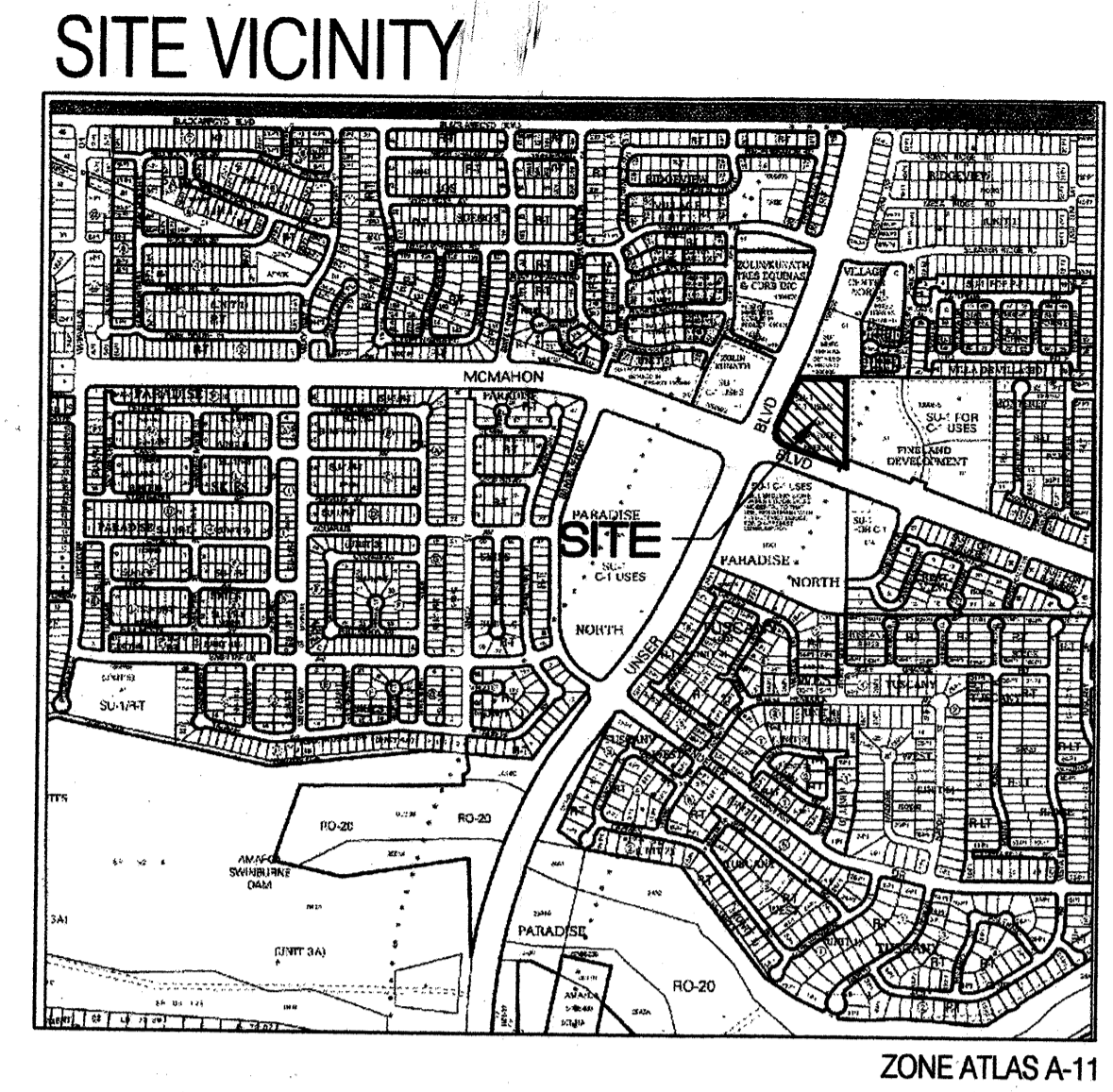


1006973



SITE PLAN FOR SUBDIVISION-REQUIRED INFORMATION
The Site:
 The site consists of 3.6 acres located at the northeast corner of Unser and McMahon Boulevards. Legal description is Lot 19A/ Paradise North.

Proposed Use:
 Existing zoning is SU-1 for C-1 Permissive Uses. Proposed zoning is SU-1 for C-1 Permissive Uses including package liquor sales incidental to a pharmacy use occupying not less than 14,000 square feet. Retail and Service Uses are proposed.

Pedestrian and Vehicular Ingress and Egress:
Trails: There is an existing 10' foot trail along Unser and McMahon Boulevards.

Vehicular Access and Circulation:
 Access from Unser Boulevard is right-in/right-out/left-in only as approved by the Urban Transportation Planning Policy Board (UTPPB R-2000-10). Access at McMahon Boulevard is right-in/right-out only. Cross access between parcels 1, 2, and 3 shall be provided on the plat.

Pedestrian Access and Circulation:
 Pedestrian access is provided from the Unser and McMahon trails in several locations into the site. Pedestrian access is also provided via the 30 foot private access easement to the east and the public right-of-way to the north. Internal circulation is provided via sidewalks connecting parcels 1, 2, and 3.

Transit Access:
 There are no existing routes along Unser or McMahon Boulevards.

Building Heights and Setbacks:
 Maximum building parapet height is 26 feet. Architectural accents such as towers and entry elements may extend above the maximum parapet height. Building setbacks are per the C-1 zone.

Maximum FAR:
 The maximum floor area ratio is .30.

Landscape Plan:
 The Landscape Plan shall be submitted with the Site Plan for Building Permit. Landscape plans shall be consistent with the City's Water Conservation Landscaping and Water Waste Ordinance and the Pollen Control Ordinance. Turf is not allowed on the site.

PROJECT NUMBER: 1006973
 Application Number: 07EPC-40091

This Plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), January 17, 2008 and the Findings and Conditions in the Official Notification of Decision are satisfied.

Is an Infrastructure List required? (X) Yes () No If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

<i>[Signature]</i> Traffic Engineering, Transportation Division	4-16-08 Date
<i>[Signature]</i> Water Utility Department	4-16-08 Date
<i>[Signature]</i> Parks and Recreation Department	4/16/08 Date
<i>[Signature]</i> City Engineer	4/16/08 Date
<i>[Signature]</i> DRB Chairperson, Planning Department	4/15/08 Date

SITE PLAN FOR SUBDIVISION PARADISE PLAZA

Prepared for:
 Phillips Edison and Co.
 11501 North Lake Drive
 Cincinnati, OH 45249

Prepared by:
 Consensus Planning, Inc.
 302 Eighth Street NW
 Albuquerque, NM 87102

Scale 1" = 30'

February 25, 2008

CONSENSUS PLANNING

NORTH

Sheet 1 of 1