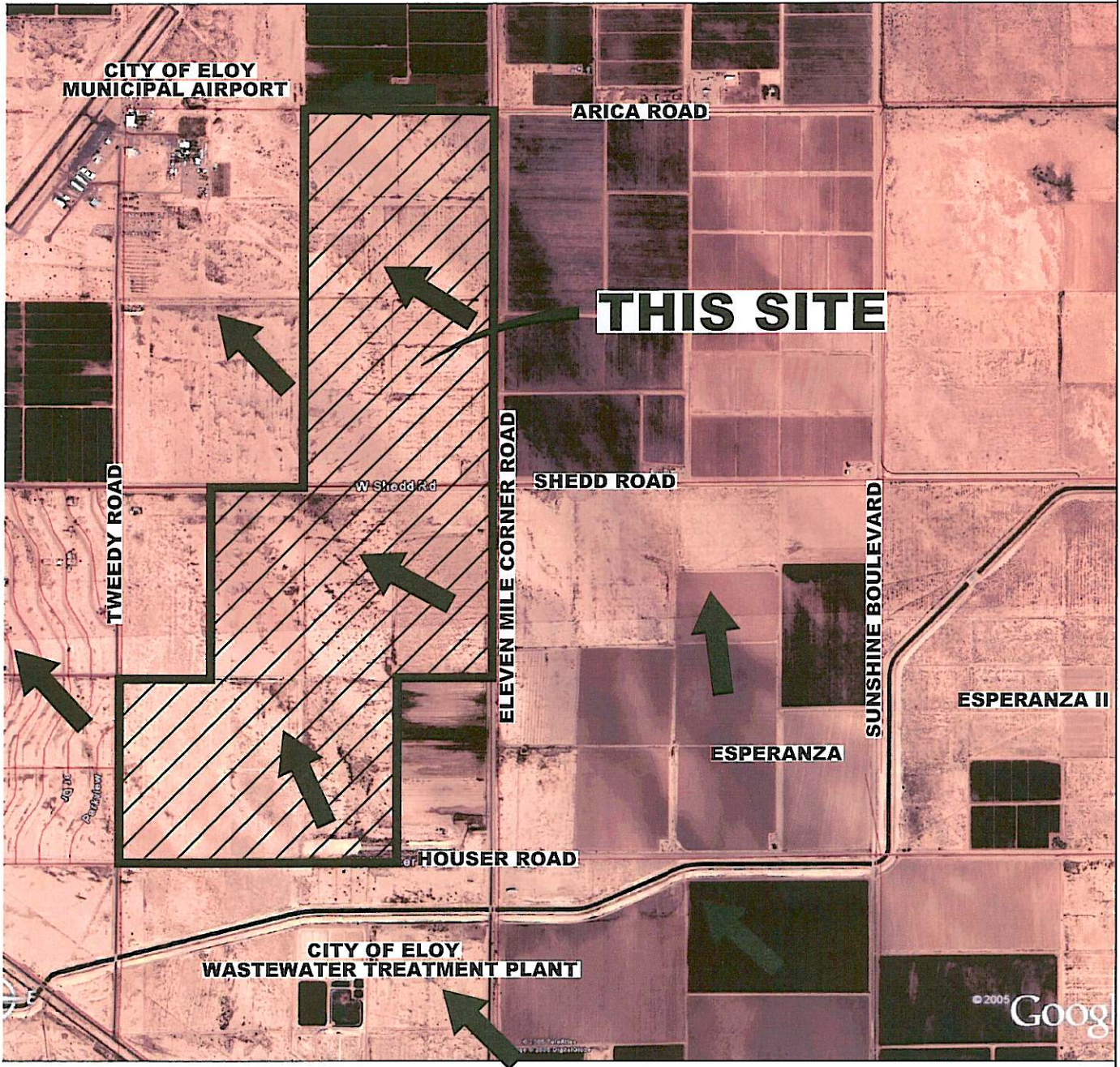


Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at [www.msc.fema.gov](http://www.msc.fema.gov)



# OFFSITE FLOW MASTER PLAN



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 (480) 237-2401

EXHIBIT "N" OFF-SITE FLOW MASTER PLAN

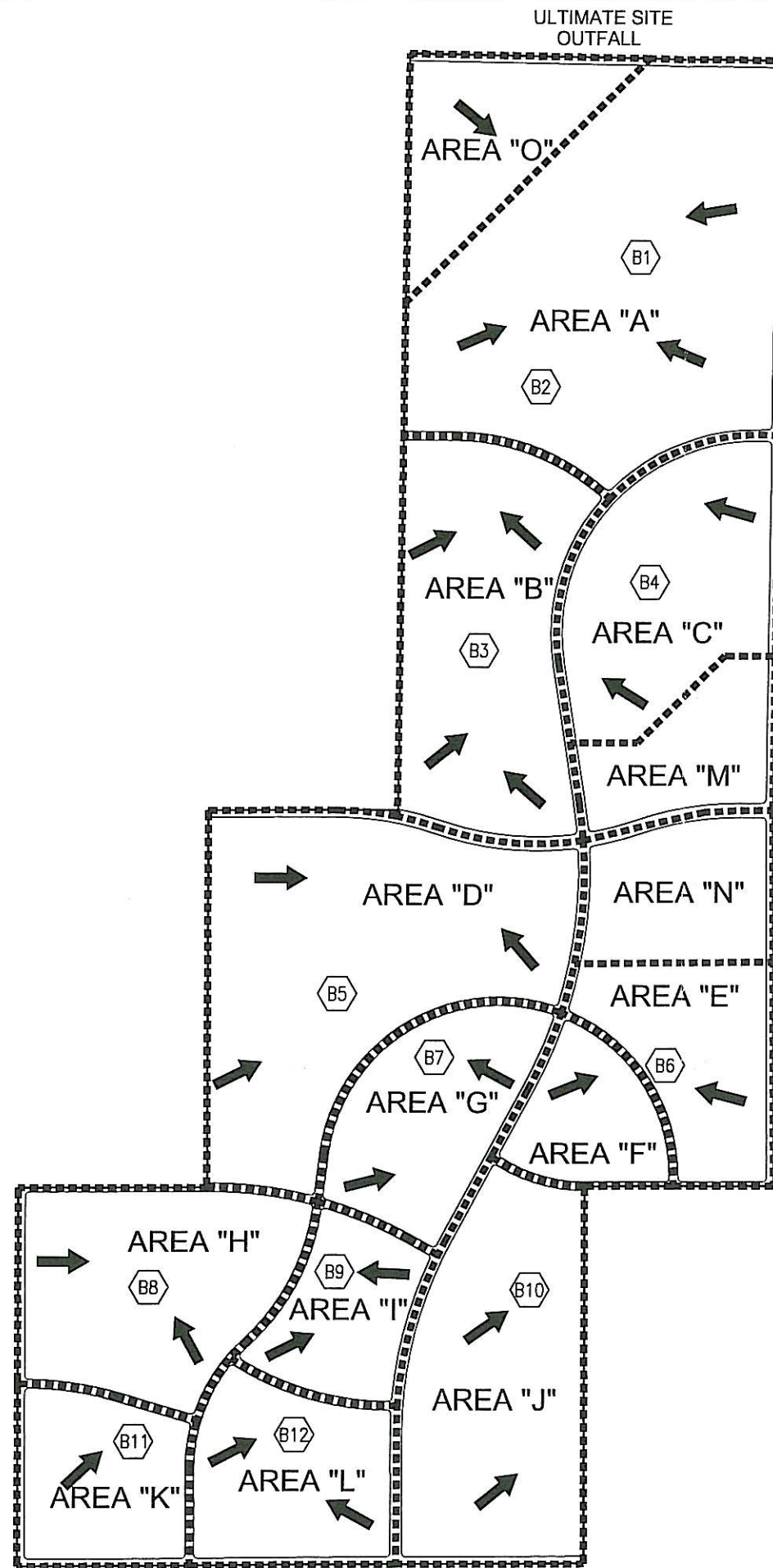
**EDGEWATER  
 ELOY, ARIZONA**




SHEET NO.  
**1**  
 1 OF 1

JOB #: 05020

FILENAME:





-  PROPOSED RETENTION AREA
-  DIRECTION OF FLOW
-  DRAINAGE AREA BOUNDARY



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JOB NO.	05020
1ST SUBMITTAL	05-05
2ND SUBMITTAL	
3RD SUBMITTAL	
4TH SUBMITTAL	
DRAWN	DWB
CHECKED	SMK

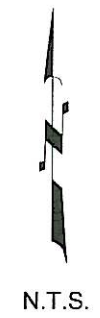
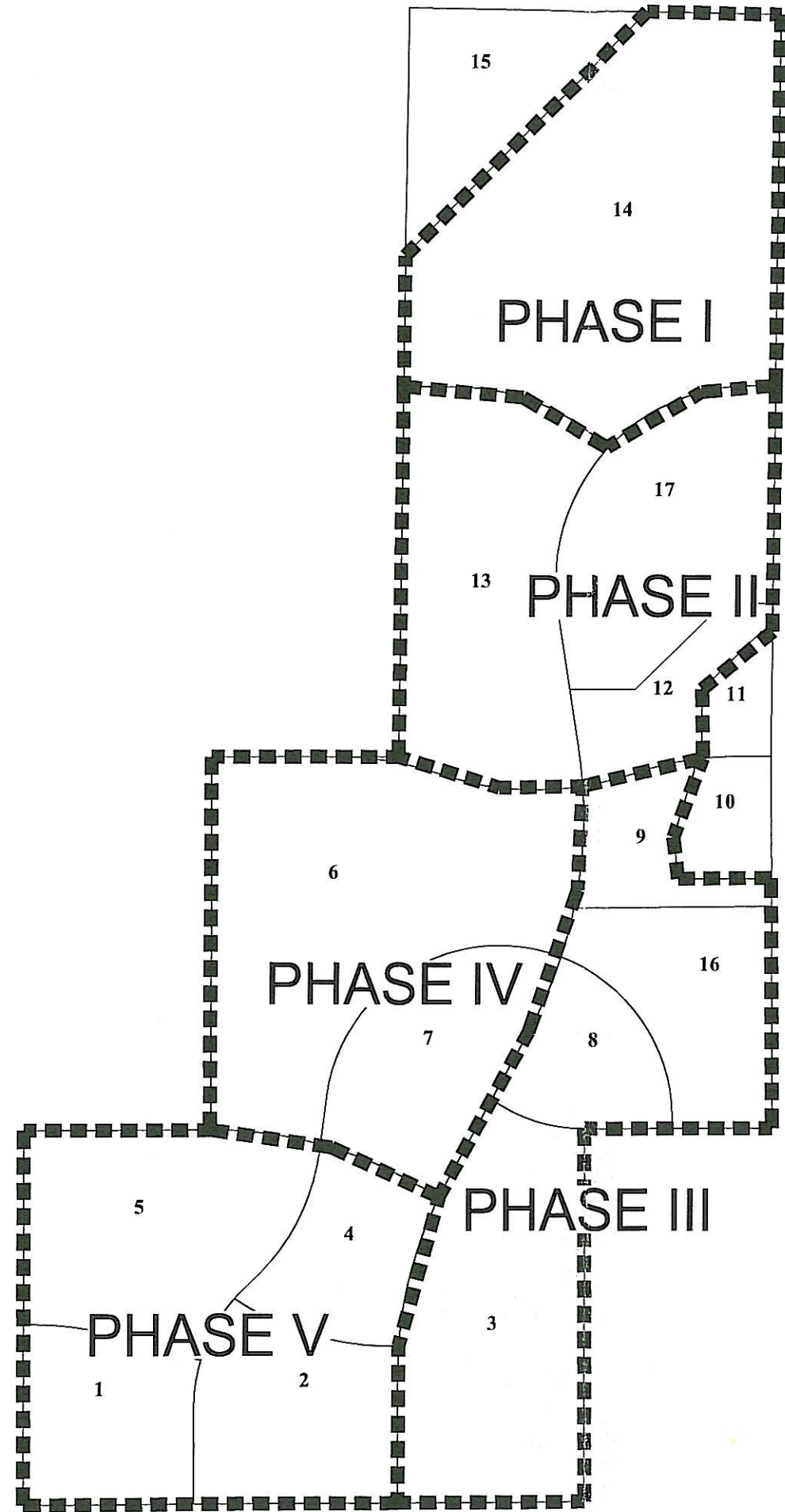
EDGEWATER  
 CONCEPTUAL ON-SITE DRAINAGE PLAN  
 EXHIBIT "O"

SHEET  
 1  
 OF 1









DESERT DESIGN STUDIO  
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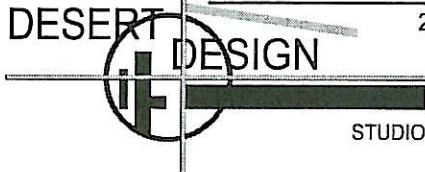
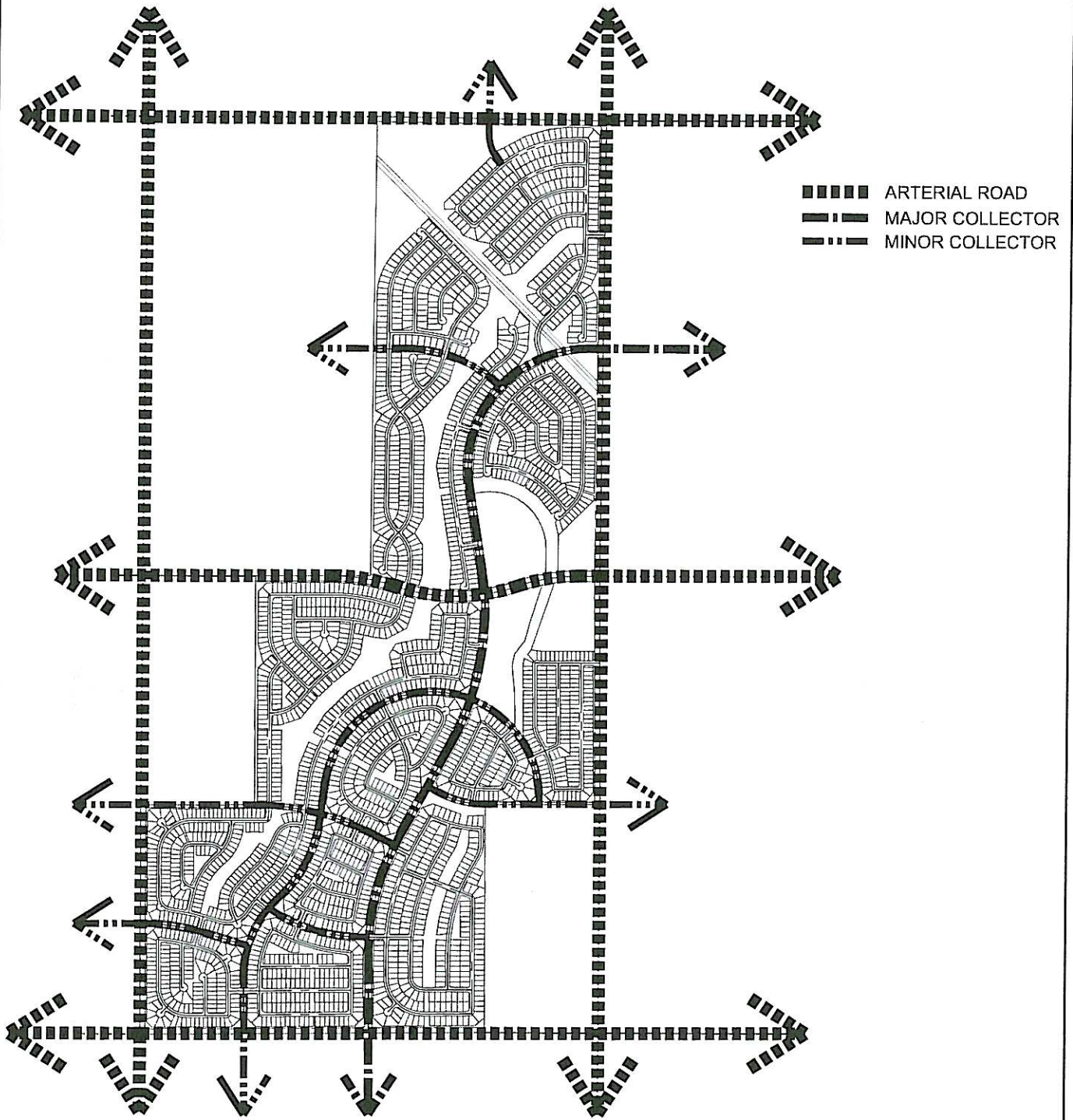
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1ST SUBMITTAL:	09-05
2ND SUBMITTAL:	
3RD SUBMITTAL:	
4TH SUBMITTAL:	
DRAWN:	DNB
CHECKED:	SMK

EDGEWATER  
 PRELIMINARY PHASING PLAN - EXHIBIT "R"

SHEET  
 1  
 OF 1



# CIRCULATION PLAN



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EXHIBIT "S" CIRCULATION PLAN

EDGEWATER  
ELOY, ARIZONA

SHEET NO.  
1  
1 OF 1

JOB #: 05020

FILENAME:

**APPENDIX B: PHASE I ENVIRONMENTAL SITE  
ASSESSMENT**