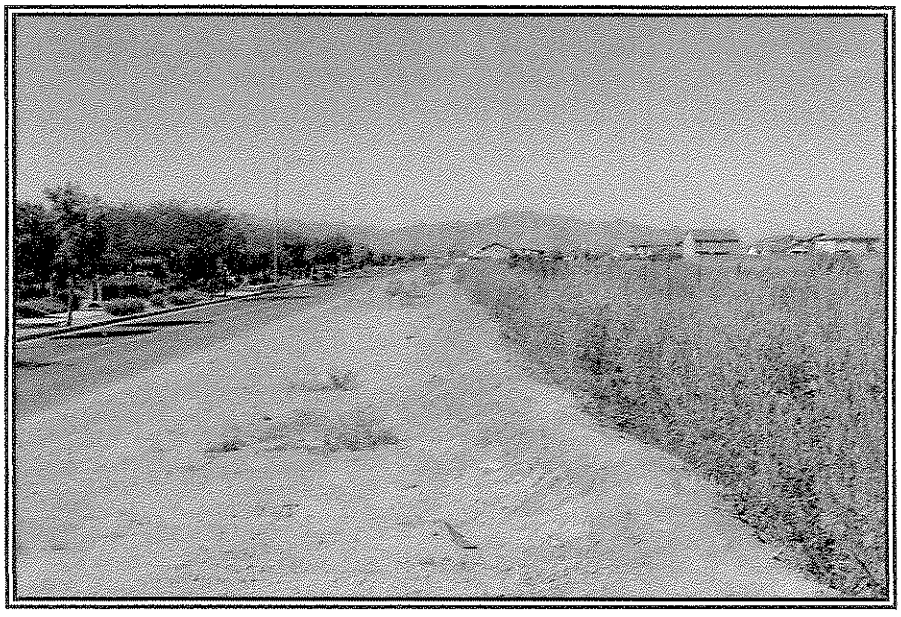
Acoma Court

A Residential Planned Area Development

Planned Area Development (PAD) Application
City of Surprise, AZ
PAD 07-224



Owner: Acoma Land Co.
c/o Janette Byrne
11946 Port Labelle Dr.
Las Vegas, NV 89141
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Applicant: LVA Urban Design Studio, LLC
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RECEIVED
AUG 28 2007
COMMUNITY DEVELOPMENT

1st TAC Submittal: June 2007
2nd TAC Submittal: July 2007
Final TAC Submittal: August 2007

CITY OF SURPRISE
PLANNING AND ZONING DEPARTMENT
APPROVED
Case No.: PAD07-229
P&Z Comm. Approval: 10/02/07
City Council Approval: 11/08/2007
B.O.A. Approval:
Stipulations: A-M

LVA Urban Design Studio L.L.C.

Project Team

Owner:	Janette Byrne 11946 Port Labelle Dr. Las Vegas, NV 89141 Tel: 702-878-6156
Land Planner:	Chris Bertch, AICP LVA Urban Design Studio, LLC 120 South Ash Tempe, AZ 85281 Tel: 480-994-0994
Civil Engineer:	Brian Bernard, P.E. Kimley-Horn and Associates, Inc. 7878 N. 16th St., #300 Phoenix, AZ 85268 Tel: 602-994-5500
Legal Counsel:	Nick Wood Snell & Wilmer One Arizona Center Phoenix, AZ 85004 Tel: 602-382-6638

Acoma Court PAD

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- Zoning Exhibit
- General Plan Land Use Exhibit
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- Conceptual Landscape and Open Space Plan
- Conceptual Lighting Plan
- Typical Lot Details
- Mailbox Detail
- Proposed Wastewater Plan (Under Separate Cover)
- Grading and Drainage Plan (Under Separate Cover)

I. Executive Summary / Introduction

The Acoma Court PAD is located in the City of Surprise, Arizona, just west of Reems Road and south of Greenway Road. The gross acreage of the site consists of approximately 29.56 acres (28.77 net acres). The site is currently vacant and is currently encompassed by single-family residential development and the Carden Charter School. The site was previously utilized for farming operations.

The proposed Acoma Court PAD consists of a single-family residential development with a total of 100 lots. The proposed gross density of the PAD is 3.38 du/ac. These lot sizes will range from 6,670 square feet to approximately 17,000 square feet. Typical lot dimensions include a minimum width of 58 feet and a minimum depth of 115 feet.

The Acoma Court PAD is accessible from Acoma Drive to the south and Custer Lane to the north. The community is designed with a central open space amenity and two other open space tracts. These open space elements enhance the "entry experience", while the central open space amenity is situated to allow efficient access from anywhere in the community. This amenity will feature a pedestrian trail connection, a turf area for active recreation, tot lot and two ramadas.

The site is currently zoned R1-43 within the City of Surprise. According to the City of Surprise General Plan, the proposed land use designation of the site is Low Density Residential, 3-5 dwelling units per acre (du/ac). This application represents a request to rezone the site from R1-43 to PAD, which would therefore allow conformity to the General Plan.

Because the site is an infill project, the infrastructure costs associated with development are anticipated to be minimal. The design of the proposed PAD will comply with City of Surprise Design Guidelines and the Urban Development Code.

II. Project Location

The proposed Acoma Court PAD is located in the City of Surprise, Arizona, on the northeast corner of 159th Avenue and Acoma Road. The site is encompassed by Custer Lane to the north, Acoma Road to the south, the Carden Charter School to the east and the Legacy Parc subdivision to the west. The site is situated approximately one-half mile west of Reems Road and one-quarter mile South of Greenway Road. More specifically, the site is located in the Northwest Quarter of Section 7, Township 3 North, Range 1 West of the Salt and Gila River Base and Meridian, Maricopa County, Arizona.

Reference the Regional Vicinity Map in the Appendix

III. Existing Conditions

The site is currently vacant, with the exception of two abandoned concrete pads. Historically, the site was utilized for agricultural-related activities.

Topography and Physical Features
The site is generally flat with a gradual slope from northwest to southeast, ranging in elevation from 1,230 feet to 1,238 feet. The site contains very little vegetation and is not located in a floodplain.

Accessibility
The site is accessible from Acoma Road to the south and Custer Lane to the north. Acoma Road is classified as a residential collector street. The closest arterial roads are Greenway Road, approximately one-quarter mile to the north, and Reems Road, approximately one-half mile to the east. The Loop 303 freeway is a major transportation thoroughfare located approximately one mile to the west.

Infrastructure & Easements
The north half of the site is transected by 12kV overhead electric lines. Also, there are three abandoned concrete irrigation ditches on the site. The only roadway on the site is a dirt road extending along the west boundary. There are no other easements located on the site.

Zoning
The site is currently zoned R1-43, which permits single-family residential development with a minimum lot size of one acre. The Greenway Parc subdivisions to the north and south of the site are zoned R1-5, while the Legacy Parc subdivision to the west is zoned PAD. The charter school site to the east is zoned R1-43.

Land Use
The City of Surprise General Plan designates the land use on the site as "Low Density Residential" with a density of 3-5 du/ac. This land use

designation allows single-family residential development with a dwelling unit density of no less that 3.0 du/ac and no more than 5.0 du/ac. All properties encompassing the site are designated as Low Density Residential, 3-5 du/ac, as well.

Reference the Existing Conditions Exhibit in the Appendix
Reference the Existing Zoning Exhibit in the Appendix
Reference the General Plan Land Use Exhibit in the Appendix
Reference the Existing Conditions Exhibit in the Appendix

IV. Surrounding Property Ownership

The properties encompassing the site are primarily privately-owned. The Legacy Park Subdivision is located immediately west of the site, while the Carden Charter School is located just east of the site.

Reference the Surrounding Property Ownership Exhibit in the Appendix

V. Proposed Development Plan

The Acoma Court PAD was designed to be consistent with the surrounding character of the area. Currently, there are three subdivisions encompassing the site. The average lot size of these projects ranges from 5,500 square feet to 6,500 square feet. The lots within the Acoma Court PAD will be a minimum size of 6,670 square feet.

The proposed open space amenity was designed to be centrally-located, allowing efficient access for residents. Also, the amenity is designed to allow pedestrian access from the majority of the homesites without having to cross a roadway. This amenity will include play areas for children and a five-foot-wide concrete sidewalk. Two shaded ramadas are also proposed to be located in this area.

Other open space areas, which include stormwater retention areas, have been distributed in the north and south portions of the site. These open space areas also include a five-foot-wide sidewalk, offering connectivity to the central open space tract.

The property north of the Carden Charter School is currently vacant. To accommodate future development, a local street within the proposed Acoma Court PAD has been designed to extend to the edge of the property. While this roadway terminates at the property line, it would ultimately allow connectivity to any future development on the adjacent property.

The Acoma Court PAD will be developed in one phase.

Reference the Proposed Development Plan in the Appendix

VI. Circulation

The roadway network within the Acoma Court PAD is designed to promote traffic-calming throughout the community. The internal roadways are proposed with a 55-foot public right-of-way, while accommodating five-foot-wide detached sidewalks and a five-foot-wide landscape buffer between the roadway and sidewalk. Access roads off Custer Lane and Acoma Drive are designed with landscaped medians and crosswalks with raised decorative pavement.

Reference the Proposed Roadway Sections in the Appendix

VII. Landscape and Open Space

The Acoma Court PAD proposes a total of 3.5 acres of usable open space. This open space includes the central open space tract, containing two ramadas and a tot lot, in addition to a five-foot-wide concrete sidewalk for pedestrian access. Open space tracts are also located in the north and south portions of the community, also implementing a five-foot-wide sidewalk. Detached sidewalks will allow for landscaping along the right-of-ways throughout the community, to be maintained by the homeowner's association. Tracts along the Acoma Drive right-of-way and Custer Lane right-of-way will also be landscaped.

While more details regarding the landscaping and plant material will be shown with the preliminary plat, the Acoma Court PAD proposes a low-water use sonoran plant palette that adheres to ADWR guidelines.

Reference the Conceptual Landscape Plan in the Appendix

VIII. Infrastructure

Sanitary sewer service to the proposed PAD will be provided by the City of Surprise. There is an existing 10-inch sewer line in the Acoma Drive right-of-way, just east of the Subject Site. The proposed sanitary sewer line will be tied into this existing sewer stub.

Water service will be provided by Arizona America Water Company. There is an existing 8-inch water line in the Custer Lane right-of-way, near the northwest corner of the Subject Site, which will be utilized to provide service to the Acoma Court PAD.

Reference the Proposed Wastewater Plan under separate cover.

IX. Grading and Drainage

Reference the Grading and Drainage Plan under separate cover.

X. Development Standards and Design Criteria

Purpose and Intent

This section is intended to provide the regulatory zoning provisions designated to guide the implementation of the subdivision design intent through the plan review and development permit process in accordance with provisions of the Planned Area Development District, Section 17.28.140 of the Surprise Zoning Ordinance. These provisions constitute the primary tools for use by the City of Surprise and the Developer in ensuring that the subdivision develops in conformance with the design intent presented by this document as adopted by the Surprise City Council. The provisions below are intended to apply to all property within the Acoma Court PAD.

The development regulations will govern the land use density and location within the PAD. Furthermore, this section includes development standards and design guidelines, to ensure a high quality built environment while providing flexibility without compromising mutually-agreed upon goals and overall design intent for the PAD. Unless otherwise specified herein, all development within the PAD shall conform to all Ordinances, Codes, Policies and Regulations of the City of Surprise.

Zoning Base District

The proposed Acoma Court PAD falls under the "Planned Area Development" (PAD) Zoning District in accordance with Section 17.28.140 of the Surprise Zoning Ordinance. Within this section of the PAD document, development standards and zoning regulations will be defined.

Summary of Lot Sizes

Lot Width: 58 feet to 80 feet
Lot Depth: 115 feet to 200 feet
Lot Size: 6,670 square feet to 17,000 square feet

Principally Permitted Uses

The Acoma Court PAD shall conform to the principally permitted uses provided within the R1-5 zoning district of Section 17.24.020A of the Surprise Zoning Ordinance.

Conditionally Permitted Uses

The Acoma Court PAD shall conform to the conditionally permitted uses provided within the R1-5 zoning district of Section 17.24.020B of the Surprise Zoning Ordinance.

Permitted Accessory Uses

The Acoma Court PAD shall conform to the permitted accessory uses provided within the R1-5 zoning district of Section 17.24.020C of the Surprise Zoning Ordinance.

Residential Development Standards
Minimum Front Yard Setback: 20 feet
Minimum Side Yard Setback: 5 feet and 8 feet
Minimum Corner Side Yard Setback: 13 feet
Minimum Rear Yard Setback: 25 feet

Reference the Typical Lot Details in the Appendix

Minimum Lot Width: 58 feet
Minimum Lot Depth: 115 feet
Minimum Lot Area: 6,670 square feet
Maximum Building Height: 30 feet (two stories)

Other Development Standards
All signage within the Acoma Court PAD will be designed in conformance with the Surprise Development Code.

Street lighting throughout the Acoma Court PAD will be designed in accordance with the Surprise Development Code. Street lighting will not exceed 16 feet in height, measured from the finished grade to the top of the light fixture. Six-foot-high area lighting will be utilized in the amenity areas and adjacent to the pedestrian sidewalk throughout the open space tracts.

Reference the Conceptual Street Light Plan in the Appendix

Mailboxes will be located in two areas within the development. Reference the Conceptual Site Plan which depicts these locations, as well as the Mailbox Detail exhibit in the Appendix of this document.

Reference the Mailbox Detail in the Appendix

Homeowner's Association
A homeowner's association will be established to maintain all common areas within the Acoma Court PAD, including the amenities, trails and landscape tracts.

ALTA / ACSM LAND TITLE SURVEY
NEC ACOMA ROAD AND 159TH AVENUE

A PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 7, TOWNSHIP 3 NORTH, RANGE 1 WEST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

TITLE COMMITMENT

THIS ALTA/ACSM LAND TITLE SURVEY IS BASED ON A COMMITMENT FOR TITLE INSURANCE ISSUED BY LAWYERS TITLE INSURANCE CORPORATION, FILE NO. 01375519 DATED JULY 30, 2004. HORIZON CONSULTANTS OF ARIZONA ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE COMPLETENESS OR ACCURACY OF THE ABOVE MENTIONED COMMITMENT. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH AND IS SUBJECT TO THE EXCLUSIONS, RESTRICTIONS AND EXCEPTIONS LISTED IN THE REFERENCES AND DESCRIBED IN SAID TITLE COMMITMENT.

SCHEDULE 'B' EXCEPTIONS

A. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE HEREOF BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT.

1. RESERVATIONS CONTAINED IN THE PATENT FROM THE UNITED STATES OF AMERICA, READING AS FOLLOWS: SUBJECT TO ANY VESTED AND ACCRUED WATER RIGHTS FOR MINING, AGRICULTURAL, MANUFACTURING OR OTHER PURPOSES, AND RIGHTS TO DITCHES AND RESERVOIRS USED IN CONNECTION WITH SUCH WATER RIGHTS AS MAY BE RECOGNIZED AND ACKNOWLEDGED BY THE LOCAL CUSTOMS, LAWS AND DECISIONS OF COURTS; AND THERE IS RESERVED FROM THE LANDS HEREBY GRANTED, A RIGHT OF WAY THEREON FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES OF AMERICA.

2. WATER RIGHTS, CLAIMS OR TITLE TO WATER, AND AGREEMENTS, COVENANTS, CONDITIONS OR RIGHTS INCIDENT THERETO, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS. THIS EXCEPTION IS NOT LIMITED BY REASON OF THE DISCLOSURE OF ANY MATTER RELATING TO WATER RIGHTS AS MAY BE SET FORTH ELSEWHERE IN SCHEDULE B.

3. TAXES AND ASSESSMENTS COLLECTIBLE BY THE COUNTY TREASURER, A LIEN NOT YET DUE AND PAYABLE FOR THE FOLLOWING YEAR:

   2004

4. LIABILITIES AND OBLIGATIONS IMPOSED UPON SAID LAND BY REASON OF ITS INCLUSION WITHIN THE FOLLOWING NAMED DISTRICT:

   MARICOPA COUNTY MUNICIPAL WATER CONSERVATION DISTRICT

5. EASEMENT AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT:

   RECORDED IN BOOK 217 OF DEEDS
   PAGE 209
   PURPOSE IRRIGATION
   (AFFECTS PARCEL NO. 1 AND PARCEL NO. 2)

6. EASEMENT AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT:

   RECORDED IN DOCKET 1806
   PAGE 59
   PURPOSE ROADWAY

7. EASEMENT AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT:

   RECORDED IN BOOK 24 OF MAPS
   PAGE 3
   PURPOSE LATERALS
   (DOES NOT AFFECT PROPERTY)

8. EASEMENT AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT:

   RECORDED IN DOCKET 2686
   PAGE 375
   PURPOSE ELECTRIC LINES

9. EASEMENT AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT:

   RECORDED IN DOCKET 14830
   PAGE 316
   PURPOSE IRRIGATION DITCHES AND FACILITIES
   (AFFECTS PARCEL NO. 1 AND PARCEL NO. 2)

10. EASEMENT AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT:

    RECORDED IN DOCKET 14830
    PAGE 320
    PURPOSE IRRIGATION DITCHES AND FACILITIES
    (AFFECTS PARCEL NO. 2 AND PARCEL NO. 3)

11. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED "RECORDER DISCLOSURE FOR TERRITORY IN THE VICINITY OF A MILITARY AIRPORT"

    RECORDED AUGUST 14, 2001
    DOCUMENT NO. 2001-0743413
    (BLANKET IN NATURE)

12. MATTERS SHOWN ON SURVEY:

    RECORDED IN BOOK 613 OF MAPS
    PAGE 4

13. LOCATION OF IMPROVEMENTS, EASEMENTS, DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS OR ANY OTHER FACTS WHICH A CORRECT SURVEY WOULD DISCLOSE.
    NOTE: THIS EXCEPTION WILL BE AMENDED OR DELETED UPON THE SUBMISSION OF THE CORRESPONDING DOCUMENTS REQUIRED IN SCHEDULE B, PART I.

14. RIGHTS OF PARTIES IN POSSESSION.
    NOTE: THIS EXCEPTION WILL BE AMENDED OR DELETED UPON THE SUBMISSION OF THE CORRESPONDING DOCUMENTS REQUIRED IN SCHEDULE B, PART I.

15. INTENTIONALLY OMITTED. (INSPECTION)

LEGAL DESCRIPTION

PARCEL NO. 1:

THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 7;

THENCE NORTH 89°36'26" WEST, 2281.33 FEET ALONG THE EAST-WEST MIDSECTION LINE OF SAID SECTION 7 TO THE **POINT OF BEGINNING;**

THENCE CONTINUING NORTH 89°36'26" WEST 366.23 FEET TO THE CENTER POINT OF SAID SECTION 7;

THENCE NORTH 00°45'35" WEST, ALONG THE NORTH-SOUTH MID-SECTION LINE, 1320.65 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 7;

THENCE *SOUTH 89°16'04" EAST* **(TYPO-SHOULD READ SOUTH 89°36'04" EAST),** 363.88 FEET;

THENCE SOUTH 00°51'40" EAST, 1320.66 FEET TO THE **POINT OF BEGINNING;**

EXCEPT THE NORTH 25 FEET AS CONVEYED TO THE COUNTY OF MARICOPA, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA IN DEED RECORDED IN BOOK 234 OF DEEDS, PAGE 418.

PARCEL NO. 2:

A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 7;

THENCE NORTH 89°36'26" WEST, 1974.24 FEET ALONG THE EAST-WEST ONE QUARTER LINE OF SAID SECTION 7 TO THE **TRUE POINT OF BEGINNING** OF THIS DESCRIPTION;

THENCE CONTINUING ALONG SAID EAST-WEST ONE QUARTER SECTION LINE, NORTH 89°36'26" WEST, 307.09 FEET;

THENCE NORTH 00°51'40" WEST, 1320.66 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 7;

THENCE SOUTH 89°36'04" EAST 448.10 FEET ALONG SAID NORTH LINE OF THE SOUTH HALF OF THE NORTHEAST QUARTER;

THENCE SOUTH 00°40'49" EAST, 239.09 FEET;

THENCE SOUTH 89°08'20" WEST 140.22 FEET;

THENCE SOUTH 00°51'40" EAST, 1078.44 FEET TO THE **TRUE POINT OF BEGINNING;**

EXCEPT THE NORTH 25 FEET AS CONVEYED TO THE COUNTY OF MARICOPA, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA IN DEED RECORDED IN BOOK 234 OF DEEDS, PAGE 418.

PARCEL NO. 3:

A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 7;

THENCE NORTH 89°36'26" WEST, 1654.73 FEET, TO A POINT ON THE EAST LINE OF THE WEST *HALF OF THE EAST HALF* **(THIS CALL SHOULD BE REMOVED)** OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 7 AND THE **POINT OF BEGINNING;**

THENCE CONTINUING NORTH 89°36'26" WEST 319.51 FEET;

THENCE NORTH 00°51'40" WEST 1078.44 FEET;

THENCE NORTH 89°08'20" EAST 140.22 FEET;

THENCE NORTH 00°40'49" WEST 239.09 FEET;

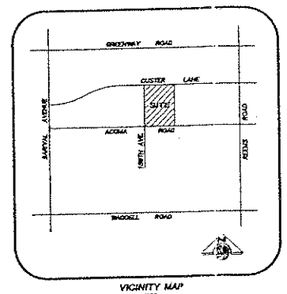
THENCE *SOUTH 89°16'04" EAST* **(TYPO-THIS CALL SHOULD READ SOUTH 89°36'04" EAST)** 182.67 FEET TO A POINT ON THE EAST LINE OF THE WEST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 7;

THENCE SOUTH 00°40'49" EAST, ALONG THE EAST LINE OF THE WEST HALF OF *THE EAST HALF* **(THIS CALL SHOULD BE REMOVED)** OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 7 A DISTANCE OF 1320.51 FEET TO THE **POINT OF BEGINNING;**

EXCEPT THE NORTH 25 FEET AS CONVEYED TO THE COUNTY OF MARICOPA, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA IN DEED RECORDED IN BOOK 234 OF DEEDS, PAGE 418.

SHEET INDEX

SHEET 1 - COVER SHEET
SHEET 2 - BOUNDARY AND EASEMENT SHEET
SHEET 3 - TOPOGRAPHIC SHEET



VICINITY MAP
N.T.S.

CERTIFICATION

TO: JV ENTITY I, LLC, A NEVADA LIMITED LIABILITY COMPANY
R. WADELL FARMS, INC., AN ARIZONA CORPORATION
THOMAS R. WADELL, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY
LAWYERS TITLE INSURANCE CORPORATION

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1999, AND INCLUDES ITEMS 1, 6, 8, 10 AND 11 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS, AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT THE POSITIONAL UNCERTAINTIES RESULTING FROM THE SURVEY MEASUREMENTS MADE ON THE SURVEY DO NOT EXCEED THE ALLOWABLE POSITIONAL TOLERANCE.

DECEMBER 3, 2004

T.B. PRICE, RLS
HORIZON CONSULTANTS OF ARIZONA
CERTIFICATE NO. 32793

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
32793
T.B.
PRICE
ARIZONA, U.S.A.

BASIS OF BEARING

NORTH 89°36'26" WEST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 7, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

BENCHMARKS

3" BRASS CAP FLUSH, STAMPED "CITY OF SURPRISE",
NORTH QUARTER CORNER OF SECTION 7, T 3N, R 1W,
APPROX. 1,010' WEST OF 157TH AVE. ON GREENWAY RD.
ELEVATION=1241.535 (NAVD 88 DATUM)

3" BRASS CAP FLUSH, STAMPED "CITY OF SURPRISE",
EAST QUARTER CORNER OF SECTION 7, T 3N, R 1W,
INTERSECTION OF ACOMA RD. AND REEMS RD.
ELEVATION=1220.019 (NAVD 88 DATUM)

FLOOD PLAIN NOTE

SCALING OF FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 04013C1585 G, EFFECTIVE JULY 19, 2001, INDICATES THAT THE SUBJECT PROPERTY LIES WITHIN ZONE "X", DESCRIBED AS: "AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD."

UTILITIES NOTE

ANY BURIED UTILITIES OR PIPELINES ARE SHOWN PER SURFACE EVIDENCE AND/OR PUBLISHED UTILITY LOCATION MAPS. HORIZON CONSULTANTS OF ARIZONA AND THE SURVEYOR OF RECORD SHALL NOT BE LIABLE FOR THE LOCATION OF OR THE FAILURE TO NOTE THE LOCATION OF ANY OTHER NON-VISIBLE UTILITIES.

SCALE (H): N/A
SCALE (V): N/A
DRAWN BY: BMH
SEC 7, T 3 N, R 1 W, GSRB&M

ALTA/ACSM LAND TITLE SURVEY
NEC ACOMA ROAD AND 159TH AVENUE
KIMLEY - HORN AND ASSOCIATES
COVER SHEET
CITY OF SURPRISE — MARICOPA COUNTY, ARIZONA

HORIZON CONSULTANTS OF ARIZONA
7878 NORTH 16TH STREET, SUITE 235
PHOENIX, ARIZONA 85020
PHONE (602) 870-9637
FAX (602) 870-1580
WWW.HORIZONSURVEYS.COM

DWG A412043ALTA
DATE: DECEMBER, 2004
JOB NUMBER A-412.043
SHEET 1 OF 3

SARIVAL ROAD

LEGACY PARC
PARCEL "C"
BK. 547, PG. 25, M.C.R.

FD. CITY OF SURPRISE BRASS CAP FLUSH N 1/4 COR. SEC 7 T 3N, R 1W, G & SRM

FD. ALUMINUM CAP IN POTHOLE STAMPED LS# 26943 T 3N, R 1W, G & SRM

FD. CITY OF SURPRISE BRASS CAP FLUSH W 1/4 COR. SEC 7 T 3N, R 1W, G & SRM

FD. CITY OF SURPRISE BRASS CAP FLUSH CENTER OF SECTION 7 T 3N, R 1W, G & SRM

159TH AVE.

2118.10' (M)
30' R/W
2640.38' (M)

TRACT "A"
LOT 314
LOT 315
LOT 316
LOT 317
LOT 318
LOT 319
LOT 320
LOT 321
LOT 322
LOT 323
LOT 324
LOT 325
LOT 326
LOT 327
LOT 328
LOT 329
LOT 330
LOT 331

N00°45'35"W (R)
N00°45'24"W 2641.30' (M)
1295.64' (M)
1295.65' (R)

1320.65' (M)

FD. 1/2" REBAR (BENT) UNDER SIDEWALK

363.68' (R) 364.20' (M) 364.18' (M)

6. 25' ROADWAY EASEMENT PER DKT. 1804, PG. 33 AND BOOK 234 OF DEEDS, PAGE 418

CUSTER LANE

S89°15'04"E 994.65' (R)
S89°38'02"E 994.70' (M)

448.10' (R&M)
448.02' (M)

NORTH LINE OF THE NE 1/4

GREENWAY ROAD

GREENWAY PARC AT SURPRISE ONE
BK. 506, PG. 25, M.C.R.

N89°35'36"W 2657.20' (M)

FD. BRASS CAP IN HAND HOLE T 3N, R 1W, G & SRM

PARCEL NO. 1
473,301 SQUARE FEET
10.867 ACRES
MORE OR LESS

5 9 11

PARCEL NO. 2
426,091 SQUARE FEET
9.781 ACRES
MORE OR LESS

5 9 10 11

8. ELECTRIC LINE EASEMENT PER DKT. 2884, PG. 375

S00°51'40"E
1295.65' (M)
1295.66' (R)

ACOMA ROAD

N89°36'26"W 2647.55' (M)
2647.89' (R)

307.69' (R&M)

P.O.B. PARCEL NO. 1

P.O.B. PARCEL NO. 2

S00°51'40"E
1078.43' (M)
1078.44' (R)

N89°36'26"W 2281.33' (R&M)

S89°19'20"W 140.22' (R&M)

S00°40'49"E 214.09' (R&M)

FD. 1/2" REBAR (BENT)

182.67' (R) 182.45' (M)

FD. 1/2" REBAR W/ CAP LS# 22553

FD. BRASS CAP FLUSH

157TH AVE.

11.35'

N89°36'26"W 1974.24' (R&M)

319.31' (R)
319.31' (M)

P.O.B. PARCEL NO. 3

FD. 1/2" REBAR W/ CAP LS# 22565

FD. CITY OF SURPRISE BRASS CAP FLUSH E 1/4 COR. SEC 7 T 3N, R 1W, G & SRM

EAST LINE OF THE N 1/2 OF THE SW 1/4 OF THE NE 1/4

PARCEL NO. 3
355,521 SQUARE FEET
8.162 ACRES
MORE OR LESS

10 11

S00°40'52"E 1295.49' (M)
S00°40'49"E 1295.51' (R)

LOT 1
LEARNING MATTERS CHARTER SCHOOL
BK. 636, PG. 9, M.C.R.

LOT 2
LEARNING MATTERS CHARTER SCHOOL
BK. 636, PG. 9, M.C.R.

1654.93' (M)
1654.73' (R)

40' R/W

N00°33'18"W 2640.51' (M)

REEMS ROAD

LEGEND

- PROPERTY LINE
- ADJOINING PROPERTY LINE
- CENTERLINE
- RIGHT-OF-WAY
- SECTION LINE
- EASEMENT LINE
- FOUND MONUMENT AS NOTED
- SET PK NAIL
- FOUND PK NAIL AS NOTED
- SET REBAR W/ CAP #LS# 38004
- MEASURED
- RECORD PER MARICOPA COUNTY RECORDS
- RECORDED DATA

BASIS OF BEARING

NORTH 89°36'26" WEST, ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

0 30 60 120 240

N

ALTA/ACSM LAND TITLE SURVEY
NEC ACOMA ROAD AND 159TH AVENUE
KIMLEY - HORN AND ASSOCIATES
BOUNDARY AND EASEMENT SHEET
MARICOPA COUNTY ARIZONA
CITY OF SURPRISE

SCALE (H): 1"=60'
SCALE (V): N/A
DRAWN BY: BMH
SEC 7, T 3 N, R 1 W, GSRBM

NO. DESCRIPTION DATE APPROVED

HORIZON CONSULTANTS OF ARIZONA
7878 NORTH 16TH STREET, SUITE 235
PHOENIX, ARIZONA 85020
PHONE (602) 870-1457
FAX (602) 870-1460
WWW.HORIZONSURVEYS.COM

DWG: A412043ALTA
DATE: DECEMBER, 2004
JOB NUMBER A412.043
SHEET 2 OF 3

HORIZON CONSULTANTS
OF ARIZONA
7878 NORTH 16TH STREET, SUITE 235
PHOENIX, ARIZONA 85020
PHONE (602) 870-1657
FAX (602) 870-1660
WWW.HORIZONSURVEYS.COM

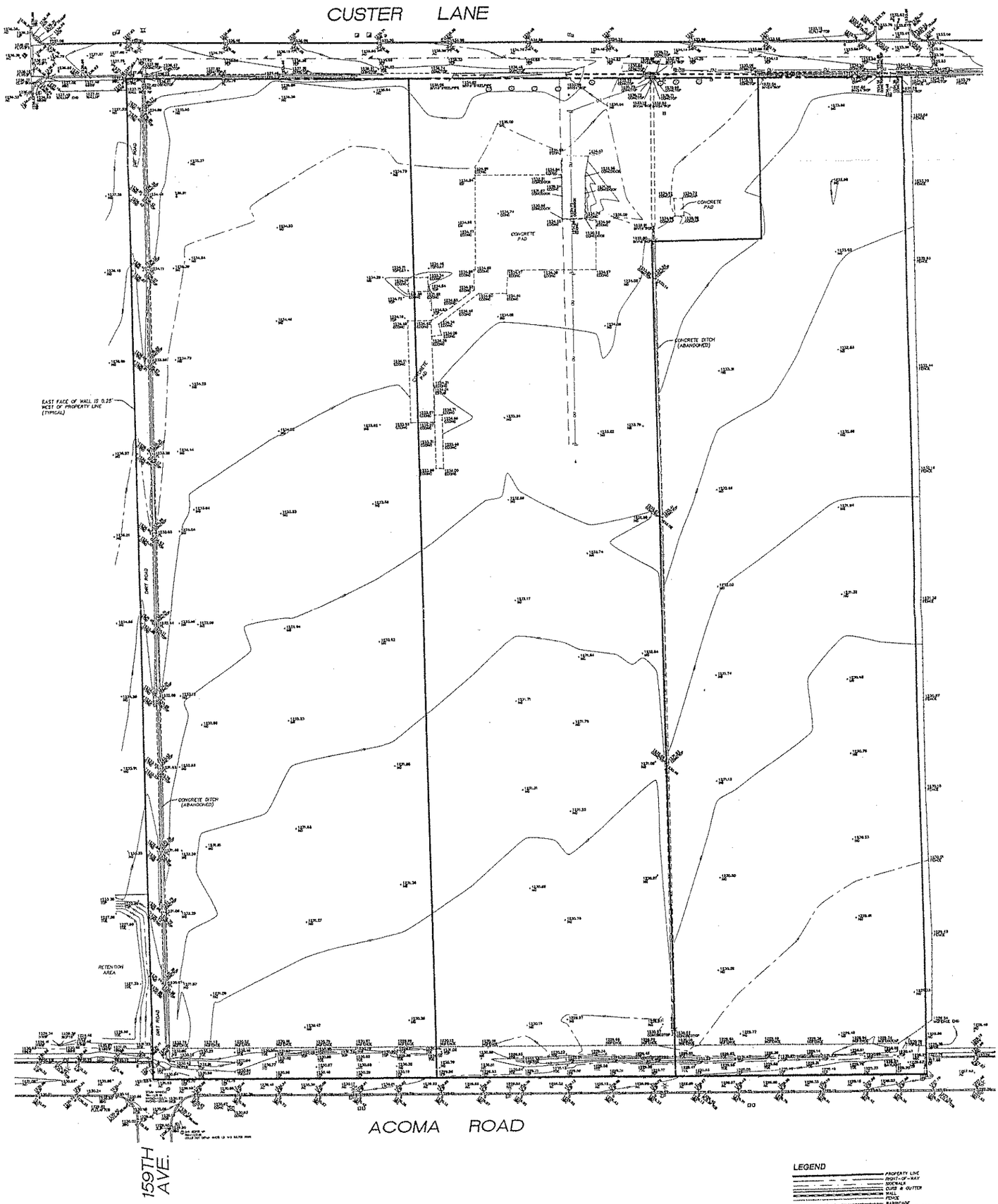
DWG: A4120-CALTA
DATE: DECEMBER, 2004
JOB NUMBER: A412.043
SHEET 3 OF 3

ALTA/ACSM LAND TITLE SURVEY
NEC ACOMA ROAD AND 159TH AVENUE
KIMLEY - HORN AND ASSOCIATES
TOPOGRAPHIC SHEET

CITY OF SURPRISE — MARICOPA COUNTY — ARIZONA

SCALE (1-1)	1"=60'
SCALE (V)	N/A
DRAWN BY:	BMH
SEC 7, T 3 N, R 1 W, GSRBM	

NO.	DESCRIPTION	DRAWN BY	APPROVED	DATE



BENCHMARKS

3" BRASS CAP FLUSH, STAMPED "CITY OF SURPRISE", NORTH QUARTER CORNER OF SECTION 7, T 3N, R 1W, APPROX. 1,010' WEST OF 157TH AVE. ON GREENWAY RD. ELEVATION=1241.535 (NAVD 88 DATUM)

3" BRASS CAP FLUSH, STAMPED "CITY OF SURPRISE", EAST QUARTER CORNER OF SECTION 7, T 3N, R 1W, INTERSECTION OF ACOMA RD. AND REEMS RD. ELEVATION=1220.019 (NAVD 88 DATUM)

GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

LEGEND

PROPERTY LINE
RIGHT-OF-WAY
SIDEWALK
CURB & GUTTER
WALL
FENCE
BARRICADE
OVERHEAD UTILITIES LINE
UNDERGROUND STORM PIPE AS NOTED
CONCRETE
EDGE OF ASPHALT
ELECTRIC BOX
WATER METER
TRAFFIC SIGNAL BOX
TELEPHONE BOX
UTILITY STUB
MAILBOX
SPIGOT
STORM DRAIN MANHOLE
SANITARY SEWER MANHOLE
WATER VALVE
FIRE HYDRANT
UTILITY POLE
GUY
STREET LIGHT
VAULT & ELECTRIC
TRANSFORMER PAD
TREE
BACKFLOW PREVENTOR

NTS

Date: 04.05.07
Job No.: 0654
Drawn: MA

PRELIMINARY-NOT FOR CONSTRUCTION

Acoma Court PAD

Regional Vicinity Map

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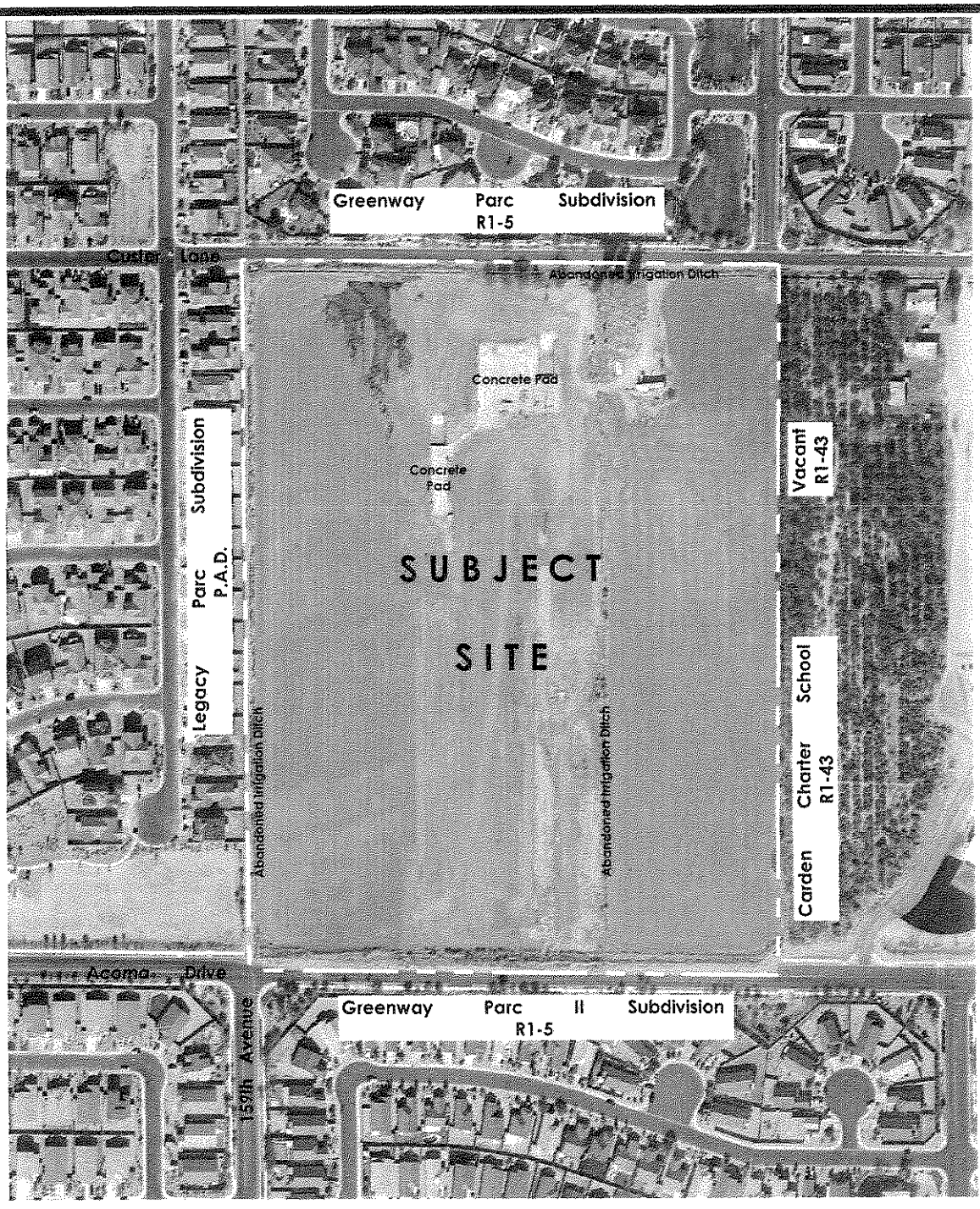
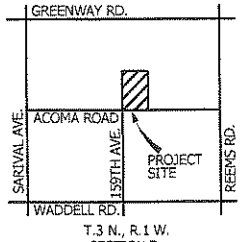


PROJECT DATA

Site Area:	29.56 Gross Acres 28.77 Net Acres
Jurisdiction:	City of Surprise
Existing Zoning:	R1-43
Existing General Plan Land Use:	3-5 DU/AC

VICINITY MAP



T.3 N., R.1 W.
SECTION 7

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Existing Conditions — Surprise, Arizona

SCALE: +/- 1"=300' NORTH

0' 150' 300' 600'

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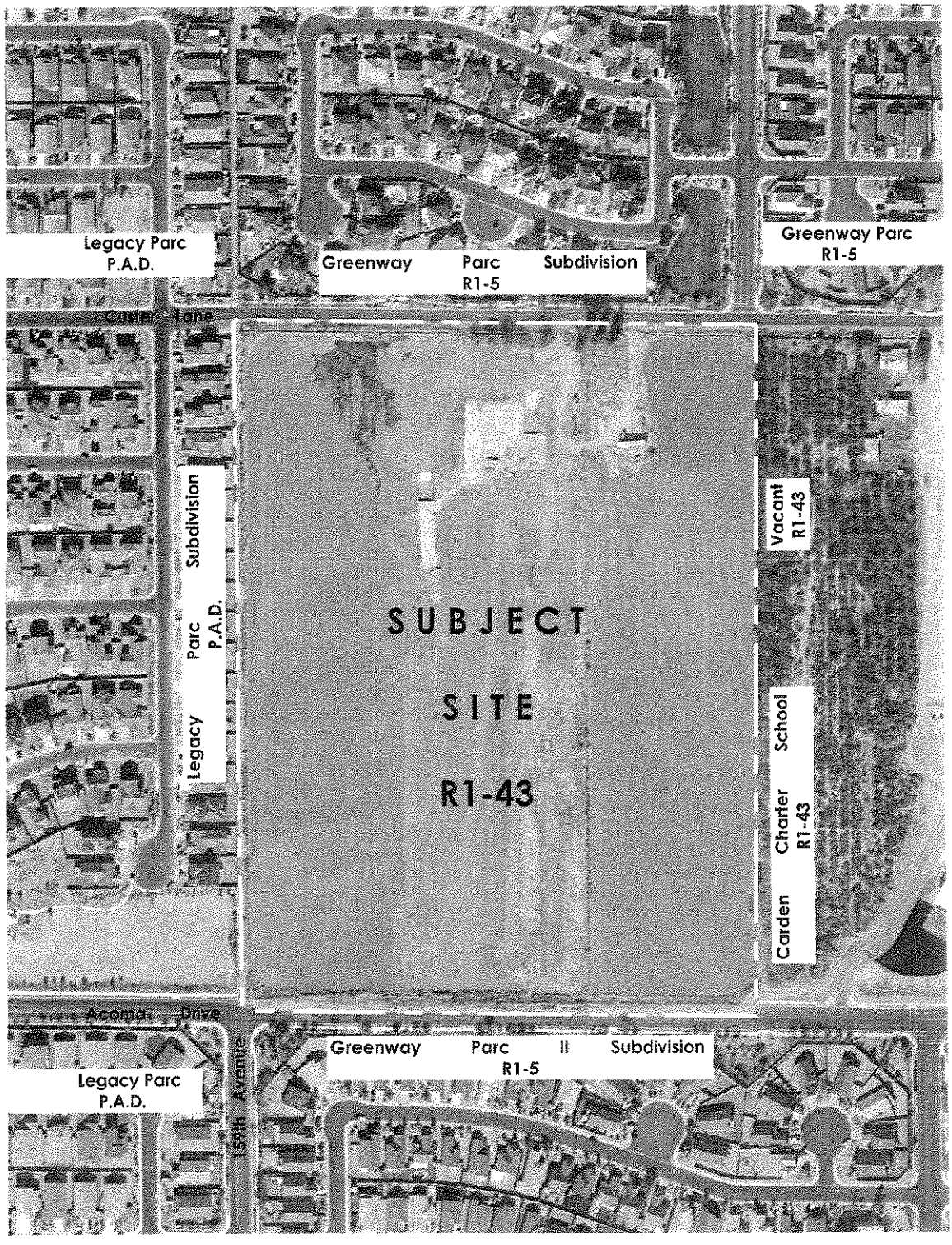
Date: 03.28.07
Job No.: 0654
Drawn: CRB/DS
LVA



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Acoma Court PAD

Existing Zoning

Surprise, Arizona

SCALE: +/- 1"=300' NORTH

0' 150' 300' 600'

Date: 03.28.07
Job No.: 0654
Drawn: CRB/DS
LVA

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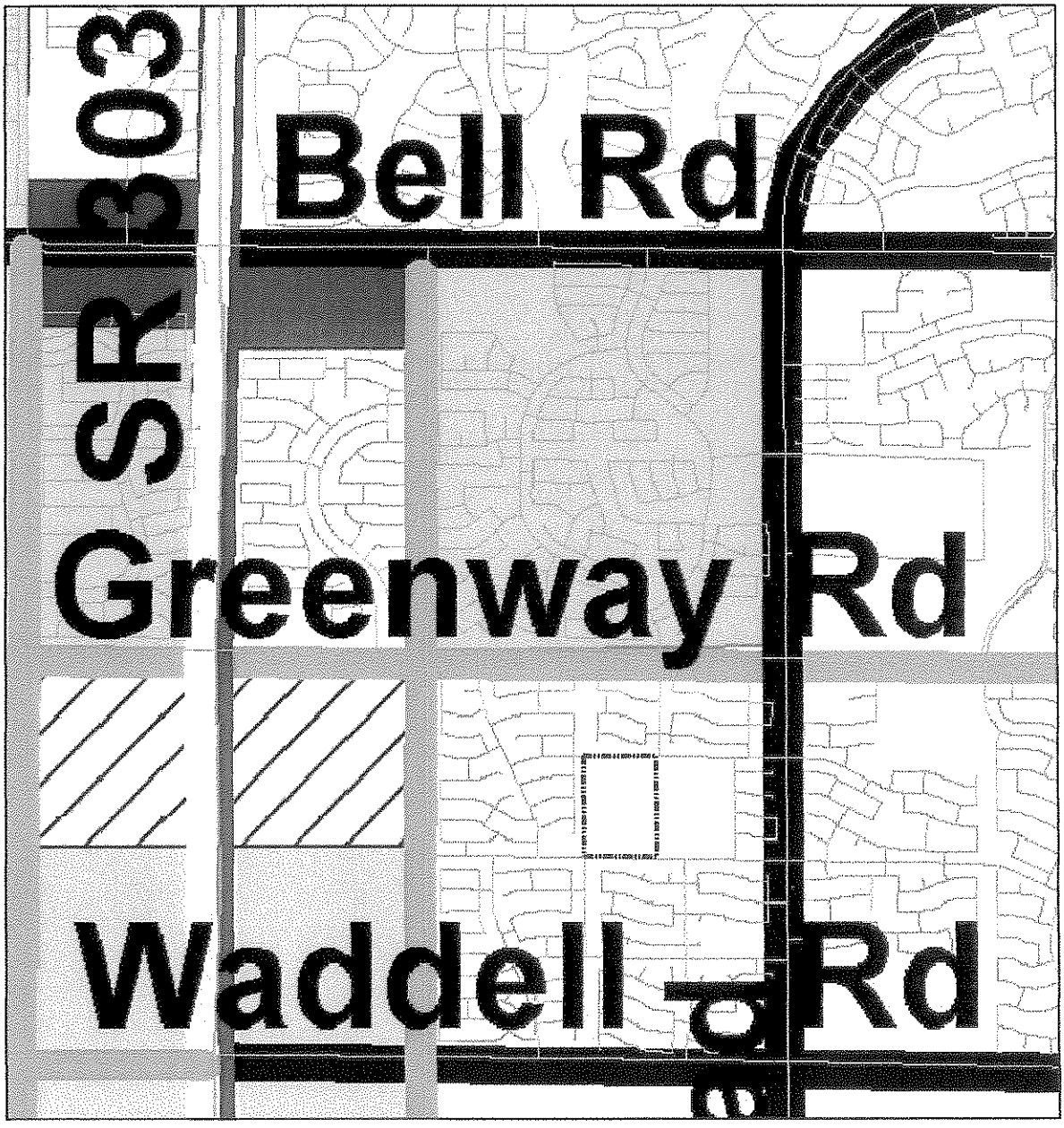

PROJECT BOUNDARY

General Plan Analysis Table

Land Use Type	Acreage	Min. Units	Max. Units
3-5 DU/AC - Low Density Residential	29.56	89	147
Total	29.56	89	147
Average Density (DU/AC)		3.01	4.97

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Existing General Plan Land Use Surprise, Arizona

SCALE: 1"=1000' NORTH
250' 500' 1000'

Date: 10/6/05
Job No. *
Drawn: CB

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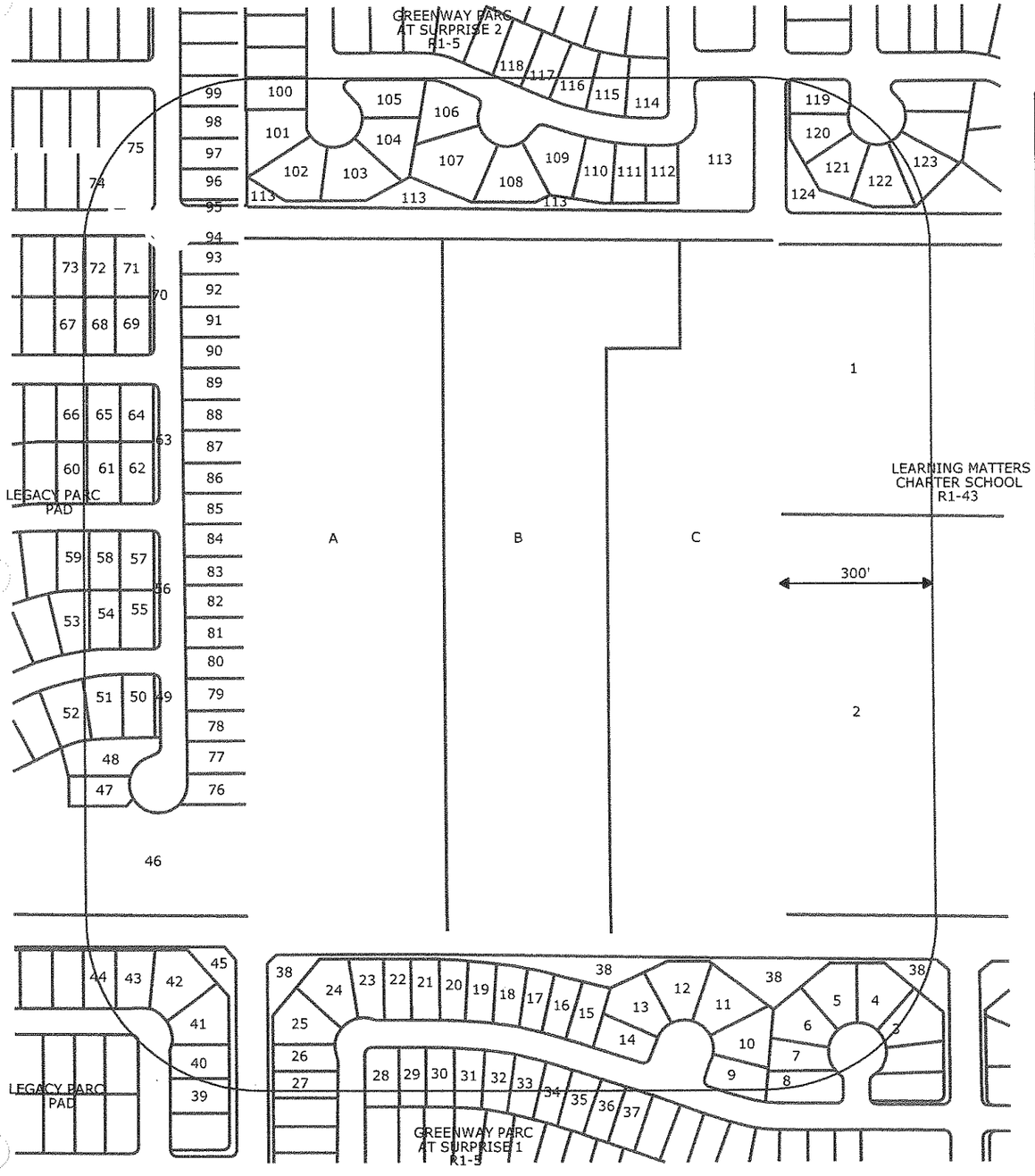

ON-SITE PARCEL OWNERS

ID #	PARCEL #	OWNER
A	501-77-010A	ACOMA LAND COMPANY LLC
B	501-77-010B	ACOMA LAND COMPANY LLC
C	501-92-010A	ACOMA LAND COMPANY LLC

OFF-SITE PARCEL OWNERS

ID #	PARCEL #	OWNER
1	501-77-963	LEARNING MATTERS CHARTER SCHOOL
2	501-77-962	LEARNING MATTERS CHARTER SCHOOL
3	501-92-307	HYSONG GEORGE R/LANEA D
4	501-92-308	BIGLEY JOHN D/LENORA E
5	501-92-309	BETHEA MARCUS L/STACY A
6	501-92-310	CHERWINSKI THEODORE S/SANDRA L
7	501-92-311	BAKER JOHNNY J
8	501-92-312	BLY JOHN A/PEGGY A
9	501-92-313	GRASHEL CHRISTOPHER D/CHERIE H
10	501-92-314	ONISCHWESKI MICHAEL/GAULTNEY JOYCE
11	501-92-315	WHITAKER BERNARD E
12	501-92-316	ROGERS DENISE L/THOMASON DANIEL S
13	501-92-317	DELANEY FLORENCE
14	501-92-318	ROSARIO CHRISTINE
15	501-92-319	MONTOYA DAVID A/DEBBIE L
16	501-92-320	FRENCH MARY J
17	501-92-321	BARDEN ELLA J
18	501-92-322	MORGAN STANLEY MORTGAGE CAPITAL INC
19	501-92-323	BERGER MITCHELL S
20	501-92-324	GREENE KATHLEEN M
21	501-92-325	TURNER THOMAS A
22	501-92-326	PRUETTING CHRISTOPHER J/CHERYL L HEALE
23	501-92-327	DHANI HARMINDER S/POONAM S
24	501-92-328	SLAWSON JAY
25	501-92-329	GATES RANDY F/AMY
26	501-92-330	ZOLLARS JAMES J
27	501-92-331	SINGH GURPREET
28	501-92-460	KEYS ROBERT J
29	501-92-461	GARFIELD BETHANY
30	501-92-462	SWANSON ALFRED ARTHUR
31	501-92-463	ORCHOWSKI ARLINE K
32	501-92-464	GUERRERO PAUL C JR
33	501-92-465	MARTIN MICHAEL
34	501-92-466	ARAPOVIC ZELJKO/VISNJA
35	501-92-467	SMITH JANET L TR
36	501-92-468	STEARN RUDOLPH E/MELISSA SUE
37	501-92-469	SOARES TAMMY S
38	501-92-583	GREENWAY PARC AT SURPRISE TWO HOMEOWNERS ASSO
39	509-11-463	OSMOND DOUGLAS/PAMELA
40	509-11-464	HERNANDEZ HENRY G/JUDY F
41	509-11-465	CISNEROS ELOY F/ERIKA M
42	509-11-466	QUINATA BEN/ANNETTE S
43	509-11-467	CHAN KING H/MING HUUG
44	509-11-468	RALEV IVAN H
45	509-11-549	LEGACY PARC SOUTH HOMEOWNERS ASSOCIATION
46	501-92-693	ANDERSON MICHAEL C
47	501-92-637	MOORE MATTHEW W/KABANUCK SUEANN J
48	501-92-638	DIXON JOHN EDGAR/TAMMY SUE
49	501-92-700	ANDERSON MICHAEL C
50	501-92-645	LEWIS JOSH D/MICHELLE D
51	501-92-644	FRISON KARI L
52	501-92-643	SEARA CARLO/JEWELL-SEARA MEREDITH LORETTA
53	501-92-648	STEELE SANDRA MAE
54	501-92-647	MCFALL ROBERT BRIAN II/ROBERT B
55	501-92-646	WU CHIHCHU/WAN JIUN
56	501-92-699	ANDERSON MICHAEL C
57	501-92-660	MEJIA JAIME
58	501-92-659	SIMON BRUCE J/JAN L
59	501-92-658	LOPEZ JESUS/MARIA D
60	501-92-663	DO AGNES LENGA
61	501-92-662	MAGDA STEFAN
62	501-92-661	ZING ALEJANDRO G
63	501-92-694	ANDERSON MICHAEL C
64	501-92-679	CHASSOT DENIS V/BARBARA A
65	501-92-678	VAN EMMERIK KYLAN/HELENA
66	501-92-677	VALDEZ THEODORE B JR
67	501-92-682	VILLAVICENCIO JUAN/MARTINEZ CHARMAINE
68	501-92-681	CRUZ VICTOR/VICTORIA
69	501-92-680	HANKE STEVEN H/MCCARTHY-HANKE LINDA L
70	501-92-695	ANDERSON MICHAEL C
71	501-92-618	MOORE REYNAUD E
72	501-92-617	ABRAHAM ALBERT/EVANA
73	501-92-616	CURRY TONDALAYA
74	501-92-596	OSTLER TERRI L/KORY M
75	501-92-662	LEGACY PARC HOMEOWNERS ASSOCIATION
76	501-92-636	SMITH JASON DEAN
77	501-92-635	YAP WALTER WAI LUM
78	501-92-634	BAILEY ROBERT A
79	501-92-633	FOGELSON CLINT WAYNE/HEATHER LAUREN
80	501-92-632	PISANKO MICHAEL/VALERIE
81	501-92-631	BURKE WILLIAM R/SARAH J
82	501-92-630	LUKE SHANE ALAN/BRIGETT ANN
83	501-92-629	HOWARD FREDRICK T
84	501-92-628	BEDNAREK BOGDAN
85	501-92-627	WONG MARGARET
86	501-92-626	PARRA LIZETTE
87	501-92-625	SHAMOIEA L ASHLEY
88	501-92-624	SHAMOIEA L MICHAEL
89	501-92-623	CAMPOS MAURILIO/OLIVIA
90	501-92-622	GONZALEZ LILIANA
91	501-92-621	YANG YISONG
92	501-92-620	WOLFE KONRAD L/MAUREEN A
93	501-92-619	ZIMMER MARTY K/BEVERLY A
94	501-92-605	ANDERSON MICHAEL C
95	501-92-864	LEGACY PARC HOMEOWNERS ASSOCIATION
96	501-92-858	DAHDAL IMAD F
97	501-92-857	STEWART STEVEN A/SARAH E
98	501-92-856	HAYDUKE RICK
99	501-92-855	BRISBINE MAX A/SHARON A
100	501-92-029	BACA MARGAREY M
101	501-92-030	WILSON SHARI L
102	501-92-031	
103	501-92-032	HUNT JEFFREY P/BERNADETTE A
104	501-92-033	KNIGHT REBECCA A/JONATHAN W
105	501-92-034	MANDELIN DAVID M/PATRICIA K
106	501-92-035	AUSTIN MICHAEL L/AMANDA M
107	501-92-036	TORRES ADAM N
108	501-92-037	FERRER CARLA/PRIETO MIGUEL
109	501-92-038	MONTANO PATRICIO/JOSEPHINE E TR
110	501-92-039	NEASE CHARLES W TR
111	501-92-040	STEWART KEITH E/ANNE M
112	501-92-041	JONES RICHARD C JR/LANA M
113	501-92-298	GREENWAY PARC AT SURPRISE ONE COMMUNITY ASSOC
114	501-92-042	GONZALES RAYMOND A/ROSA M
115	501-92-043	HUANG SINPEIR
116	501-92-044	THOMAS WADE S/JUDITH A TR
117	501-92-045	PINER JOAN E
118	501-92-046	WATSON JONATHON C/NAOMI J
119	501-92-172	JOHNSON LAWRENCE O/DOROTHY M
120	501-92-171	SIECK RICHARD T/ANGELA J
121	501-92-170	SLP PROPERTY GROUP LLC
122	501-92-169	ROMAN DANIEL J/MOORE MELISSA L
123	501-92-168	SKYY BUNNY
124	501-92-299	GREENWAY PARC AT SURPRISE ONE COMMUNITY ASSOC

Date: 04.05.07
Job No.: 0654
Drawn: MA

NTS

PRELIMINARY-NOT FOR CONSTRUCTION
CONSULTANT/FINAL CONSTRUCTION

Acoma Court PAD
Property Ownership (within 300')

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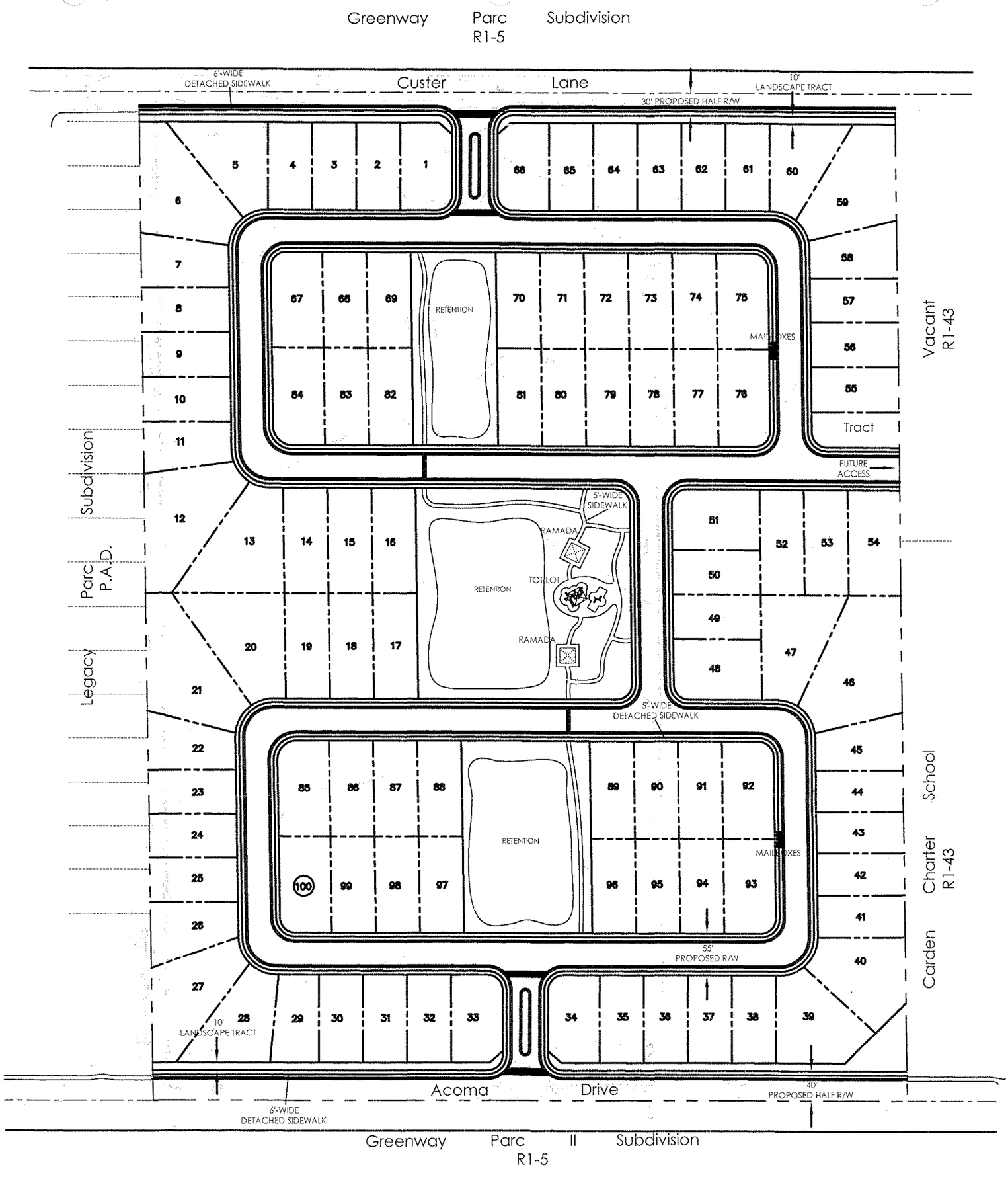
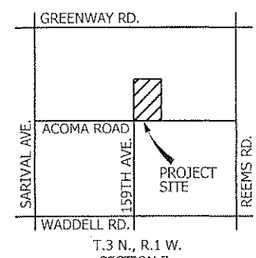


PROJECT DATA

Site Area:	29.56 Gross Acres 28.77 Net Acres
Jurisdiction:	City of Surprise
Existing Zoning:	R1-43
Proposed Zoning:	P.A.D.
Existing General Plan Land Use:	3-5 DU/AC
Proposed Land Use:	Single-Family Residential
Proposed Lot Yield:	100
Proposed Density:	3.38 DU/AC
Minimum Lot Size:	58' x 115' (6,670 S.F.)
Gross Open Space:	3.5 Acres

VICINITY MAP



T.3 N., R.1 W.
SECTION 7

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Conceptual Site Plan — Surprise, Arizona

SCALE: +/- 1"=60' NORTH

0' 30' 60' 120'

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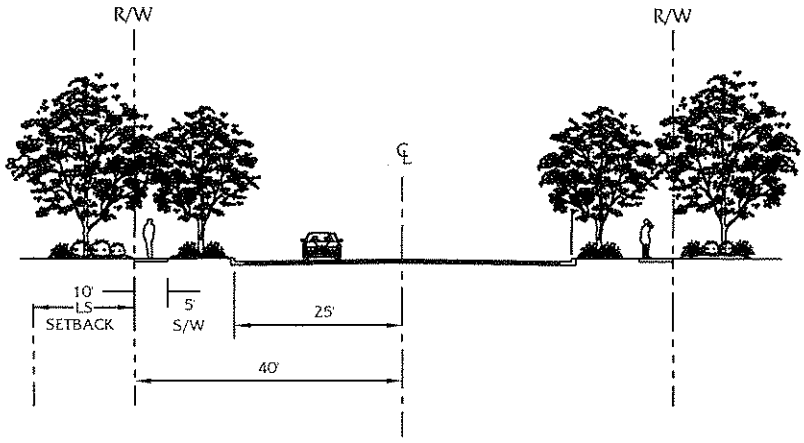
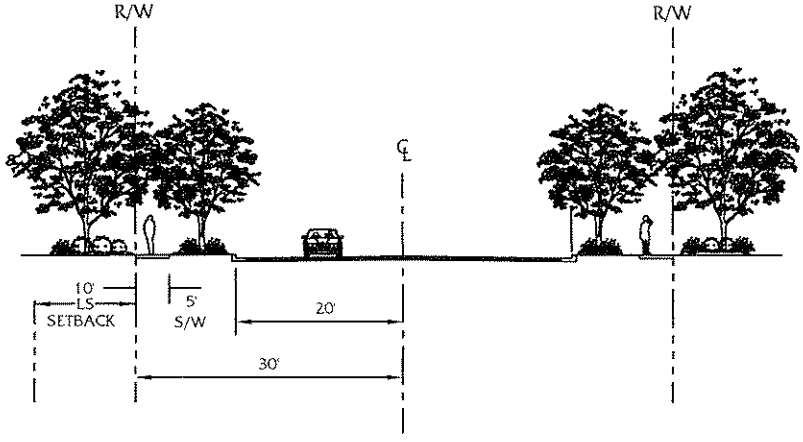
Date: 10 12 06
Job No.: 0654
Drawn: CRB/DS
LVA
Revised: 6.21.07



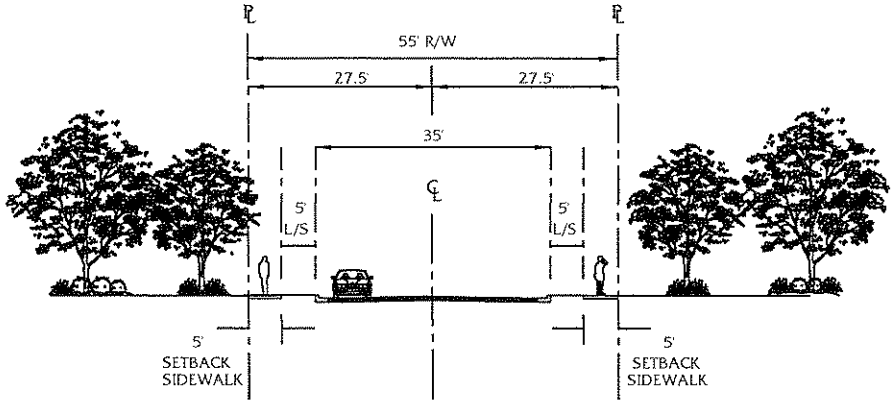
ACOMA DRIVE (Looking East)

(INTERIM SECTION)



CUSTER LANE (Looking West)

(INTERIM SECTION)



RESIDENTIAL COLLECTOR

(INTERIM SECTION)

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Acoma Court PAD

Proposed Roadway Sections

SCALE: +/- 1"=300' NORTH

0' 150' 300' 600'

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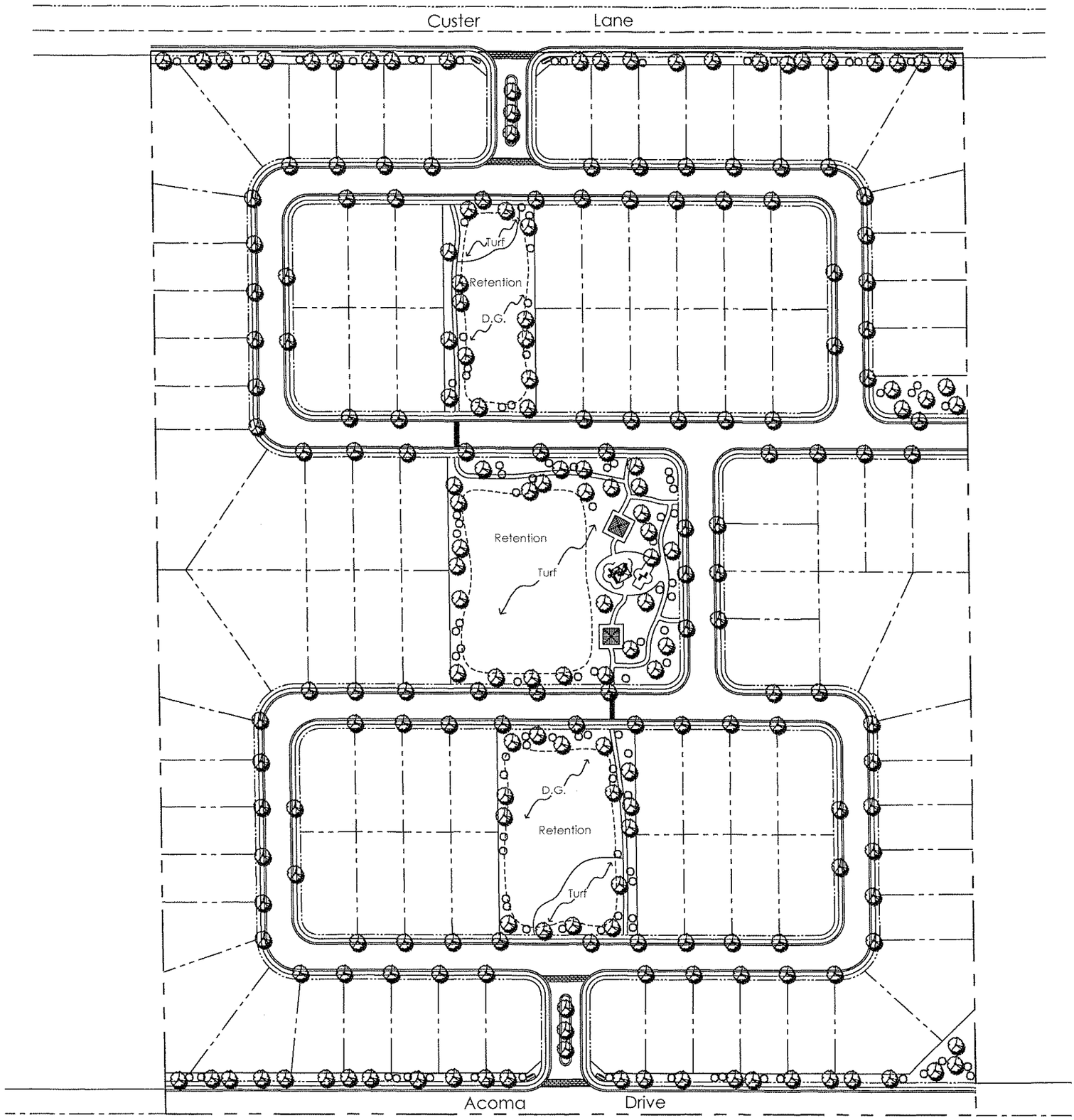
Date: 03.28.07
Job No.: 0654
Drawn: CRB/DS
LVA



LEGEND

Ramada

Tot Lot

5'-Wide Concrete Sidewalk

Crosswalk Pavers

Entry Monument

Notes:
A. Turf areas will be limited to the acitive recreation area within the central amenity, and a small portion of the north and south open space tract. All other common areas will consist of decomposed granite.
B. Plant palette will consist of low-water use sonoran species that adhere to ADWR guidelines. Specific details for proposed plant materials will be shown with the Preliminary Plat.

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Acoma Court PAD

Conceptual Landscape & Open Space Plan — Surprise, AZ

SCALE: +/- 1"=60' NORTH

0' 30' 60' 120'

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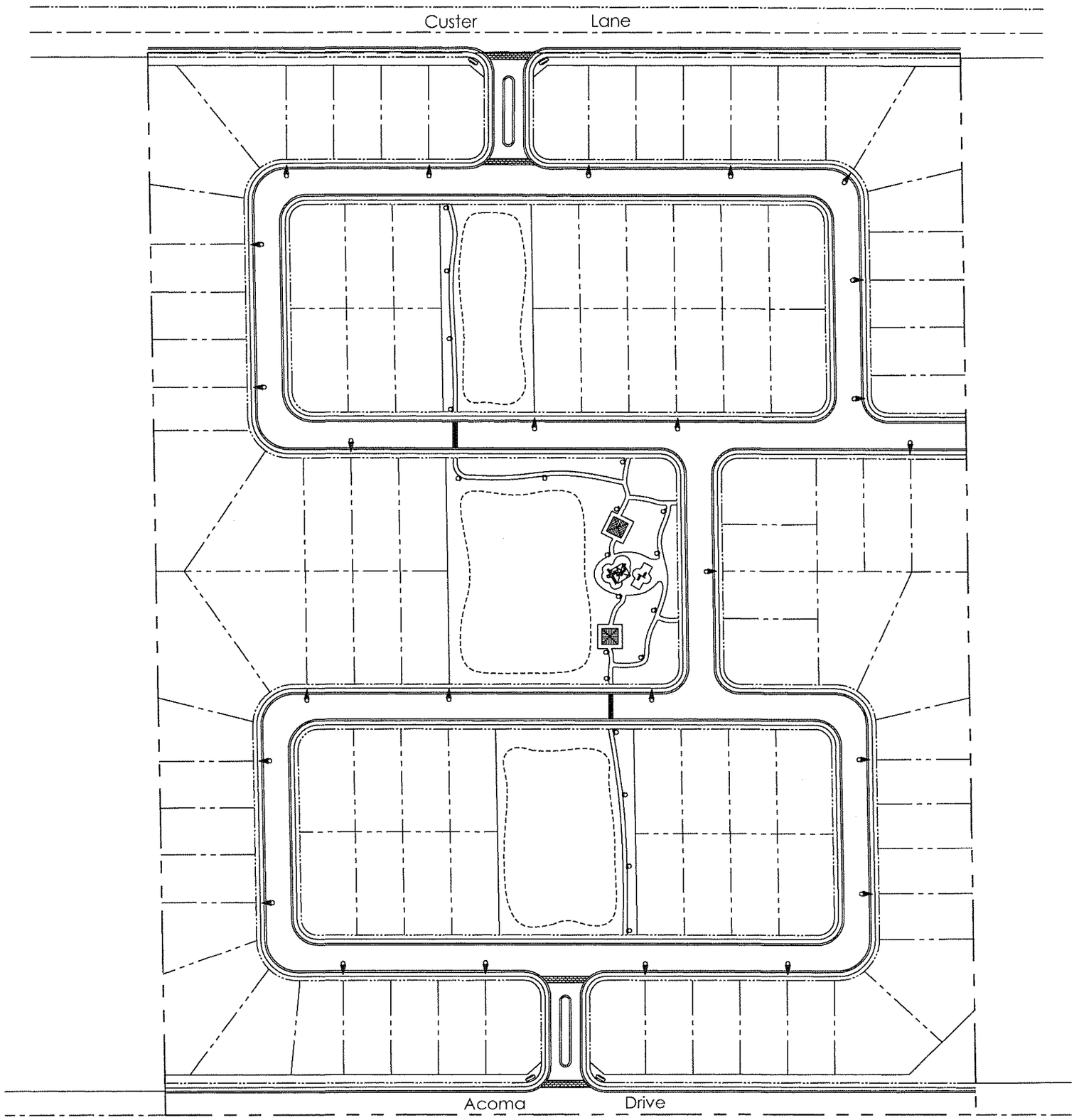
Date: 10.12.06
Job No.: 0654
Drawn: CRB/DS LVA
Revised: 6.21.07



LEGEND

Street Light - 16' Max. Height

Area Light - 6' Max. Height

Notes:
1. Pole-mounted street light fixtures shall be no more than two(2) feet from the face of curb.
2. Lighting shall consist of fully shielded luminaires to prevent any glare or light tresspass onto adjacent property.
3. Pole-mounted street light fixtures shall be more than 16' from finished grade to top of fixture.
4. Area lighting shall be utilized along pedestrain sidewalks within open space areas.
5. Area lighting shall be no more than 6' from finished grade to top of fixture.

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Acoma Court PAD

Conceptual Lighting Plan

Surprise, AZ

SCALE: +/- 1"=60' NORTH

0' 30' 60' 120'

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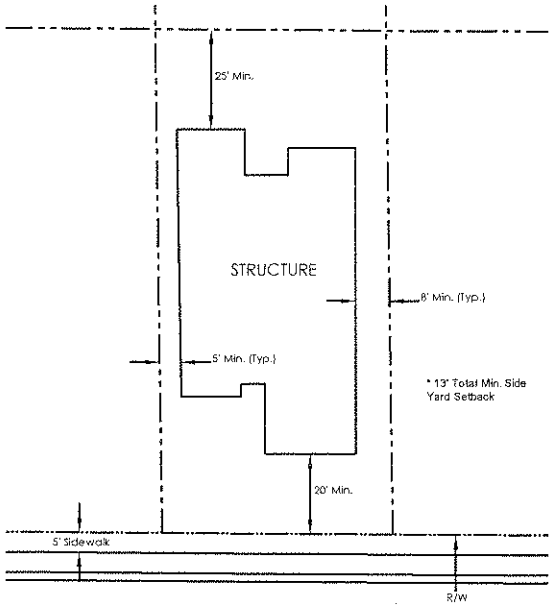
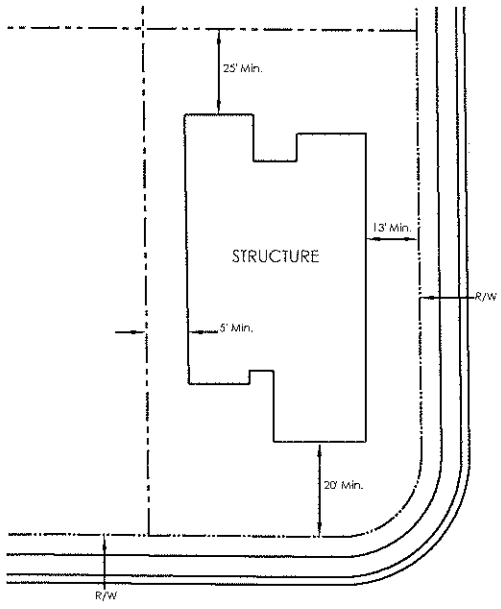
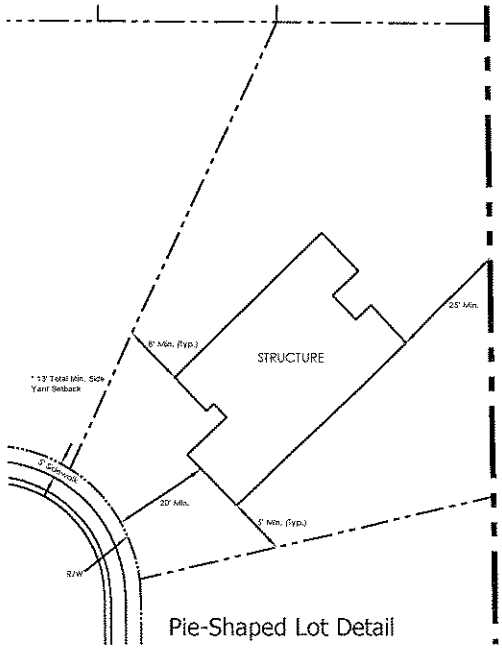
Date: 10.12.06
Job No : 0654
Drawn: CRB/DS LVA
Revised: 6.21.07



Typical Lot Detail



Corner Lot Detail



Pie-Shaped Lot Detail

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Lot Details — Surprise, AZ

SCALE: NOT TO SCALE

NORTH

PRELIMINARY - NOT FOR CONSTRUCTION

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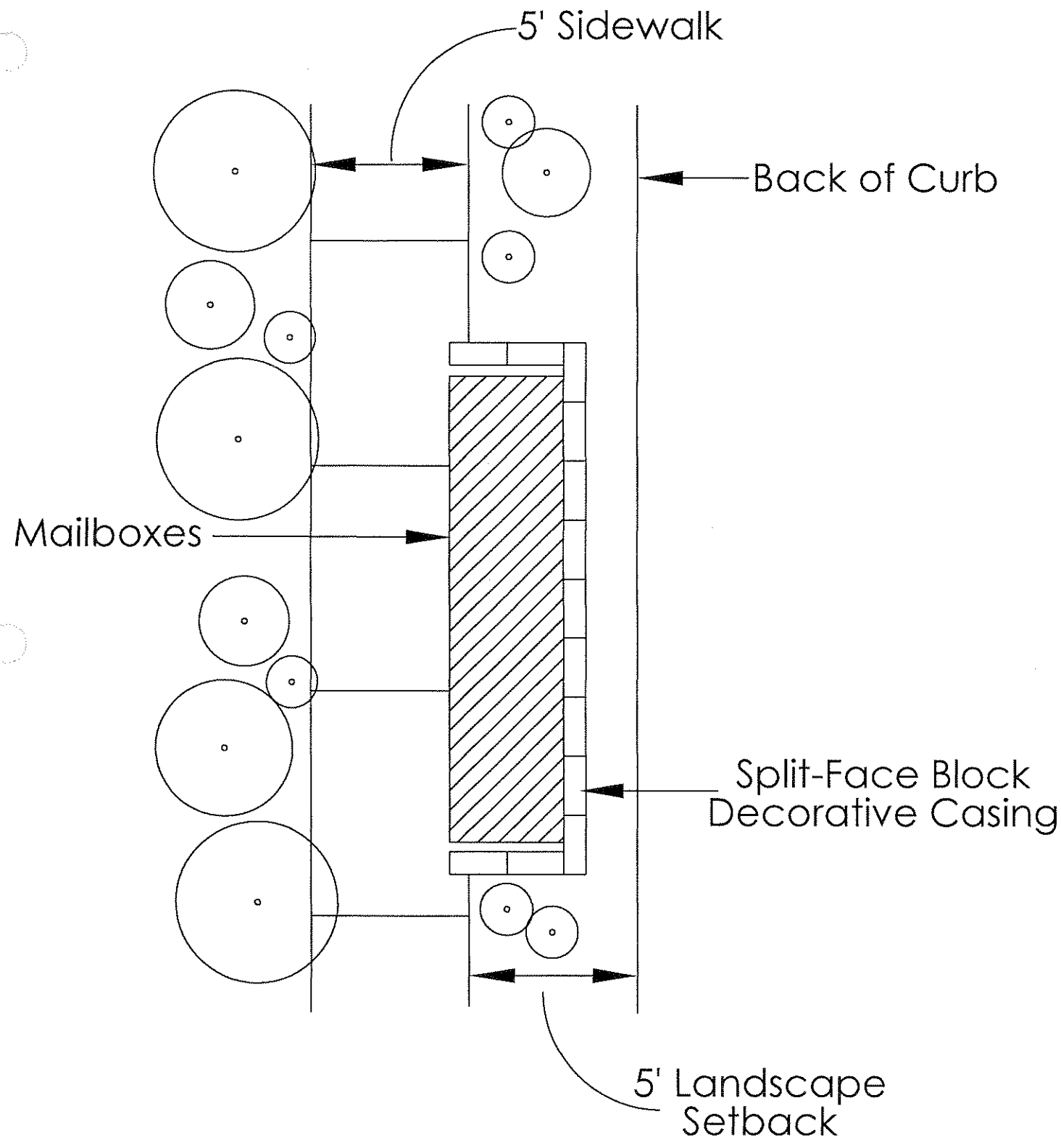
Date: 10.12.06
Job No.: 0654
Drawn: CSB/MDS
LVA
Revised: 5.2.1.07



*Decorative Casting to be in conformance with the United States Postal Services.

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Date: 10.12.06
Job No.: 0634
Drawn: CRB/DS LVA
Revised: 6.21.07