PUBLIC NOTICE
THE ELOY CITY COUNCIL
Meets
MONDAY, SEPTEMBER 23, 2024
6:00 PM
ELOY CITY COUNCIL CHAMBERS
595 NORTH C STREET
ELOY, ARIZONA 85131
For a
REGULAR MEETING

AGENDA

I. Call to Order

II. Roll Call

III. Moment of Silence

IV. Pledge of Allegiance

V. Public Appearances

Those wishing to **ADDRESS THE CITY COUNCIL** may do so by signing in on a form provided by the City Clerk, identifying the topic(s) or agenda item(s). **ACTION** taken as a result of public comment regarding non agenda items will be limited to directing staff to study the matter or rescheduling the matter for further consideration and decision at a later date. **SPEAKERS SHALL BE LIMITED TO THREE (3) MINUTES**.

A. Scheduled

B. Unscheduled

VI. Reports and Announcements

A. Council Members' Announcements

B. Mayor's Announcements

C. City Manager's Announcements

VII. Consent Agenda

ALL ITEMS LISTED WITH AN ASTERISK(*) ARE CONSIDERED TO BE ROUTINE MATTERS AND WILL BE ENACTED BY ONE MOTION AND ONE ROLL CALL VOTE OF THE COUNCIL. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A COUNCIL MEMBER SO REQUESTS, IN WHICH EVENT THE ITEM WILL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED IN ITS NORMAL SEQUENCE ON THE AGENDA.

*A. Approval of Minutes - 9/9/2024 (Regular)

*B. Recommendation to the Arizona Department of Liquor Licenses and Control (ADLLC) for issuance — Mary Myers

of a Series 15 Special Event License to the Eloy Chamber of Commerce for the Eloy Glow event, November 9, 2024.

*C. Adoption of Resolution 24-1590 accepting a grant from the Tohom O'Odham Nation for $98,284.04 to install Playground Shade Structures at Jones and Trekell Parks. — Brian Wright

*D. Approval of a Final Plat for Sonoran Sales Company, Case No. FP2024-001. The proposed Final Plat is a request to replat Tract B of the Eloy Industrial Park subdivision located at 1401 West Chambers Street to create four (4) industrial lots containing a total of 41.54 acres, and dedicate the existing private street, Ivy Court, as a new right-of-way to the City of Eloy. — Dan Symer, AICP

*E. Adoption of Resolution No. 24-1594, approving the submission of an application on behalf of the Eloy Fire District for Proposition 202 grant funds from the Gila River Indian Community (GRIC) in the amount of $84,005.98 for the purchase of two cardiac monitors and equipment accessories. — David Malewitz

VIII. Business: Possible Discussion and/or Action on the Following:

A. Presentation by Pinal County on the 1/2 cent sales tax used throughout Pinal County for roadway improvement and pavement preservation projects. — Matt Rencher

B. Conduct a public hearing and consider the adoption of Resolution No. 24-1592 approving a Conditional Use Permit, Case No CUP2024-003: AT&T AZL01563, to collocate wireless facility communication antennas on the existing 180-foot tall city-owned lattice tower and providing associated equipment on a site located at 95 W. 7th Street. — Dan Symer, AICP

C. Adoption of Resolution No. 24-1593 declaring a public record for that certain document filed with the City Clerk and entitled “1st Amendment to the Rancho Del Sol Brillante Planned Area Development." — Dan Symer, AICP

D. Conduct a public hearing and consider the adoption of Ordinance No. 24-975, approving an Amendment to the Zoning Map, Case No. RZPAD2004-018.A1: Rancho Del Sol Brillante Planned Area Development - Milligan Energy Center. The proposed Zoning Map Amendment is to modify the Rancho Del Sol Brillante Planned Area Development to permit Solar, Utility Scale Generation, and Battery Energy Storage System Facility as an allowed use. Generally, the site is — Dan Symer, AICP

	located north of Shay Road, south of Interstate 10 (I-10), east of Eleven Mile Corner Road and one-half mile west of the State Highway 87/Barrett Road alignment.	
E.	Authorization to enter into a professional services agreement with Willdan Financial Services to update the water and wastewater rate study and long-term financial plan for a fee of $34,000.	Brian Wright
F.	Discussion and consideration of approving Change Order #1 to the contract with Sunrise Engineering for the design of improvements to Sunland Gin Road and Arica Road for an amount not to exceed $35,000 for additional work required for the Hydrology Analysis and Hydraulic Design.	Matt Rencher
G.	Adoption of Resolution No. 24-1588 approving the 2024 Eloy Strategic Plan and corresponding policy document	David Malewitz
H.	Adoption of Ordinance No. 24-974 approving a revision to City Code provisions regarding the City Clerk being appointed by the City Manager and setting an effective date.	Stephen Cooper
I.	Adoption of Resolution No. 24-1591 approving updates and revisions to Policy No. 800 of the City's Administrative Policies and Guidelines Manual removing the City Clerk from the list of exceptions to at-will positions, from Section C. – Eligible Employees	David Malewitz

IX. Executive Session

Possible executive session for discussion/consultation for legal advice with the city attorney and/or city staff concerning any of the agenda items, pursuant to A.R.S. §38-431.03 (A) (3) and (4).

X. Adjournment

POSTED BY 11:30 A.M., ON THURSDAY, SEPTEMBER 19, 2024, AT ELOY CITY HALL, ELOY POST OFFICE, AND CITY WEBSITE: www.eloyaz.gov

THE FACILITY WILL BE OPEN TO THE PUBLIC 30 MINUTES PRIOR TO THE START OF THE MEETING AND SEATING WILL BE AVAILABLE FOR "REASONABLY ANTICIPATED ATTENDANCE."

Mary Myers, MMC, CPM
City Clerk

INDIVIDUALS WITH SPECIAL ACCESSIBILITY NEEDS MAY CONTACT LORENA LaSALDE-RIOS, ADA COORDINATOR FOR THE CITY OF ELOY AT 520-466-9201 OR 520-466-7455 (TDD). IF POSSIBLE, SUCH

REQUESTS SHOULD BE MADE 72 HOURS IN ADVANCE. ONE OR MORE MEMBERS OF THE COUNCIL AND/OR STAFF MAY PARTICIPATE BY TELEPHONIC OR VIDEO MEANS.

Agenda Item VII-A
Date: 9/23/2024

MINUTES OF THE REGULAR MEETING OF
THE ELOY CITY COUNCIL
CITY OF ELOY
595 NORTH C STREET
SEPTEMBER 9, 2024
6:00 P.M.

Staff Present: David Malewitz-City Manager, Mackenzie Letcher-Assistant City Manager, Stephen R. Cooper-City Attorney, Mary Myers-City Clerk, Sylvia Payne-HR Director, Sergio Banales-Police Chief, Paul Anchondo-Community Services Director; Brian Wright-Finance Director

I. CALL TO ORDER

Mayor Micah Powell called the meeting to order at approximately 6:07 p.m.

II. ROLL CALL

Council Members Present: Mayor Micah Powell, ***Vice Mayor Sara Curtis,** Councilmember Sylvia G. Rodriguez, Councilmember ***Andy Sutton, Councilmember,** Jose Garcia, Councilmember Dan Snyder, Councilmember Michelle McKinley-Tarango

***Participated via telephone conference call**

Council Members Absent: None

III. INVOCATION

Mayor Powell asked for a moment of silence.

IV. PLEDGE OF ALLEGIANCE

Councilmember Tarango led the Council and the public in the Pledge of Allegiance.

V. PUBLIC APPEARANCES

A. Scheduled
Tony Smith - 20157 N. Herbert Avenue, Maricopa

Mr. Smith, president and CEO of Pinal Partnership, came forward to advocate for the passage of Proposition 486 that is scheduled to be on the November 5, 2024, general election ballot. The passage of this proposition would allow cities in Pinal County to continue to maintain and improve roads without raising taxes. The road maintenance tax that was originally established in 1986, requires voter approval every 20 years. Mr. Smith wanted the public to know that this tax has been in place for years and has no association with the failed proposition two years ago. He also wanted it known that approval of the proposition would not be a new tax or mean a tax increase. The monies collected from this tax would be split amongst cities in the county based on population and to the county for local road maintenance. Mr. Smith pointed out that Eloy is one of the communities that benefit from this tax. Mr. Smith appealed to voters to approve the proposition in November.

Mayor Powell echoed Mr. Smith's statement that passage of the ½ cent road maintenance fund would not increase taxes.

B. Unscheduled - None

VI. REPORTS AND ANNOUNCEMENTS

A. Council Member Announcements

- Councilmember G. Rodriguez reminded the Council and public of CDLU's annual Fiestas Patrias celebration starting Friday, September 13th at 12:00 p.m. to 11:30 p.m., Saturday, September 14th at Main Street Park.

  Councilmember Garcia said there will be a parade Saturday, at 9:00 a.m., along with great entertainment, food vendors and fun activities for the kids.

- Vice Mayor Curtis conveyed that she just returned from the Toronto Film Festive where Eloy was featured in a film called, "Space Cowboy." The movie is about famous skydiving videographer, Joe Jennings. A lot of the footage was filmed in Eloy. Vice Mayor Curtis said the movie would be coming to the Tucson film festival in October, and would provide more details about the movie soon.

B. Mayor Announcements

Mayor Powell had the following communications:

- Plan to attend the Sun Corridor Metropolitan Planning Organization (SCMPO) meeting in Casa Grande, tomorrow at 9:00 a.m.
- Traveled to Paradise Valley town hall last week with Councilmember Sutton and the city clerk to check out the audio visual system they have for Council meetings. Mayor Powell said the system is similar to Eloy's. and was installed by the same company. He said the city will continue to move forward on

replacing the system to ensure listening and viewing Council meetings are better for the public.

- Gave the welcome speech at the Back to the Patch IV Trailblazers Awards dinner, August 31st. He presented a proclamation to the organization at the dinner.
- Participated in the "Steps of Love Walk" in conjunction with the "Sparrow Campaign," organized by Sargent Violet Maestas. The well attended event held on September 7th was to bring awareness to suicides.

C. City Manager Announcements

Mr. Malewitz had the following announcements:

- The community services department will be hosting a "Glow in the Dark" dodge ball event on Friday, September 13th, from 5:30 p.m. to 7:30 p.m., at the Troy Thomas Community Center.
- Council is invited to two 9/11 events this week. The Central Arizona Community College is hosting an event from 5:30 p.m. to 6:30 p.m., and the Eloy Intermediate School will host a First Responders 9/11 Memorium event, starting at 7:30 a.m. in the cafeteria.
- The police department has two new cadets starting the Gilbert police academy this week.

VII. CONSENT AGENDA

A. Approval of Minutes: 8/26/24 (regular)
B. Recommendation to the Arizona Department of Liquor Licenses and Control (ADLLC) for issuance of a new Series 10 liquor license (beer and wine) to Eloy OK Market, located at 218 W. Frontier Street, Eloy, Arizona. ***(Removed for discussion)***
C. Acceptance of a proposal from Axon Enterprise, Inc., to purchase two (2) Fleet 3 dash-camera systems for two new Chevrolet Tahoe police patrol vehicles, at a cost of $20,707.31.
D. Acceptance of a proposal from MHQ of Arizona for emergency equipment up-fit services for two (2) new Chevrolet Tahoe police vehicles, with pricing per Arizona State Contract # CTR049798-4, for an amount not to exceed $61,000.00.
E. Acceptance of a proposal from MHQ of Arizona for emergency equipment up-fit services for two (2) 2023 Ford F150 Responder trucks, with pricing per Arizona State Contract # CTR049798-3, for an amount not to exceed $67,000.00, using grant funds provided by the Arizona Department of Homeland Security (AZDOHS) under the Operation Stone Garden (OPSG) program.
F. Acceptance of a proposal from Axon Enterprise, Inc., to purchase five (5) Fleet 3 dash-camera systems for five (5) new Ford F150 Responder police trucks at a cost of $51,789.19, using funds provided by the Arizona Department of Emergency and Military Affairs (DEMA) Prosecution and Imprisonment for Border-Related Crimes grant.

G. Acceptance of a proposal from MHQ of Arizona for emergency equipment up-fit services for five Ford F150 Responder police trucks for an amount not to exceed $155,000.00, using funds provided by the Arizona Department of Emergency and Military Affairs (DEMA) Prosecution and Imprisonment for Border-Related Crimes grant.

Mayor Powell requested item VII-B removed from the Consent Agenda for discussion.

A motion was made by Councilmember Garcia and seconded by Councilmember Tarango to remove item VII-B for discussion, and approve the remaining Consent Agenda items as presented, passed unanimously by roll call vote (7-0).

B. RECOMMENDATION TO THE ARIZONA DEPARTMENT OF LIQUOR LICENSES AND CONTROL (ADLLC) FOR ISSUANCE OF A NEW SERIES 10 LIQUOR LICENSE (BEER AND WINE) TO ELOY OK MARKET, LOCATED AT 218 W. FRONTIER STREET, ELOY, ARIZONA.

Staff Cover Sheet Report: *Staff recommends the Council forward a favorable recommendation to the ADLLC for a Series 10 liquor license for the Eloy OK Market.*

At the May 28, 2024,City Council meeting, an application to sell beer and wine at 218 W. Frontier Street (OK Market) was brought before the Council for consideration by owners, Jawaher Abed Awad and Emad Abed El Majid Awad (JR's Market & More). At that meeting, the Council forwarded a favorable recommendation to the ADLLC for the store. However, shortly thereafter, Mr. Awad experienced a serious medical emergency that led to the Awads selling the business to Mr. Dharminder Kumar. As a point of reference, Mr. Kumar is also the owner of the Lucky Star Market.

Mr. Kumar has applied for a new Series 10 (beer and wine) liquor license for Eloy OK Market. If a favorable recommendation is given by the Council, Mr. Kumar would be issued a license to sell unopened beer and wine in its original unopened containers for off-premise consumption at his store. The store is currently open for business. Mr. Kumar was issued an interim liquor license from ADLLC to sell beer and wine while his application is under review pending approval.

Per A.R.S. §4-201(B), a notice of intent to sell alcoholic beverages along with the application was posted on the property site for at least 20 days (8/15/24-9/4/24) for public review and comment. The city clerk's office has not received any questions or comments from the public regarding this application.

FISCAL IMPACT: *There is no fiscal impact to the City.*

Mayor Powell conveyed that on page 3, question 2 of the application, the applicant, Mr. Kumar, stated the distance of the nearest school (Curiel Primary School) is 2 miles from the store. However, based on Google maps, the distance is 1,356 feet. Mayor Powell said he does not want this correction to delay Mr. Kumar's application from moving forward with the ADLLC. He asked Mr. Cooper for legal opinion.

Mr. Cooper conveyed that the Council serves as an advisory to liquor license applications and it is the ADLLC agency that has the final approval. The Arizona Revised Statutes requires businesses that sell alcohol be at least 300 feet from a school. Therefore, Mr. Kumar's application is still in compliance with the statute even with correction to the distance. Mr. Cooper did not see a problem with the application moving forward with an amendment to the distance, if approved by the Council.

A motion was made by Mayor Powell and seconded by Councilmember Snyder to forward a favorable recommendation to the Arizona Department of Liquor Licenses and Control (ADLLC) for issuance of a Series 10 liquor license (beer and wine) to Eloy OK Market, located at 218 W. Frontier Street, Eloy Arizona, with the following amendment: **Change the distance of nearest school (Curiel Primary School) from 2 miles to 1,356 feet.** The motion passed unanimously by roll call vote (7-0).

VIII. BUSINESS

No business items presented.

IX. EXECUTIVE SESSION

A motion was made by Mayor Powell and seconded by Councilmember Tarango to hold an executive session at approximately 6:24 p.m., for approximately one (1) hour with the City Attorney, City Manager, Assistant City Manager and City Clerk (note taking) for:

Discussion concerning retirement of City Clerk and discussion of City Clerk position under City Staff organizational chart and City Code and process to appoint a new City Clerk. The City Council may also discuss this matter with discussions with the City Clerk, City Manager, City Attorney and other administrative staff pursuant to A.R.S. § 38-431.03(A)(1), (2), (3), (4) and (9).

The motion passed unanimously (7-0).

Mayor Powell reconvened the public meeting at approximately 7:20 p.m.

It was the consensus of the Council to have staff proceed as directed in executive session with the city clerk position.

X. ADJOURNMENT

There being no further business, Mayor Powell adjourned the meeting at approximately 7:21 p.m.

_____
Micah Powell, Mayor

ATTEST:

_____
Mary Myers, City Clerk

CITY OF ELOY
REQUEST FOR COUNCIL ACTION

Agenda Item: VII.B.

Date: 9/23/2024

Date submitted: 09/06/2024 **Date requested:** 9/23/2024	**Action:** Formal	**Subject: Recommendation to the Arizona Department of Liquor Licenses and Control (ADLLC) for issuance of a Series 15 Special Event License to the Eloy Chamber of Commerce for the Eloy Glow event, November 9, 2024.**

TO: Mayor and City Council

FROM: Mary Myers, City Clerk

RECOMMENDATION:

Staff recommends Council forward a favorable recommendation to the ADLLC for issuance of a Series 15 special event liquor license to the Eloy Chamber of Commerce.

DISCUSSION:

Andrew Rodriguez, Executive Director of the Eloy Chamber of Commerce, is requesting a favorable recommendation from the City Council to the ADLLC for issuance of a Series 15 special event liquor license for their annual Eloy Glow event. The event will be held November 9, 2024, from 3:00 p.m. to 10:00 p.m., at the Eloy Jr. High School, located at 404 E. Phoenix Avenue in Eloy. The special event liquor license would permit the Chamber to sell beer and wine to individuals who are of legal age at the event. All alcohol sold at the event must be consumed on-site. Fencing and barriers will be installed to secure the area. The Chamber will have security personnel present to ensure Arizona liquor laws are adhered to and IDs are checked when needed. One hundred percent (100%) of the proceeds generated from the selling of alcohol will go to the Eloy Chamber of Commerce.

A special event liquor license is a temporary, non-transferable license. Alcohol can only be sold for the period authorized on the license. The license is automatically terminated upon closing of the last day of the event or the expiration of the license, whichever occurs first.

FISCAL IMPACT:

There is no fiscal impact to the City.

Approved as to Form:

Stephen R. Cooper, City Attorney

CSR:
Amount:

SPECIAL EVENT LICENSE
APPLICATION FEE $25.00 PER DAY

Arizona Department of Liquor Licenses and Control
800 W. Washington St. 5th Floor Phoenix, AZ 85007
(602) 542-5141

DLLC USE ONLY
Job #:
Date Accepted:
CSR:
License #:

Application MUST be submitted to the Department of Liquor 10 days prior to the event.

SECTION 1 **Applicant must be a member of a qualifying nonprofit organization, political party, or Government entity and authorized by an Officer, Director, or Chairperson of the Organization.**

1. Applicant: Rodriguez (Last) Andrew (First) Angel (Middle)
(Must be an Officer/Member of the Non Profit Entity)
2. Applicant's mailing address: 515 N. Main Street (Street) Eloy (City) AZ (State) 85131 (Zip)
3. Applicants home/cell phone: 520-280-8164 Applicant's business phone: 520-466-3411
4. Applicant's email address: andrew@eloychamber.com
5. Special Event Name: Eloy Glow
6. Name of Non-Profit Organization, Candidate or Political Party/Gov.: Eloy Chamber of Commerce
7. Non-Profit/IRS Tax Exempt Number: 86-0292290
8. Arizona Corporation Commission File #: 13467240 If out of State please specify: _____
(Attach letter of good standing)
9. Event Location Name: Eloy Jr. High School
10. Event Address: 404 E. Phoenix Ave. Eloy, AZ 85131

Dates and Hours of Event - Days must be consecutive and may not exceed 10 consecutive days.

****SEPARATE APPLICATION FOR EACH "NON-CONSECUTIVE" DAY****

Days	Date	Day of Week	Event Start Time AM/PM	License End Time AM/PM
DAY 1:	11/09/2024	Saturday	3 pm	10 pm
DAY 2:				
DAY 3:				
DAY 4:				
DAY 5:				
DAY 6:				
DAY 7:				
DAY 8:				
DAY 9:				
DAY10:				

Individuals requiring ADA accommodations please call (602)542-2999

SECTION 2 What type of security and control measures will you take to prevent violations of liquor laws at this event?
(List type and number of police/security personnel and type of fencing or control barriers, if applicable.)

6 Number of Police 15 Number of Security Personnel ☑ Fencing ☑ Barriers

Must explain security measures: Will have a fence in beer garden under a tent. Everyones ID will be checked prior entering the area by security staff.

SECTION 3 What is the purpose of this event?

☑ **On-site consumption** ☐ **Off-site (auction/wine/distilled spirits pull)** ☐ **Both**

How is this special event going to conduct all dispensing, serving, and selling of spirituous liquors?
Check one of the following boxes. (R-19-318)

A) ☑ Special Event being held on an **unlicensed** premises will require approval and signature by the Local Governing Body on page 3. (If checked move to section 4)

B) ☐ Will this event be held on a currently licensed premises and within the already approved and licensed area?
(Must attach a letter from the licensed premises with an explanation of the option checked below)

Name of Business	**License Number**	**Phone (Include Area Code)**

☐ Place license in non-use - *Special Event Licensee selling all alcohol without retailer involvement*
Must attach letter from the location suspending license for duration of special event

☐ Dispense and serve all spirituous liquors under retailer's license – *Business operates normally, minimum of 25% of gross revenue from alcohol sales is donated to licensee*

☐ Dispense and serve all spirituous liquors under special event - *The special event licensee is in charge of selling alcohol that was purchased or donated by the special event licensee. The retailers existing alcohol inventory must be separated from any alcohol used during the special event.* **Must attach letter from the location suspending license for duration of special event**

☐ Split premise between special event and retail location - *Both the special event licensee and the retailer will conduct sales of alcohol. (These sales will be done in separate areas. If alcohol is donated or purchased by the special event licensee it must be in a separate area than the alcohol that is dispensed by the licensed retailer.)*

☐ **Off Sale only - *Wine/Distilled Spirits Pull, Live or Silent Auctions*** – *Retailer will still be permitted to conduct all normal sale and service of alcohol.*

SECTION 4

1. Has the applicant been convicted of a felony, or had a liquor license revoked within the last five (5) years?

☐ **Yes** ☑ **No** If yes, attach letter of explanation.

2. How many special event days have been issued to this organization during the calendar year? 0

3. Is the Organization using the services of a Special Event Contractor? (*A licensee can utilize the services of a special event contractor who may purchase and sell alcohol on behalf of the licensee. If no special event contractor is listed, the licensee is responsible for the sales and service of alcohol.)*

☐ **Yes** ☑ **No** If yes, please provide the Name of the Special Event Contractor: _____

4. Is the organization using the services of a series 6, 7, 11, or 12 licensee to manage the sale or service of alcohol? (Licensees who hold a series 6, 7, 11, or 12 license are automatically qualified to be the special event contractor)

☐ **Yes** ☑ **No** If yes, please provide the Name of Licensee: _____ License #: _____

5. List the name of the Individual or Organization that will receive revenues, **MUST EQUAL 100 PERCENT.**

Attach additional sheet if necessary.

Name: Eloy Chamber of Commerce Percentage: 100

Address: 515 N. Main St (Street) Eloy (City) AZ (State) 85131 (Zip)

Name: _____ Percentage: _____

Address: _____ (Street) _____ (City) _____ (State) _____ (Zip)

Please read A.R.S. § 4-203.02 Special event license; rules and R19-1-205 Requirements for a Special Event License.

ALL ALCOHOLIC BEVERAGE SALES MUST BE FOR CONSUMPTION AT THE EVENT SITE ONLY.

NO ALCOHOLIC BEVERAGES SHALL LEAVE A SPECIAL EVENT UNLESS THEY ARE IN AUCTION WINE OR DISTILLED SPIRITS PULL SEALED CONTAINERS OR THE SPECIAL EVENT LICENSE IS STACKED WITH WINE /CRAFT DISTILLERY FESTIVAL LICENSE.

SECTION 5 License premises diagram. The licensed premises for your special event is the area in which you are authorized to sell, dispense or serve alcoholic beverages under the provisions of your license. Please attach a diagram of your special event licensed premises. Please show dimensions, serving areas, fencing, barricades, or other control measures and security position.

ATTACH DIAGRAM

If the special event will be held at a location without a permanent liquor license or if the event will be on any portion of a location that is not covered by the existing liquor license, this application must be approved by the local governing body before submitting to the Department of Liquor Licenses and Control. *Please contact the local governing board for additional information.*

APPLICANT SIGNATURE

Declaration:

I, (Print Name) Andrew Rodriguez, declare under penalty of perjury that I am authorized to submit this application. I have read the contents of this application, and to the best of my knowledge believe all statements made on this application to be true, correct and complete.

Signature

LOCAL GOVERNING BODY

Date Received: _____

I, _____ (Government Official) _____ (Title) recommend ☐APPROVAL ☐ DISAPPROVAL

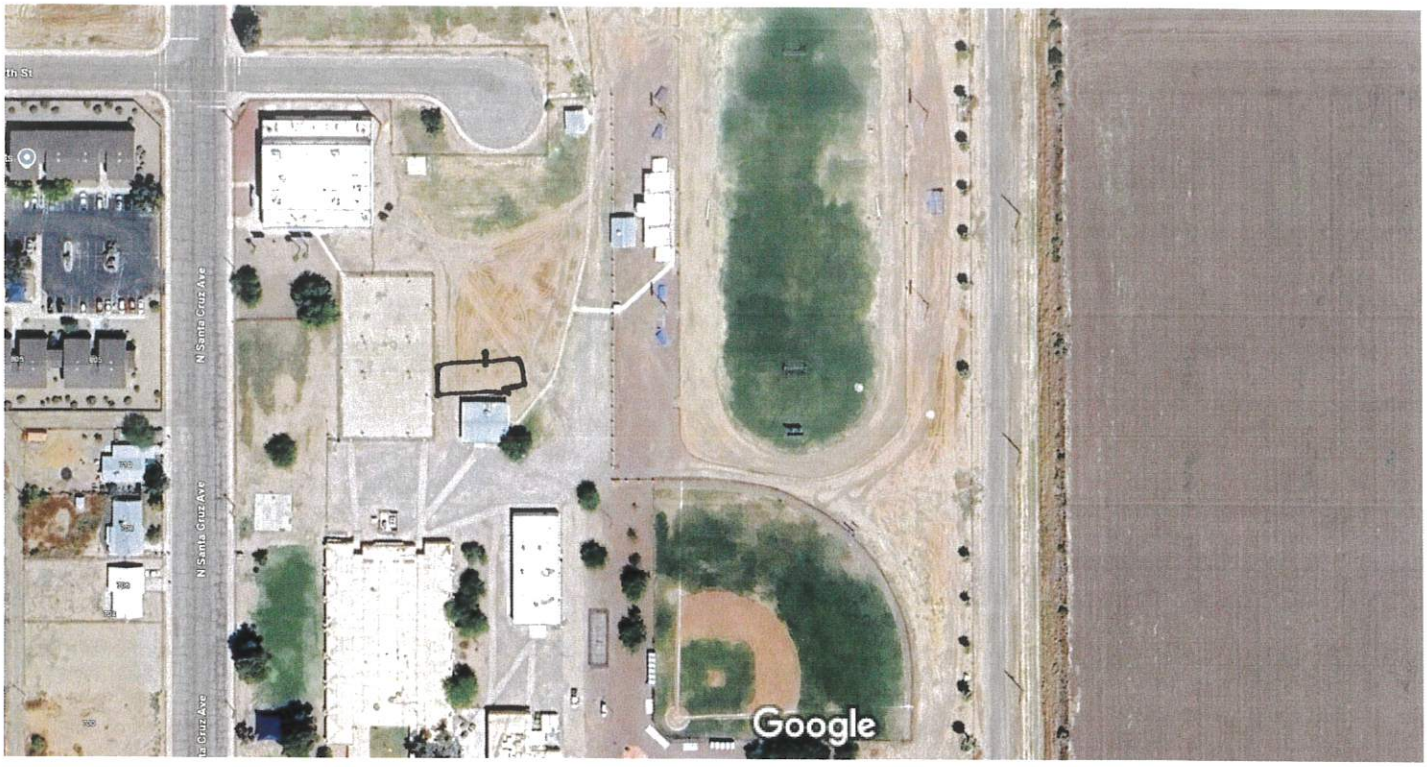
On behalf of _____ (City, Town, County), _____ Signature, _____ Date, _____ Phone

The local governing body (city, town or municipality where the fair/festival will take place) may require additional applications to be completed and submitted. Please check with local government as to how far in advance they require these applications to be submitted. Additional licensing fees may also be required before approval may be granted.

AZDLLC USE ONLY

☐APPROVAL ☐ DISAPPROVAL BY: _____ DATE: _____

Google Maps



Imagery ©2024 Airbus, Maxar Technologies, Map data ©2024 Google 50 ft

□ - Beer garden Fence

1 - ID check - Officer
Enter / Exit

MINUTES OF REGULAR BOARD MEETING

JULY 12, 2024

BOARD OF TRUSTEES

ELOY ELEMENTARY

Mr. Moran opened the Regular Board Meeting of the Board of Trustees of Eloy Elementary. The meeting was held on July 12, 2024, commencing at 9:00 A. M. at the district office at 1011 North Sunshine Blvd., Eloy Arizona 85131.

Members present: Mr. Ralph Moran, and Mrs. Maggie Whatley and Miss Caulton appearing telephonically. Ms. Ogle was absent. Ms. Ruby James, Superintendent and Leticia Jimenez, Business Manager, were also present.

A. OPENING OF MEETING: Mr. Moran, Board Member
B. PLEDGE OF ALLEGIANCE: Recited
C. CALL TO THE PUBLIC: None

Individuals will speak at the beginning of the meeting. (Board members will not be able to respond to comments from the audience that are not an agenda item (ARS 38-432.02(h). Each patron will be allowed 3 minutes to address the board.

During an open session, the Board shall not hear personal complaints against school personnel, or a person connected with the district. Policies K.E.B. are provided by the Board for the disposition of legitimate complaints, including those involving individuals.

D. BOARD REPORT: No Board Report

E. SUPERINTENDENT'S REPORT: No Report

F. MONTHLY REPORTS
   1. Review Student Report – Tonya Delgado – No Report
   2. Review Cafeteria Report – Irene Patino – No Report

G. BUSINESS AGENDA

H. OLD BUSINESS – No old business

I. NEW BUSINESS
   1. Discussion/Action/Vote on FY 2025 Adopted Budget – No change from the Proposed Budget

   As presented, Mrs. Whatley made the motion to approve the FY 2025 Adopted Budget. Ms. Caulton SECONDED the motion. Motion Passed (3-0).

2. Discussion/Action/Vote Granting permission for the Glow Eloy event to sell liquor as this is their event fundraiser. This event will not be associated with Eloy Elementary.

As presented, Mrs. Whatley made the motion to approve granting permission for the Glow Eloy event to sell liquor. Miss. Caulton SECONDED the motion. Motion passed. (3-0).

3. Discussion/Action/Vote Granting Permission for the Arizona Rangers of Pinal Company, who will assist the Eloy Police Department with security by utilizing uniformed and armed security Randers.

As presented, Mrs. Whatley made the motion to approve Granting Permission for the Arizona Rangers of Pinal Company by utilizing uniformed and armed security Randers. Miss. Caulton SECONDED the motion. Motion passed. (3-0).

J. PERSONNEL:

1. Discussion/Action/Vote Approving Staff Resignation(s): Johnny Lopez, Facility Maintenance Director, and Brenda Vick, at Curiel School.

As presented, Miss. Caulton made the motion to approve Staff Resignation(s): Johnny Lopez, Facility Maintenance Director and Branda Vick at Curiel School. Mrs. Whatley SECONDED the motion. Motion passed. (3-0).

K. ADJOURNMENT:

Mrs. Whatley made the motion to adjourn. Miss Caulton SECONDED the motion. Motion passed. (3 – 0). Meeting adjourned at 9:46 AM.

Respectfully submitted.

Irene Patino, Board Secretary

Ralph Moran, Board Member

CITY OF ELOY
REQUEST FOR COUNCIL ACTION

Agenda Item: **VII.C.**
Date: **9/23/2024**

Date submitted: 09/11/2024 **Date requested:** 9/23/2024	**Action:** Resolution	**Subject: Adoption of Resolution 24-1590 accepting a grant from the Tohom O'Odham Nation for $98,284.04 to install Playground Shade Structures at Jones and Trekell Parks.**

TO: Mayor and City Council

FROM: Brian Wright, Finance Director

RECOMMENDATION:
Staff recommends that the City Council adopt Resolution 24-1590, accepting a $98,284.04 grant from the Tohom O'Odham Nation to install Playground Shade Structures at Jones and Trekell Parks.

DISCUSSION:
The City of Eloy has received notification from the Tohono O'odham Office of the Chairman that the 2024 application submitted for the Playground Shade Structure Installation Project has been recommended for approval. The City must submit a resolution acknowledging our willingness to accept $98,248.04 over a one (1) year period. Funds would be used to install two (2) shade structures over existing playground equipment at Jones and Trekell Parks.

FISCAL IMPACT:
The grant will be tracked out of the grants fund where there is fiscal capacity to accept this grant. The grant fiscal impact will be $98,284.04.

Approved as to Form:

Stephen R. Cooper, City Attorney

RESOLUTION NO.: 24-1590

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF ELOY, ARIZONA, TO ACCEPT A GRANT FROM THE TOHONO O'ODHAM NATION STATE-SHARED REVENUE PROGRAM FUNDS.

WHEREAS, the City of Eloy is desirous of undertaking activities that will benefit the general public; and

WHEREAS, the Tohono O'odham Nation, in accordance with Proposition 202, through their State-Shared Revenue Program, provides funds to cities, towns and counties for government services that benefit the general public concentrating on the areas of public safety, transportation, health care, economic development and education; and

WHEREAS, the City of Eloy 2024 grant application submitted to the Tohono O'odham Nation State-Shared Revenue Program has been recommended for approval, and the City of Eloy is willing to accept a $98,248.04 grant to be paid over a period of one (1) year for the **Playground Shade Structure Installation Project**, and

WHEREAS, grantees of the Tohono O'odham State-Shared Revenue Program funds are required to comply with the program process and procedures as set forth by the Tohono O'odham Nation,

NOW, THEREFORE, BE IT RESOLVED THAT THE MAYOR AND CITY COUNCIL OF THE CITY OF ELOY, ARIZONA, hereby approves the acceptance of a $98,248.04 grant, to be paid over a period of one (1) year from the Tohono O'odham Nation State-Shared Revenue Program funds.

BE IT FURTHER RESOLVED THAT THE MAYOR AND CITY COUNCIL OF THE CITY OF ELOY agree to comply with all appropriate procedures, guidelines, and requirements established by the Tohono O'odham Nation.

BE IT FINALLY RESOLVED THAT THE MAYOR AND CITY COUNCIL OF THE CITY OF ELOY are hereby authorized to direct and execute all documents so as to fulfill the acceptance requirements of the Tohono O'odham Nation State-Shared Revenue Program, therein.

PASSED AND ADOPTED by the Mayor and City Council of the City of Eloy, Arizona, **this 23rd day of September, 2024**.

APPROVED:

_____
Micah Powell, Mayor

ATTEST:

_____
Mary Myers, City Clerk

APPROVED AS TO FORM:

_____
Stephen R. Cooper, City Attorney

GRANT-IN-AID AGREEMENT
BETWEEN
THE TOHONO O'ODHAM NATION
AND
CITY OF ELOY, AZ

THIS GRANT-IN-AID AGREEMENT ("Agreement") is between the Tohono O'odham Nation, a federally recognized Indian tribe (the "Nation"), and the City of ELOY, AZ, a political subdivision of the State of Arizona ("City").

RECITALS

The Nation desires to convey to City a portion of its annual 12% local revenue-sharing contribution ("Contribution") to be used by City and City recipients for services that benefit the general public.

The Constitution of the Tohono O'odham Nation, Article VI, Section 1(f) provides that the Tohono O'odham Legislative Council is authorized to negotiate and conclude agreements on behalf of the Nation with Federal, State, and local governments.

The Constitution of the Tohono O'odham Nation Article VII, Section 2(f) provides that the Chairman of the Nation is the official representative of the Nation; and as such, upon passage of a Resolution by the Legislative Council approving of any agreement with Federal, State, and local governments, the Chairman is authorized to sign such agreements on behalf of the Nation.

Under A.R.S. § 5-601.02(H)(4), City may receive monies from the Nation for services identified by the Nation that benefit the general public, including public safety, mitigation of gaming impacts, and promotion of commerce and economic development.

City is authorized by A.R.S. § 11-951 through § 11-954 to enter into agreements for joint or cooperative actions with public agencies.

Now, therefore, in consideration of the mutual promises contained herein, the parties hereby agree as follows:

AGREEMENT

1. **Purpose**. The purpose of this Agreement is to set forth the rights and responsibilities of the parties with respect to the payment and distribution of the Contribution, as hereinafter defined.

2. **Contribution**. On execution of this Agreement, the Nation will issue payment to the City in the amount described in Schedule A (the "Contribution") for the purpose(s) detailed in Schedule A. City will distribute funds directly to the recipients ("Recipients") listed in Schedule A.

3. **Disbursement of Contribution**.
    a. **Disbursing Contribution and Recordkeeping.** City is responsible for disbursing the Contribution consistent with this Agreement. Within a reasonable time following receipt of the Contribution from the Nation, City shall distribute the Contribution per City policies and procedures governing the disbursement of these funds. City shall keep and maintain records relating to the disbursements and this Agreement.
    b. **Post-Disbursement Responsibilities**. When applicable, the parties agree that City will be acting as a conduit for distribution of the Contribution to the Recipient. Upon distribution of the Contribution to the Recipients as identified in Section 2 of this Agreement, the City shall have no further responsibility to the Nation with respect to such funds or the use thereof by the Recipients. Therefore, upon the City's disbursement of the Contribution to a Recipient as provided in Section 2, the Nation shall release the City from any and all claims, demands, debts, liabilities, or obligations that may arise in the event that a Recipient fails to expend the Contribution in accord with Section 2. The Nation further agrees that the City shall have no obligation to reimburse the Nation the amount of the Contribution after the City disburses the Contribution to a Recipient and that the Nation shall look solely to the Recipient for repayment of the Contribution if the Contribution is not used for the intended purposes.

4. **Term and Termination.**
    a. **Effective Date.** This Agreement shall become effective when all parties have signed. The date this Agreement is signed by the last party, as indicated by the date associated with the party's signature, shall be deemed the Effective Date.
    b. **Term.** This Agreement shall commence upon the Effective Date and will continue for twelve (12) months unless terminated earlier ("End Date"). The Nation, in its discretion, may approve in writing any request by the City for a no-cost extension, including amending the End Date and adjusting any affected reporting requirements.
    c. **Termination by Nation**. The Nation may terminate this Agreement with or without cause at any time by providing City fifteen (15) days advance notice in writing. If the Nation terminates this Agreement after City receives the Contribution but before City disbursed the Contribution in accord with Section 2, the Nation shall include in the notice of termination specific instructions regarding disposition of the Contribution.
    d. **Termination by City.** All parties acknowledge that this Agreement may be subject to cancellation by City per A.R.S. § 38-511.

5. **Money Unclaimed**. If City fails to accept the Contribution on or before June 30, 2025, this Agreement will be deemed to have been terminated by City and the Nation will award the Agreement Contribution to another local government entity.

6. **Monitoring, Review, and Audit.** The Nation may monitor and review the Recipients' use of their portions of the Contribution as well as the Recipients' performance of the projects

funded thereunder, and their compliance with this Agreement, which may include onsite visits to assess the Recipients' governance, management and operations, to discuss the Recipient's programming and finances, and review relevant financial and other records and materials related to the Recipient's use of their portion of the Contribution. In addition, the Nation may conduct audits, including onsite audits, at any time during the term of this Agreement, and within three years after the Contribution has been fully spent by the Recipients. Any onsite visit or audit shall be conducted at the Nation's expense, following prior written notice, during normal business hours, and no more than once during any twelve (12) month period.

7. **Dispute Resolution**. The parties mutually agree that any disputes arising pursuant to this Agreement shall be resolved through informal dispute resolution. For all disputes arising under this Agreement the Nation and City shall first attempt to negotiate a resolution. All disputes that cannot be resolved through informal dispute resolution shall be resolved in the Courts of the Nation, subject to the laws of the Nation.

8. **Notices**. Any notice, consent or other communication required or permitted under this Agreement shall be in writing and shall be deemed received at the time it is personally delivered, on the day it is sent by facsimile transmission, on the second day after its deposit with any commercial air courier or express service or if mailed, three (3) days after the notice is deposited in the United States mail addressed as follows:

If to the Nation:

Verlon M. Jose, Chairman
Tohono O'odham Nation
P.O. Box 837
Sells, Arizona 85634
Phone: (520) 383-2028
Fax: (520) 383-3379

and

Executive Counsel
Tohono O'odham Nation
P.O. Box 837
Sells, Arizona 85634
Phone: (520) 383-2028
Fax: 520-383-3379

If to the City:

City of Eloy, AZ
Attn: Brizeida Medina
595 N. C St., Ste. 103
Eloy, AZ 85131
(520) 464-3401

bmedina@eloyaz.gov

Any time period stated in a notice shall be computed from the time the notice is deemed received. Either party may change its mailing address or the person to receive notice by notifying the other party as provided in this paragraph.

9. **Entire Agreement, and Amendments**. This Agreement constitutes the entire understanding and agreement of the parties. This Agreement integrates all of the terms and conditions mentioned herein or incident hereto, and supersedes all negotiations or previous agreements between the parties with respect to all or any part of the subject matter hereof.

10. **Relationship.** The relationship of the parties to this Agreement is determined solely by the provisions of this Agreement. The parties do not intend to create any agency, partnership, joint venture, trust, fiduciary or other relationship which would impose liability upon one party for the act or failure to act of the other party.

11. **No Waiver.** Except as otherwise expressly provided in this Agreement, any failure or delay by any party in asserting any of its rights or remedies as to any default, shall not operate as a waiver of any default, or of any such rights or remedies, or deprive any such party of its right to institute and maintain any actions or proceedings which it may deem necessary to protect, assert or enforce any such rights or remedies.

12. **Severability**. If any provision of this Agreement shall be found invalid or unenforceable, the remaining provisions of this Agreement shall not be affected thereby and shall be valid and enforceable to the fullest extent permitted by law.

13. **Counterparts and Electronic Signatures.** This Agreement is executed in duplicate originals. Except as may be prohibited by applicable law or regulation, this Agreement and any amendment may be signed in counterparts, by facsimile, PDF, or other electronic means, each of which will be deemed an original and all of which when taken together will constitute one agreement. Facsimile and electronic signatures will be binding for all purposes.

14. **Sovereign Immunity**. Nothing in this Agreement shall be deemed a waiver of either party's sovereign immunity in any forum or jurisdiction.

This Agreement is signed on behalf of the parties:

TOHONO O'ODHAM NATION

Verlon Jose

Verlon M. Jose, Chairman

09/04/2024

Date

CITY OF ELOY, AZ

Mayor	Date

ATTEST:

Clerk of the City Council	Date

Schedule A--Recipients

ELOY

Organization	Project	Amount Requested	Amount Awarded
City of Eloy, Parks and Recreation Department	Playground Shade Structure Installation Project	$98,248.04	$98,248.04

CITY OF ELOY
REQUEST FOR COUNCIL ACTION

Agenda Item: VII.D.

Date: 9/23/2024

Date submitted: 09/11/2024 **Date requested:** 9/23/2024	**Action:** Formal	**Subject: Approval of a Final Plat for Sonoran Sales Company, Case No. FP2024-001. The proposed Final Plat is a request to replat Tract B of the Eloy Industrial Park subdivision located at 1401 West Chambers Street to create four (4) industrial lots containing a total of 41.54 acres, and dedicate the existing private street, Ivy Court, as a new right-of-way to the City of Eloy.**

TO: Mayor and City Council

FROM: Dan Symer, Community Development Director

RECOMMENDATION:

Staff recommends that the City Council approve the Final Plat for Sonoran Sales Company, Case No. FP2024-001.

DISCUSSION:

This is a request by Jack Sombrio of Sonoran Sales Company, LLC on behalf of Deborah J. Ivy as the Trustee for The Jerry Ivey Separate Property Revocable Trust for a final plat to replat Tract B of the Eloy Industrial Park subdivision, which is located at 1401 West Chambers Street. The proposed plat will create four (4) industrial lots containing a total of 41.54 acres and dedicate the existing private street, North Ivy Court, as a new right-of-way to the City of Eloy.

Conforming to the applicable provisions of the General Plan and Zoning Ordinance, the property of the proposed plat has a General Plan Land Use Plan designation of General Industrial and is zoned General Industrial (I-2). Vehicular ingress/egress to the subdivision will be from West Chambers Street and North Ivy Court. Water and wastewater infrastructure improvements are existing. North Ivy Court is an existing private street that is proposed to be dedicated to the City. Prior to the acceptance of the street improvements, the modifications to the improvements are necessary to comply with City of Eloy standards as determined by the City Engineer or designee. Staff recommends approval of the final plat in accordance with the following Conditions of Approval:

1. Prior to the issuance of the first building permit for any lot in the Sonoran Sales Company final plat, the developer shall submit and obtain approval of right-of-way

improvement plans to construct the following improvements to North Ivy Court:

a. Seal all cracks in the existing street pavement improvements.
b. Fog seal the existing street pavement improvements.
c. Replace any deficiencies (cracks, damaged, missing, etc.) in the street concrete improvements.

2. Prior to the final inspection of the first building permit for any lot in the Sonoran Sales Company final plat, the North Ivy Court improvements shall be accepted by the City Engineer or designee.

FISCAL IMPACT:
No abnormal fiscal impacts are anticipated with the approval of the Final Plat.

Approved as to Form:

Stephen R. Cooper, City Attorney

FINAL PLAT

SONORAN SALES COMPANY

A RE-PLAT OF A PORTION OF TRACT B OF ELOY INDUSTRIAL PARK AS RECORDED IN CABINET A SLIDE 70-74, PINAL COUNTY RECORDS BEING A PORTION OF SECTION 1 T. 8 S R. 7 E OF THE GILA & SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA

LEGAL DESCRIPTION

TRACT B, OF ELOY INDUSTRIAL PARK, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET A, SLIDE 70 THROUGH 74, INCLUSIVE, AND AFFIDAVIT OF CORRECTION RECORDED AS DOCKET 1499, PAGE 328.

EXCEPT THAT PORTION OF TRACT B, OF SAID ELOY INDUSTRIAL PARK, A SUBDIVISION LYING WITHIN SECTION 1, TOWNSHIP 8 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER OF SAID SECTION 1;

THENCE SOUTH 89 DEGREES 35 MINUTES 30 SECONDS WEST, A DISTANCE OF 967.42 FEET;

THENCE SOUTH 0 DEGREES 15 MINUTES 41 SECONDS EAST, A DISTANCE OF 55 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUE SOUTH 0 DEGREES 15 MINUTES 41 SECONDS EAST, A DISTANCE OF 1539.57 FEET;
THENCE NORTH 89 DEGREES 44 MINUTES 14 SECONDS EAST, A DISTANCE OF 934.42 FEET; THENCE NORTH 0 DEGREES 15 MINUTES 41 SECONDS WEST, A DISTANCE OF 1519.57 FEET; THENCE NORTHWESTERLY, A DISTANCE OF 31.42 FEET;
THENCE SOUTH 89 DEGREES 35 MINUTES 30 SECONDS WEST, A DISTANCE OF 912.31 FEET TO THE TRUE POINT OF BEGINNING; AND EXCEPT THE FOLLOWING DESCRIBED PARCEL;
A PORTION OF TRACT B, OF ELOY INDUSTRIAL PARK, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET A, SLIDES 70 THROUGH 74, INCLUSIVE, AND AFFIDAVIT OF CORRECTION RECORDED IN DOCKET 1499, PAGE 328, RECORDS OF PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 1, TOWNSHIP 8 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA;

THENCE SOUTH 00 DEGREES 00 MINUTES 01 SECONDS WEST, A DISTANCE OF 50.00 FEET, TO THE TRUE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 44 MINUTES 19 SECONDS EAST, A DISTANCE OF 1278.19 FEET;
THENCE SOUTH 00 DEGREES 15 MINUTES 41 SECONDS EAST, A DISTANCE OF 734.57 FEET; THENCE SOUTH 89 DEGREES 44 MINUTES 19 SECONDS WEST, A DISTANCE OF 1281.55 FEET
THENCE NORTH 00 DEGREES 00 MINUTES 01 SECONDS EAST, A DISTANCE OF 734.58 FEET TO THE TRUE POINT OF BEGINNING; AND

EXCEPT THE FOLLOWING DESCRIBED PARCEL:

THAT PORTION OF TRACT B, OF ELOY INDUSTRIAL PARK, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET A, SLIDES 70 THROUGH 74, INCLUSIVE, AND AFFIDAVIT OF CORRECTION RECORDED AS DOCKET 1499, PAGE 328, RECORDS OF PINAL COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 1, TOWNSHIP 8 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA;

THENCE SOUTH 89 DEGREES 44 MINUTES 19 SECONDS WEST (RECORD SOUTH 89 DEGREES 35 MINUTES 30 SECONDS WEST), A DISTANCE OF 967.42 FEET;

THENCE SOUTH 00 DEGREES 15 MINUTES 41 SECONDS EAST, A DISTANCE OF 50.00 FEET TO A POINT ON THE MOST NORTHERLY LINE OF TRACT B, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 00 DEGREES 15 MINUTES 41 SECONDS EAST, A DISTANCE OF 734.57 FEET; THENCE SOUTH 89 DEGREES 44 MINUTES 19 SECONDS WEST, A DISTANCE OF 415.10 FEET;
THENCE NORTH 00 DEGREES 15 MINUTES 41 SECONDS WEST, A DISTANCE OF 734.57 FEET TO A POINT ON THE MOST NORTHERLY LINE OF SAID TRACT B,

THENCE NORTH 89 DEGREES 44 MINUTES 19 SECONDS EAST, ALONG THE MOST NORTHERLY LINE OF SAID TRACT B, A DISTANCE OF 415.10 FEET TO THE TRUE POINT OF BEGINNING; AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:
THAT PORTION OF TRACT "B", OF ELOY INDUSTRIAL PARK AS RECORDED IN CABINET A OF MAPS, SLIDE 71 AND AFFIDAVIT OF CORRECTION RECORDED IN DOCKET 1499, PAGE 328 OF PINAL COUNTY RECORDS BEING A PORTION OF THE EAST HALF OF SECTION 1, TOWNSHIP 8 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, COUNTY OF PINAL, STATE OF ARIZONA, AS SHOWN ON JONES & ASSOCIATES, INC., DRAWING NUMBER A 00112 AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 1;

THENCE SOUTH 00 DEGREES 24 MINUTES 36 SECONDS EAST, ALONG THE EAST LINE OF SAID SECTION 1, A DISTANCE OF 18.00 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 89 DEGREES 34 MINUTES 56 SECONDS WEST, A DISTANCE OF 250.00 FEET; THENCE NORTH 00 DEGREES 24 MINUTES 36 SECONDS WEST, A DISTANCE OF 188.00 FEET;
THENCE NORTH 89 DEGREES 34 MINUTES 56 SECONDS EAST, A DISTANCE OF 250.00 FEET TO A POINT ON SAID EAST LINE; THENCE NORTH 00 DEGREES 24 MINUTES 36 SECONDS WEST, ALONG SAID EAST LINE, A DISTANCE OF 30.00 FEET; THENCE SOUTH 89 DEGREES 34 MINUTES 56 SECONDS WEST, A DISTANCE OF 290.00 FEET;
THENCE SOUTH 00 DEGREES 24 MINUTES 36 SECONDS EAST, A DISTANCE OF 239.00 FEET TO A POINT 9.00 FEET NORTH OF THE SOUTH LINE OF SAID TRACT "B",

THENCE NORTH 89 DEGREES 34 MINUTES 36 SECONDS EAST, PARALLEL TO AND 9.00 FEET NORTH OF SAID SOUTH LINE, A DISTANCE OF 290.00 FEET TO A POINT ON SAID EAST LINE;

THENCE NORTH 00 DEGREES 34 MINUTES 36 SECONDS WEST, ALONG SAID EAST LINE, A DISTANCE OF 21.00 FEET TO THE POINT OF BEGINNING;

EXCEPT THE FOLLOWING DESCRIBED PARCEL:

ANY PORTION LYING WITHIN ELOY INDUSTRIAL PARK UNIT TWO PHASE I, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET E, PAGE 54; AND

EXCEPT THE FOLLOWING DESCRIBED PARCEL:

A PORTION OF TRACT "B", ELOY INDUSTRIAL PARK, AS RECORDED IN CABINET E, SLIDE 70-74, PINAL COUNTY RECORDER, SITUATED IN SECTION 1, TOWNSHIP 8 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 1, BEING A ¾INCH O.D. PIPE, FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION 1, BEING A 1 ½ INCH ALUMINUM CAP, LIES NORTH 89 DEGREES 44 MINUTES 19 SECONDS EAST, AN ASSUMED BEARING, AS SHOWN ON THE PLAT OF ELOY INDUSTRIAL PARK, A DISTANCE OF 2660.46 FEET;

THENCE SOUTH 00 DEGREES 00 MINUTES 11 SECONDS WEST, ALONG THE WEST LINE OF SAID SECTION 1, A DISTANCE OF 784.58 FEET, TO THE POINT OF BEGINNING, BEING THE SOUTHWEST CORNER OF PROPERTY DESCRIBED IN RECORDING NO. 1997-020047, RECORDS OF PINAL COUNTY, ARIZONA;

THENCE NORTH 89 DEGREES 44 MINUTES 19 SECONDS EAST, ALONG THE SOUTH LINE OF PROPERTY DESCRIBED IN RECORDING NO. 1997-020047, RECORDS OF PINAL COUNTY, ARIZONA, PARALLEL WITH AND 784.57 FEET SOUTH OF THE NORTH LINE OF SECTION 1, A DISTANCE OF 1,287.82 FEET;

THENCE SOUTH 00 DEGREES 15 MINUTES 09 SECONDS EAST, A DISTANCE OF 30.00 FEET, TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES SOUTH 20 DEGREES 26 MINUTES 04 SECONDS EAST, A RADIAL DISTANCE OF 474.28 FEET;

THENCE SOUTHWESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 49 DEGREES 49 MINUTES 44 SECONDS, A DISTANCE OF 412.47 FEET;

THENCE SOUTH 19 DEGREES 44 MINUTES 12 SECONDS WEST, A DISTANCE OF 212.00 FEET, TO A POINT OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 444.28 FEET AND A CENTRAL ANGLE OF 70 DEGREES IS MINUTES 58 SECONDS;

THENCE SOUTHWESTERLY ALONG THE ARC, A DISTANCE OF 544.85 FEET;

THENCE NORTH 89 DEGREES 59 MINUTES 49 SECONDS WEST, PERPENDICULAR WITH THE WEST LINE OF SAID SECTION 1, A DISTANCE OF 517.35 FEET, TO THE WEST LINE OF SAID SECTION 1, SAID POINT LYING NORTH 00 DEGREES 00 MINUTES 11 SECONDS EAST OF A FOUND ¾INCH PIPE AT THE WEST QUARTER CORNER OF SAID SECTION 1, A DISTANCE OF 1069.93 FEET;

THENCE NORTH 00 DEGREES 00 MINUTES 11 SECONDS EAST, ALONG THE WEST LINE OF SAID SECTION 1, A DISTANCE OF 802.17 FEET TO THE POINT OF BEGINNING; AND

EXCEPT AN UNDIVIDED ONE-HALF INTEREST IN ALL MINERAL RIGHTS AS RESERVED IN INSTRUMENT RECORDED IN DOCKET 42, PAGE 238, RECORDS OF PINAL COUNTY, ARIZONA.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

DEBORAH J IVY AS TRUSTEE OF THE JERRY IVY SEPARATE PROPERTY REVOCABLE TRUST, AS OWNER, HEREBY PUBLISHES THIS FINAL PLAT FOR SONORAN SALES COMPANY, A REPLAT OF A PORTION OF TRACT B OF ELOY INDUSTRIAL PARK AS RECORDED IN CABINET A SLIDE 70-74, PINAL COUNTY RECORDS BEING A PORTION OF SECTION 1 TOWNSHIP 8 SOUTH RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA,AS SHOWN AND PLATTED HEREON AND HEREBY PUBLISHES THIS PLAT FOR SONORAN SALE COMPANY AS SHOWN ON THIS FINAL PLAT, AND SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS, STREETS AND EASEMENTS CONSTITUTING THE SUBDIVISION. EACH LOT, TRACT, STREET AND EASEMENT SHALL BE KNOWN BY THE NUMBER, LETTER, NAME OR DESCRIPTION GIVEN EACH RESPECTIVELY ON THIS PLAT. THE EASEMENTS ARE DEDICATED FOR THE PURPOSES, AND SUBJECT TO THE CONDITIONS, STATED.

DEBORAH J IVY AS TRUSTEE OF THE JERRY IVY SEPARATE PROPERTY REVOCABLE TRUST, AS OWNER, DOES HEREBY DEDICATE TO THE CITY OF ELOY, AN ARIZONA MUNICIPAL CORPORATION:

RIGHT-OF-WAY
DEBORAH J IVY AS TRUSTEE OF THE JERRY IVY SEPARATE PROPERTY REVOCABLE TRUST , OWNER, GRANTOR, DEDICATES, IN FEE, TO THE CITY OF ELOY, AN ARIZONA MUNICIPAL CORPORATION, GRANTEE, THE RIGHT-OF-WAY AS SHOWN HEREON.
WITHOUT LIMITATION, GRANTEE MAY (1) GRADE, FILL, DRAIN, PAVE, CONSTRUCT, OPERATE, MAINTAIN, REPAIR, AND REBUILD ROADS, HIGHWAYS, UTILITY LINES, PIPES AND RELATED FACILITIES, WITH BRIDGES, CULVERTS, DRAINAGE WAYS, RAMPS, SIDEWALKS, CURBS, GUTTERS, CUTS AND OTHER RELATED IMPROVEMENTS, AND (2) CUT AND TRIM BRANCHES, TREES AND GROWTH THAT EXTEND INTO THE IMPROVEMENTS, TO PREVENT INTERFERENCE WITH THE EFFICIENT MAINTENANCE AND AND OPERATION OF THE IMPROVEMENTS

PUBLIC UTILITY EASEMENTS
DEBORAH J IVY AS TRUSTEE OF THE JERRY IVY SEPARATE PROPERTY REVOCABLE TRUST , OWNER, GRANTOR, DEDICATES A PUBLIC UTILITY EASEMENT, IN, UPON, OVER, UNDER, THROUGH AND ACROSS AREAS DESIGNATED AS PUBLIC UTILITY EASEMENTS (PUE) AS SHOWN ON THE PLAT FOR THE PURPOSE OF ACCESSING, INSTALLING, CONSTRUCTION, MAINTAINING, REPAIRING, REPLACING, AND UTILIZING PUBLIC UTILITIES. MAINTENANCE OF THE AREAS SUBJECT TO SUCH PUBLIC UTILITY EASEMENTS SHALL BE THE RESPONSIBILITY OF THE LOT OWNER.

IN WHITNESS WHEREOF:
DEBORAH J IVY AS TRUSTEE OF THE JERRY IVY SEPARATE PROPERTY REVOCABLE TRUST , AS OWNER, HAS HEREUNTO CAUSED HER NAME TO BE AFFIXED AND HAS EXECUTED THIS FINAL PLAT.

DATED THIS_____ DAY OF _____, 2024

GRANTOR: DEBORAH J. IVY, AS TRUSTEE OF THE JERRY IVY SEPARATE PROPERTY REVOCABLE TRUST

BY:: _____

ITS: _____

ACKNOWLEDGEMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA } S.S.

THIS DOCUMENT WAS ACKNOWLEDGED BEFOR ME THIS_____ DAY OF _____, 2021

BY _____ FOR AND ON BEHALF OF _____

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____

APPROVALS

THIS PLAT HAS BEEN REVIEWED FOR COMPLIANCE WITH THE CITY OF ELOY DESIGN STANDARDS AND POLICY MANUAL SPECIFICATIONS.

BY _____ _____
COMMUNITY DEVELOPMENT DIRECTOR DATE

BY _____ _____
CITY ENGINEER DATE

THIS PLAT HAS BEEN APPROVED BY THE COUNCIL, CITY OF ELOY, AZRIONA

THIS _____ DAY OF_____2024

BY _____ _____
MAYOR DATE

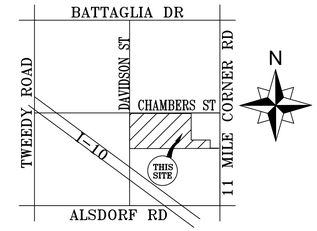
ATTEST _____ _____
CITY CLERK DATE

SHEET INDEX

1 OF 2 FINAL PLAT COVER SHEET
2 OF 2 FINAL PLAT

BASIS OF BEARING

THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 1 AS SHOWN ON THE FINAL PLAT OF ELOY INDUSTRIAL PARK IN CABINET A SLIDE 70-74 PCR WITH A BEARING OF NORTH 89°44'19"EAST



VICINITY MAP
N.T.S.
SECTION 1
TOWNSHIP 8S, RANGE 7E

REFERENCE DOCUMENTS

R. FINAL PLAT CABINET A SLIDES 70, PCR
R1 FINAL PLAT CABINET E SLIDE 53, PCR
R2 RECORD OF SURVEY FEE 2022-080491, PCR
R3 RECORD OD SURVEY FEE 2022-050559, PCR

FEMA FIRM FLOOD ZONE DESIGNATION

PORTIONS OF THIS SITE ARE LOCATED IN FEMA FLOOD ZONE A NO ELEVATION ESTABLISHED SPECIAL FLOOD HAZARD AREAS WITH HIGH FLOOD RISK AND X SHADED AREAS DETERMINDED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE OF FLOOD HAZARD AND X UNSHADED AREAS OF MINIMAL FLOOD HAZARD AS SHOWN IN FEMA FIRM MAP 04021C1590F, DATED MAY 16TH, 2019. VERSION 2.3.3.0

LOT TABLE

LOT 1	AREA:	435,684.24 SF	10.00 ACRES
LOT 2	AREA:	435,761.06 SF	10.00 ACRES
LOT 3	AREA:	495,169.13 SF	11.37 ACRES
LOT 4	AREA:	442,889.87 SF	10.17 ACRES

CERTIFICATION

THIS IS TO CERTIFY THAT

1. I AM A LAND SURVEYOR REGISTERED IN ARIZONA;
2. THIS PLAT WAS MADE UNDER MY DIRECTION
3. THIS PLAT MEETS THE "MINIMUM STANDARDS FOR ARIZONA BOUNDARY SURVEYS";
4. THE SURVEY AND DIVISION OF THE SUBJECT PROPERTY DESCRIBED AND PLATTED HEREON WERE MADE DURING THE MONTH OF JUNE, 2024;
5. THE SURVEY IS TRUE AND COMPLETE AS SHOWN;
6. MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN;
7. THEIR POSITIONS ARE CORRECTLY SHOWN; AND
8. SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

CHRISTOPHER J WILSON
REGISTERED LAND SURVEYOR # 54404

REGISTERED LAND SURVEYOR CERTIFICATE NO. 54404 CHRISTOPHER J. WILSON Date Signed 9/10/24 ARIZONA U.S.A.

EXP 3-31-25

OWNER

DEBORAH J IVY, AS TRUSTEE FOR
THE JERRY IVY SEPARATE PROPERTY
REVOCABLE TRUST
4545 E SHEA BOULEVARD
SUITE 242
PHOENIX, AZ 85028

SURVEYOR

CJWE, LTD
1634 N ACACIA
MESA, AZ 85213
CONTACT: CHRIS WILSON, RLS
PHONE: (602) 405-5122

APPROVALS

THIS PLAT HAS BEEN REVIEWED FOR COMPLIANCE WITH THE CITY OF ELOY DESIGN STANDARDS AND POLICY MANUAL SPECIFICATIONS.

BY _____ _____
COMMUNITY DEVELOPMENT DIRECTOR DATE

REVISIONS

DESCRIPTION	DATE

SONORAN COMPANIES
ELOY INDUSTRIAL PARK
CHAMBERS ST
ELOY, AZ

FINAL PLAT
DRAFTING: CJW/SRE
DATE: APRIL 1, 2024
CHECKED: CJW

CJWE, LTD
Civil Engineering and Land Surveying
1634 N ACACIA MESA, AZ 85213
PHONE (602)405-5122

SEAL

Contact Arizona 811 at least two full working days before you begin excavation
ARIZONA811
Call 811 or click Arizona811.com

JOB NO. 24-010

1 OF 2

Sep 13, 2024 - 1:10pm
C:\Users\User\CJWE Ltd\CJWE - Documents\JOBS 2024\24-010 SONORAN COMPANIES ELOY\DESIGN\DWGS\SRVY\24-010 MLD.dwg

N89°44'19"E 2662.47'(M)
N89°44'19"E 2662.44'(R)
BATTAGLIA RD

NORTH QUARTER CORNER SECTION 1 T 8S R 7E FND. IRON BAR IN HAN HOLE INTERSECTION OF BATTAGLIA DR & DAVIDSON ST.

NORTHEAST SECTION CORNER SECTION 1 T 8S R 7E FND. IRON BAR IN HAN HOLE INTERSECTION OF BATTAGLIA DR & 11 MILE CORNER RD

LEGEND

- SECTION LINE
- MONUMENT LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- EXISTING EASEMENT
- PROPOSED EASEMENT
- EXISTING RIGHT-OF-WAY

DAVIDSON ST

FND BCFL INTERSECTION DAVIDSON ST & CHAMBERS ST

FND BAR WITH CAP RLS 42017

FND BAR WITH ILLEGIBLE CAP TAG AFFIXED RLS 42017

FND BCFL INTERSECTION IVY CT & CHAMBERS ST

N00°14'52"W 58.00'(R1) N00°16'58"W 57.47'(M)

N89°45'08"E 33.00'(R1) N89°41'27"E 33.00'(M)

N89°44'19"E 480.00' (R3) N89°43'35"E 479.67'

33'R/W ABANDONED HEREON

S89°44'19"W 1816.67'(R) S89°44'17"W 1816.13'(M)

CHAMBERS ST (PUBLIC R/W)

ANGLE POINT IN RD. NOTHING FOUND NOTHING SET. CALCULATED POSITION

N89°33'44"E 850.00'

N00°24'36"W 2637.10'

11 MILE CORNER RD

919.11'

791.32'

896.96'

828.82'

23.00'

40'R/W

8'PUE

Δ=89°59'55" R=20.00' L=31.42'

Δ=89°46'51" R=20.00' L=31.34'

Δ=90°13'12" R=20.00' L=31.49'

FND NO. 4 BAR NO ID. FND NO. 4 BAR WITH TAG RLS 26932

8'PUE PER CABINET A SLIDES 70-74 PCR TO BE ABANDONED

48' R/W 48' R/W IVY CT.

8' PUE 8' PUE

424.72' N00°28'54"W 564.92' 424.20'

LOT 1
AREA 10.00 ACRES

LOT 4
AREA 10.17 ACRES

523.07' N00°25'53"W 800.00'

PICACHO TRADING POST, LLC
APN 408-02-0120
NOT A PART

506.57'

8'PUE

KITO LEASING, LLC
APN 408-02-0260

DAVIDSON ST

1014.87'

952.11'

40' R/W

N00°15'38"W

445.54'

Δ=47°00'51" R=27.00' L=22.15'

Δ=46°47'40" L=67.79'

N89°44'17"E (R)

Δ=47°01'42" Δ=134°59'55" R=83.00' L=195.56'

8' PUE

FND BCFL

Δ=47°00'51" R=27.00' L=22.15'

Δ=47°06'55" L=68.25'

N89°38'42"E (R)

Δ=45°07'12" L=65.36'

N45°15'38"W (R)

N45°15'37.77"W 31.55'

N89°37'10"E 798.27'

N89°37'10.33"E 813.46'

253.93'

LOT 2
AREA 10.00 ACRES

LOT 3
AREA 11.37 ACRES

N89°33'44"E 559.69'

FOUND NO 4 BAR RLS 15933 0.21' WEST AND 2.20' NORTH OF CORNER

PICACHO TRADING POST, LLC
APN 408-02-020E
NOT A PART

PICACHO TRADING POST, LLC
APN 408-02-0130
NOT A PART

EAST QUARTER CORNER SECTION 1 T 8S R 7E FND. FND BRASS CAP FLUSH NUMBER ILLEGIBLE WORD "ACCEPTED" STAMPED ON CAP

208.15' N00°24'36"W 239.14'

290.00'

30.98'

N89°31'24"E 250.01'

9.02' R/W

N00°25'23"W 9.02'R/W

N89°33'07"W 5341.86'(R1) N89°34'56"W 5341.86'(R) N89°31'24"E 5341.80'(C)

Δ=90°12'57.93" R=20.00' L=31.49'

942.20'

40'R/W

8' PUE

MID SECTION LINE, SECTION 1

1376.46'

48'

6TH STREET

2318.66'

N89°31'24"E 2669.05'

N89°31'24"E 4933.77'(M) N89°33'07"W 4933.61'(R1)

FOUND NO 4 BAR NO ID

JERRY IVY SEPARATE PROPERTY REVOCABLE TRUST
APN 408-02-0180

2637.26'(R) 2637.30'(M)

S00°24'36"E N00°25'23"W

SOUTHEAST SECTION CORNER SECTION 1 T 8S R 7E FND. BCHH INTERSECTION OF ALSDORF & 11 MILE CORNER RD

N

100 50 0 100 200 300

SCALE: 1"=100'

N

100 50 0 100 200 300

SCALE: 1"=100'

DATE	DESCRIPTION
	REVISIONS

SONORAN COMPANIES
ELOY INDUSTRIAL PARK
CHAMBERS ST
ELOY, AZ

FINAL PLAT

DRAFTING: CJW/SRE
DATE: APRIL 1, 2024
CHECKED: CJW

CJWE, LTD
Civil Engineering and Land Surveying
1638 N. ALMA SCHOOL RD. #233
CHANDLER, ARIZONA 85224
PHONE (602) 603-2512

SEAL

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
54404
CHRISTOPHER J. WILSON
Date Signed 9/10/24
ARIZONA U.S.A.

EXP 3-31-25

Section Arizona 811 at least two full working days before you begin excavation

ARIZONA811
Call 811 or visit Arizona811.com

JOB NO. 24-010

2 OF 2

Sep 13, 2024 - 1:10pm
C:\Users\User\CJWE Ltd\CJWE - Documents\JOBS 2024\24-010 SONORAN COMPANIES ELOY\DESIGN\DWGS\SRVY\24-010 MLD.dwg

CITY OF ELOY
REQUEST FOR COUNCIL ACTION

Agenda Item: VII.E.
Date: 9/23/2024

Date submitted: 09/18/2024 **Date requested:** 9/23/2024	**Action:** Resolution	**Subject: Adoption of Resolution No. 24-1594, approving the submission of an application on behalf of the Eloy Fire District for Proposition 202 grant funds from the Gila River Indian Community (GRIC) in the amount of $84,005.98 for the purchase of two cardiac monitors and equipment accessories.**

TO: Mayor and City Council

FROM: Mackenzie Letcher, Assistant City Manager

RECOMMENDATION:
City staff recommends approving Resolution No. 24-1594 approving the submission of an application on behalf of the Eloy Fire District for Proposition 202 grant funds from the Gila River Indian Community (GRIC) in the amount of $84,005.98 for the purchase of two cardiac monitors and equipment accessories.

DISCUSSION:
The Eloy Fire District has submitted a grant application to the Gila River Indian Community (GRIC) to fund the purchase of cardiac monitors. This equipment is crucial for enhancing the District's emergency medical services, specifically in the diagnosis and treatment of cardiac-related emergencies in the field. The District currently operates four ambulances and two fire engines in Eloy, and with the aging population and a rise in cardiac-related calls, upgrading to improved technology is essential.

The project proposes the purchase of two cardiac monitors for two of the four ambulances in the fleet. One monitor has already been ordered, meaning that if the grant application is approved, three out of four ambulances will be equipped with this advanced cardiac assessment equipment.

Proposed Budget for the Purchase of Two Cardiac Monitors:

- Lifepak 15 V4: $71,059.56
- LP 15 Lithium-ion battery: $1,090.80
- LP 15 protective case complete: $1,117.80
- LP 15 NIBP hose: $165.60
- Adult & Pediatric SpO2 sensor: $1,454.40
- Non-Invasive BP cuff (All sizes): $383.40

- Tax: $7,677.70
- Shipping: $1,056.72

Total: $84,005.98

In accordance with GRIC's guidelines, a resolution from the municipality where the District operates is required to advance the grant application to the final stage. This resolution will affirm that agreement to accept the funds for the purposes specified by the Eloy Fire District in their grant proposal.

FISCAL IMPACT:
No fiscal impact for the City of Eloy. If awarded, the City of Eloy will act as the pass-through agent for the grant funding from the Gila River Indian Community in the amount of $84,005.98

Approved as to Form:

Stephen R. Cooper, City Attorney

RESOLUTION NO. 24-1594

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF ELOY, ARIZONA, APPROVING THE ACCEPTANCE OF PROPOSITION 202 GRANT FUNDS FROM THE GILA RIVER INDIAN COMMUNITY OF $84,005.98 FOR THE USE OF FUNDS TOWARDS THE COSTS OF PURCHASING TWO (2) CARDIAC MONITORS (COMPLETE WITH ACCESSORIES) FOR THE ELOY FIRE DISTRICT

WHEREAS, Eloy Fire District needs two (2) Cardiac Monitors (complete with accessories) to provide advanced life support, care transport; and

WHEREAS, Eloy Fire District currently has older Cardiac Monitors; and

WHEREAS, in 2002, Arizona voters passed Proposition 202 which allowed for the continuation of limited Indian gaming on tribal lands in Arizona, and under Proposition 202, Arizona tribes agreed to share a portion of their revenues with the State of Arizona and, of the revenues shared, twelve percent is made available to cities, towns, or counties for a purpose benefiting the general public through either direct distribution to the local governments or in the form of a deposit to the State of Arizona's Commerce and Economic Development Commission's Local Community Fund; and

WHEREAS, for its 2024 revenue sharing, the Gila River Indian Community chose to contribute directly to local governments and is seeking requests for funding proposals from Arizona cities, towns, and counties; and

WHEREAS, the Eloy Fire District desires to accept funds awarded by the Gila River Indian Community for Proposition 202 grant funds to be used towards the costs of purchasing two (2) complete Cardiac Monitors; and

WHEREAS, the Mayor and City Council of the City of Eloy, Arizona believe it is in the best interest of the citizens of the City of Eloy to accept funds awarded by the Gila River Indian Community for Proposition 202 grant funds to be used towards the costs of two (2) Cardiac Monitors (complete with accessories).

NOW, THEREFORE, BE IT RESOLVED THAT the Mayor and City Council of the City of Eloy, Arizona, hereby approves the acceptance of awarded funds from the Gila River Indian Community for Proposition 202 grant funds to be used towards the costs of purchasing two Cardiac Monitors (complete with accessories).

PASSED AND ADOPTED by the Mayor and City Council of the City of Eloy, Arizona, this 23rd day of September 2024.

APPROVED:

_____
Micah Powell, Mayor

ATTEST:

_____
Mary Myers, City Clerk

APPROVED AS TO FORM:

_____
Stephen R. Cooper, City Attorney

Gila River Indian Community Grant Application
Grant Cycle 2024

Cover Sheet

Click field or use up/down arrow keys to move among fields

Municipality Information		
1. Date of Application: 2/26/2024		
2. Name of City, Town or County: City of Eloy		
3. Mayor (City or Town) or Board of Supervisor's Chairman (County): Micah Powell		
4. Mailing Address: 595 N C Street		
5. City: Eloy	**State:** Arizona	**Zip Code:** 85131
6. Acknowledgement of Submission by Authorized Municipality Representative: **Typed Name/Title:** Micah Powell, Mayor **Email Address:** mpowell@EloyAZ.gov **Signature:**		
Applicant Information		
7. Department/Organization Name: Eloy Fire District		
8. Select Organization Type: Non-Municipal Public Service Org **If Non-profit please attach IRS Determination Letter**		
9. Application Contact Person: Rob Jarvis **Title:** Division Chief		
10. Phone Number: 520-466-3544		
11. Mailing Address: 4010 N Toltec Rd		
12. City: Eloy	**State:** Arizona	**Zip Code:** 85131
13. Email Address: rjarvis@eloyfire.org **Website Address:** www.eloyfire.org		
Project Information		
14. Project Name: Eloy Fire Cardiac Monitor		
15. Purpose of Grant: Replace 2 out of 4 aging monitors with improved up to date Cardiac Monitors		
16. Priority Funding Area	Public Safety	
17. Annual amount requested	$84005.98	
18. Number of years that funding is requested	1	
19. Total amount requested (annual amount x number of years)	$84005.98	
20. Has your organization received past funding from GRIC? If yes, list each year and amount	2022 - $42,282	
21. Geographic area served	Eloy and the surrounding Pinal County Area	

For Office Use Only:		
Data Entry	Receipt	Evaluation
☐ Approval – Amount/Term		☐ Denial

Narrative

Please structure your proposal to provide the following information in the order indicated. Provide the narrative in paragraph form in the text field provided. Please be thorough but strive for brevity.

1. Briefly describe your organization's history, mission and goals.

   Eloy Fire District was Established in 1946. Eloy Fire District took over Emergency Medical Service transport in 1984 as the private ems provider at the time had left the area leaving the Citizens and visitors without an ambulance service. Eloy Fire was awarded our Certificate Of Neccesity and began treating and transporting at the Paramedic level. To date, Eloy Fire operates four Paramedic ambulances and covers a larger demographic area at approximately 140 sq Miles vs our fire response of 114 sq Miles. Our Mission is to provide the highest quality emergency medical care to our citizen and visitors. Our goals are to continue to enhance our medical care through proven, innovative technology providing those enhancments to our crews and the end result helping our patients for a successful outcome.

2. To determine eligibility for this grant, if the applying organization is non-municipal or non-profit, please describe your relationship with the supporting municipality, how this project will benefit the municipality, and the municipality's role in this project, if applicable. If the applying organization is a municipality or a municipal sub-division please enter the text "Not applicable" and go to item 3.

   Eloy Fire District is located in the heart of Pinal County and benefits from partnerships such as the Pinal County Office of Emergency Management and the Pinal County Sheriff's Office. Many Areas within Pinal County are also within Eloy Fire District of which, on any given day multiple agencies including both Fire/EMS and Law Enforcement have the potential to work on emergency scenes together because of these boundaries. The Citizens of Pinal County also live within the Emergency Response area of the Eloy Fire District which is the primary response agency for Medical or Fire Calls. Our partnerships extend all over Pinal county to include Casa Grande, Coolidge, Arizona City, and the City of Eloy. Pinal County has always supported Eloy Fire District to be the financial holder for any Prop 202 grant funding if Eloy Fire District was awarded as tax distribution and other financial transactions are completed between both government agencies.

3. Describe the proposed project, objectives, and your plan to implement.

Eloy Fire District is looking to improve patient care and the long term outcome for patients. Eloy Fire is also trying to keep pace with technology to be at the fore front of prehospital care in Arizona. We primarily operate 4 ambulances in the Eloy area of Pinal County, along with 2 engines. We have an aging population with an increase in Cardiac related calls. The proposed project would be to purchase 2 cardiac monitors for 2 out of 4 ambulances. One monitor has been ordered so if completed 3 of 4 ambulances.
The objective to this project is to purchase and utilize the cardiac monitors on all emergency medical calls. The plan to implement is quick and effiective as we utilize cardiac monitors currently so training after purchasing isn't necessary as it has been completed, so the device would be placed into service immediately once received.

4. Describe how the proposed project satisfies one or more of the priority funding areas identified by the Gila River Indian Community.

This project satisfies the priority funding under healthcare and public safety as the devices to be funded will apply to direct patient care during an emergency. These Devices will be placed on Eloy Fire District ambulances which assist paramedics in treating a wide variety of patients, specifically those suffering from heart issues. .

5. Identify the needs/problems to be addressed, target population and number of people to be served by the project.

The issues we identified and are attempting to fix include advancing technology, trying to meet todays industry standard of care, an aging population, and outdated equipment that needs servicing. We know that our older monitors will no longer be supported by the manufacture in the next year or so making it necessary to upgrade. The Target population would be anyone who has a medical emergency within our 140 sq Mile Ambulance response area. Eloy Fire District provides Medical care to a population of approximately 17000-20000 people not to include the daily people who pass through our community on the I-10 Corrridor between Tucson/phoenix and the I-8 Corridor from California. We already have on average 60,000 vehicles a day passing by on I-10 and that is anticipated to go up to 100,000 vehicles a day in the next 5 to 7 years.

6. Define the project as a new or continuing program. Has GRIC previously funded this project?

This project would be a continuing project as Eloy Fire District has cardiac monitors currently on the ambulances and will be asking for additional funding to complete the project in the future. GRIC has not funded this project in the past. Eloy Fire District has already committed to purchasing 1 monitor. We will need a 4th to complete the ambulances and looking to add monitors to our engines.

7. Provide a brief timeline including start and finish dates. Indicate if the timeline is flexible.

The timeline for the project would be fairly quick once awarded. The proper procedure for procurement would be followed. A Purchase order would be placed following the purchasing guidelines of Pinal County and GRIC with a lead time of 6 months for delivery of the devices. Submittal of reimbursement would follow. The timeline is based on no supply issues currently being forecasted so some flexibility would be needed if this became an issue.

8. Identify other organizations, partners or funders participating in the project and their roles.

No other Organizations or funding partners would be involved in the project.

9. Would you be able to implement the proposed plan if your organization received partial funding for this project?

Yes. Eloy Fire District would be able to add devices to ambulances it would have to be scaled to the funds recived. If we recived roughly $42,000 we could do 1 monitor and look to next years budget and grants to fund additional monitors. Over the next few (3) years we need at least 4 monitors and within five years we will most likely need 6 or 7 depending on the growth in this area.

10. Describe your plan for project financial sustainability beyond the grant period. If this is a program/project previously funded by the Gila River Indian Community describe efforts made towards the previously described sustainability plan.

Sustainability after being awarded this grant would be managed by Eloy Fire Disitrict through our Emergency Medical Coordinator. We currently have a maintenance plan with the vendor to keep our current units operational at all times. We would at our cost add the new monitors to this maintenance contract in addition to an extended warranty. If additional ambulances are placed in service Eloy Fire Disitrict would purchase cardiac monitors for those units. Most parts are covered by the maintenance agreement, other associated parts that are disposable are covered by ambulance billing.

This is the same agreement we made when awarded the Cardiac Arrest Chest Compression System that we were awarded, and we have abided by that agreement.

11. Describe your plan to document progress and results.

All cardiac and other medical events are documented which allows Eloy Fire District the ability to capture when the devices are used as well as the outcome. The anticipation is that Eloy Fire will continue to be in the fore front of EMS here in Arizona.

12. Indicate any application to and/or awards made by a tribe other than the Gila River Indian Community for state shared revenues for this and any other project for the past five (5) years. If this information is included in a separate attachment, please indicate that here.

Eloy Fire District has not received any award funding for any project or state-shared revenues.

Project Budget

Budget Period: 2024

For each budget item listed here please provide a narrative description on the following Project Budget Detail page.

Proposed Budget Expense (list each budget item)	Amount requested from GRIC	Amount requested or secured from other sources	In Kind contributions	Total Budget
1. Lifepak 15 V4	$71059.56	$0	$0	$0
2. LP 15 Lithium-ion battery	$1090.80	$0	$0	$0
3. LP 15 protective case complete	$1117.80	$0	$0	$0
4. LP 15 NIBP hose	$165.60	$0	$0	$0
5. Adult & Peds SpO2 sensor	$1454.40	$0	$0	$0
6. Non-Invasive BP cuff (All sizes)	$383.40	$0	$0	$0
7. Tax	$7677.70	$0	$0	$0
8. Shipping	$1056.72	$0	$0	$0
9. Click here to enter text.	$0	$0	$0	$0
10. Click here to enter text.	$0	$0	$0	$0
11. Click here to enter text.	$0	$0	$0	$0
12. Click here to enter text.	$0	$0	$0	$0
13. Click here to enter text.	$0	$0	$0	$0
14. Click here to enter text.	$0	$0	$0	$0
15. Click here to enter text.	$0	$0	$0	$0
Total Budget	$84005.98	$0	$0	$0

Project Budget Detail

Please provide a narrative description for each of the project budget items listed on the previous page. Include the dollar figure and how it was derived.

1. Two(2) Lifepak 15 (V 4) 12 lead cardiac heart monitor/defib with noninvasive pacing, SpO2 and SpCO monitoring. Noninvasive blood pressure, End tital CO2, Bluetooth compatable, all cables, and test load. This a complete unit. The following items are priced seperatly but included in the quote and required for the device to function. LP 15 lithium-ion battery, carry/protective case with pouches, NIBP hose, SpO2 sensors (both adult and pediatric), NIBP blood pressure cuffs (includes infant, child, adult, large adult, and XL adult). Individual pricing is documented on the included quote. The final price per unit is $42,002.99, price derived by actual quote. The grant request is for two(2) the quote was doubled per the sales representative. A picture is included for refrence but does not show the cables, case, and cuffs.

2. Click here to enter text.

3. Click here to enter text.

4. Click here to enter text.

5. Click here to enter text.

6. Click here to enter text.

7. Click here to enter text.

8. Click here to enter text.

9. Click here to enter text.

10. Click here to enter text.

11. Click here to enter text.

12. Click here to enter text.

13. Click here to enter text.

14. Click here to enter text.

15. Click here to enter text.

Other explanation: Click here to enter text.

To ensure a complete application and proper submission please refer to the Grant Application Instructions.

stryker

2023 Lifepak 15

Quote Number: 10677455

Version: 1

Prepared For: ELOY FIRE DISTRICT

Attn:

Remit to: **Stryker Medical**
P.O. Box 93308
Chicago, IL 60673-3308

Rep: Joseph Weston

Email: joseph.weston@stryker.com

Phone Number: (480) 427-9310

Mobile: (480) 427-9310

Quote Date: 03/30/2023

Expiration Date: 06/28/2023

Delivery Address		**End User - Shipping - Billing**		**Bill To Account**	
Name:	ELOY FIRE DISTRICT	Name:	ELOY FIRE DISTRICT	Name:	ELOY FIRE DISTRICT
Account #:	1060474	Account #:	1060474	Account #:	1060474
Address:	500 S SUNSHINE BLVD	Address:	500 S SUNSHINE BLVD	Address:	500 S SUNSHINE BLVD
	ELOY		ELOY		ELOY
	Arizona 85131-2420		Arizona 85131-2420		Arizona 85131-2420

Equipment Products:

#	Product	Description	Qty	Sell Price	Total
1.0	99577-001957	LIFEPAK 15 V4 Monitor/Defib - Manual & AED, Trending, Noninvasive Pacing, SpO2, SpCO, NIBP, 12-Lead ECG, EtCO2, BT. Incl at N/C: 2 pr QC Electrodes (11996-000091) & 1 Test Load (21330-001365) per device, 1 Svc Manual CD (26500-003612) per order	1	$35,529.78	$35,529.78
2.0	41577-000288	Ship Kit -QUIK-COMBO Therapy Cable; 2 rolls100mm Paper; RC-4, Patient Cable, 4ft.; NIBP Hose, Coiled; NIBP Cuff, Reusable, adult; 12-Lead ECG Cable, 4-Wire Limb Leads, 5ft; 12-Lead ECG Cable, 6-Wire Precordial attachment	1	$0.00	$0.00
3.0	21330-001176	LP 15 Lithium-ion Battery 5.7 amp hrs	1	$545.40	$545.40
4.0	11220-000028	LIFEPAK 15 Carry case top pouch	1	$70.20	$70.20
5.0	11260-000039	LIFEPAK 15 Carry case back pouch	1	$99.90	$99.90
6.0	11577-000002	LIFEPAK 15 Basic carry case w/right & left pouches; shoulder strap (11577-000001) included at no additional charge when case ordered with a LIFEPAK 15 device	1	$388.80	$388.80
7.0	21300-008159	LIFEPAK 15 NIBP Straight Hose, 6'	1	$82.80	$82.80
8.0	11171-000046	Masimo M-LNCSCI, Adult Reusable SpO2 only Sensor. For use with RC Patient Cable.	1	$363.60	$363.60
9.0	11171-000047	Masimo M-LNCSP, Pediatric Reusable SpO2 only Sensor. For use with RC Patient Cable.	1	$363.60	$363.60
10.0	11160-000011	NIBP Cuff-Reusable, Infant	1	$26.10	$26.10
11.0	11160-000013	NIBP Cuff-Reusable, Child	1	$29.70	$29.70
12.0	11160-000015	NIBP Cuff-Reusable, Adult	1	$36.00	$36.00
13.0	11160-000017	NIBP Cuff -Reusable, Large Adult	1	$41.40	$41.40

Stryker Medical - Accounts Receivable - accountsreceivable@stryker.com - PO BOX 93308 - Chicago, IL 60673-3308

stryker

2023 Lifepak 15

Quote Number: 10677455

Version: 1

Prepared For: ELOY FIRE DISTRICT

Attn:

Quote Date: 03/30/2023

Expiration Date: 06/28/2023

Remit to: **Stryker Medical**
P.O. Box 93308
Chicago, IL 60673-3308

Rep: Joseph Weston

Email: joseph.weston@stryker.com

Phone Number: (480) 427-9310

Mobile: (480) 427-9310

#	Product	Description	Qty	Sell Price	Total
14.0	11160-000019	NIBP Cuff-Reusable, Adult X Large	1	$58.50	$58.50
			Equipment Total:		$37,635.78

Trade In Credit:

Product	Description	Qty	Credit Ea.	Total Credit

Price Totals:

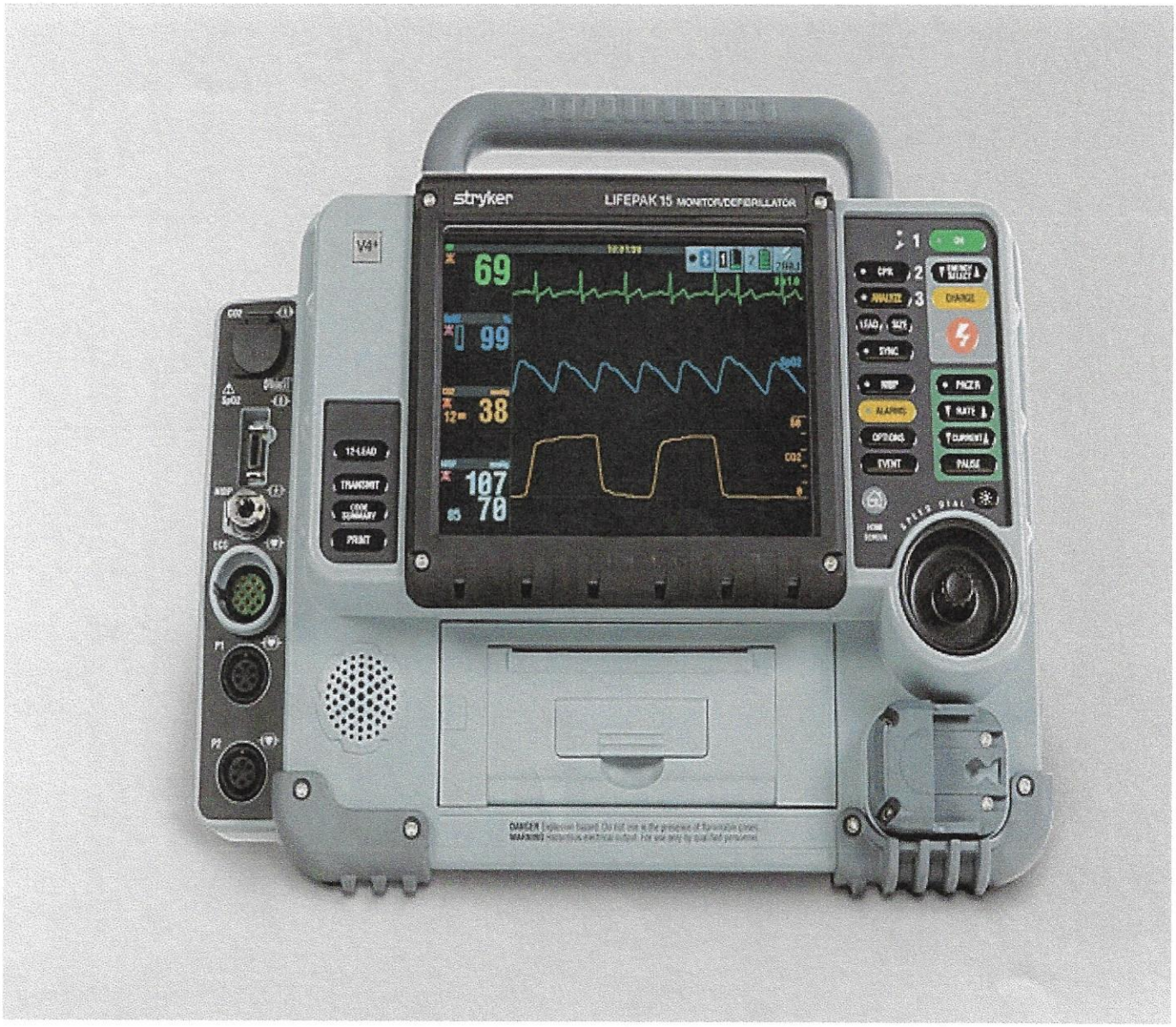
Estimated Sales Tax (10.200%):	$3,838.85
Freight/Shipping:	$528.36
Grand Total:	$42,002.99

Prices: In effect for 30 days

Terms: Net 30 Days

Contact your local Sales Representative for more information about our flexible payment options.

Capital Terms and Conditions:
Deal Consummation: This is a quote and not a commitment. This quote is subject to final credit, pricing, and documentation approval. Legal documentation must be signed before your equipment can be delivered. Documentation will be provided upon completion of our review process and your selection of a payment schedule. Confidentiality Notice: Recipient will not disclose to any third party the terms of this quote or any other information, including any pricing or discounts, offered to be provided by Stryker to Recipient in connection with this quote, without Stryker's prior written approval, except as may be requested by law or by lawful order of any applicable government agency. A copy of Stryker Medical's Acute Care capital terms and conditions can be found at https://techweb.stryker.com/Terms_Conditions/index.html. A copy of Stryker Medical's Emergency Care capital terms and conditions can be found at https://www.strykeremergencycare.com/terms.


stryker
LIFEPAK 15 MONITOR/DEFIBRILLATOR
69
99
38
107
70
85
12-LEAD
TRANSMIT
PRINT
CHARGE
PACER
RATE
CURRENT
PULSE

CITY OF ELOY
REQUEST FOR COUNCIL ACTION

Agenda Item: VIII.A.
Date: 9/23/2024

Date submitted: 08/19/2024 **Date requested:** 9/23/2024	**Action:** Other	**Subject: Presentation by Pinal County on the 1/2 cent sales tax used throughout Pinal County for roadway improvement and pavement preservation projects.**

TO: Mayor and City Council

FROM: Matt Rencher, Public Works Director/City Engineer

RECOMMENDATION:
No Recommendation. This presentation is for information only.

DISCUSSION:
Pinal County's half-cent Road Maintenance and Improvement Fund was originally passed in 1986 and renewed in 2005. This local funding is utilized by Pinal County as well as local cities and towns to improve roads throughout the entire Pinal County region. As it currently stands, the funding is set to expire at the end of 2026.

The City of Eloy receives approximately $1.5M annually for pavement preservation, striping, roadway improvements, and construction or reconstruction projects.

Pinal County Engineer, Mr. Chris Wanamaker, will be presenting some information on the Preserving Our Future public awareness campaign highlighting the half-cent Road Maintenance and Improvement Fund.

FISCAL IMPACT:
None. This presentation is for information only.

Approved as to Form:

Stephen R. Cooper, City Attorney

PINAL COUNTY

WIDE OPEN OPPORTUNITY

WHAT IS PROPOSITION 486?

Continuation of the Countywide Transportation Road Maintenance and Improvement Fund Excise Tax

CASA GRANDE, AZ

Past Elections

November 4, 1986

- Proposition 400
- Special Election to Implement Excise Tax
- 51.1% Majority Approval
- Sunrise January 1987
  Sunset December 2006

November 8, 2005

- Proposition 400
- Special Election to Reauthorize Excise Tax
- 73.71% Majority Approval
- Sunrise January 2007
  Sunset December 2026

OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Dana Lewis

When recorded, return to:
Clerk of the Board
Pinal County Board of Supervisors
P. O. Box 827
Florence, AZ 85132

DATE/TIME: 05/01/2024 1428
FEE: $0.00
PAGES: 3
FEE NUMBER: 2024-032707

RESOLUTION NO. 050124-TET

RESOLUTION AND CALL OF ELECTION FOR THE CONTINUATION OF THE COUNTYWIDE TRANSPORTATION ROAD MAINTENANCE AND IMPROVEMENT FUND EXCISE TAX

A RESOLUTION OF THE BOARD OF SUPERVISORS OF PINAL COUNTY CALLING AND ORDERING A QUESTION CONCERNING THE CONTINUATION OF THE COUNTYWIDE TRANSPORTATION ROAD MAINTENANCE AND IMPROVEMENT FUND EXCISE TAX TO APPEAR ON THE NOVEMBER 5, 2024 GENERAL ELECTION BALLOT AS PROPOSITION 486.

WHEREAS, Pinal County's countywide transportation road maintenance and improvement fund excise tax was originally passed by the voters in 1986 and renewed in 2005;

WHEREAS, the population of Pinal County has grown from approximately 100,000 residents in 1986 to more than 460,000 residents today;

WHEREAS, these funds are distributed to pay for local projects in unincorporated Pinal County and shared through a population-based formula with the County's ten incorporated cities and towns;

WHEREAS, the countywide transportation road maintenance and improvement excise tax provides revenue for the County's Transportation Improvement and Maintenance Program (TIMP).

WHEREAS, Pinal County had 898 centerline miles of paved roads and 1,319 centerline miles of unpaved roads in the unincorporated areas in 2005 at the time of the last continuation of the countywide transportation road maintenance and improvement fund excise tax, and today has 1,510 centerline miles of paved roads and 512 centerline miles of unpaved roads in the unincorporated areas;

WHEREAS, the current countywide transportation road maintenance and improvement fund excise tax shall expire on December 31, 2026;

WHEREAS, A.R.S. § 42-6101 and A.R.S. § 42-6107 authorizes the Pinal County Board of Supervisors to call an election for the continuation of the countywide transportation road maintenance and improvement fund excise tax before its expiration;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF PINAL COUNTY, as follows.

May 2024 Pinal County Board of Supervisors Call for Election

Publicity Pamphlet will be mailed out September 21, 2024

Proposition 486
Election Day November 5, 2024

Sept. 21, 2024

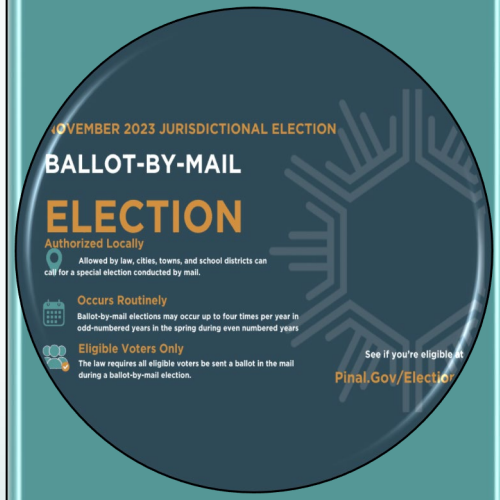
- (UOCAVA) Overseas and Military Ballots Mailed

Oct. 7, 2024

- Voter Registration Deadline

Oct. 9, 2024

- Early Voting Begins/Ballots Mailed



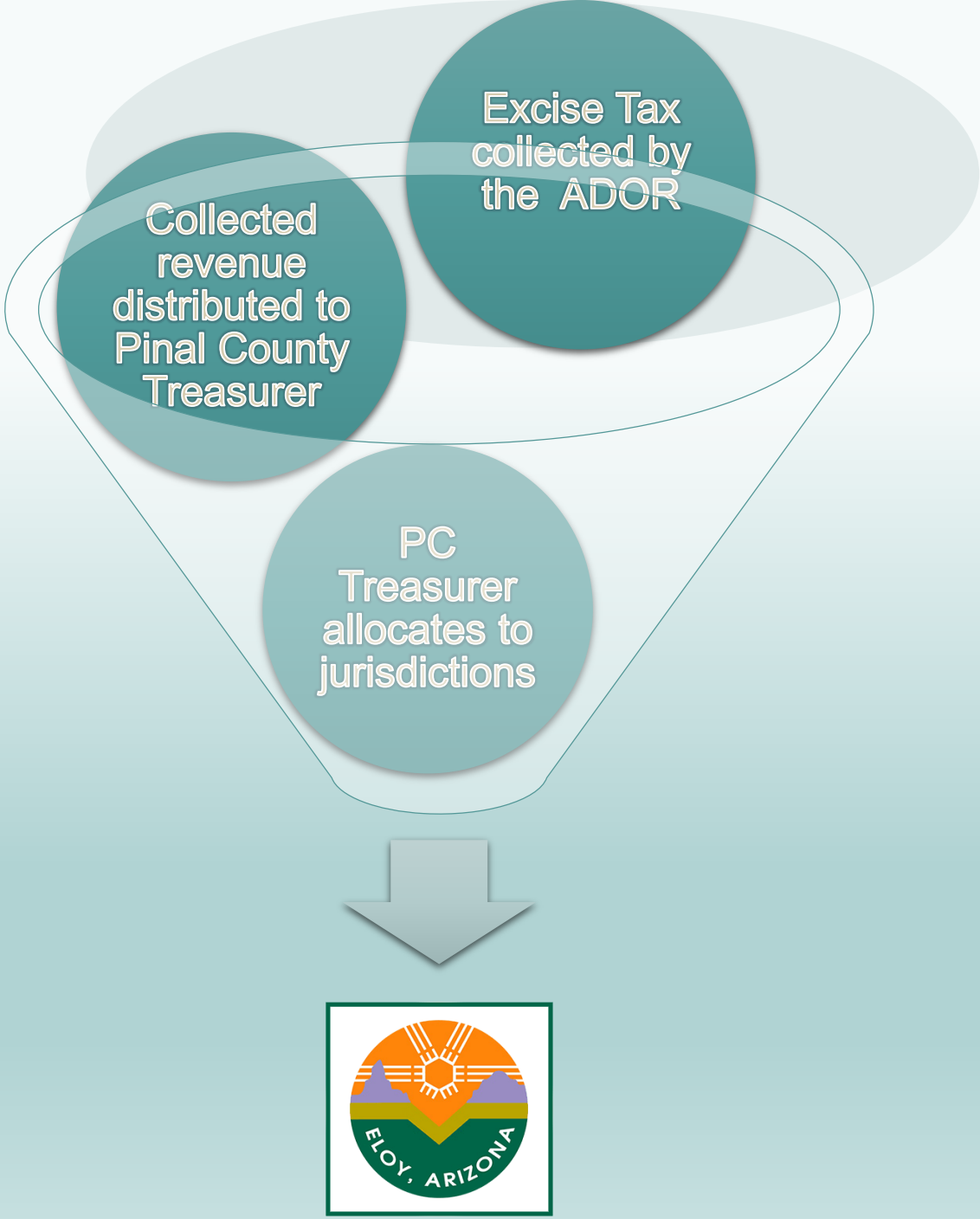
Oct. 25, 2024

- Last Day to Request Ballot by Mail

Nov. 5, 2024

- General Election 2024

How are collected revenues allocated?



$1,610,331

Budget Year 2022/2023

$1,766,745

Budget Year 2023/2024

$147,228

Monthly Average FY23/24

Eloy Fund Facts and Data

Pavement Preservation Average Lane Miles Per Year

- 12.56 miles – 2018/2019
- 19.90 miles – 2019/2020
- 25.27 miles – 2020/2021
- 26.11 miles – 2021/2022
- 5.27 miles – 2022/2023

Overlay/Reconstruction Average Lane Miles

- 3.1 estimated miles – 2018 to 2024

Pavement Marking Linear Feet of Re-Striping Projects

- Frontier Street, 7 miles - 2022
- Battaglia Road, 2 miles – 2023
- Stuart Boulevard, 0.5 mile – 2024

Crack Sealant and Hot Mix Asphalt Pounds Per Year

- An average of 23,800 pounds of crack sealant applied per year
- An average of 250,000 pounds of hot mix applied per year

PINAL COUNTY

WIDE OPEN OPPORTUNITY

QUESTIONS?

PINAL COUNTY
WIDE OPEN OPPORTUNITY

ELOY ARIZONA

Road Maintenance Fund Facts and Data

- **Pavement Preservation Average Lane Miles Per Year**
  - 2018/2019 – 12.56 miles
  - 2019/2020 – 19.90 miles
  - 2020/2021 – 25.27 miles
  - 2021/2022 – 26.11 miles
  - 2022/2023 –5.27 miles
- **Overlay/Reconstruction Average Lane Miles**
  - 2018 to 2024 -- an estimated 3.1 miles
- **Pavement Marking Linear Feet of Re-Striping Projects**
  - 2022 -- Frontier Street (7 miles)
  - 2023 -- Battaglia Road (2 miles)
  - 2024 -- Stuart Boulevard (0.5 mile)
- **Crack Sealant and Hot Mix Asphalt Pounds Applied Per Year**
  - Crack sealant an average of 23,800 pounds applied per year
  - Hot mix asphalt an average of 250,000 pounds applied per year

PINAL COUNTY
WIDE OPEN OPPORTUNITY

ELOY ARIZONA

Examples of Projects Financed by the Road Maintenance Fund

- Downtown Streets
- Stuart Blvd. Mill and Overlay
- Battaglia Road Reconstruction
- Eleven Mile Corner Chip Seal
- Houser Road Chip Seal Project
- PM-10 Response Plan Multi Year Project
- Rural Roads Surface Treatments Projects
- And much more...

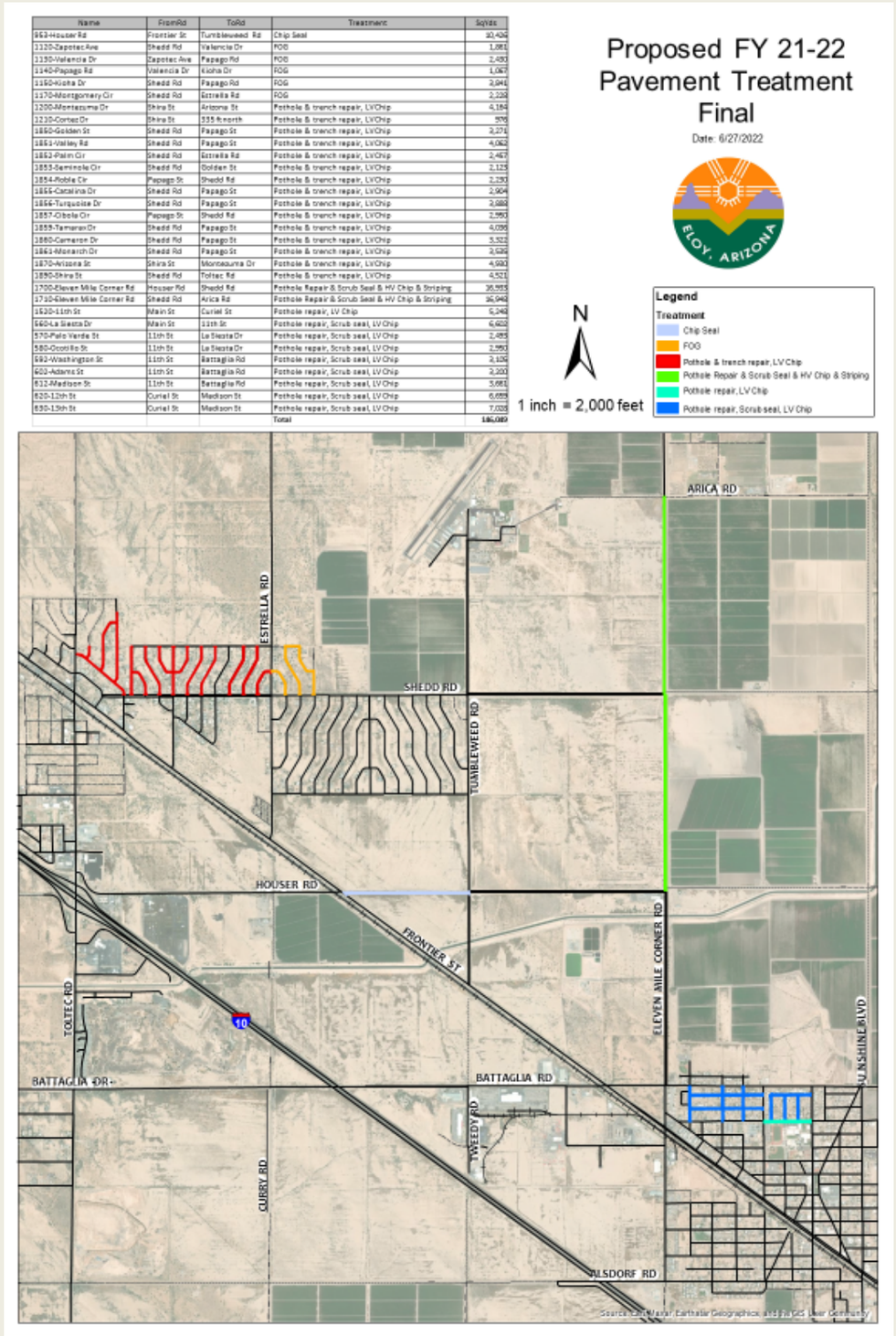
PINAL COUNTY

WIDE OPEN OPPORTUNITY

ELOY ARIZONA

Proposed FY 21-22 Pavement Treatment Final

Name	FromRd	ToRd	Treatment	SqYds
953-Houser Rd	Frontier St	Tumbleweed Rd	Chip Seal	10,426
1120-Zapotec Ave	Shedd Rd	Valencia Dr	FOG	1,081
1130-Valencia Dr	Zapotec Ave	Papago Rd	FOG	2,493
1140-Papago Rd	Valencia Dr	Kioha Dr	FOG	1,067
1150-Kioha Dr	Shedd Rd	Papago Rd	FOG	2,941
1170-Montgomery Cir	Shedd Rd	Estrella Rd	FOG	2,228
1200-Montezuma Dr	Shira St	Arizona St	Pothole & trench repair, LVChip	4,184
1230-Cortez Dr	Shira St	335 ft north	Pothole & trench repair, LVChip	976
1860-Golden St	Shedd Rd	Papago St	Pothole & trench repair, LVChip	2,271
1861-Valley Rd	Shedd Rd	Papago St	Pothole & trench repair, LVChip	4,062
1862-Palm Cir	Shedd Rd	Estrella Rd	Pothole & trench repair, LVChip	2,467
1853-Seminole Cir	Shedd Rd	Golden St	Pothole & trench repair, LVChip	2,125
1854-Mobile Cir	Papago St	Shedd Rd	Pothole & trench repair, LVChip	2,192
1856-Catalina Dr	Shedd Rd	Papago St	Pothole & trench repair, LVChip	2,904
1856-Turquoise Dr	Shedd Rd	Papago St	Pothole & trench repair, LVChip	2,882
1857-Cibola Cir	Papago St	Shedd Rd	Pothole & trench repair, LVChip	2,993
1859-Tamarax Dr	Shedd Rd	Papago St	Pothole & trench repair, LVChip	4,036
1860-Cameron Dr	Shedd Rd	Papago St	Pothole & trench repair, LVChip	5,322
1861-Monarch Dr	Shedd Rd	Papago St	Pothole & trench repair, LVChip	2,639
1870-Arizona St	Shira St	Montezuma Dr	Pothole & trench repair, LVChip	4,692
1890-Shira St	Shedd Rd	Toltec Rd	Pothole & trench repair, LVChip	4,521
1700-Eleven Mile Corner Rd	Houser Rd	Shedd Rd	Pothole Repair & Scrub Seal & HV Chip & Striping	36,993
1710-Eleven Mile Corner Rd	Shedd Rd	Arica Rd	Pothole Repair & Scrub Seal & HV Chip & Striping	36,942
1630-11th St	Main St	Curiel St	Pothole repair, LV Chip	6,340
660-La Siesta Dr	Main St	11th St	Pothole repair, Scrub seal, LV Chip	6,602
570-Palo Verde St	11th St	La Siesta Dr	Pothole repair, Scrub seal, LV Chip	2,485
580-Ocotillo St	11th St	La Siesta Dr	Pothole repair, Scrub seal, LV Chip	2,993
592-Washington St	11th St	Battaglia Rd	Pothole repair, Scrub seal, LV Chip	2,106
602-Adams St	11th St	Battaglia Rd	Pothole repair, Scrub seal, LV Chip	2,203
612-Madison St	11th St	Battaglia Rd	Pothole repair, Scrub seal, LV Chip	5,081
620-12th St	Curiel St	Madison St	Pothole repair, Scrub seal, LV Chip	6,659
630-13th St	Curiel St	Madison St	Pothole repair, Scrub seal, LV Chip	7,035
			Total	185,089



PINAL COUNTY

WIDE OPEN OPPORTUNITY

ELOY ARIZONA

Proposed FY 22-23 Pavement Treatment

Name	FromRd	ToRd	Treatment	SqYds
3000-Stuart Blvd	Frontier St	5th St	1" Overlay & Striping	10,540
2090-Davidson Blvd	Chambers St	Battaglia Rd	Chip Seal	7,116
720-Chambers St	11 Mile Corner Rd	Davidson Blvd	Chip Seal	11,354
1220-Maverick Dr	Toltec Rd	300 ft west	Pothole & trench repair, LV Chip	835
1881-Giles St	Toltec Rd	Maricopa St	Pothole & trench repair, LV Chip	3,458
1882-Shira St	Toltec Rd	Granada Dr	Pothole & trench repair, LV Chip	1,067
1883-Francisco Dr	Giles St	275 ft north	Pothole & trench repair, LV Chip	650
1884-Granada Dr	Giles St	Shira St	Pothole & trench repair, LV Chip	1,580
1900-Maricopa St	Frontier St	Giles St	Pothole & trench repair, LV Chip	958
1500-Phillips Rd	Sunshine Blvd	La Palma Rd	Pothole Repair & HV Chip & Striping	15,079
1510-Battaglia Rd	Frontier St	11 Mile Corner Rd	Pothole Repair & HV Chip & Striping	7,860
1680-Alsdorf Rd	Ottawa Dr	La Palm Rd	Pothole Repair & HV Chip & Striping	7,259
1685-Alsdorf Rd	La Palma Rd	SR 87	Pothole Repair & HV Chip & Striping	16,877
1910-Phillips Rd	La Palma Rd	SR87	Pothole Repair & HV Chip & Striping	13,900
2090-Battaglia Rd	Frontier St	Tweedy Rd	Pothole Repair & HV Chip & Striping	11,357
2100-Battaglia Rd	Tweedy d	I-10	Pothole Repair & HV Chip & Striping	8,055
953-Houser Rd	Frontier St	Tumbleweed Rd	Pothole Repair & HV Chip & Striping	10,426
954-Houser Rd	Tumbleweed Rd	11 Mile Corner Rd	Pothole Repair & HV Chip & Striping	16,478
2080-D St	Frontier St	10th St	Pothole repair, Scrubseal, LV Chip	12,940
			Total	257,435

N

1 inch = 3,000 feet

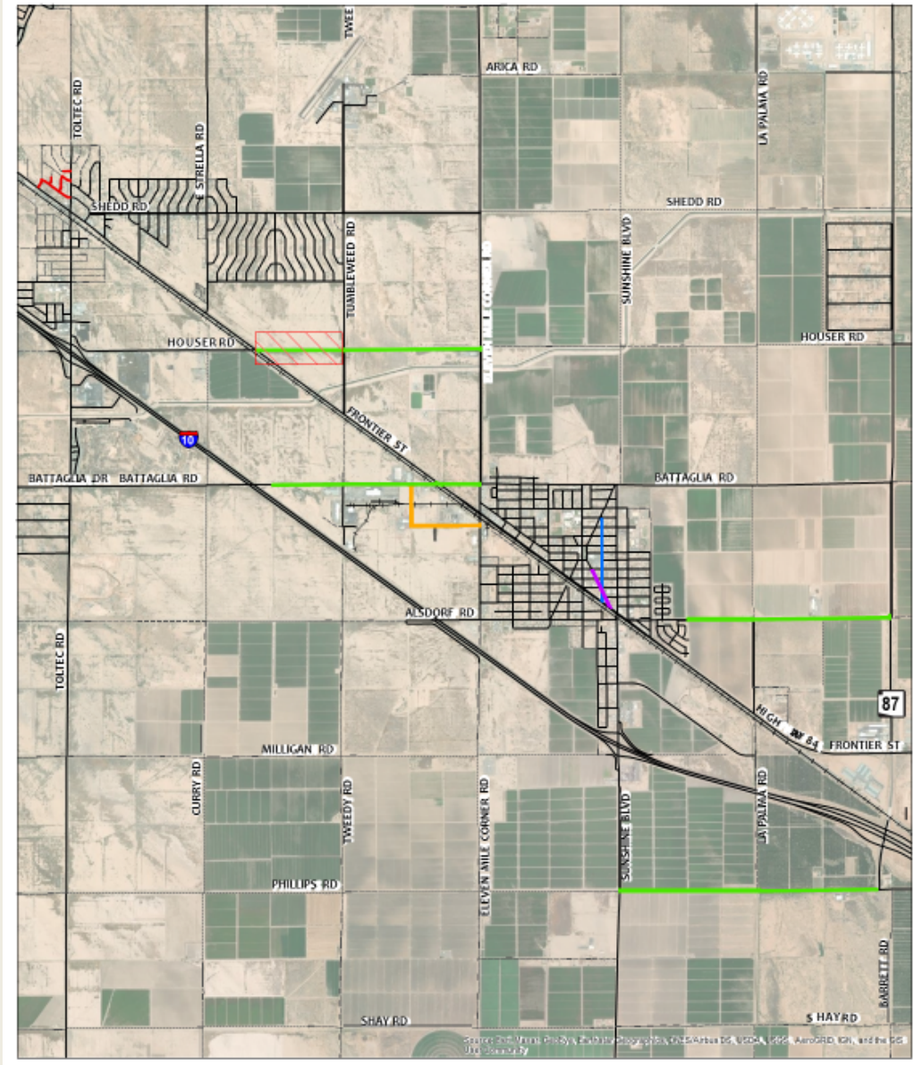
Legend

Treatment

- 1" Overlay & Striping
- Chip Seal
- Pothole & trench repair, LV Chip
- Pothole Repair & HV Chip & Striping
- Pothole repair, Scrubseal, LV Chip

Proposed FY 22-23
Pavement Treatment

Date: 10/20/2021

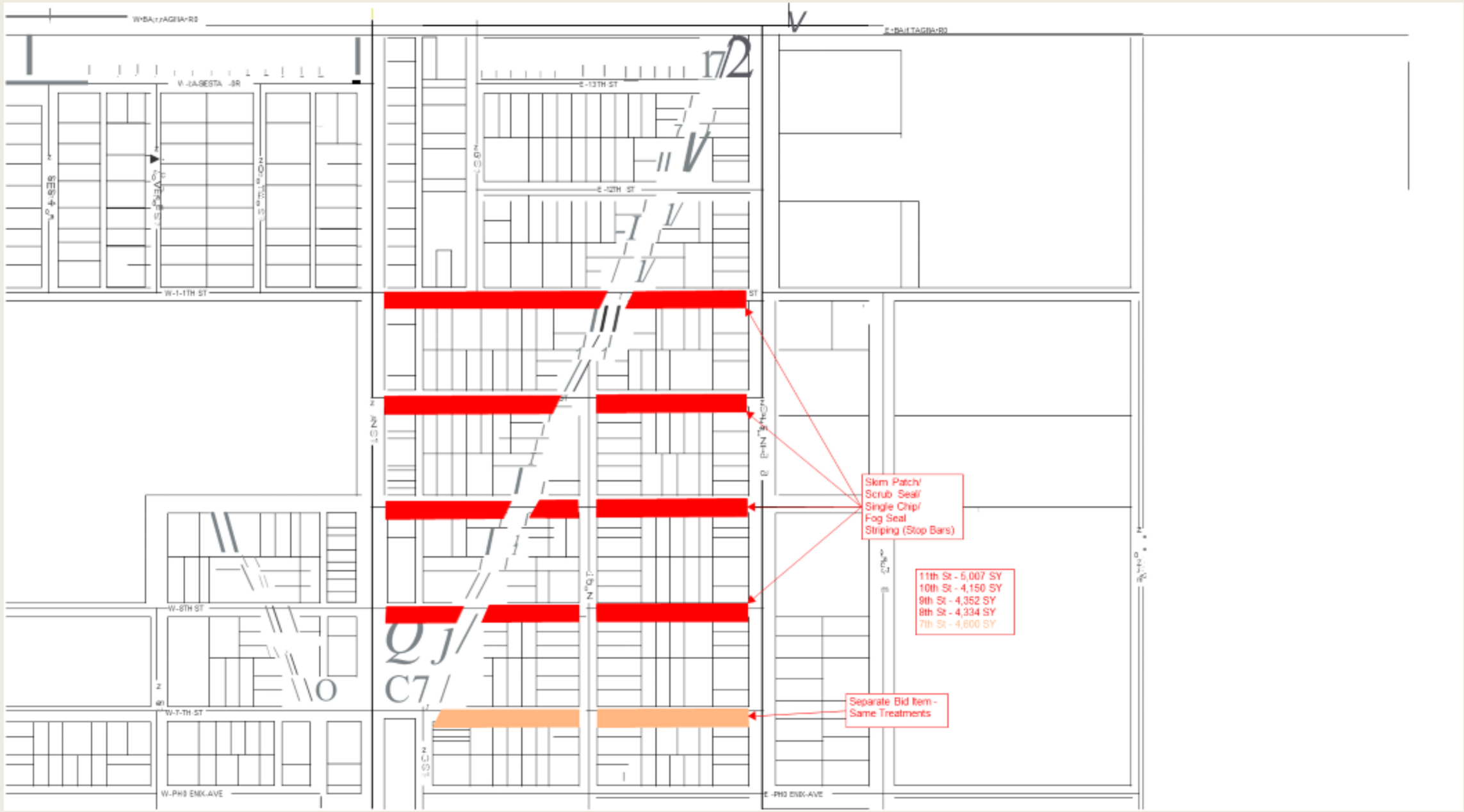


PINAL COUNTY

WIDE OPEN OPPORTUNITY

ELOY ARIZONA

FY 23-24 Exhibits



PINAL COUNTY

WIDE OPEN OPPORTUNITY

ELOY ARIZONA

City of Eloy

Battaglia Road

PINAL COUNTY

WIDE OPEN OPPORTUNITY

ELOY ARIZONA

City of Eloy

7th Street

8th Street

PINAL COUNTY

WIDE OPEN OPPORTUNITY

ELOY ARIZONA

City of Eloy

9th Street

10th Street

PINAL COUNTY
WIDE OPEN OPPORTUNITY

ELOY, ARIZONA
ELOY ARIZONA

What would happen if the road maintenance fund expires?

Currently, the half-cent transportation road maintenance fund has generated around $36 million annually for road repairs, mitigation for air quality, small projects, and pavement preservation. If the fund were to expire, this would lead to transportation cuts for Pinal County and all cities and towns, which would impact transportation investments – especially pavement preservation.

CITY OF ELOY
REQUEST FOR COUNCIL ACTION

Agenda Item: VIII.B.

Date: 9/23/2024

Date submitted: 09/03/2024 **Date requested:** 9/23/2024	**Action:** Resolution	**Subject: Conduct a public hearing and consider the adoption of Resolution No. 24-1592 approving a Conditional Use Permit, Case No CUP2024-003: AT&T AZL01563, to collocate wireless facility communication antennas on the existing 180-foot tall city-owned lattice tower and providing associated equipment on a site located at 95 W. 7th Street.**

TO: Mayor and City Council

FROM: Dan Symer, Community Development Director

RECOMMENDATION:

Staff recommends that the City Council approve Case No. CUP2024-003: AT&T AZL01563 in accordance with the attached Conditions of Approval.

DISCUSSION:

Request

The applicant, Smarklink, on behalf of AT&T, has applied for a Conditional Use Permit (CUP) to allow the collocation of the existing 180-foot city-owned lattice tower located at 95 W. 7th St. The top of the antennas will be installed at a height of 89 feet above grade. In addition, the associated ground equipment will be located in a twenty-foot by twenty-foot (20'X 20') area adjacent to the tower.

Context

The existing 180-foot city-owned lattice tower is located on the property with the address of 95 W. 7th Street. A masonry block wall surrounds the site and contains a parking lot and additional wireless equipment. There are single-family residences to the north and west, the Eloy Police Department to the east and a city building to the south. The General Plan land use map designation for the property is Public/Institutional (P/I), and the property is zoned Public Facility (PF). Access to the property is from a gated entrance from West 7th Street.

Conditional Use Permit Criteria

Conditional Use Permits, which may be approved, approved with conditions, or valid for a specific period. Upon receiving a recommendation from the Planning and Zoning Commission, the City Council may approve a Conditional Use Permit as submitted or modified only upon making the following findings (Staff's analysis of the consideration is

included in bold italic text, and the applicant's analysis is included in their narrative, attached):

A. The proposed use will not be detrimental to the health, safety, or general welfare of persons living or working in the vicinity, to adjacent property, to the neighborhood, or to the public in general;

- ***Per the Federal Aviation Administration (FAA), there are no negative health effects from wireless facilities.***

B. The proposed use conforms with the purposes, intent, and policies of the adopted Eloy General Plan and its policies and any applicable area, neighborhood, or other plan officially adopted by the City Council;

- ***The Zoning Ordinance is one of the primary implementation sets of regulations for achieving conformance with the General Plan's goals and objectives. Pursuant to Section 21-4-4.1 of the Zoning Ordinance pertaining to the purpose of the wireless facility regulations, the provisions strongly encourage the joint use (co-location) of new and existing wireless facility sites as a primary option rather than constructing new single-use towers. The wireless facility proposed in the application would utilize the city-owned 180-foot lattice tower to co-locate the proposed improvements with other existing city and private wireless facilities.***

C. The proposed use conforms with the conditions, requirements, or standards prescribed by this chapter and any other applicable local, State, or Federal requirement and

- ***The proposed wireless facility antennas and the associated equipment indicated in the application complies with the applicable requirements of the Zoning Ordinance.***

D. The proposed conditional use shall conform to the character of the neighborhood within the same zoning district in which it is located. In making such a determination, consideration shall include the location, type, and height of the buildings or structures, as well as the type and extent of landscaping and screening on the site.

- ***Since the site is on an existing structure that is 180' tall and AT&T's equipment is behind the building, there will be no negative impact on the neighborhood.***

E. Adequate utilities, access roads, drainage, fire protection, and other necessary facilities shall be provided.

- ***The property is an existing developed site. The existing improvements appear to comply with the necessary requirements for the proposed antenna collocation. Prior to the issuance of the building permits, the applicant will be required to demonstrate compliance with all applicable regulations.***

F. Adequate measures shall provide ingress and egress so designed as to minimize traffic hazards and traffic congestion on the public roads.

- ***The proposed wireless facility improvements will utilize the existing site driveway for ingress and egress access to W. 7th St. and W. Phoenix Ave. The proposed improvements and associated traffic generation are not anticipated to negatively affect the ingress and egress driveway in a manner that would cause traffic hazards and/or congestion on the adjacent and abutting public roads.***

G. The proposed use shall not be noxious or offensive by reason of vibration, noise, odor, dust, smoke, or gas.

- ***The proposed wireless facility use and associated equipment are not anticipated to generate abnormal, noxious or offensive vibration, noise, odor, dust, smoke, or gas. The ground-mounted equipment is located within an enclosed masonry block wall, which will assist with mitigating noise from the backup generator and cooling equipment.***

H. The proposed use shall not be injurious to the use and enjoyment of the property in the immediate vicinity for the purposes already permitted, nor substantially diminishes or impair the property values within the neighborhood.

- ***The proposed wireless facility use and associated improvements are to be located on an existing 180-foot lattice tower abutting property that currently contains wireless communication equipment. The addition of the proposed wireless facility use and improvements are not anticipated to be injurious or negatively affect the use and enjoyment of the property in the immediate vicinity for the purposes already allowed. Also, the proposed use is not anticipated to substantially diminish or impair the property values within the neighborhood.***

I. The establishment of the proposed use shall not impede the orderly development and improvement of surrounding property for uses permitted within the zoning district.

- ***The proposed wireless facility use and associated improvements are to be located on an existing 180-foot lattice tower abutting property that currently contains wireless communication equipment, and are not anticipated to impede the orderly development and improvement of surrounding property for uses permitted within the zoning district.***

Planning and Zoning Commission Meeting(s)
On August 21, 2024, the Planning and Zoning Commission held a public hearing on the above-referenced application. No one from the public spoke in opposition to the application. The Planning and Zoning Commission voted 4-0 providing a recommendation of approval of this application.

FISCAL IMPACT:
There is no anticipated fiscal impact anticipated.

Approved as to Form:

Stephen R. Cooper, City Attorney

Conditional Use Permit Narrative

Case No. CUP2024-003

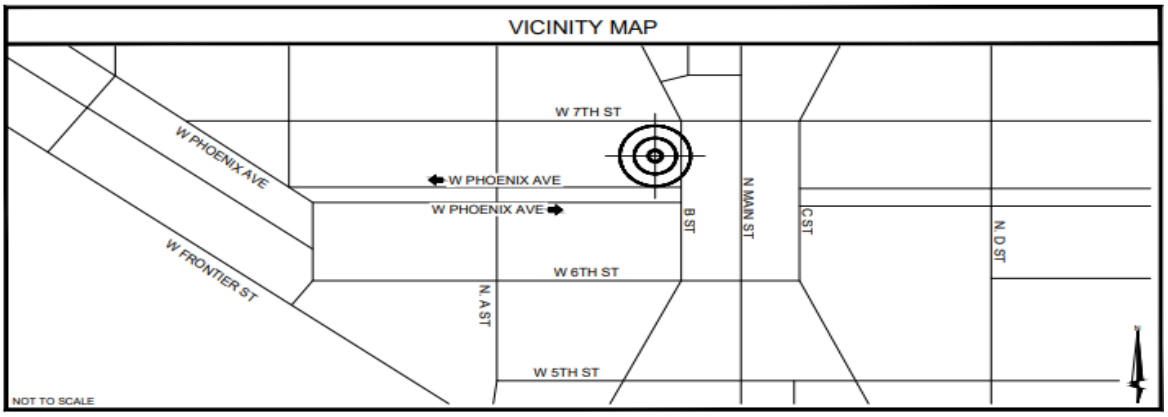
Market/Project Name: AZL01563
Smartlink on behalf of AT&T Date: 6-3-24
Lattice Antenna Location: 95 W. 7th Street, Eloy, AZ 85131 (Pinal County)
Accessor's Parcel Number: 405-02-341B

Request: Smartlink, c/o James Caciola, is requesting a Conditional Use Permit to collocate on the existing 180-foot city-owned lattice tower antenna to install AT&T antennas at 84 feet high Antenna Centerline so antennas are under the 95' allowed with an 88' top of antenna design and add ground equipment on a lease area of twenty feet by twenty feet (20' x 20'). The lattice tower antenna is located at 95 W. 7th Street, Eloy, AZ 85131, Pinal County Assessor's Parcel Number (APN): 405-02-341B.

This request is for a Conditional Use Permit (CUP) to collocate a wireless antenna on an existing one-hundred-and-eighty-foot (180') lattice tower owned by the City of Eloy and managed by the Eloy Police Department. The proposed AT&T wireless antennas are to be placed at 84 feet above the ground SO the 88' top of antenna is under the 95' max allowable height on the 180' self-support tower. The supporting ground enclosure is 20 feet by 20 feet. The screened equipment area will include a backup generator (RD48 Model 7960-0 3.3L External Fill Tank-diesel), which complies with the Wireless Communications Facilities Ordinance.

A Community Meeting will be held on Wednesday, July 10, 2024, at 5:00 PM at City Hall in the Community Room located at 595 N. C Street, Eloy, AZ 85131. All property owners within 300 feet of the subject property were notified and invited to the meeting via first-class mail. The Citizen Review Report will summarize the meeting's results.

Vicinity Map:



COMPLIANCE:

4. A description of compliance with section 21-4-4.5, "General Development Requirements", of this section 21-4-4, and all applicable Federal, State, County or local laws; C. State Or Federal Requirements: All wireless facilities must meet or exceed current standards and regulations of the FAA, the FCC, and any other agency of the State or Federal government with the authority to regulate wireless facilities. If such standards and regulations are changed, then the owners of the towers and antennas governed by this section 21-4-4 shall bring such wireless facilities into compliance with such revised standards and regulations within six (6) months of the effective date of such standards and regulations, unless a different compliance schedule is mandated by the controlling State or Federal agency. Failure to bring wireless facilities into compliance with such revised standards and regulations shall constitute grounds for the removal of the wireless facilities at the owner's expense.

The PF zone for telecommunications allows for a height of 75’ plus an additional 20’ above that height for a Maximum height of 95’. AT&T's proposed top antenna height is 84’ within the allowable height for this zone.

APPLICATION REQUIREMENTS:

1. A scaled site plan clearly indicating the location, type, and height of the proposed tower or antenna, including:

    a. On-site structures, land uses, and zoning designation(s);
    b. Adjacent structures, land uses, and zoning within fifty feet (50') of the property line (including when adjacent to other municipalities);
    c. The setback distance between the proposed wireless facility to all applicable building structures, residential uses, and Commercial and Industrial zoned properties as outlined in the tables in section 21-4-4.3 of this section 21-4-4;
    d. Adjacent roadways and proposed (or existing) means of access; and
    e. Required and proposed setbacks from property lines.

The proposed AT&T Wireless Communication Facility is necessary to resolve the carrier's limited service and supply residents and those traveling through the area with the most advanced 5G wireless communication and data technology that is reliable. Please see the carrier's existing tower propagation map as part of this submission. This map shows the existing radio frequency hole in the carrier’s system, and more specifically, in this immediate area. The proposed Wireless Communications Facility will assist in resolving the limited coverage issues in the area.

The existing Zoning and uses surrounding the property are listed in the table below.

Direction	Zoning District	Existing land use
Site	PF, Public Facility	Eloy Police parking lot, wireless antenna
North	R1-6, Single Family Residential with a Downtown Core Overlay	Residential
West	R1-6, Single Family Residential with a Downtown Core Overlay	Residential
South	C-2, Community Commercial and R1-6, Single Family Residential with a Downtown Core Overlay	Eloy Police Department Site, Residential, legal non-conforming uses, Residential
East	PF, Public Facility and OS, Open Space	Eloy Police Department, Main Street Park, City Hall

The site zoning allows for a Wireless Communications Facility with the approval of a CUP (due to setbacks) at this proposed location. AT&T is federally mandated to provide coverage to all persons using wireless instruments. The expectancy of the federal government in providing this license is that each area is present by a major carrier, and E911 is mandatory for all emergency services. This service allows each individual's device's precise location to be identified in the case of emergency services, which therefore necessitates the antennas due to the sparse service in the immediate area. The approval of the CUP will allow AT&T to provide the required missing radio frequency and 5G capability needed in the area.

AESTHETICS: Towers and antennas shall meet the following requirements:

a. Towers shall either maintain a galvanized steel finish or, subject to any applicable standards of
   The FAA should be painted a neutral light tan color to reduce visual obstructiveness.
b. At a tower site, the design of the buildings and related stealth structures shall, to the extent possible, use materials, colors, textures, screening, and landscaping that will blend them into the natural setting and surrounding buildings.
c. If an antenna is installed on a stealth structure, the antenna and supporting electrical and mechanical equipment must be of a neutral color that is identical to, or closely compatible with, the color of the supporting structure to make the antenna and related equipment as visually unobtrusive as possible.

Questions:

A. The proposed use will not be detrimental to the health, safety, or general welfare of persons living or working in the vicinity, to adjacent property, to the neighborhood, or to the public in general;

Response:
Per the Federal Aviation Administration (FAA,) there are no negative health effects from wireless facilities.

B. The proposed use conforms with the purposes, intent, and policies of the adopted Eloy General Plan and its policies and any applicable area, neighborhood, or other plan officially adopted by the City Council;

Response:
The proposed site meets these requirements per the City's preference for collocating existing structures and because AT&T is sating within height allowances.

C. The proposed use conforms with the conditions, requirements, or standards prescribed by this chapter and any other applicable local, State, or Federal requirement and

Response:

The Public Facility (PF) Zoning District allows for 75' plus 20' max over this height. AT&T is within this limit.

D. The proposed conditional use shall conform to the character of the neighborhood within the same zoning district in which it is located. In making such a determination, consideration shall include the location, type, and height of the buildings or structures, as well as the type and extent of landscaping and screening on the site.

Response:

Since the site is on an existing structure that is 180' tall and AT&T's equipment is behind the building, there will be no negative impact on the neighborhood.

E. Adequate utilities, access roads, drainage, fire protection, and other necessary facilities shall be provided.

Response:

The site is on a developed parcel, and all roads and utilities are already in the area.

F. Adequate measures shall provide ingress and egress so designed as to minimize traffic hazards and traffic congestion on the public roads.

Response:

Existing access roads will be utilized to access the site for routine maintenance.

G. The proposed use shall not be noxious or offensive by reason of vibration, noise, odor, dust, smoke, or gas.

Response:

Telecommunication sites do not emit fumes, smoke, dust, or gas. Antennas do not make noise.

H. The proposed use shall not be injurious to the use and enjoyment of the property in the immediate vicinity for the purposes already permitted, nor substantially diminishes or impair the property values within the neighborhood.

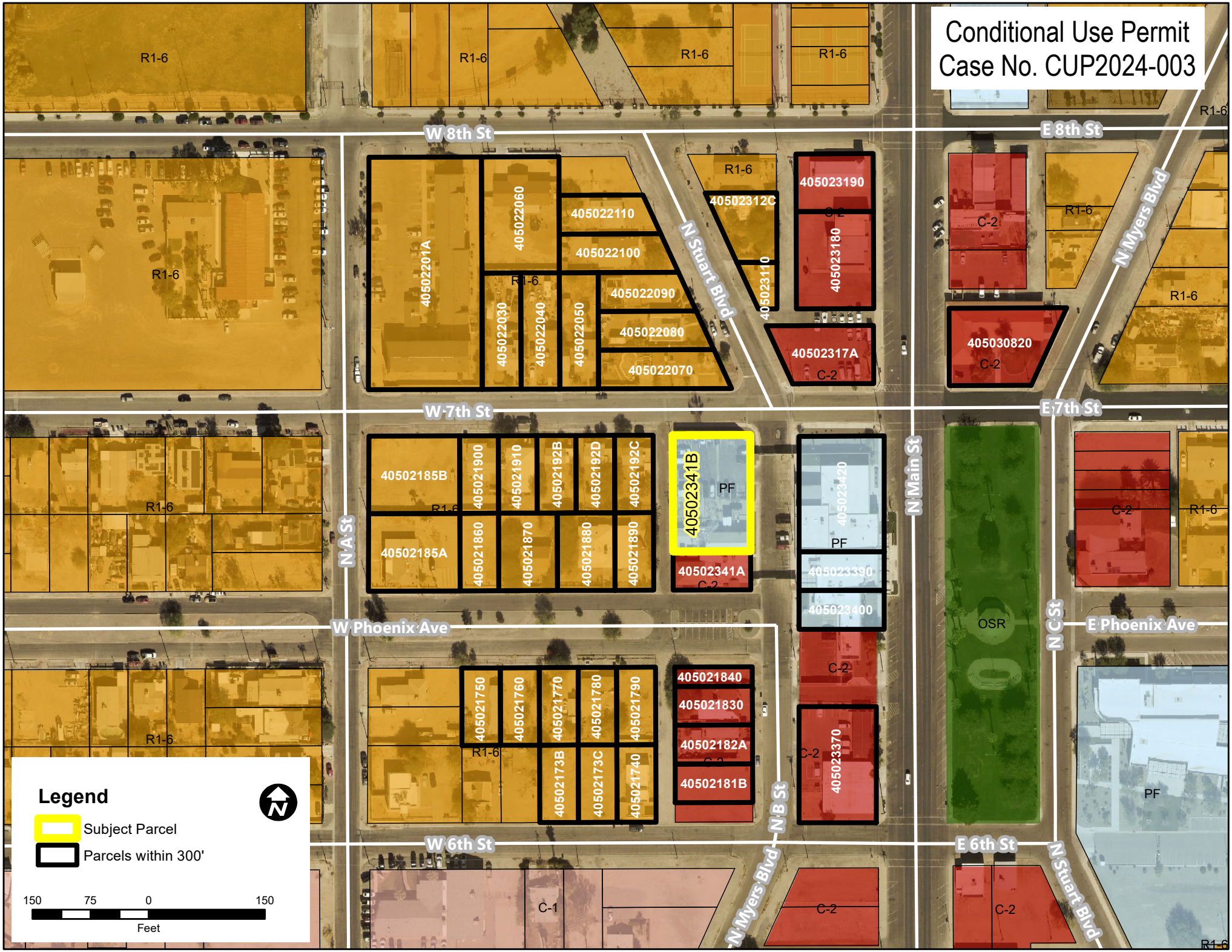
Response:

Once the site is complete, traffic will only occur about once a month to service the equipment on site.

I. Establishing the proposed use shall not impede the orderly development and improvement of surrounding property for uses permitted within the zoning district. (Ord. 18-880, 7-23-2018)

Response:

Since the tower already exists, the site will have no impact on neighboring properties other than improving wireless service in the area.


Conditional Use Permit
Case No. CUP2024-003
W 8th St
E 8th St
W 7th St
E 7th St
W Phoenix Ave
E Phoenix Ave
W 6th St
E 6th St
N A St
N B St
N C St
N Main St
N Stuart Blvd
N Myers Blvd
R1-6
C-2
C-1
PF
OSR
405022201A
405022060
405022110
405022100
405022090
405022080
405022070
405022030
405022040
405022050
40502312C
405023110
405023190
405023180
40502317A
405030820
40502185B
40502185A
405021900
405021910
40502192B
40502192D
40502192C
405021860
405021870
405021880
405021890
40502341B
40502341A
405023420
405023390
405023400
405021750
405021760
405021770
405021780
405021790
40502173B
40502173C
405021740
405021840
405021830
40502182A
40502181B
405023370
Legend
Subject Parcel
Parcels within 300'
150 75 0 150
Feet

PROJECT TEAM

CLIENT REPRESENTATIVE
COMPANY: SMARTLINK, GROUP
ADDRESS: 8767 E. VIA DE VENTURA, SUITE 200
CITY, STATE, ZIP: SCOTTSDALE, AZ 85258
CONTACT: JOHN TISHUCK
PHONE: (480) 262-6316
E-MAIL: JOHN.TISHUCK@SMARTLINKGROUP.COM

PROJECT OWNER
COMPANY: AT&T
ADDRESS: 1355 WEST UNIVERSITY DRIVE
CITY, STATE, ZIP: MESA, AZ 85201-5419

PROFESSIONAL OF RECORD
COMPANY: SMARTLINK, GROUP
ADDRESS: 8767 E. VIA DE VENTURA, SUITE 200
CITY, STATE, ZIP: SCOTTSDALE, AZ 85258
CONTACT: RACHAEL CARSON
PHONE: (602) 793-8101
E-MAIL: RACHAEL.CARSON@SMARTLINKGROUP.COM

PROPERTY OWNER
COMPANY: CITY OF ELOY
ADDRESS: 595 NORTH C STREET, SUITE 102
CITY, STATE, ZIP: ELOY, AZ 85131
CONTACT: DAVID MALEWITZ
PHONE: (520) 466-9201

TOWER OWNER
COMPANY: CITY OF ELOY
ADDRESS: 595 NORTH C STREET, SUITE 102
CITY, STATE, ZIP: ELOY, AZ 85131
CONTACT: DAVID MALEWITZ
PHONE: (520) 466-9201

GENERAL NOTES

DO NOT SCALE DRAWINGS

CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT/ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. A TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT DISTURBANCE OR EFFECT ON DRAINAGE; NO SANITARY SEWER SERVICE, POTABLE WATER, OR TRASH DISPOSAL IS REQUIRED AND NO COMMERCIAL SIGNAGE IS PROPOSED.

PDF DRAWING ISSUED AS 24X36 SHALL BE PRINTED 50% SCALE CENTERED ON PAGE FOR 11X17 PRINTS. PDF DRAWINGS ISSUED 11X17 SHALL BE PRINTED 100% CENTERED.

SITE INFORMATION

LATITUDE:	32° 45' 21.76" N (32.756044°) - NAD83
LONGITUDE:	-111° 33' 20.48" W (-111.555689°) - NAD83
LAT\LONG TYPE:	NAD 83
GROUND ELEVATION:	1551.5' AMSL -NAVD88
APN #:	405-02-341B
AREA OF CONSTRUCTION:	EXISTING
ZONING/JURISDICTION:	CITY OF ELOY
CURRENT ZONING:	PF, PUBLIC FACILITY
PROPOSED USE:	UNMANNED TELECOMMUNICATIONS FACILITY
WIC ENCLOSURE:	TYPE 3R
COUNTY:	PINAL COUNTY
HANDICAP REQUIREMENTS:	FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS NOT REQUIRED.

Call at least two full working days before you begin excavation.
ARIZONA 811
Arizona Blue Stake, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602) 263-1100

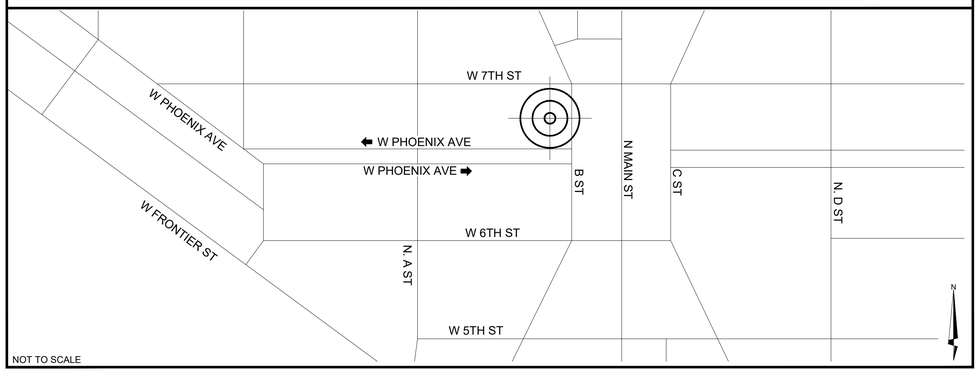
AZL01563
ELOY POLICE STATION
95 WEST 7th STREET
ELOY, AZ 85131
PINAL COUNTY

PTN: 3901A14EQE, 3901A14ER5, 3901A0YBJP, 3901A0ZNK1, 3901A0ZNK3, 3901A0ZNME, 3901A0ZN79

PACE: MRANM046929, MRANM0446931, MRANM0439040, MRANM0440484, MRANM0440482, MRANM0440485, MRANM0440483

FA: 15456874 **USID: 305318**

VICINITY MAP



NOT TO SCALE

DRIVING DIRECTIONS

FROM AT&T OFFICE: 1355 WEST UNIVERSITY DRIVE, MESA, AZ 85201-5419:

DEPART AND HEAD (SOUTH), TURN LEFT, TURN RIGHT, THEN IMMEDIATELY TURN RIGHT ONTO W ELNA RAE ST, TURN RIGHT ONTO S PRIEST DR, TURN RIGHT ONTO W BROADWAY RD, TURN LEFT ONTO ROAD TOWARD TUCSON / I-10 EAST / US-60 EAST, TAKE THE RAMP ON THE LEFT FOR I-10 E / US-60 E / PEARL HARBOR MEMORIAL HIGHWAY, AT EXIT 198, HEAD RIGHT ON THE RAMP FOR JIMMIE KERR BLVD TOWARD ELOY, TURN LEFT ONTO AZ-84 / E MAIN ST TOWARD ELOY, KEEP STRAIGHT TO GET ONTO AZ-93 / AZ-84 / W HIGHWAY 84, TURN LEFT ONTO N CURIEL ST, TURN RIGHT ONTO W PHOENIX AVE, TURN LEFT, SITE WILL BE AT RIGHT HAND SIDE.

CODE COMPLIANCE

BUILDING CODE: INTERNATIONAL BUILDING CODE 2018

ELECTRICAL CODE: NATIONAL ELECTRICAL CODE 2017

LIGHTNING PROTECTION CODE: NFPA 780 - 2000, LIGHTNING PROTECTION CODE

SUBCONTRACTOR'S WORK SHALL COMPLY WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES AS ADOPTED BY THE LOCAL AUTHORITY HAVING JURISDICTION (AHJ) FOR THE LOCATION. THE EDITION OF THE AHJ ADOPTED CODES AND STANDARDS IN EFFECT ON THE DATE OF CONTRACT AWARD SHALL GOVERN THE DESIGN.

FOR ANY CONFLICTS BETWEEN SECTIONS OF LISTED CODES AND STANDARDS REGARDING MATERIAL, METHODS OF CONSTRUCTION, OR OTHER REQUIREMENTS, THE MOST RESTRICTIVE REQUIREMENT SHALL GOVERN. WHERE THERE IS CONFLICT BETWEEN A GENERAL REQUIREMENT AND A SPECIFIC REQUIREMENT, THE SPECIFIC REQUIREMENT SHALL GOVERN.

RFDS DATA

DESIGN PACKAGE BASED ON RF DATA SHEET

RFDS NAME:	AZL01563 - 1C,2C,3C,4C,5C
ISSUE:	1.0
REVISION:	V1.0
RFDS ID:	4546069
UPDATED BY:	MA3944
DATE/TIME:	03/29/2023 09:02:10 AM
NUMBER OF SECTORS:	3
NUMBER OF ANTENNAS:	12
NUMBER OF TMA UNITS:	0
NUMBER OF RRH UNITS:	15
NUMBER OF FIBER/DC SQUIDS:	2
NUMBER OF DC SQUIDS:	0
NUMBER OF DC TRUNK CABLES:	6
NUMBER OF OPTICAL TRUNK CABLES:	1
NUMBER OF RF CABLES:	0
NUMBER OF RET LINES:	0

APPROVALS

AT&T (RF): _____ DATE: _____

AT&T (CONST.): _____ DATE: _____

AT&T (SAM): _____ DATE: _____

LANDLORD: _____ DATE: _____

LANDLORD: _____ DATE: _____

PROJECT DESCRIPTION

THIS PROJECT WILL BE COMPRISED OF:
NEW AT&T ANTENNA ARRAY ON EXISTING TOWER:
- INSTALL (3) NEW ANTENNA SECTOR MOUNTS ON EXISTING SELF SUPPORT TOWER
- INSTALL (2) NEW AT&T ANTENNA PER SECTOR, (3) SECTORS, (6) TOTAL
- INSTALL (2) NEW AT&T ANTENNAS W/ INTEGRATED RRH UNIT PER SECTOR, (3) SECTORS, (6) TOTAL
- INSTALL (3) NEW AT&T RRH UNIT PER SECTOR, (3) SECTORS, (9) TOTAL
- INSTALL (1) NEW RRH MOUNT PER SECTOR, (3) SECTORS, (3) TOTAL
- INSTALL (2) NEW AT&T DC9-48-60-24-8C-EV SQUID
- INSTALL (1) NEW 24 PAIR FIBER RAN ALONG NEW ICE BRIDGE
- INSTALL (6) NEW 6AWG DC AWG TRUNKS RAN ALONG NEW ICE BRIDGE

NEW AT&T EQUIPMENT AREA:
- NEW AT&T EQUIPMENT IN EXISTING COMPOUND.
- NEW "WIC" UL LISTED WALK-IN CABINET W/PRE-INSTALLED VERTIV 7100 POWER STATION, LTE FSM4, (2) FIF RACKS AND ENERSYS BATTERIES ON NEW GALV. GRAVITY MOUNT PLATFORM.
- INSTALL (2) NEW DC12 BOX ON SIDE OF WIC
- INSTALL NEW DIESEL NEQ.20574 POLAR POWER, INC., 8220-100-D-20-03-V,,,,48 VDC; 20KW; DC GENERATOR HORIZONTAL ENCLOSURE WITH 54 GALLON FUEL TANK WITH OPV ON NEW GALV. GRAVITY MOUNT PLATFORM
- NEW GPS ANTENNA
- INSTALL NEW 4"Ø CONDUIT FROM EXISTING FIBER VAULT TO NEW AT&T WIC
- INSTALL NEW 2.5"Ø CONDUIT FROM EXISTING METER RACK TO NEW WIC

AC/DC SCOPE:
DC POWER PLAN REVIEW
- SITE IS EQUIPPED WITH NETSURE 7100 -48 VDC POWER PLANT [NEQ.20067] OUTFITTED WITH (10) HE 2KW -48VDC RECTIFIERS.
  INSTALL THE FOLLOWING DC BREAKERS:
- (2) 20A [NEQ. 00466] NOKIA FSM4 BBU #1 & #2
- (1) 5A [NEQ.00704] SMMI
- (3) 25A [NEQ.00707] AIRSCALE B5 AHCA
- (3) 50A [NEQ.00710] AIRSCALE TRIBAND B12/B14/B29 AHLBBA
- (3) 50A [NEQ. 00710] AIRSCALE DUAL BAND B25/66 AHFIB
- (6) 50A [NEQ. 00710] AEQ SERIES
- (2) 50A [NEQ. 00710] FUSE PANEL FEED A & B
- (2) 20A [NEQ. 00466] SAR-8 7705 SIAD FEED A & B
- (2) 10A CTL CIENA

BATTERY CHECK:
- SITE WILL HAVE (2) STRINGS (8 CELLS) OF NEW ENERSYS 190 AMP-HOUR BATTERIES IN BOTTOM SECTION OF NEW DC POWER PLANT RACK, CONFIGURED AS (4) CELLS PER STRING @ -48 VDC NOMINAL. TWO STRINGS WILL ACHIEVE 2.2 HRS OF BATTERY RESERVE CAPACITY.
- SITE HAS A PERMANENT STANDBY GENERATOR, MINIMUM REQUIRED BATTERY BACKUP TIME IS 2.0 HOURS

HVAC UNITS:
- SITE HAS A ONE OEM 1-TON HVAC UNIT AND OEM INSTALLED DC FREE AIR SYSTEM.

SHEET	DESCRIPTION
T-1	TITLE SHEET
T-2	SPECIFICATIONS
T-3	SPECIFICATIONS
T-4	SPECIFICATIONS
T-5	SPECIAL INSPECTION CERTIFICATE
T-6	LEGEND & ABBREVIATIONS SPECIFICATIONS
LS-1 - LS-2	SURVEY
A-1	PARTIAL SITE PLAN
A-2	EQUIPMENT COMPOUND PLAN
A-3.1	ELEVATIONS - EXISTING
A-3.2	ELEVATIONS - NEW
A-4	EQUIPMENT & ANTENNA LAYOUT
A-5	EQUIPMENT & ANTENNA LAYOUT
A-6	WIC ELEVATIONS
A-7	SECTOR MOUNT DETAIL
A-8	SECTOR MOUNT DETAIL
A-9	RRH MOUNT DETAIL
A-10	RRH MOUNT DETAIL
A-11	GENERATOR DETAIL
A-12	GENERATOR CUTSHEET
A-13	SIGN DETAIL
A-14	BATTERY DETAIL
D-6	DETAILS
E-1	ELECTRICAL ONE-LINE AND PANEL
E-2	DC PANEL
G-1	GROUNDING PLANS
G-2	GROUNDING DETAILS
G-3	GROUNDING DETAILS
G-4	GROUNDING DETAILS

AT&T
1355 WEST UNIVERSITY DRIVE
MESA, AZ 85201-5419

THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO AT&T WIRELESS

ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO AT&T WIRELESS IS STRICTLY PROHIBITED

RAMAKER
employee-owned
(608) 643-4100 www.ramaker.com

smartlink
8767 E. VIA DE VENTURA
SUITE 200
SCOTTSDALE, AZ 85258

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Registered Professional Engineer (Civil) under the laws of the State of Arizona.

Registered Professional Engineer (Civil) CERTIFICATE NO. 77733 JEFFREY H. ZANDER DATE SIGNED 3/31/2026 ARIZONA U.S.A.

Jeffrey H. Zander — Expiration Date: 3/31/2026 — Registration Number: 77733
Ramaker & Associates Inc.
Electronic copy of final document, original sealed document with ink.

REV.	DATE	REVISION DESCRIPTION
1	08/24/2023	REDLINES
0	04/12/2023	FINAL CONSTRUCTION DRAWINGS

THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURES RECOMMENDATIONS AND SPEC'S, UNLESS SPECIFICALLY STATED OTHERWISE, THE MANUFACTURES EQUIPMENT INSTALLATION SPEC'S SHALL ALWAYS BE VERIFIED BY THE CONTRACTOR BEFORE INSTALLATION

PROJECT INFORMATION:
AZL01563
ELOY POLICE STATION
95 WEST 7th STREET
ELOY, AZ 85131
PINAL COUNTY
FA: 15456874
USID: 305318

DRAWN BY: CE
CHECKED BY: AS

SHEET TITLE:
TITLE SHEET

SHEET NUMBER: T-1
REV.: 1

DEVELOPMENT PLAN 08/21/2024

GENERAL CONSTRUCTION NOTES:

1. FOR THE PURPOSE OF CONSTRUCTION DRAWING, THE FOLLOWING DEFINITIONS SHALL APPLY:
   CONTRACTOR - GENERAL CONTRACTOR (CONSTRUCTION)
   OWNER - AT&T MOBILITY
   OEM - ORIGINAL EQUIPMENT MANUFACTURER
2. PRIOR TO THE SUBMISSION OF BIDS, THE BIDDING CONTRACTOR SHALL VISIT THE CELL SITE TO FAMILIARIZE WITH THE EXISTING CONDITIONS AND TO CONFIRM THAT THE WORK CAN BE ACCOMPLISHED AS SHOWN ON THE CONSTRUCTION DRAWINGS. ANY DISCREPANCY FOUND SHALL BE BROUGHT TO THE ATTENTION OF OWNER.
3. ALL MATERIALS FURNISHED AND INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES. CONTRACTOR SHALL ISSUE ALL APPROPRIATE NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS, AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY REGARDING THE PERFORMANCE OF THE WORK. ALL WORK CARRIED OUT SHALL COMPLY WITH ALL APPLICABLE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS AND LOCAL JURISDICTIONAL CODES, ORDINANCES AND APPLICABLE REGULATIONS.
4. DRAWINGS PROVIDED HERE ARE NOT TO BE SCALED AND ARE INTENDED TO SHOW OUTLINE ONLY.
5. UNLESS NOTED OTHERWISE, THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES, AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.
6. DELETED.
7. THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY STATED OTHERWISE.
8. IF THE SPECIFIED EQUIPMENT CANNOT BE INSTALLED AS SHOWN ON THESE DRAWINGS, THE CONTRACTOR SHALL PROPOSE AN ALTERNATIVE INSTALLATION FOR APPROVAL BY THE CONTRACTOR.
9. CONTRACTOR SHALL DETERMINE ACTUAL ROUTING OF CONDUIT, POWER AND T1 CABLES, GROUNDING CABLES AS SHOWN ON THE POWER, GROUNDING AND TELCO PLAN DRAWING. SUBCONTRACTOR SHALL UTILIZE EXISTING TRAYS AND/OR SHALL ADD NEW TRAYS AS NECESSARY. CONTRACTOR SHALL CONFIRM THE ACTUAL ROUTING WITH THE OWNER. ROUTING OF TRENCHING SHALL BE APPROVED BY OWNER.
10. THE CONTRACTOR SHALL PROTECT EXISTING IMPROVEMENTS, PAVEMENTS, CURBS, LANDSCAPING AND STRUCTURES. ANY DAMAGED PART SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE TO THE SATISFACTION OF OWNER.
11. CONTRACTOR SHALL LEGALLY AND PROPERLY DISPOSE OF ALL SCRAP MATERIALS SUCH AS COAXIAL CABLES AND OTHER ITEMS REMOVED FROM THE EXISTING FACILITY. ANTENNAS REMOVED SHALL BE RETURNED TO THE OWNER'S DESIGNATED LOCATION.
12. CONTRACTOR SHALL LEAVE PREMISES IN CLEAN CONDITION.
13. ALL CONCRETE REPAIR WORK SHALL BE DONE IN ACCORDANCE WITH AMERICAN CONCRETE INSTITUTE (ACI) 301.
14. ANY NEW CONCRETE NEEDED FOR THE CONSTRUCTION SHALL HAVE 4000 PSI STRENGTH AT 28 DAYS UNLESS OTHERWISE SPECIFIED. ALL CONCRETING WORK SHALL BE DONE IN ACCORDANCE WITH ACI 318 CODE REQUIREMENTS.
15. ALL STRUCTURAL STEEL WORK SHALL BE DONE IN ACCORDANCE WITH AISC SPECIFICATIONS.
16. CONSTRUCTION SHALL COMPLY WITH SPECIFICATION 24782-000-3APS-AOOZ-00002, "GENERAL CONSTRUCTION SERVICES.
17. CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS PRIOR TO COMMENCING ANY WORK. ALL DIMENSIONS OF EXISTING CONSTRUCTION SHOWN ON THE DRAWINGS MUST BE VERIFIED. CONTRACTOR SHALL NOTIFY THE OWNER OF ANY DISCREPANCIES PRIOR TO ORDERING MATERIAL OR PROCEEDING WITH CONSTRUCTION.
18. THE EXISTING CELL SITE IS IN FULL COMMERCIAL OPERATION. ANY CONSTRUCTION WORK BY CONTRACTOR SHALL NOT DISRUPT THE EXISTING NORMAL OPERATION. ANY WORK ON EXISTING EQUIPMENT MUST BE COORDINATED WITH OWNER. ALSO, WORK MAY NEED TO BE SCHEDULED FOR AN APPROPRIATE MAINTENANCE WINDOW USUALLY IN LOW TRAFFIC PERIODS AFTER MIDNIGHT.
19. SINCE THE CELL SITE MAY BE ACTIVE, ALL SAFETY PRECAUTIONS MUST BE TAKEN WHEN WORKING AROUND HIGH LEVELS OF ELECTROMAGNETIC RADIATION. EQUIPMENT SHOULD BE SHUTDOWN PRIOR TO PERFORMING ANY WORK THAT COULD EXPOSE THE WORKERS TO DANGER. PERSONAL RF EXPOSURE MONITORS ARE REQUIRED TO BE WORN TO ALERT OF ANY DANGEROUS EXPOSURE LEVELS.
20. CONSTRUCTION DOCUMENTS SHALL BE DIMENSIONED AND DRAWN ON SUITABLE MATERIAL. ELECTRONIC MEDIA DOCUMENTS ARE PERMITTED TO BE SUBMITTED WHERE APPROVED BY THE BUILDING OFFICIAL. CONSTRUCTION DOCUMENTS SHALL BE OF SUFFICIENT CLARITY TO INDICATE THE LOCATION, NATURE AND EXTENT OF THE WORK PROPOSED AND SHOW IN DETAIL THAT IT WILL CONFORM TO THE PROVISIONS OF THIS CODE AND RELEVANT LAWS, ORDINANCES, RULES AND REGULATIONS, AS DETERMINED BY THE BUILDING OFFICIAL. (2018-IBC 107.2.1)

GROUNDING NOTES:

1. THE CONTRACTOR SHALL REVIEW AND INSPECT THE EXISTING FACILITY GROUNDING SYSTEM AND LIGHTNING PROTECTION SYSTEM (AS DESIGNED AND INSTALLED) FOR STRICT COMPLIANCE WITH THE NEC (AS ADOPTED BY THE AHJ), THE SITE-SPECIFIC (UL, LPI, OR NFPA) LIGHTING PROTECTION CODE, AND GENERAL COMPLIANCE WITH TELCORDIA AND TIA GROUNDING STANDARDS. THE CONTRACTOR SHALL REPORT ANY VIOLATIONS OR ADVERSE FINDINGS TO THE OWNER FOR RESOLUTION.
2. ALL GROUND ELECTRODE SYSTEMS (INCLUDING TELECOMMUNICATION, RADIO, LIGHTNING PROTECTION, AND AC POWER GES'S) SHALL BE BONDED TOGETHER, AT OR BELOW GRADE, BY TWO OR MORE COPPER BONDING CONDUCTORS IN ACCORDANCE WITH THE NEC.
3. THE CONTRACTOR SHALL PERFORM IEEE FALL-OF-POTENTIAL RESISTANCE TO EARTH TESTING (PER IEEE 1100 AND 81) FOR NEW GROUND ELECTRODE SYSTEMS. THE CONTRACTOR SHALL FURNISH AND INSTALL SUPPLEMENTAL GROUND ELECTRODES AS NEEDED TO ACHIEVE A TEST RESULT OF 5 OHMS OR LESS. TESTS SHALL BE PERFORMED IN ACCORDANCE WITH 24782-000-3PS-EG00-0001, DESIGN & TESTING OF FACILITY GROUNDING FOR CELL SITES.
4. METAL RACEWAY SHALL NOT BE USED AS THE NEC REQUIRED EQUIPMENT GROUND CONDUCTOR. STRANDED COPPER CONDUCTORS WITH GREEN INSULATION, SIZED IN ACCORDANCE WITH THE NEC, SHALL BE FURNISHED AND INSTALLED WITH THE POWER CIRCUITS TO BTS EQUIPMENT.
5. EACH BTS CABINET FRAME SHALL BE DIRECTLY CONNECTED TO THE MASTER GROUND BAR WITH GREEN INSULATED SUPPLEMENTAL EQUIPMENT GROUND WIRES, 6 AWG STRANDED COPPER OR LARGER FOR INDOOR BTS; 2 AWS STRANDED COPPER FOR OUTDOOR BTS.
6. EXOTHERMIC WELDS SHALL BE USED FOR ALL GROUNDING CONNECTIONS BELOW GRADE.
7. APPROVED ANTIOXIDANT COATINGS (I.E., CONDUCTIVE GEL OR PASTE) SHALL BE USED ON ALL COMPRESSION AND BOLTED GROUND CONNECTIONS.
8. ICE BRIDGE BONDING CONDUCTORS SHALL BE EXOTHERMICALLY BONDED OR BOLTED WITH STAINLESS STEEL HARDWARE TO THE BRIDGE AND THE TOWER GROUND BAR.
9. ALUMINUM CONDUCTOR OR COPPER CLAD STEEL CONDUCTOR SHALL NOT BE USED FOR GROUNDING CONNECTIONS.
10. MISCELLANEOUS ELECTRICAL AND NON-ELECTRICAL METAL BOXES, FRAMES AND SUPPORTS SHALL BE BONDED TO THE GROUND RING, IN ACCORDANCE WITH THE NEC.
11. METAL CONDUIT AND TRAY SHALL BE GROUNDED AND MADE ELECTRICALLY CONTINUOUS WITH LISTED BONDING FITTINGS OR BY BONDING ACROSS THE DISCONTINUITY WITH 6 AWG COPPER WIRE UL APPROVED GROUNDING TYPE CONDUIT CLAMPS.
12. GROUND CONDUCTORS USED IN THE FACILITY GROUND AND LIGHTNING PROTECTION SYSTEMS SHALL NOT BE ROUTED THROUGH METALLIC OBJECTS THAT FORM A RING AROUND THE CONDUCTOR, SUCH AS METALLIC CONDUITS, METAL SUPPORT CLIPS OR SLEEVES THROUGH WALLS OR FLOORS. WHEN IT IS REQUIRED TO BE HOUSED IN CONDUIT TO MEET CODE REQUIREMENTS OR LOCAL CONDITIONS, NON-METALLIC MATERIAL SUCH AS PVC PLASTIC CONDUIT SHALL BE USED. WHERE USE OF METAL CONDUIT IS UNAVOIDABLE (E.G., NON-METALIC CONDUIT PROHIBITED BY LOCAL CODE) THE GROUND CONDUCTOR SHALL BE BONDED TO EACH END OF THE METAL CONDUIT.
13. ALL TOWER GROUNDING SYSTEMS SHALL COMPLY WITH THE REQUIREMENTS OF ANSI/TIA 222. FOR TOWERS BEING BUILT TO REV G OF THE STANDARD, THE WIRE SIZE OF THE BURIED GROUND RING AND CONNECTIONS BETWEEN THE TOWER AND THE BURIED GROUND RING SHALL BE CHANGED FROM 2 AWG TO 2/0 AWG. IN ADDITION, THE MINIMUM LENGTH OF THE GROUND RODS SHALL BE INCREASED FROM 8 FEET TO 10 FEET.

AT&T
1355 WEST UNIVERSITY DRIVE
MESA, AZ 85201-5419

THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO AT&T WIRELESS

ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO AT&T WIRELESS IS STRICTLY PROHIBITED

RAMAKER
employee-owned
(608) 643-4100 www.ramaker.com

smartlink
8767 E. VIA DE VENTURA
SUITE 200
SCOTTSDALE, AZ 85258

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Registered Professional Engineer (Civil) under the laws of the State of Arizona.

Registered Professional Engineer (Civil) CERTIFICATE NO. 77733 JEFFREY H. ZANDER DATE SIGNED 3/31/2026 ARIZONA U.S.A.

Jeffrey H. Zander | 3/31/2026 | 77733
Ramaker & Associates Inc
Electronic copy of final document, original sealed document with

REV.	DATE	REVISION DESCRIPTION
1	08/24/2023	REDLINES
0	04/12/2023	FINAL CONSTRUCTION DRAWINGS

THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURES RECOMMENDATIONS AND SPEC'S, UNLESS SPECIFICALLY STATED OTHERWISE, THE MANUFACTURES EQUIPMENT INSTALLATION SPEC'S SHALL ALWAYS BE VERIFIED BY THE CONTRACTOR BEFORE INSTALLATION

PROJECT INFORMATION:
AZL01563
ELOY POLICE STATION
95 WEST 7th STREET
ELOY, AZ 85131
PINAL COUNTY
FA: 15456874
USID: 305318

DRAWN BY: CE
CHECKED BY: AS

SHEET TITLE:
SPECIFICATIONS

SHEET NUMBER: T-2
REV.: 1

SITE WORK GENERAL NOTES:

1. THE CONTRACTOR SHALL CONTACT UTILITY LOCATING SERVICES PRIOR TO THE START OF CONSTRUCTION.
2. ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES WHERE ENCOUNTERED IN THE WORK, SHALL BE PROTECTED AT ALL TIMES, AND WHERE REQUIRED FOR THE PROPER EXECUTION OF THE WORK, SHALL BE RELOCATED AS DIRECTED BY CONTRACTOR. EXTREME CAUTION SHOULD BE USED BY THE CONTRACTOR WHEN EXCAVATING OR DRILLING PIERS AROUND OR NEAR UTILITIES. CONTRACTOR SHALL PROVIDE SAFETY TRAINING FOR THE WORKING CREW. THIS WILL INCLUDE BUT NOT BE LIMITED TO A) FALL PROTECTION B) CONFINED SPACE C) ELECTRICAL SAFETY D) TRENCHING & EXCAVATION.
3. ALL SITE WORK SHALL BE AS INDICATED ON THE DRAWINGS AND PROJECT SPECIFICATIONS.
4. IF NECESSARY, RUBBISH, STUMPS, DEBRIS, STICKS, STONES AND OTHER REFUSE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF LEGALLY.
5. ALL EXISTING INACTIVE SEWER, WATER, GAS, ELECTRIC AND OTHER UTILITIES, WHICH INTERFERE WITH THE EXECUTION OF THE WORK, SHALL BE REMOVED AND/OR CAPPED, PLUGGED OR OTHERWISE DISCONTINUED AT POINTS WHICH WILL NOT INTERFERE WITH THE EXECUTION OF THE WORK, SUBJECT TO THE APPROVAL OF CONTRACTOR, OWNER AND/OR LOCAL UTILITIES.
6. CONTRACTOR SHALL MINIMIZE DISTURBANCE TO EXISTING SITE DURING CONSTRUCTION.
7. THE CONTRACTOR SHALL PROVIDE SITE SIGNAGE IN ACCORDANCE WITH THE AT&T MOBILITY SPECIFICATION FOR SITE SIGNAGE.
8. THE SITE SHALL BE GRADED TO CAUSE SURFACE WATER TO FLOW AWAY FROM THE BTS EQUIPMENT AND TOWER AREAS.
9. NO FILL OR EMBANKMENT MATERIAL SHALL BE PLACED ON FROZEN GROUND. FROZEN MATERIALS, SNOW OR ICE SHALL NOT BE PLACED IN ANY FILL OR EMBANKMENT.
10. THE SUB GRADE SHALL BE COMPACTED AND BROUGHT TO A SMOOTH UNIFORM GRADE PRIOR TO FINISHED SURFACE APPLICATION.
11. THE AREAS OF THE OWNERS PROPERTY DISTURBED BY THE WORK AND NOT COVERED BY THE TOWER, EQUIPMENT OR DRIVEWAY, SHALL BE GRADED TO A UNIFORM SLOPE, AND STABILIZED TO PREVENT EROSION.
12. CONTRACTOR SHALL MINIMIZE DISTURBANCE TO EXISTING SITE DURING CONSTRUCTION. EROSION CONTROL MEASURES, IF REQUIRED DURING CONSTRUCTION, SHALL BE IN CONFORMANCE WITH THE LOCAL JURISDICTION'S GUIDELINES FOR EROSION AND SEDIMENT CONTROL.

STRUCTURAL STEEL NOTES:

1. ALL STEEL WORK SHALL BE PAINTED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND IN ACCORDANCE WITH ASTM A36 UNLESS OTHERWISE NOTED.
2. ALL WELDING SHALL BE PERFORMED USING E70XX ELECTRODES AND WELDING SHALL CONFORM TO AISC. WHERE FILLET WELD SIZES ARE NOT SHOWN, PROVIDE THE MINIMUM SIZE PER TABLE J2.4 IN THE AISC "MANUAL OF STEEL CONSTRUCTION". PAINTED SURFACES SHALL BE TOUCHED UP.
3. BOLTED CONNECTIONS SHALL BE ASTM A325 BEARING TYPE (3/4"Ø) CONNECTIONS AND SHALL HAVE MINIMUM OF TWO BOLTS UNLESS NOTED OTHERWISE.
4. NON-STRUCTURAL CONNECTIONS FOR STEEL GRATING MAY USE 5/8" DIA. ASTM A 307 BOLTS UNLESS NOTED OTHERWISE.
5. INSTALLATION OF CONCRETE EXPANSION/WEDGE ANCHOR, SHALL BE PER MANUFACTURER'S WRITTEN RECOMMENDED PROCEDURE. THE ANCHOR BOLT, DOWEL OR ROD SHALL CONFORM TO MANUFACTURER'S RECOMMENDATION FOR EMBEDMENT DEPTH OR AS SHOWN ON THE DRAWINGS. NO REBAR SHALL BE CUT WITHOUT PRIOR CONTRACTOR APPROVAL WHEN DRILLING HOLES IN CONCRETE. SPECIAL INSPECTIONS, REQUIRED BY GOVERNING CODES, SHALL BE PERFORMED IN ORDER TO MAINTAIN MANUFACTURER'S MAXIMUM ALLOWABLE LOADS.
6. ALL EXPANSION/WEDGE ANCHORS SHALL BE STAINLESS STEEL OR HOT DIPPED GALVANIZED. THE ANCHOR BOLT DOWEL AND ROD SHALL BE STAINLESS STEEL WITH STAINLESS STEEL WASHERS.

SOIL COMPACTION NOTES FOR SLAB ON GRADE:

1. EXCAVATE AS REQUIRED TO REMOVE VEGETATION & TOPSOIL EXPOSE UNDISTURBED NATURAL SUBGRADE AND PLACE CRUSHED STONE AS REQUIRED.
2. COMPACTION CERTIFICATION: AN INSPECTION AND WRITTEN CERTIFICATION BY A QUALIFIED GEOTECHNICAL TECHNICIAN OR ENGINEER IS ACCEPTABLE.
3. AS AN ALTERNATIVE TO INSPECTION AND WRITTEN CERTIFICATION, THE "UNDISTURBED SOIL" BASE SHALL BE COMPACTED WITH "COMPACTION EQUIPMENT", LISTED BELOW, TO AT LEAST 90% MODIFIED PROCTOR MAXIMUM DENSITY PER ASTM D 1557 METHOD C.
4. COMPACTED SUBBASE SHALL BE UNIFORM & LEVELED. PROVIDE 6" MINIMUM CRUSHED STONE OR GRAVEL COMPACTED IN 3" LIFTS ABOVE COMPACTED SOIL. GRAVEL SHALL BE NATURAL OR CRUSHED WITH 100% PASSING 1" SIEVE.

COMPACTION EQUIPMENT:

HAND OPERATED DOUBLE DRUM, VIBRATORY ROLLER, VIBRATORY PLATE COMPACTOR OR JUMPING JACK COMPACTOR.

ELECTRICAL INSTALLATION NOTES:

1. WIRING, RACEWAY, AND SUPPORT METHODS AND MATERIALS SHALL COMPLY WITH THE REQUIREMENTS OF THE NEC AND TELCORDIA.
2. CONTRACTOR SHALL MODIFY EXISTING CABLE TRAY SYSTEM AS REQUIRED TO SUPPORT RF AND TRANSPORT CABLING TO THE NEW BTS EQUIPMENT. CONTRACTOR SHALL SUBMIT MODIFICATIONS TO OWNER FOR APPROVAL.
3. ALL CIRCUITS SHALL BE SEGREGATED AND MAINTAIN MINIMUM CABLE SEPARATION AS REQUIRED BY THE NEC AND TELCORDIA.
4. CABLES SHALL NOT BE ROUTED THROUGH LADDER-STYLE CABLE TRAY RUNGS.
5. EACH END OF EVERY POWER, GROUNDING, AND T1 CONDUCTOR AND CABLE SHALL BE LABELED WITH COLOR-CODED INSULATION OR ELECTRICAL TAPE (3M BRAND, 1/2 INCH PLASTIC ELECTRICAL TAPE WITH UV PROTECTION, OR EQUAL). THE IDENTIFICATION METHOD SHALL CONFORM WITH NEC & OSHA, AND MATCH EXISTING INSTALLATION REQUIREMENTS.
6. POWER PHASE CONDUCTORS (I.E., HOTS)SHALL BE LABELED WITH COLOR-CODED INSULATION OR ELECTRICAL TAPE (3M BRAND, 1/2 INCH PLASTIC ELECTRICAL TAPE WITH UV PROTECTION, OR EQUAL). PHASE CONDUCTOR COLOR CODE3S SHALL CONFORM WITH THE NEC & OSHA AND MATCH EXISTING INSTALLATION REQUIREMENTS..
7. ALL ELECTRICAL COMPONENTS SHALL BE CLEARLY LABELED WITH ENGRAVED LAMACOID PLASTIC LABELS. ALL EQUIPMENT SHALL BE LABELED WITH THEIR VOLTAGE RATING, PHASE CONFIGURATION, WIRE CONFIGURATION, POWER OR AMPACITY RATING, AND BRANCH CIRCUIT ID NUMBERS (I.E., PANELBOARD AND CIRCUIT ID'S)..
8. PANELBOARDS (ID NUMBERS) AND INTERNAL CIRCUIT BREAKERS (CIRCUIT ID NUMBERS) SHALL BE CLEARLY LABELED WITH ENGRAVED LAMACOID PLASTIC LABELS.
9. ALL TIE WRAPS WHERE PERMITTED SHALL BE CUT FLUSH WITH APPROVED CUTTING TOOL TO REMOVE SHARP EDGES. USE LOW PROFILE TIE WRAPS.
10. POWER, CONTROL, AND EQUIPMENT GROUND WIRING IN TUBING OR CONDUIT SHALL BE SINGLE CONDUCTOR (12 AWG OR LARGER), 600 V, OIL RESISTANT THHN OR THWN-2, CLASS B STRANDED COPPER CABLE RATED FOR 90 °C (WET AND DRY) OPERATION; LISTED OR LABELED FOR THE LOCATION AND RACEWAY SYSTEM USED, UNLESS OTHERWISE SPECIFIED.
11. SUPPLEMENTAL EQUIPMENT GROUND WIRING LOCATED INDOORS SHALL BE SINGLE CONDUCTOR (6 AWG OR LARGER), 600 V, OIL RESISTANT THHN OR THWN-2 GREEN INSULATION, CLASS B STRANDED COPPER CABLE RATED FOR 90 °C (WET AND DRY) OPERATION; LISTED OR LABELED FOR THE LOCATION AND RACEWAY SYSTEM USED, UNLESS OTHERWISE SPECIFIED.
12. SUPPLEMENTAL EQUIPMENT GROUND WIRING LOCATED OUTDOORS, OR BELOW GRADE, SHALL BE SINGLE CONDUCTOR 2 AWG SOLID TINNED COPPER CABLE, UNLESS OTHERWISE SPECIFIED.
13. POWER WIRING, NOT IN TUBING OR CONDUIT, SHALL BE MULTI-CONDUCTOR, TYPE TC CABLE (12 AWG OR LARGER), 600 V, OIL RESISTANT THHN OR THWN-2, CLASS B STRANDED COPPER CABLE RATED FOR 90 °C (WET AND DRY) OPERATION; WITH OUTER JACKET; LISTED OR LABELED FOR THE LOCATION USED, UNLESS OTHERWISE SPECIFIED.
14. ALL POWER AND GROUNDING CONNECTIONS SHALL BE CRIMP-STYLE, COMPRESSION WIRE LUGS AND WIRENUTS BY THOMAS AND BETTS (OR EQUAL). LUGS AND WIRENUTS SHALL BE RATED FOR OPERATION AT NO LESS THAN 75°C (90°C IF AVAILABLE).
15. RACEWAY AND CABLE TRAY SHALL BE LISTED OR LABELED FOR ELECTRICAL USE IN ACCORDANCE WITH NEMA, UL, ANSI/IEEE, AND NEC.
16. NEW RACEWAY OR CABLE TRAY WILL MATCH THE EXISTING INSTALLATION WHERE POSSIBLE.
17. ELECTRICAL METALLIC TUBING (EMT) OR RIGID NONMETALLIC CONDUIT (I.E., RIGID PVC SCHEDULE 40, OR RIGID PVC SCHEDULE 80 FOR LOCATIONS SUBJECT TO PHYSICAL DAMAGE) SHALL BE USED FOR EXPOSED INDOOR LOCATIONS.
18. ELECTRICAL METALLIC TUBING (EMT), ELECTRICAL NONMETALLIC TUBING (ENT), OR RIGID NONMETALLIC CONDUIT (RIGID PVC, SCHEDULE 40) SHALL BE USED FOR CONCEALED INDOOR LOCATIONS.
19. GALVANIZED STEEL INTERMEDIATE METALLIC CONDUIT (IMC) SHALL BE USED FOR OUTDOOR LOCATIONS ABOVE GRADE.
20. RIGID NONMETALLIC CONDUIT (I.E., RIGID PVC SCHEDULE 40 OR RIGID PVC SCHEDULE 80) SHALL BE USED UNDERGROUND; DIRECT BURIED, IN AREAS OF OCCASIONAL LIGHT VEHICLE TRAFFIC OR ENCASED IN REINFORCED CONCRETE IN AREAS OF HEAVY VEHICLE TRAFFIC.
21. LIQUID-TIGHT FLEXIBLE METALLIC CONDUIT (LIQUID-TITE FLEX) SHALL BE USED INDOORS AND OUTDOORS, WHERE VIBRATION OCCURS OR FLEXIBILITY IS NEEDED.
22. CONDUIT AND TUBING FITTINGS SHALL BE THREADED OR COMPRESSION-TYPE AND APPROVED FOR THE LOCATION USED. SETSCREW FITTINGS ARE NOT ACCEPTABLE.
23. CABINETS, BOXES, AND WIREWAYS SHALL BE LISTED OR LABELED FOR ELECTRICAL USE IN ACCORDANCE WITH NEMA, UL, ANSI/IEEE, AND NEC.
24. CABINETS, BOXES, AND WIREWAYS TO MATCH THE EXISTING INSTALLATION WHERE POSSIBLE.
25. WIREWAYS SHALL BE EPOXY-COATED (GRAY) AND INCLUDE A HINGED COVER, DESIGNED TO SWING OPEN DOWNWARD; SHALL BE PANDUIT TYPE E (OR EQUAL); AND RATED NEMA 1 (OR BETTER) INDOORS, OR NEMA 3R (OR BETTER) OUTDOORS.
26. EQUIPMENT CABINETS, TERMINAL BOXES, JUNCTION BOXES, AND PULL BOXES SHALL BE GALVANIZED OR EPOXY-COATED SHEET STEEL, SHALL MEET OR EXCEED UL 50, AND RATED NEMA 1 (OR BETTER) INDOORS, OR NEMA 3R (OR BETTER) OUTDOORS.
27. METAL RECEPTACLE, SWITCH, AND DEVICE BOXES SHALL BE GALVANIZED, EPOXY-COATED, OR NON-CORRODING; SHALL MEET OR EXCEED UL 514A AND NEMA OS 1; AND RATED NEMA 1 (OR BETTER) INDOORS, OR WEATHER PROTECTED (WP OR BETTER) OUTDOORS.
28. NONMETALLIC RECEPTACLE, SWITCH, AND DEVICE BOXES SHALL MEET OR EXCEED NEMA OS 2; AND RATED NEMA 1 (OR BETTER) INDOORS, OR WEATHER PROTECTED (WP OR BETTER) OUTDOORS.
29. THE CONTRACTOR SHALL NOTIFY AND OBTAIN NECESSARY AUTHORIZATION FROM THE OWNER BEFORE COMMENCING WORK ON THE AC POWER DISTRIBUTION PANELS.
30. THE CONTRACTOR SHALL PROVIDE NECESSARY TAGGING ON THE BREAKERS, CABLES AND DISTRIBUTION PANELS IN ACCORDANCE WITH THE APPLICABLE CODS AND STANDARDS TO SAFEGUARD AGAINST LIFE AND PROPERTY.

AT&T
1355 WEST UNIVERSITY DRIVE
MESA, AZ 85201-5419

THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO AT&T WIRELESS

ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO AT&T WIRELESS IS STRICTLY PROHIBITED

RAMAKER
employee-owned
(608) 643-4100 www.ramaker.com

smartlink
8767 E. VIA DE VENTURA
SUITE 200
SCOTTSDALE, AZ 85258

I, hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Registered Professional Engineer (Civil) under the laws of the State of Arizona.

Registered Professional Engineer (Civil) CERTIFICATE NO. 77733 JEFFREY H. ZANDER DATE SIGNED 3/31/2026 ARIZONA U.S.A.

Jeffrey H. Zander | 3/31/2026 | 77733 | Ramaker & Associates Inc
Electronic copy of final document, original sealed document with

REV.	DATE	REVISION DESCRIPTION
1	08/24/2023	REDLINES
0	04/12/2023	FINAL CONSTRUCTION DRAWINGS

THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURES RECOMMENDATIONS AND SPEC'S, UNLESS SPECIFICALLY STATED OTHERWISE, THE MANUFACTURES EQUIPMENT INSTALLATION SPEC'S SHALL ALWAYS BE VERIFIED BY THE CONTRACTOR BEFORE INSTALLATION

PROJECT INFORMATION:
AZL01563
ELOY POLICE STATION
95 WEST 7th STREET
ELOY, AZ 85131
PINAL COUNTY
FA: 15456874
USID: 305318

DRAWN BY:	CHECKED BY:
CE	AS

SHEET TITLE:
SPECIFICATIONS

SHEET NUMBER:	REV.:
T-3	1

CONCRETE AND REINFORCING STEEL NOTES:

1. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH THE ACI 301, ACI 318, ACI 336, ASTM A184, ASTM A185 AND THE DESIGN AND CONSTRUCTION SPECIFICATION FOR CAST-IN-PLACE CONCRETE.

2. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS, UNLESS NOTED OTHERWISE.

3. REINFORCING STEEL SHALL CONFORM TO ASTM A 615, GRADE 60, DEFORMED UNLESS NOTED OTHERWISE. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A 185 WELDED STEEL WIRE FABRIC UNLESS NOTED OTHERWISE. SPLICES SHALL BE CLASS "B" AND ALL HOOKS SHALL BE STANDARD, U.N.O.

4. THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCING STEEL UNLESS SHOWN OTHERWISE ON DRAWINGS:

CONCRETE CAST AGAINST EARTH	3 IN.
CONCRETE EXPOSED TO EARTH OR WEATHER:	
#6 AND LARGER	2 IN.
#5 AND SMALLER & WWF	1-1/2 IN.
CONCRETE NOT EXPOSED TO EARTH OR WEATHER, NOR CAST AGAINST THE GROUND:	
SLAB AND WALL	3/4 IN.
BEAMS AND COLUMNS	1-1/2 IN.

5. A 3/4" CHAMFER SHALL BE PROVIDED AT ALL EXPOSED EDGES OF CONCRETE, U.N.O., IN ACCORDANCE WITH ACI 301 SECTION 4.2.4.

6. INSTALLATION OF CONCRETE EXPANSION/WEDGE ANCHOR, SHALL BE PER MANUFACTURER'S WRITTEN RECOMMENDED PROCEDURE. THE ANCHOR BOLT, DOWEL OR ROD SHALL CONFORM TO MANUFACTURER'S RECOMMENDATION FOR EMBEDMENT DEPTH OR AS SHOWN ON THE DRAWINGS. NO REBAR SHALL BE CUT WITHOUT PRIOR ENGINEERING APPROVAL WHEN DRILLING HOLES IN CONCRETE. EXPANSION BOLTS SHALL BE PROVIDED BY RAMSET/REDHEAD OR APPROVED EQUAL.

7. WHERE APPLICATION IS MADE TO THE BUILDING OFFICIAL FOR CONSTRUCTION AS SPECIFIED IN SECTION 105, THE OWNER OR THE OWNER'S AUTHORIZED AGENT, OTHER THAN THE CONTRACTOR, SHALL EMPLOY ONE OR MORE APPROVED AGENCIES TO PROVIDE SPECIAL INSPECTIONS AND TESTS DURING CONSTRUCTION ON THE TYPES OF WORK SPECIFIED IN SECTION 1705 AND IDENTIFY THE APPROVED AGENCIES TO THE BUILDING OFFICIAL. THESE SPECIAL INSPECTIONS AND TESTS ARE IN ADDITION TO THE INSPECTIONS BY THE BUILDING OFFICIAL THAT ARE IDENTIFIED IN SECTION 110. (2018-IBC 1704.2)
   EXCEPTIONS:
   1. SPECIAL INSPECTIONS AND TESTS ARE NOT REQUIRED FOR CONSTRUCTION OF A MINOR NATURE OR AS WARRANTED BY CONDITIONS IN THE JURISDICTION AS APPROVED BY THE BUILDING OFFICIAL.
   2. UNLESS OTHERWISE REQUIRED BY THE BUILDING OFFICIAL, SPECIAL INSPECTIONS AND TESTS ARE NOT REQUIRED FOR GROUP U OCCUPANCIES THAT ARE ACCESSORY TO A RESIDENTIAL OCCUPANCY INCLUDING, BUT NOT LIMITED TO, THOSE LISTED IN SECTION 312.1.
   3. SPECIAL INSPECTIONS AND TESTS ARE NOT REQUIRED FOR PORTIONS OF STRUCTURES DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE COLD-FORMED STEEL LIGHT-FRAME CONSTRUCTION PROVISIONS OF SECTION 2211.1.2 OR THE CONVENTIONAL LIGHT-FRAME CONSTRUCTION PROVISIONS OF SECTION 2308.
   4. THE CONTRACTOR IS PERMITTED TO EMPLOY THE APPROVED AGENCIES WHERE THE CONTRACTOR IS ALSO THE OWNER.

8. THE APPLICANT SHALL SUBMIT A STATEMENT OF SPECIAL INSPECTIONS IN ACCORDANCE WITH SECTION 107.1 AS A CONDITION FOR PERMIT ISSUANCE. THIS STATEMENT SHALL BE IN ACCORDANCE WITH SECTION 1704.3 (2018-IBC 1704.2.3)
   EXCEPTIONS:
   A STATEMENT OF SPECIAL INSPECTIONS IS NOT REQUIRED FOR PORTIONS OF STRUCTURES DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE COLD-FORMED STEEL LIGHT FRAME CONSTRUCTION PROVISIONS OF SECTION 2211.1.2 OR THE CONVENTIONAL LIGHT-FRAME CONSTRUCTION PROVISIONS OF SECTION 2308.

9. IN ADDITION TO THE SUBMITTAL OF REPORTS OF SPECIAL INSPECTIONS AND TESTS IN ACCORDANCE WITH SECTION 1704.2.4, REPORTS AND CERTIFICATES SHALL BE SUBMITTED BY THE OWNER OR THE OWNER'S AUTHORIZED AGENT TO THE BUILDING OFFICIAL FOR EACH OF THE FOLLOWING: (2018-IBC 1704.5)
   1. CERTIFICATES OF COMPLIANCE FOR THE FABRICATION OF STRUCTURAL, LOAD-BEARING OR LATERAL LOAD-RESISTING MEMBERS OR ASSEMBLIES ON THE PREMISES OF AN APPROVED FABRICATOR IN ACCORDANCE WITH SECTION 1704.2.5.1.
   2. CERTIFICATES OF COMPLIANCE FOR THE SEISMIC QUALIFICATION OF NONSTRUCTURAL COMPONENTS, SUPPORTS AND ATTACHMENTS IN ACCORDANCE WITH SECTION 1705.13.2.
   3. CERTIFICATES OF COMPLIANCE FOR DESIGNATED SEISMIC SYSTEMS IN ACCORDANCE WITH SECTION 1705.13.3.
   4. REPORTS OF PRECONSTRUCTION TESTS FOR SHOTCRETE IN ACCORDANCE WITH SECTION 1908.5.
   5. CERTIFICATES OF COMPLIANCE FOR OPEN WEB STEEL JOISTS AND JOIST GIRDERS IN ACCORDANCE WITH SECTION 2207.5.
   6. REPORTS OF MATERIAL PROPERTIES VERIFYING COMPLIANCE WITH THE REQUIREMENTS OF AWS D1.4 FOR WELDABILITY AS SPECIFIED IN SECTION 26.6.4 OF ACI 318 FOR REINFORCING BARS IN CONCRETE COMPLYING WITH A STADARD OTHER THAN ASTM A706 THAT ARE TO BE WELDED
   7. REPORTS OF MILL TESTS IN ACCORDANCE WITH SECTION 20.2.2.5 OF ACI 318 FOR REINFORCING BARS COMPLYING WITH ASTM A615 AND USED TO RESIST EARTHQUAKE-INDUCED FLEXURAL OR AXIAL FORCES IN THE SPECIAL MOMENT FRAMES, SPECIAL STRUCTURAL WALLS OR COUPLING BEAMS
   8. CONNECTING SPECIAL STRUCTURAL WALLS OF SEISMIC FORCE-RESISTING SYSTEMS IN STRUCTURES ASSIGNED TO SEISMIC DESIGN CATEGORY B, C, D, E OR F.

10. SPECIAL INSPECTIONS AND TESTS OF CONCRETE CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THIS SECTION AND TABLE 1705.3. (2018-IBC 1705.3)
    EXCEPTION: SPECIAL INSPECTIONS AND TESTS SHALL NOT BE REQUIRED FOR:
    1. ISOLATED SPREAD CONCRETE FOOTINGS OF BUILDINGS THREE STORIES OR LESS ABOVE GRADE PLANE THAT ARE FULLY SUPPORTED ON EARTH OR ROCK.
    2. CONTINUOUS CONCRETE FOOTINGS SUPPORTING WALLS OF BUILDINGS THREE STORIES OR LESS ABOVE GRADE PLANE THAT ARE FULLY SUPPORTED ON EARTH OR ROCK WHERE:
       2.1. THE FOOTINGS SUPPORT WALLS OF LIGHT-FRAME CONSTRUCTION.
       2.2. THE FOOTINGS ARE DESIGNED IN ACCORDANCE WITH TABLE 1809.7.
       2.3. THE STRUCTURAL DESIGN OF THE FOOTING IS BASED ON A SPECIFIED COMPRESSIVE STRENGTH, F'C, NOT MORE THAN 2,500 POUNDS PER SQUARE INCH (PSI) (17.2 MPA), REGARDLESS OF THE COMPRESSIVE STRENGTH SPECIFIED IN THE APPROVED CONSTRUCTION DOCUMENTS OR USED IN THE FOOTING CONSTRUCTION.
    3. NONSTRUCTURAL CONCRETE SLABS SUPPORTED DIRECTLY ON THE GROUND, INCLUDING PRESTRESSED SLABS ON GRADE, WHERE THE EFFECTIVE PRESTRESS IN THE CONCRETE IS LESS THAN 150 PSI (1.03 MPA).
    4. CONCRETE FOUNDATION WALLS CONSTRUCTED IN ACCORDANCE WITH TABLE 1807.1.6.2.
    5. CONCRETE PATIOS, DRIVEWAYS AND SIDEWALKS, ON GRADE.

11. SPECIAL INSPECTIONS SHALL NOT BE PROVIDED BY THE GC AS THIS IS A CONFLICT OF INTEREST

GENERATOR NOTES:

1. MATERIALS, EQUIPMENT AND DEVICES APPROVED BY THE BUILDING OFFICIAL SHALL BE CONSTRUCTED AND INSTALLED IN ACCORDANCE WITH SUCH APPROVAL. (2018-IBC 104.9)

2. CONSTRUCTION DOCUMENTS SHALL BE DIMENSIONED AND DRAWN ON SUITABLE MATERIAL. ELECTRONIC MEDIA DOCUMENTS ARE PERMITTED TO BE SUBMITTED WHERE APPROVED BY THE BUILDING OFFICIAL. CONSTRUCTION DOCUMENTS SHALL BE OF SUFFICIENT CLARITY TO INDICATE THE LOCATION, NATURE AND EXTENT OF THE WORK PROPOSED AND SHOW IN DETAIL THAT IT WILL CONFORM TO THE PROVISIONS OF THIS CODE AND RELEVANT LAWS, ORDINANCES, RULES AND REGULATIONS, AS DETERMINED BY THE BUILDING OFFICIAL. (2018-IBC 107.2.1)

AT&T
1355 WEST UNIVERSITY DRIVE
MESA, AZ 85201-5419

THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO AT&T WIRELESS

ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO AT&T WIRELESS IS STRICTLY PROHIBITED

RAMAKER
employee-owned
(608) 643-4100 www.ramaker.com

smartlink
8767 E. VIA DE VENTURA
SUITE 200
SCOTTSDALE, AZ 85258

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Registered Professional Engineer (Civil) under the laws of the State of Arizona.

Registered Professional Engineer (Civil) CERTIFICATE NO. 77733 JEFFREY H. ZANDER DATE SIGNED 3/31/2026 ARIZONA U.S.A.

Jeffrey H. Zander 3/31/2026 77733
Jeffrey H. Zander Expiration Date: Registration Number:
Ramaker & Associates Inc.
Electronic copy of final document, original sealed document with:

REV.	DATE	REVISION DESCRIPTION
1	08/24/2023	REDLINES
0	04/12/2023	FINAL CONSTRUCTION DRAWINGS

THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURES RECOMMENDATIONS AND SPEC'S, UNLESS SPECIFICALLY STATED OTHERWISE. THE MANUFACTURES EQUIPMENT INSTALLATION SPEC'S SHALL ALWAYS BE VERIFIED BY THE CONTRACTOR BEFORE INSTALLATION

PROJECT INFORMATION:

AZL01563
ELOY POLICE STATION
95 WEST 7th STREET
ELOY, AZ 85131
PINAL COUNTY
FA: 15456874
USID: 305318

DRAWN BY:	CHECKED BY:
CE	AS

SHEET TITLE:
SPECIFICATIONS

SHEET NUMBER:	REV.:
T-4	1

DEVELOPMENT PLAN 08/21/2024

CITY OF ELOY

COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING & ZONING * BUILDING SAFETY * CODE COMPLIANCE
*** ECONOMIC DEVELOPMENT**

NOTIFICATION OF SPECIAL INSPECTION BY OWNER

In compliance with Article 3, Chapter 5, Eloy City Ordinance and Section 1701, International Building Code, as adopted, which requires the owner or agent to employ a Special Inspector(s) who shall provide inspection(s) during construction of the project, I do hereby designate the following (architect) (engineer) to be in responsible charge of the Special Inspection(s) on the above designated project.

PROJECT: _____ DATE: _____

ADDRESS: _____

_____

Designated (architect) (engineer) AZ Registration No. Signature of owner or legal agent

SPECIAL INSPECTION RESPONSIBILITY CERTIFICATE

I certify that I am familiar with the design of the above named project. I have assigned the following person(s) to inspect the designated work, in accordance with Article 3, Chapter 5 of Eloy City Code and the International Building Code Section 1701, as adopted, do hereby assume full responsibility for the Special Inspection(s) of the following type(s) for construction utilizing higher stress in the design, or special cases listed per Sec. 1704 and Tables 1704.3/1704.4 of the International Building Code.

SPECIAL INSPECTION ITEM	SPECIAL INSPECTION FIRM
Concrete (T1704.0)	
Reinforcing & prestressing steel (1903.5.2)	
Bolts in concrete (1912.5)	
Structural welding (1704.3.1/T1704.3)	
High strength bolting (1704.3.3)	
Structural masonry (1604.5/1617.6)	
Epoxy anchors (T1704.5.3)	
Reinforced gypsum concrete (T1704.4)	
Wall panels & veneers (1704.10)	
Piling, drilled piers & caissons (1704.8/1704.9)	
Shotcrete (T1704.4)	
Special grading, excavation &filling (1704.7.2)	
Special cases (1704.13)	
Spray applied fireproofing (1704.11)	
Smoke-control system (1704.7)	
Exterior finish system (EIFS) (1704.1.2)	

CERTIFICATION OF COMPLIANCE

I certify that, to the best of my knowledge, the requirements of the City of Eloy, as adopted, and the approved plans and specification have been complied with insofar as the portion of the work requiring Special Inspection is constructed in full accord with the plans and specifications is neither intended nor implied.

_____

Signature of (architect) (engineer) AZ Registration No. Date

595 N. C Street STE. 102 ELOY, AZ 85131 Office: 520-466-2578

"Right in the Heart of Arizona's Future"

SPECIFICATIONS 1

AT&T

1355 WEST UNIVERSITY DRIVE
MESA, AZ 85201-5419

THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO AT&T WIRELESS

ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO AT&T WIRELESS IS STRICTLY PROHIBITED

RAMAKER
employee-owned
(608) 643-4100 www.ramaker.com

smartlink
8767 E. VIA DE VENTURA
SUITE 200
SCOTTSDALE, AZ 85258

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Registered Professional Engineer (Civil) under the laws of the State of Arizona.

Registered Professional Engineer (Civil) CERTIFICATE NO. 77733 JEFFREY H. ZANDER DATE SIGNED 3/31/2026 ARIZONA U.S.A.

Jeffrey H. Zander 3/31/2026 77733
Expiration Date: Registration Number:
Ramaker & Associates Inc.
Electronic copy of final document, original wetseal document with:

REV.	DATE	REVISION DESCRIPTION
1	08/24/2023	REDLINES
0	04/12/2023	FINAL CONSTRUCTION DRAWINGS

THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURES RECOMMENDATIONS AND SPEC'S, UNLESS SPECIFICALLY STATED OTHERWISE, THE MANUFACTURES EQUIPMENT INSTALLATION SPEC'S SHALL ALWAYS BE VERIFIED BY THE CONTRACTOR BEFORE INSTALLATION

PROJECT INFORMATION:

AZL01563
ELOY POLICE STATION
95 WEST 7th STREET
ELOY, AZ 85131
PINAL COUNTY
FA: 15456874
USID: 305318

DRAWN BY: CE

CHECKED BY: AS

SHEET TITLE:

SPECIAL INSPECTION CERTIFICATE

SHEET NUMBER: T-5

REV.: 1

CENTERLINE

CHAIN LINK FENCING

CIRCUIT BREAKER

A — COAXIAL CABLE

C — COAXIAL CABLE, DASHED LINE INDICATES UNDERGROUND

COMPRESSION, CLAMP, OR DOUBLE HOLE LUG TYPE GROUND CONNECTION

CONCRETE

2 / E-3 — DETAIL REFERENCE DETAIL NO.2 ON SHEET E3

DISCONNECT SWITH

EARTH

(E) BRICK

E — ELECTRIC BOX

E — ELECTRICAL CONDUIT (POWER)

X / X-X — ELEVATION REFERENCE

(E) MASONRY

EXISTING ANTENNA

EXOTHERMIC CONNECTION (CADWELD) TO GROUND RING AND COMPRESSION TO GROUND HALO

FND. MONUMENT

FUSE

G — GENERATOR

GRAVEL

X — GRID REFERENCE

GROUND ACCESS WELL

GROUND BUS BAR

GROUND CONDUCTOR

GROUND ROD

GROUND ROD WITH ACCESS

G — GROUNDING WIRE, DASHED LINE INDICATES UNDERGROUND

GROUT OR PLASTER

LIGHT POLE

LIGHT SWITCH

MATCH LINE

MECHANICAL GRND. CONN.

NEW ANTENNA

OH-E/T — OVERHEAD SERVICE CONDUCTORS

PLYWOOD

PROPERTY/LEASE LINE

1 — REVISION

SAND

X / X-X — SECTION REFERENCE

SET POINT

SPOT ELEVATION

STEEL

T — TELEPHONE BOX

T — TELEPHONE CONDUIT

T — TELEPHONE LINE, DASHED LINE INDICATES UNDERGROUND

M — UTILITY METER

WOOD BLOCKING

WOOD CONT.

WORK POINT

XIT GROUND ROD

LEGEND 1

ABBREVIATION	DEFINITION
A.B.	ANCHOR BOLT
ABV.	ABOVE
ACCA	ANTENNA CABLE COVER ASSEMBLY
ADD'L	ADDITIONAL
A.F.F.	ABOVE FINISHED FLOOR
A.F.G.	ABOVE FINISHED GRADE
ALUM.	ALUMINUM
ALT.	ALTERNATE
ANT.	ANTENNA
APPRX.	APPROXIMATE(LY)
ARCH.	ARCHITECT(URAL)
AWG.	AMERICAN WIRE GAUGE
BLDG.	BUILDING
BLK.	BLOCK
BLKG.	BLOCKING
BM.	BEAM
B.N.	BOUNDARY NAILING
BTCW.	BARE TINNED COPPER WIRE
B.O.F.	BOTTOM OF FOOTING
B/U	BACK-UP CABINET
C	CONDUIT
CAB.	CABINET
CANT.	CANTILEVER(ED)
C.I.P.	CAST IN PLACE
CIGBE	COAX INSULATED GROUND BAR EXTERNAL
CL.	CENTER LINE
CLG.	CEILING
CLR.	CLEAR
CO.	CONDUIT ONLY
COL.	COLUMN
CONC.	CONCRETE
CONN.	CONNECTION(OR)
CONST.	CONSTRUCTION
CONT.	CONTINUOUS
d	PENNY (NAILS)
DBL.	DOUBLE
DEPT.	DEPARTMENT
D.F.	DOUGLAS FIR
DIA.	DIAMETER
DIAG.	DIAGONAL
DIM.	DIMENSION
DWG.	DRAWING(S)
DWL.	DOWEL(S)
EA.	EACH
EL.	ELEVATION
ELEC.	ELECTRICAL
ELEV.	ELEVATOR
EMT.	ELECTRICAL METALLIC TUBING
E.N.	EDGE NAIL
ENG.	ENGINEER
EQ.	EQUAL
EXP.	EXPANSION
EXST.(E)	EXISTING
EXT.	EXTERIOR

ABBREVIATION	DEFINITION
FAB.	FABRICATION(OR)
F.F.	FINISH FLOOR
F.G.	FINISH GRADE
FIN.	FINISH(ED)
FLR.	FLOOR
FDN.	FOUNDATION
F.O.C.	FACE OF CONCRETE
F.O.M.	FACE OF MASONRY
F.O.S.	FACE OF STUD
F.O.W.	FACE OF WALL
F.S.	FINISH SURFACE
FT.(')	FOOT(FEET)
FTG.	FOOTING
G.	GROWTH (CABINET)
GA.	GAUGE
GEN.	GENERATOR
GI.	GALVANIZE(D)
G.F.I.	GROUND FAULT CIRCUIT INTERRUPTER
GLB.(GLU-LAM)	GLUE LAMINATED BEAM
GPS	GLOBAL POSITIONING SYSTEM
GR.	GROWTH
GRND.	GROUND
GSM.	GLOBAL SYSTEM MOBILE COMMUNICATIONS
HDR.	HEADER
HGR.	HANGER
HT.	HEIGHT
ICGB.	ISOLATED COPPER GROUND BUS
IGR.	INTERIOR GROUND RING (HALO)
IN.(")	INCH(ES)
INT.	INTERIOR
LB.(#)	POUND(S)
L.B.	LAG BOLTS
L.F.	LINEAR FEET (FOOT)
L.	LONG(ITUDINAL)
LTE.	LONG TERM EVOLUTION
MAS.	MASONRY
MAX.	MAXIMUM
M.B.	MACHINE BOLT
MECH.	MECHANICAL
MFR.	MANUFACTURER
MIGB	MASTER ISOLATED GROUND BAR
MIN.	MINIMUM
MISC.	MISCELLANEOUS
MTL.	METAL
(N)	NEW
NO.(#)	NUMBER
N.T.S.	NOT TO SCALE
O.C.	ON CENTER
OPNG.	OPENING
P/C	PRECAST CONCRETE
PCS	PERSONAL COMMUNICATION SERVICES
PLY.	PLYWOOD
PPC	POWER PROTECTION CABINET
PRC	PRIMARY RADIO CABINET
P.S.F.	POUNDS PER SQUARE FOOT

ABBREVIATION	DEFINITION
P.S.I.	POUNDS PER SQUARE INCH
P.T.	PRESSURE TREATED
PVC.	POLYVINYL CHLORIDE CONDUIT
PWR.	POWER (CABINET)
QTY.	QUANTITY
RAD.(R)	RADIUS
RAN.	RADIO ACCESS NODE
REF.	REFERENCE
REINF.	REINFORCEMENT(ING)
REQ'D.	REQUIRED
RGS.	RIGID GALVANIZED STEEL
RWY.	RACEWAY
SCH.	SCHEDULE
SHT.	SHEET
SIM.	SIMILAR
S.L.D.	SINGLE LINE DIAGRAM
SPEC.	SPECIFICATION(S)
SQ.	SQUARE
S.S.	STAINLESS STEEL
STD.	STANDARD
STL.	STEEL
STRUC.	STRUCTURAL
TEL	TELEPHONE
TEMP.	TEMPORARY
THK.	THICK(NESS)
TMLP	AT&T LIMITED PARTNERSHIP
T.N.	TOE NAIL
T.O.A.	TOP OF ANTENNA
T.O.C.	TOP OF CURB
T.O.F.	TOP OF FOUNDATION
T.O.P.	TOP OF PLATE (PARAPET)
T.O.S.	TOP OF STEEL
T.O.W.	TOP OF WALL
TYP.	TYPICAL
U.G.	UNDER GROUND
U.L.	UNDERWRITERS LABORATORY
UMTS.	UNIVERSAL MOBILE TELECOMMUNICATIONS SYSTEM
U.N.O.	UNLESS NOTED OTHERWISE
V.I.F.	VERIFY IN FIELD
W	WIDE(WIDTH)
W/	WITH
WD.	WOOD
W.P.	WEATHERPROOF
WT.	WEIGHT
℄	CENTERLINE
ℙ	PLATE

ABBREVIATIONS 2

AT&T

1355 WEST UNIVERSITY DRIVE
MESA, AZ 85201-5419

THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO AT&T WIRELESS

ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO AT&T WIRELESS IS STRICTLY PROHIBITED

RAMAKER
employee-owned
(608) 643-4100 www.ramaker.com

smartlink
8767 E. VIA DE VENTURA
SUITE 200
SCOTTSDALE, AZ 85258

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Registered Professional Engineer (Civil) under the laws of the State of Arizona.

Registered Professional Engineer (Civil) CERTIFICATE NO. 77733 JEFFREY H. ZANDER DATE SIGNED 3/31/2026 ARIZONA U.S.A.

Jeffrey H. Zander — 3/31/2026 — 77733
Ramaker & Associates Inc
Electronic copy of final document, original sealed document with

REV.	DATE	REVISION DESCRIPTION
1	08/24/2023	REDLINES
0	04/12/2023	FINAL CONSTRUCTION DRAWINGS

THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURES RECOMMENDATIONS AND SPEC'S. UNLESS SPECIFICALLY STATED OTHERWISE, THE MANUFACTURES EQUIPMENT INSTALLATION SPEC'S SHALL ALWAYS BE VERIFIED BY THE CONTRACTOR BEFORE INSTALLATION

PROJECT INFORMATION:

AZL01563
ELOY POLICE STATION
95 WEST 7th STREET
ELOY, AZ 85131
PINAL COUNTY
FA: 15456874
USID: 305318

DRAWN BY: CE

CHECKED BY: AS

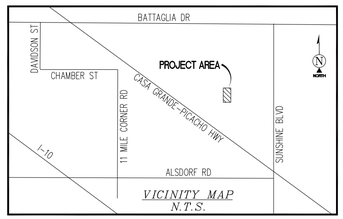
SHEET TITLE:

LEGEND & ABBREVIATIONS

SHEET NUMBER: T-6

REV.: 1

DEVELOPMENT PLAN 08/21/2024



SURVEY DATE
07/23/2021

BASIS OF BEARING
BEARINGS SHOWN HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM ARIZONA STATE PLANE COORDINATE ZONE CENTRAL, DETERMINED BY GPS OBSERVATIONS.

BENCHMARK
PROJECT ELEVATIONS ESTABLISHED FROM GPS DERIVED ORTHOMETRIC HEIGHTS BY APPLICATION OF NGS "GEOID 12B" MODELED SEPARATIONS TO ELLIPSOID HEIGHTS DETERMINED BY OBSERVATIONS OF THE "SMARTNET" REAL TIME NETWORK. ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD88.

GRID-TO-GROUND SCALE FACTOR NOTE
ALL BEARINGS AND DISTANCES ARE BASED ON THE ARIZONA CENTRAL STATE PLANE COORDINATE ZONE GRID. TO DERIVE GROUND DISTANCES DIVIDE BY 0.99963487

UTILITY NOTES
SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OR THEIR LOCATIONS ARE DEFINITE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO CONTACT BLUE STAKE AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. REMOVAL, RELOCATION AND/ OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.

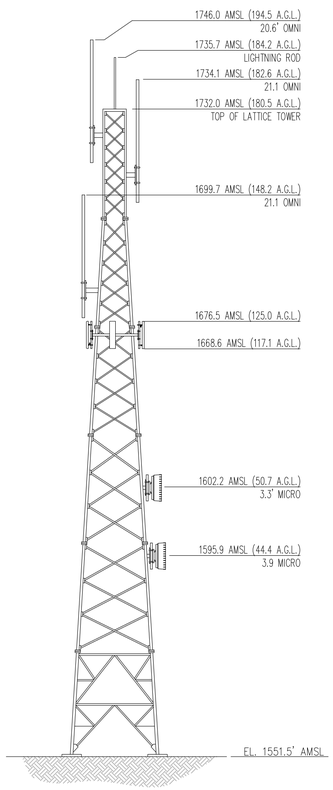
FLOOD ZONE
THIS PROJECT APPEARS TO BE LOCATED WITHIN FLOOD ZONE "X". ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP(S), MAP ID #04021C1595E, DATED 12/04/2007

SURVEYOR'S NOTES
SURVEYOR HAS NOT PERFORMED A SEARCH OF PUBLIC RECORDS TO DETERMINE ANY DEFECT IN TITLE ISSUED.

THE BOUNDARY SHOWN HEREON IS PLOTTED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROPERTY.

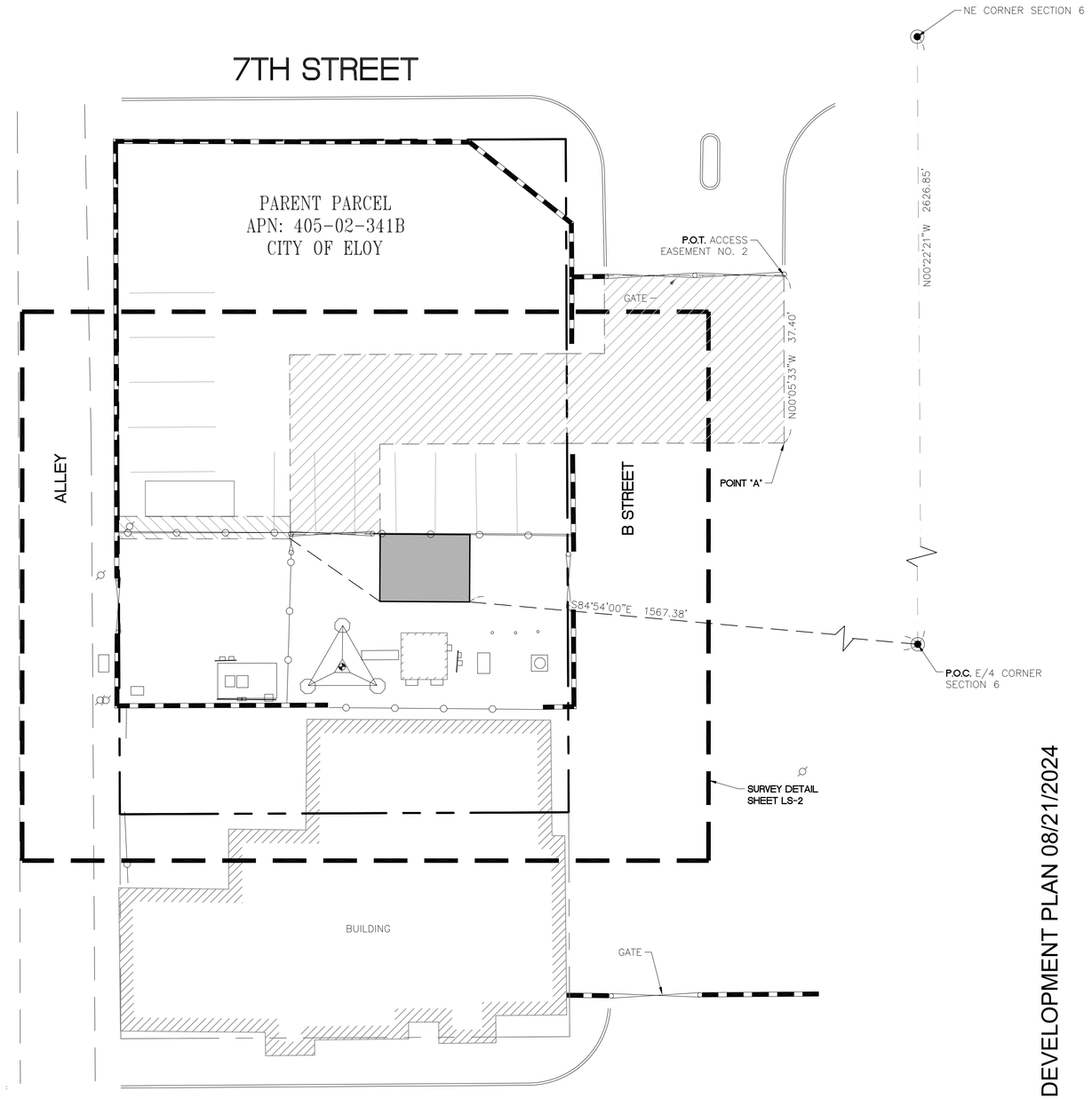
ALL DISTANCES SHOWN HEREON ARE GRID DISTANCES.

CONTOURS DERIVED FROM DIRECT FIELD OBSERVATIONS AND FOLLOWS THE CURRENT NATIONAL MAP STANDARDS FOR VERTICAL ACCURACY.



LATTICE TOWER DETAIL
NTS

POSITION OF GEODETIC COORDINATES
LATITUDE 32° 45' 21.76" (32.756044°) NORTH (NAD83)
LONGITUDE 111° 33' 20.48" (111.555689°)WEST(NAD83)
GROUND ELEVATION @ 1551.5' (NAVD88)



DEVELOPMENT PLAN 08/21/2024

GRAPHIC SCALE
15 0 7.5 15 30 60
(IN FEET)
1 inch = 15 ft.

LEGEND

AP	ASPHALT
BLDG	TOP OF BUILDING
CLF	CHAIN LINK FENCE
CMU	CONCRETE MASONRY UNIT
CONC	CONCRETE
GRV	GRAVEL
WALL	TOP OF WALL

UTILITY POLE
POSITION OF GEODETIC COORDINATES
SPOT ELEVATION

CMU WALLS
CHAIN LINK FENCE
CURBLINES
GAS LINES
OVERHEAD LINES
ELECTRIC LINES
FIBER OPTIC LINES
STREET CENTERLINES
SUBJECT PROPERTY LINE
ADJACENT PROPERTY LINE
LEASE AREA LIMITS
MAJOR CONTOUR INTERVAL
MINOR CONTOUR INTERVAL

at&t Mobility

smartlink
8502 E VIA DE VENTURA, SUITE 220
SCOTTSDALE, AZ 85258

AZL01563D

614 N. B STREET
ELOY, AZ 85131

PINAL COUNTY

ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION	DES./QA
A	07/26/21	CK	PRELIMINARY	MF
0	09/24/21	SB	DESIGN (C)	NS
1	09/13/22	SB	ACCESS/UTILITY (C)	MF
2	09/27/22	SB	UTILITY (C)	SB

4645 S. LAKESHORE DR. #14
TEMPE, ARIZONA 85282
PH. (480) 659-4072
www.ambitconsulting.us
ambit consulting

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
63660
SARAH A.
BURGI
Date Signed 09-29-2022
ARIZONA U.S.A.

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL LAND SURVEYOR, TO ALTER THIS DOCUMENT.

SHEET NUMBER: LS-1
REVISION: 1

LESSOR'S LEGAL DESCRIPTION (PER TITLE)

LOTS 17 THROUGH 22, INCLUSIVE, OF COTTON CITY PROPER, ACCORDING TO THE PLAT OF RECORD IN BOOK 2 OF MAPS, PAGE 8, RECORDS OF PINAL COUNTY, ARIZONA.

LESSOR'S LEGAL DESCRIPTION (PER VESTING WARRANTY DEED DKT. 840, PG. 497)

THE FOLLOWING PROPERTY SITUATED IN PINAL COUNTY, ARIZONA:
LOTS FIFTEEN (15), SIXTEEN (16), SEVENTEEN (17), EIGHTEEN (18), NINETEEN (19), TWENTY (20), TWENTY-ONE (21), AND TWENTY-TWO (22), BLOCK TWENTY-ONE (21) OF COTTON CITY PROPER (ELOY), ACCORDING TO THE PLAT OF SAID SUBDIVISION ON FILE AND OF RECORD IN THE OFFICE OF THE RECORDER OF PINAL COUNTY, ARIZONA AT PAGE EIGHT (8), BOOK TWO (2) OF MAPS.

SCHEDULE "B" NOTE

REFERENCE IS MADE TO THE TITLE REPORT ORDER #90704248, ISSUED BY PIONEER TITLE AGENCY INC., DATED JUNE 23, 2021. ALL EASEMENTS CONTAINED WITHIN SAID TITLE REPORT AFFECTING THE IMMEDIATE AREA SURROUNDING THE LEASE HAVE BEEN PLOTTED.

ITEMIZED NOTES:
1. TAXES AND ASSESSMENTS COLLECTIBLE BY THE COUNTY TREASURER, A LIEN NOT YET DUE AND PAYABLE FOR THE FOLLOWING YEAR: 2020 (EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE SHOWN HEREON)

2. OBLIGATIONS IMPOSED UPON SAID LAND BY ITS INCLUSION WITHIN ANY DISTRICT FORMED PURSUANT TO TITLE 48, ARIZONA REVISED STATUTES, EXCLUDING HOWEVER MUNICIPAL OR COUNTY IMPROVEMENT DISTRICTS. (EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE SHOWN HEREON)

3. LIABILITIES AND OBLIGATIONS IMPOSED BY REASON OF THE INCLUSION OF SAID LAND WITHIN THE FOLLOWING NAMED DISTRICT(S):
CITY OF ELOY SEWER SYSTEM
CENTRAL ARIZONA WATER CONSERVATION DISTRICT (EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE SHOWN HEREON)

4. EASEMENTS, RESTRICTIONS, RESERVATIONS, CONDITIONS AND SET-BACK LINES AS SET FORTH ON THE PLAT RECORDED IN BOOK 2 OF MAPS, PAGE 8 BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C). (NOTHING TO PLOT)

5. EASEMENT AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT:
RECORDED IN DOCKET 26, PAGE 33
PURPOSE ELECTRIC LINES (DOES NOT AFFECT PARENT PARCEL)

6. EASEMENT AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT:
RECORDED IN DOCKET 41, PAGE 281
PURPOSE PIPELINES (DOES NOT AFFECT PARENT PARCEL)

7. EASEMENT AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT:
RECORDED IN DOCKET 41, PAGE 448
PURPOSE PIPELINES (DOES NOT AFFECT PARENT PARCEL)

LEASE AREA LEGAL DESCRIPTION

A PORTION OF THE NORTHEAST CORNER OF SECTION 6, TOWNSHIP 8 SOUTH, RANGE 8 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, SITUATED IN PINAL COUNTY, ARIZONA BEING DESCRIBED AS FOLLOWS:

NOTE: COORDINATES SHOWN HEREON ARE BASED UPON THE U.S. STATE PLANE NAD1983 COORDINATE SYSTEM ARIZONA STATE PLANE COORDINATE ZONE CENTRAL (NAD1983/2011), DETERMINED BY GPS OBSERVATIONS.

COMMENCING AT A 1" IRON PIPE AT THE EAST QUARTER CORNER OF SAID SECTION 6, HAVING A NORTHING OF 638840.52, AND AN EASTING OF 812560.23, FROM WHICH A BRASS CAP AT THE NORTHEAST CORNER OF SAID SECTION 6 WITH A NORTHING OF 641467.31, AND AN EASTING OF 812543.16, BEARS NORTH 00°22'21" WEST, 2626.85 FEET; THENCE NORTH 84°54'00" WEST, 1567.38 FEET TO THE POINT OF BEGINNING:

THENCE NORTH 89°39'43" WEST, 20.00 FEET; THENCE NORTH 00°20'17" EAST, 15.00 FEET; THENCE SOUTH 89°39'43" EAST; 20.00 FEET; THENCE SOUTH 00°20'17" WEST, 15.00 FEET, RETURNING TO THE POINT OF BEGINNING.

CONTAINING 300 SQUARE FEET, OR 0.007 ACRES MORE OR LESS.

ACCESS EASEMENT NO. 1 LEGAL DESCRIPTION

A PORTION OF THE NORTHEAST CORNER OF SECTION 6, TOWNSHIP 8 SOUTH, RANGE 8 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, SITUATED IN PINAL COUNTY, ARIZONA BEING 20.00 FEET WIDE, LYING NORTHERLY AND WESTERLY OF THE FOLLOWING DESCRIBED SIDELINE:

NOTE: COORDINATES SHOWN HEREON ARE BASED UPON THE U.S. STATE PLANE NAD1983 COORDINATE SYSTEM ARIZONA STATE PLANE COORDINATE ZONE CENTRAL (NAD1983/2011), DETERMINED BY GPS OBSERVATIONS.

COMMENCING AT A 1" IRON PIPE AT THE EAST QUARTER CORNER OF SAID SECTION 6, HAVING A NORTHING OF 638840.52, AND AN EASTING OF 812560.23, FROM WHICH A BRASS CAP AT THE NORTHEAST CORNER OF SAID SECTION 6 WITH A NORTHING OF 641467.31, AND AN EASTING OF 812543.16, BEARS NORTH 00°22'21" WEST, 2626.85 FEET; THENCE NORTH 84°54'00" WEST, 1567.38 FEET; THENCE NORTH 89°39'43" WEST, 20.00 FEET; THENCE NORTH 00°20'17" EAST, 15.00 FEET TO THE POINT OF BEGINNING.

THENCE NORTH 00°14'57" WEST, 20.03 FEET; THENCE NORTH 89°45'03" EAST, 41.73 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF B STREET.

THE SIDES OF WHICH ARE TO BE LENGTHENED OR SHORTENED SO AS TO ALLOW FOR NO GAPS OR OVERLAPS AND TO ABUT THE WESTERLY RIGHT OF WAY LINE OF SAID B STREET.

ACCESS EASEMENT NO. 2 LEGAL DESCRIPTION

A PORTION OF THE NORTHEAST CORNER OF SECTION 6, TOWNSHIP 8 SOUTH, RANGE 8 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, SITUATED IN PINAL COUNTY, ARIZONA BEING 20.00 FEET WIDE, LYING NORTHERLY AND WESTERLY OF THE FOLLOWING DESCRIBED SIDELINE:

NOTE: COORDINATES SHOWN HEREON ARE BASED UPON THE U.S. STATE PLANE NAD1983 COORDINATE SYSTEM ARIZONA STATE PLANE COORDINATE ZONE CENTRAL (NAD1983/2011), DETERMINED BY GPS OBSERVATIONS.

COMMENCING AT A 1" IRON PIPE AT THE EAST QUARTER CORNER OF SAID SECTION 6, HAVING A NORTHING OF 638840.52, AND AN EASTING OF 812560.23, FROM WHICH A BRASS CAP AT THE NORTHEAST CORNER OF SAID SECTION 6 WITH A NORTHING OF 641467.31, AND AN EASTING OF 812543.16, BEARS NORTH 00°22'21" WEST, 2626.85 FEET; THENCE NORTH 84°54'00" WEST, 1567.38 FEET; THENCE NORTH 89°39'43" WEST, 20.00 FEET; THENCE NORTH 00°20'17" EAST, 15.00 FEET; THENCE NORTH 00°14'57" WEST, 20.03 FEET; THENCE NORTH 89°45'03" EAST, 41.73 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF B STREET AND BEING THE POINT OF BEGINNING.

THENCE NORTH 89°54'27" EAST, 48.36 FEET TO A POINT HEREINAFTER KNOWN AS POINT "A";

TOGETHER WITH A 40.00 WIDE EASEMENT, LYING WESTERLY OF THE FOLLOWING DESCRIBED SIDELINE:

THENCE NORTH 00°05'33" WEST, 37.40 FEET TO THE POINT OF TERMINUS.

THE SIDES OF WHICH ARE TO BE LENGTHENED OR SHORTENED SO AS TO ALLOW FOR NO GAPS OR OVERLAPS AND TO ABUT THE WESTERLY RIGHT OF WAY LINE OF SAID B STREET.

5' UTILITY EASEMENT LEGAL DESCRIPTION

A PORTION OF THE NORTHEAST CORNER OF SECTION 6, TOWNSHIP 8 SOUTH, RANGE 8 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, SITUATED IN PINAL COUNTY, ARIZONA BEING 20.00 FEET WIDE, LYING NORTHERLY OF THE FOLLOWING DESCRIBED SIDELINE:

NOTE: COORDINATES SHOWN HEREON ARE BASED UPON THE U.S. STATE PLANE NAD1983 COORDINATE SYSTEM ARIZONA STATE PLANE COORDINATE ZONE CENTRAL (NAD1983/2011), DETERMINED BY GPS OBSERVATIONS.

COMMENCING AT A 1" IRON PIPE AT THE EAST QUARTER CORNER OF SAID SECTION 6, HAVING A NORTHING OF 638840.52, AND AN EASTING OF 812560.23, FROM WHICH A BRASS CAP AT THE NORTHEAST CORNER OF SAID SECTION 6 WITH A NORTHING OF 641467.31, AND AN EASTING OF 812543.16, BEARS NORTH 00°22'21" WEST, 2626.85 FEET; THENCE NORTH 84°54'00" WEST, 1567.38 FEET; THENCE NORTH 89°39'43" WEST, 20.00 FEET; THENCE NORTH 54°59'19" WEST, 24.31 FEET TO THE POINT OF BEGINNING.

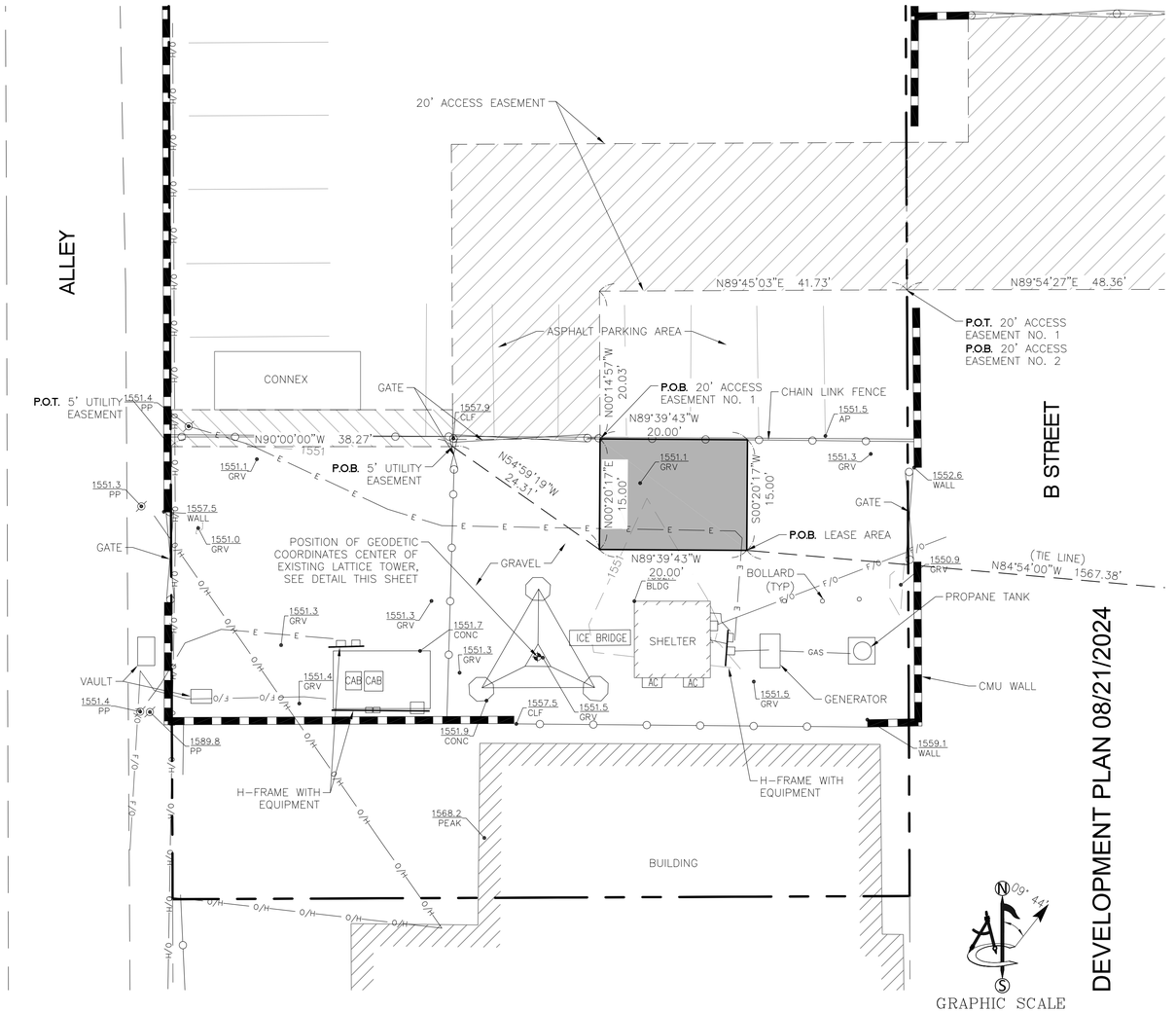
THENCE SOUTH 90°00'00" WEST, 38.27 FEET TO A PONT ON THE WESTERLY BOUNDARY LINE OF THAT PROPERTY DESCRIBED IN WARRANTY DEED RECORDED AS FEE NO. 254371, DOCKET 840 PAGE 497 OF PINAL COUNTY RECORDS.

THE SIDES OF WHICH ARE TO BE LENGTHENED OR SHORTENED SO AS TO ALLOW FOR NO GAPS OR OVERLAPS AND TO ABUT SAID WESTERLY BOUNDARY LINE.

LEGEND

AP	ASPHALT		UTILITY POLE
BLDG	TOP OF BUILDING		POSITION OF GEODETIC COORDINATES
CLF	CHAIN LINK FENCE	XXXX.X NAD83	SPOT ELEVATION
CMU	CONCRETE MASONRY UNIT		
CONC	CONCRETE		
GRV	GRAVEL		
WALL	TOP OF WALL		
P.O.B.	POINT OF BEGINNING		
P.O.C.	POINT OF COMMENCEMENT		
P.O.T.	POINT OF TERMINUS		

CMU WALLS
CHAIN LINK FENCE
CURBLINES
GAS LINES
OVERHEAD LINES
ELECTRIC LINES
FIBER OPTIC LINES
STREET CENTERLINES
SUBJECT PROPERTY LINE
ADJACENT PROPERTY LINE
LEASE AREA LIMITS
MAJOR CONTOUR INTERVAL
MINOR CONTOUR INTERVAL



GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)
1 inch = 10 ft.

at&t Mobility

smartlink
8502 E VIA DE VENTURA, SUITE 220
SCOTTSDALE, AZ 85258

AZL01563D

614 N. B STREET
ELOY, AZ 85131

PINAL COUNTY

ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION	DES./QA
A	07/26/21	CK	PRELIMINARY	MF
0	09/24/21	SB	DESIGN (C)	NS
1	09/13/22	SB	ACCESS/UTILITY (C)	MF
2	09/27/22	SB	UTILITY (C)	SB

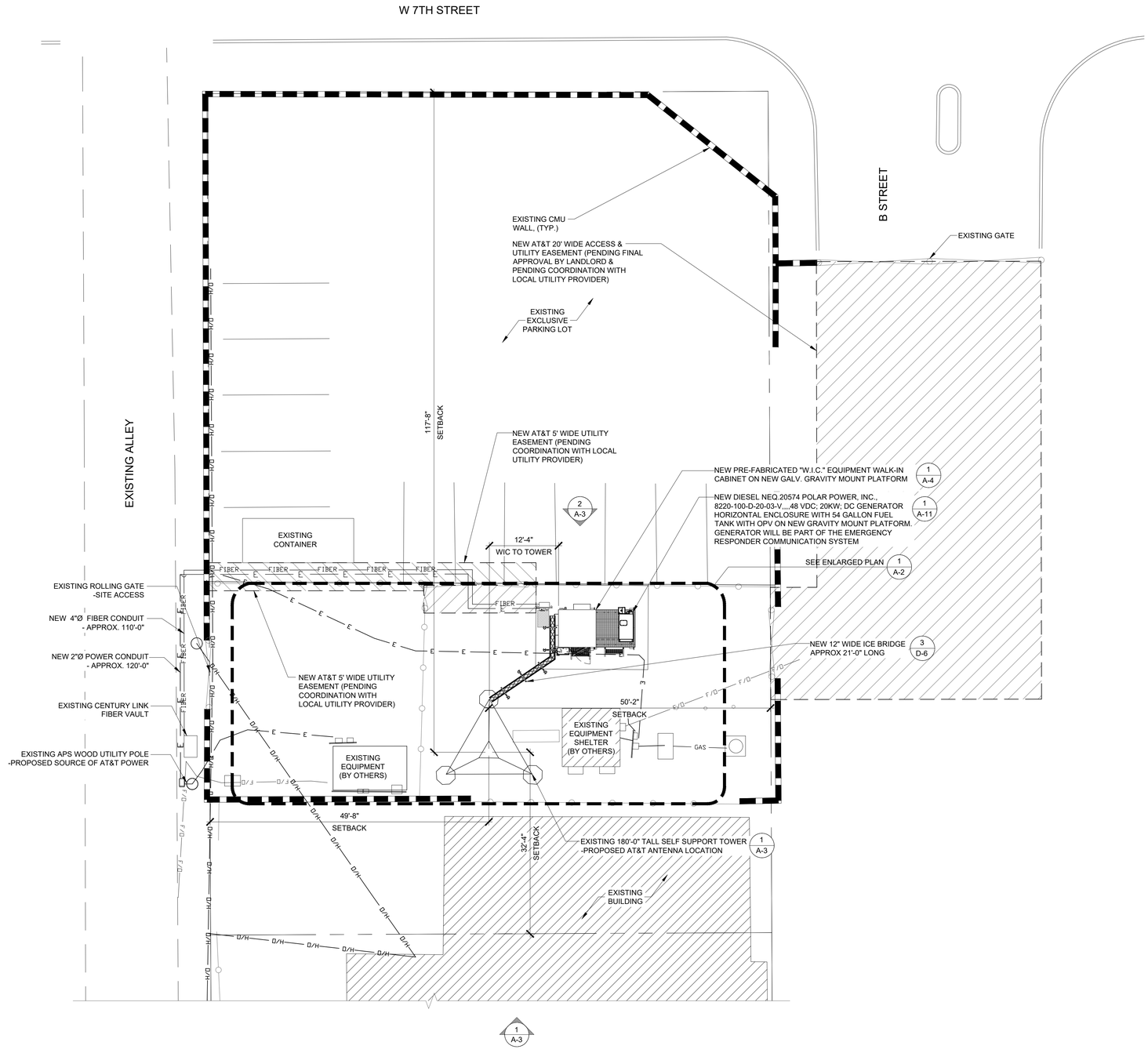
4645 S. LAKESHORE DR. #14
TEMPE, ARIZONA 85282
PH. (480) 659-4072
www.ambitconsulting.us
ambit consulting

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
63660
SARAH A. BURGI
Date Signed 09-29-2022
ARIZONA U.S.A.

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL LAND SURVEYOR, TO ALTER THIS DOCUMENT.

SHEET NUMBER: LS-2

REVISION: 1



SITE PLAN

22"x34" SCALE: 1" = 10'-0"	10' 5' 0" 10'	1
11"x17" SCALE: 1" = 20'-0"		

DEVELOPMENT PLAN 08/21/2024

Call at least two full working days before you begin excavation.
ARIZONA 811
Arizona Blue Stake, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602) 263-1100

AT&T
1355 WEST UNIVERSITY DRIVE
MESA, AZ 85201-5419

THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO AT&T WIRELESS

ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO AT&T WIRELESS IS STRICTLY PROHIBITED

RAMAKER
employee-owned
(608) 643-4100 www.ramaker.com

smartlink
8767 E. VIA DE VENTURA
SUITE 200
SCOTTSDALE, AZ 85258

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Registered Professional Engineer (Civil) under the laws of the State of Arizona.

Registered Professional Engineer (Civil) CERTIFICATE NO. 77733 JEFFREY H. ZANDER DATE SIGNED 3/31/2026 ARIZONA U.S.A.

Jeffrey H. Zander | 3/31/2026 | 77733
Ramaker & Associates Inc.
Electronic copy of final document, original sealed document with:

REV.	DATE	REVISION DESCRIPTION
1	08/24/2023	REDLINES
0	04/12/2023	FINAL CONSTRUCTION DRAWINGS

THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURES RECOMMENDATIONS AND SPEC'S, UNLESS SPECIFICALLY STATED OTHERWISE, THE MANUFACTURES EQUIPMENT INSTALLATION SPEC'S SHALL ALWAYS BE VERIFIED BY THE CONTRACTOR BEFORE INSTALLATION

PROJECT INFORMATION:

AZL01563
ELOY POLICE STATION
95 WEST 7th STREET
ELOY, AZ 85131
PINAL COUNTY
FA: 15456874
USID: 305318

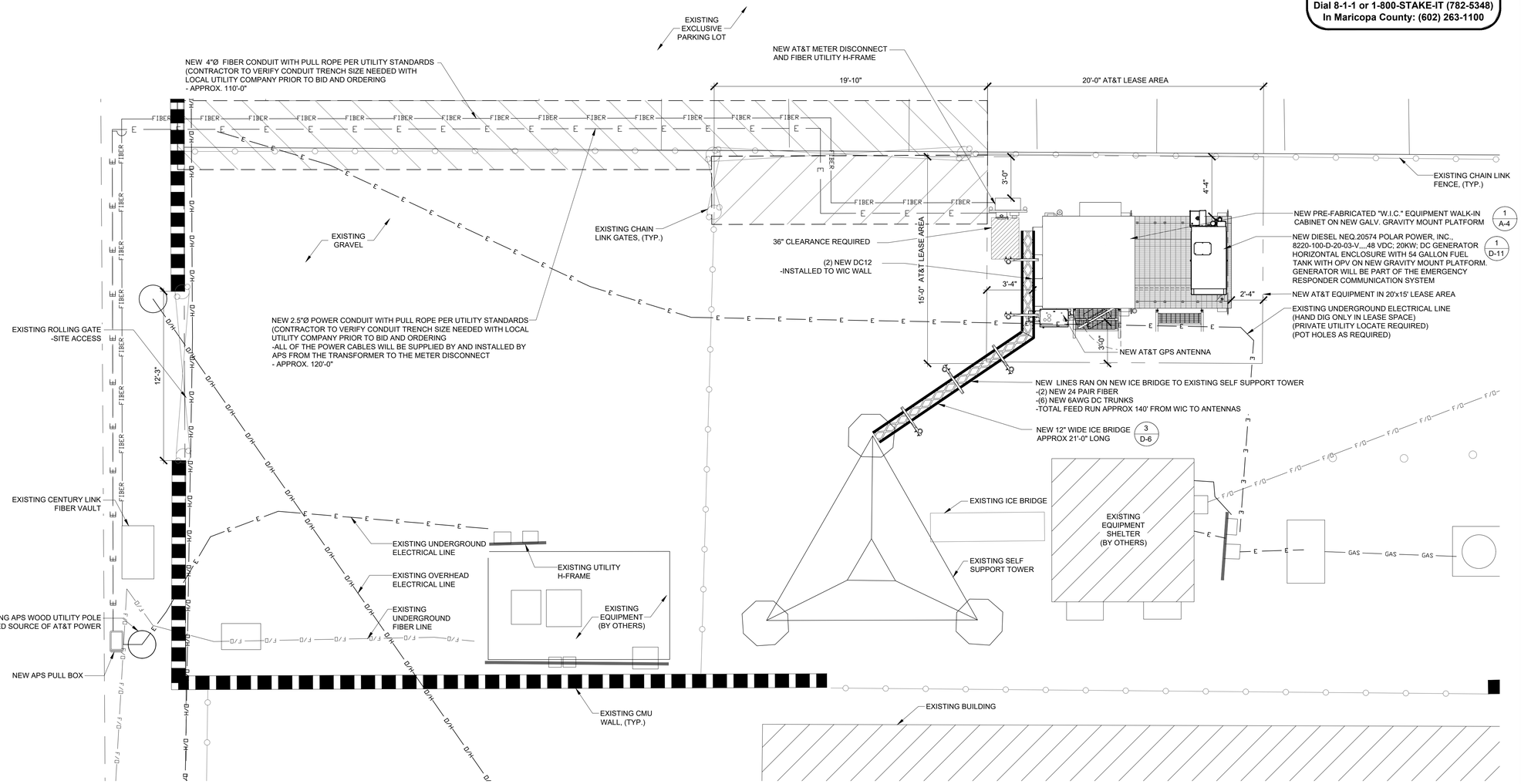
DRAWN BY:	CHECKED BY:
CE	AS

SHEET TITLE:

PARTIAL SITE PLAN

SHEET NUMBER:	REV.:
A-1	1

Call at least two full working days before you begin excavation.
ARIZONA 811
Arizona Blue Stake, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602) 263-1100



SITE PLAN

22"x34" SCALE: 1/4" = 1'-0"
11"x17" SCALE: 1/8" = 1'-0"
4' 3' 2' 1' 0" 4'

1

DEVELOPMENT PLAN 08/21/2024

AT&T
1355 WEST UNIVERSITY DRIVE
MESA, AZ 85201-5419

THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO AT&T WIRELESS

ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO AT&T WIRELESS IS STRICTLY PROHIBITED

RAMAKER
employee-owned
(608) 643-4100 www.ramaker.com

smartlink
8767 E. VIA DE VENTURA
SUITE 200
SCOTTSDALE, AZ 85258

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Registered Professional Engineer (Civil) under the laws of the State of Arizona.

Registered Professional Engineer (Civil) CERTIFICATE NO. 77733 JEFFREY H. ZANDER DATE SIGNED 3/31/2026 ARIZONA U.S.A.

Jeffrey H. Zander | 3/31/2026 | Expiration Date: | 77733 | Registration Number:
Ramaker & Associates Inc
Electronic copy of final document, original sealed document with:

REV.	DATE	REVISION DESCRIPTION
1	08/24/2023	REDLINES
0	04/12/2023	FINAL CONSTRUCTION DRAWINGS

THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURES RECOMMENDATIONS AND SPEC'S, UNLESS SPECIFICALLY STATED OTHERWISE, THE MANUFACTURES EQUIPMENT INSTALLATION SPEC'S SHALL ALWAYS BE VERIFIED BY THE CONTRACTOR BEFORE INSTALLATION

PROJECT INFORMATION:

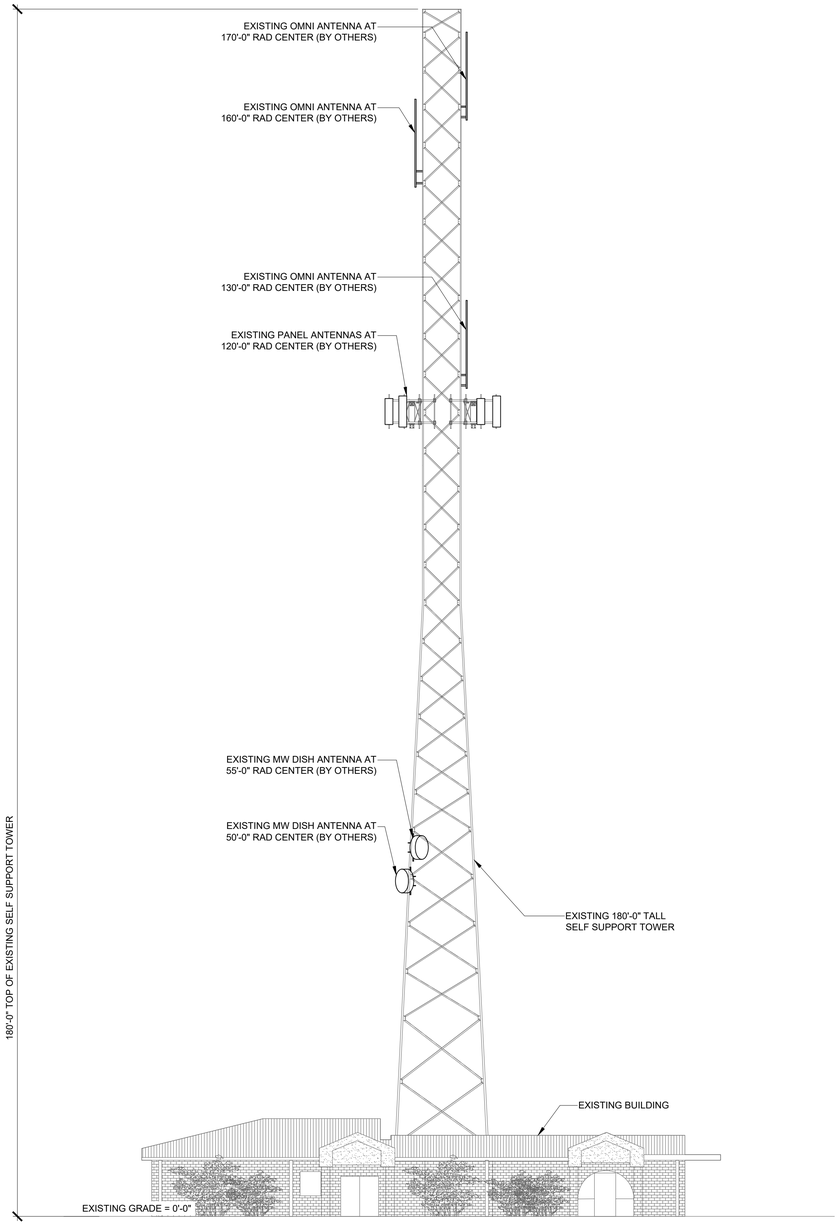
AZL01563
ELOY POLICE STATION
95 WEST 7th STREET
ELOY, AZ 85131
PINAL COUNTY
FA: 15456874
USID: 305318

DRAWN BY:	CHECKED BY:
CE	AS

SHEET TITLE:

EQUIPMENT COMPOUND PLAN

SHEET NUMBER:	REV.:
A-2	1

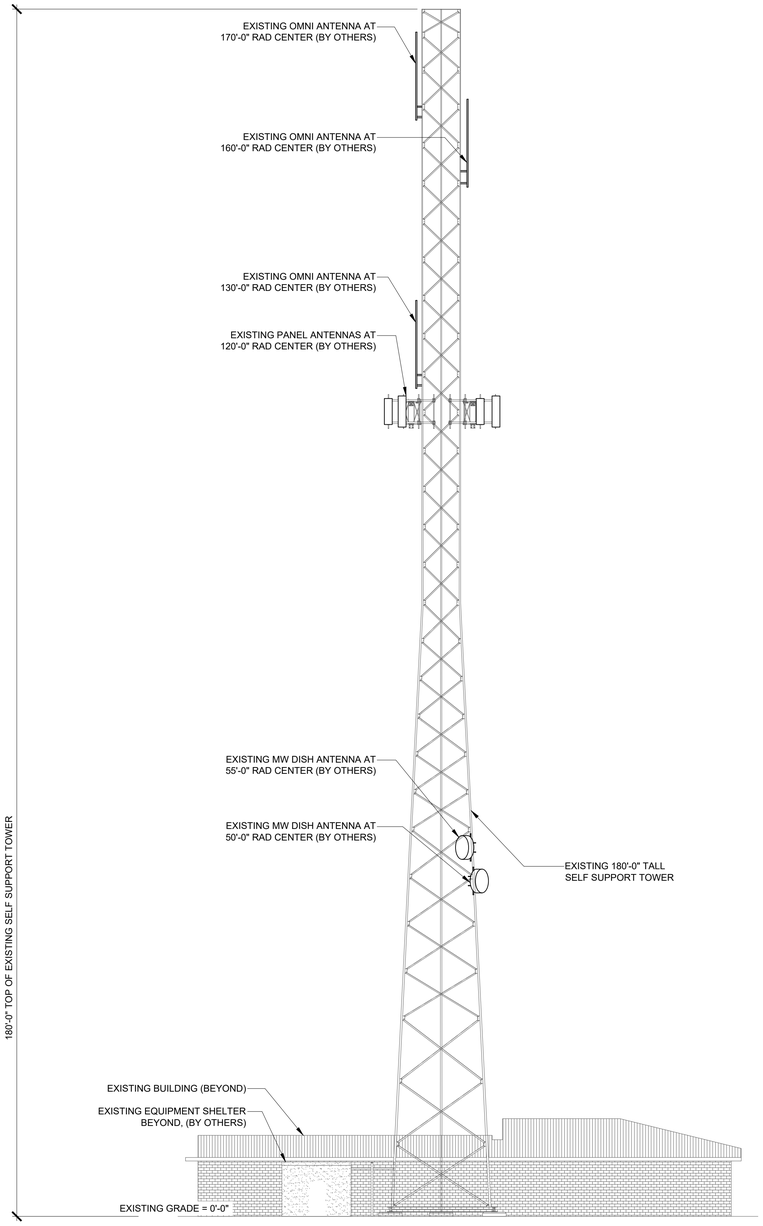


SOUTH ELEVATION - EXISTING

22"x34" SCALE: 3/32" = 1'-0"
11"x17" SCALE: 3/64" = 1'-0"

8' 4' 0" 8'

1



NORTH ELEVATION - EXISTING

22"x34" SCALE: 3/32" = 1'-0"
11"x17" SCALE: 3/64" = 1'-0"

8' 4' 0" 8'

2

AT&T

1355 WEST UNIVERSITY DRIVE
MESA, AZ 85201-5419

THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO AT&T WIRELESS

ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO AT&T WIRELESS IS STRICTLY PROHIBITED

RAMAKER
employee-owned
(608) 643-4100 www.ramaker.com

smartlink
8767 E. VIA DE VENTURA
SUITE 200
SCOTTSDALE, AZ 85258

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Registered Professional Engineer (Civil) under the laws of the State of Arizona.

Registered Professional Engineer (Civil)
CERTIFICATE NO.
77733
JEFFREY H. ZANDER
DATE SIGNED 3/31/2026
ARIZONA U.S.A.

Jeffrey H. Zander — Expiration Date: 3/31/2026 — Registration Number: 77733
For: Ramaker & Associates Inc.
Electronic copy of final document, original sealed document with:

REV.	DATE	REVISION DESCRIPTION
1	08/24/2023	REDLINES
0	04/12/2023	FINAL CONSTRUCTION DRAWINGS

THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURES RECOMMENDATIONS AND SPEC'S, UNLESS SPECIFICALLY STATED OTHERWISE, THE MANUFACTURES EQUIPMENT INSTALLATION SPEC'S SHALL ALWAYS BE VERIFIED BY THE CONTRACTOR BEFORE INSTALLATION

PROJECT INFORMATION:

AZL01563
ELOY POLICE STATION
95 WEST 7th STREET
ELOY, AZ 85131
PINAL COUNTY
FA: 15456874
USID: 305318

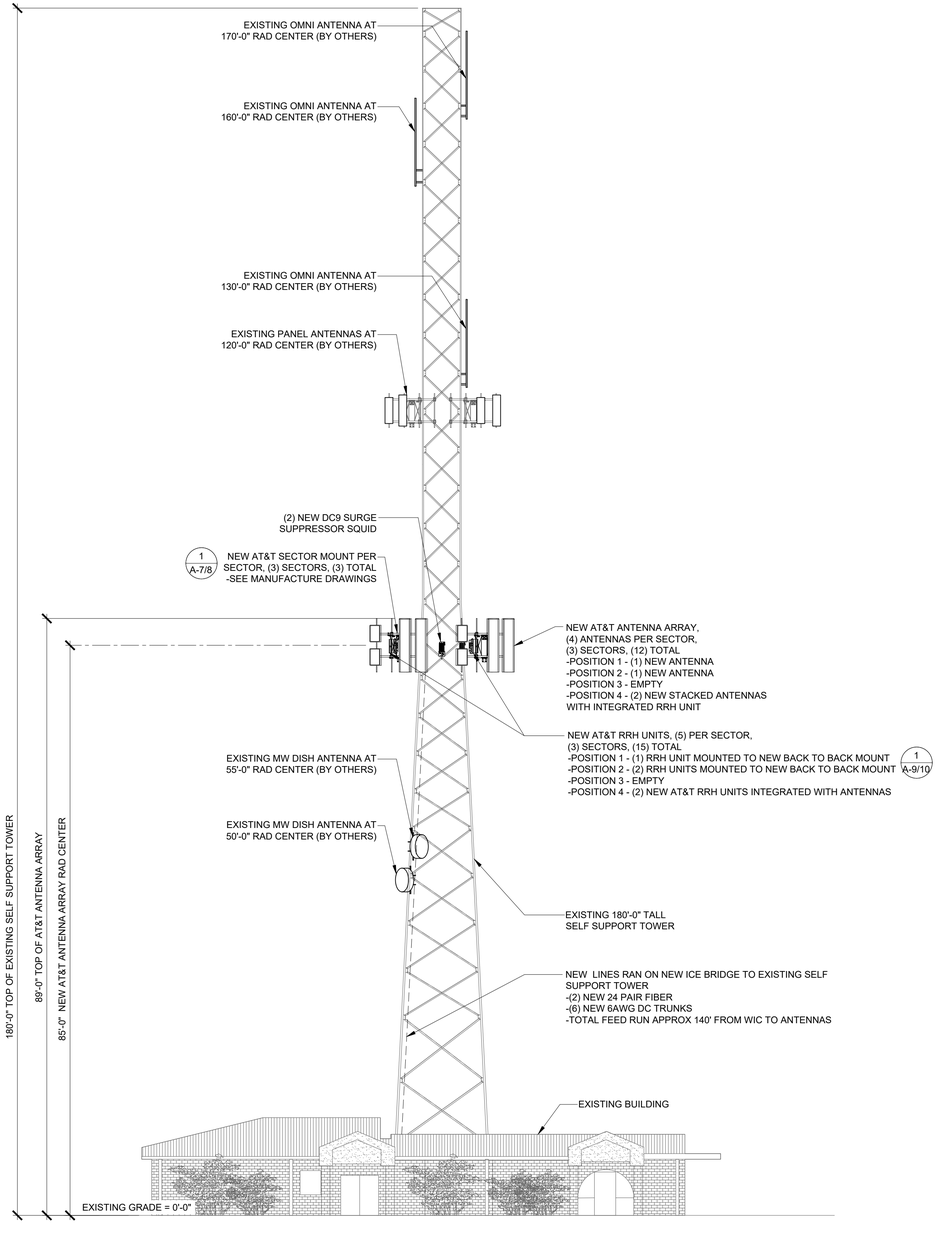
DRAWN BY:	CHECKED BY:
CE	AS

SHEET TITLE:

ELEVATIONS - EXISTING

SHEET NUMBER:	REV.:
A-3.1	1

DEVELOPMENT PLAN 08/21/2024

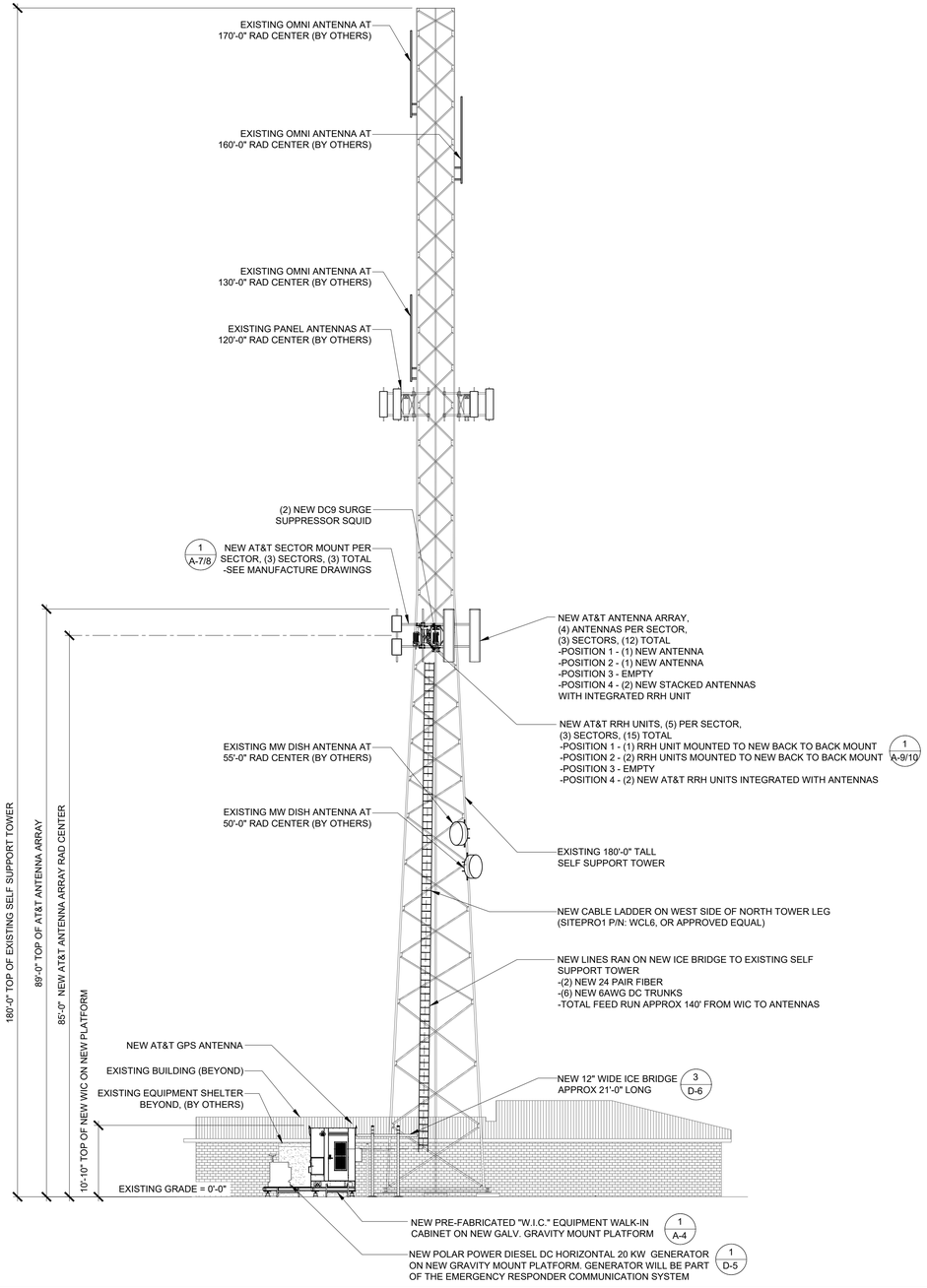


SOUTH ELEVATION - NEW

22"x34" SCALE: 3/32" = 1'-0"
11"x17" SCALE: 3/64" = 1'-0"

8' 4' 0" 8'

1



NORTH ELEVATION - NEW

22"x34" SCALE: 3/32" = 1'-0"
11"x17" SCALE: 3/64" = 1'-0"

8' 4' 0" 8'

2

DEVELOPMENT PLAN 08/21/2024

AT&T

1355 WEST UNIVERSITY DRIVE
MESA, AZ 85201-5419

THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO AT&T WIRELESS

ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO AT&T WIRELESS IS STRICTLY PROHIBITED

RAMAKER
employee-owned
(608) 643-4100 www.ramaker.com

smartlink
8767 E. VIA DE VENTURA
SUITE 200
SCOTTSDALE, AZ 85258

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Registered Professional Engineer (Civil) under the laws of the State of Arizona.

Registered Professional Engineer (Civil)
CERTIFICATE NO.
77733
JEFFREY H. ZANDER
DATE SIGNED
ARIZONA U.S.A.

Jeffrey H. Zander — Expiration Date: 3/31/2026 — Registration Number: 77733
Ramaker & Associates Inc.
Electronic copy of final document, original sealed document with.

REV.	DATE	REVISION DESCRIPTION
1	08/24/2023	REDLINES
0	04/12/2023	FINAL CONSTRUCTION DRAWINGS

THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURES RECOMMENDATIONS AND SPEC'S, UNLESS SPECIFICALLY STATED OTHERWISE, THE MANUFACTURES EQUIPMENT INSTALLATION SPEC'S SHALL ALWAYS BE VERIFIED BY THE CONTRACTOR BEFORE INSTALLATION

PROJECT INFORMATION:

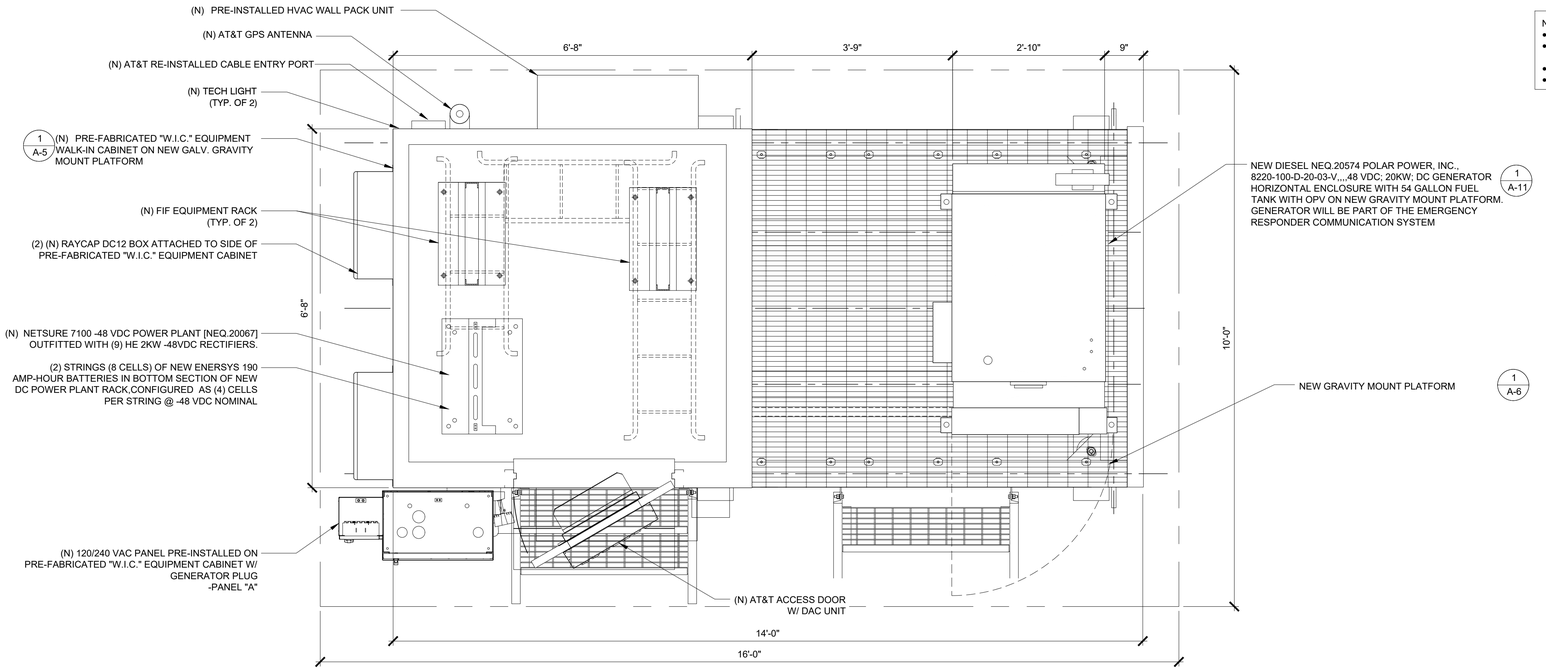
AZL01563
ELOY POLICE STATION
95 WEST 7th STREET
ELOY, AZ 85131
PINAL COUNTY
FA: 15456874
USID: 305318

DRAWN BY:	CHECKED BY:
CE	AS

SHEET TITLE:
ELEVATIONS - NEW

SHEET NUMBER: A-3.2

REV.: 1



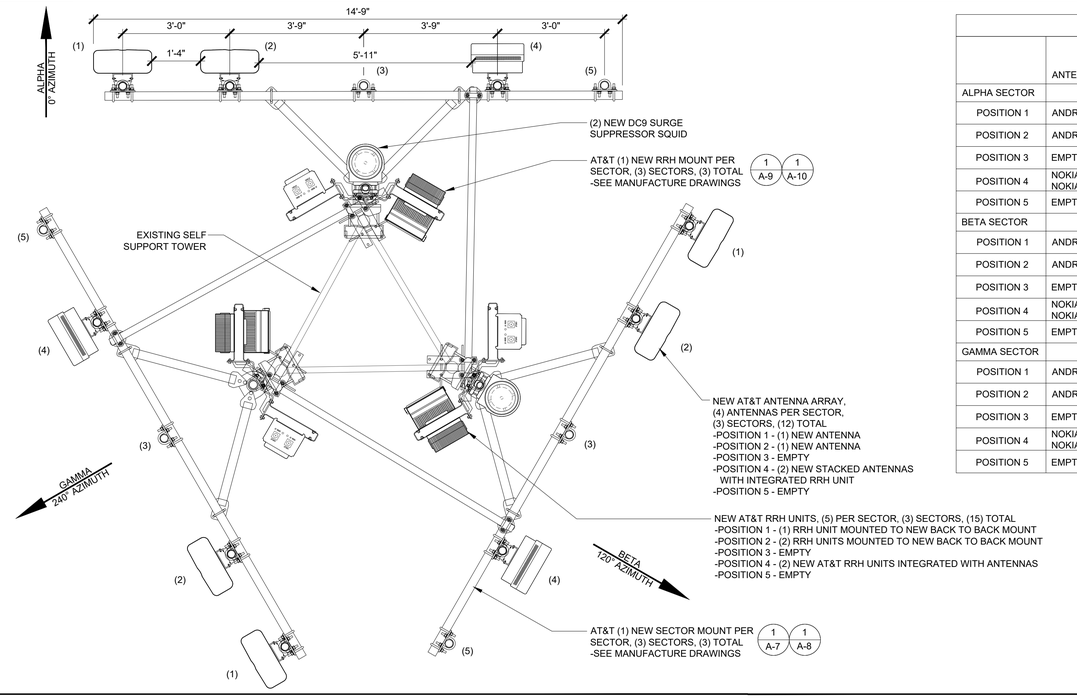
NOTE:
- WIC MODEL: VERTIV XTE-801 UL
- LISTED UL50 ENCLOSURE SPECIFICATIONS
- COLOR PEBBLE-GRAY, RAL032
- EMPTY WEIGHT: 5500 LBS

EQUIPMENT PLAN - NEW

22"x34" SCALE: 3/4" = 1'-0"
11"x17" SCALE: 3/8" = 1'-0"
1' 6" 0" 1'

1

NOTE:
- DIMENSIONS ARE SAME FOR ALL SECTORS



ANTENNA SCHEDULE

	ANTENNA MODEL NUMBER	AZIMUTH	DETAIL REF. SEPARATE "B PACKAGE"	RRH MODEL NUMBER	DETAIL REF. SEPARATE "B PACKAGE"
ALPHA SECTOR					
POSITION 1	ANDREW-COMMSCOPE - NNH4-65C-R6-V3	0°	1/D-1 1/D-1	AIRSCALE TRI RRH 4T4R B12/14/29 370W AHLBBA AIRSCALE DUAL RRH 4T4R B25/66 320W AHFIB	3/D-1 2/D-1
POSITION 2	ANDREW-COMMSCOPE - NNH4-65C-R6-V3	0°	1/D-1 1/D-1	AIRSCALE DUAL RRH 4T4R B5 160W AHCA	3/D-2
POSITION 3	EMPTY	-		-	
POSITION 4	NOKIA-COMMSCOPE - AEQ SERIES NOKIA-COMMSCOPE - AEQ SERIES	0°	1/D-2 1/D-2	INTEGRATED WITHIN: AEQ SERIES ANTENNA INTEGRATED WITHIN: AEQ SERIES ANTENNA	1/D-2 1/D-2
POSITION 5	EMPTY	-		-	
BETA SECTOR					
POSITION 1	ANDREW-COMMSCOPE - NNH4-65C-R6-V3	120°	1/D-1 1/D-1	AIRSCALE TRI RRH 4T4R B12/14/29 370W AHLBBA AIRSCALE DUAL RRH 4T4R B25/66 320W AHFIB	3/D-1 2/D-1
POSITION 2	ANDREW-COMMSCOPE - NNH4-65C-R6-V3	120°	1/D-1 1/D-1	AIRSCALE DUAL RRH 4T4R B5 160W AHCA	3/D-2
POSITION 3	EMPTY	-		-	
POSITION 4	NOKIA-COMMSCOPE - AEQ SERIES NOKIA-COMMSCOPE - AEQ SERIES	120°	1/D-2 1/D-2	INTEGRATED WITHIN: AEQ SERIES ANTENNA INTEGRATED WITHIN: AEQ SERIES ANTENNA	1/D-2 1/D-2
POSITION 5	EMPTY	-		-	
GAMMA SECTOR					
POSITION 1	ANDREW-COMMSCOPE - NNH4-65C-R6-V3	240°	1/D-1 1/D-1	AIRSCALE TRI RRH 4T4R B12/14/29 370W AHLBBA AIRSCALE DUAL RRH 4T4R B25/66 320W AHFIB	3/D-1 2/D-1
POSITION 2	ANDREW-COMMSCOPE - NNH4-65C-R6-V3	240°	1/D-1 1/D-1	AIRSCALE DUAL RRH 4T4R B5 160W AHCA	3/D-2
POSITION 3	EMPTY	-		-	
POSITION 4	NOKIA-COMMSCOPE - AEQ SERIES NOKIA-COMMSCOPE - AEQ SERIES	240°	1/D-2 1/D-2	INTEGRATED WITHIN: AEQ SERIES ANTENNA INTEGRATED WITHIN: AEQ SERIES ANTENNA	1/D-2 1/D-2
POSITION 5	EMPTY	-		-	

ANTENNA PLAN - NEW

22"x34" SCALE: 1/2" = 1'-0"
11"x17" SCALE: 1/4" = 1'-0"
2' 1' 0" 2'

2

DEVELOPMENT PLAN 08/21/2024

AT&T
1355 WEST UNIVERSITY DRIVE
MESA, AZ 85201-5419

THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO AT&T WIRELESS

ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO AT&T WIRELESS IS STRICTLY PROHIBITED

RAMAKER
employee-owned
(608) 643-4100 www.ramaker.com

smartlink
8767 E. VIA DE VENTURA
SUITE 200
SCOTTSDALE, AZ 85258

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Registered Professional Engineer (Civil) under the laws of the State of Arizona.

Registered Professional Engineer (Civil) CERTIFICATE NO. 77733 JEFFREY H. ZANDER DATE SIGNED 3/31/2026 ARIZONA U.S.A.

Jeffrey H. Zander 3/31/2026 77733
Jeffrey H. Zander Expiration Date: Registration Number:
Ramaker & Associates Inc.
Electronic copy of final document, original sealed document with:

REV.	DATE	REVISION DESCRIPTION
1	08/24/2023	REDLINES
0	04/12/2023	FINAL CONSTRUCTION DRAWINGS

THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURES RECOMMENDATIONS AND SPEC'S, UNLESS SPECIFICALLY STATED OTHERWISE, THE MANUFACTURES EQUIPMENT INSTALLATION SPEC'S SHALL ALWAYS BE VERIFIED BY THE CONTRACTOR BEFORE INSTALLATION

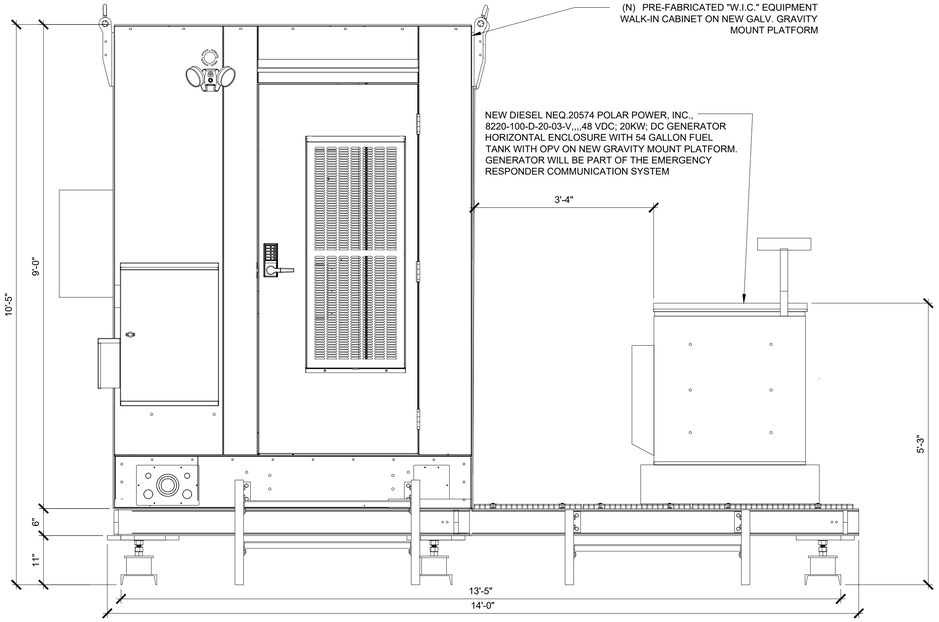
PROJECT INFORMATION:

AZL01563
ELOY POLICE STATION
95 WEST 7th STREET
ELOY, AZ 85131
PINAL COUNTY
FA: 15456874
USID: 305318

DRAWN BY:	CHECKED BY:
CE	AS

SHEET TITLE:
EQUIPMENT & ANTENNA LAYOUT

SHEET NUMBER:	REV.:
A-4	1

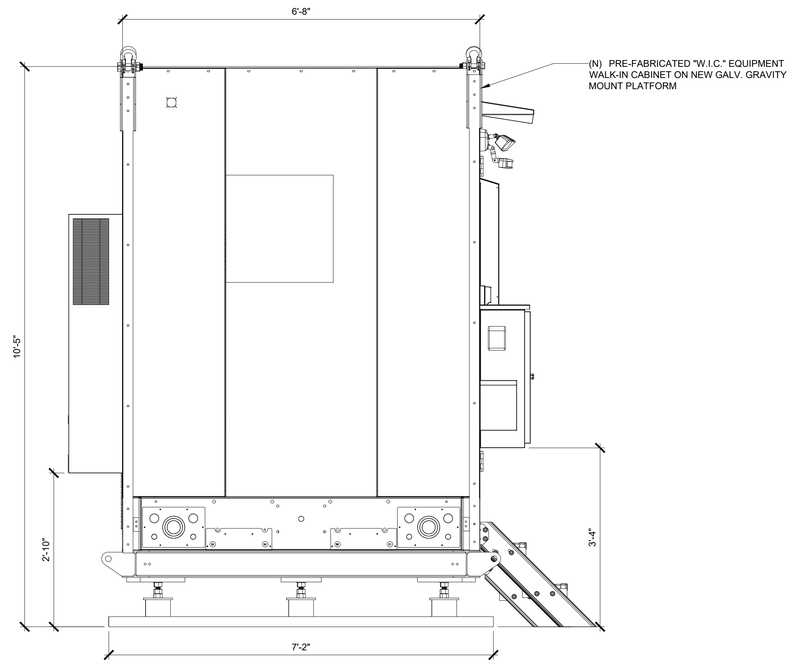


WIC ELEVATION - FRONT

22"x34" SCALE: 3/4" = 1'-0"
11"x17" SCALE: 3/8" = 1'-0"

1' 6" 0" 1'

1

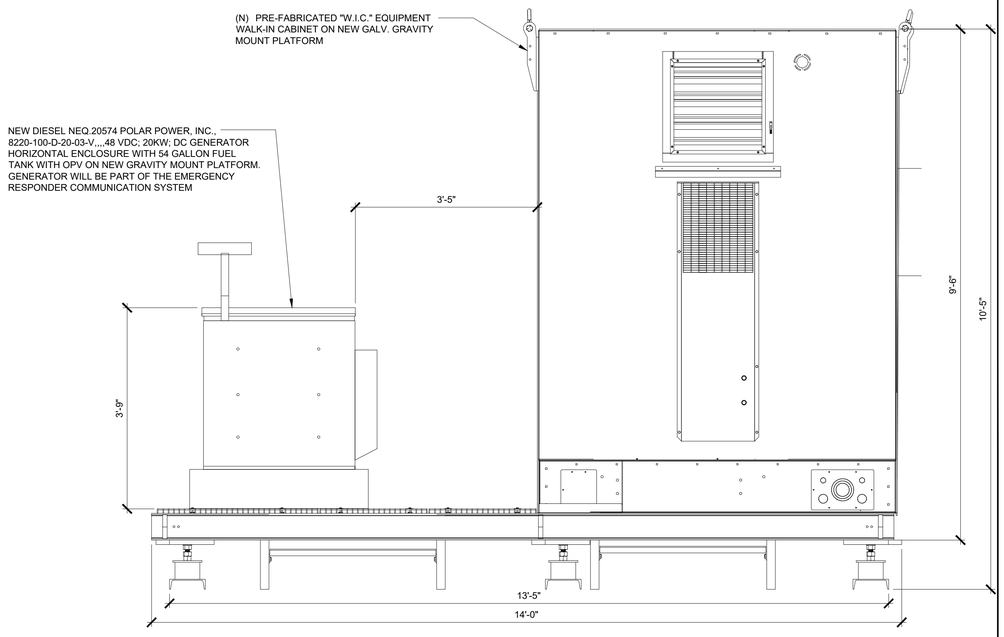


WIC ELEVATION - SIDE

22"x34" SCALE: 3/4" = 1'-0"
11"x17" SCALE: 3/8" = 1'-0"

1' 6" 0" 1'

3

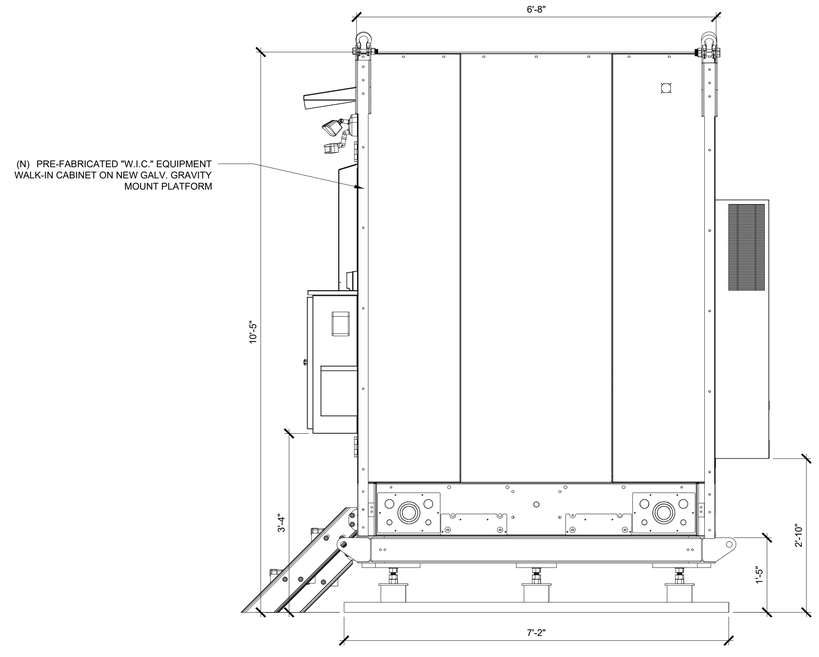


WIC ELEVATION - BACK

22"x34" SCALE: 3/16" = 1'-0"
11"x17" SCALE: 3/32" = 1'-0"

4' 2' 0" 4'

2



WIC ELEVATION - SIDE

22"x34" SCALE: 3/16" = 1'-0"
11"x17" SCALE: 3/32" = 1'-0"

4' 2' 0" 4'

4

AT&T

1355 WEST UNIVERSITY DRIVE
MESA, AZ 85201-5419

THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO AT&T WIRELESS

ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO AT&T WIRELESS IS STRICTLY PROHIBITED

RAMAKER
employee-owned
(608) 643-4100 www.ramaker.com

smartlink
8767 E. VIA DE VENTURA
SUITE 200
SCOTTSDALE, AZ 85258

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Registered Professional Engineer (Civil) under the laws of the State of Arizona.

Registered Professional Engineer (Civil) CERTIFICATE NO. 77733 JEFFREY H. ZANDER DATE SIGNED 3/31/2026 ARIZONA U.S.A.

Jeffrey H. Zander — Expiration Date: 3/31/2026 — Registration Number: 77733
Ramaker & Associates Inc
Electronic copy of final document, original sealed document with

REV.	DATE	REVISION DESCRIPTION
1	08/24/2023	REDLINES
0	04/12/2023	FINAL CONSTRUCTION DRAWINGS

THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURES RECOMMENDATIONS AND SPEC'S, UNLESS SPECIFICALLY STATED OTHERWISE, THE MANUFACTURES EQUIPMENT INSTALLATION SPEC'S SHALL ALWAYS BE VERIFIED BY THE CONTRACTOR BEFORE INSTALLATION

PROJECT INFORMATION:

AZL01563
ELOY POLICE STATION
95 WEST 7th STREET
ELOY, AZ 85131
PINAL COUNTY
FA: 15456874
USID: 305318

DRAWN BY:	CHECKED BY:
CE	AS

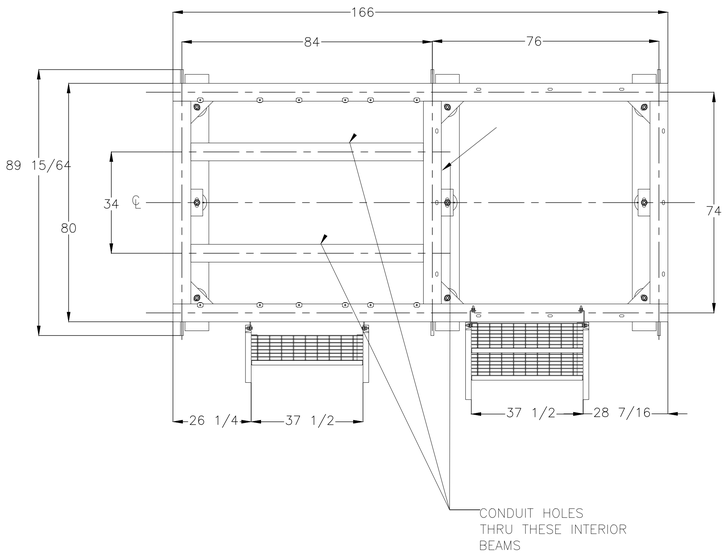
SHEET TITLE:

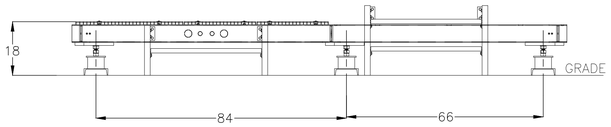
EQUIPMENT ELEVATIONS

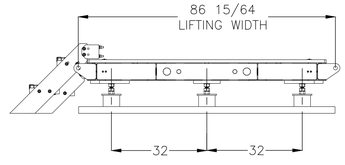
SHEET NUMBER: A-5

REV.: 1

DEVELOPMENT PLAN 08/21/2024







SURFACE FINISH: UNLESS OTHERWISE SPECIFIED	UNLESS OTHERWISE SPECIFIED DIMENSIONS ARE IN INCHES	APPROVALS	DATE	ELECTRO MECHANICAL INDUSTRIES, INC. 11230 NEESHAW DRIVE HOUSTON, TEXAS 77065 1-800-453-0050
MATERIAL: SEE PARTS LIST	TOLERANCES: .0 ± .06, .00 ± .01, .000 ± .005, FRACTIONS ± 1/16, ANGLES ± .25°, HOLES: DRILLED OR PUNCHED +1/32, BURNED ±1/32	DRAWN: P. GUTIERREZ	10.24.18	TITLE: WIC COMBO GENERATOR PLATFORM GRAVITY MOUNT KIT SALES
THIRD ANGLE PROJECTION		CHECKED		
NEXT ASSY / USED ON		ENGINEER/DESIGNER		SIZE: B DRAWING NO: 1000-0010-0123 REV: —
APPLICATIONS		PRODUCTION		SCALE: 1:36 WEIGHT: 2048.65 lbs. SHEET 1 OF 2

PLATFORM CUTSHEET

NOT TO SCALE | 1

DEVELOPMENT PLAN 08/21/2024

AT&T
1355 WEST UNIVERSITY DRIVE
MESA, AZ 85201-5419

THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO AT&T WIRELESS

ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO AT&T WIRELESS IS STRICTLY PROHIBITED

RAMAKER
employee-owned
(608) 643-4100 www.ramaker.com

smartlink
8767 E. VIA DE VENTURA
SUITE 200
SCOTTSDALE, AZ 85258

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Registered Professional Engineer (Civil) under the laws of the State of Arizona.

Registered Professional Engineer (Civil) CERTIFICATE NO. 77733 JEFFREY H. ZANDER DATE SIGNED 3/31/2026 ARIZONA U.S.A.

Jeffrey H. Zander | 3/31/2026 | 77733
Engineer Name | Expiration Date | Registration Number
Ramaker & Associates Inc.
Electronic copy of final document, original sealed document with.

REV.	DATE	REVISION DESCRIPTION
1	08/24/2023	REDLINES
0	04/12/2023	FINAL CONSTRUCTION DRAWINGS

THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURES RECOMMENDATIONS AND SPEC'S, UNLESS SPECIFICALLY STATED OTHERWISE, THE MANUFACTURES EQUIPMENT INSTALLATION SPEC'S SHALL ALWAYS BE VERIFIED BY THE CONTRACTOR BEFORE INSTALLATION

PROJECT INFORMATION:

AZL01563
ELOY POLICE STATION
95 WEST 7th STREET
ELOY, AZ 85131
PINAL COUNTY
FA: 15456874
USID: 305318

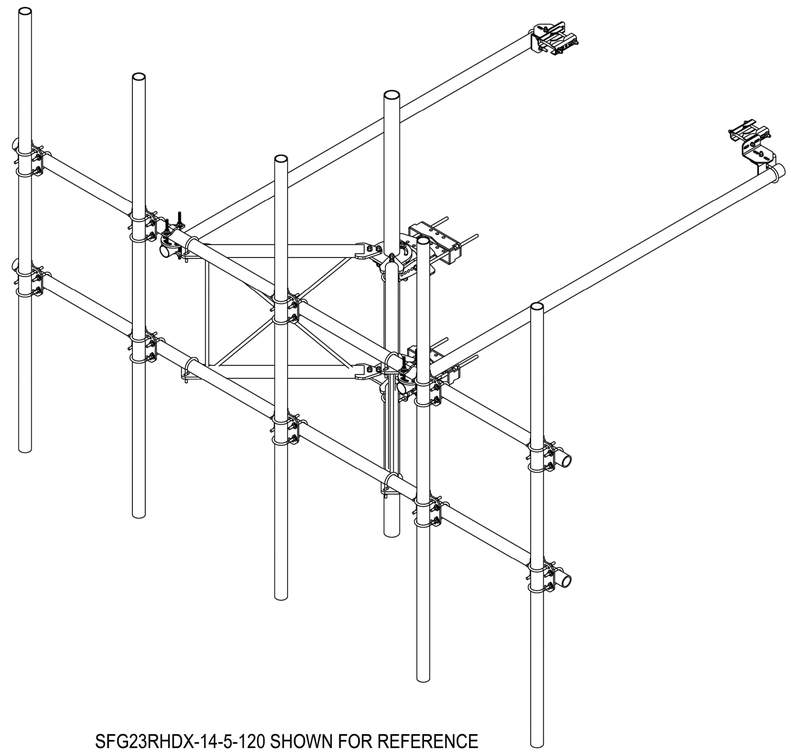
DRAWN BY: CE
CHECKED BY: AS

SHEET TITLE:
PLATFORM CUTSHEET

SHEET NUMBER: A-6
REV.: 1

NOTES:
1.0 GENERAL
1.1 ALL METRIC DIMENSIONS ARE IN BRACKETS
1.2 FOR PATENT INFO: HTTPS://WWW.CS-PAT.COM
2.0 DESIGN NOTES
2.1 ANY HAZARDS OR OBSTRUCTIONS TO THE CLIMBING FACILITY AND SAFETY CLIMB MUST BE IDENTIFIED PRIOR TO INSTALLING THE APPURTENANCE. ADDITIONAL PRODUCTS MAY BE REQUIRED TO MAINTAIN THE INTEGRITY OF THE SAFETY CLIMB. DURING INSTALLATION, TEMPORARY AND/OR PERMANENT PRECAUTIONARY MEASURES SHOULD BE TAKEN TO PRESERVE THE CLIMBING FACILITY AND/OR SAFETY CLIMB
3.0 MANUFACTURING/SPECIAL REQUIREMENTS
3.1 FOR LOADING SEE ENGINEERING SPEC SHEET.
3.2 TORQUE 1/2" HARDWARE TO 50 FT-LBS
TORQUE 5/8" HARDWARE TO 50 FT-LBS
TORQUE U-BOLTS TO 44 FT-LBS
4.0 TEST
5.0 PACKAGING

REVISIONS				
REV.	ECN	DESCRIPTION	BY	DATE
A	8000044024	INITIAL RELEASE	ES1081	12/15/20



SFG23RHDX-14-5-120 SHOWN FOR REFERENCE

TOP LEVEL ZNSK COMPONENTS

PART NO.	DESCRIPTION	PACK KIT	PIPE BUNDLE
SFG23RHDX-10-3-120	G23 10' SPINE, 10' FACE, (3) 120" AP	G23RHDXPKT13P	PB02TEB03TEK0210P
SFG23RHDX-10-4-120	G23 10' SPINE, 10' FACE, (4) 120" AP	G23RHDXPKT14P	PB02TEB04TEK0210P
SFG23RHDX-12-4-120	G23 10' SPINE, 12' FACE, (4) 120" AP	G23RHDXPKT14P	PB02TEB04TEK0212P
SFG23RHDX-12-5-120	G23 10' SPINE, 12' FACE, (5) 120" AP	G23RHDXPKT15P	PB02TEB05TEK0212P
SFG23RHDX-14-4-120	G23 10' SPINE, 14' FACE, (4) 120" AP	G23RHDXPKT14P	PB02TEB04TEK0214P
SFG23RHDX-14-5-120	G23 10' SPINE, 14' FACE, (5) 120" AP	G23RHDXPKT15P	PB02TEB05TEK0214P

PACK KIT COMPONENTS

PACK KIT	SADDLE MOUNT	CROSSOVER KIT	HARDWARE KIT
G23RHDXPKT13P	SM-U2080HDTP	XP-2525 (QTY 6)	G22HDXTHK
G23RHDXPKT14P	SM-U2080HDTP	XP-2525 (QTY 8)	G22HDXTHK
G23RHDXPKT15P	SM-U2080HDTP	XP-2525 (QTY 10)	G22HDXTHK

PATENT PENDING

© 2020 CommScope, Inc. Confidential

DENSITY	lbs/in³
MASS	lbs
VOLUME	in³
SURFACE AREA	in²
HEIGHT	
LENGTH	
WIDTH	

COMMSCOPE, INC. OF NORTH CAROLINA

TOLERANCES
1 PLACE .X ± 0.25
2 PLACE .XX ± 0.12
3 PLACE .XXX ± 0.06
ANGLES ± 2°

SAP MATERIAL MASTER: SFG23RHDX

FINISH: GALV A123

MATERIAL: A500, A529, A572, A1011/A1018

UNLESS OTHERWISE SPECIFIED DIMENSIONS ARE IN INCHES INTERPRET PER ANSI Y-14.5M-1994

	NAME	DATE
CE	ES1081	12/15/20
RW		
RV		
AD		
RE	BCROSS	03/10/2021

ECN 008000044024

TITLE: SFG23RHDX SECTOR FRAME SERIES

SCALE: 1:18

DOCUMENT NO.: SFG23RHDX

SIZE	WORK AREA	MODEL			DRAWING			SHEET
	INSL	VERSION	STATUS	REVISION	VERSION	STATUS	REVISION	
C		00	RE	A	04	RE	A	1 OF 9

SECTOR MOUNT CUT SHEET

NOT TO SCALE | 1

DEVELOPMENT PLAN 08/21/2024

AT&T
1355 WEST UNIVERSITY DRIVE
MESA, AZ 85201-5419

THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO AT&T WIRELESS

ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO AT&T WIRELESS IS STRICTLY PROHIBITED

RAMAKER
employee-owned
(608) 643-4100 www.ramaker.com

smartlink
8767 E. VIA DE VENTURA
SUITE 200
SCOTTSDALE, AZ 85258

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Registered Professional Engineer (Civil) under the laws of the State of Arizona.

Registered Professional Engineer (Civil) CERTIFICATE NO. 77733 JEFFREY H. ZANDER DATE SIGNED 3/31/2026 ARIZONA U.S.A.

Jeffrey H. Zander | 3/31/2026 | 77733
Ramaker & Associates Inc. | Expiration Date: | Registration Number:
Electronic copy of final document, original sealed document with

REV.	DATE	REVISION DESCRIPTION
1	08/24/2023	REDLINES
0	04/12/2023	FINAL CONSTRUCTION DRAWINGS

THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURES RECOMMENDATIONS AND SPEC'S, UNLESS SPECIFICALLY STATED OTHERWISE, THE MANUFACTURES EQUIPMENT INSTALLATION SPEC'S SHALL ALWAYS BE VERIFIED BY THE CONTRACTOR BEFORE INSTALLATION

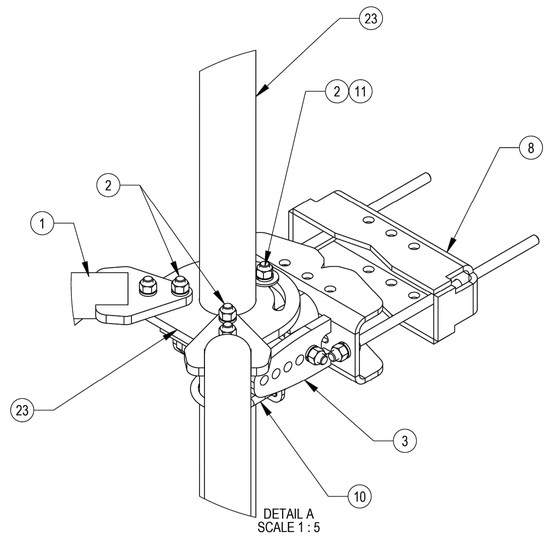
PROJECT INFORMATION:
AZL01563
ELOY POLICE STATION
95 WEST 7th STREET
ELOY, AZ 85131
PINAL COUNTY
FA: 15456874
USID: 305318

DRAWN BY: CE
CHECKED BY: AS

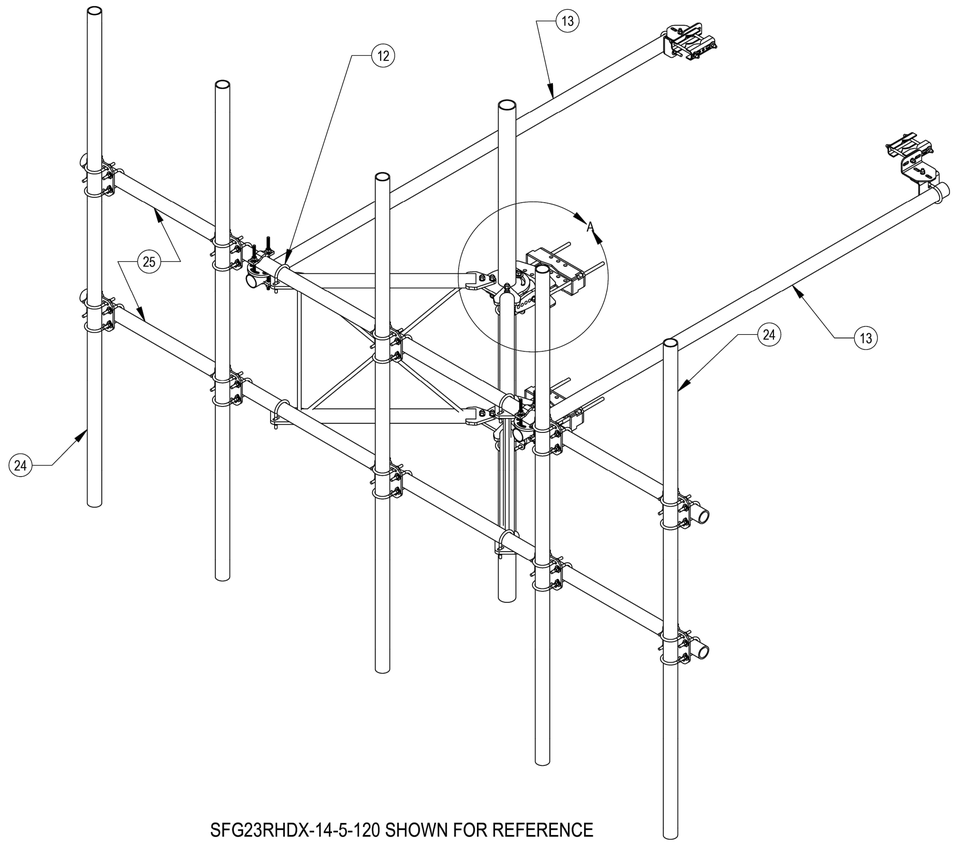
SHEET TITLE:
ANTENNA MOUNT
CUT SHEET

SHEET NUMBER: A-7
REV.: 1

NOTES:



DETAIL A
SCALE 1 : 5



SFG23RHDX-14-5-120 SHOWN FOR REFERENCE

ITEM NO.	PART NUMBER	DESCRIPTION	QTY.
1	SFG23175	ARM, STANDOFF - SFG23	2
2	GB-05225	5/8" X 2-1/4" GALV BOLT KIT	14
3	SFG2345	WELDMENT, TOP TAPER BRACKET	1
4	SFG2237	WELDMENT, AZIMUTH/TAPER BRACKET	2
5	GWL-05	5/8" GALV LOCK WASHER	8
6	GN-05	5/8" GALV HEX NUT	12
7	MT-382-18	5/8" X 18" GALV THREADED ROD	4
8	SFG2284	BRACKET, FRONT TOWER LEG, BARE	2
9	SFG2343	WELDMENT, LOWER, TOWER LEG BRACKET	1
10	GUB-4355	1/2" X 3-5/8" X 5" GALV U-BOLT	2
11	GWF-05	5/8" GALV FLAT WASHER, 1.7OD	2
12	GUB-4352	1/2" X 3" X 5-1/4" GALV U-BOLT	46
13	MT546120120	2.88 OD X .120" WALL X 120" LONG PIPE	2
14	SAB01	FORMED CLAMP	4
15	MT-379-8	1/2" X 8" GALV THREADED ROD	4
16	XAU01	ANGLE, CROSSOVER, 1.9-3.5" X 1.9-3.5" OD	4
17	GB-04145	1/2" X 1-1/2" GALV BOLT KIT	2
18	GWF-04	1/2" GALV FLAT WASHER	8
19	GWL-04	1/2" GALV LOCK WASHER	10
20	GN-04	1/2" GALV HEX NUT	10
21	XPU01	PLATE, CROSSOVER, 1.9-3.5" X 1.9-3.5" OD	10
22	XP-R	CROSSOVER PLATE, ROUND, UP TO 3.5" OD	2
23	SFG2204	WELDMENT, BACK VERTICAL ARM MOUNT	1
24	MT546120	2.875" O.D. X 120" PIPE	5
25	MT546174276	2.88" OD X .276" WALL X 174" LONG PIPE	2

PATENT PENDING

© 2020 CommScope, Inc. Confidential

COMMSCOPE, INC. OF NORTH CAROLINA

TITLE: SFG23RHDX SECTOR FRAME SERIES

SIZE	SCALE	DOCUMENT NO.			
C	1:16	SFG23RHDX			
		DRAWING			SHEET
		VERSION	STATUS	REVISION	
		04	RE	A	2 OF 9

SECTOR MOUNT CUT SHEET

NOT TO SCALE | 1

DEVELOPMENT PLAN 08/21/2024

AT&T
1355 WEST UNIVERSITY DRIVE
MESA, AZ 85201-5419

THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO AT&T WIRELESS

ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO AT&T WIRELESS IS STRICTLY PROHIBITED

RAMAKER
employee-owned
(608) 643-4100 www.ramaker.com

smartlink
8767 E. VIA DE VENTURA
SUITE 200
SCOTTSDALE, AZ 85258

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Registered Professional Engineer (Civil) under the laws of the State of Arizona.

Registered Professional Engineer (Civil) CERTIFICATE NO. 77733 JEFFREY H. ZANDER DATE SIGNED 3/31/2026 ARIZONA U.S.A.

Jeffrey H. Zander | 3/31/2026 | 77733
Engineer Name | Expiration Date | Registration Number:
Ramaker & Associates Inc.
Electronic copy of final document, original sealed document with:

REV.	DATE	REVISION DESCRIPTION
1	08/24/2023	REDLINES
0	04/12/2023	FINAL CONSTRUCTION DRAWINGS

THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURES RECOMMENDATIONS AND SPEC'S, UNLESS SPECIFICALLY STATED OTHERWISE, THE MANUFACTURES EQUIPMENT INSTALLATION SPEC'S SHALL ALWAYS BE VERIFIED BY THE CONTRACTOR BEFORE INSTALLATION

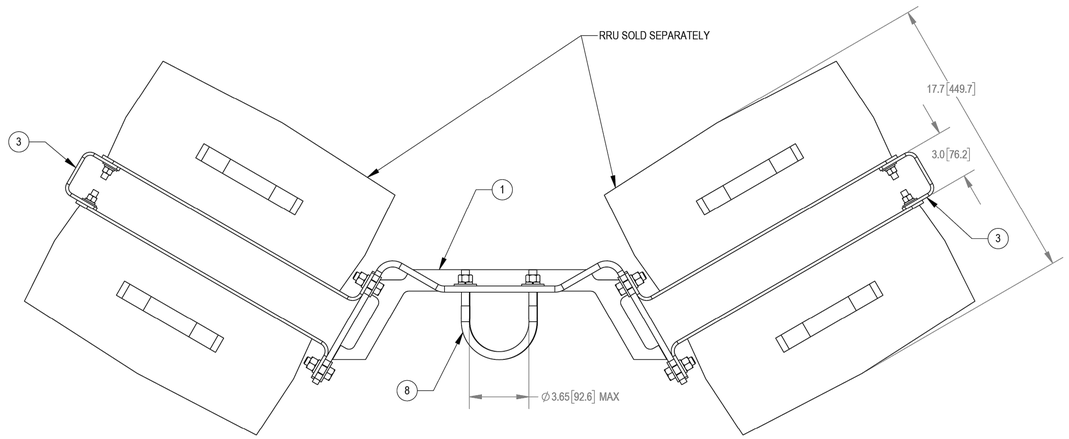
PROJECT INFORMATION:
AZL01563
ELOY POLICE STATION
95 WEST 7th STREET
ELOY, AZ 85131
PINAL COUNTY
FA: 15456874
USID: 305318

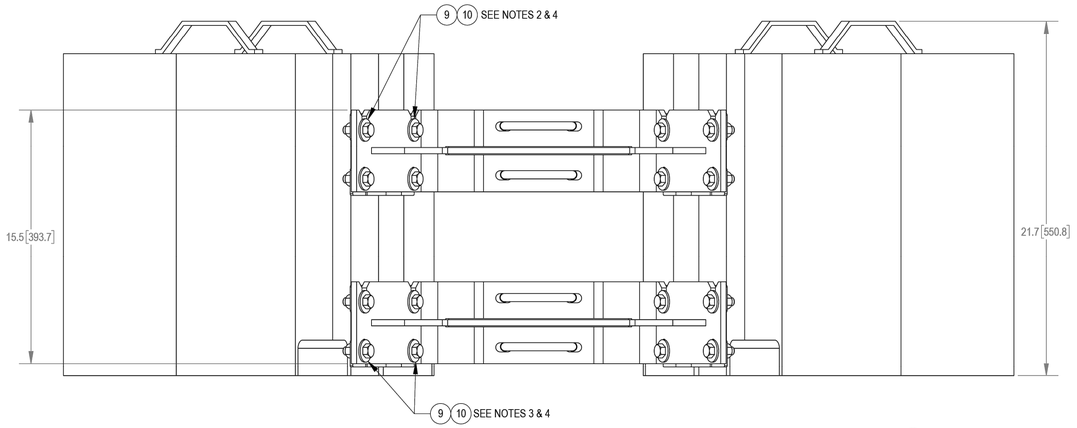
DRAWN BY:	CHECKED BY:
CE	AS

SHEET TITLE:
ANTENNA MOUNT
CUT SHEET

SHEET NUMBER:	REV.:
A-8	1

NOTES:
1. PREASSEMBLE HANGER AND RRU'S.
2. WITH TOP SETS OF ITEMS 9 AND 10 LOOSE, SLIDE HANGER INTO POSITION THEN TIGHTEN BOLTS FOR INSTALLATION.
3. PUT THE BOTTOM SETS OF ITEMS 9 AND 10 IN AFTER THE HANGER AND RRU'S ARE INSTALLED.
4. TORQUE ITEMS 10 TO 60ft lbs AFTER INSTALLATION.





© 2020 CommScope, Inc. Confidential

COMMSCOPE, INC. OF NORTH CAROLINA	
TITLE	APEX 4 RRU MOUNTING
SIZE: C	SCALE: 1:4
DOCUMENT NO.	RR-APEX4
DRAWING VERSION	00
DRAWING STATUS	RE
DRAWING REVISION	A
SHEET	2 OF 3

RRH BACK TO BACK MOUNT DETAIL

NOT TO SCALE | 1

AT&T
1355 WEST UNIVERSITY DRIVE
MESA, AZ 85201-5419

THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO AT&T WIRELESS

ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO AT&T WIRELESS IS STRICTLY PROHIBITED

RAMAKER
employee-owned
(608) 643-4100 www.ramaker.com

smartlink
8767 E. VIA DE VENTURA
SUITE 200
SCOTTSDALE, AZ 85258

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Registered Professional Engineer (Civil) under the laws of the State of Arizona.

Registered Professional Engineer (Civil) CERTIFICATE NO. 77733 JEFFREY H. ZANDER DATE SIGNED 3/31/2026 ARIZONA U.S.A.

Jeffrey H. Zander | 3/31/2026 | 77733
Engineer Name | Expiration Date | Registration Number
Ramaker & Associates Inc.
Electronic copy of final document, original sealed document with.

REV.	DATE	REVISION DESCRIPTION
1	08/24/2023	REDLINES
0	04/12/2023	FINAL CONSTRUCTION DRAWINGS

THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURES RECOMMENDATIONS AND SPEC'S. UNLESS SPECIFICALLY STATED OTHERWISE, THE MANUFACTURES EQUIPMENT INSTALLATION SPEC'S SHALL ALWAYS BE VERIFIED BY THE CONTRACTOR BEFORE INSTALLATION

PROJECT INFORMATION:

AZL01563
ELOY POLICE STATION
95 WEST 7th STREET
ELOY, AZ 85131
PINAL COUNTY
FA: 15456874
USID: 305318

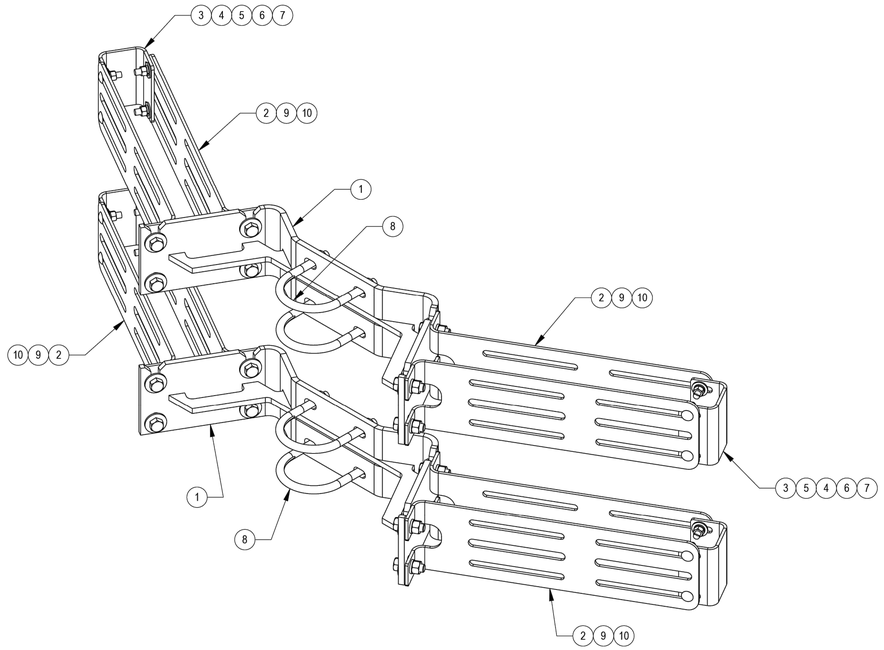
DRAWN BY:	CHECKED BY:
CE	AS

SHEET TITLE:
RRH MOUNT
CUT SHEET

SHEET NUMBER:	REV.:
A-9	1

NOTES:
1.0 GENERAL
1.1 ALL METRIC DIMENSIONS ARE IN BRACKETS
1.2 FOR PATENT INFO :https://www.cs-pat.com
2.0 DESIGN NOTES
3.0 MANUFACTURING/SPECIAL REQUIREMENTS
4.0 TEST
5.0 PACKAGING

REVISIONS				
REV.	ECN	DESCRIPTION	BY	DATE
A	8000042229	INITIAL RELEASE	RJC	08/10/20



ITEM	PART NO.	DESCRIPTION	QTY.	NOTE NO.
1	RRAPEX-0100	WELDMENT, RRAPEX BRACKET	2	
2	MTC378909	RRU HANGER	8	
3	RRFA-0001-00	BRACKET, RRU MOUNT SMALL STABILIZER	4	
4	MTC8196	3/8 X 1-1/4" Carriage Bolt	16	
5	GWF-03	3/8" GALV FLAT WASHER	16	
6	GWL-03	3/8" GALV LOCK WASHER	16	
7	GN-03	3/8" GALV HEX NUT	16	
8	GUB-4355	1/2" X 3-5/8" X 5" GALV U-BOLT	4	
9	GWF-04	1/2" GALV FLAT WASHER	16	
10	GB-04145	1/2" X 1-1/2" GALV BOLT KIT	16	

© 2020 CommScope, Inc. Confidential

COMMSCOPE, INC. OF NORTH CAROLINA

TOLERANCES				SAP MATERIAL MASTER
0 PLACE X ± .25		2 PLACE .XX ± 0.06		RR-APEX4
1 PLACE .X ± 0.12		ANGLES ± 2°		
FINISH: GALV A123		MATERIAL: A1011/A1018		

UNLESS OTHERWISE SPECIFIED DIMENSIONS ARE IN INCHES INTERPRET PER ANSI Y14.5M-1994

	NAME	DATE
CE	RJC	08/10/20
RW	BCAMPBELLCON	08/13/2020
RV		
AD	MC1107	08/13/2020
RE	BCROSS	08/13/2020

TITLE: APEX 4 RRU MOUNTING

DENSITY		lbs/in³
MASS	83.15	lbs
VOLUME	294.12	in³
SURFACE AREA	2892.51	in²

ECN 008000042229

SCALE: 1:4 | DOCUMENT NO.: RR-APEX4

HEIGHT	SIZE	WORK AREA 24	MODEL			DRAWING			SHEET
LENGTH			VERSION	STATUS	REVISION	VERSION	STATUS	REVISION	
WIDTH	C		00	RE	A	00	RE	A	1 OF 3

RRH BACK TO BACK MOUNT DETAIL

NOT TO SCALE | 1

DEVELOPMENT PLAN 08/21/2024

AT&T
1355 WEST UNIVERSITY DRIVE
MESA, AZ 85201-5419

THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO AT&T WIRELESS

ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO AT&T WIRELESS IS STRICTLY PROHIBITED

RAMAKER employee-owned
(608) 643-4100 www.ramaker.com

smartlink
8767 E. VIA DE VENTURA
SUITE 200
SCOTTSDALE, AZ 85258

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Registered Professional Engineer (Civil) under the laws of the State of Arizona.

Registered Professional Engineer (Civil) CERTIFICATE NO. 77733 JEFFREY H. ZANDER DATE SIGNED 3/31/2026 ARIZONA U.S.A.

Jeffrey H. Zander | 3/31/2026 | 77733
Ramaker & Associates Inc. | Expiration Date: | Registration Number:
Electronic copy of final document, original sealed document with:

REV.	DATE	REVISION DESCRIPTION
1	08/24/2023	REDLINES
0	04/12/2023	FINAL CONSTRUCTION DRAWINGS

THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURES RECOMMENDATIONS AND SPEC'S, UNLESS SPECIFICALLY STATED OTHERWISE, THE MANUFACTURES EQUIPMENT INSTALLATION SPEC'S SHALL ALWAYS BE VERIFIED BY THE CONTRACTOR BEFORE INSTALLATION

PROJECT INFORMATION:
AZL01563
ELOY POLICE STATION
95 WEST 7th STREET
ELOY, AZ 85131
PINAL COUNTY
FA: 15456874
USID: 305318

DRAWN BY: CE | CHECKED BY: AS

SHEET TITLE:
RRH MOUNT
CUT SHEET

SHEET NUMBER: A-10 | REV.: 1

SPECIFICATIONS PN 8220-100-D-20-03

Engine

Engine Model	Yanmar 3TNV88-BDSA
Cylinders	3 In-line
Displacement (L)	1.642
Bore (in./mm)	3.4/88
Stroke (in./mm)	3.5/90
Intake Air System	Naturally Aspirated
Engine HP	36
Emissions	U.S. EPA Tier 4 Interim
Emissions Compliance	EPA and CARB Certified
Variable RPM	2300 to 3000

Engine lubrication system

Oil Filter Type	Full flow spin-on canister
Oil Capacity (L)	6.7
Oil Pressure Switch	Yes
Oil Pressure Transducer	Optional

Fuel tank

UL Rated Capacity (gal/L)	54/204
Run Time (hrs)	50 to 60
Tank Alarms	Yes
Visual Gages	Yes
Catch Basin (gal/L)	5/19
Listings	UL 142 (double wall)

Fuel tank reserve time

Load (kW)	Reserve Time (hrs.)
3	99
6	72
9	56
10	55
11	48
12	46
13	44
14	40
15	38
20	30

Engine cooling system

Type	Pressurized Aluminum Radiator
Water Pump	Belt-driven, Pre-lubed, self-sealing
Fan Type	Electric Fans
Airflow CFM	1300
Fan Mode	Pusher
Temperature Sensor	Yes

Environmental

Operating Temperature (°C/°F)	-40 to 72 / -40 to 162
Operating Humidity %	100
Cold Start Aids	Glow Plugs

Optional: manifold heater available for temperatures < -40 °F

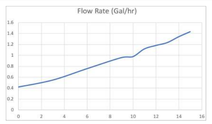
Power adjustment for conditions

Temperature Deration	2% derate for every 5.6 °C (10 °F) above 25 °C (77 °F)
Altitude Deration	4% derate for every 300 m (1000 ft) above 91 m (300 ft)

Diesel Fuel system

Type	Diesel
Fuel Pump Type	Electrical
Injector Type	Mechanical
Fuel Filtering	Paper Element

Diesel fuel consumption



Copyright 2019 Polar Power Inc., All Rights Reserved.
For AT&T distribution ONLY

Engine cooling

System coolant capacity (gal/L)	2.2/8.3
Maximum operation air temperature on radiator (°C/°F)	54/129
Maximum ambient temperature (°C/°F)	49/120

Exhaust

Exhaust flow at rated output (cfm/cmm)	90/2.55
Exhaust temperature at rated output (°C/°F)	480/900

Alternator

Alternator Model	8220
Type	Permanent Magnets, NdFeB
Weight (lb/kg)	46.5/21
Regulation Type	Variable engine speed
Stator	3 phase/32 poles
Overcurrent Protection (A)	20 kW - 500
Disconnect Means	Pull fuse block or Circuit breaker
Voltage Range (VDC)	44 to 60
Alternator Exhaust Flow (cfm/cmm)	130 to 180 / 3.68 to 5.1
MTBF (hr)	100,000+

Enclosure

Model	88-25-0100
Type	Weather Protective
Materials	Powder coated aluminum
Door Hardware	Three Point with Padlock Hasp, and Removable Side Panels
Mounting	Secure Mounting Tabs
Dims.	L 61" x W 41" x H 44" *(Height 59" including Exhaust)*

Optional: L2 option

Weight

Dry Weight (lb/kg)	837.4/380

Starter Supercapacitor

Model	20-16-0001
Storage Rating (Ah)	500
Voltage (VDC)	13-14.4
Weight (lb/kg)	12.1/5.5
Operating Temperature (°C/°F)	-40 to 65 / -40 to 149
Service Life (year)	10 to 15

Charger

Model	00-10-0015
Input Voltage (VDC)	37 to 62
Output Voltage (VDC)	14 to 14.4
Recharge time from 0 VDC (min)	10
Recharge time from 8 VDC (min)	2
Weight (lb/kg)	2.2/1

Standards

Certification	Intertek 400376
UL Listing	UL STD 2200
Standards	CSA STD C22.2 No. 100

Copyright 2019 Polar Power Inc., All Rights Reserved.
For AT&T distribution ONLY

Controller features

Controller Type.....Supra Model 250
4-Line Plain Text OLED Display.....Simple user interface for ease of operation
Engine Run Hours Indication.....Standard
Programmable Start Delay.....Standard
Run/Alarm/Maintenance Logs.....Standard
Engine Start Sequence.....Cyclic cranking: 5 sec on, 45 sec rest (3 attempts maximum)
Starter Supercapacitor Charger.....Standard
Automatic Voltage Regulation with Over and Under Voltage Protection.....Standard
Automatic Low Oil Pressure/High Oil Temperature Shutdown.....Standard
Overcrank/Overspeed.....Standard
Automatic High Engine Temperature Shutdown.....Standard
Field Upgradeable Firmware.....Standard
Glow Plug Delay .....Automatic With Temperature
Engine Start Delay.....Adjustable, Set at 60 sec
Return to Utility Delay.....Adjustable, Set at 60 sec
Engine Cool-down.....Adjustable, Set at 60 sec
Exerciser.....Programmable

Monitoring

Alarm monitoring and remote control through Ethernet.

Contact closure alarm board

Shutdown Alarm.....Standard
Warning Alarm.....Standard
Engine Run.....Standard
E-Stop Depressed.....Standard

Copyright 2019 Polar Power Inc., All Rights Reserved.
For AT&T distribution ONLY

DEVELOPMENT PLAN 08/21/2024

GENERATOR CUT SHEET

NOT TO SCALE | 1

AT&T
1355 WEST UNIVERSITY DRIVE
MESA, AZ 85201-5419

THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO AT&T WIRELESS

ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO AT&T WIRELESS IS STRICTLY PROHIBITED

RAMAKER
employee-owned
(608) 643-4100 www.ramaker.com

smartlink
8767 E. VIA DE VENTURA
SUITE 200
SCOTTSDALE, AZ 85258

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Registered Professional Engineer (Civil) under the laws of the State of Arizona.

Registered Professional Engineer (Civil) CERTIFICATE NO. 77733 JEFFREY H. ZANDER DATE SIGNED 3/31/2026 ARIZONA U.S.A.

3/31/2026 | 77733
Jeffrey H. Zander | Expiration Date: | Registration Number:
Ramaker & Associates Inc.
Electronic copy of final document, original sealed document with:

REV.	DATE	REVISION DESCRIPTION
1	08/24/2023	REDLINES
0	04/12/2023	FINAL CONSTRUCTION DRAWINGS

THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURES RECOMMENDATIONS AND SPEC'S, UNLESS SPECIFICALLY STATED OTHERWISE, THE MANUFACTURES EQUIPMENT INSTALLATION SPEC'S SHALL ALWAYS BE VERIFIED BY THE CONTRACTOR BEFORE INSTALLATION

PROJECT INFORMATION:

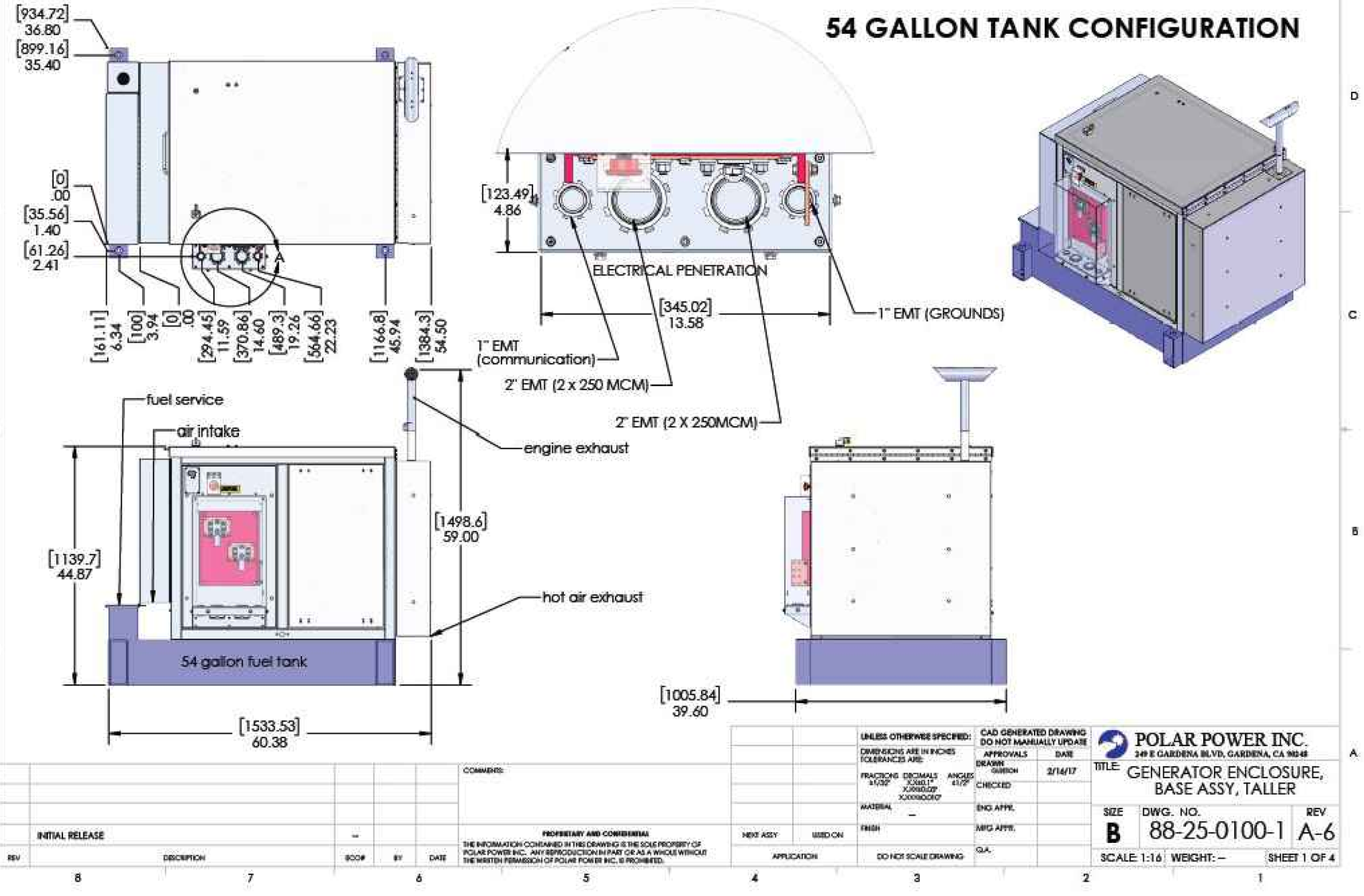
AZL01563
ELOY POLICE STATION
95 WEST 7th STREET
ELOY, AZ 85131
PINAL COUNTY
FA: 15456874
USID: 305318

DRAWN BY:	CHECKED BY:
CE	AS

SHEET TITLE:
GENERATOR DETAILS

SHEET NUMBER:	REV.:
A-11	1

54 GALLON TANK CONFIGURATION



REV	DESCRIPTION	ECO#	BY	DATE
	INITIAL RELEASE	--		

COMMENTS:

PROPRIETARY AND CONFIDENTIAL
THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF POLAR POWER INC. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF POLAR POWER INC. IS PROHIBITED.

NEXT ASSY | USED ON | APPLICATION

UNLESS OTHERWISE SPECIFIED:
DIMENSIONS ARE IN INCHES
TOLERANCES ARE:
FRACTIONS ±1/32" DECIMALS X.X±0.1" X.XX±0.02" X.XXX±0.010" ANGLES ±1/2°
MATERIAL –
FINISH
DO NOT SCALE DRAWING

CAD GENERATED DRAWING
DO NOT MANUALLY UPDATE

APPROVALS	DATE
DRAWN GIBSON	2/14/17
CHECKED	
ENG APPR.	
MFG APPR.	
Q.A.	

POLAR POWER INC.
249 E GARDENA BLVD, GARDENA, CA 90248

TITLE: GENERATOR ENCLOSURE, BASE ASSY, TALLER

SIZE B | DWG. NO. 88-25-0100-1 | REV A-6

SCALE: 1:16 | WEIGHT: – | SHEET 1 OF 4

GENERATOR CUT SHEET

NOT TO SCALE | 1

DEVELOPMENT PLAN 08/21/2024

AT&T
1355 WEST UNIVERSITY DRIVE
MESA, AZ 85201-5419

THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO AT&T WIRELESS

ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO AT&T WIRELESS IS STRICTLY PROHIBITED

RAMAKER
employee-owned
(608) 643-4100 www.ramaker.com

smartlink
8767 E. VIA DE VENTURA
SUITE 200
SCOTTSDALE, AZ 85258

I, hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Registered Professional Engineer (Civil) under the laws of the State of Arizona.

Registered Professional Engineer (Civil) CERTIFICATE NO. 77733 JEFFREY H. ZANDER DATE SIGNED 3/31/2026 ARIZONA U.S.A.

Jeffrey H. Zander | 3/31/2026 Expiration Date: | 77733 Registration Number:
Ramaker & Associates Inc.
Electronic copy of final document, original sealed document with

REV.	DATE	REVISION DESCRIPTION
1	08/24/2023	REDLINES
0	04/12/2023	FINAL CONSTRUCTION DRAWINGS

THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURES RECOMMENDATIONS AND SPEC'S, UNLESS SPECIFICALLY STATED OTHERWISE, THE MANUFACTURES EQUIPMENT INSTALLATION SPEC'S SHALL ALWAYS BE VERIFIED BY THE CONTRACTOR BEFORE INSTALLATION

PROJECT INFORMATION:

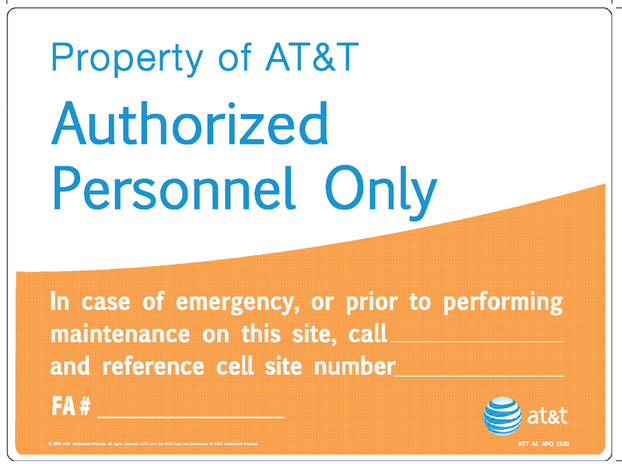
AZL01563
ELOY POLICE STATION
95 WEST 7th STREET
ELOY, AZ 85131
PINAL COUNTY
FA: 15456874
USID: 305318

DRAWN BY: CE | CHECKED BY: AS

SHEET TITLE: GENERATOR CUT SHEET

SHEET NUMBER: A-12 | REV.: 1

1'-8"

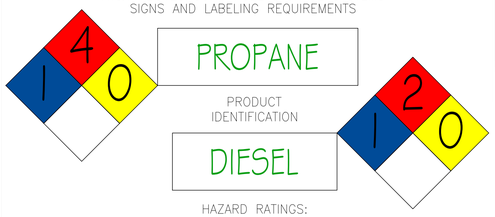


1'-3"

NOTES:
1. PLACE SIGN ON ROOM, SHELTER OR CABINET DOOR.
2. SEE SIGN PLACEMENT TABLE IN A-12 FOR ADDITIONAL INFORMATION

DOOR SIGN 6

AT&T ABOVEGROUND FUEL STORAGE SYSTEMS
SIGNS AND LABELING REQUIREMENTS



HAZARD RATINGS:
9 O'CLOCK – HEALTH
12 O'CLOCK – FLAMMABILITY
3 O'CLOCK – INSTABILITY
6 O'CLOCK – SPECIAL

COMBUSTIBLE

FLAMMABLE

NO SMOKING

SIGNS MUST BE OF DURABLE MATERIAL WITH RED LETTERING ON WHITE BACKGROUND. LETTERS SHALL NOT BE LESS THAN 3 INCHES (762 mm) IN HEIGHT. SIGNS SHALL NOT BE OBSTRUCTED OR REMOVED AND SHALL BE IN ENGLISH AS A PRIMARY LANGUAGE. COMBUSTIBLE SIGN MAY ALSO BE WHITE LETTER ON RED BACKGROUND

NOTES:
1. PLACE AT DOOR OR TANK.
2. SEE SIGN PLACEMENT TABLE IN A-12 FOR ADDITIONAL INFORMATION

FUEL STORAGE SIGN 5

NFPA 704 HAZARD IDENTIFICATION
SYSTEM 15" DIAMOND

INFORMATION

Federal Communications Commission
Tower Registration Number

1 2 3 4 5 6 7

Posted in accordance with Federal Communications Commission rules on antenna tower registration
47CFR 17.4 (g).

NOTES:
1. 12" x 8" ALUMINUM.
2. REQUIREMENT IS SPECIFIED IN SECTION 4 OF CNTP.
3. POSTED AT BASE OF TOWER AND AT EACH ENTRANCE POINT.
4. SEE SIGN PLACEMENT TABLE IN A-12 FOR ADDITIONAL INFORMATION

FCC TOWER REG. (ASRN) 4

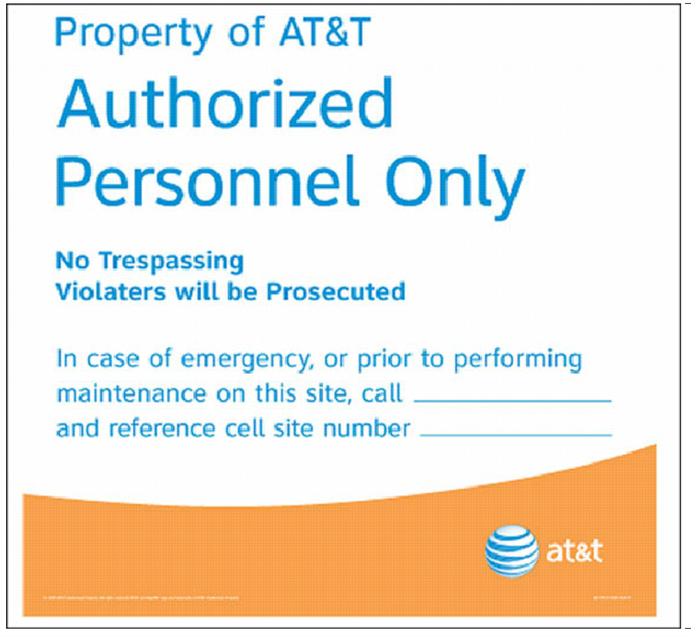
1'-2"

10"

NOTES:
1. PLACE SIGN ON GATE OR DOOR AND EACH SIDE OF FENCED COMPOUND.
2. PLACE SIN ON AT&T COMPOUND ONLY.
4. SEE SIGN PLACEMENT TABLE IN A-12 FOR ADDITIONAL INFORMATION

NO TRESPASSING SIGN 3

2'-0"



2'-0"

NOTES:
1. ALUMINUM SIGN.
2. PLACE AT MAIN ENTRANCE GATES TO COMPOUND.
3. SEE SIGN PLACEMENT TABLE IN A-12 FOR ADDITIONAL INFORMATION.

GATE SIGN 2

INFORMATION

AT&T Mobility operates telecommunications antennas at this location. Remain at least 3 feet away from any antenna and obey all posted signs.

Contact the owner(s) of the antenna(s) before working closer then 3 feet from the antenna(s)

Contact AT&T Mobility at _____ prior to performing any maintenance or repairs near AT&T antennas

This is site# _____

Contact the management office if this door/hatch/gate is found unlocked.

INFORMACION

En esta propiedad se ubican antenas de telecommunicaciones operadas por AT&T Mobility. Favor mantener una distancia de no menos de 3 pies y obedecer todos los avisos.

Comuniquese con el propietario o los propietarios de las antenas antes de trabajar o caminar a una distancia de menos de 3 pies de la antena

Comuniquese con AT&T Mobility _____ antes de realizar cualquier mantenimiento a reparaciones cerca de las antenas de AT&T Mobility.

Esta es la estación base número _____

Favor comunicarse con la oficina de la administración del edificio si esta puerta o compuerta se encuentra sin candado

INFORMATION SIGN 1:
1. 8" X 12" ALUMINUM.
2. PLACE AT ENTRANCE (GATE, DOOR, HATCHWAY, ETC).
3. POSTED ADJACENT TO CAUTION (YELLOW) SIGN.
4. BUILDING OWNER MAY HAVE LIMITATIONS ON WHERE CAN BE POSTED.
5. SEE SIGN PLACEMENT TABLE IN A-12 FOR ADDITIONAL INFORMATION

INFORMATION

ACTIVE ANTENNAS ARE MOUNTED

☐ ON THE OUTSIDE FACE OF THIS BUILDING

☐ BEHIND THIS PANEL

☐ ON THIS STRUCTURE

STAY BACK A MINIMUM OF 3 FEET FROM THESE ANTENNAS

Contact AT&T Mobility at _____ and follow their instructions prior to performing any maintenance or repairs closer than 3 feet from the antennas.

This is AT&T Mobility site _____

AT&T Mobility

INFORMATION SIGN 2:
1. NON-METALLIC (VINYL OR SIMILAR WEATHERPROOF MATERIAL) LABEL WITH AN ADHESIVE BACKING.
2. APPROXIMATELY 5 X 7 INCHES.

POSTING:
1. ACTIVE ANTENNAS BEHIND A RADIO TRANSPARENT PANEL. A NON_METALLIC VERSION WITH AN ADHESIVE BACKING SHOULD BE AFFIXED TO THE FACE OF THE RADIO TRANSPARENT PANEL CONCEALING THE ANTENNAS.
2. ANTENNAS MOUNTED ON THE OUTSIDE FACE OF A BUILDING. A METALLIC OR NON-METALLIC VERSION SHOULD BE MOUNTED ON THE PARAPETS INSIDE WALL DIRECTLY ABOVE THE ANTENNA.
3. ROOFTOP ANTENNAS MOUNTED ON SUPPORT STRUCTURES. A METALLIC OR NON-METALLIC VERSION (DEPENDING UPON MOUNTING CONDITIONS) SHOULD BE MOUNTED ON THE SUPPORT STRUCTURE, OR VERY NEAR IT, IN SUCH A MANNER THAT THE SIGN IS CLEARLY ASSOCIATED WITH THE STRUCTURE.
4. ANTENNAS THAT ARE STAND-ALONE (E.G., LAMP POSTS, STADIUMS) IN AREAS WHERE THERE IS LITTLE POTENTIAL FOR EXCEEDING THE GENERAL POPULATION/UNCONTROLLED MPE EXCEPT, PERHAPS, VERY CLOSE TO THE ANTENNA. IN THIS CASE, THE INFORMATION SIGN 2 WOULD BE MOUNTED CLOSE TO THE ANTENNA IN ORDER TO ALERT MAINTENANCE WORKERS.
5. SEE SIGN PLACEMENT TABLE FOR ADDITIONAL INFORMATION.

RADIO FREQUENCY INFORMATION SIGN 1

NOT TO SCALE

AT&T
1355 WEST UNIVERSITY DRIVE
MESA, AZ 85201-5419

THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO AT&T WIRELESS

ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO AT&T WIRELESS IS STRICTLY PROHIBITED

RAMAKER
employee-owned
(608) 643-4100 www.ramaker.com

smartlink
8767 E. VIA DE VENTURA
SUITE 200
SCOTTSDALE, AZ 85258

I, hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Registered Professional Engineer (Civil) under the laws of the State of Arizona.

Registered Professional Engineer (Civil) CERTIFICATE NO. 77733 JEFFREY H. ZANDER DATE SIGNED 3/31/2026 ARIZONA U.S.A.

Jeffrey H. Zander | 3/31/2026 | 77733
Ramaker & Associates Inc. | Expiration Date: | Registration Number:
Electronic copy of final document, original sealed document with

REV.	DATE	REVISION DESCRIPTION
1	08/24/2023	REDLINES
0	04/12/2023	FINAL CONSTRUCTION DRAWINGS

THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURES RECOMMENDATIONS AND SPEC'S, UNLESS SPECIFICALLY STATED OTHERWISE, THE MANUFACTURES EQUIPMENT INSTALLATION SPEC'S SHALL ALWAYS BE VERIFIED BY THE CONTRACTOR BEFORE INSTALLATION

PROJECT INFORMATION:
AZL01563
ELOY POLICE STATION
95 WEST 7th STREET
ELOY, AZ 85131
PINAL COUNTY
FA: 15456874
USID: 305318

DRAWN BY:	CHECKED BY:
CE	AS

SHEET TITLE:
SIGN DETAIL

SHEET NUMBER:	REV.:
A-13	1

DEVELOPMENT PLAN 08/21/2024

Applications

Table 1 below gives description of the range of reserve power applications covering stable grid, unreliable grid and off grid applications – the superior performance characteristics of PowerSafe® SBS batteries make it the ideal solution to be used in these applications.

While PowerSafe® SBS battery solutions are well proven in standby applications, recent developments have focused on improving robustness in harsh environments and challenging operating conditions. Today Powersafe® SBS battery has higher cyclic performance, improved endurance at high temperature and the ability to operate in partial state of charge conditions, providing that the operating conditions are well understood.

Application	Battery Demands	Suitability
Reliable Grid	Stable grid Controlled ambient temperature Compensated float voltage Very little cyclic use	Yes
Grid Assist	Regions where grid is supported with scheduled outages Reasonable temperature control Compensated float voltage Medium level cyclic use	Yes
Unreliable Grid (Low risk of PSoC)	Poor grid stability Frequent power outages / scheduled & unscheduled Poor temperature control High cyclic use Cycles can be shallow / deep Low risk for uncontrolled Partial State of Charge	Yes
Unreliable Grid (High Risk of PSoC)	Poor grid stability Frequent power outages / scheduled & unscheduled Poor temperature control High cyclic use Cycles can be shallow / deep High risk for uncontrolled Partial State of Charge	Yes
Off Grid Controlled Full State of Charge	Regular cyclic duty Battery is returned to full state of charge between cycles Battery can be exposed to fluctuating ambient temperature Balances Opex and battery life	Yes
Off Grid Controlled Partial State of Charge	Regular cyclic duty Battery is deliberately operated in Partial State of Charge condition Battery is periodically returned to Full State of Charge Battery can be exposed to fluctuating ambient temperatures Designed to maximize Opex savings	Yes

Table 1

Table 2 provides a summary of the operating parameters (charging) that will deliver optimum service life and performance relative to the type of application.

Application	PowerSafe® SBS Battery Charge Parameter for Optimised Life and Performance
Reliable Grid	✔ Temperature compensated float voltage equivalent to 2.29Vpc @ 20°C ✔ Charge current - minimum 0.1C_{10}A, maximum unlimited
Grid Assist	✔ Boost voltage equivalent to 2.35Vpc to 2.40Vpc @ 20°C to fast charge ✔ Charge current – minimum 0.1C_{10}A, maximum unlimited ✔ Followed by float voltage with temperature compensation applied as required
Unreliable Grid	✔ Boost voltage equivalent to 2.35Vpc to 2.40Vpc @ 20°C to fast charge ✔ Charge current - minimum 0.1C_{10}A, maximum unlimited ✔ Followed by float voltage with temperature compensation applied as required
Hybrid Operation to Full State of Charge	✔ Boost voltage equivalent to 2.35Vpc to 2.40Vpc @ 20°C ✔ Charge current - minimum 0.1C_{10}A, maximum unlimited ✔ Return to full state of charge between discharge cycles ✔ Optimum charge factor 103% of discharged Ah
Hybrid Operation in Partial State of Charge (controlled PSoC) - Example	✔ Boost voltage equivalent to 2.35Vpc to 2.40Vpc @ 20°C to return to 95% state of charge ✔ Charge current - minimum 0.1C_{10}A ✔ Full recharge every 10 days ✔ EnerSys will consider variations in controlled PSoC operation as necessary - please contact your local representative to discuss details

Table 2

Operating Temperature Range

The recommended operating temperature range for optimum life and performance is 20°C. However, PowerSafe® SBS monoblocs and cells can be operated in the temperature range -40°C to +50°C.

In order to maintain mechanical integrity of the plastic components, the battery temperature in operation should not exceed +50°C.

Storage

Monoblocs and cells lose capacity when standing on open-circuit because of parasitic chemical reactions. The self-discharge rate of PowerSafe® SBS monoblocs and cells is very low because of the high purity of the grid lead and electrolyte. Monoblocs and cells should be stored in a cool, dry area. High temperature increases the rate of self-discharge and reduces storage life.

Figure 1 shows the relationship between open-circuit voltage (OCV) and storage time at various temperatures.

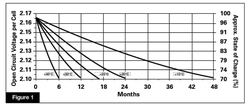


Figure 1

The maximum storage times before a freshening charge is required and recommended open circuit voltage audit intervals are:

Temperature (°C / °F)	Storage Time (Months)	OCV Audit Interval (Months)
+10 / +50	48	6
+15 / +59	34	6
+20 / +68	24	4
+25 / +77	17	4
+30 / +86	12	3
+35 / +95	8.5	2
+40 / +104	6	2

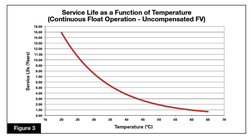


Figure 3

Monoblocs and cells must be given a freshening charge when the OCV approaches the equivalent of 2.10Vpc or when the maximum storage time is reached, whichever occurs first.

Freshening Charge

Charge the monoblocs or cells at a constant voltage equivalent to 2.29 to 2.4Vpc with 0.1C_{10} Amps current for a period of 24 hours.

Commissioning Charge

Before conducting a capacity discharge or commencing cycling, the battery must be given a commissioning charge. In float applications the commissioning charge shall consist of 7 continuous days of float charge at the recommended float voltage (2.29Vpc at 20°C) with no load connected to the battery. In hybrid applications the commissioning charge shall consist of 24 hours charge at a voltage equivalent to 2.40Vpc with no load connected.

Float Operation

PowerSafe® SBS batteries are designed for continuous float operation on constant voltage chargers. Constant voltage charging is the safest, most efficient and recommended method of charging VRLA batteries.

The recommended float voltage setting is 2.29Vpc at +20°C/+68°F. Therefore the system voltage setting equals the number of cells in series x 2.29Vpc.

Battery life and charging characteristics are affected by temperature. Optimum battery life will be achieved when the battery is operating between +20°C/+68°F and +25°C/+77°F. Figure 2 illustrates the design life at 20°C from Accelerated Float Life testing at 55°C.

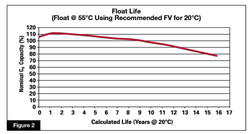


Figure 2

Battery life is reduced by 50% for every 10°C/18°F increase in temperature (see figure 3). Float voltage compensation reduces the charging current as battery temperature increases and partially negates the adverse effect of high temperature.

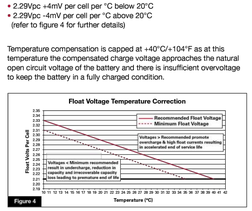


Figure 4

Float Charging Current Limit

Due to the very low internal resistance, PowerSafe® SBS monoblocs and cells will accept unlimited current during recharge but for cost and practical purposes in float applications where recharge time to repeat duty is not critical, the rectifier current can be limited to the load plus 0.1C_{10} Amps.

Fast Charging Operation

In addition to the long life characteristics inherent in traditional PowerSafe® SBS TPPL battery designs, PowerSafe® SBS TPPL monoblocs and cells have been developed to provide high performance in applications where the battery is subjected to repeated cyclic duty, in challenging operating conditions (high temperatures, unreliable grids, remote locations, etc).

Fast charge techniques are best utilized for frequent discharge cyclic applications. The high charge acceptance is suited for applications which require a faster recharge with reduced time to repeat duty. In such applications the rectifier voltage should be set at 2.35Vpc to 2.40Vpc at 20°C. Figure 5 illustrates the time to full state of charge from varying depths of discharge (C_{10}) as a function of charge voltage.

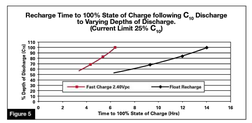


Figure 5

The recommended float voltage temperature compensation is:

- 2.29Vpc +4mV per cell per °C below 20°C
- 2.29Vpc -4mV per cell per °C above 20°C
(refer to figure 4 for further details)

Temperature compensation is capped at +40°C/+104°F as at this temperature the compensated charge voltage approaches the natural open circuit voltage of the battery and there is insufficient overvoltage to keep the battery in a fully charged condition.

As with float charge, temperature compensation for voltage is applicable to fast charge techniques. The profile below (figure 6) gives the recommended compensation to charge voltage for temperature, based on fast charge of 2.40Vpc at 20°C.

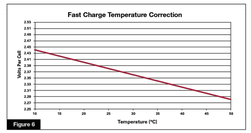


Figure 6

In systems where control of charge factor is not possible, it may be possible to estimate time to full state of charge by using the calculation:

Recharge time (hrs) = 2* ((0.8 x discharged Ah) / current limit) +1

Fast Charging Current Limit

In addition to the influence of charge voltage, the available charge current will impact the time to repeat duty. The low internal resistance of PowerSafe® SBS monoblocs and cells lends itself to absorption of unlimited inrush currents but can also be recharged with current limits equal to the standing load plus 0.1C_{10} Amps.

Figure 7 illustrates the typical time to full state of charge (2.40Vpc) as a function of available charge current from varying depths of discharge.

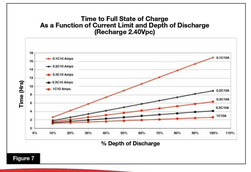


Figure 7

Cycling

Grid Assist / Unreliable Grid

PowerSafe® SBS batteries have been developed to retain the long float life characteristics associated with Thin Plate Pure Lead (TPPL) Technology and has the added capability to deliver high performance in harsh applications where cyclic duty predominates.

PowerSafe® SBS batteries delivers superior performance in grid assist and unreliable grid applications where power outages can be frequent and unscheduled leading to risk of uncontrolled partial state of charge cycling. Figure 8 indicates the cyclic capability in a typical unreliable grid application but is dependent on actual site conditions.

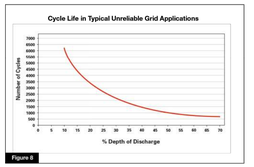


Figure 8

Hybrid Operation

The high charge acceptance of PowerSafe® SBS monoblocs and cells that enables the use of fast charge techniques provides the user with the advantage of reduced time to repeat duty and further extends the number of cycles available during service life to unparalleled levels (figure 9).

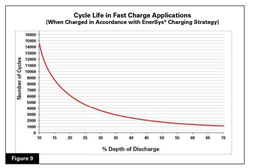


Figure 9

The optimal cyclic performance shown in figure 9 is based on the battery being returned to full state of charge between cycles. It is possible to operate PowerSafe® SBS monoblocs and cells in controlled partial state of charge condition to improve site operating expenditure savings, however it is very important to ensure that the battery is periodically returned to full state charge to ensure that the battery does not suffer from reduced performance due to the build up of irreversible sulphation. It is recommended to contact your EnerSys® representative to obtain additional information and guidance for such PSoC applications.

AMER-EN-AM-PS-SBS-1222

EnerSys
Powering Your Solutions

EnerSys World Headquarters
2366 Bernville Road, Reading, PA 19605, USA
Tel: +1-610-208-1991 / +1-800-538-3627

EnerSys EMEA
EH Europe GmbH, Baarerstrasse 18, 6300 Zug Switzerland

EnerSys Asia
152 Beach Road, Gateway East Building #11-03, Singapore 189721
Tel: +65 6508 1780

© 2022 EnerSys. All rights reserved. Trademarks and logos are the property of EnerSys and its affiliates unless otherwise noted. Subject to revisions without prior notice. E.&O.E.

AT&T
1355 WEST UNIVERSITY DRIVE
MESA, AZ 85201-5419

THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO AT&T WIRELESS

ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO AT&T WIRELESS IS STRICTLY PROHIBITED

RAMAKER
employee-owned
(608) 643-4100 www.ramaker.com

smartlink
8767 E. VIA DE VENTURA
SUITE 200
SCOTTSDALE, AZ 85258

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Registered Professional Engineer (Civil) under the laws of the State of Arizona.

Registered Professional Engineer (Civil) CERTIFICATE NO. 77733 JEFFREY H. ZANDER DATE SIGNED 3/31/2026 ARIZONA U.S.A.

Jeffrey H. Zander, Expiration Date: 3/31/2026 Registration Number: 77733
Ramaker & Associates Inc.
Electronic copy of final document, original sealed document with:

REV.	DATE	REVISION DESCRIPTION
1	08/24/2023	REDLINES
0	04/12/2023	FINAL CONSTRUCTION DRAWINGS

THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURES RECOMMENDATIONS AND SPEC'S, UNLESS SPECIFICALLY STATED OTHERWISE, THE MANUFACTURES EQUIPMENT INSTALLATION SPEC'S SHALL ALWAYS BE VERIFIED BY THE CONTRACTOR BEFORE INSTALLATION

PROJECT INFORMATION:

AZL01563
ELOY POLICE STATION
95 WEST 7th STREET
ELOY, AZ 85131
PINAL COUNTY
FA: 15456874
USID: 305318

DRAWN BY:	CHECKED BY:
CE	AS

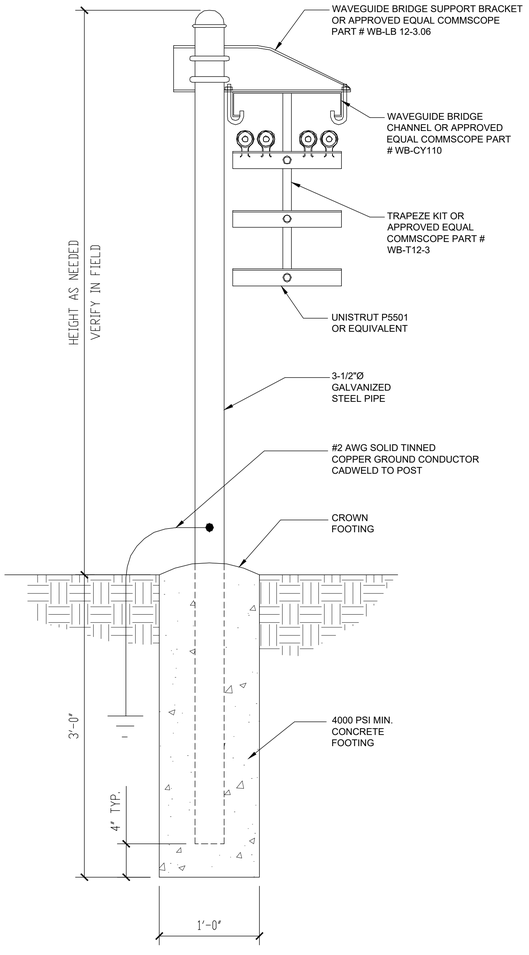
SHEET TITLE:
BATTERY DETAIL

SHEET NUMBER:	REV.:
A-14	1

BATTERY DETAIL

NOT TO SCALE | 1

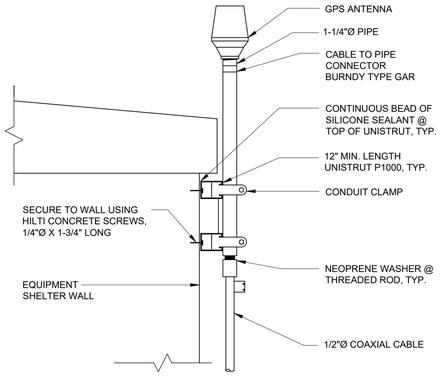
DEVELOPMENT PLAN 08/21/2024



NOTE:
ALL SUPPORT POSTS
MUST BE GROUNDED

CABLE BRIDGE DETAIL

NOT TO SCALE | 3



NOTES:
1. LOCATION OF ANTENNA MUST HAVE CLEAR VIEW OF SOUTHERN SKY AND CANNOT HAVE ANY BLOCKAGES EXCEEDING 25% OF THE SURFACE AREA OF A HEMISPHERE AROUND THE GPS ANTENNA.
2. ALL GPS ANTENNA LOCATIONS MUST BE ABLE TO RECEIVE CLEAR SIGNALS FROM A MINIMUM OF FOUR (4) SATELLITES. VERIFY WITH HANDHELD GPS BEFORE FINAL LOCATION OF GPS ANTENNA.
3. GPS ANTENNA MUST BE MOUNTED 10-FEET AWAY FROM ANY OTHER TRANSMITTING ANTENNA.

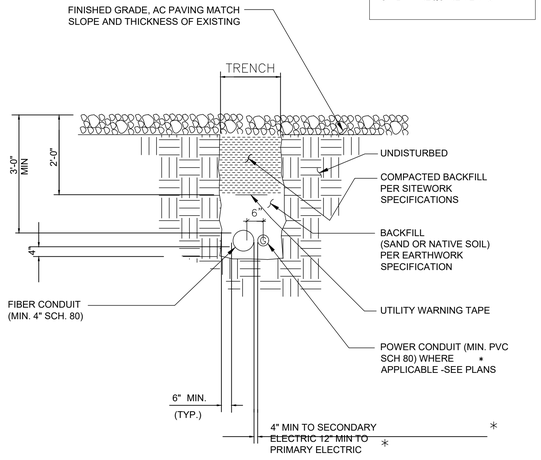
RRH DUAL MOUNTING BRACKET

NOT TO SCALE | 2

NOT USED

NOT TO SCALE | 5

PULL BOXES AND CONDUIT INSTALLED PER LOCAL UTILITY REQUIREMENTS



USE DB120 PVC FOR ALL STRAIGHT CONDUIT, 36" RADIUS SCHEDULE 40 PVC SWEEPS FOR ALL ELBOWS. NO REDUCERS ARE ALLOWED IN CONDUIT SYSTEM, NO COUPLINGS OR BELL ENDS ARE ALLOWED AT EQUIPMENT LOCATIONS. ALL CONDUITS WITHIN ROAD RIGHT OF WAY OR P.U.E. MUST BE RED.

TRENCH DETAIL

NOT TO SCALE | 1

NOT USED

NOT TO SCALE | 4

AT&T
1355 WEST UNIVERSITY DRIVE
MESA, AZ 85201-5419

THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO AT&T WIRELESS

ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO AT&T WIRELESS IS STRICTLY PROHIBITED

RAMAKER
employee-owned
(608) 643-4100 www.ramaker.com

smartlink
8767 E. VIA DE VENTURA
SUITE 200
SCOTTSDALE, AZ 85258

I, hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Registered Professional Engineer (Civil) under the laws of the State of Arizona.

Registered Professional Engineer (Civil) CERTIFICATE NO. 77733 JEFFREY H. ZANDER DATE SIGNED 3/31/2026 ARIZONA U.S.A.

Jeffrey H. Zander — Expiration Date: 3/31/2026 — Registration Number: 77733
Ramaker & Associates Inc.
Electronic copy of final document, original sealed document with

REV.	DATE	REVISION DESCRIPTION
1	08/24/2023	REDLINES
0	04/12/2023	FINAL CONSTRUCTION DRAWINGS

THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURES RECOMMENDATIONS AND SPEC'S, UNLESS SPECIFICALLY STATED OTHERWISE, THE MANUFACTURES EQUIPMENT INSTALLATION SPEC'S SHALL ALWAYS BE VERIFIED BY THE CONTRACTOR BEFORE INSTALLATION

PROJECT INFORMATION:

AZL01563
ELOY POLICE STATION
95 WEST 7th STREET
ELOY, AZ 85131
PINAL COUNTY
FA: 15456874
USID: 305318

DRAWN BY:	CHECKED BY:
CE	AS

SHEET TITLE:
DETAILS

SHEET NUMBER: D-6
REV.: 1

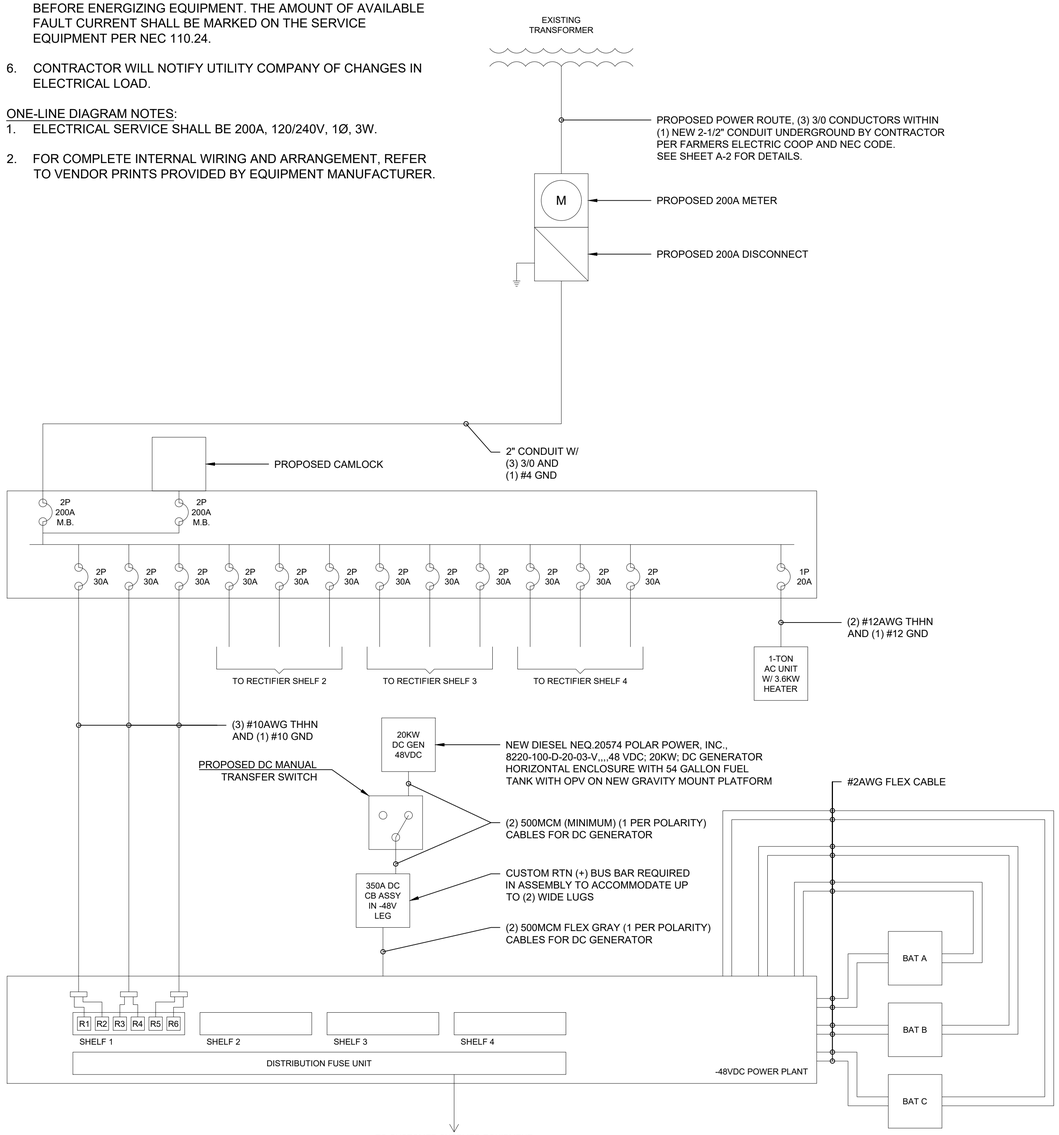
DEVELOPMENT PLAN 08/21/2024

GENERAL NOTES:

1. CONTRACTOR SHALL VERIFY AVAILABLE FAULT CURRENT WITH POWER COMPANY AND ENSURE ALL ELECTRICAL EQUIPMENT IS SUITABLE FOR AVAILABLE FAULT CURRENT.
2. CONTRACTOR SHALL COORDINATE UTILITY SERVICES WITH LOCAL UTILITY COMPANIES. VERIFY ALL REQUIREMENTS WITH UTILITY COMPANY STANDARDS.
3. ONE-LINE DIAGRAM IS FOR SCHEMATIC PURPOSES ONLY AND IS NOT INDICATIVE OF THE ACTUAL EQUIPMENT LAYOUT.
4. CONTRACTOR SHALL LABEL METER SOCKET WITH SERVICE OWNER NAMEPLATE WITH 1/2" HEIGHT MINIMUM LETTERS.
5. ALL EQUIPMENT WILL HAVE A MINIMUM AIC OF 10KA. CONTRACTOR SHALL DETERMINE AVAILABLE FAULT CURRENT BEFORE ENERGIZING EQUIPMENT. THE AMOUNT OF AVAILABLE FAULT CURRENT SHALL BE MARKED ON THE SERVICE EQUIPMENT PER NEC 110.24.
6. CONTRACTOR WILL NOTIFY UTILITY COMPANY OF CHANGES IN ELECTRICAL LOAD.

ONE-LINE DIAGRAM NOTES:

1. ELECTRICAL SERVICE SHALL BE 200A, 120/240V, 1Ø, 3W.
2. FOR COMPLETE INTERNAL WIRING AND ARRANGEMENT, REFER TO VENDOR PRINTS PROVIDED BY EQUIPMENT MANUFACTURER.



ONE-LINE | NOT TO SCALE | 1

AZL01563 / AZL01563

AC POWER PANEL No. 001
120/240 VOLTS, 1-PHASE, 3-WIRE, 200A

MAIN BREAKER RATING (A) : 200 | SYSTEM VOLTAGE (V) : 240

DESCRIPTION	VA	c/nc	BKR	POSN	L1	L2	POSN	BKR	c/nc	VA	DESCRIPTION
RECTIFIERS #1 & #2	2000	nc	30/2	1	2180		2	20	nc	180	LOAD CENTER GFCI
	2000	nc		3		4000	4	30/2	nc	2000	RECTIFIERS #7 & #8
RECTIFIERS #3 & #4	2000	nc	30/2	5	4000		6		nc	2000	
	2000	nc		7		4000	8	30/2	nc	2000	RECTIFIERS #9 & #10
RECTIFIERS #5 & #6	2000	nc	30/2	9	4000		10		nc	2000	
	2000	nc		11		2000	12	30/2			FUTURE RECTIFIERS
BLANK				13	0		14				
BLANK				15		0	16				BLANK
BLANK				17	0		18				BLANK
BLANK				19		0	20				BLANK
BLANK				21	0		22				BLANK
BLANK				23		0	24				BLANK
HVAC	1920	c	20	25	1920		26				BLANK
	1920	c		27		2160	28	20	nc	240	FLOODLIGHTS
RECEPTACLES	540	nc	20	29	540		30				BLANK
PHASE TOTALS (VA):					**12640**	**12160**					
CURRENT PER PHASE (A):					**109**	**105**	Amperes/phase cannot exceed main breaker rating				
PANEL TOTAL (VA):					**24800**		Legend: c = continuous, nc = non-continuous				

PANEL CAPACITY (kVA): 48.0
PANEL LOADING (100% non-cont. load) (kVA): 21.0
PANEL LOADING (125% continuous load) (kVA): 4.8
PANEL LOADING (TOTAL) (kVA): 25.8
SPARE CAPACITY (kVA): 22.2

CONNECTED LOAD (kVA): 24.8

'OTHER' LISTED ABOVE CONTAIN INSTRUCTIONS TO FILL OUT PANEL SCHEDULE SPREADSHEET. THEY ARE FOR NOT SUBJECT TO PERMIT REVIEW

NEW A/C PANEL | NOT TO SCALE | 2

AT&T
1355 WEST UNIVERSITY DRIVE
MESA, AZ 85201-5419

THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO AT&T WIRELESS

ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO AT&T WIRELESS IS STRICTLY PROHIBITED

RAMAKER
employee-owned
(608) 643-4100 www.ramaker.com

smartlink
8767 E. VIA DE VENTURA
SUITE 200
SCOTTSDALE, AZ 85258

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Registered Professional Engineer (Civil) under the laws of the State of Arizona.

Registered Professional Engineer (Civil) CERTIFICATE NO. 77733 JEFFREY H. ZANDER DATE SIGNED 3/31/2026 ARIZONA U.S.A.

Jeffrey H. Zander | 3/31/2026 | Expiration Date: 77733 | Registration Number:
Ramaker & Associates Inc
Electronic copy of final document, original sealed document with ink

REV.	DATE	REVISION DESCRIPTION
1	08/24/2023	REDLINES
0	04/12/2023	FINAL CONSTRUCTION DRAWINGS

THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURES RECOMMENDATIONS AND SPEC'S, UNLESS SPECIFICALLY STATED OTHERWISE, THE MANUFACTURES EQUIPMENT INSTALLATION SPEC'S SHALL ALWAYS BE VERIFIED BY THE CONTRACTOR BEFORE INSTALLATION

PROJECT INFORMATION:

AZL01563
ELOY POLICE STATION
95 WEST 7th STREET
ELOY, AZ 85131
PINAL COUNTY
FA: 15456874
USID: 305318

DRAWN BY:	CHECKED BY:
CE	AS

SHEET TITLE: ELECTRICAL PANEL

SHEET NUMBER:	REV.:
E-1	1

DEVELOPMENT PLAN 08/21/2024

SHELF 3 VOLTAGE: +24VDC & -48VDC

BRKR (A)																											
DESCRIPTION																											
VOLTAGE	+24VDC (500A MAX)																			-48VDC							
POSITION	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26

SHELF 2 VOLTAGE: -48VDC

BRKR (A)	**25**	**25**	**25**	**50**	**50**	**50**	**50**	**50**	**50**	**50**	**50**	**50**	**50**	**50**	**50**										**20**	**20**
DESCRIPTION	**AIRSCALE B5 AHCA**	**AIRSCALE B5 AHCA**	**AIRSCALE B5 AHCA**	**TRIBAND B12/B14/B29 AHLBBA**	**TRIBAND B12/B14/B29 AHLBBA**	**TRIBAND B12/B14/B29 AHLBBA**	**DUAL BAND B25/66 AHFIB**	**DUAL BAND B25/66 AHFIB**	**DUAL BAND B25/66 AHFIB**	**AEQK AIRSCALE MAA 64T64R**	**AEQK AIRSCALE MAA 64T64R**	**AEQK AIRSCALE MAA 64T64R**	**AEQU AIRSCALE MAA 64T64R**	**AEQU AIRSCALE MAA 64T64R**	**AEQU AIRSCALE MAA 64T64R**									**NOKIA FSM4 #1**	**NOKIA FSM4 #2**
VOLTAGE	-48VDC																										
POSITION	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26

SHELF 1 (LOWER) VOLTAGE: -48VDC

BRKR (A)				**50**	**50**	**5**	**5**	**5**																			
DESCRIPTION				**FUSE PANEL**	**FUSE PANEL**	**SIAD NOKIA EQUIP RACK**	**SIAD NOKIA EQUIP RACK**	**SMMi**																			
VOLTAGE	-48VDC																										
POSITION	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26

NOTES:

1. BREAKER SIZES 125A TO 200A OCCUPY TWO POSITIONS. 225A AND 250A BREAKERS OCCUPY THREE POSITIONS.
2. ALL BREAKERS RATED 100A AND GREATER SHALL HAVE ONE EMPTY SPACE BETWEEN OTHER BREAKERS.
3. 2-POSITION AND 3-POSITION BREAKERS REQUIRE AN ADAPTER PLATE ON LOAD TERMINALS.
4. LOAD AND RETURN TERMINAL STUDS ARE 1/4"-20 ON 5/8" CENTER.

DC PANEL SCHEDULE EMERSON NETSURE™ 7100 BREAKER SCHEDULE

NOT TO SCALE | 1

AT&T

1355 WEST UNIVERSITY DRIVE
MESA, AZ 85201-5419

THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO AT&T WIRELESS

ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO AT&T WIRELESS IS STRICTLY PROHIBITED

RAMAKER
employee-owned
(608) 643-4100 www.ramaker.com

smartlink
8767 E. VIA DE VENTURA
SUITE 200
SCOTTSDALE, AZ 85258

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Registered Professional Engineer (Civil) under the laws of the State of Arizona.

Registered Professional Engineer (Civil) CERTIFICATE NO. 77733 JEFFREY H. ZANDER DATE SIGNED 3/31/2026 ARIZONA U.S.A.

Jeffrey H. Zander | 3/31/2026 | 77733
Ramaker & Associates Inc. | Expiration Date: | Registration Number:
Electronic copy of final document, original sealed document with:

REV.	DATE	REVISION DESCRIPTION
1	08/24/2023	REDLINES
0	04/12/2023	FINAL CONSTRUCTION DRAWINGS

THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURES RECOMMENDATIONS AND SPEC'S, UNLESS SPECIFICALLY STATED OTHERWISE, THE MANUFACTURES EQUIPMENT INSTALLATION SPEC'S SHALL ALWAYS BE VERIFIED BY THE CONTRACTOR BEFORE INSTALLATION

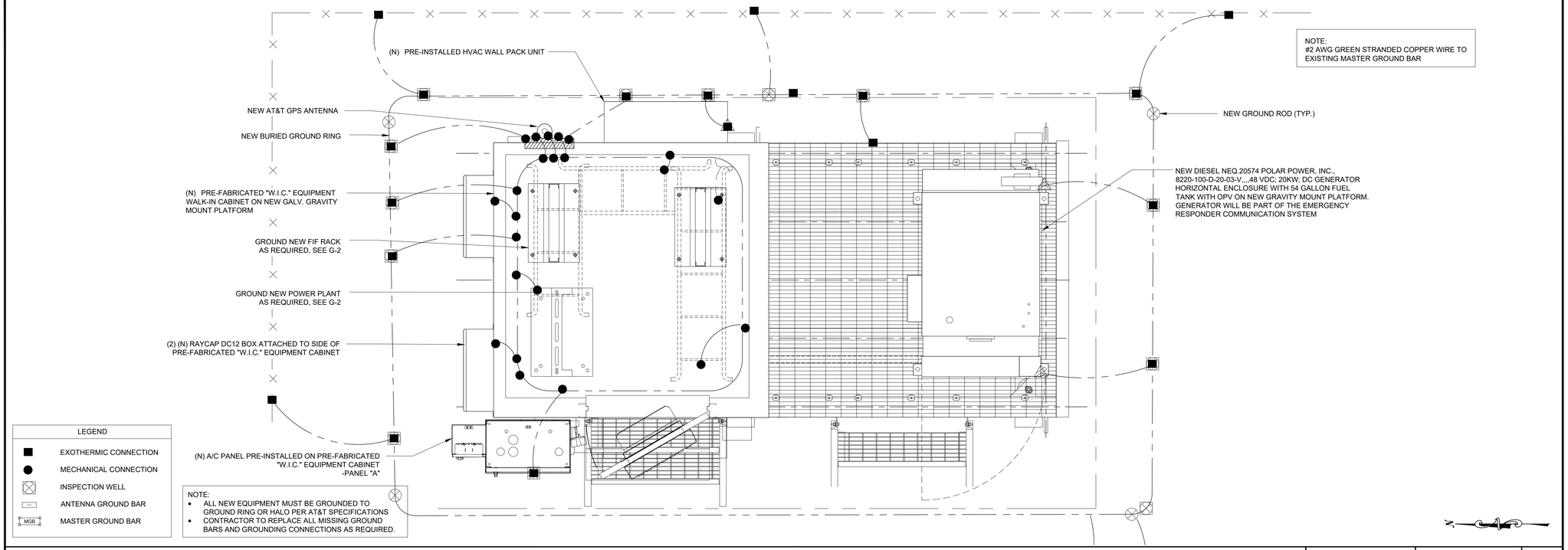
PROJECT INFORMATION:

AZL01563
ELOY POLICE STATION
95 WEST 7th STREET
ELOY, AZ 85131
PINAL COUNTY
FA: 15456874
USID: 305318

DRAWN BY:	CHECKED BY:
CE	AS

SHEET TITLE:
DC PANEL SCHEDULE

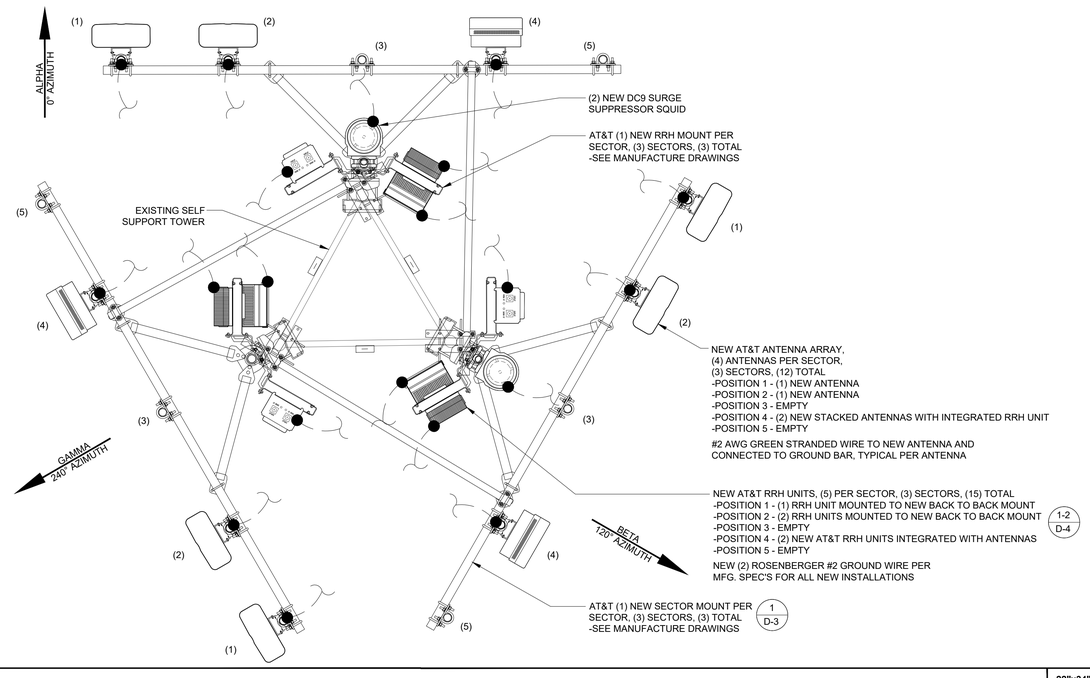
SHEET NUMBER:	REV.:
E-2	1



EQUIPMENT PLAN - NEW

22"x34" SCALE: 3/4" = 1'-0"	1' 6" 0" 1'	1
11"x17" SCALE: 3/8" = 1'-0"		

NOTE:
- DIMENSIONS ARE SAME FOR ALL SECTORS
- EXISTING BALL FIELD LIGHTS NOT SHOWN FOR CLARITY



LEGEND
EXOTHERMIC CONNECTION
MECHANICAL CONNECTION
ANTENNA GROUND BAR
MGB
MASTER GROUND BAR

NOTE:
- ALL NEW EQUIPMENT MUST BE GROUNDED TO GROUND RING OR HALO PER AT&T SPECIFICATIONS
- CONTRACTOR TO REPLACE ALL MISSING GROUND BARS AND GROUNDING CONNECTIONS AS REQUIRED.

ANTENNA PLAN - NEW

22"x34" SCALE: 1/2" = 1'-0"	2' 1' 0" 2'	2
11"x17" SCALE: 1/4" = 1'-0"		

AT&T
1355 WEST UNIVERSITY DRIVE
MESA, AZ 85201-5419

THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO AT&T WIRELESS

ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO AT&T WIRELESS IS STRICTLY PROHIBITED

RAMAKER
employee-owned
(608) 643-4100 www.ramaker.com

smartlink
8767 E. VIA DE VENTURA
SUITE 200
SCOTTSDALE, AZ 85258

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Registered Professional Engineer (Civil) under the laws of the State of Arizona.

Registered Professional Engineer (Civil) CERTIFICATE NO. 77733 JEFFREY H. ZANDER DATE SIGNED 3/31/2026 ARIZONA U.S.A.

Jeffrey H. Zander | 3/31/2026 | Expiration Date: | 77733 | Registration Number:
Ramaker & Associates Inc
Electronic copy of final document, original sealed document with:

REV.	DATE	REVISION DESCRIPTION
1	08/24/2023	REDLINES
0	04/12/2023	FINAL CONSTRUCTION DRAWINGS

THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURES RECOMMENDATIONS AND SPEC'S, UNLESS SPECIFICALLY STATED OTHERWISE, THE MANUFACTURES EQUIPMENT INSTALLATION SPEC'S SHALL ALWAYS BE VERIFIED BY THE CONTRACTOR BEFORE INSTALLATION

PROJECT INFORMATION:

AZL01563
ELOY POLICE STATION
95 WEST 7th STREET
ELOY, AZ 85131
PINAL COUNTY
FA: 15456874
USID: 305318

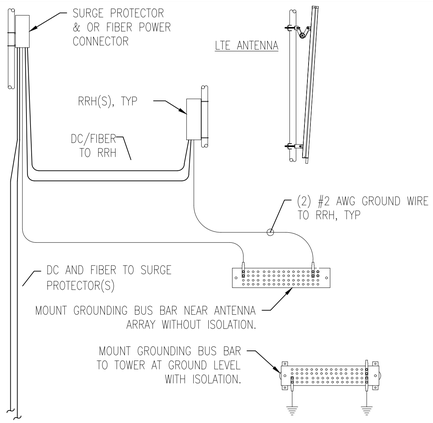
DRAWN BY:	CHECKED BY:
CE	AS

SHEET TITLE:

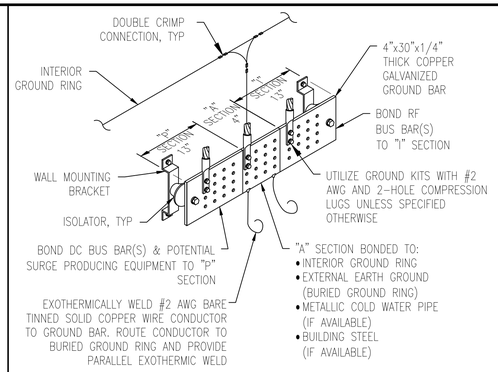
GROUNDING PLANS

SHEET NUMBER:	REV.:
G-1	1

DEVELOPMENT PLAN 08/21/2024

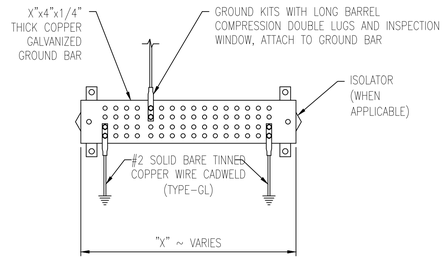


GROUNDING DETAILS | 5



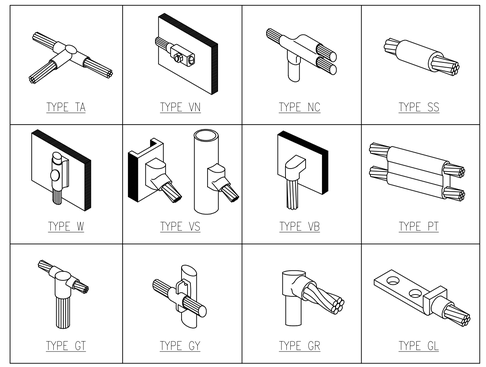
NOTE: COAT ALL MECHANICAL CONNECTIONS WITH "NO-OX" OR APPROVED.

GROUNDING DETAILS | 4



NOTE: COAT ALL MECHANICAL CONNECTIONS WITH "NO-OX" OR APPROVED.

GROUNDING DETAILS | 3

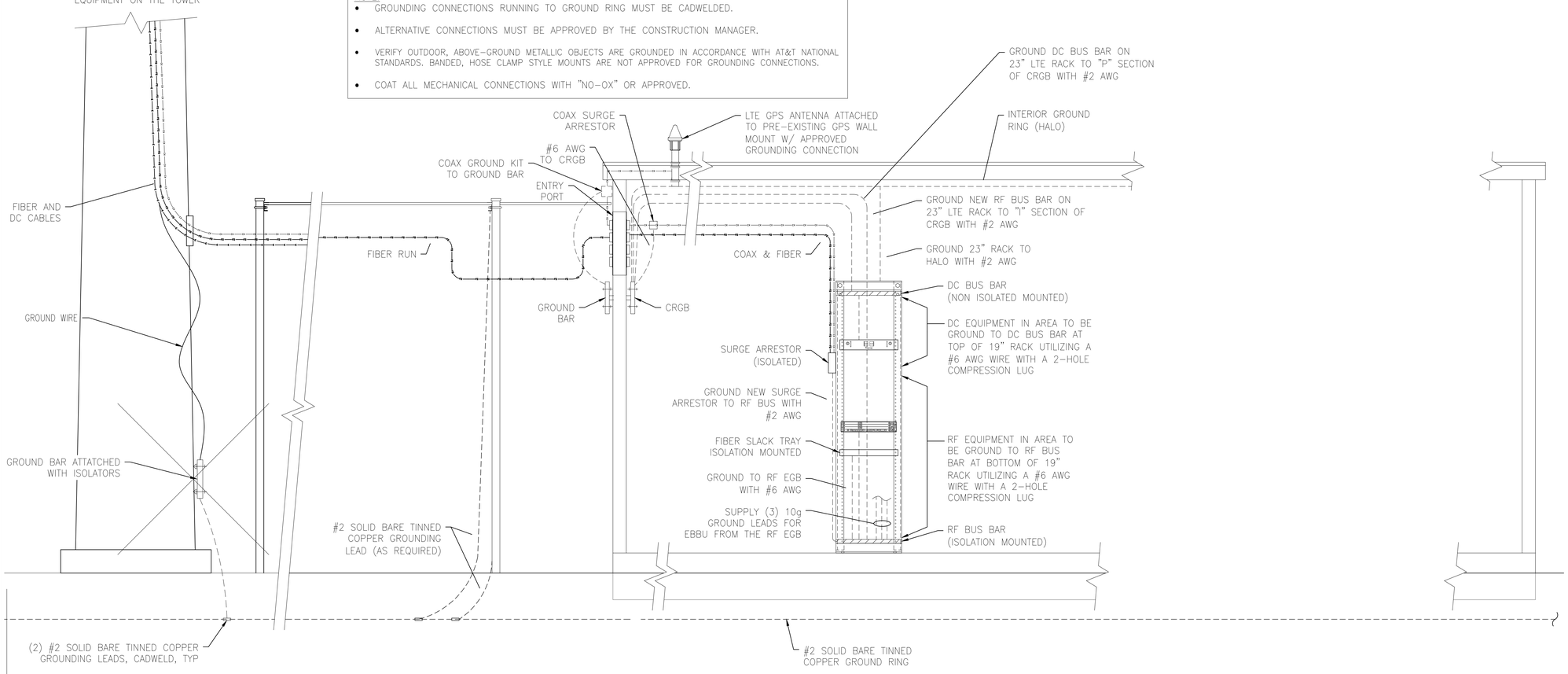


NOTE: CADWELD "TYPES" SHOWN ABOVE ARE EXAMPLES - CONSULT WITH PROJECT MANAGER FOR SPECIFIC TYPES OF CADWELDS TO BE USED.

CAD WELD EXAMPLES | 2

REFER TO GROUNDING SCHEMATIC FOR EQUIPMENT ON THE TOWER

NOTE:
- GROUNDING CONNECTIONS RUNNING TO GROUND RING MUST BE CADWELDED.
- ALTERNATIVE CONNECTIONS MUST BE APPROVED BY THE CONSTRUCTION MANAGER.
- VERIFY OUTDOOR, ABOVE-GROUND METALLIC OBJECTS ARE GROUNDED IN ACCORDANCE WITH AT&T NATIONAL STANDARDS. BANDED, HOSE CLAMP STYLE MOUNTS ARE NOT APPROVED FOR GROUNDING CONNECTIONS.
- COAT ALL MECHANICAL CONNECTIONS WITH "NO-OX" OR APPROVED.



GROUNDING SCHEMATIC DIAGRAM | 1

AT&T
1355 WEST UNIVERSITY DRIVE
MESA, AZ 85201-5419

THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO AT&T WIRELESS

ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO AT&T WIRELESS IS STRICTLY PROHIBITED

RAMAKER
employee-owned
(608) 643-4100 www.ramaker.com

smartlink
8767 E. VIA DE VENTURA
SUITE 200
SCOTTSDALE, AZ 85258

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Registered Professional Engineer (Civil) under the laws of the State of Arizona.

Registered Professional Engineer (Civil) CERTIFICATE NO. 77733 JEFFREY H. ZANDER DATE SIGNED 3/31/2026 ARIZONA U.S.A.

Jeffrey H. Zander 3/31/2026 77733
Expiration Date: Registration Number:
Ramaker & Associates Inc.
Electronic copy of final document, original sealed document with:

REV.	DATE	REVISION DESCRIPTION
1	08/24/2023	REDLINES
0	04/12/2023	FINAL CONSTRUCTION DRAWINGS

THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURES RECOMMENDATIONS AND SPEC'S, UNLESS SPECIFICALLY STATED OTHERWISE, THE MANUFACTURES EQUIPMENT INSTALLATION SPEC'S SHALL ALWAYS BE VERIFIED BY THE CONTRACTOR BEFORE INSTALLATION

PROJECT INFORMATION:

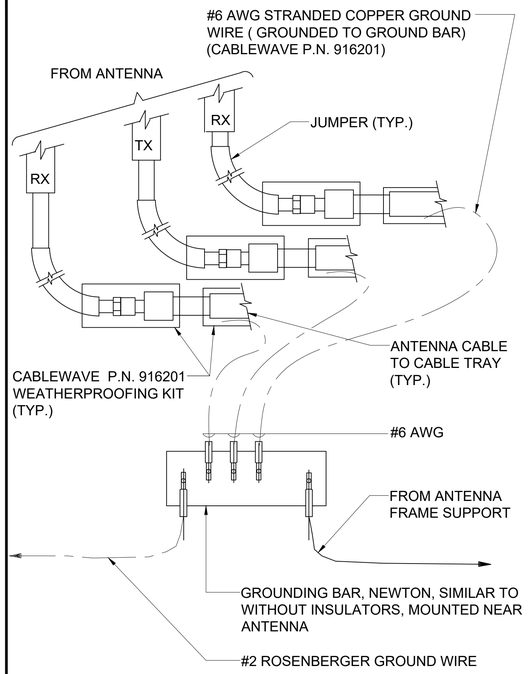
AZL01563
ELOY POLICE STATION
95 WEST 7th STREET
ELOY, AZ 85131
PINAL COUNTY
FA: 15456874
USID: 305318

DRAWN BY:	CHECKED BY:
CE	AS

SHEET TITLE:
GROUNDING DETAILS

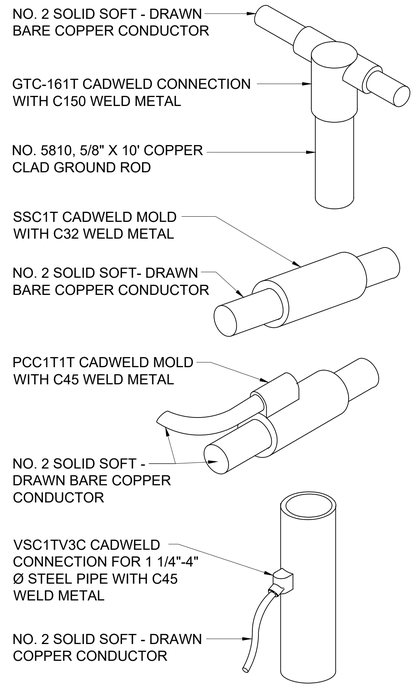
SHEET NUMBER:	REV.:
G-2	1

DEVELOPMENT PLAN 08/21/2024



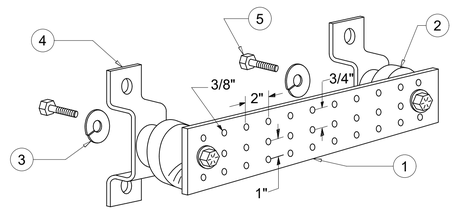
ANTENNA CABLE GROUND

NOT TO SCALE | 4



CADWELDS

NOT TO SCALE | 3



LEGEND

1. TINNED COPPER GROUND BAR, 1/4"x4"x20", NEWTON INSTRUMENT CO. CAT. NO. B-6142 OR EQUAL. HOLE CENTERS TO MATCH NEMA DOUBLE LUG CONFIGURATION.
2. INSULATORS, NEWTON INSTRUMENT CAT. NO. 3061-4
3. 5/8" LOCKWASHERS, NEWTON INSTRUMENT CO. CAT. NO. 3015-8
4. WALL MOUNTING BRACKET, NEWTON INSTRUMENT CO. CAT NO. A-5056
5. 5/8-11 X 1" HHCS BOLTS, NEWTON INSTRUMENT CO. CAT NO. 3012-1

GROUND BAR

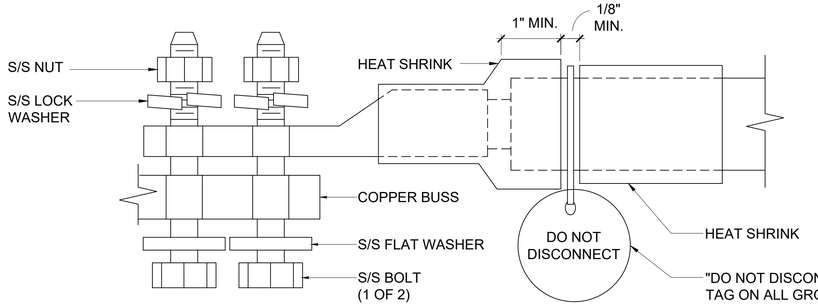
NOT TO SCALE | 2

NOTES:

1. ALL DETAILS ARE SHOWN IN GENERAL TERMS. ACTUAL GROUNDING INSTALLATION REQUIREMENTS AND CONSTRUCTION ACCORDING TO SITE CONDITIONS.
2. ALL GROUNDING CONDUCTORS: #2 AWG SOLID BARE TINNED COPPER WIRE UNLESS OTHERWISE NOTED.
3. GROUND BAR LOCATED IN BASE OF EQUIPMENT WILL BE PROVIDED, FURNISHED AND INSTALLED BY THE VENDOR.
4. ALL BELOW GRADE CONNECTIONS: EXOTHERMIC WELD TYPE, ABOVE GRADE CONNECTIONS: EXOTHERMIC WELD TYPE.
5. GROUND RING SHALL BE LOCATED A MINIMUM OF 30" BELOW GRADE OR 6" MINIMUM BELOW THE FROST LINE, WHICH EVER IS DEEPER.
6. INSTALL GROUND CONDUCTORS AND GROUND ROD MINIMUM OF 1'-0" FROM EQUIPMENT CONCRETE SLAB, SPREAD FOOTING, OR FENCE.
7. EXOTHERMIC WELD GROUND CONNECTION TO FENCE POST: TREAT WITH A COLD GALVANIZED SPRAY.
8. GROUND BARS:
   A. EQUIPMENT GROUND BUS BAR (EGB) LOCATED AT BOTTOM OF ANTENNA POLE/MAST FOR MAKING GROUNDING JUMPER CONNECTIONS TO COAX FEEDER CABLES SHALL BE FURNISHED AND INSTALLED BY ELECTRICAL CONTRACTOR. JUMPERS (FURNISHED BY OWNERS) SHALL BE INSTALLED AND CONNECTED BY ELECTRICAL CONTRACTOR.
   B. MAIN GROUND BUS BAR (MGB) LOCATED NEAR THE BASE OF THE RADIO EQUIPMENT CABINET(S) SHALL BE FURNISHED AND INSTALLED BY ELECTRICAL CONTRACTOR.
9. ALL GROUNDING INSTALLATIONS AND CONNECTIONS SHALL BE MADE BY ELECTRICAL CONTRACTOR.
10. OBSERVE N.E.C. AND LOCAL UTILITY REQUIREMENTS FOR ELECTRICAL SERVICE GROUNDING.
11. GROUNDING ATTACHMENT TO TOWER SHALL BE AS PER MANUFACTURER'S RECOMMENDATIONS OR AT GROUNDING POINTS PROVIDED (2 MINIMUM).

GROUNDING NOTES

NOT TO SCALE | 1

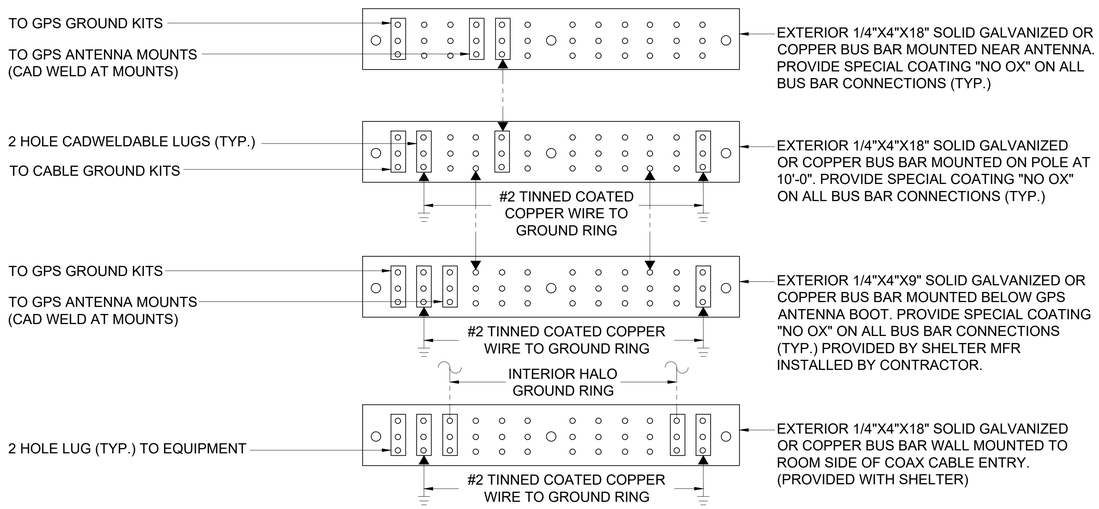


NOTES:

1. ALL HARDWARE 18-8 STAINLESS STEEL INCLUDING LOCK WASHERS, COAT ALL SURFACES WITH ANTI-OXIDANT COMPOUND BEFORE MATING.
2. ALL HARDWARE SHALL BE S/S 3/8" Ø OR LARGER
3. FOR GROUND BOND TO STEEL ONLY: INSERT A DRAGON TOOTH WASHER BETWEEN LUG AND STEEL, COAT ALL SURFACES WITH ANTI-OXIDANT COMPOUND BEFORE MATING.

TWO LUG GROUND

NOT TO SCALE | 6



*EQUIPMENT TO BE CONNECTED TO INTERIOR GROUND BAR INCLUDES CABLE LADDERS, POLYPHASER, SURGE ARRESTOR & TELCO BACK BOARD.

NOTE: FOR BEAM GROUND, USE UNIVERSAL NON-INSULATED TOWER ATTACHEMNET.

GROUND BAR

NOT TO SCALE | 5

AT&T
1355 WEST UNIVERSITY DRIVE
MESA, AZ 85201-5419

THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO AT&T WIRELESS

ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO AT&T WIRELESS IS STRICTLY PROHIBITED

RAMAKER
employee-owned
(608) 643-4100 www.ramaker.com

smartlink
8767 E. VIA DE VENTURA
SUITE 200
SCOTTSDALE, AZ 85258

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Registered Professional Engineer (Civil) under the laws of the State of Arizona.

Registered Professional Engineer (Civil) CERTIFICATE NO. 77733 JEFFREY H. ZANDER DATE SIGNED 3/31/2026 ARIZONA U.S.A.

Jeffrey H. Zander | 3/31/2026 | 77733
Jeffrey H. Zander | Expiration Date: | Registration Number:
Ramaker & Associates Inc.
Electronic copy of final document, original sealed document with:

REV.	DATE	REVISION DESCRIPTION
1	08/24/2023	REDLINES
0	04/12/2023	FINAL CONSTRUCTION DRAWINGS

THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURES RECOMMENDATIONS AND SPEC'S, UNLESS SPECIFICALLY STATED OTHERWISE, THE MANUFACTURES EQUIPMENT INSTALLATION SPEC'S SHALL ALWAYS BE VERIFIED BY THE CONTRACTOR BEFORE INSTALLATION

PROJECT INFORMATION:

AZL01563
ELOY POLICE STATION
95 WEST 7th STREET
ELOY, AZ 85131
PINAL COUNTY
FA: 15456874
USID: 305318

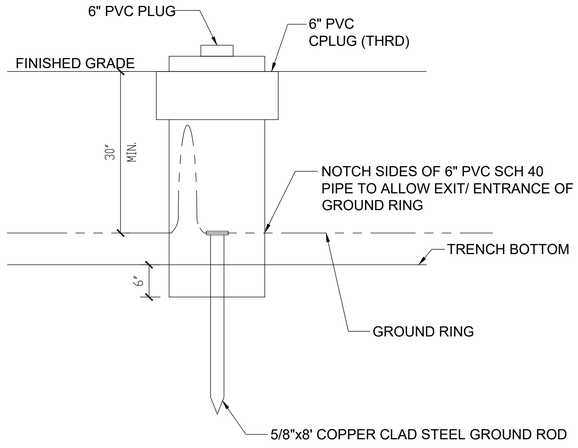
DRAWN BY:	CHECKED BY:
CE	AS

SHEET TITLE:

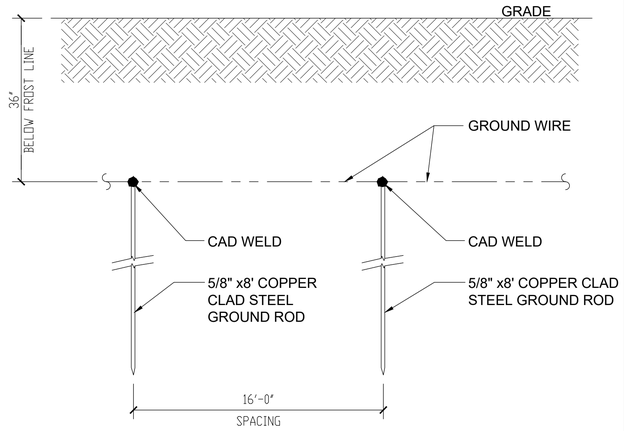
GROUNDING DETAILS

SHEET NUMBER:	REV.:
G-3	1

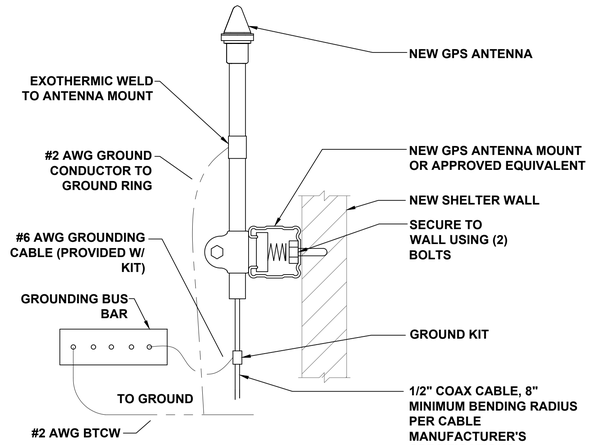
DEVELOPMENT PLAN 08/21/2024



INSPECTION WELL DETAIL | NOT TO SCALE | 3

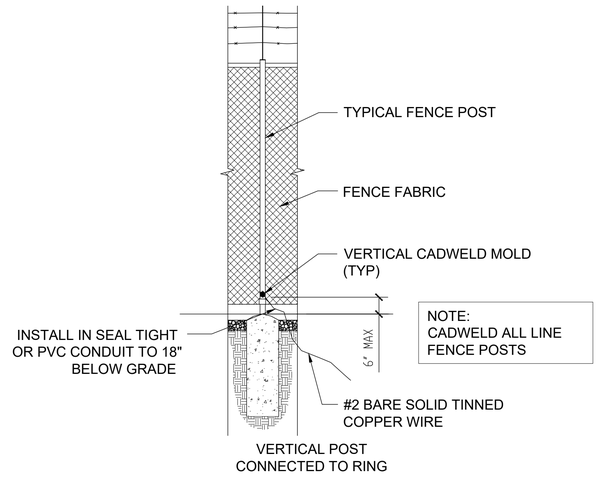


GROUNDING ROD DETAIL | NOT TO SCALE | 2

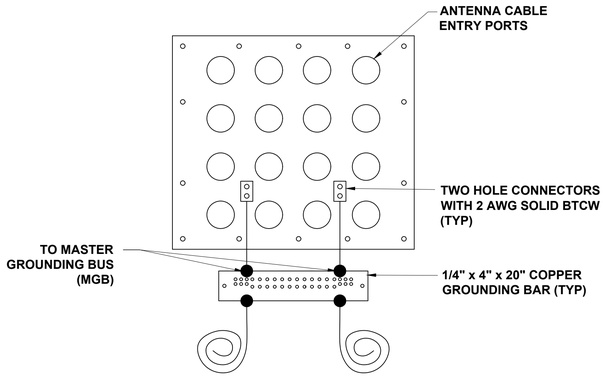


GPS GROUNDING | NOT TO SCALE | 1

NOT USED | NOT TO SCALE | 6



TYPICAL FENCE POST GROUNDING | NOT TO SCALE | 5



ENTRY PORT GROUNDING | NOT TO SCALE | 4

AT&T
1355 WEST UNIVERSITY DRIVE
MESA, AZ 85201-5419

THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO AT&T WIRELESS

ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO AT&T WIRELESS IS STRICTLY PROHIBITED

RAMAKER
employee-owned
(608) 643-4100 www.ramaker.com

smartlink
8767 E. VIA DE VENTURA
SUITE 200
SCOTTSDALE, AZ 85258

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Registered Professional Engineer (Civil) under the laws of the State of Arizona.

Registered Professional Engineer (Civil) CERTIFICATE NO. 77733 JEFFREY H. ZANDER DATE SIGNED 3/31/2026 ARIZONA U.S.A.

Jeffrey H. Zander | 3/31/2026 | 77733
Jeffrey H. Zander Expiration Date: Registration Number:
Ramaker & Associates Inc.
Electronic copy of final document, original sealed document with:

REV.	DATE	REVISION DESCRIPTION
1	08/24/2023	REDLINES
0	04/12/2023	FINAL CONSTRUCTION DRAWINGS

THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURES RECOMMENDATIONS AND SPEC'S, UNLESS SPECIFICALLY STATED OTHERWISE, THE MANUFACTURES EQUIPMENT INSTALLATION SPEC'S SHALL ALWAYS BE VERIFIED BY THE CONTRACTOR BEFORE INSTALLATION

PROJECT INFORMATION:

AZL01563
ELOY POLICE STATION
95 WEST 7th STREET
ELOY, AZ 85131
PINAL COUNTY
FA: 15456874
USID: 305318

DRAWN BY:	CHECKED BY:
CE	AS

SHEET TITLE:

GROUNDING DETAILS

SHEET NUMBER:	REV.:
G-4	1

DEVELOPMENT PLAN 08/21/2024

Citizen Participation Report

Market/Project Name: AT&T AZL01563

Date: 7/10/2024 5-6 PM

PINAL COUNTY ZONING (SUP) Neighborhood Meeting

ADDRESS: 95 W. 7th Street, Eloy, AZ 85131 (Pinal County)

Accessors Parcel Number: 405-02-341B

NEIGHBORHOOD MEETING MINUTES

A neighborhood meeting per our mailing was held on 7-10-2024 at City Hall at 595 N. C Street from 5 PM to 6 PM to allow neighbors getting off work to attend.

We had no neighbors in opposition to the site attend the meeting

Conditions of Approval for Conditional Use Permit:

Case No. CUP2024-003

AT&T AZL01563

These stipulations are in order to protect the public health, safety, and welfare of the City of Eloy.

SITE DEVELOPMENT

1. DEVELOPMENT PLAN. The wireless facility improvements shall be in substantial compliance with the Conditional Use Permit Narrative and the Conceptual Development Plan (dated August 21, 2024).
2. MODIFICATIONS. Any major amendments/modifications to the wireless facility improvements shall be reviewed and processed following the procedures outlined in the Eloy Zoning Ordinance, as may be amended from time to time. The Zoning Administrator may administratively approve minor modifications to the Development Plan. The Zoning Administrator shall determine the difference between major and minor amendments/modifications.
3. EXPIRATION. The Conditional Use Permit (Case No. CUP2023-053) shall expire on September 23, 2026, unless the Conditional Use Permit has been used or extended by the City Council.

RESOLUTION NO.: 24-1592

**(A CONDITIONAL USE PERMIT,
CASE NO CUP2024-003: AT&T AZL01563)**

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF ELOY, ARIZONA, APPROVING A CONDITIONAL USE PERMIT FOR A WIRELESS FACILITY ON THE PROPERTY LOCATED AT 95 WEST 7TH STREET.

WHEREAS, Smarklink, c/o James Casciola on for AT&T, applicant, on behalf of the property owner, the City of Eloy, has applied for a Conditional Use Permit for a Wireless Facility on the property located at 95 West 7th Street as delineated in Exhibit 1; and

WHEREAS, the Eloy Planning and Zoning Commission Public Hearing notice was given at least fifteen (15) days and not more than thirty (30) days in advance by the publishing of the notice on July 25, 2024, in the *Pinal Central Dispatch* and posting of the notice at the official City posting locations; and

WHEREAS, the Eloy Planning and Zoning Commission held a public hearing on August 21, 2024; and

WHEREAS, On August 21, 2024, the Eloy Planning and Zoning Commission unanimously recommended that the Conditional Use Permit be forwarded to the Eloy City Council with the Commission's recommendation for approval; and

WHEREAS, the Eloy City Council Public Hearing notice was given at least fifteen (15) days and not more than thirty (30) days in advance by the publishing of the notice on August 29, 2024, in the *Pinal Central Dispatch* and posting of the notice at the official City posting locations; and

WHEREAS, the Eloy City Council held a public hearing on Septmeber 23, 2024;

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF ELOY, ARIZONA, AS FOLLOWS:

Section 1. That the Eloy City Council finds:

a. The proposed use will not be detrimental to the health, safety, or general welfare of persons living or working in the vicinity, to adjacent property, to the neighborhood, or to the public in general;

b. The proposed use conforms with the purposes, intent, and policies of the adopted Eloy General Plan and its policies and

any applicable area, neighborhood, or other plan officially adopted by the City Council;

c. The proposed use conforms with the conditions, requirements, or standards prescribed by this chapter and any other applicable local, State, or Federal requirements; and

d. The proposed conditional use conforms to the character of the neighborhood, within the same zoning district, in which it is located; and determining such considerations included the location, type and height of the buildings or structures and the type and extent of landscaping and screening on the site.

e. Adequate utilities, access roads, drainage, fire protection, and other necessary facilities shall be provided.

f. Adequate measures shall provide ingress and egress so designed as to minimize traffic hazards and traffic congestion on the public roads.

g. The proposed use shall not be noxious or offensive by reason of vibration, noise, odor, dust, smoke, or gas.

h. The proposed use shall not be injurious to the use and enjoyment of the property in the immediate vicinity for the purposes already permitted, nor substantially diminishes or impair the property values within the neighborhood.

i. The establishment of the proposed use shall not impede the orderly development and improvement of surrounding property for uses permitted within the zoning district.

Section 2. That a description of the Conditional Use Permit is set forth in Case No. 2024-003. The property that is subject to the Conditional Use Permit is shown on **Exhibit 1** and the Conditional Use Permit approval is conditioned upon compliance with Section 21-3-1.18 of the Eloy City Code, Chapter 21-Zoning, and Conditions of Approval that are set forth in **Exhibit 2**. All exhibits are incorporated herein by reference.

PASSED AND ADOPTED by the City Council of the City of Eloy, Arizona, on September 23, 2024.

APPROVED:

_____

Micah Powell, Mayor

ATTEST:

_____

Mary Myers, City Clerk

APPROVED AS TO FORM:

_____

Stephen Cooper, City Attorney

Exhibit 1

Location Map

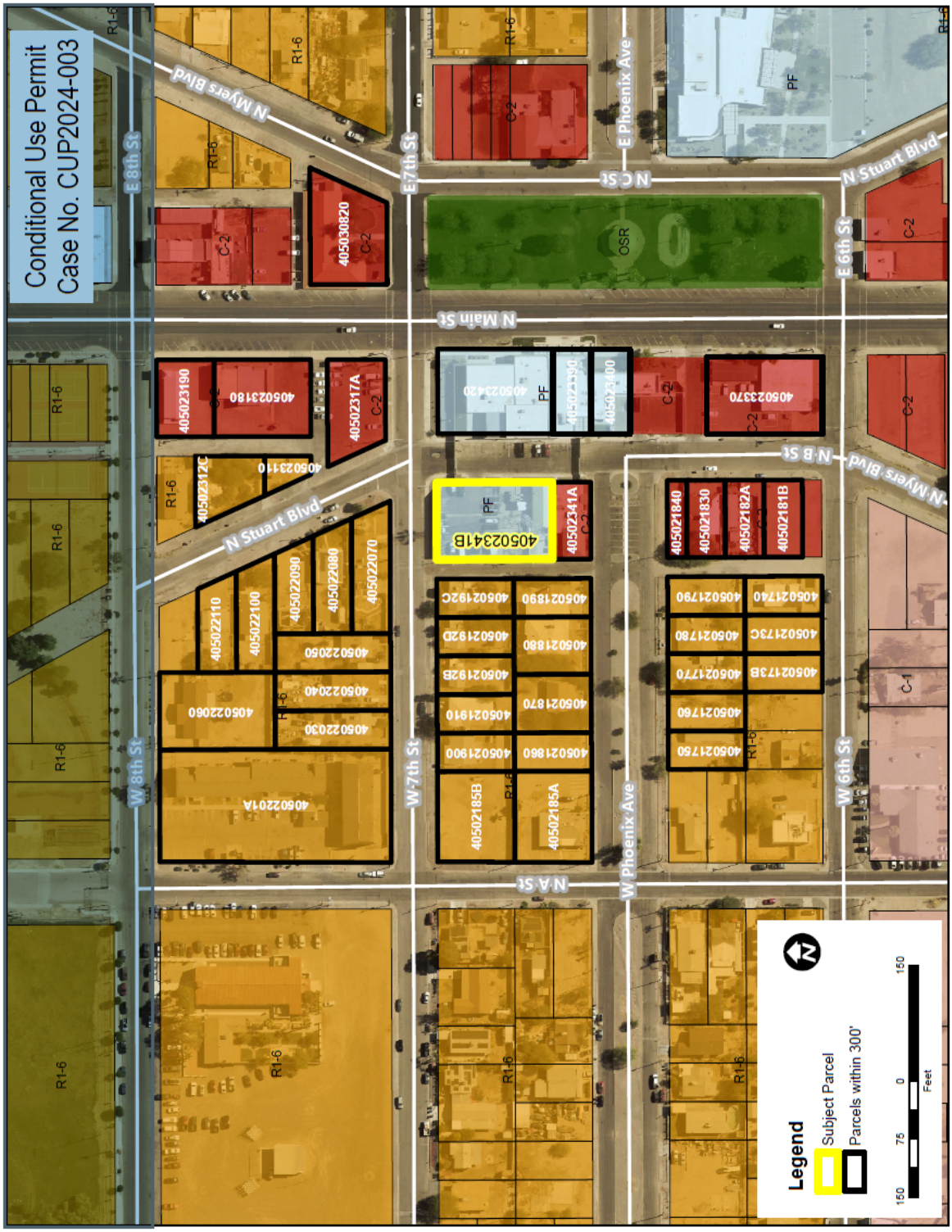


Exhibit 2

Conditions of Approval for Conditional Use Permit:

Case No. CUP2024-003

AT&T AZL01563

These stipulations are in order to protect the public health, safety, and welfare of the City of Eloy.

SITE DEVELOPMENT

1. DEVELOPMENT PLAN. The wireless facility improvements shall be in substantial compliance with the Conditional Use Permit Narrative and the Conceptual Development Plan (dated August 21, 2024).
2. MODIFICATIONS. Any major amendments/modifications to the wireless facility improvements shall be reviewed and processed following the procedures outlined in the Eloy Zoning Ordinance, as may be amended from time to time. The Zoning Administrator may administratively approve minor modifications to the Development Plan. The Zoning Administrator shall determine the difference between major and minor amendments/modifications.
3. EXPIRATION. The Conditional Use Permit (Case No. CUP2023-053) shall expire on September 23, 2026, unless the Conditional Use Permit has been used or extended by the City Council.

CITY OF ELOY
REQUEST FOR COUNCIL ACTION

Agenda Item: **VIII.C.**
Date: **9/23/2024**

Date submitted: 09/16/2024 **Date requested:** 9/23/2024	**Action:** Resolution	**Subject: Adoption of Resolution No. 24-1593 declaring a public record for that certain document filed with the City Clerk and entitled "1st Amendment to the Rancho Del Sol Brillante Planned Area Development."**

TO: Mayor and City Council

FROM: Dan Symer, Community Development Director

RECOMMENDATION:
Staff recommends that the City Council adopt Resolution No. 24-1593 declaring a public record that certain document filed with the City Clerk and entitled "1st Amendment to the Rancho Del Sol Brillante Planned Area Development."

DISCUSSION:
This is a request by staff to adopt Resolution No. 24-1593, which establishes a public record for the document titled "1st Amendment to the Rancho Del Sol Brillante Planned Area Development." The goal of this request is to create a public record that is filed with the City Clerk that can be referenced in an ordinance related to the associated rezoning application (Case No. RZPAD2004-018.A1). With the creation of the public record, the City Clerk would not need to publish the 69-page document in the local newspaper with the ordinance if the City Council approves the rezoning application. The ordinance will refer to this public record by reference, which thereby provides notification to the public that there is an additional record associated with the ordinance that is available to be viewed at the City Clerk's office upon request.

FISCAL IMPACT:
No fiscal impacts are anticipated with this agenda item.

Approved as to Form:

Stephen R. Cooper, City Attorney

RESOLUTION NO.: 24-1593
(CASE NO. RZPAD2004-018.A1: RANCHO DEL SOL BRILLANTE PLANNED AREA DEVELOPMENT - MILLIGAN ENERGY CENTER)

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF ELOY, PINAL COUNTY, ARIZONA, DECLARING AS A PUBLIC RECORD THAT CERTAIN DOCUMENT FILED WITH THE CITY CLErK ENTITLED "1ST AMENDMENT TO THE RANCHO DEL SOL BRILLANTE PLANNED AREA DEVELOPMENT".

WHEREAS, State Law allows cities to declare documents a public record for the purpose of incorporation into city ordinances; and

WHEREAS, the City of Eloy wishes to incorporate by reference amendments to the Amendments to Zoning Map (Rezone), by first declaring said amendment to be a public record.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF ELOY, ARIZONA, AS FOLLOWS:

SECTION 1. Declaration of a Public Record. That certain document entitled "1st Amendment to the Rancho Del Sol Brillante Planned Area Development," a copy of which is attached hereto as Exhibit A is hereby declared a public road.

SECTION 2. Copies Filed with the City Clerk. Three copies of that certain document entitled "1st Amendment to the Rancho Del Sol Brillante Planned Area Development" shall remain on file with the City Clerk and to be available for public use and inspection during regular business hours.

PASSED AND ADOPTED by the City Council of the City of Eloy, Pinal County, Arizona, this 23th day of September 2024.

APPROVED:

_____
Micah Powell, Mayor

ATTEST:

Mary Myers, City Clerk

APPROVED AS TO FORM:

Stephen Cooper, City Attorney

Exhibit A

"1ST AMENDMENT TO THE RANCHO DEL SOL BRILLANTE PLANNED AREA DEVELOPMENT"

Rancho del Sol Brillante

A MASTER PLANNED COMMUNITY
Planned Area Development

Eloy, AZ

Original Prepared for:

Rancho Sol Brillante, LLC 2141 E. Highland Avenue, Suite 160
Phoenix, AZ 85016

Original PAD Prepared by:
Morrison-Maierle, Inc.
80 E. Rio Salado Parkway, Suite 201 Tempe, Arizona 85281
P: 480.517.5800
F: 480.517.5801
www.m-m.net

November 2004 - MMI Project No. 8303.006

Case No. RZPAD2004-018
Approved December 13, 2004
Ord. No. 04-579

1st Amendment
Case No. RZPAD2004-018.A.1
Approved: September 23, 2024
Ord. No. 24-975

Zoning Map Amendment

1st Amendment to the Rancho Del Sol Brillante Planned Area Development

Submitted to:

City of Eloy, AZ

595 N. C Street Ste. 104
Eloy, AZ 85131

Prepared for:

Milligan Energy Center LLC.

A subsidiary of:

Savion Renewable Energy LLC.

422 Admiral Blvd.
Kansas City, MO 64106

Prepared by:

3636 Executive Center Drive, Ste. 200
Austin, TX 78731

Applicant, on behalf of Savion LLC:

ROSE LAW GROUP pc
RICH ▪ CARTER ▪ FISHER

7144 E. Stetson Drive, Suite 300
Scottsdale, AZ 85251

Court Rich, Attorney
crich@roselawgroup.com
Attn: Jennfer Hall, Sr. Project Manager
Ph: 480-505-3938
jhall@roselawgroup.com

TABLE OF CONTENTS

I. INTRODUCTION 1

1. Location 1
2. Request 1

II. EXISTING CONDITIONS 2

1. Site Topography 2
2. Site Access 2
3. Adjacent Land 2

III. DEVELOPMENT PLAN 4

1. Conceptual Master Plan – Property Development Standards And Allowed Uses 4

A. Residential Development Standards And Uses 4
B. Schools 9
C. Water Storage 9
D. Commercial Development 9
E. Industrial Land Uses 12
F. Open Space Uses 13
G. Additional Regulations For Solar, Utility-Scale Generation, And Battery Energy Storage System Facilities. 13
H. Definitions 14

2. Landscape Master Plan 14

A. Open Space System 14
B. Parks And Lakes 15
C. Conceptual Landscaping And Entry Monument Sign 15

3. Drainage Report And Drainage Master Plan 16
4. Water Report And Water Master Plan 16

A. Water Supply 17
B. Summary 18

5. Sewer Report And Sewer Master Plan 18
6. Traffic Study And Street Master Plan 19

A. Section Line (Arterial) Roads 19
B. Collector And Local Roads 20
C. Traffic Signals 20

7. Other Services 20

A. Electricity 20
B. Communications 21
C. Natural Gas 21
D. Solid Waste Handling 21
E. Fire And Ambulance Protection 21
F. Public Safety 21

8. Phasing Plan/Schedule 21

TABLES

Table 1 - Single-Family Residential Development Standards 5
Table 2 - Single-Family Residential Development Standards For Accessory Buildings 6
Table 3 - Multiple-Family (R-3) Development Standards 8
Table 4 - Commercial Development Standards 11

DIRECTORY OF EXHIBITS

Vicinity Map ..... Exhibit A
General Plan Amendment Land Uses ..... Exhibit B
Existing Conditions Map ..... Exhibit C
City of Eloy Circulation Plan ..... Exhibit D
City of Eloy Zoning District Map ..... Exhibit E
Conceptual Master Plan ..... Exhibit F
Preliminary Parcel Data ..... Exhibit G
Land Use Data Summary ..... Exhibit H
Elementary School District Boundaries Map ..... Exhibit I
Conceptual Landscape Master Plan and Trails Plan ..... Exhibit(s) J
Conceptual Low Flow Channel/Open Space Plan ..... Exhibit K
Conceptual Low Flow Channel/Open Space Section ..... Exhibit L
Conceptual Community Park Plan ..... Exhibit M
Conceptual Neighborhood Park Plan ..... Exhibit N
Conceptual Monument Sign Section and Plan View ..... Exhibit O
Conceptual Sunshine Boulevard Street Cross Section and Plan ..... Exhibit P
Flood Insurance Rate Map (FIRM) ..... Exhibit Q
Offsite Flow Master Plan ..... Exhibit R
Proposed Onsite Drainage Map ..... Exhibit S
Proposed Water Master Plan ..... Exhibit T
Proposed Sanitary Sewer Collection System ..... Exhibit U
Roadway Classifications Map and Cross Sections ..... Exhibit(s) V
Preliminary Phasing Plan ..... Exhibit W
Interim Project Plan: Milligan Energy Solar Generation Facility…. Exhibit X
Interim Project Plan: Milligan Energy Conceptual Site Plan ..... Exhibit Y
Interim Project Plan: Milligan Energy Conceptual Landscape Plan… Exhibit Z

I. INTRODUCTION

1. Location

The Rancho del Sol Brillante Development Plan area is 1,721 acres in size and is located entirely within the City of Eloy.

The project site occupies all of Section 20, and portions of Sections 17, 18 and 21, of Township 8 South, Range 8 East, Pinal County, Arizona. Generally, the site is located north of Shay Road, south of Interstate 10, east of Eleven Mile Corner Road and one-half mile west of the State Highway 87/Barrett Road alignment. The site is located in a largely undeveloped area, approximately 2.5 miles southeast of downtown Eloy, and about 40 miles south of Phoenix and 40 miles northwest of Tucson.

Reference Exhibit A, Vicinity Map

2. Request

Rancho del Sol Brillante is a master planned community comprised of residential, commercial, recreational, community, and a small portion of industrial uses. With the exception of a small component of industrial use, which is for a 20-acre wastewater treatment plant (WWTP) site, all of the land uses are in conformance with the General Plan Amendment that was approved for Rancho del Sol Brillante by City Council on October 27, 2003. The planned community uses include elementary schools, parks and trails. No golf courses are planned at this time.

The Rancho del Sol Brillante master planned community contains various zoning districts within the Planned Area Development (PAD) Overlay Zoning District., Given the scale of the development plan and the mixture of land uses, the PAD allows for great flexibility in design. For example, common open space is a major element of the Rancho Del Sol Brillante master planned community; approximately 20% of the single-family residential component is planned to be open space. The Conceptual Master Plan designed so that the residential lots are smaller and clustered together, instead of larger and spread out, to allow for the required percentage of the project's area to be creatively used for open space in the form of open space corridors and parks.

This Development Plan includes the Property Development Standards, Allowed Uses, a Landscape Master Plan, a Drainage Master Plan, a Water Master Plan, a Sewer Master Plan, a Traffic Study, a Street Master Plan and a Preliminary Phasing Plan. In addition to complying with the Property Development Standards and Allowed Uses of the PAD, development of Rancho del Sol Brillante shall comply with the applicable unmodified City of Eloy's Design Guidelines, Zoning Ordinance, Subdivision Ordinance, and all other applicable provisions and guidelines in the Eloy Code.

Reference Exhibit B, General Plan Amendment Land Uses

II. EXISTING CONDITIONS

A Phase I Environmental Site Assessment conducted for the project site revealed that no prior or current site uses have caused significant contamination of the site. The Assessment found that from 1971 to 2002 portions of the site had been used for agricultural purposes and portions were vacant land. Today, the majority of the site is irrigated farmland.

Reference Appendix A, Phase I Environmental Site Assessment Executive Summary

1. Site Topography

The project site is relatively flat. A one-foot contour interval topographic survey completed for the project site shows that the land slopes at approximately 0.19% from the southeast corner of the site to the northwest corner of the site. It is expected that the general drainage pattern on the site, from the southeast to the northwest, caused by the slope of the land, will be maintained during and after construction. Notable site topographic features include existing irrigation and drainage ditches, a wash that runs along the western edge of Section 21, which is the alignment of La Palma Road, and the Santa Cruz River (seasonal/dry) as it changes from channelized flow to sheet flow.

Reference Exhibit C, *Existing Conditions Map*

2. Site Access

The project site is an ideal location for a master planned community in the City of Eloy because of its close proximity to existing highways. Currently the project site is accessible via existing roads and highways and will be accessible via roads that are constructed for the Rancho del Sol Brillante development. Interstate 10 and State Highway 84 are just north of the site. State Highway 87 is just northeast of the project site. The project site is adjacent to the alignments of Sunshine Boulevard, Eleven Mile Corner Road, Phillips Road, Shay Road and Interstate 10.

Currently there are three Interstate 10 interchanges within close proximity of the Rancho del Sol Brillante Development Plan. The closest interchange is with Sunshine Boulevard, just north of the project site. Phillips Road interchanges with Interstate 10 approximately one mile east of the site. This interchange provides a fast route to Pima County/ Tucson and Maricopa County/ Phoenix. The third interchange is with Toltec Road, which is three miles west of the project site.

Phillips Road connects to State Highway 87 through the Interstate10/State Highway 87 interchange, providing access to Coolidge and Florence.

Reference Exhibit E, City of Eloy Zoning Districts Map

3. Adjacent Land

The land adjacent ~~to~~ Rancho del Sol Brillantes currently under private ownership, with the exception of a 70-foot-wide parcel south of and adjacent to Shay Road, which is owned by the federal government. Presently, the land surrounding the project site is either vacant, developed with commercial uses or being used for agriculture.

According to the City's General Plan, the land surrounding the project site falls within several Land Use Plan designations, the majority of which is designated as Rural Residential. North of the site, the adjacent land is designated as Light Industrial, Estate Density Residential, and Community Commercial. To the south, east and west of the project site, the adjacent land is designated as Rural Residential, Estate Density Residential, Medium Density Residential, Community Commercial and Parks/Open Space.

The majority of land surrounding the project site that falls within the City's limits is currently zoned Estate Density Residential (R1-43). Only a small area of land adjacent to the project site is zoned Neighborhood Commercial (C-1), Community Commercial (C-2) and General Industrial (I-2) zoning. The majority of these commercial and industrial zoned areas surrounding Rancho Del Sol Brillante are located west of Sunshine Boulevard and south of Milligan Road.

The 4,500-acre Eloy Valley Specific Plan area is located within the vicinity of the project site in the City of Eloy. Eloy Valley was approved recently with a Planned Area Development District overlay. The Eloy Valley Specific Plan area is located approximately one mile west of the Ranch del Sol Brillante Development Plan west of the Tumbleweed Road alignment. The Rancho del Sol Brillante and Eloy Valley developments will work well together in the City of Eloy, both providing the city with a variety of needed land uses, including community facilities.

Reference Appendix A, Phase I Environmental Site Assessment Executive Summary

Reference Exhibit E, City of Eloy Zoning Districts Map

III. DEVELOPMENT PLAN

Rancho del Sol Brillante is a pedestrian-friendly, master planned community that will contribute to meeting the needs of the City of Eloy and the surrounding areas. It will contribute by providing a diversity of affordable housing types, recreational facilities, commercial services, employment opportunities, as well as an additional tax base, which will be created by the commercial components of the development. Also planned within the project are two 17-acre elementary school sites, one 3-acre water storage facility and one 20-acre wastewater treatment plant. Rancho Del Sol Brillante will tie into the City's planned multi-use trail system and bike route/path along Sunshine Boulevard. The trail will run for the length of the project, as shown in the City's Circulation Plan, and become a developing, attractive, safe and usable trail system.

A community facilities district ("CFD") will be proposed to assist in the financing and construction of eligible public improvements pursuant to ARS 48-701. Eligible public improvements anticipated to be financed through the CFD include, but are not limited to roadways, wastewater treatment plant, sewer mains, water lines, public parks/open space, and landscaping. The use of the CFD will allow the public improvements to be constructed in an accelerated manner and to a higher design standard such as: by enforcing the landscape standards for the community, which would otherwise not be possible should the CFD financing not be available.

Reference Exhibit F, Conceptual Master Plan

1. Conceptual Master Plan – Property Development Standards and Allowed Uses

A. Residential Development Standards and Uses

Approximately 1,168 acres of Rancho del Sol Brillante is residential land uses, which includes single-family and multi-family areas. Each of the residential areas is near a neighborhood park, a pocket park and/or open space corridors. A meandering trail system located within the open space corridors will provide a connection from the residential areas to the planned parks, school sites and commercial areas within the development. More details regarding the parks and trail system are described in the Landscape Master Plan section of this report.

1. Single Family Residential

The single-family residential component of Rancho del Sol Brillante is estimated to be 1,099 acres (ac) in size and is broken down into three different categories: Single-Family Low Density Residential (R-12 SF-Low), Single-Family Medium Density Residential (R1-6 SF-Medium) and Single-Family High Density Residential (R1-6 SF-High). Further, these categories are each comprised of several parcels. There are 9 SF-Low parcels, which total 268 ac, 16 SF- Medium parcels, which total 604 ac, and 9 SF-High parcels, which total 227 ac.

The positioning of the single-family residential areas within the master plan was based on many factors including location and relationship to adjoining land uses. The SF-high parcels are adjacent to or near the planned neighborhood commercial areas, which are adjacent to arterial and/or collector road intersections; therefore, the SF-High parcels are near or adjacent to arterial and/or collector road intersections. All SF-High residential parcels are adjacent to planned open space corridors, and some are also adjacent to planned neighborhood parks. The SF-Medium

parcels, which account for the greatest number of residential parcels, are located towards the perimeters of the project area, and the SF-Low parcels are near the center. The two planned school sites are adjacent to or surrounded by SF-Medium and SF-Low residential parcels.

a. Single Family Residential Property Development Standards

The maximum density (DU/ac) of the (R1-12) SF-Low category is 3.5 DU/ac; the maximum density of the (R1-6) SF-Medium category is 4.5 DU/ac; and the maximum density of the (R1-6) SF-High category is 5.5 DU/ac. It is anticipated that the minimum lot size in the single-family residential areas will be 5,000 square feet (sf).

For every lot under 5,400 sq. feet in size, one (1) lot of 8,000 sq. feet or larger shall be provided.

The standards for the single-family residential categories are outlined in the tables below (Tables 1 and 2) except as applicable in the Additional Property Development Standards.

Table 1

Single-Family Residential Development Standards

Land Use	(R1-12) SF-Low	(R1-6) SF-Medium	(R1-6) SF-High
Min. Lot Area (Sq Ft)	8,000	6,000	5,000
Min. Lot Width (Feet)	60	50	45
Max. Building Height (Feet)	35	35	35
Min. Front Yard Setback (Feet)	20/10 with side entry garage	20/10 with side entry garage	18/10 with side entry garage
Min. Side Yard Setback (Feet)	5 & 10	5 & 10	5&5 or 0&10
Min. Street Side Yard Setback (Feet)	20	15	15
Min. Rear Yard Setback (Feet)	25	20	15
Max. Lot Coverage	45%	45%	45%

**No multi-story homes shall be built on corner or end 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

Single-Family Residential Development Standards for Accessory Buildings

Max. Building Height (Feet)	15
Min. Distance to Front Lot Line (Feet)	60
Min. Distance to Primary Dwelling (Feet)	7
Min. Distance to Side and Rear Lot Lines (Feet)	4
Maximum Lot Coverage	1/3 of the total area of the required rear and side yards

b. Additional Property Development Standards.

i. *Solar Utility-Scale Generation, and Battery Energy Storage System Facilities:* These facilities shall comply with Section III.1.G., below.

ii. *Other Uses*: Comply with the provisions of the applicable underlying zoning district as specified on the zoning map.

c. General Development Regulations.

The General Development Regulations of Article IV of City of Eloy Zoning Ordinance shall apply.

d. Allowed Uses

The following are the allowed primary uses in the (R1-12) SF-Low, (R1-6) SF-Medium, (R1-6) SF-High Zones:

a) Detached single-family residential dwelling units

b) Cluster single-family residential dwelling units*

c) Open space

d) Retention/detention areas

e) Parks and playgrounds

f) Public facilities, such as schools and Utility facility, minor

g) Solar, Utility-Scale Generation, and Battery Energy Storage System Facilities**

* Prior to submitting a site plan for cluster housing, design guidelines for this type of development will be submitted to the City for their review and approval. These guidelines will address lot sizes, setbacks, parking court design, and open space requirements.

** Use is allowed in accordance with the Additional Property Development Standards.

Accessory uses on the same parcel or lot as an established primary use that is allowed.

e. Transfer of Density

The designated parcels within the Rancho del Sol Brillante shall be developed at densities

consistent with, or less than, the designated density ranges except as provided for in a density transfer. Modifications in the boundaries and acreage of parcels, or adjustments because of final road alignments, drainage, and retention basins, may occur during technical refinements in the preliminary plat process and shall not require an amendment to the Planned Area Development. Maximum dwelling units per parcel will thereby be adjusted. The single-family residential dwelling unit cap for the Rancho del Sol Brillante will be 4,884.

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

a. A transfer of residential density will not exceed the overall cap of 4,884 dwelling units.

b. A transfer of residential density will not increase the existing single-family density of a parcel by more than 1.0 DU/ac.*

c. 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.

d. 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 parcel shall not exceed 5.5 DU/Acre.*

2. *Multiple-Family Residential*

The multi-family residential component of Rancho del Sol Brillante is estimated to be 69 acres (ac) in size and consists of three parcels. There is only one category of multi-family residential, Multi-Family Residential (R-3). This category will allow for a maximum density of 16 dwelling units/acre.

The Multi-Family Residential (R-3) parcels are located in the northern part of the development, near Sunshine Boulevard and Interstate 10. Two of the parcels have frontage on Sunshine Boulevard and are south of the planned community business center component of Rancho del Sol Brillante. The other parcel is located between the wastewater treatment plant (WWTP) site and one of the community business center parcels. There is a large open space area, varying between 300 and 500 feet in width and totaling 15 acres, which is located between the multi-family residential parcel and the WWTP, which shall be used for buffering purposes. There is also a large open space area adjacent to the south of each of the multi-family parcels, that shall be maintained by the HOA, which will serve as a buffer between the multi-family parcels and the single-family residential areas to the south.

a. *Multi Family Residential Property Development Standards*

The standards for the multi-family residential category are outlined in Table 3, except as applicable in the Additional Property Development Standards.

Table 3

Multiple-Family (R-3) Development Standards

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

b. Additional Property Development Standards.

i. *Solar, Utility-Scale Generation, and Battery Energy Storage System Facilities.* These facilities shall comply with Section III.1.G., below.

ii. *Other Uses:* Comply with the provisions of the applicable underlying zoning district as specified on the zoning map.

c. General Development Regulations.

The General Development Regulations of Article IV of City of Eloy Zoning Ordinance shall apply.

d. *Allowed Uses.*

The following are the allowed primary uses in the Multiple-Family Residential (R-3):

a) Apartments

b) Condominiums

c) Townhouses

d) Solar, Utility-Scale Generation, and Battery Energy Storage System Facilities*

* Use is allowed in accordance with the Additional Property Development Standards.

Accessory uses on the same parcel or lot as an established primary use that is allowed.

Reference Exhibit G, Preliminary Parcel Data

Reference Exhibit H, Land Use Data Summary

B. Schools

Rancho del Sol Brillante falls within the boundaries of two elementary school districts and one high school district: Eloy Elementary District, Picacho Elementary District and Santa Cruz Valley Union High School District. Due to the expected growth in the area, each of the school districts will require additional facilities in order to sufficiently service the student population.

The Eloy Elementary District and the Picacho Elementary District do not anticipate the need for additional middle school (Levels: 7-8) sites. Therefore, The Rancho del Sol Brillante includes two 17-acre elementary school sites within the Eloy School District. The elementary school sites are strategically located; they will be accessible via planned collector roads and the planned multi-use trail system. A 10-acre school site will be reserved in the final phase of development, for the Picacho Elementary School District, and will be available, should the demand exist for a school site in the Picacho School District.

Santa Cruz Valley Union High School is approximately 50 students away from exceeding their current capacity. Currently there is no High School designated for the site. Adjacent lands are available to the property should the School District decide to purchase a school site. If the District becomes interested in a site within the project area, the developer may make a site available for purchase. The developer of Rancho del Sol Brillante shall be committed to reaching an agreement that will be beneficial to all parties involved.

Reference Exhibit I, Elementary School District Boundaries Map

Reference Appendix B, School District Approval Letters

C. Water Storage

A 3-acre water storage site has been incorporated into Rancho del Sol Brillante. This facility site is located adjacent to the east of Sunshine Boulevard and the south of a planned 11-acre neighborhood commercial parcel, which is located at the southeast corner of Sunshine Boulevard and Phillips Road.

D. Commercial Development

The commercial components of Rancho del Sol Brillante are intended to provide services, shopping, dining, and employment opportunities for the residents of Rancho del Sol Brillante and the outlying areas. The commercial component consists of two commercial categories, neighborhood commercial and community commercial. The development standards for these two categories are outlined in Table 4, below.

1. Neighborhood Commercial

Approximately 75 acres of neighborhood commercial uses are planned for Rancho del Sol Brillante. This category is comprised of six parcels, which are interspersed throughout the development. The parcels are located at the intersections of arterial and/or collector roads, and will provide close and convenient shopping areas for residents of Rancho del Sol Brillante ell as

existing and future neighboring communities. Some of the neighborhood commercial parcels are also adjacent to the open space corridors so that residents could easily walk, bike, or skate to and from these commercial areas.

a. Neighborhood Commercial (C-1) Property Development Standards

The neighborhood commercial parcels shall be developed in accordance to Neighborhood Commercial (C-1) Zoning District standards of Table 4, except as applicable in the Additional Property Development Standards.

b. Additional Property Development Standards.

i. *Solar, Utility-Scale Generation, and Battery Energy Storage System Facilities.* These facilities shall comply with Section III.1.G., below.

ii. *Other Uses:* Comply with the provisions of the applicable underlying zoning district as specified on the zoning map

c. General Development Regulations.

The General Development Regulations of Article IV of City of Eloy Zoning Ordinance shall apply.

d. Allowed Uses.

The following are the allowed primary uses:

a) The allowed primary uses specified in the Neighborhood Commercial (C-1) of the City of Eloy Zoning Ordinance, as amended.

b) Solar, Utility-Scale Generation, and Battery Energy Storage System Facilities*

* Use is allowed in accordance with the Additional Property Development Standards.

Accessory uses on the same parcel or lot as an established primary use that is allowed.

2. <u>Community Commercial</u>

Rancho del Sol Brillante is designed to contain a large community business center component, which will be developed in phases. This component consists of three community commercial parcels, totaling approximately 93 acres. The parcels are located in the northeastern portion of Rancho del Sol Brillante and are either adjacent to or very near Sunshine Boulevard and Interstate 10. It is anticipated that there will be an increased daily number of trips to and from the community business center areas by visitor and commercial vehicles, therefore these areas are separated from the lower density residential

Various types of commercial uses will be allowed in the community commercial areas. The intent is for these areas to be developed with higher intensity commercial uses that are not permitted in the neighborhood commercial areas, to not only serve the residents of Rancho del Sol Brillante also the residents of the greater community. Such uses shall be in conformance with the C-2 Community Commercial Zoning District standards.

a. Community Commercial (C-2) Property Development Standards.

The neighborhood commercial parcels shall be developed in accordance to Community Commercial (C-2) Zoning District standards of Table 4, except as applicable in the Additional

Property Development Standards.

b. Additional Property Development Standards.

i. *Solar, Utility-Scale Generation, and Battery Energy Storage System Facilities.* These facilities shall comply with Section III.1.G. below.

ii. *Other Uses:* Comply with the provisions of the applicable underlying zoning district as specified on the zoning map.

c. General Development Regulations.

The General Development Regulations of Article IV of City of Eloy Zoning Ordinance shall apply.

d. Allowed Uses

The following are the allowed primary uses:

a) The allowed primary uses specified in the Community Commercial (C-2) in the City of Eloy Zoning Ordinance, as amended.

b) Solar, Utility-Scale Generation, and Battery Energy Storage System Facilities*

* Use is allowed in accordance with the Additional Property Development Standards.

Accessory uses on the same parcel or lot as an established primary use that is allowed.

The standards for the commercial land uses are outlined in the table below (Table 4):

Table 4

Commercial Development Standards

Land Use	Neighborhood Commercial (C-1)	Community Commercial (C-2)
Min. Lot Area (Sq Feet)	6,000	10,000
Min. Lot Width (Feet)	60	150
Max. Building Height (Feet)	35	35
Min. Front Yard Setback (Feet)	20	30
Min. Side Yard Setback (Feet)	10	10

Min. Street Side Yard Setback (Feet)	10	10
Min. Rear Yard Setback (Feet)	1O /a)	10 (al
Max. Lot Coverage	40%	60%

(a) If the property line or adjoining street abuts a residential zone the setback shall be 25 feet.

E. Industrial Land Uses

1. General Industrial (I-2)

The only industrial land use planned within Rancho del Sol Brillante is a 20-acre wastewater treatment plant (WWTP) with recharge basins. The plant will serve the new development with appropriate mechanisms in place for recoupment and may potentially be expanded for additional service areas. The 20-acre site is located in the northwest portion of Rancho del Sol Brillante, very close to the northern perimeter.

Open space corridors surround the site to provide buffering between the site and adjacent land uses. Ground water generated from WWTP effluent recharge credits may be utilized for lakes within Rancho del Sol Brillante.

*All lakes within the project shall be owned and maintained by the developer or the HOA.

a. *General Industrial (I-2) Property Development Standards*

The General Industrial parcels shall be developed in accordance with the standards of the General Industrial (I-2) zone of the City of Eloy Zoning Ordinance, except as applicable in the Additional Property Development Standards.

b. *Additional Property Development Standards:*

i. *Solar, Utility-Scale Generation, and Battery Energy Storage System Facilities.* These facilities shall comply with Section III.1.G., below.

ii. *Other Uses:* Comply with the provisions of the applicable underlying zoning district as specified on the zoning map.

c. General Development Regulations.

The General Development Regulations of Article IV of City of Eloy Zoning Ordinance shall apply.

d. Allowed Uses

The following are the allowed primary uses:

a) Wastewater Treatment Plant (WWTP) with recharge basins.

b) Solar, Utility-Scale Generation, and Battery Energy Storage System Facilities

c) Utility facility, minor

Accessory uses on the same parcel or lot as an established primary use that is allowed.

e. Use that require a Conditional Use Permit

i. Any use in conjunction with a Wastewater Treatment Plant (WWTP) with recharge basins that requires a Conditional Use Pemit that is allowed in the General Industrial (I-2) zone of the City of Eloy Zoning Ordinance.

F. Open Space Uses

1. Open Space Recreation District (OSR)

a. *Open Space Recreation District (OSR) Property Development Standards*

The *Open Space* parcels shall be developed in accordance with the standards of the *Open Space Recreation District (OSR)* zone of the City of Eloy Zoning Ordinance, except as applicable in the Additional Property Development Standards.

b. *Additional Property Development Standards:*

i. *Solar, Utility-Scale Generation, and Battery Energy Storage System Facilities.* These facilities shall comply with Section III.1.G., below.

ii. Other Uses: Comply with the provisions of the applicable underlying zoning district as specified on the zoning map.

c. General Development Regulations.

The General Development Regulations of Article IV of City of Eloy Zoning Ordinance shall apply.

d. Allowed Uses

The following are the allowed primary uses:

a) The allowed primary uses specified in the Community Commercial (C-2) in the City of Eloy Zoning Ordinance, as amended.

b) Solar, Utility-Scale Generation, and Battery Energy Storage System Facilities

Accessory uses on the same parcel or lot as an established primary use that is allowed.

G. Additional Regulations for Solar, Utility-Scale Generation, and Battery Energy Storage System Facilities.

1. Solar, Utility-Scale Generation, and Battery Energy Storage System Facilities.

The supplemental use standards of Section 21-3-1.39 (Solar, Utility-Scale Generation, and Battery Energy Storage System Facilities) of the Zoning Ordinance, as amended, shall apply, except as modified below:

a) These facilities shall be limited to the locations indicated on Exhibit Y

b) Interior setbacks to property within the PAD: 0 feet

c) Rear setbacks to property within the PAD: 0 feet

d) The development shall comply with the Industrial Development Requirements and Guidelines and Additional Standards of Sections 21-2-5.5 and 21-2-5.6 of the Zoning Ordinance, as amended

H. Definitions

1. *Solar, Utility Scale Generation and Battery Energy Storage System Facilities*.

A solar generate electrical power plant, inclusive of the equipment necessary to generate, store and convey the generated electricity and the facilities and structure to maintain and operate the power plant and electric storage system. Solar, Utility Scale Generation, and Battery Energy Storage System Facilities may incorporate several abutting and adjacent properties that are planned as a single development as interim use in the Rancho del Sol Brillante PAD.

2. Landscape Master Plan

A. Open Space System

A key component of Rancho del Sol Brillante is the comprehensive open space system. Two major open space corridors are the backbone of the planned open space system. The larger of the two corridors is located in both the western half of the project, which is west of Sunshine Boulevard, and the eastern half of the project, which is east of Sunshine Boulevard. This corridor extends from near the northwestern corner of the site in a southeasterly direction, crosses under Sunshine Boulevard, and then continues south and southeast to Shay Road. The other main open space corridor is located in the eastern portion of Rancho del Sol Brillante. This corridor runs north/south along the La Palma Road alignment, between Phillips Road and Shay Road. There is a large irrigation canal within this corridor, along the La Palma Road alignment. The canal is maintained by the CAIDD (Central Arizona Irrigation Drainage District). The nearby project site does not have any restrictions placed on it due to this canal. Other smaller open space corridors branch off of the two main corridors.

The open space corridors connect to the planned parks, school sites and to the residential, commercial and industrial areas within Rancho del Sol Brillante. The corridors also provide links to some of the adjacent properties; therefore, providing connections from adjacent land to the interior of Rancho del Sol Brillante.

The open space corridors will be developed with a natural desert character with pockets of lush landscaping interspersed throughout. There is a meandering multi-use 10 foot wide concrete trail within some of the corridors, which ties into the City's planned multi- use trail system and bike route/path along Sunshine Boulevard.

The open space areas are maintained by the Home Owner's Association, with the exception of

the community park, which are to be dedicated to the City upon its completion and acceptance by the City.

Reference Exhibit J, Conceptual Master Landscape Plan and Master Trails Plan

Reference Exhibit K, Conceptual Low Flow Channell Open Space Plan

Reference Exhibit L, Conceptual Low Flow Channell Open Space Section

B. Parks and Lakes

One community park is planned within Rancho del Sol Brillante. The 24-acre community park site is northwest of a planned intersection at Sunshine Boulevard and a planned 4-lane major collector street within Rancho del Sol Brillante. The community park shall include recreational amenities such as: soccer fields, a softball field, basketball, volleyball and other recreation courts, a playground and/or ramadas. The conceptual plan is shown for illustrative purposes only. The final design for this park will be subject to review, input, and approval by the City.

Several neighborhood parks and several smaller pocket, or mini-parks are also included within the Rancho del Sol Brillante. The neighborhood parks will be connected by 6-foot wide meandering trails to the larger open space corridors, and to other uses within Rancho del Sol Brillante. These parks may include amenities such as: turfed play areas, basketball, volleyball or other recreation courts, playgrounds and ramadas. Smaller pocket parks that will provide places for relaxation and small family gatherings will be included in the designs of the single-family residential areas. These parks may contain ramadas with seating and barbecue areas, playground equipment (tot lots), and turfed areas.

The neighborhood and pocket parks shall be maintained by the Homeowner's Association.

Reference Exhibit M, Conceptual Community Park Plan

Reference Exhibit N, Conceptual Private Interior Subdivision Park Plan

C. Conceptual Landscaping and Entry Monument Sign

Rancho del Sol Brillante features one large entry monument sign, which is incorporated into the design of the lake near the community park. The sign will be located adjacent to the west side of Sunshine Boulevard, approximately one mile south of Interstate 10, and just north of a planned collector road.

All landscaping shall be consistent with the City of Eloy Design Guidelines, the Zoning Ordinance, and the Subdivision Ordinance. Prior to construction, the project site will be maintained in a natural, debris-free and weed-free condition.

Reference Exhibit 0, *Conceptual Monument Sign Section and Plan View*

Reference Exhibit P, Conceptual Street Cross Sections and Plan View

3. Drainage Report and Drainage Master Plan

The following is a brief summary of a Preliminary Drainage Report prepared by Morrison Maierle Inc:

The project site is located within the Federal Emergency Management Agency (FEMA) designation Zone "A". This zone designation places Rancho del Sol Brillante in an area where base flood elevations and flood hazard factors have not been determined. However, a report published by the U.S. Geological Survey (USGS) defines peak flow values for the worst flood to date that occurred in 1983.

Pinal County is currently involved in a long process of modifying and more specifically defining the extents of this floodplain. Current mapping, which has not yet been approved by FEMA, does show that Rancho del Sol Brillante is outside of a designated floodplain. Due to the unavailability of the revised floodplain data from Pinal County, the USGS 1983 flood data was used to provide peak flow values. These values were determined from data collected and recorded from stream flow gauges along the Santa Cruz River. Further investigation and analysis of the off-site drainage affecting this property will be required prior to development.

Runoff impacting the proposed development is generated from the Santa Cruz River as it changes from channelized flow to braided flow. Off-site drainage may be managed through a series of open channels and levees around the perimeter, along with detention basins to mitigate anticipated runoff drainage. Runoff generated within the proposed development will be controlled via streets and open channels to on-site water harvesting retention basins. These retention basins will provide for percolation of all on-site runoff flows. The on-site and off-site runoff will not be concentrated at the overflow outfall point, but will be returned to natural sheet flow condition, therefore, these flows will not adversely affect downstream property owners. This can be accomplished through retaining all on-site flows and directing off-site flows through channels to an outfall detention pond in the northwest portion of the project.

Reference Exhibit Q, *Flood Insurance Rate Map (FIRM)*

Reference Exhibit R, Offsite Flow Master Plan

Reference Exhibit S, *Onsite Flow Master Plan*

4. Water Report and Water Master Plan

The following is a brief summary of the points addressed in the Preliminary Water Study prepared by Morrison Maierle Inc:

The Rancho del Sol Brillante project is outside the current city center of Eloy and consists largely of agricultural lands. Consequently, there is not an existing domestic water system for Rancho del Sol Brillante. There are irrigation wells within this proposed development that may be used for construction purposes. Potable water wells will have to be drilled to provide domestic quality water.

The proposed water system will consist of new wells, water storage tanks, and booster pumps. Other improvements, such as valves, hydrants, and associated appurtenances are also proposed.

Multiple well sites and a storage tank location may be needed due to the large geographic nature of the project. A hydrogeologic study for the site will be necessary to determine the flow rates that can be achieved from each well in the area.

The proposed water system is assumed to have one centralized site where the storage tanks, *one* well, and the distribution system booster pumps will be installed. This site would also house any treatment facilities, such as chlorine addition or arsenic removal as required. Depending on the well study, other well sites would be added as needed. These additional sites would pump to the main water site for treatment and distribution.

The water storage facility site will be located adjacent to the east of Sunshine Boulevard and the south of a planned 11-acre neighborhood commercial parcel, which is located at the southeast corner of Sunshine Boulevard and Phillips Road.

Treated wastewater effluent collected from the development will be recharged via infiltration ponds at the wastewater treatment plant (WWTP) to be constructed at no cost to the City. It is estimated that 95% of the effluent generated by the WWTP will be recharged. Recharge credits will be obtained through ADWR upon recharge of effluent. Effluent will then be recovered via recovery wells to serve as a source of water for open areas and water features for the project. Any recharged effluent not used will be retained as a long-term storage credit.

The estimated average daily recharge will be 2.3 million-gallons-per-day (MGD), which is equivalent to 2,576 acre-feet (ac-ft) per year at full project buildout. This facility shall be located in the northern section of Phase 1 of the development, South of Milligan Road and to the West of Sunshine Boulevard.

A. Water Supply

The Arizona Department of Water Resources (ADWR) requires a 1OD-year assured water supply for any new subdivision. The City is a designated water provider under ADWR's assured water supply program, and is also a member service area within the Central Arizona Groundwater Replenishment District (CAGRD). Our discussions with ADWR indicate that the City of Eloy has an existing 1DO-year assured water supply designation of 3,319 ac-ft per year, which has already been exhausted by current uses and committed demand. ADWR indicates that the City of Eloy will have to prove additional physical availability of groundwater supplies to increase the designation quantity before any new subdivisions will be approved.

To accommodate the demand of Rancho del Sol Brillante, the City's increased Assured Water Supply designation will also have to be consistent with the management goal in the Pinal Active Management Area (AMA). Because of Rancho del Sol Brillante existing agricultural base, the developer shall extinguish the existing irrigation grandfathered rights on the property and transfer them to the City of Eloy. Records available at the Pinal AMA indicate that Rancho del Sol Brillante has Grand-fathered Irrigation Rights spanning 1,336 irrigation acres. Per ADWR regulations, 2,004 ac-ft of annual groundwater credits (1.5 ac-ft times 1,336 acres) are available upon extinguishment of the Irrigation Grandfathered Rights. These annual groundwater credits shall be pledged towards Eloy's designation of assured water supply, and represent a quantity of groundwater that Eloy can withdraw and deliver consistent with the management goal.

The total population of Rancho del Sol Brillante at a 15-year build-out is projected to be 19,823 residents. Multiplying this population by the standard measure of 125 gallons per resident per day, groundwater use prevailing in the Pinal AMA yields 2,776 ac-ft per year of residential demand. The non-residential demand is calculated to be 1,754 ac-ft per year for open space, schools and commercial space plus 227 ac-ft per year losses, totaling 1,981 ac-ft per year. Total demand at build-out is thus projected to be 4,757 ac-ft per year. Because this amount of water exceeds our 2004 ac-ft per year extinguishment credit, we will rely on Eloy's membership

in the CAGRD to show consistency with the management goal for the balance of the demand. CAGRD will replenish the amount of groundwater used within the subdivision each year in excess of the annual extinguishment credit, and will levy an annual replenishment assessment tax on the City of Eloy for the cost of that replenishment.

In anticipation of our need to comply with ADWR's assured water supply requirements, the developer has initiated a study of the physical availability of groundwater in the vicinity of Rancho del Sol Brillante. The following is a brief summary of The Demonstration of the Physical Availability of an Assured Water Supply for Rancho del Sol Brillante by Hydrologic Consultants, LLC (December 21, 2003). Historic agricultural pumping, prior to the implementation of conservation measures by the Pinal AMA, resulted in decline rates in the lower aquifer system of approximately 3 to 5 feet per year. In recent years, however, even with continued agricultural water use in the area, groundwater levels have stabilized and actually increased.

The historic water use on Rancho del Sol Brillante was approximately 4,876 ac- ft. under the existing Irrigation Grandfathered Right. Total projected demand for the subdivision and its related non-residential components is projected to be less, at 4,757 ac-ft per year, not considering recharge. Conservatively assuming a one-foot per year additional draw down for the subdivision demand, the additional 100 feet of decline in 100 years would still be within the allowable limit of total water level decline (1,100 feet) imposed in the Pinal AMA. This demonstrates the physical availability of sufficient groundwater for Rancho del Sol Brillante.

B. Summary

Based on the above estimates, average yearly water consumption for Rancho del Sol Brillante service area is estimated to be 4,757 ac-ft per year. These estimates are based upon full build-out of the Rancho del Sol Brillante, using standard ADWR demand projections. Rancho del Sol Brillante can show physical availability of the groundwater supply for a 100 year period, and can show that use of groundwater to support this demand is consistent with the management goal for the Pinal AMA by use of the irrigation grandfathered right extinguishment credits and by the City of Eloy's membership in the CAGRD. Thus, Rancho del Sol Brillante meets the necessary water supply requirements to assist the City of Eloy in expanding its designation to meet this new demand.

Reference Exhibit T, Proposed Water Master Plan

5. Sewer Report and Sewer Master Plan

The following is a brief summary of a Preliminary Sanitary Sewer Study prepared by Morrison Maierle Inc:

At present, there is not an existing collection or treatment system within the proposed development. Existing homes in the area are served by individual septic tanks and disposal systems. The City of Eloy currently operates a collection system and lift station that collects wastewater from the Flying J Truck Stop and Blue Beacon Truck Wash area and pumps it beneath 1-10 to gravity Sewer mains that direct the sewage to the City wastewater treatment plant {>NWTP).

The proposed plan is to put in place an interim package plant to accommodate the flow from the initial stages of development. Once a level of flow that is sufficient to maintain the function of the

first phase of a new, regional wastewater treatment plant, that is to be constructed by the developer, is met, flows will be switched over from the package plant to the permanent facility. The wastewater treatment plant (>NWTP) will be designed to serve the Flying J Truck Stop and Blue Beacon Truck wash facilities. The WWTP would also be planned to accommodate any sewage from development in the Mesquite Landing commercial area, which is south of 1-10 and north of Rancho del Sol Brillante.

The WWTP will be located near the northwest corner of the project and will be screened with a block wall. Additional WWTP phases will be added during the course of the project development. It is anticipated this project, when fully developed, will generate an average flow of 2.3 MGD. The plant area will be sized to accommodate an ultimate treatment capacity of 6 MGD, which will account for an additional contributing area surrounding Rancho del Sol Brillante.

There are setback requirements established by ADEQ that apply to all new WWTPs. These setbacks are based on the design flow of the treatment facility and the amount of noise, odor, and aesthetic control installed at the facility. All setback requirements will be met or exceeded within Rancho del Sol Brillante. The plant will be enclosed in order to control noise and odors.

It is anticipated the effluent will be recharged using infiltration basins to be constructed by the developer. Recharge of the effluent will allow the City to establish long-term storage credits that may be recovered at some future date. Some of the water recovered from these credits will be applied to the common areas and non-potable water demands of Rancho del Sol Brillante subject to a separate effluent agreement. The remainder will be available for use by the City. Recovery wells will be placed within the recharge impact area to be used as a source for irrigation and water features within the development.

The WWTP will be constructed and dedicated to the City, which will operate and maintain the facility upon completion.

Reference Exhibit U, Proposed Sanitary Sewer Master Plan

6. Traffic Study and Street Master Plan

All right of way width and roadway design shall be in accordance with the City of Eloy Subdivision Ordinance unless otherwise approved by the City Engineer.

A preliminary Traffic Impact Study was prepared for Rancho del Sol Brillante by Task Engineering (October 15, 2003). The following determinations were made:

A. Section Line (Arterial) Roads

Sunshine Boulevard from Interstate 1O to Phillips Road is recommended as an ultimate six- lane arterial on 130-feet of right of way/Public Utility Easement (PUE) with a two-way left turn lane by the Year 2020. The roadway should be upgraded from its current two-lane roadway to the Year 2020 configuration when traffic volumes warrant it. Therefore, from Interstate 1O to Phillips Road, Sunshine Boulevard will be built by the developer at no cost to the City, with four lanes and an extra wide median so that the additional two lanes could be added to achieve the Year 2020 configuration, during the first Phase of the development.

Reference Appendix C, *Preliminary Traffic Study*

Reference Exhibit P, Conceptual Sunshine Boulevard Street Cross Section and Plan View

Sunshine Boulevard south of Phillips Road, Shay Road, Phillips Road and Eleven Mile Corner Road are recommended to be four-lane arterials on 106-feet of right of way/PUE with a two-way left turn lane.

B. Collector and Local Roads

The east-west collector serving parcels 5, 6, 7, 15, 16 and 17 of Rancho del Sol Brillante is recommended to be constructed as a four-lane cross section with a center turn lane on 100 feet width of right of way/PUE.

The remaining collectors serving Rancho del Sol Brillante are recommended to be built as two-lane roads with a center turn lane on 90 feet of right of way/PUE.

The local streets will be two lane roadways on 50 feet of right of way/PUE per the City's Subdivision Ordinance.

C. Traffic Signals

Traffic signals are recommended at the following road intersections at such time as traffic warrants:

1. Sunshine Boulevard and Phillips Road
2. Sunshine Boulevard and the two collector intersections between Milligan Road and Phillips Road
3. Phillips Road and the collector one-half mile east of Sunshine Boulevard

Road/street construction methods will be in accordance with the City of Eloy's Subdivision Ordinance. All modifications of design standards, as they relate to the right of way and pavement widths, will be submitted to City staff for review, comment, and approval at either the time of preliminary plat or during the development of final street improvement plans.

Generally, the streets will be publicly owned. However, some may be privately owned and only accessible through limited access gates. The determination of whether or not streets will be public or private streets will be made at the time of final platting. This determination will be driven by future market conditions and the perceived needs of the future residents. Private streets will be maintained by the HOA. The city will maintain the public streets, once they are accepted into the City's maintenance system.

Reference Exhibit V, Roadway Classifications Map and Street Cross Sections

7. Other Services

A. Electricity

Electric District No. 4 (ED4) will be the electrical service provider for this development. The project falls within the ED4 service territory. ED4 currently has electrical distribution facilities within the development and the capacity to serve this development without any future expansion.

B. Communications

Telephone service and line installation will be available to Rancho del Sol Brillante.

Cable television installation and service to Rancho del Sol Brillante will also be available.

C. Natural Gas

Natural gas service will be provided by Southwest Gas. There are existing gas lines that run parallel to Sunshine Boulevard and Milligan Road.

D. Solid Waste Handling

Solid Waste collection/disposal will be provided by the City of Eloy through a contract with A.J. Waste Services.

E. Fire and Ambulance Protection

Fire and Ambulance protection will be provided by the Eloy Fire District. Eloy Fire Station #1, located at 500 S. Sunshine Boulevard will service Rancho del Sol Brillante. The associated hospital is the Casa Grande Regional Medical Center, which is located at: 1800 E. Florence Boulevard in Casa Grande.

Currently there are no existing fire hydrants within 300 feet of the Rancho del Sol Brillante project site etc. All fire protection improvements will be based on the City's standards.

F. Public Safety

Police service will be provided by the City of Eloy. The Department is located at 630 N. Main Street in Eloy.

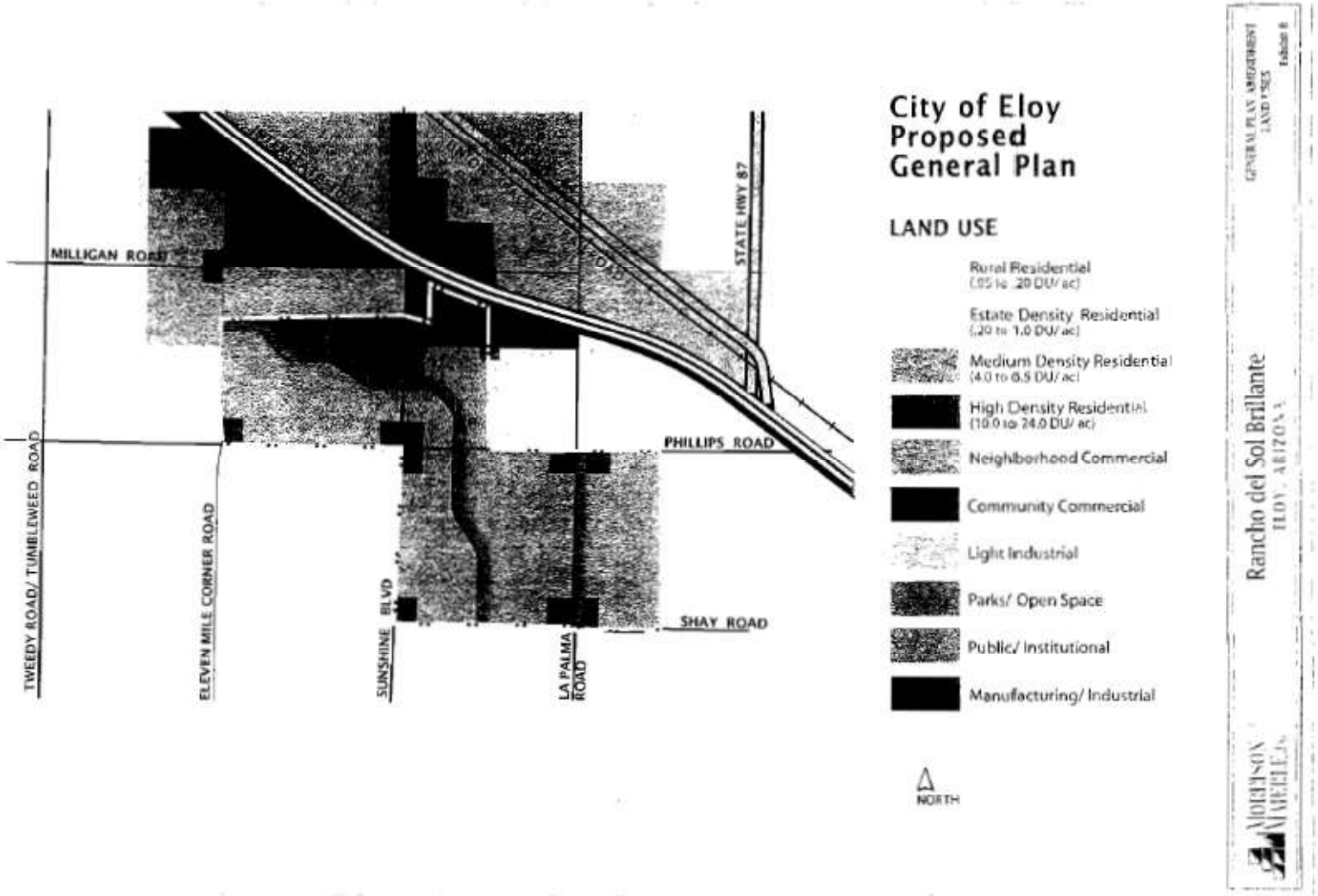
8. Phasing Plan/Schedule

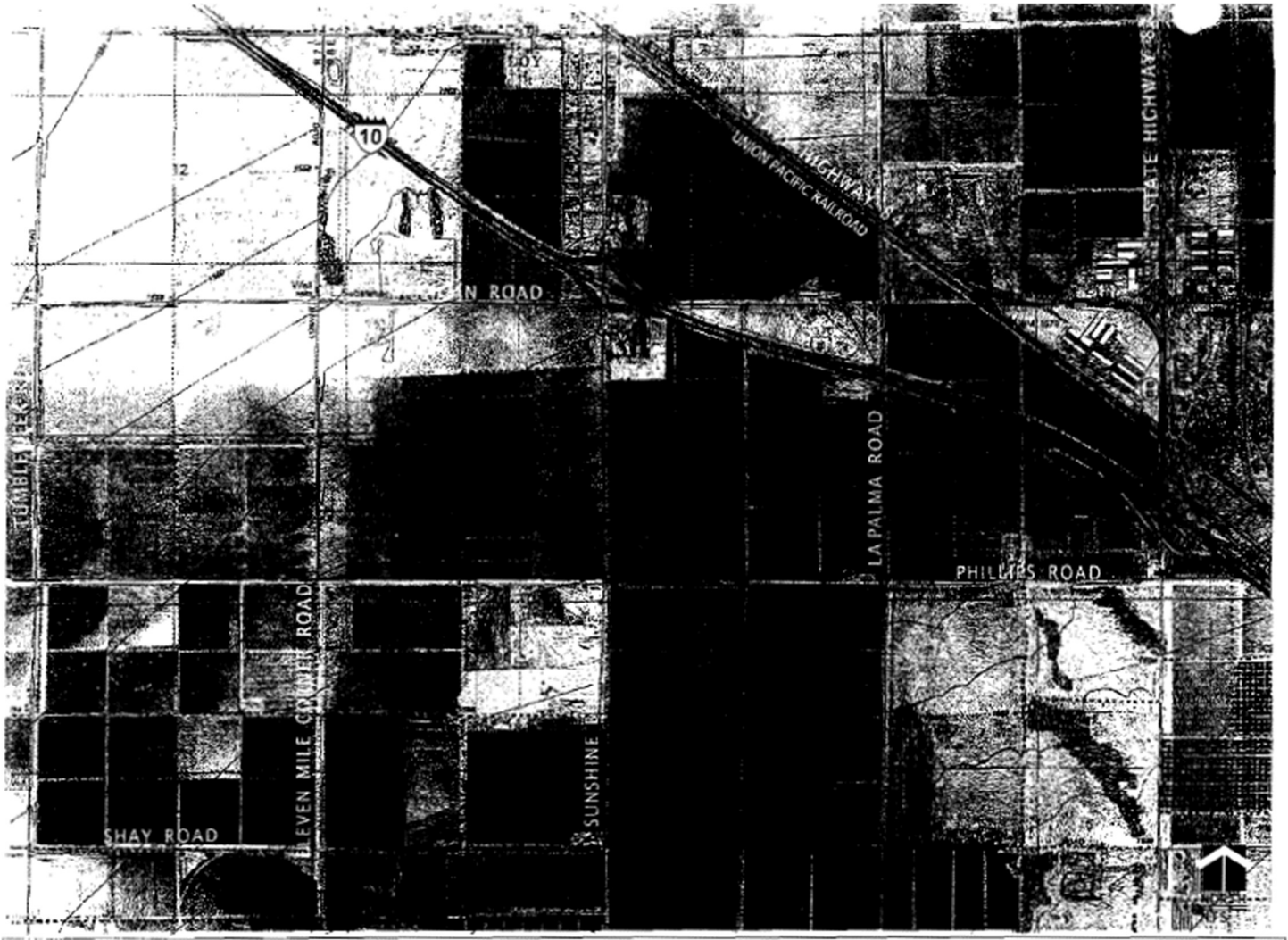
The Preliminary Phasing Plan is conceptual and is based on current market conditions, constraints and opportunities. The actual development phasing may occur in accordance with future market and economic impacts, and construction may be commencing in multiple phase areas simultaneously.

It is anticipated that the Solar Project will be developed and utilized in the first Phase. Upon completion of the solar use on the property, Phase 2 would entail the Decommissioning of the Solar Project which will remove the solar use and ready the land for the next phase of development. Subsequent phases will involve the master planned community uses. The community commercial component **will** be developed in phases rather than as a one-time commercial build-out so that services can be provided as they are needed.

Reference Exhibit W, Preliminary Phasing Plan

SITE
ELOY VALLEY
SPECIFIC PLAN
VICINITY MAP
Exhibit A
Rancho del Sol Brillante
ELOY, ARIZONA
MORRISON MAIERLE, Inc.

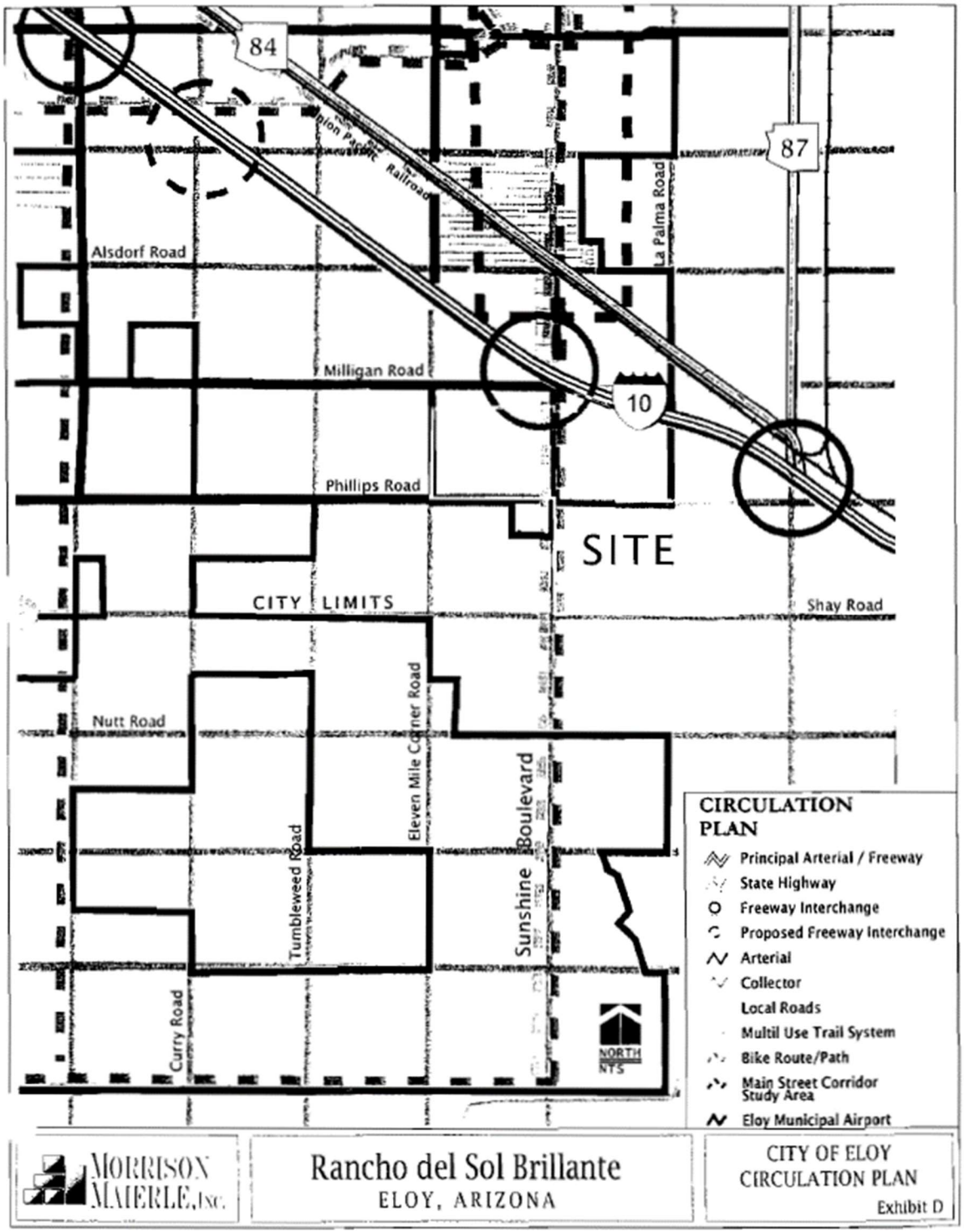

City of Eloy
Proposed
General Plan
LAND USE
Rural Residential
(.05 to .20 DU/ ac)
Estate Density Residential
(.20 to 1.0 DU/ ac)
Medium Density Residential
(4.0 to 6.5 DU/ ac)
High Density Residential
(10.0 to 24.0 DU/ ac)
Neighborhood Commercial
Community Commercial
Light Industrial
Parks/ Open Space
Public/ Institutional
Manufacturing/ Industrial
NORTH
MILLIGAN ROAD
STATE HWY 87
PHILLIPS ROAD
TWEEDY ROAD/ TUMBLEWEED ROAD
ELEVEN MILE CORNER ROAD
SUNSHINE BLVD
LA PALMA ROAD
SHAY ROAD
Rancho del Sol Brillante
ELOY, ARIZONA

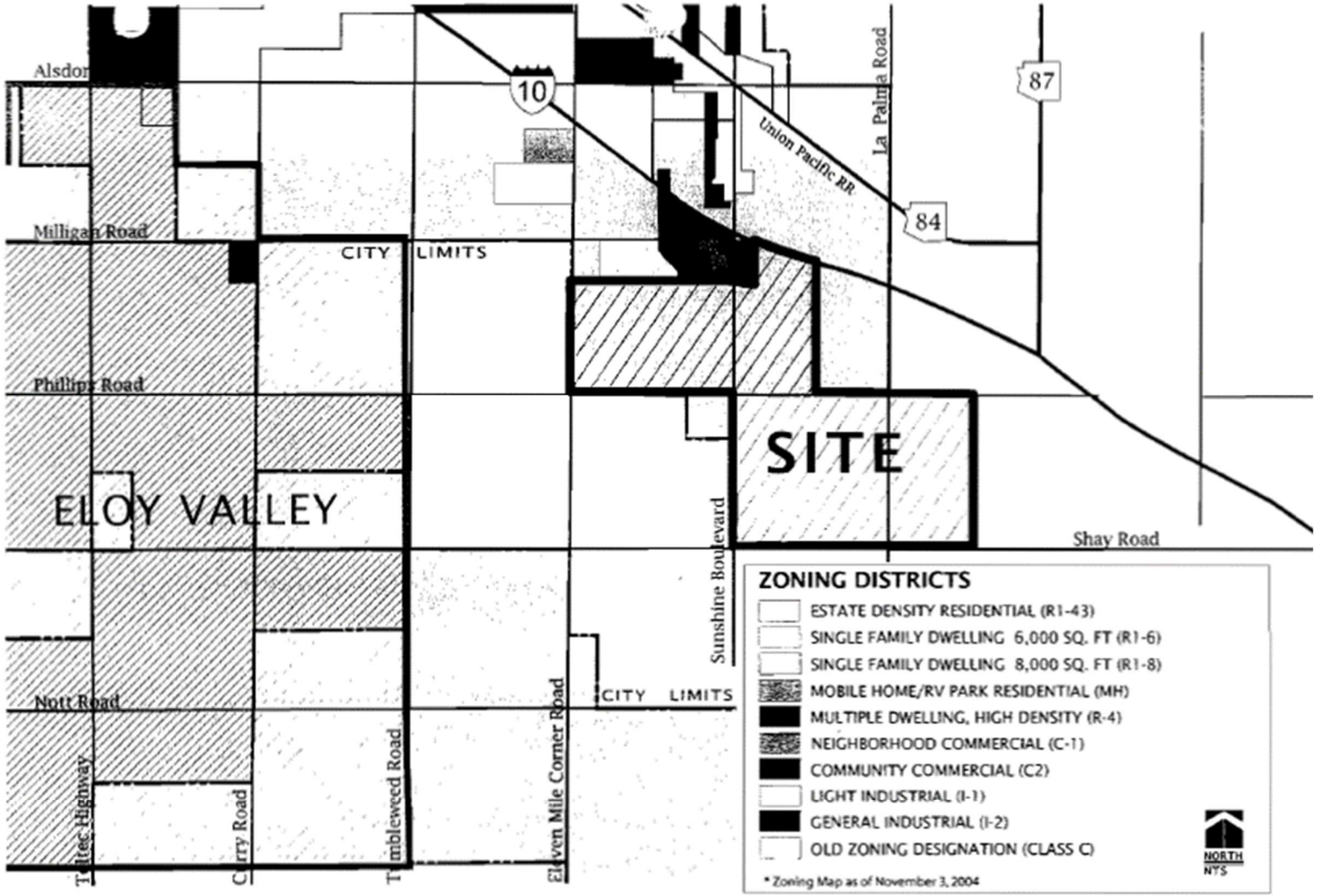


MORRISON MAIERLE, INC.

Rancho del Sol Brillante
ELOY, ARIZONA

EXISTING CONDITIONS MAP
Exhibit C

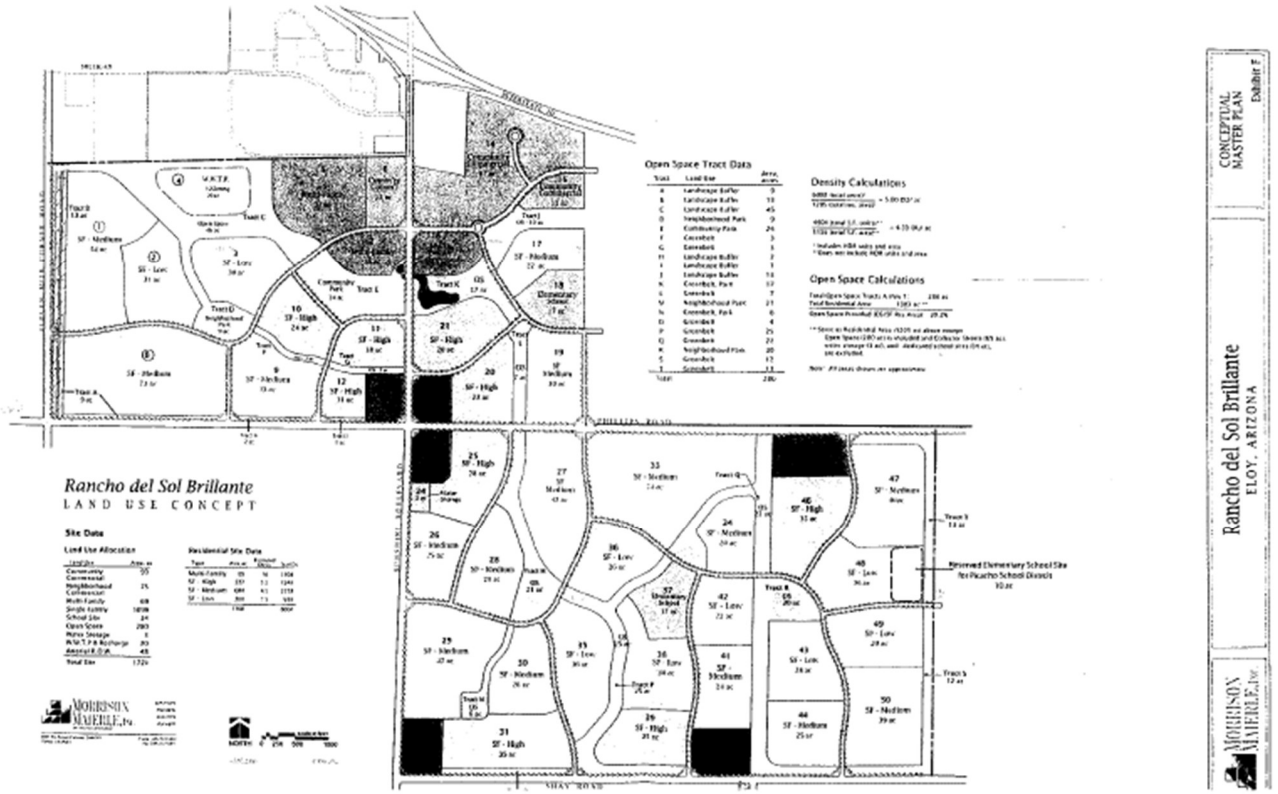

84
87
10
Union Pacific Railroad
La Palma Road
Alsdorf Road
Milligan Road
Phillips Road
SITE
CITY LIMITS
Shay Road
Nutt Road
Eleven Mile Corner Road
Sunshine Boulevard
Tumbleweed Road
Curry Road
NORTH
NTS
CIRCULATION PLAN
Principal Arterial / Freeway
State Highway
Freeway Interchange
Proposed Freeway Interchange
Arterial
Collector
Local Roads
Multil Use Trail System
Bike Route/Path
Main Street Corridor Study Area
Eloy Municipal Airport
MORRISON MAIERLE, INC.
Rancho del Sol Brillante
ELOY, ARIZONA
CITY OF ELOY
CIRCULATION PLAN
Exhibit D

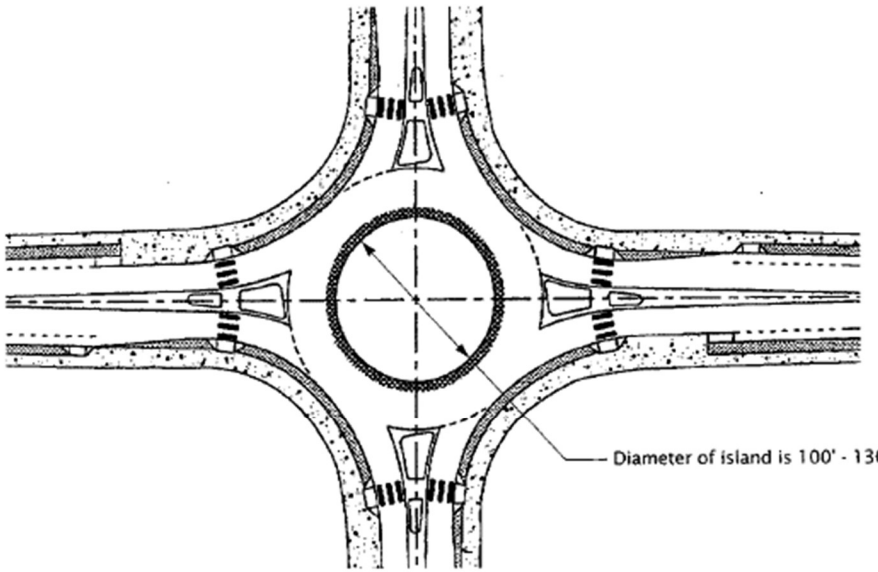


MORRISON MAIERLE, Inc.

Rancho del Sol Brillante
ELOY, ARIZONA

CITY OF ELOY
ZONING DISTRICT MAP
Exhibit E


Rancho del Sol Brillante
LAND USE CONCEPT
Site Data
Land Use Allocation
Residential Site Data
Open Space Tract Data
Density Calculations
Open Space Calculations
Reserved Elementary School Site for Picacho School District
Rancho del Sol Brillante
ELOY, ARIZONA
CONCEPTUAL MASTER PLAN
Exhibit F



TYPICAL PLAN
Collector Roundabout

Note: This is an example of a single land roundabout prepared by the Federal Highway Administration. Details of the final design for this project may vary.

MORRISON MAIERLE, INC.

Rancho del Sol Brillante
ELOY, ARIZONA

STREET
CROSS SECTIONS
Exhibit V

Preliminary Parcel Data

Parcel	Proposed Land Use Category	Land Use	Area/ Acres
1	SF-Medium	Single Family Residential Development	54
2	SF-Low	Single Family Residential Development	31
3	SF-Low	Single Family Residential Development	30
4	Industrial	Wastewater Treatment Plant	20
5	Multi-Family	Multi Family Residential Development	37
6	Community Commercial	Community Commercial	15
7	Multi-Family	Multiple Family Residential Development	16
8	SF-Medium	Single Family Residential Development	73
9	SF-Medium	Single Family Residential Development	33
10	SF-High	Single Family Residential Development	24
11	SF-High	Single Family Residential Development	18
12	SF-High	Single Family Residential Development	11
13	Neighborhood Commercial	Neighborhood Commercial	10
14	Community Commercial	Community Commercial	67
15	Community Commercial	Community Commercial	11
16	Multi-Family	Multi Family Residential Development	16
17	SF-Medium	Single Family Residential Development	22
18	Elementary School	Elementary School Site	17
19	SF-Medium	Single Family Residential Development	30
20	SF-High	Single Family Residential Development	23
21	SF-High	Single Family Residential Development	28
22	Neighborhood Commercial	Neighborhood Commercial	10
23	Neighborhood Commercial	Neighborhood Commercial	11
24	Water Storage Facility	Water Tank Storage Facility	3
25	SF-High	Single Family Residential Development	28
26	SF-Medium	Single Family Residential Development	25
27	SF-Medium	Single Family Residential Development	43
28	SF-Medium	Single Family Residential Development	29
29	SF-Medium	Single Family Residential Development	47
30	SF-Medium	Single Family Residential Development	26
31	SF-High	Single Family Residential Development	35

MORRISON MAIERLE, Inc.

Rancho del Sol Brillante
ELOY, ARIZONA

PRELIMINARY PARCEL DATA
Exhibit G

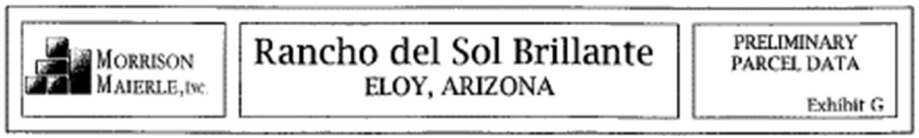
Parcel	Proposed Land Use Category	Land Use	Gross Acres
32	Neighborhood Commercial	Neighborhood Commercial	12
33	SF-Medium	Single Family Residential Development	74
34	SF-Medium	Single Family Residential Development	20
35	SF-Low	Single Family Residential Development	36
36	SF-Low	Single Family Residential Development	26
37	Elementary School	Elementary School Site	17
38	SF-Low	Single Family Residential Development	30
39	SF-High	Single Family Residential Development	25
40	Neighborhood Commercial	Neighborhood Commercial	15
41	SF-Medium	Single Family Residential Development	24
42	SF-Low	Single Family Residential Development	22
43	SF-Low	Single Family Residential Development	28
44	SF-Medium	Single Family Residential Development	25
45	Neighborhood Commercial	Neighborhood Commercial	17
46	SF-High	Single Family Residential Development	35
47	SF-Medium	Single Family Residential Development	40
48	SF-Low	Single Family Residential Development	36
49	SF-Low	Single Family Residential Development	29
50	SF-Medium	Single Family Residential Development	39
Tract A	Single-Family	Landscape Buffer	9
Tract B	Single-Family	Landscape Buffer	13
Tract C	Single-Family	Landscape Buffer	46
Tract D	Single-Family	Neighborhood Park	9
Tract E	Single-Family	Community Park	24
Tract F	Single-Family	Greenbelt	3
Tract G	Single-Family	Greenbelt	3
Tract H	Single-Family	Landscape Buffer	2
Tract I	Single-Family	Landscape Buffer	1
Tract J	Single-Family	Landscape Buffer	13
Tract K	Single-Family	Greenbelt, Park	17
Tract L	Single-Family	Greenbelt	7
Tract M	Single-Family	Neighborhood Park	21
Tract N	Single-Family	Greenbelt, Park	6
Tract O	Single-Family	Greenbelt	4
Tract P	Single-Family	Greenbelt	25

MORRISON MAIERLE, INC.

Rancho del Sol Brillante
ELOY, ARIZONA

PRELIMINARY PARCEL DATA
Exhibit G

Parcel	Proposed Land Use Category	Land Use	Gross Acres
Tract Q	Single-Family	Greenbelt	22
Tract R	Single-Family	Neighborhood Park	30
Tract S	Single-Family	Greenbelt	12
Tract T	Single-Family	Greenbelt	13
		Arterial R.O.W.	48
		TOTAL:	**1721**



Land Use Data Summary

Land Use	Area, acres	Density, DU/ac	Total No. of Units
Community Commercial	93	-	-
Neighborhood Commercial	75	-	-
Multi-Family	69	16.0	1104
Single Family High Density	227	5.5	1248
Single Family Medium Density	604	4.5	2718
Single Family Low Density	268	3.5	938
School Site	34	-	-
Water Storage	3	-	-
Open Space	280	-	-
W.W.T.P & Recharge	20	-	-
Arterial R.O.W.	48		
Total Site	1721		6008

Density Calculations

Residential Area was determined using: $D = \frac{DU}{Ac-(C+S+I+Ar+P)}$

D = Residential Density
Ac = Total Site Area (1,721 Ac)
C = Commercial (168 Ac)
I = Industrial (23 Ac)
S = Reserved but undedicated School Sites (34 Ac)
Ar = Arterial Roadway (48 Ac)
P = Parks and open space (280 Ac)

$\frac{6008 \text{ (total units)*}}{1168 \text{ (total res. area)*}} = 5.14 \text{ DU/ ac}$ $\frac{4904 \text{ (total S.F. units)**}}{1099 \text{ (total S.F. area)**}} = 4.46 \text{ DU/ ac}$

*Includes HDR units & area
**Does not include HDR units & area

Open Space Calculations

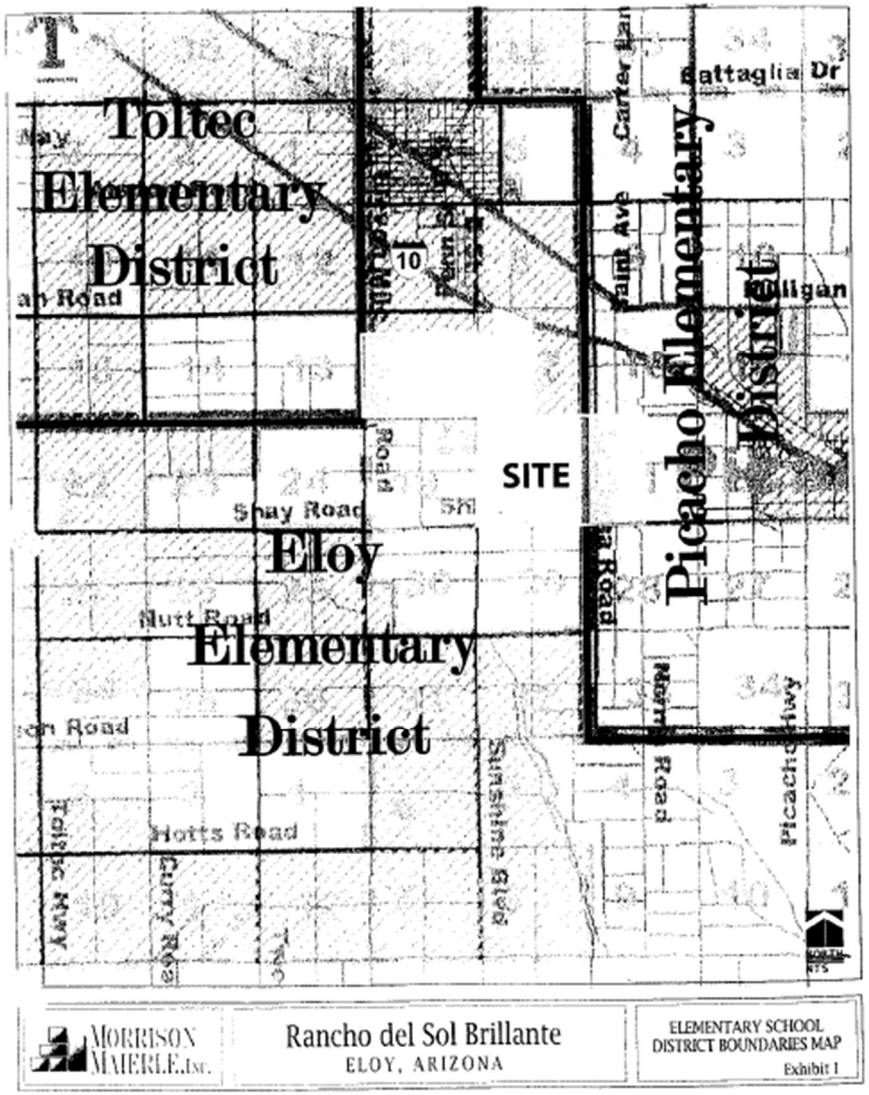
Total Open Space Tracts A thru T: 280 ac
Total Residential Area: 1343 ac***

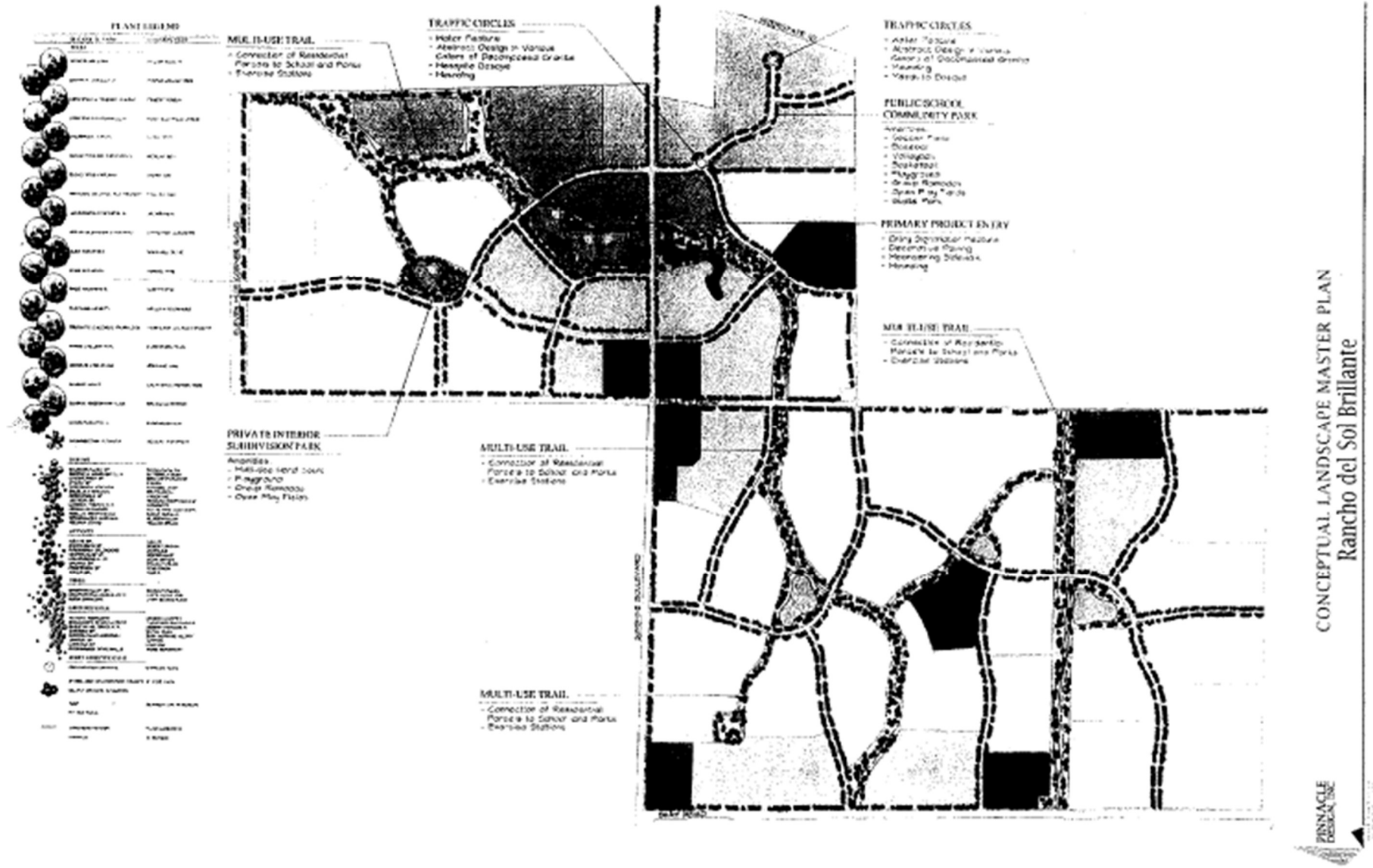
Open Space Provided (OS/SF Res Area): 20.8%

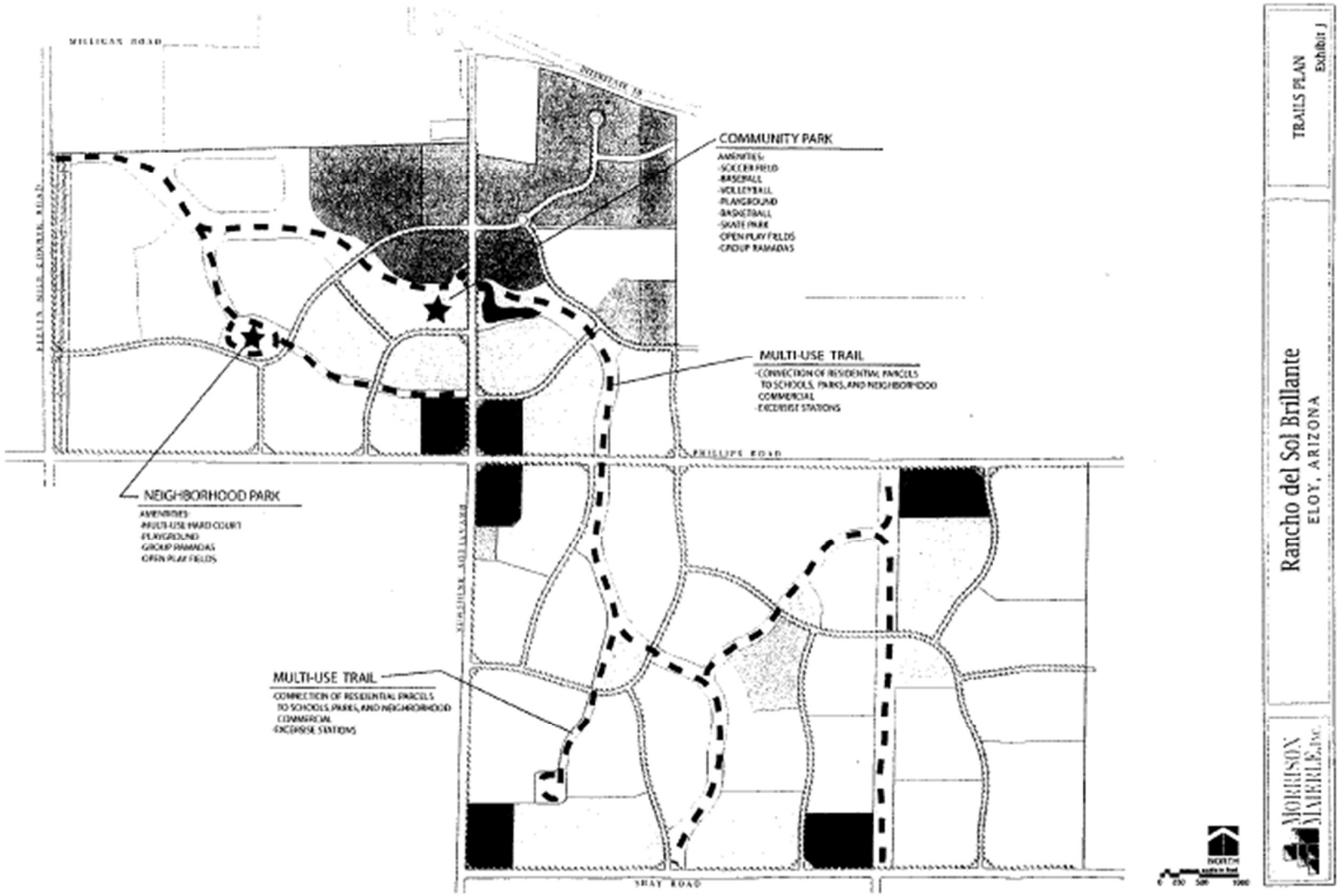
***Same as Residential Area (1168 ac) above except Open Space (280 ac) is included and Collector Streets (48 ac), water storage (3 ac), WWTP (20 ac), and dedicated school sites (34 ac), are excluded.

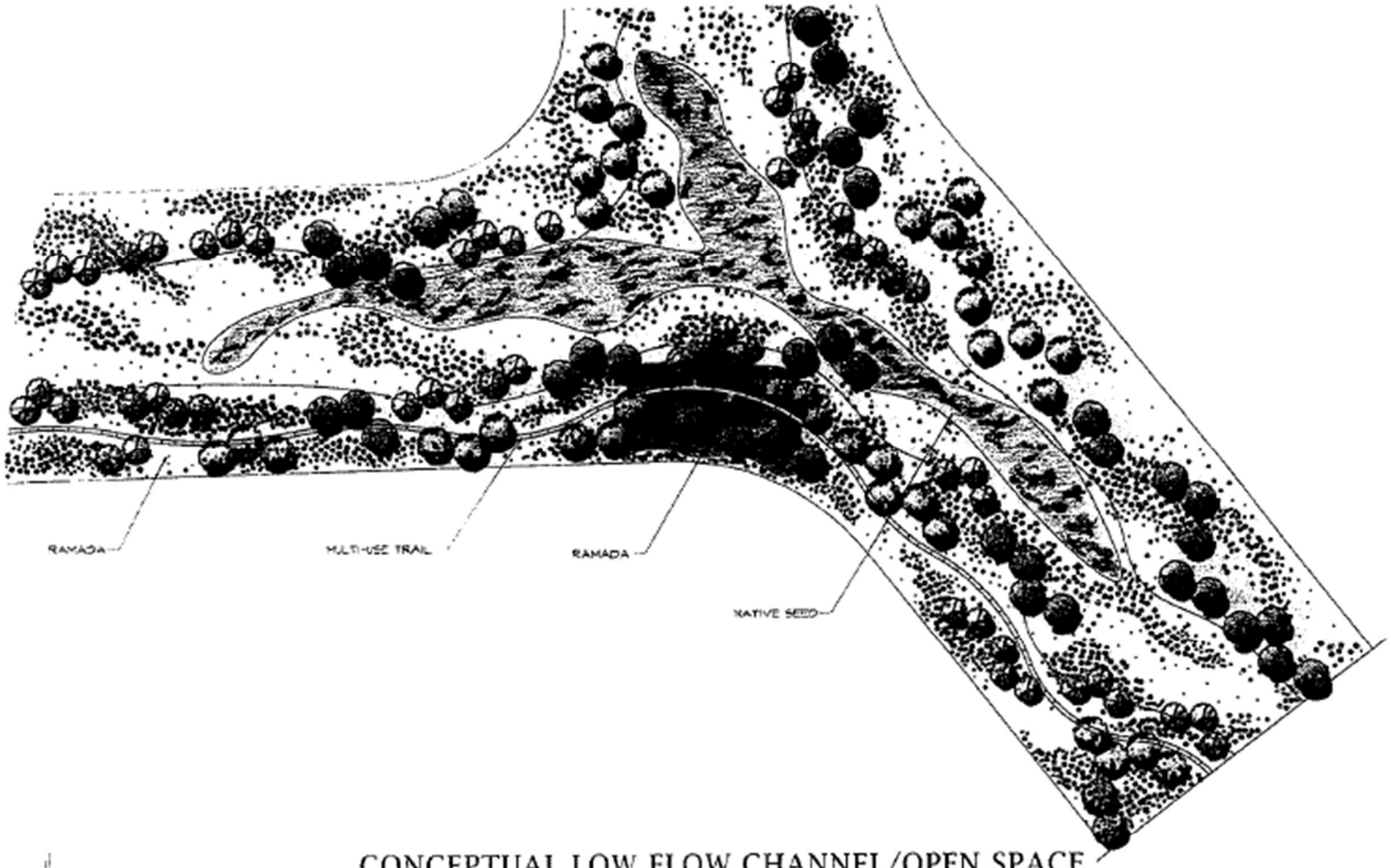
Note: All areas shown are approximate.

MORRISON MAIERLE, INC.	Rancho del Sol Brillante ELOY, ARIZONA	LAND USE DATA SUMMARY Exhibit H


Toltec
Elementary
District
SITE
Eloy
Elementary
District
Picacho Elementary District
Shay Road
Nutt Road
Hotts Road
Sunshine Blvd
Picacho Hwy
Rancho del Sol Brillante
ELOY, ARIZONA
MORRISON MAIERLE, INC.
ELEMENTARY SCHOOL DISTRICT BOUNDARIES MAP
Exhibit I


PLANT LEGEND
MULTI-USE TRAIL
- Connector of Residential Parcels to School and Parks
- Exercise Stations
TRAFFIC CIRCLES
- Water Feature
- Abstract Design in Various Colors of Decomposed Granite
- Hexagon Design
- Planting
PRIVATE INTERIOR SUBDIVISION PARK
Amenities
- Multi-use Hard Court
- Playground
- Group Ramada
- Open Play Fields
MULTI-USE TRAIL
- Connector of Residential Parcels to School and Parks
- Exercise Stations
MULTI-USE TRAIL
- Connector of Residential Parcels to School and Parks
- Exercise Stations
TRAFFIC CIRCLES
- Water Feature
- Abstract Design in Various Colors of Decomposed Granite
- Planting
- Varieties Design
PUBLIC SCHOOL COMMUNITY PARK
Amenities
- Soccer Field
- Baseball
- Volleyball
- Basketball
- Playground
- Group Ramada
- Open Play Fields
- Skate Park
PRIMARY PROJECT ENTRY
- Entry Signature Feature
- Decorative Paving
- Meandering Sidewalk
- Planting
MULTI-USE TRAIL
- Connector of Residential Parcels to School and Parks
- Exercise Stations
CONCEPTUAL LANDSCAPE MASTER PLAN
Rancho del Sol Brillante
PINNACLE PEAK

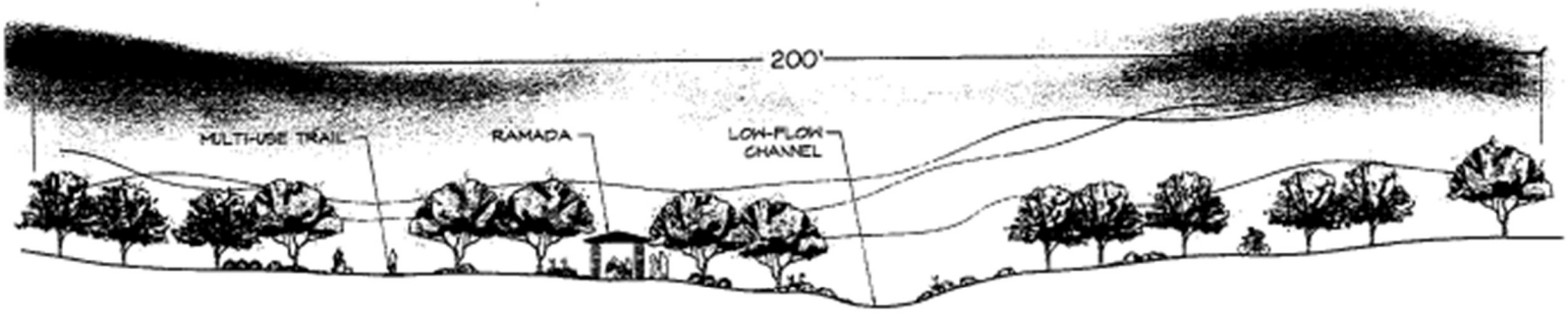

MILLICAN ROAD
INTERSTATE 18
COMMUNITY PARK
AMENITIES:
-SOCCER FIELD
-BASEBALL
-VOLLEYBALL
-PLAYGROUND
-BASKETBALL
-SKATE PARK
-OPEN PLAY FIELDS
-GROUP RAMADAS
MULTI-USE TRAIL
-CONNECTION OF RESIDENTIAL PARCELS TO SCHOOLS, PARKS, AND NEIGHBORHOOD COMMERCIAL
-EXCERSISE STATIONS
PHILLIPS ROAD
NEIGHBORHOOD PARK
AMENITIES:
-MULTI-USE HARD COURT
-PLAYGROUND
-GROUP RAMADAS
-OPEN PLAY FIELDS
MULTI-USE TRAIL
-CONNECTION OF RESIDENTIAL PARCELS TO SCHOOLS, PARKS, AND NEIGHBORHOOD COMMERCIAL
-EXCERSISE STATIONS
SHAY ROAD
NORTH
TRAILS PLAN
Exhibit J
Rancho del Sol Brillante
ELOY, ARIZONA
MORRISON MAIERLE, INC.



CONCEPTUAL LOW FLOW CHANNEL/OPEN SPACE

PINNACLE DESIGN, INC

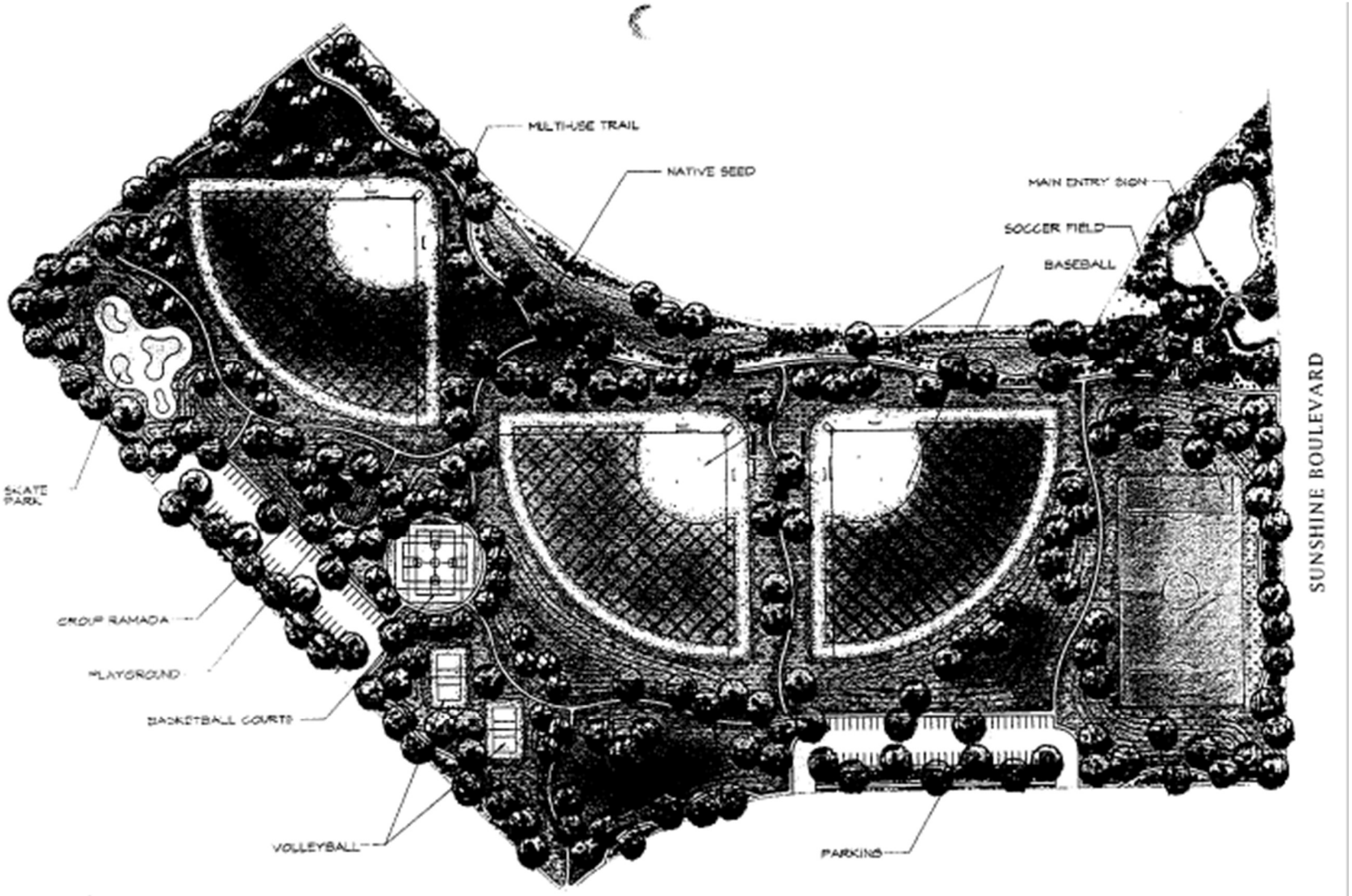
Rancho del Sol Brillante



CONCEPTUAL LOW FLOW CHANNEL/ OPEN SPACE SECTION

PINNACLE DESIGN, INC

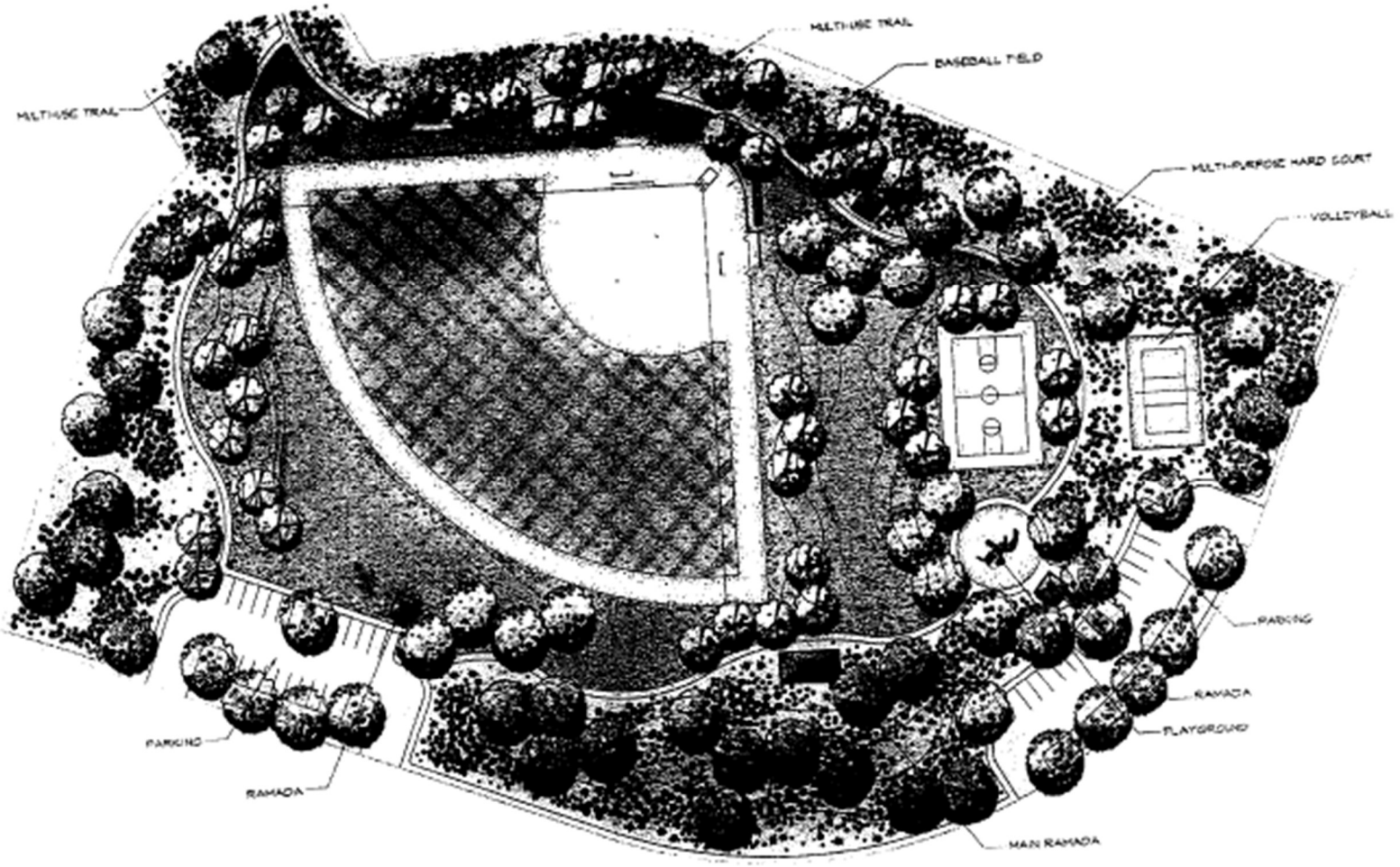
Rancho del Sol Brillante



PINNACLE DESIGN, INC

CONCEPTUAL COMMUNITY PARK

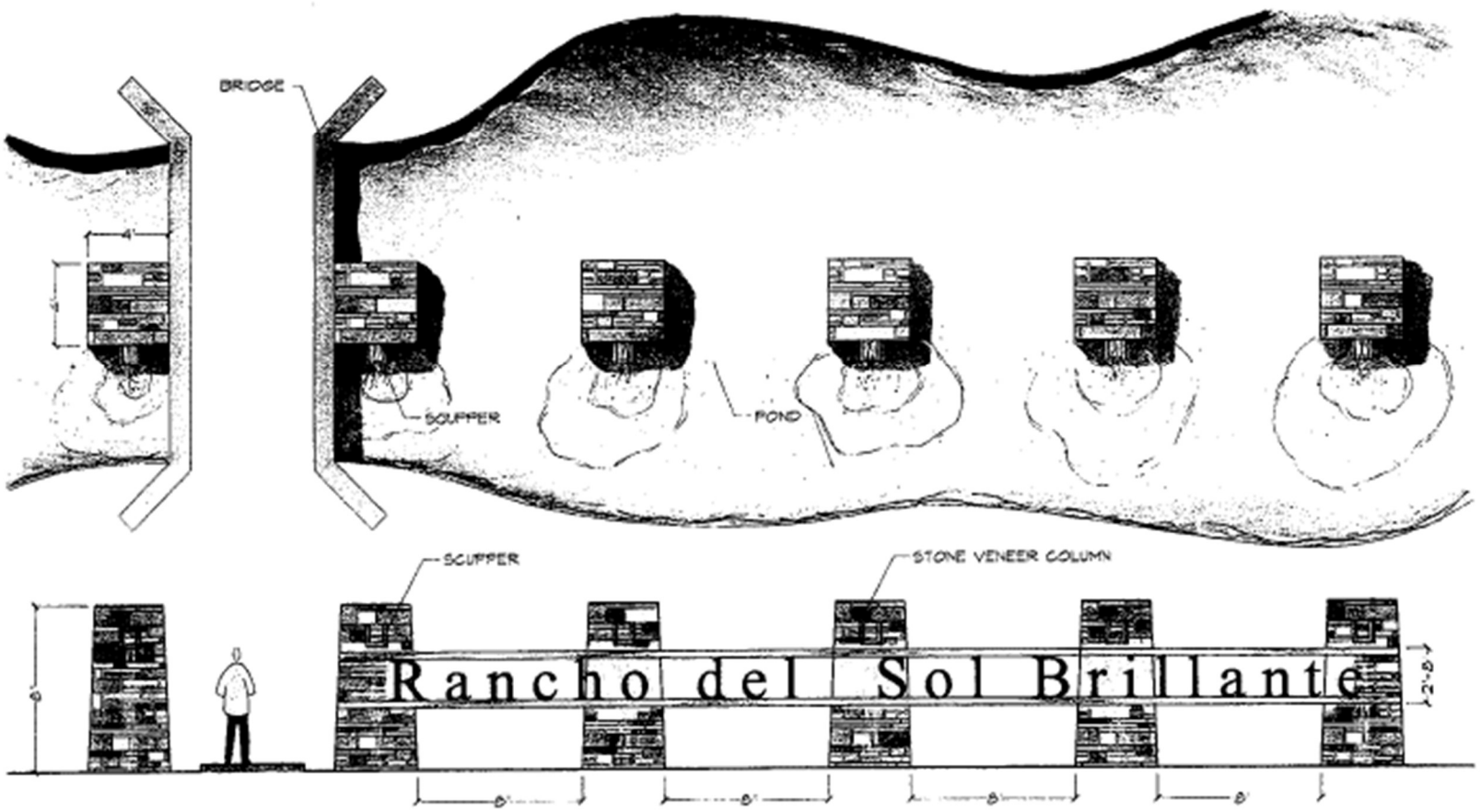
Rancho del Sol Brillante



CONCEPTUAL NEIGHBORHOOD PARK

PINNACLE DESIGN, INC

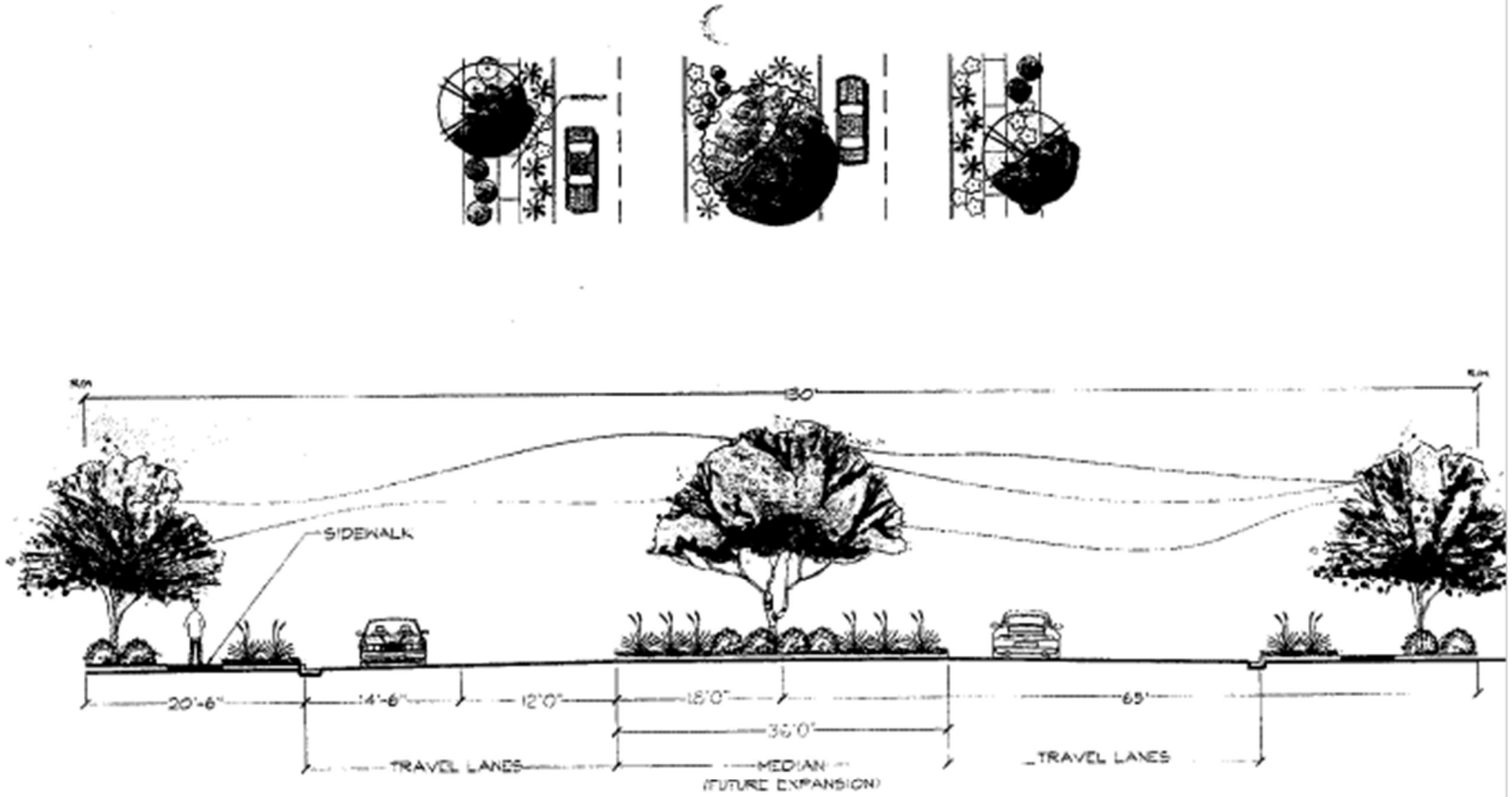
Rancho del Sol Brillante



PINNACLE DESIGN, INC

CONCEPTUAL MONUMENT SIGN SECTION AND PLAN VIEW

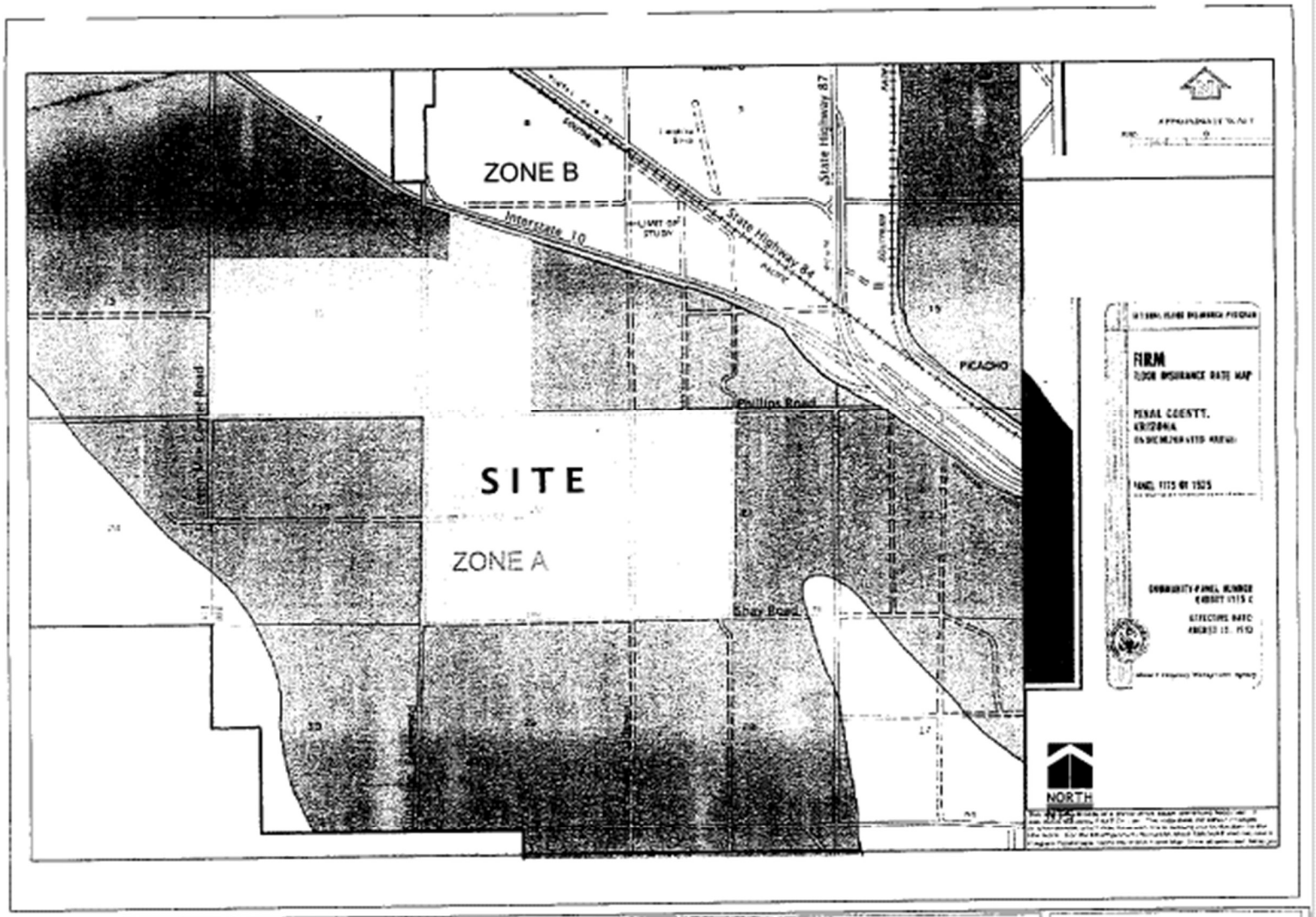
Rancho del Sol Brillante



SUNSHINE BOULEVARD STREET CROSS SECTION AND PLAN VIEW

PINNACLE DESIGN, INC

Rancho del Sol Brillante



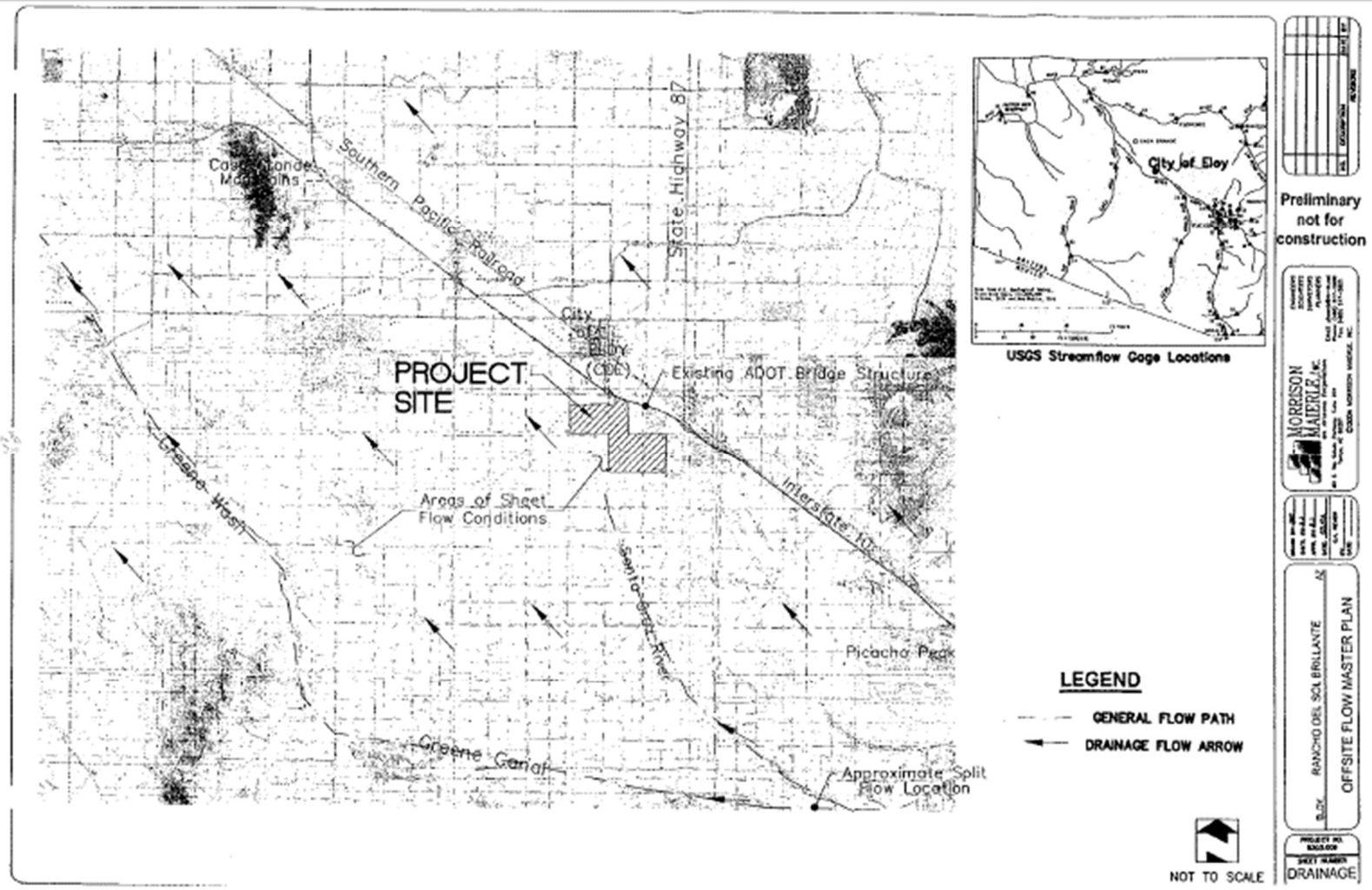
MORRISON MAIERLE, INC.

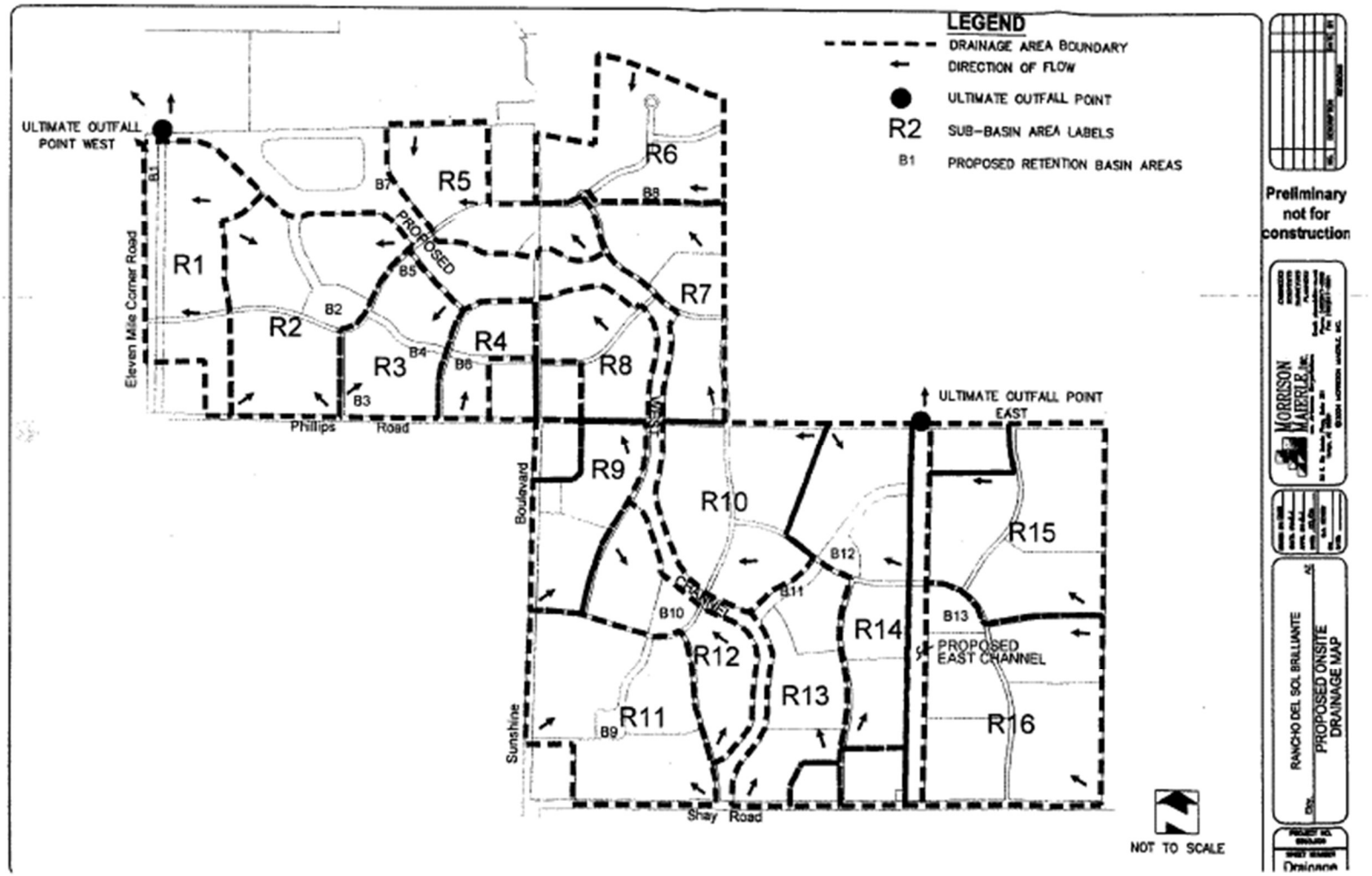
Rancho del Sol Brillante

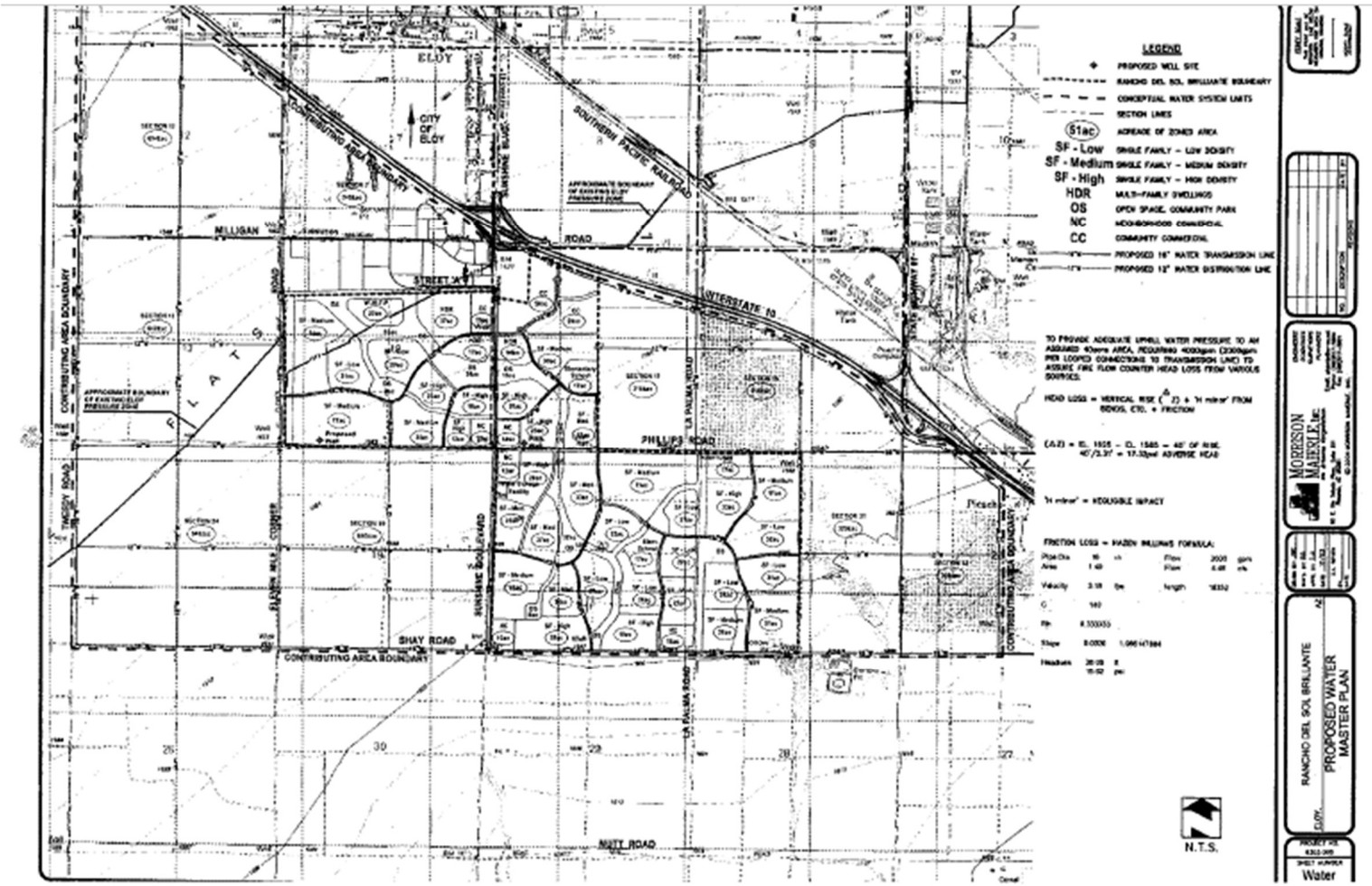
ELOY, ARIZONA

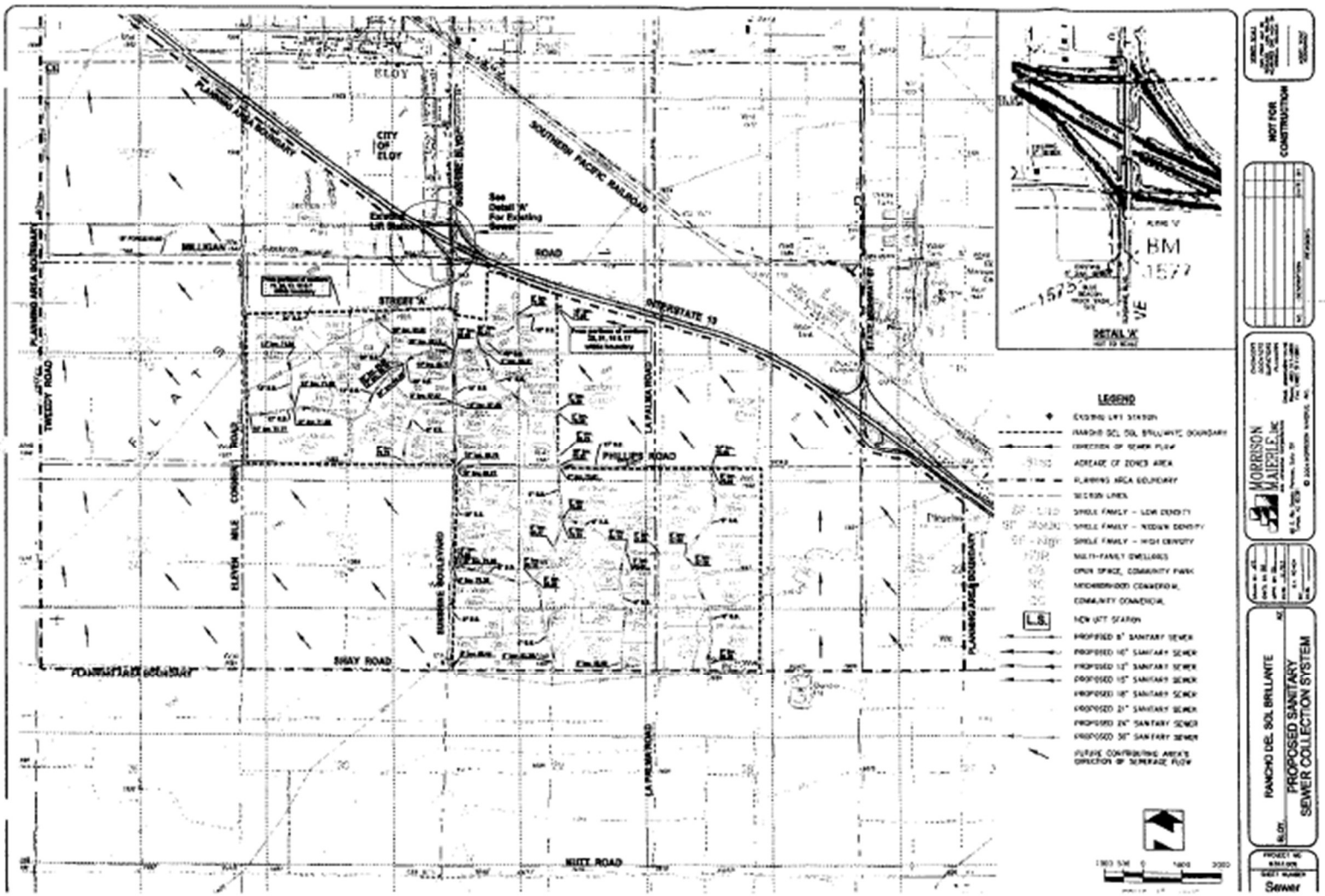
FLOOD INSURANCE RATE MAP (FIRM)

Exhibit Q

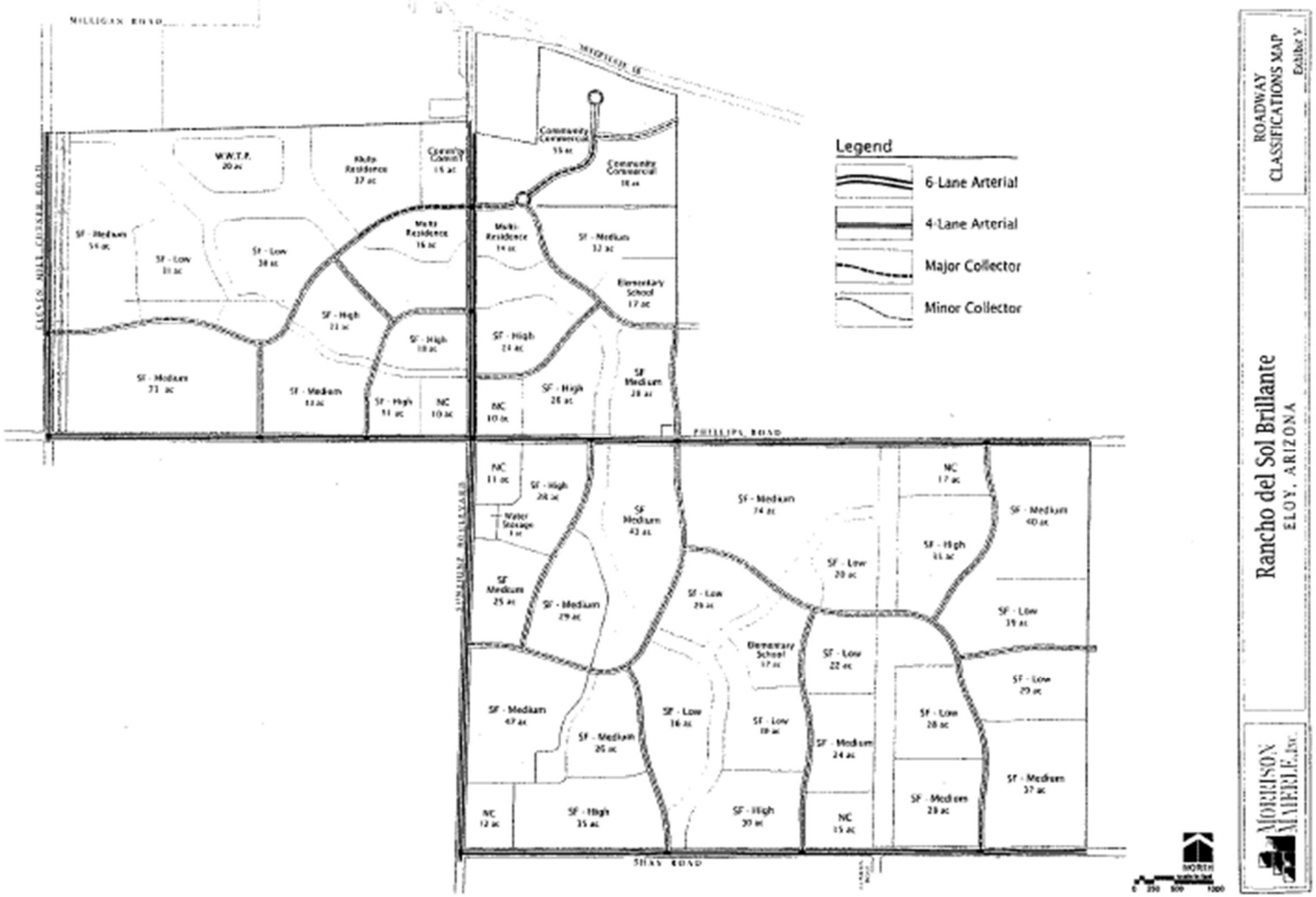

Southern Pacific Railroad
State Highway 87
Coast Range Mountains
City of Eloy (CDE)
PROJECT SITE
Existing ADOT Bridge Structure
Areas of Sheet Flow Conditions
Greene Wash
Interstate 10
Santa Cruz River
Picacho Peak
Greene Canal
Approximate Split Flow Location
City of Eloy
USGS Streamflow Gage Locations
LEGEND
GENERAL FLOW PATH
DRAINAGE FLOW ARROW
NOT TO SCALE
Preliminary not for construction
MORRISON MAIERLE, INC.
RANCHO DEL SOL BRILLANTE
OFFSITE FLOW MASTER PLAN
DRAINAGE

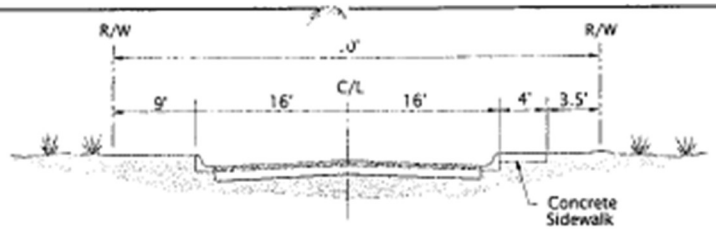

LEGEND
DRAINAGE AREA BOUNDARY
DIRECTION OF FLOW
ULTIMATE OUTFALL POINT
R2 SUB-BASIN AREA LABELS
B1 PROPOSED RETENTION BASIN AREAS
ULTIMATE OUTFALL POINT WEST
ULTIMATE OUTFALL POINT EAST
Eleven Mile Corner Road
Phillips Road
Boulevard
Sunshine
Shay Road
PROPOSED EAST CHANNEL
R1
R2
R3
R4
R5
R6
R7
R8
R9
R10
R11
R12
R13
R14
R15
R16
B1
B2
B3
B4
B5
B6
B7
B8
B9
B10
B11
B12
B13
NOT TO SCALE
Preliminary not for construction
MORRISON MAIERLE, Inc.
RANCHO DEL SOL BRILLANTE
PROPOSED ONSITE DRAINAGE MAP
Drainage


LEGEND
PROPOSED WELL SITE
RANCHO DEL SOL BRILLIANTE BOUNDARY
CONCEPTUAL WATER SYSTEM LIMITS
SECTION LINES
51ac ACREAGE OF ZONED AREA
SF - Low SINGLE FAMILY – LOW DENSITY
SF - Medium SINGLE FAMILY – MEDIUM DENSITY
SF - High SINGLE FAMILY – HIGH DENSITY
HDR MULTI-FAMILY DWELLINGS
OS OPEN SPACE, COMMUNITY PARK
NC NEIGHBORHOOD COMMERCIAL
CC COMMUNITY COMMERCIAL
PROPOSED 16" WATER TRANSMISSION LINE
PROPOSED 12" WATER DISTRIBUTION LINE
TO PROVIDE ADEQUATE UPHILL WATER PRESSURE TO AN ASSUMED 40ppm AREA, REQUIRING 4000gpm (2000gpm PER LOOPED CONNECTIONS TO TRANSMISSION LINE) TO ASSURE FIRE FLOW COUNTER HEAD LOSS FROM VARIOUS SOURCES.
HEAD LOSS = VERTICAL RISE (Δ Z) + 'H minor' FROM BENDS, ETC. + FRICTION
'H minor' = NEGLIGIBLE IMPACT
FRICTION LOSS = HAZEN WILLIAMS FORMULA:
ELOY
CITY OF ELOY
SOUTHERN PACIFIC RAILROAD
CONTRIBUTING AREA BOUNDARY
MILLIGAN ROAD
STREET A
INTERSTATE 10
PHILLIPS ROAD
SHAY ROAD
NUTT ROAD
LA PALMA ROAD
SUNSHINE BOULEVARD
FLATS
N.T.S.
MORRISON MAIERLE, Inc.
RANCHO DEL SOL BRILLIANTE
PROPOSED WATER MASTER PLAN
Water

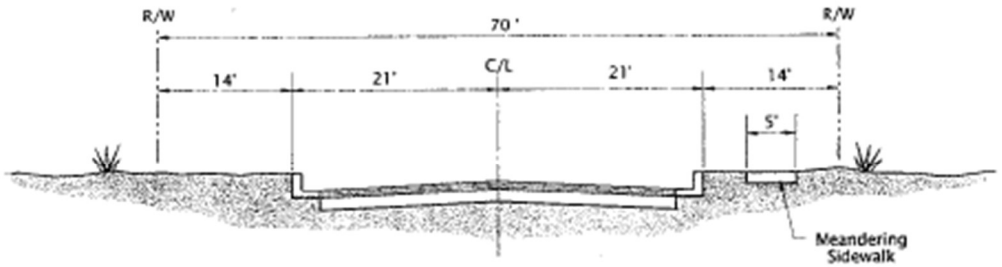


ELOY
CITY OF ELOY
SOUTHERN PACIFIC RAILROAD
PLANNING AREA BOUNDARY
MILLIGAN
ROAD
STREET 'A'
INTERSTATE 13
PHILLIPS ROAD
SHAY ROAD
NUTT ROAD
TWEEDY ROAD
ELEVEN MILE CORNER ROAD
LA PALMA ROAD
SUNSHINE BOULEVARD
DETAIL 'A'
BM
1577
LEGEND
NOT FOR CONSTRUCTION
MORRISON MAIERLE, Inc.
RANCHO DEL SOL BRILLANTE
PROPOSED SANITARY SEWER COLLECTION SYSTEM
Sewer

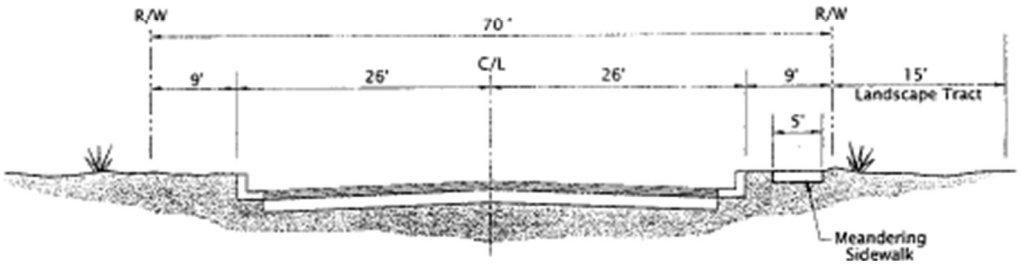

Legend
6-Lane Arterial
4-Lane Arterial
Major Collector
Minor Collector
MILLIGAN ROAD
PHILLIPS ROAD
SHAY ROAD
ROADWAY CLASSIFICATIONS MAP
Exhibit V
Rancho del Sol Brillante
ELOY, ARIZONA
MORRISON MAIERLE, INC.



TYPICAL SECTION
Local Roadway



TYPICAL SECTION
Minor Collector Roadway

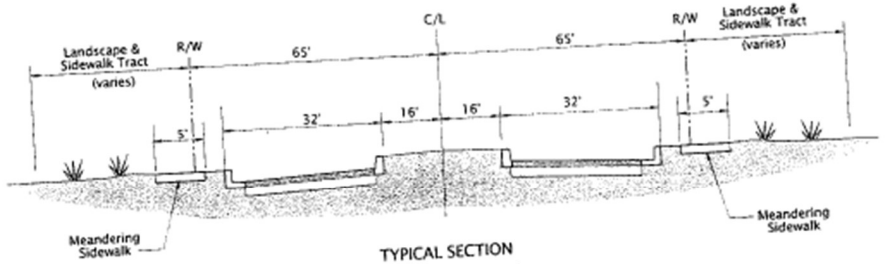


TYPICAL SECTION
Major Collector Roadway

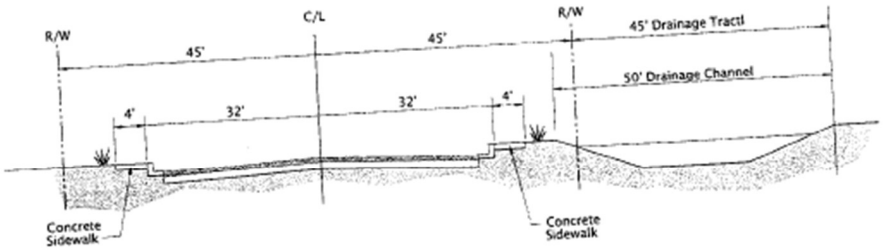
MORRISON MAIERLE, INC.

Rancho del Sol Brillante
ELOY, ARIZONA

STREET
CROSS SECTIONS
Exhibit V



TYPICAL SECTION
Sunshine Blvd

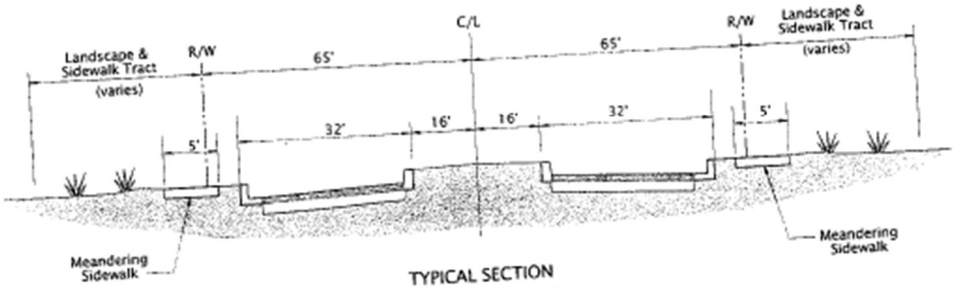


TYPICAL SECTION
Phillips Road - Looking West

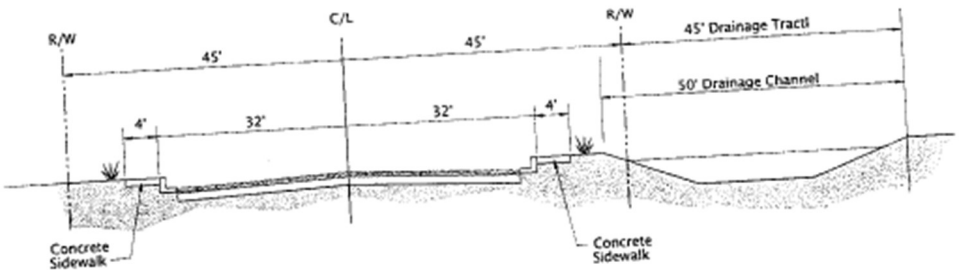
MORRISON MAIERLE, INC.

Rancho del Sol Brillante
ELOY, ARIZONA

STREET CROSS SECTIONS
Exhibit V



TYPICAL SECTION
Sunshine Blvd



TYPICAL SECTION
Phillips Road - Looking West

MORRISON MAIERLE, INC.

Rancho del Sol Brillante
ELOY, ARIZONA

STREET CROSS SECTIONS
Exhibit V

Exhibit X

Interim Project Plan: Milligan Energy Center Solar Generation Facility

A Utility-Scale Solar Generation, and Battery Energy Storage System Facility

PROJECT SUMMARY

The proposed Milligan Energy Center Solar Generation Facility is proposed as an interim use of within the Rancho Del Sol Brilliante Planned Area Development (PAD), until such time that the property owner has determined that the development of the master planned community is feasible. The Solar Generation Facility is proposed as an electrical generation facility consisting of solar photovoltaic (PV) modules, a project substation, an operations and maintenance (O&M) building and a battery energy storage system (BESS), collectively referred to as the Milligan Energy Center (the Solar Project).

The Solar Project is proposed to consist of 1,584 gross acres of the overall 1,721 acre PAD, and will have the capacity to generate 315 megawatts of alternating current (MWac). In addition, the facility will contain a BESS with the net power capacity of up to 300 MWac. The BESS is anticipated to provide no more than a single charge/discharge cycle on a 24-hour basis—storing/discharging up to 1,200 megawatt hours (MWh).

PROJECT LOCATION

The Solar Project is located approximately 0.5 mile south of Interstate 10 via South Sunshine Boulevard. The location of the proposed improvements are indicated in **Exhibit Y – Interim Project Plan: Milligan Energy Conceptual Site Plan.**

ACCESS AND SITE CIRCULATION

The Solar Project is accessible along South Sunshine Boulevard—which bisects north and south near the middle of the site— as well as Eleven Mile Corner Road along the west and South La Palma Road along the east. East Phillips Road bisects the site east to west. East Shay Road is along the south of the site and East Milligan Road is along the north of the site. Several existing graded minor/local/farm roads exist within the Solar Project Site.

OPERATIONS & MAINTENANCE

The Solar Project will operate 7 days a week and 365 days per year. Monitoring of the facility will be conducted utilizing a Supervisory Control and Data Acquisition (SCADA) system. The Solar Project will not generate audible noise more than Occupational Safety and Health Administration (OSHA) standards during the production of electricity. Employees needed to monitor the operation of the Solar Project include up to three staff for each 8-hour shift (24 hours a day). Maintenance activities include occasional security checks, addressing maintenance issues, occasional panel

washing activities, as well as emergency repair events.

WATER

It is anticipated that water will be transported to the site or sourced from on site water wells depending on feasibility and costs. Water will be used during construction, panel washing activities (once every five years), fire suppression, and domestic use within the O&M building. The Solar Project does not require water for the generation of electrical power and would require very little water for panel and equipment maintenance. Panel washing may be required if rains are not sufficient or if soiling of panels is excessive due to dust accumulation. The Applicant is responsible for sourcing the water to serve the project. The City of Eloy would incur no costs for any infrastructure improvements related to the Solar Project.

WASTEWATER

The Solar Project does not require a connection to an existing sewer system; however, connecting to the City's existing sewer infrastructure is being explored and will depend on feasibility and costs. Temporary portable toilets, serviced by a licensed provider, would be transported to the site for employee use during construction and removed upon completion. During operation (i.e., post construction), a septic system or extension and connection to the City's sewer system will be utilized for human waste disposal. The septic field would be located adjacent to the O&M building.

LANDSCAPING

Please see **Exhibit Z – Interim Project Plan: Milligan Energy Conceptual Landscape Plan** for proposed setbacks, screening and vegetation as discussed with City of Eloy staff.

All required on-site, off-site and streetscape landscape areas shall be landscaped with vegetation and/or landscape topping material as identified in the Pinal Active Management Area (AMA) Low Water Use/Drought Tolerant Plant List or approved by the City. Sizes and quantities shall meet or exceed City of Eloy regulations and guidelines. Small to medium sized shrub species and ground cover would be planted within a minimum 10-ft landscape setback. Four different types of landscape buffers will be utilized around the Solar Project boundary, and the boundary will also include a chain link fence with a height of 7 feet as approved by staff.

In addition to complying with the minimum Landscaping standards as summarized above, the project will feature enhanced landscaping along the boundary adjoining the pecan farming operations. The enhanced landscaping proposed for this portion of the project boundary includes utilizing specific plant species, which are known to dissipate greater heat via a process referred to as "transpiration." The enhanced landscaping will utilize Chinese Elm and Hopbush which are two plant species that demonstrate significantly higher levels of transpiration. These plants are both low water use and drought tolerant and appear on the Pinal AMA's approved species list. Additionally, the project is proposing a vegetation density double the standard design to further

enhance the transpiration benefits from the vegetation. The specific landscape plan will be shown on a planting palette.

ROADWAY IMPROVEMENTS

Existing roadways adjacent to the Solar Project would be improved as part of the Solar Project construction per existing City requirements. For dirt roads, treatment shall include double chip seal with 6 inches of aggregate base coarse (ABC) material constructed at existing grade. Low-water crossings would be installed at existing low points along the improved road. For paved roads, treatment shall include double chip seal on existing pavement. Seven paved entrances would allow routine and emergency access to the site. Interior access roads would be 12-feet wide and comprised of compacted gravel.

DECOMMISSIONING

The proposed life of the Solar Project is 30 years. The Applicant will develop and submit to the City for approval a Decommissioning and Reclamation Plan that complies with the requirements of the new Utility Scale Solar and BESS Ordinance. The Decommissioning and Reclamation Plan will include the methods for removing solar panels, racking system, wiring, conduit, inverters, BESS, O&M building, interconnect, and reclamation of disturbed land.

FIRE SAFETY

All applicable City and County fire laws, regulations, and requests will be complied with, and all reasonable measures will be taken to prevent fires on the site. A water supply that complies the Eloy Fire District requirements will be provided. The Solar Project will sponsor training to be provided to O&M staff and the local fire department prior to the Solar Project completion along with periodic refresher training throughout the operational period. An Emergency Action Plan for construction and operations will be available for review by local officials during the training. Fire hazard risk will be further reduced through the control or suppression of weeds and tall grasses within and directly adjacent to the site. All weed control will be conducted in compliance with regulations.

EXHIBIT Y
INTERIM PROJECT PLAN - MILLIGAN ENERGY CENTER
CONCEPTUAL SITE PLAN
PLANNED AREA DEVELOPMENT APPLICATION

MILLIGAN ENERGY CENTER, LLC
801 WEST MILLIGAN ROAD
ELOY, AZ 85131
SECTIONS 17, 18, 20 & 21, TOWNSHIP 8 SOUTH, RANGE 8 EAST

PROJECT DESCRIPTION

THE MILLIGAN ENERGY CENTER PROJECT CONSISTS OF NEW ACCESS ROADWAYS AND LAYDOWN/STAGING AREAS, PV ARRAY AREA, STORMWATER INFRASTRUCTURE, A SUBSTATION PAD, AND PUBLIC RIGHT OF WAY IMPROVEMENTS. IMPERVIOUS IMPROVEMENTS SHOWN ARE APPROXIMATELY 43 ACRES (2.9% OF THE TOTAL SITE AREA) AND INCLUDE THE BESS AREA, O&M AREA, SUBSTATION PAD, INVERTER PADS, AND ACCESS ROADS. THE SITE IS PROPOSED TO BE ACCESSED FROM MILLIGAN ROAD, SOUTH SUNSHINE BLVD, PHILLIPS ROAD, AND SOUTH LA PALMA ROAD. THE PROJECT SITE CURRENTLY CONSISTS OF MOSTLY AGRICULTURAL LAND WITH MULTIPLE ROADS AND IRRIGATION CANALS SEGMENTING THE SITE INTO VARIOUS REGIONS.

DEVELOPER CONTACT:	MILLIGAN ENERGY CENTER, LLC BILL GOLOVE 422 ADMIRAL BLVD. KANSAS CITY, MO 64106
SURVEYOR:	ALTA/NSPS LAND TITLE SURVEY BLEW & ASSOCIATES, P.A. 3825 N. SHILOH DR. FAYETTEVILLE, AR 72703
GEOTECHNICAL ENGINEER:	GEOTECHNICAL INVESTIGATION REPORT MILLIGAN SOLAR WOOD 4600 E. WASHINGTON ST. SUITE 600 PHOENIX, AZ 85034
PV LAYOUT PREPARED BY:	SAVION, LLC
PLANS PREPARED BY:	WOOD 3636 EXECUTIVE DRIVE. SUITE 100 AUSTIN, TX 78731

NOTES

1. THE SITE LAYOUT SHOWN WITHIN THESE PLANS IS CONCEPTUAL. ARRAY CONFIGURATION, SUBSTATIONS, ROADS, AND FENCE LOCATIONS ARE SUBJECT TO CHANGE DURING FINAL DESIGN.
2. IMPROVEMENTS TO THE SITE WILL INCLUDE SOLAR PANELS, ACCESS DRIVES, AND THE ASSOCIATED ELECTRICAL SUBSTATIONS. THE PROJECT AREAS WILL BE SURROUNDED BY A 7' CHAIN LINK SECURITY FENCE.
3. THE PROPOSED IMPROVEMENTS WILL BE CONSTRUCTED AT EXISTING GRADE WHERE POSSIBLE. MINOR GRADING MAY BE REQUIRED NEAR TERRACED LOCATIONS IN ORDER TO TRANSITION THE SLOPE FOR THE PLACEMENT OF PANELS.
4. DRAINAGE WILL BE COLLECTED UNDER THE PANELS AND RETAINED ONSITE. THIS MAY BE ACCOMPLISHED BY MODIFYING THE EXISTING DRAINAGE INFRASTRUCTURE TO RETAIN SHALLOW AMOUNTS OF WATER WITHIN THE EXISTING FIELDS. THE SHALLOW RETENTION AREAS WILL ALLOW FOR RAPID INFILTRATION AND ENSURE NO IMPACT TO THE ELECTRICAL FACILITIES. ALL ELECTRICAL FACILITIES SHALL BE LOCATED A MINIMUM OF 1' ABOVE THE 100 YEAR FLOOD ELEVATION. THE STORMWATER DESIGN IN THIS SET OF PLANS IS CONCEPTUAL AND SUBJECT TO CHANGE DURING FINAL DESIGN.
5. REFER TO THE ALTA/NSPS LAND TITLE SURVEY PROVIDED BY COMMERCIAL DUE DILIGENCE SERVICE AND TITLED "SHELL-PINAL COUNTY 2020" FOR LEGAL DESCRIPTION AND TITLE INFORMATION.
6. REFER TO THE GEOTECHNICAL INVESTIGATION REPORT MILLIGAN SOLAR, PREPARED BY WOOD, FOR GEOTECHNICAL RECOMMENDATIONS.
7. THE PROPOSED IMPROVEMENTS SHOWN IN THESE PLANS MEET OR EXCEED THE REQUIREMENTS IN ORDINANCE 21-3-1-39.
8. ADJACENT PROPERTY BUILDING SETBACK IS 75' PER TABLE 3-1-1. NO ADJACENT PROPERTIES REQUIRE A 100' SETBACK.
9. LANDSCAPE IMPROVEMENTS AND FENCING COMPLY WITH SECTIONS G.2&3 OF ORDINANCE 21-3-1-39. SPECIFIC PLANTINGS SHALL BE DROUGHT TOLERANT AND COORDINATED WITH THE CITY OF ELOY. DRIP IRRIGATION SHALL BE PROVIDED FOR ALL LANDSCAPE BUFFERS.
10. RIGHT OF WAY DEDICATIONS ARE PER THE CITY OF ELOY TRAFFIC CIRCULATION MAP AND ORDINANCE 21-3-1.39 SECTION G.10&11.
11. INTERNAL ACCESS ROADS SHALL BE DESIGNED TO SERVE A VEHICLE WITH 75,000 LB GROSS WEIGHT.
12. CAIDD STRUCTURES AND TURNOUTS SHALL BE EXCLUDED FROM THE SECURITY FENCED AREA TO ALLOW UNOBSTRUCTED ACCESS TO CHECK STRUCTURES.
13. PHASED CONSTRUCTION IS NOT PROPOSED AS A PART OF THIS DEVELOPMENT.

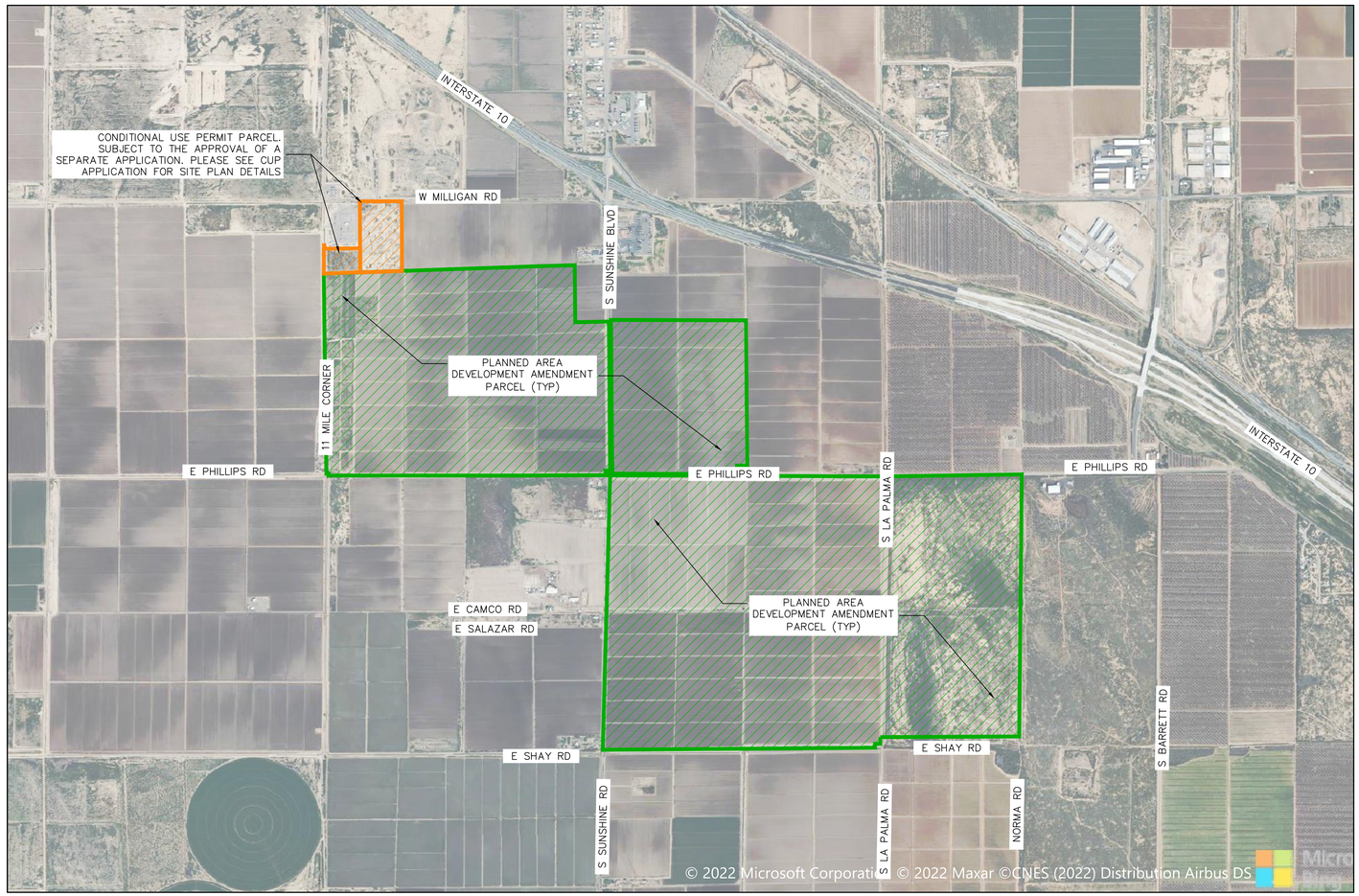
FLOOD ZONE:

THE PROJECT SITE IS LOCATED IN FLOOD ZONE A, DEFINED AS AND AREA OF 1.0% ANNUAL CHANCE FLOOD. MILLIGAN ENERGY CENTER LLC IS COORDINATING WITH PINAL COUNTY FLOOD CONTROL DISTRICT (FUP2309-186) TO OBTAIN A LETTER OF MAP REVISION (LOMR) THROUGH FEMA.

FEMA MAP NUMBERS: PANEL 04021C1975F, 04021C1956F, & 04021C1957F EFF. 05-16-2019.

BASIS OF BEARINGS:

BEARINGS AND DISTANCES ARE BASED ON ARIZONA STATE PLANE COORDINATE SYSTEM CENTRAL ZONE DATUM OF 1983 CORS 2011 US FT.



VICINITY MAP
SCALE 1"=0.25MI

DRAWING INDEX

SHEET NUMBER	SHEET TITLE	REVISION
G000	COVER SHEET	C
C050	BOUNDARY SETBACK FIGURE	B
C100	OVERALL SITE PLAN	C
C101	SITE PLAN 1 OF 4	C
C102	SITE PLAN 2 OF 4	C
C103	SITE PLAN 3 OF 4	C
C104	SITE PLAN 4 OF 4	C
C200	OVERALL DRAINAGE PLAN	C
C500	SITE DETAILS	B
C501	SITE DETAILS	B

PROPOSED FEATURES LEGEND

- TYPE A LANDSCAPE BUFFER
- TYPE B LANDSCAPE BUFFER
- TYPE B-R LANDSCAPE BUFFER
- TYPE C LANDSCAPE BUFFER
- TYPE C-R LANDSCAPE BUFFER
- TYPE D LANDSCAPE BUFFER
- TYPE E LANDSCAPE BUFFER
- TYPE F LANDSCAPE BUFFER
- TYPE G LANDSCAPE BUFFER
- PROPERTY BOUNDARY
- 100' BOUNDARY SETBACK
- 75' BOUNDARY SETBACK
- PROPOSED RIGHT OF WAY
- PROPOSED RIGHT OF WAY 50' SETBACK
- SECURITY FENCE
- SITE ACCESS ROAD
- PROPOSED HORIZONTAL DIRECTIONAL BORE
- CAIDD EASEMENT OR RIGHT OF WAY (FEDERAL LANDS)

WORK SAFELY

wood.
WOOD
RENEWABLES, PROJECT DEVELOPMENT & ENGINEERING
3636 Executive Drive, Suite 100
Austin, TX 78731
WEB: WWW.WOODPLC.COM

REVISION	DATE	ISSUE / REVISION DESCRIPTION	ISSUED	APPROVED
C	06/26/2024	ISSUED FOR PERMITTING	KV	RB
B	05/24/2024	ISSUED FOR PERMITTING	KV	RB
A	11/09/2023	ISSUED FOR PERMITTING	KV	TF

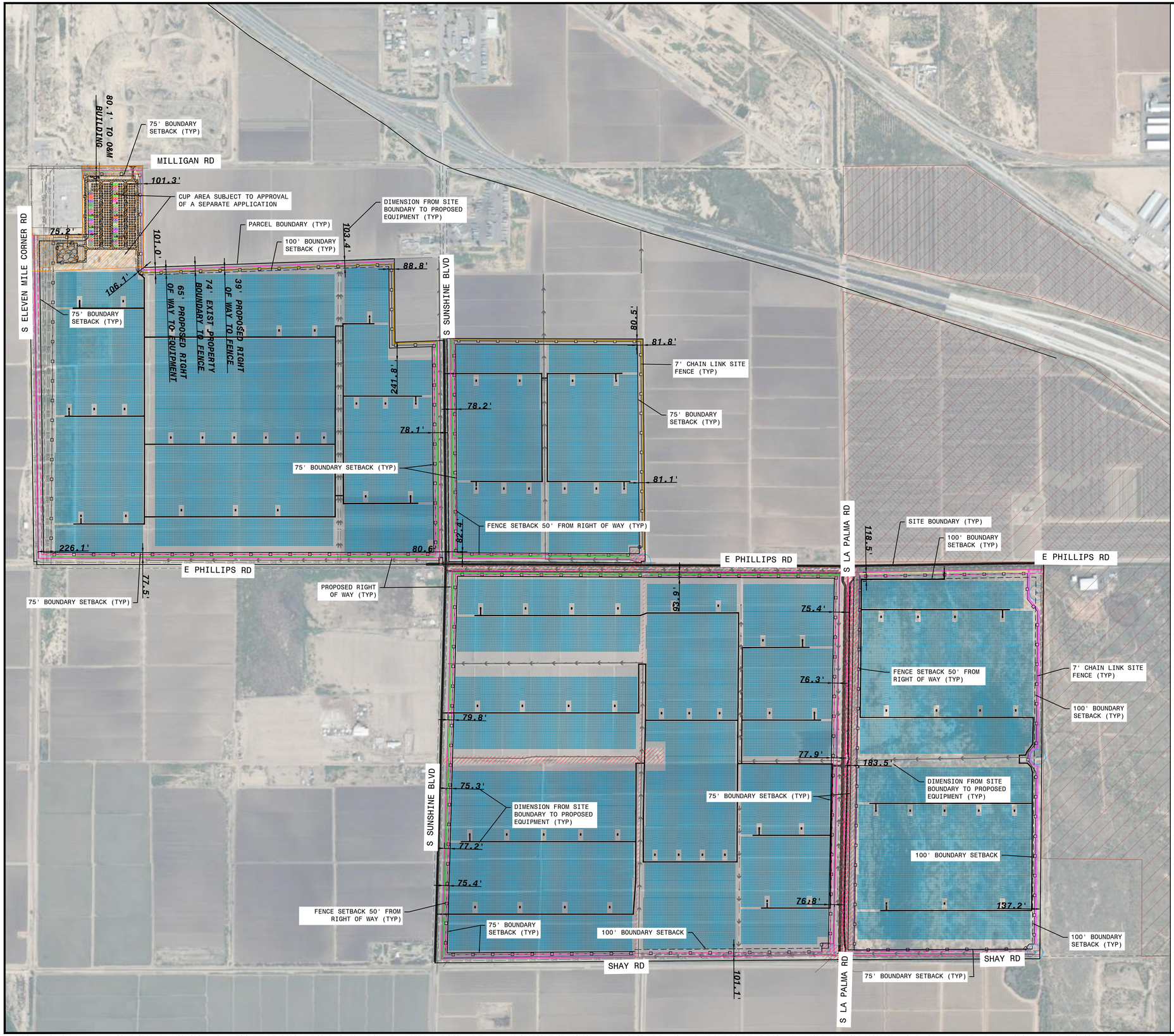
PROJECT: MILLIGAN ENERGY CENTER
TITLE: INTERIM PROJECT PLAN COVER SHEET
CLIENT: MILLIGAN ENERGY CENTER, LLC
SEAL:

TODD FARMER, P.E.
AZ P.E. LICENSE NO. 40970

CIVIL DESIGN BY:	SOLAR DESIGN BY:
KV	NA
CHECKED BY:	SCALE:
AC	NA

PROJECT NUMBER: 24616301
DRAWING NUMBER: G-000
SHEET NUMBER: 1 OF 10

UNLESS OTHERWISE AGREED IN A WRITTEN CONTRACT BETWEEN WOOD GROUP, INC. AND ITS CLIENT: (I) THIS DOCUMENT CONTAINS INFORMATION, DATA AND DESIGN THAT IS CONFIDENTIAL AND MAY NOT BE COPIED OR DISCLOSED; AND (II) THIS DOCUMENT MAY ONLY BE USED BY THE CLIENT IN THE CONTEXT AND FOR THE EXPRESS PURPOSE FOR WHICH IT HAS BEEN DELIVERED. ANY OTHER USE OR RELIANCE ON THIS DOCUMENT BY ANY THIRD PARTY IS AT THAT PARTY'S SOLE RISK AND RESPONSIBILITY.



0 200' 400' 600' 1200'

1"=600'-0"

WORK SAFELY

WOOD
RENEWABLES, PROJECT DEVELOPMENT & ENGINEERING
3636 Executive Drive, Suite 100
Austin, TX 78731
WEB: WWW.WOODPLC.COM

REVISION	DATE	ISSUE / REVISION DESCRIPTION	ISSUED	APPROVED
B	06/26/2024	ISSUED FOR PERMITTING	KV	RB
A	05/24/2024	ISSUED FOR PERMITTING	KV	RB

PROJECT: MILLIGAN ENERGY CENTER

TITLE: BOUNDARY SETBACK FIGURE

CLIENT: MILLIGAN ENERGY CENTER, LLC

SEAL:

TODD FARMER, P.E.
AZ P.E. LICENSE NO. 40970

CIVIL DESIGN BY:	SOLAR DESIGN BY:
KV	NA
CHECKED BY:	SCALE:
RB	1"=600'

PROJECT NUMBER: 246163001

DRAWING NUMBER: C050

SHEET NUMBER: 2 OF 10

UNLESS OTHERWISE AGREED IN A WRITTEN CONTRACT BETWEEN WOOD GROUP, INC. AND ITS CLIENT: (I) THIS DOCUMENT CONTAINS INFORMATION, DATA AND DESIGN THAT IS CONFIDENTIAL AND MAY NOT BE COPIED OR DISCLOSED; AND (II) THIS DOCUMENT MAY ONLY BE USED BY THE CLIENT IN THE CONTEXT AND FOR THE EXPRESS PURPOSE FOR WHICH IT HAS BEEN DELIVERED. ANY OTHER USE OR RELIANCE ON THIS DOCUMENT BY ANY THIRD PARTY IS AT THAT PARTY'S SOLE RISK AND RESPONSIBILITY.

SHEET C101

SHEET C102

SHEET C103

SHEET C104

WAPA ED4 115KV SUBSTATION

APS MILLIGAN 230KV SUBSTATION

MILLIGAN RD

PROPOSED SITE ENTRANCE WITH 30' ACCESS GATE

CUP AREA SUBJECT TO THE APPROVAL OF A SEPARATE APPLICATION. PLEASE SEE CUP APPLICATION FOR SITE PLAN DETAILS

DEDICATE 35' COLLECTOR HALF STREET RIGHT OF WAY

24' EMERGENCY ACCESS GATE

PROPOSED 265' X 261' PV SUBSTATION

100' BOUNDARY SETBACK (TYP)

75' BOUNDARY SETBACK (TYP)

INTERSTATE 10

11 MILE CORNER RD

75' BOUNDARY SETBACK (TYP)

PHOTOVOLTAIC MODULES (TYP)

PARCEL BOUNDARY (TYP)

FEMA FLOOD ZONE A. MILLIGAN ENERGY CENTER LLC IS COORDINATING WITH PINAL COUNTY FLOOD CONTROL DISTRICT (FUP2309-186) TO OBTAIN A LETTER OF MAP REVISION (LOMR) THROUGH FEMA

SITE ENTRANCE WITH 24' ACCESS GATE

EXISTING DITCH (TYP)

DEDICATE 83' HALF RIGHT OF WAY (166' TOTAL) AND 8' PUBLIC UTILITY EASEMENT ON BOTH SIDES OF THE ROW. INSTALL DOUBLE CHIP SEAL ON EXISTING PAVEMENT

FENCE SETBACK 50' FROM RIGHT OF WAY (TYP)

PROPOSED 12' GRAVEL ACCESS ROAD (TYP)

PROPOSED HORIZONTAL DIRECTIONAL DRILL. SEE DETAIL ON SHEET C500

CAIDD WELL TO BE RETURNED TO OWNER (TYP)

24' EMERGENCY ACCESS GATE

PROTECT EXISTING DITCH

24' EMERGENCY ACCESS GATE

SITE ENTRANCE WITH 24' ACCESS GATE

E PHILLIPS RD

E PHILLIPS RD

PROTECT EXISTING DITCH

LANDSCAPE BUFFER. SEE SHEET L100 (TYP)

EXIST CAIDD ACCESS ROAD TO BE IMPROVED. ROAD SHALL NOT BE USED FOR SITE ACCESS

EXIST CAIDD ACCESS ROAD TO BE IMPROVED. ROAD SHALL NOT BE USED FOR SITE ACCESS

PROPOSED HORIZONTAL DIRECTIONAL DRILL. SEE DETAIL ON SHEET C500

CAIDD WELL TO BE PROTECTED (TYP)

DEDICATE 55' HALF RIGHT OF WAY. IMPROVED ROADWAY SHALL BE 2 LANES AND A MINIMUM OF 28' WIDE. ROAD TREATMENT SHALL INCLUDE DOUBLE CHIP SEAL WITH 6" OF ABC BASE MATERIAL. IMPROVED ROAD SHALL BE CONSTRUCTED AT EXISTING GRADE AND LOW WATER CROSSINGS INSTALLED AT EXISTING LOW POINTS ON THE ROAD

SITE ENTRANCE WITH 24' ACCESS GATE

PHOTOVOLTAIC MODULES (TYP)

PROPOSED 12' GRAVEL ACCESS ROAD (TYP)

SITE ENTRANCE WITH 24' ACCESS GATE. CONSTRUCTION TRAFFIC SHALL USE THIS ENTRANCE FOR ACCESS TO THIS FENCED AREA

PROPOSED HORIZONTAL DIRECTIONAL DRILL. SEE DETAIL ON SHEET C500

100' BOUNDARY SETBACK

CONSTRUCTION TRAFFIC SHALL NOT ENTER THE SITE FROM SOUTH SUNSHINE BLVD SOUTH OF EAST PHILLIPS RD

INVERTER (TYP)

FENCE SETBACK 50' FROM RIGHT OF WAY (TYP)

DEDICATE 55' HALF RIGHT OF WAY (110' TOTAL) ON BOTH SIDES OF THE ROW. IMPROVED ROADWAY SHALL BE 2 LANES AND A MINIMUM OF 28' WIDE. ROAD TREATMENT SHALL INCLUDE DOUBLE CHIP SEAL WITH 6" OF ABC BASE MATERIAL. IMPROVED ROAD SHALL BE CONSTRUCTED AT EXISTING GRADE AND LOW WATER CROSSINGS INSTALLED AT EXISTING LOW POINTS ON THE ROAD

S SUNSHINE BLVD

SITE ENTRANCE WITH 24' ACCESS GATE

EXISTING DITCH (TYP)

PROTECT EXISTING DITCH

PROTECT EXISTING DITCH

7' PERIMETER CHAIN LINK FENCE (TYP)

E SHAY RD

100' BOUNDARY SETBACK

APPROX LOCATION OF CAIDD WELL TO REMAIN (TYP)

S LA PALMA RD

DEDICATE 55' HALF RIGHT OF WAY. IMPROVED ROADWAY SHALL BE 2 LANES AND A MINIMUM OF 28' WIDE. ROAD TREATMENT SHALL INCLUDE DOUBLE CHIP SEAL WITH 6" OF ABC BASE MATERIAL. IMPROVED ROAD SHALL BE CONSTRUCTED AT EXISTING GRADE AND LOW WATER CROSSINGS INSTALLED AT EXISTING LOW POINTS ON THE ROAD

0 200' 400' 600' 1200'

1"=600'-0"

WORK SAFELY

wood.

WOOD
RENEWABLES, PROJECT DEVELOPMENT & ENGINEERING
3636 Executive Drive, Suite 100
Austin, TX 78731
WEB: WWW.WOODPLC.COM

REVISION	DATE	ISSUE / REVISION DESCRIPTION	ISSUED	APPROVED
C	06/26/2024	ISSUED FOR PERMITTING	KV	RB
B	05/24/2024	ISSUED FOR PERMITTING	KV	RB
A	11/09/2023	ISSUED FOR PERMITTING	KV	TF

PROJECT: MILLIGAN ENERGY CENTER

TITLE: INTERIM PROJECT PLAN CONCEPTUAL OVERALL SITE PLAN

CLIENT: MILLIGAN ENERGY CENTER, LLC

SEAL:

TODD FARMER, P.E.
AZ P.E. LICENSE NO. 40970

CIVIL DESIGN BY:	SOLAR DESIGN BY:
KV	NA
CHECKED BY:	SCALE:
AC	1" = 600'

PROJECT NUMBER: 24616301

DRAWING NUMBER: C-100

SHEET NUMBER: 3 OF 10

UNLESS OTHERWISE AGREED IN A WRITTEN CONTRACT BETWEEN WOOD GROUP, INC. AND ITS CLIENT: (I) THIS DOCUMENT CONTAINS INFORMATION, DATA AND DESIGN THAT IS CONFIDENTIAL AND MAY NOT BE COPIED OR DISCLOSED; AND (II) THIS DOCUMENT MAY ONLY BE USED BY THE CLIENT IN THE CONTEXT AND FOR THE EXPRESS PURPOSE FOR WHICH IT HAS BEEN DELIVERED. ANY OTHER USE OR RELIANCE ON THIS DOCUMENT BY ANY THIRD PARTY IS AT THAT PARTY'S SOLE RISK AND RESPONSIBILITY.

PROPOSED O&M AREA WITH 30'X40' AND 10'X24' BUILDINGS. POTABLE WATER AND SANITARY FACILITIES SHALL BE PROVIDED AND WILL BE DESIGNED AT A LATER DATE

EXISTING WAPA ED4 115KV SUBSTATION

N/F
OWNER: ROBINSON TIMOTHY A & EVELYN P.
PROPERTY ADDRESS: N/A
MAILING ADDRESS: PO BOX 11138
CASA GRANDE,AZ 85130
APN: 41107001H

40.0' ELECTRICAL TRANSMISSION LINE EASEMENT (PER DOCKET 335, PAGE 110)

PROJECT BOUNDARY TYPICAL SECTION E. SEE SHEET L101 FOR DETAILS (TYP)

PROPOSED SITE ENTRANCE WITH 30' ACCESS GATE

WEST MILLIGAN ROAD
66' PUBLIC RIGHT OF WAY
AS SHOWN PER SURVEY'S BK 623, PAGE 140
30' GRAVEL PAVEMENT

LESS AND EXCEPT NORTH 33'

W MILLIGAN RD

EXISTING BUILDING, BHL, STANDS, STRUCTURES, AND CONCRETE PADS TO BE DEMOLISHED

EXISTING BUILDING AND BHL TO BE REMOVED

PROPOSED 20' GRAVEL ACCESS ROAD (TYP)

CUP AREA SUBJECT TO THE APPROVAL OF A SEPARATE APPLICATION. PLEASE SEE CUP APPLICATION FOR SITE PLAN INFORMATION

EXISTING APS MILLIGAN 230KV SUBSTATION

N/F
OWNER: ARIZONA PUBLIC SERVICE COMPANY
PROPERTY ADDRESS: N/A
MAILING ADDRESS: PO BOX 53999, MS 9905
PHOENIX AZ 85072
APN: 41138004E

1/4 MILE CORNER
66' PUBLIC RIGHT OF WAY
SURVEYS BOOK 623 PAGE 140
30' GRAVEL PAVEMENT

EXISTING FENCE TO BE REMOVED (TYP)

EXISTING OVERHANG TO BE DEMOLISHED

EXISTING STANDS TO BE REMOVED

PROJECT BOUNDARY TYPICAL SECTION G. SEE SHEET L101 FOR DETAILS (TYP)

PROPOSED 7' PERIMETER CHAIN LINK FENCE (TYP)

PARCEL BOUNDARY (TYP)

DEDICATE 35' COLLECTOR HALF STREET RIGHT OF WAY

40' Public Highway Easement Bk 59, Pg 340

47' Electric Line Easement Docket 334, Pg 582

S SUNSHINE BLVD

33' ROADWAY PURPOSES EASEMENT DKT 375, PG 572

N/F
Parcel ID: 40801022B
Owner: MDT Investments LTD PSHIP
Mailing: 2107 E Solano Dr, Phoenix, AZ 85016

N/F
Parcel ID: 41138001D & 41138004F
Owner: Eloy 170 LLC
Mailing: PO Box 80770
Phoenix, AZ

N/F
Parcel ID: 41138001E & 41138001B
Owner: Go Huge Race Promotions inc
Mailing: 12001 E Barbary Coast Rd
Tucson, AZ

N/F
Parcel ID: 41138001C
Owner: Eloy 170 LLC
Mailing: PO Box 80770
Phoenix, AZ

FUTURE ROAD (ALSDORF RD)

N/F
Parcel ID: 41138002D
Owner: Eloy 170 LLC
Mailing: PO Box 80770

N/F
Parcel ID: 41138002C
Owner: Eloy 170 LLC
Mailing: PO Box 80770,

N/F
Parcel ID: 41138001H
Owner: Eloy 170 LLC
Mailing: PO Box 80770
Phoenix, AZ

PROPOSED 265' X 261' PV SUBSTATION

PROPOSED 12' GRAVEL ACCESS ROAD (TYP)

75' BOUNDARY SETBACK (TYP)

Parcel 13
Less & Except

FENCE IS SETBACK 74' FROM CURRENT PROPERTY BOUNDARY ON THIS BORDER

24' EMERGENCY ACCESS GATE

PROJECT BOUNDARY TYPICAL SECTION C-R. SEE SHEET L101 FOR DETAILS (TYP)

100' BOUNDARY SETBACK FROM CURRENT PROPERTY BOUNDARY (TYP)

N/F
Parcel ID: 41138001L
Owner: New Sunshine Fund LLC
Mailing: 9340 Pichting Wedge Dr, Las Vegas, NV

40' Public Highway Easement Bk 59, Pg 340

N/F
Parcel ID: 41117004F
Owner: Solid State Elev I LP
Mailing: PO Box 78525
Atlanta, GA

IMPROVE EXIST DITCH CROSSING AS NEEDED. POST DEVELOPMENT FLOW RATES SHALL MATCH PRE DEVELOPMENT

PROPOSED SITE ENTRANCE WITH STOP SIGN AND 24' ACCESS GATE

SHEET C102

100' Electric Line Easement Dkt 1011, Pg 722

DEDICATE 55' HALF RIGHT OF WAY. IMPROVED ROADWAY SHALL BE 2 LANES AND A MINIMUM OF 28' WIDE. ROAD TREATMENT SHALL INCLUDE DOUBLE CHIP SEAL WITH 6" OF ABC BASE MATERIAL. IMPROVED ROAD SHALL BE CONSTRUCTED AT EXISTING GRADE AND LOW WATER CROSSINGS INSTALLED AT EXISTING LOW POINTS ON THE ROAD

1/4 MILE CORNER Dirt Road - Private R/W

Parcel 13
All of Section 18, T-8-S, R-8-E
Except a Portion of Land
APN: 41138001K & 41138002A
21,053,727 Sq. Feet ±
483.327 Acres ±
Vacant Land

INVERTER (TYP)

Regal Irrigation Pipeline

REMOVE EXISTING DITCH AND DRAINAGE INFRASTRUCTURE

FENCE SETBACK 50' FROM RIGHT OF WAY (TYP)

N/F
Parcel ID: 40801022C
Owner: MDT Investments LTD PSHIP
Mailing: 2107 E Solano Dr,
Phoenix, AZ 85016

PROJECT BOUNDARY TYPICAL SECTION B. SEE SHEET L101 FOR DETAILS (TYP)

PROPOSED RIGHT OF WAY (TYP)

100' ELECTRIC EASEMENT. SEE ALTA FOR DETAILS

11 MILE CORNER RD

FENCE SETBACK 50' FROM RIGHT OF WAY (TYP)

Parcel 13
Less & Except

PROTECT EXISTING DITCH AND DRAINAGE INFRASTRUCTURE

Regal Irrigation Pipeline

PROTECT EXISTING DITCH AND DRAINAGE INFRASTRUCTURE

HORIZONTAL DIRECTIONAL DRILL. SEE DETAIL ON SHEET C500 (TYP)

IMPROVE EXIST DITCH CROSSING AS NEEDED. POST DEVELOPMENT FLOW RATES SHALL MATCH PRE DEVELOPMENT

SOUTH SUNSHINE BOULEVARD
37' Asphalt Road / Private R/W

DEDICATE 83' HALF RIGHT OF WAY (166' TOTAL) ON BOTH SIDES OF THE ROW. INSTALL DOUBLE CHIP SEAL ON EXITING PAVEMENT

24' EMERGENCY ACCESS GATE

PROTECT EXISTING DITCH AND DRAINAGE INFRASTRUCTURE

FENCE SETBACK 50' FROM RIGHT OF WAY (TYP)

PROTECT CONCRETE DITCH

Parcel 13
Less & Except the South 90' of the West 50' of the East 4,486 Sq. Feet ±
0.102 Acres ±

Concrete Culvert

E PHILLIPS RD

N/F
Parcel ID: 41138001O
Owner: N/A
Mailing: N/A

N/F
Parcel ID: 411180020
Owner: Horne Investments LLC
Mailing: 1465 E Motorplex Loop STE 200, Gilbert, AZ 85297

PROTECT CONCRETE DITCH

N/F
Parcel ID: 411180090
Owner: Ken Mantel LLC
Mailing: 29866 N 78Th Pl, Scottsdale, AZ 85266

EAST PHILLIPS ROAD
24' Asphalt Road - Private R/W

N/F
Parcel ID: USA411003
Owner: N/A
Mailing: N/A

SOUTH SUNSHINE BOULEVARD
37' Asphalt Road - Private R/W

Dirt Road - Private R/W

40' Public Highway Easement Dkt 1564, Pg 957
Dkt 1529, Pg 324

PROJECT BOUNDARY TYPICAL SECTION A. SEE SHEET L101 FOR DETAILS (TYP)

PROPOSED 7' PERIMETER CHAIN LINK FENCE (TYP)

DEDICATE 83' HALF RIGHT OF WAY. IMPROVED ROADWAY SHALL BE 2 LANES AND A MINIMUM OF 28' WIDE. ROAD TREATMENT SHALL INCLUDE DOUBLE CHIP SEAL WITH 6" OF ABC BASE MATERIAL. IMPROVED ROAD SHALL BE CONSTRUCTED AT EXISTING GRADE AND LOW WATER CROSSINGS INSTALLED AT EXISTING LOW POINTS ON THE ROAD

EXISTING CAIDD ACCESS ROAD TO BE IMPROVED

SHEET C103

40' Public Highway Easement Bk 59, Pg 288

0 60' 150' 300' 600'
1"=300'-0"

WORK SAFELY

C101 | C102 | C103 | C104

KEY MAP
SITE PLAN

1" = 5000'

wood.

WOOD
RENEWABLES, PROJECT DEVELOPMENT & ENGINEERING
3636 Executive Drive, Suite 100
Austin, TX 78731
WEB: WWW.WOODPLC.COM

REVISION	DATE	ISSUE / REVISION DESCRIPTION	ISSUED	APPROVED
C	06/26/2024	ISSUED FOR PERMITTING	KV	RB
B	05/24/2024	ISSUED FOR PERMITTING	KV	RB
A	11/08/2023		KV	TF

PROJECT: MILLIGAN ENERGY CENTER

TITLE: INTERIM PROJECT PLAN CONCEPTUAL SITE PLAN

CLIENT: MILLIGAN ENERGY CENTER, LLC

SEAL:

TODD FARMER, P.E.
AZ P.E. LICENSE NO. 40970

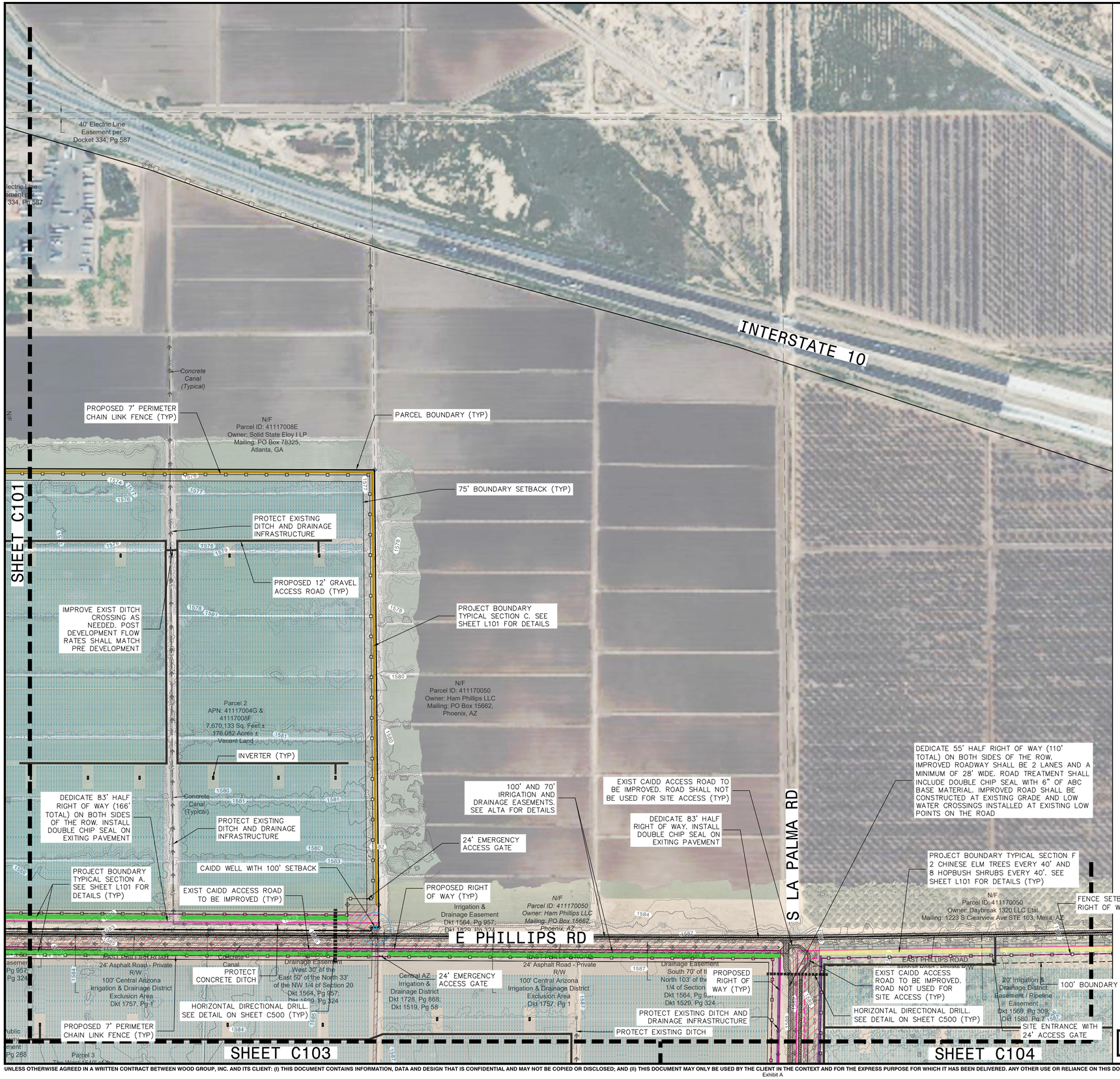
CIVIL DESIGN BY:	SOLAR DESIGN BY:
KV	NA
CHECKED BY:	SCALE:
AC	1" = 300'

PROJECT NUMBER: 24616301

DRAWING NUMBER: C-101

SHEET NUMBER: 4 OF 10

UNLESS OTHERWISE AGREED IN A WRITTEN CONTRACT BETWEEN WOOD GROUP, INC. AND ITS CLIENT: (I) THIS DOCUMENT CONTAINS INFORMATION, DATA AND DESIGN THAT IS CONFIDENTIAL AND MAY NOT BE COPIED OR DISCLOSED; AND (II) THIS DOCUMENT MAY ONLY BE USED BY THE CLIENT IN THE CONTEXT AND FOR THE EXPRESS PURPOSE FOR WHICH IT HAS BEEN DELIVERED. ANY OTHER USE OR RELIANCE ON THIS DOCUMENT BY ANY THIRD PARTY IS AT THAT PARTY'S SOLE RISK AND RESPONSIBILITY.



WOOD
RENEWABLES, PROJECT DEVELOPMENT & ENGINEERING
3636 Executive Drive, Suite 100
Austin, TX 78731
WEB: WWW.WOODPLC.COM

REVISION	DATE	ISSUE / REVISION DESCRIPTION	ISSUED	APPROVED
C	06/26/2024	ISSUED FOR PERMITTING	KV	RB
B	05/24/2024	ISSUED FOR PERMITTING	KV	RB
A	11/08/2023	ISSUED FOR PERMITTING	KV	TF

PROJECT: MILLIGAN ENERGY CENTER

TITLE: INTERIM PROJECT PLAN CONCEPTUAL SITE PLAN

CLIENT: MILLIGAN ENERGY CENTER, LLC

SEAL:

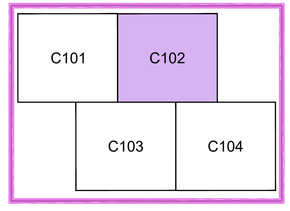
TODD FARMER, P.E.
AZ P.E. LICENSE NO. 40970

CIVIL DESIGN BY: KV	SOLAR DESIGN BY: NA
CHECKED BY: AC	SCALE: 1" = 300'

PROJECT NUMBER: 24616301

DRAWING NUMBER: C-102

SHEET NUMBER: 5 OF 10



KEY MAP
SITE PLAN

1" = 5000'

0 60' 150' 300' 600'
1"=300'-0"

WORK SAFELY

UNLESS OTHERWISE AGREED IN A WRITTEN CONTRACT BETWEEN WOOD GROUP, INC. AND ITS CLIENT: (I) THIS DOCUMENT CONTAINS INFORMATION, DATA AND DESIGN THAT IS CONFIDENTIAL AND MAY NOT BE COPIED OR DISCLOSED; AND (II) THIS DOCUMENT MAY ONLY BE USED BY THE CLIENT IN THE CONTEXT AND FOR THE EXPRESS PURPOSE FOR WHICH IT HAS BEEN DELIVERED. ANY OTHER USE OR RELIANCE ON THIS DOCUMENT BY ANY THIRD PARTY IS AT THAT PARTY'S SOLE RISK AND RESPONSIBILITY.

E PHILLIPS RD

SHEET C101

SHEET C102

SHEET C104

E CAMCO RD

E SALAZAR RD

E SHAY RD

S SUNSHINE BLVD

SOUTH SUNSHINE BOULEVARD
20' Asphalt Road - Private R/W

EAST PHILLIPS ROAD
24' Asphalt Road - Private R/W

EAST PHILLIPS ROAD
24' Asphalt Road - Private R/W
100' Central Arizona Irrigation & Drainage District Exclusion Area
Dkt 1757, Pg 1

EAST SHAY ROAD
Gravel Road (Width Varies) - Private R/W

40' Public Highway Easement
Bk 59, Pg 242

Irrigation & Drainage Easement
Dkt 1564, Pg 957;
Dkt 1529, Pg 324

Irrigation & Drainage Easement
West 30' of the East 50' of the North 33' of Section 20
Dkt 1564, Pg 957;
Dkt 1529, Pg 324

Central AZ Irrigation & Drainage District
Dkt 1728, Pg 868;
Dkt 1519, Pg 58

100' AND 70' IRRIGATION AND DRAINAGE EASEMENTS. SEE ALTA FOR DETAILS

Concrete Canal

Concrete Canal (Typical)

N/F
Parcel ID: 411180090
Owner: Ken Mantel LLC
86 N 78Th Pl, Scottsdale, AZ 85266

N/F
Parcel ID: USA411003
Owner: N/A
Mailing: N/A

N/F
Parcel ID: 411180110
Owner: North Picacho Ranch LLC
Mailing: 15611 N Boswell Blvd, Sun City AZ 85351

N/F
Parcel ID: 41118001C
Owner: Velazquez Sylvia T
Mailing: 668 E Rancho Viejo Loop, Casa Grande, AZ 85122

N/F
Parcel ID: 41118001B
Owner: Olam Cotton INC
Mailing: 2221 Lakeside Blvd STE 1050, Richardson, TX 75082

N/F
Parcel ID: 411180030
Owner: Olam Cotton INC
Mailing: 2221 Lakeside Blvd STE 1050, Richardson, TX 75082

N/F
Parcel ID: 41118008K
Owner: Ogle Edmund Salazar
Mailing: PO Box 471, Eloy AZ 85131

N/F
Parcel ID: 411280010
Owner: Horne Investments LLC
Mailing: 1465 E Motorplex Loop STE 200, Gilbert, AZ 85297

N/F
Parcel ID: 411280010
Owner: Shedd Daniel & Elaine Fam Trust
Mailing: 2948 E River Bush Rd Eloy, AZ 85131

N/F
Parcel ID: 411280010
Owner: JLC Family Investments LLC
Mailing: 6859 E Rembrandt Ave STE 125, Mesa AZ

N/F
Parcel ID: 411170050
Owner: Ham Phillips LLC
Mailing: PO Box 15662, Phoenix, AZ

Parcel 13
Less & Except the South 90' of the West 50' of the East 90
4,486 Sq. Feet ±
0.103 Acres ±

Parcel 3
The West 1540' of the NW 1/4 of Section 20, T-8-S, R-8-E
APN: 411190030
3,910,349 Sq. Feet ±
89.769 Acres ±
Vacant Land

Parcel 4
The NW 1/4 of Section 20, T-8-S, R-8-E
Excepting the West 1540', the South 100' & the East 20'
APN: 411190020
2,752,714 Sq. Feet ±
63.194 Acres ±
Vacant Land

Parcel 5
The West 2100' of the SW 1/4 of Section 20, T-8-S, R-8-E
Parcel 6, Less & Except the West 2100'
APN: 411190040
5,532,472 Sq. Feet ±
127.008 Acres ±
Vacant Land

Parcel 6
The SW 1/4 of Section 20, T-8-S, R-8-E
APN: 411190030
1,425,376 Sq. Feet ±
32.727 Acres ±
Vacant Land

Parcel 7
The SE Quarter of Section 20, T-8-S, R-8-E
Except the South 50' of the North 2620' of the East 65' of said Section 20
APN: 411190060
6,929,034 Sq. Feet ±
159.069 Acres ±
Vacant Land

Parcel 8
The NE 1/4 of Section 20, T-8-S, R-8-E
Except the South 50' of the North 2620' of the East 65' of said Section 20
APN: 411190010
6,869,014 Sq. Feet ±
157.691 Acres ±
Vacant Land

Parcel 9
The South 100' of the NW 1/4 of Section 20 (Parcel 4's Less & Except)
APN: 411190070
325,000 Sq. Feet
7.461 Acres ±

Parcel
Except the East 100' of th
South 75'
(Also being Parcel 7A Less & E
APN: 41119008A
32,491 Sq. Feet ±
0.746 Acres ±
Vacant Land

PROTECT EXISTING DITCH AND DRAINAGE INFRASTRUCTURE

PROTECT EXISTING DITCH

PROPOSED 7' PERIMETER CHAIN LINK FENCE (TYP)

PROPOSED 12' GRAVEL ACCESS ROAD (TYP)

CONSTRUCTION TRAFFIC SHALL NOT ENTER THE SITE FROM SOUTH SUNSHINE BLVD SOUTH OF EAST PHILLIPS RD

DEDICATE 83' HALF RIGHT OF WAY. INSTALL DOUBLE CHIP SEAL ON EXITING PAVEMENT

PROPOSED SITE ENTRANCE WITH STOP SIGN AND 24' ACCESS GATE

DEMO AND FILL EXISTING DITCH

INVERTER (TYP)

PROJECT BOUNDARY TYPICAL SECTION A. SEE SHEET L101 FOR DETAILS

75' BOUNDARY SETBACK (TYP)

FENCE SETBACK 50' FROM RIGHT OF WAY (TYP)

PROPOSED RIGHT OF WAY (TYP)

100' BOUNDARY SETBACK (TYP)

PARCEL BOUNDARY (TYP)

PROJECT BOUNDARY TYPICAL SECTION B. SEE SHEET L101 FOR DETAILS

PROJECT BOUNDARY TYPICAL SECTION B~R. SEE SHEET L101 FOR DETAILS

DEDICATE 55' HALF RIGHT OF WAY. IMPROVED ROADWAY SHALL BE 2 LANES AND A MINIMUM OF 28' WIDE. ROAD TREATMENT SHALL INCLUDE DOUBLE CHIP SEAL WITH 6" OF ABC BASE MATERIAL. IMPROVED ROAD SHALL BE CONSTRUCTED AT EXISTING GRADE AND LOW WATER CROSSINGS INSTALLED AT EXISTING LOW POINTS ON THE ROAD

0 60' 150' 300' 600'
1"=300'-0"

WORK SAFELY

C101 C102 C103 C104

KEY MAP
SITE PLAN

1" = 5000'

wood.
WOOD
RENEWABLES, PROJECT DEVELOPMENT & ENGINEERING
3636 Executive Drive, Suite 100
Austin, TX 78731
WEB: WWW.WOODPLC.COM

REVISION	DATE	ISSUE / REVISION DESCRIPTION	ISSUED	APPROVED
C	06/26/2024	ISSUED FOR PERMITTING	KV	RB
B	05/24/2024	ISSUED FOR PERMITTING	KV	RB
A	11/08/2023		KV	TF

PROJECT: MILLIGAN ENERGY CENTER

TITLE: INTERIM PROJECT PLAN CONCEPTUAL SITE PLAN

CLIENT: MILLIGAN ENERGY CENTER, LLC

SEAL:

TODD FARMER, P.E.
AZ P.E. LICENSE NO. 40970

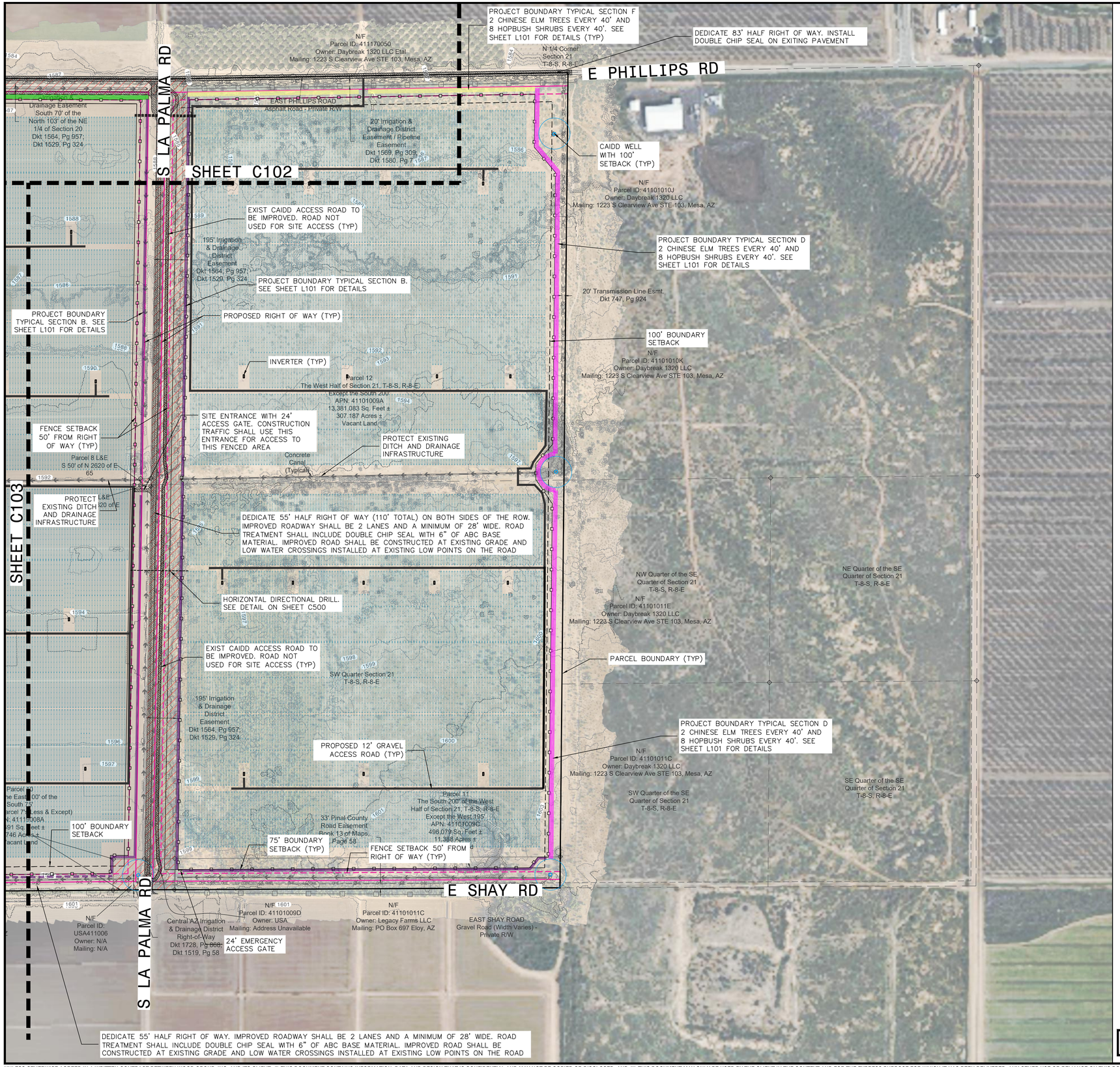
CIVIL DESIGN BY:	SOLAR DESIGN BY:
KV	NA
CHECKED BY: AC	SCALE: 1" = 300'

PROJECT NUMBER: 24616301

DRAWING NUMBER: C-103

SHEET NUMBER: 6 OF 10

UNLESS OTHERWISE AGREED IN A WRITTEN CONTRACT BETWEEN WOOD GROUP, INC. AND ITS CLIENT: (I) THIS DOCUMENT CONTAINS INFORMATION, DATA AND DESIGN THAT IS CONFIDENTIAL AND MAY NOT BE COPIED OR DISCLOSED; AND (II) THIS DOCUMENT MAY ONLY BE USED BY THE CLIENT IN THE CONTEXT AND FOR THE EXPRESS PURPOSE FOR WHICH IT HAS BEEN DELIVERED. ANY OTHER USE OR RELIANCE ON THIS DOCUMENT BY ANY THIRD PARTY IS AT THAT PARTY'S SOLE RISK AND RESPONSIBILITY.



wood.
WOOD
RENEWABLES, PROJECT DEVELOPMENT
& ENGINEERING
3636 Executive Drive, Suite 100
Austin, TX 78731
WEB: WWW.WOODPLC.COM

REVISION	DATE	ISSUE / REVISION DESCRIPTION	ISSUED	APPROVED
C	06/26/2024	ISSUED FOR PERMITTING	KV	RB
B	05/24/2024	ISSUED FOR PERMITTING	KV	RB
A	11/08/2023	ISSUED FOR PERMITTING	KV	TF

PROJECT: MILLIGAN ENERGY CENTER

TITLE: INTERIM PROJECT PLAN
CONCEPTUAL SITE PLAN

CLIENT: MILLIGAN ENERGY CENTER, LLC

SEAL:

TODD FARMER, P.E.
AZ P.E. LICENSE NO. 40970

CIVIL DESIGN BY:	SOLAR DESIGN BY:
KV	NA
CHECKED BY: AC	SCALE: 1" = 300'

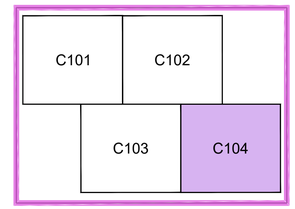
PROJECT NUMBER: 24616301

DRAWING NUMBER: C-104

SHEET NUMBER: 7 OF 10

0 60' 150' 300' 600'
1"=300'-0"

WORK SAFELY



KEY MAP
SITE PLAN

1" = 5000'

UNLESS OTHERWISE AGREED IN A WRITTEN CONTRACT BETWEEN WOOD GROUP, INC. AND ITS CLIENT: (I) THIS DOCUMENT CONTAINS INFORMATION, DATA AND DESIGN THAT IS CONFIDENTIAL AND MAY NOT BE COPIED OR DISCLOSED; AND (II) THIS DOCUMENT MAY ONLY BE USED BY THE CLIENT IN THE CONTEXT AND FOR THE EXPRESS PURPOSE FOR WHICH IT HAS BEEN DELIVERED. ANY OTHER USE OR RELIANCE ON THIS DOCUMENT BY ANY THIRD PARTY IS AT THAT PARTY'S SOLE RISK AND RESPONSIBILITY.

MILLIGAN RD

APS MILLIGAN 230KV SUBSTATION

CUP AREA SUBJECT TO APPROVAL OF A SEPARATE APPLICATION

DRAINAGE BASIN 00 26.6 ACRES

PROPOSED SITE SUBSTATION

SHALLOW STORMWATER STORAGE AREA (TYP)

FLOOD DEPTH GREATER THAN 2' PER CONCEPTUAL PREDEVELOPMENT HYDROLOGY MODEL (TYP)

FLOOD DEPTH GREATER THAN 1' PER CONCEPTUAL PREDEVELOPMENT HYDROLOGY MODEL (TYP)

INTERSTATE 10

11 MILE CORNER RD

IMPROVE EXIST DITCH CROSSING

DRAINAGE BASIN 4 88.6 ACRES

IMPROVE EXIST DITCH CROSSING. FLOW SHALL NOT BE IMPEDED

PARCEL BOUNDARY (TYP)

DRAINAGE BASIN 5 88.1 ACRES

DRAINAGE BASIN 1 110.5 ACRES

IMPROVE EXIST DITCH CROSSING

DRAINAGE BASIN 10 146.9 ACRES

E PHILLIPS RD

E PHILLIPS RD

DRAINAGE BASIN 11 131.4 ACRES

DRAINAGE BASIN 3 109.6 ACRES

DRAINAGE BASIN 6 69.9 ACRES

DRAINAGE BASIN 2 227.8 ACRES

DRAINAGE BASIN 7 75.2 ACRES

SHALLOW STORMWATER STORAGE AREA (TYP)

S SUNSHINE BLVD

DRAINAGE BASIN 8 157.1 ACRES

DRAINAGE BASIN 12 141.4 ACRES

E SHAY RD

DRAINAGE BASIN 9 150.7 ACRES

S LA PALMA RD

0 200' 400' 600' 1200'

1"=600'-0"

WORK SAFELY

DRAINAGE BASIN TABLE

DRAINAGE BASIN ID	DRAINAGE BASIN AREA (AC)	TOTAL STORAGE AREA (AC)	AVERAGE DEPTH (FT)	PROVIDED VOLUME (AC-FT)	*REQUIRED VOLUME (AC-FT)
00	26.6	0	NA	0	2.2
1	110.5	54.1	.3	16.2	9.1
2	227.8	142.1	.3	42.6	18.8
3	109.6	31.9	.3	9.5	9.1
4	88.6	45.0	.3	13.5	7.3
5	88.1	45.0	.3	13.5	7.3
6	69.9	31.6	.3	9.4	5.8
7	75.2	27.2	.3	8.1	6.2
8	157.1	80.4	.3	24.1	13.0
9	150.7	98.4	.3	29.5	12.4
10	146.9	80.5	.3	24.1	12.1
11	131.4	63.1	.3	18.9	10.9
12	141.4	74.4	.3	22.3	11.7
TOTAL	1523.8	773.7		231.7	125.9

*REQUIRED VOLUME BASED ON 3600 CF OF REQUIRED STORAGE VOLUME PER ACRE OR DRAINAGE AREA. THIS DRAINAGE DESIGN IS CONCEPTUAL AND SUBJECT TO CHANGE DURING FINAL DESIGN.

wood.

WOOD
RENEWABLES, PROJECT DEVELOPMENT & ENGINEERING
3636 Executive Drive, Suite 100
Austin, TX 78731
WEB: WWW.WOODPLC.COM

REVISION	DATE	ISSUE / REVISION DESCRIPTION	ISSUED	APPROVED
C	06/26/2024	ISSUED FOR PERMITTING	KV	RB
B	05/24/2024	ISSUED FOR PERMITTING	KV	RB
A	11/09/2023	ISSUED FOR PERMITTING	KV	TF

PROJECT: MILLIGAN ENERGY CENTER

TITLE: INTERIM PROJECT PLAN CONCEPTUAL DRAINAGE PLAN

CLIENT: MILLIGAN ENERGY CENTER, LLC

SEAL:

TODD FARMER, P.E.
AZ P.E. LICENSE NO. 40970

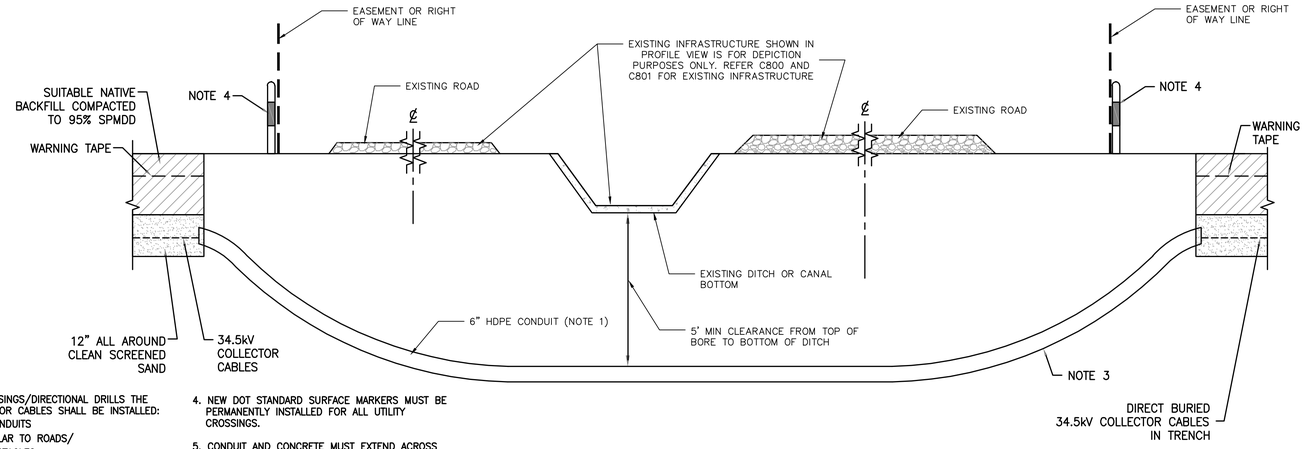
CIVIL DESIGN BY:	SOLAR DESIGN BY:
KV	NA
CHECKED BY:	SCALE:
AC	1" = 600'

PROJECT NUMBER: 24616301

DRAWING NUMBER: C-200

SHEET NUMBER: 8 OF 10

UNLESS OTHERWISE AGREED IN A WRITTEN CONTRACT BETWEEN WOOD GROUP, INC. AND ITS CLIENT: (I) THIS DOCUMENT CONTAINS INFORMATION, DATA AND DESIGN THAT IS CONFIDENTIAL AND MAY NOT BE COPIED OR DISCLOSED; AND (II) THIS DOCUMENT MAY ONLY BE USED BY THE CLIENT IN THE CONTEXT AND FOR THE EXPRESS PURPOSE FOR WHICH IT HAS BEEN DELIVERED. ANY OTHER USE OR RELIANCE ON THIS DOCUMENT BY ANY THIRD PARTY IS AT THAT PARTY'S SOLE RISK AND RESPONSIBILITY.

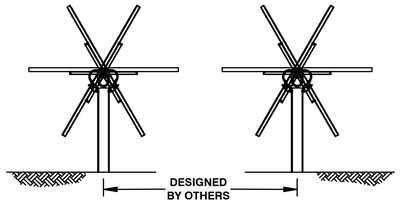


NOTES:

1. FOR ALL CROSSINGS/DIRECTIONAL DRILLS THE 34.5kV COLLECTOR CABLES SHALL BE INSTALLED:
   - 6" HDPE CONDUITS
   - PERPENDICULAR TO ROADS/ UTILITIES/OBSTACLES
   - IF CABLE SPLICE REQUIRED, IT SHALL BE INSTALLED ONLY ON ONE (1) SIDE OF THE CROSSING/DIRECTIONAL DRILL.
2. MINIMUM VERTICAL SEPARATION BETWEEN OUTSIDE OF PROPOSED HDPE CONDUITS AND OBSTACLES IS 24".
   ALL UNLISTED ITEMS AND UTILITY SPACING REQUIREMENTS ARE TO BE CONFIRMED BY THE CONTRACTOR AS PER THE APPROPRIATE REGULATIONS, STANDARDS AND LAWS.
3. TRANSITION FROM DIRECT BURIED SECTION TO DIRECTIONAL DRILLED SECTION SHALL BE A SMOOTH TRANSITION WITH A MINIMUM RADIUS REQUIRED BY CABLE MANUFACTURER AND IN ACCORDANCE WITH NEC REQUIREMENTS.
4. NEW DOT STANDARD SURFACE MARKERS MUST BE PERMANENTLY INSTALLED FOR ALL UTILITY CROSSINGS.
5. CONDUIT AND CONCRETE MUST EXTEND ACROSS THE FULL LIMITS OF THE PIPELINE RIGHT OF WAY.
6. EACH 6" HDPE CONDUIT SHALL ACCOMMODATE ONE(1) 34.5KV CABLE WITH MAXIMUM SIZE OF 34.5KV, 1250KCMIL, AL. CONDUIT SHALL CARRY ONE(1) SOLAR FARM COLLECTOR CIRCUIT WITH MAXIMUM GENERATION CAPACITY OF 25MW OR 100MW PER BORE.
7. CABLE COUNTS SHOWN ARE FOR DEPICTION PURPOSES ONLY AND SUBJECT TO CHANGE DURING FINAL DESIGN.

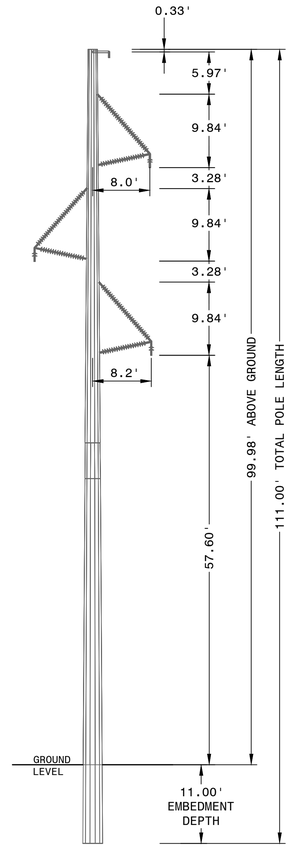
34.5KV COLLECTION LINE - EXISTING ROAD, DITCH, & UTILITY CROSSING DIRECTIONAL DRILL DETAIL

SCALE: NTS

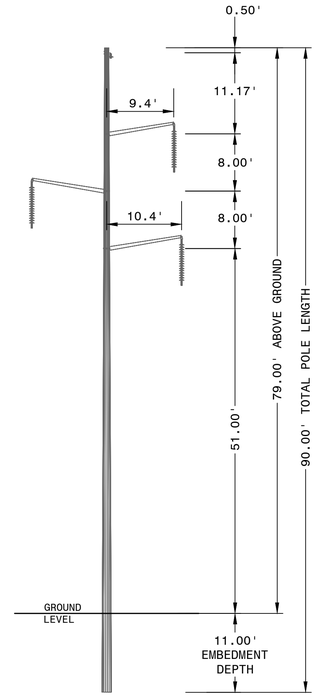


PV S.A.T SUPPORT STRUCTURES SIDE VIEW DETAIL

N.T.S.



230 Kv TAN BP DELTA ARM



230 Kv TANGENT ARM

NOTE: DETAIL IS FOR DEPICTION PURPOSES. FINAL POLE CONFIGURATION/DESIGN IS SUBJECT TO CHANGE

CONCEPTUAL UTILITY POLE ELEVATION VIEWS

SCALE: NTS

WORK SAFELY

wood.
WOOD
RENEWABLES, PROJECT DEVELOPMENT & ENGINEERING
3636 Executive Drive, Suite 100
Austin, TX 78731
WEB: WWW.WOODPLC.COM

REVISION	DATE	ISSUE / REVISION DESCRIPTION	ISSUED	APPROVED
B	06.24.2024	ISSUED FOR PERMITTING	KV	RB
A	11.09.2023	ISSUED FOR PERMITTING	KV	TF

PROJECT: MILLIGAN ENERGY CENTER

TITLE: INTERIM PROJECT PLAN SITE DETAILS

CLIENT: MILLIGAN ENERGY CENTER, LLC

SEAL:

TODD FARMER, P.E.
AZ P.E. LICENSE NO. 40970

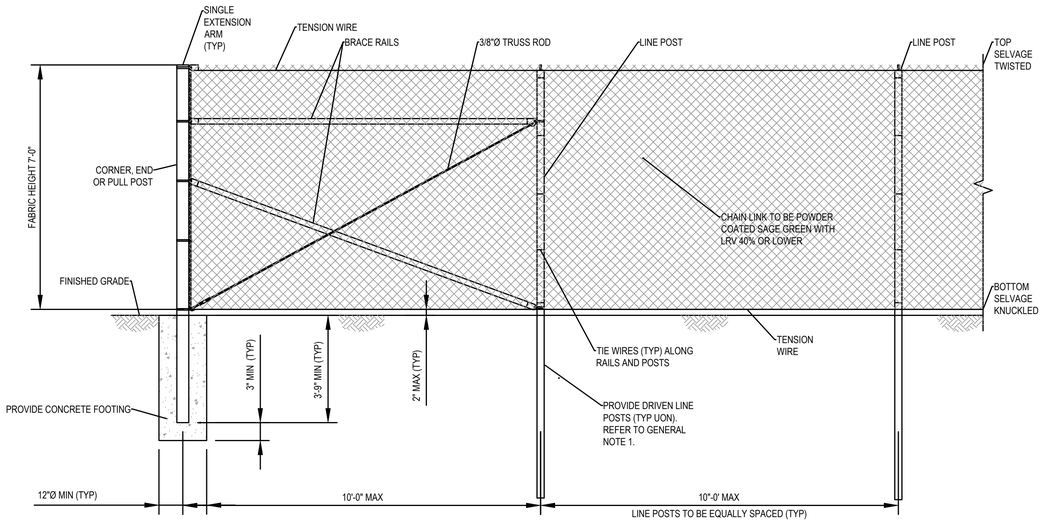
CIVIL DESIGN BY:	SOLAR DESIGN BY:
KV	NA
CHECKED BY:	SCALE:
AC	NA

PROJECT NUMBER: 24616301

DRAWING NUMBER: C-500

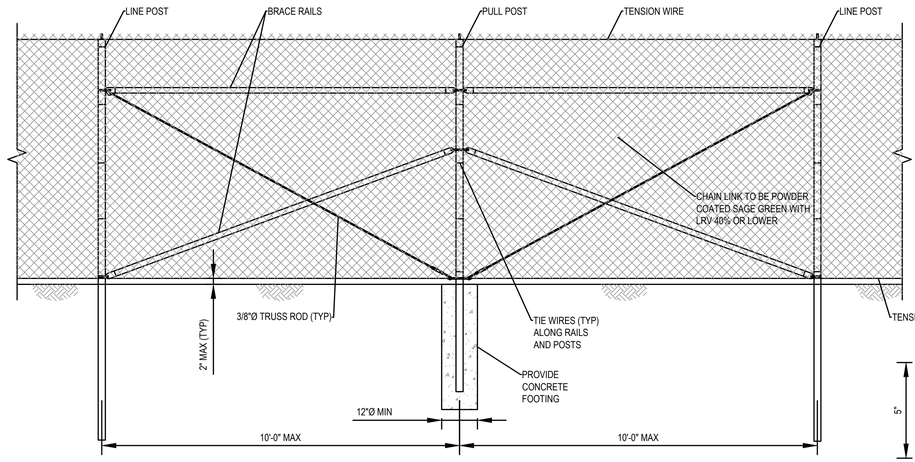
SHEET NUMBER: 9 OF 10

UNLESS OTHERWISE AGREED IN A WRITTEN CONTRACT BETWEEN WOOD GROUP, INC. AND ITS CLIENT: (I) THIS DOCUMENT CONTAINS INFORMATION, DATA AND DESIGN THAT IS CONFIDENTIAL AND MAY NOT BE COPIED OR DISCLOSED; AND (II) THIS DOCUMENT MAY ONLY BE USED BY THE CLIENT IN THE CONTEXT AND FOR THE EXPRESS PURPOSE FOR WHICH IT HAS BEEN DELIVERED. ANY OTHER USE OR RELIANCE ON THIS DOCUMENT BY ANY THIRD PARTY IS AT THAT PARTY'S SOLE RISK AND RESPONSIBILITY.



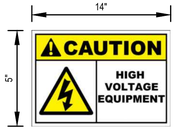
TYPICAL FENCE PANEL ELEVATION

SCALE: NTS



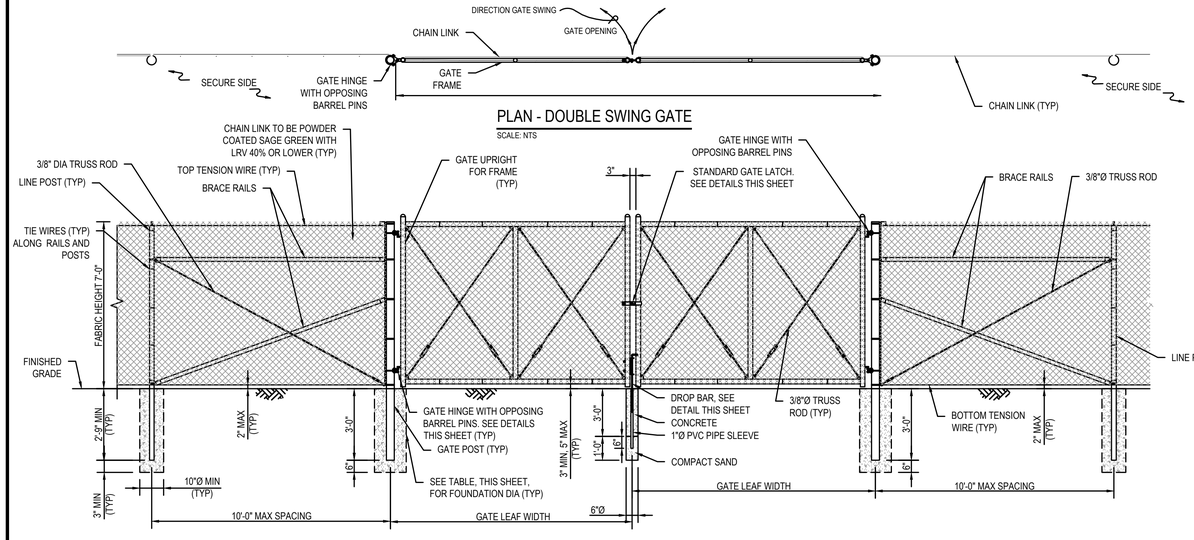
TYPICAL FENCE AND BRACED PANEL ELEVATION

SCALE: NTS



PERIMETER FENCE WARNING

NTS

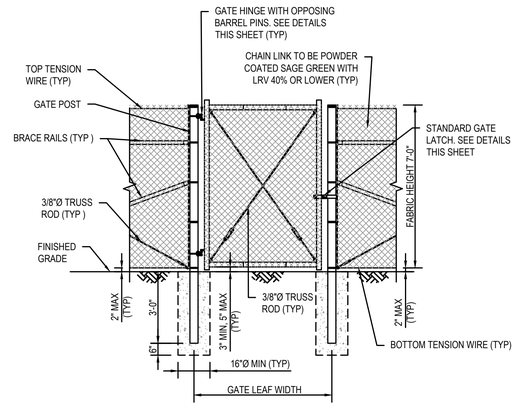


TYPICAL DOUBLE SWING GATE ELEVATION

SCALE: NTS

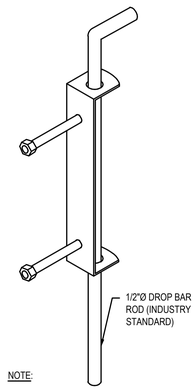
PLAN - DOUBLE SWING GATE

SCALE: NTS



TYPICAL FENCE SINGLE SWING GATE ELEVATION

SCALE: NTS

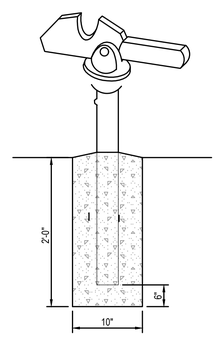


NOTE:

PROVIDE ONE DROP BAR FOR EACH DOUBLE SWING GATE. ASSOCIATED SLEEVE TO BE INSTALLED FLUSH WITH GRADE AT FULLY CLOSED POSITION. CONTRACTOR SHALL PROVIDE 6" LAYER OF #10 SAND BELOW BOTTOM OF SLEEVE TO ALLOW FOR DRAINAGE.

DROP BAR

SCALE: NTS



(TO HOLD GATE OPEN)

GATE KEEPER

SCALE: NTS

WORK SAFELY

wood.

WOOD
RENEWABLES, PROJECT DEVELOPMENT & ENGINEERING
3636 Executive Drive, Suite 100
Austin, TX 78731
WEB: WWW.WOODPLC.COM

REVISION	DATE	ISSUE / REVISION DESCRIPTION	ISSUED	APPROVED
B	06.24.2024	ISSUED FOR REVIEW	KV	RB
A	11.09.2023	ISSUED FOR REVIEW	KV	TF

PROJECT: MILLIGAN ENERGY CENTER

TITLE: INTERIM PROJECT PLAN SITE DETAILS

CLIENT: MILLIGAN ENERGY CENTER, LLC

SEAL:

TODD FARMER, P.E.
AZ P.E. LICENSE NO. 40970

CIVIL DESIGN BY:	SOLAR DESIGN BY:
KV	NA
CHECKED BY: AC	SCALE: NA

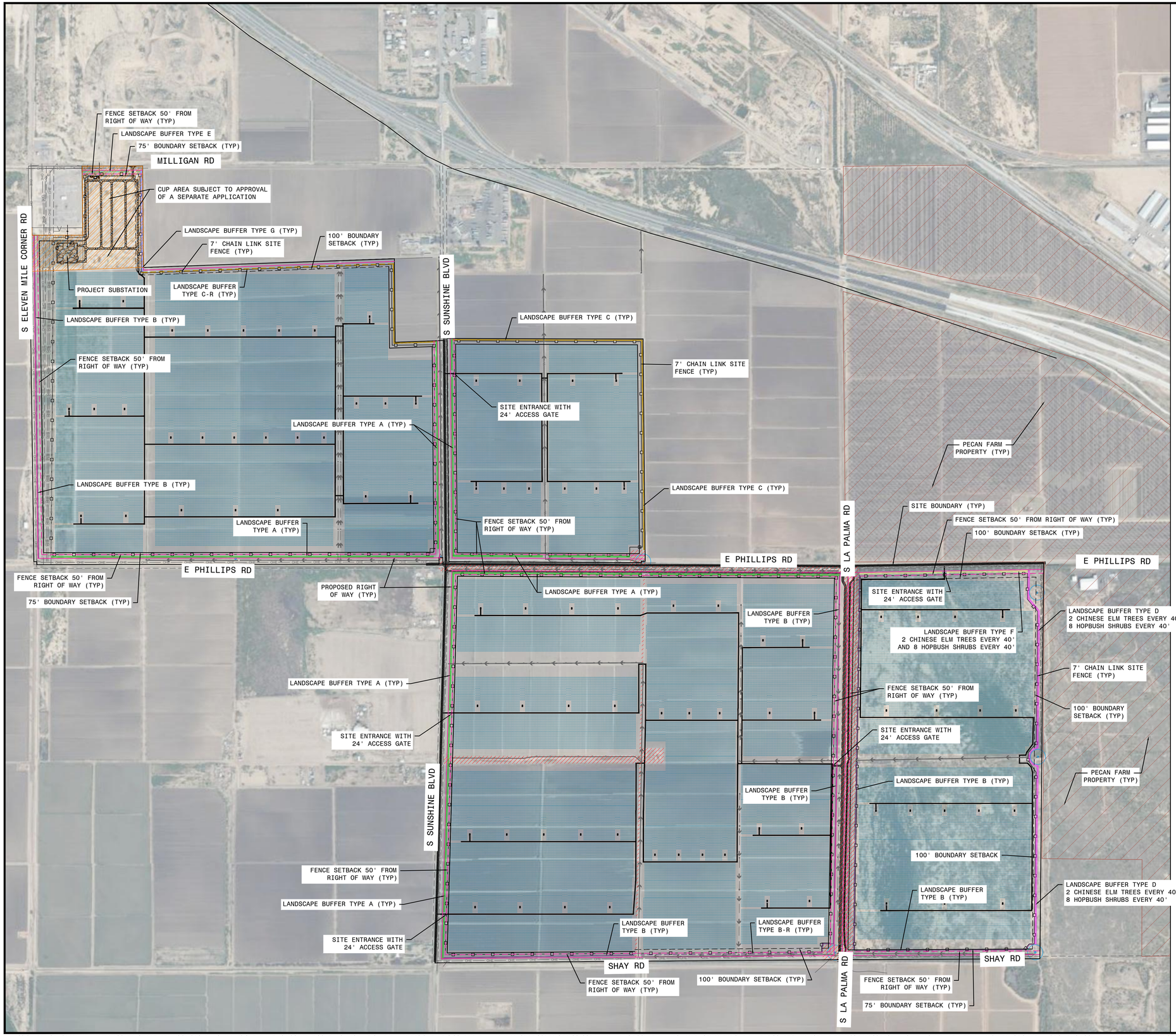
PROJECT NUMBER: 246163O1

DRAWING NUMBER: C-501

SHEET NUMBER: 10 OF 10

UNLESS OTHERWISE AGREED IN A WRITTEN CONTRACT BETWEEN WOOD GROUP, INC. AND ITS CLIENT: (I) THIS DOCUMENT CONTAINS INFORMATION, DATA AND DESIGN THAT IS CONFIDENTIAL AND MAY NOT BE COPIED OR DISCLOSED; AND (II) THIS DOCUMENT MAY ONLY BE USED BY THE CLIENT IN THE CONTEXT AND FOR THE EXPRESS PURPOSE FOR WHICH IT HAS BEEN DELIVERED. ANY OTHER USE OR RELIANCE ON THIS DOCUMENT BY ANY THIRD PARTY IS AT THAT PARTY'S SOLE RISK AND RESPONSIBILITY.

EXHIBIT Z
INTERIM PROJECT PLAN
MILLIGAN ENERGY CENTER
CONCEPTUAL LANDSCAPE PLAN



LANDSCAPE BUFFER LEGEND

- TYPE A LANDSCAPE BUFFER
- TYPE B LANDSCAPE BUFFER
- TYPE B-R LANDSCAPE BUFFER
- TYPE C LANDSCAPE BUFFER
- TYPE C-R LANDSCAPE BUFFER
- TYPE D LANDSCAPE BUFFER
- TYPE E LANDSCAPE BUFFER
- TYPE F LANDSCAPE BUFFER
- TYPE G LANDSCAPE BUFFER

0 200' 400' 600' 1200'
1"=600'-0"

WORK SAFELY

wood.
WOOD
RENEWABLES, PROJECT DEVELOPMENT & ENGINEERING
3636 Executive Drive, Suite 100
Austin, TX 78731
WEB: WWW.WOODPLC.COM

REVISION	DATE	ISSUE / REVISION DESCRIPTION	ISSUED	APPROVED
C	06/26/2024	ISSUED FOR PERMITTING	KV	RB
B	05/24/2024	ISSUED FOR PERMITTING	KV	RB
A	11/09/2023	ISSUED FOR PERMITTING	KV	TF

PROJECT: MILLIGAN ENERGY CENTER

TITLE: EXHIBIT Z INTERIM PROJECT PLAN CONCEPTUAL LANDSCAPE PLAN

CLIENT: MILLIGAN ENERGY CENTER, LLC

SEAL:

TODD FARMER, P.E.
AZ P.E. LICENSE NO. 40970

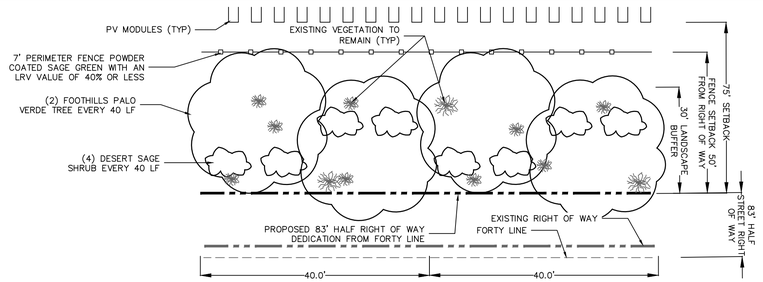
CIVIL DESIGN BY:	SOLAR DESIGN BY:
KV	NA
CHECKED BY:	SCALE:
AC	NA

PROJECT NUMBER: 246163O1

DRAWING NUMBER: L-100

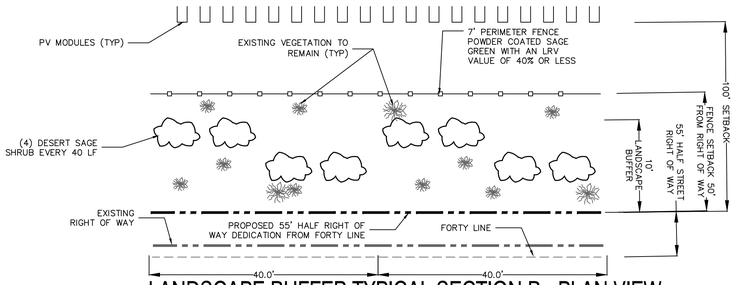
SHEET NUMBER: 1 OF 2

UNLESS OTHERWISE AGREED IN A WRITTEN CONTRACT BETWEEN WOOD GROUP, INC. AND ITS CLIENT: (I) THIS DOCUMENT CONTAINS INFORMATION, DATA AND DESIGN THAT IS CONFIDENTIAL AND MAY NOT BE COPIED OR DISCLOSED; AND (II) THIS DOCUMENT MAY ONLY BE USED BY THE CLIENT IN THE CONTEXT AND FOR THE EXPRESS PURPOSE FOR WHICH IT HAS BEEN DELIVERED. ANY OTHER USE OR RELIANCE ON THIS DOCUMENT BY ANY THIRD PARTY IS AT THAT PARTY'S SOLE RISK AND RESPONSIBILITY.



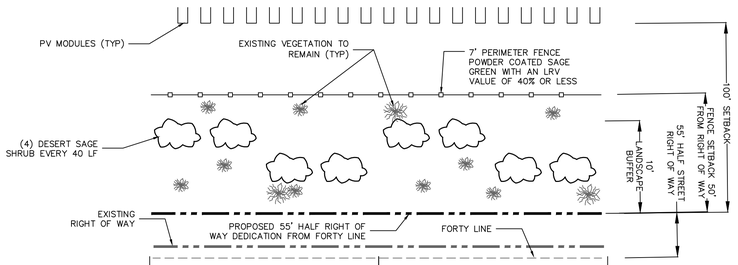
LANDSCAPE BUFFER TYPICAL SECTION A - PLAN VIEW

SCALE: NTS



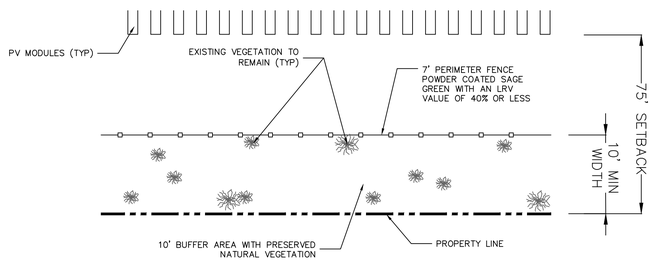
LANDSCAPE BUFFER TYPICAL SECTION B - PLAN VIEW

SCALE: NTS



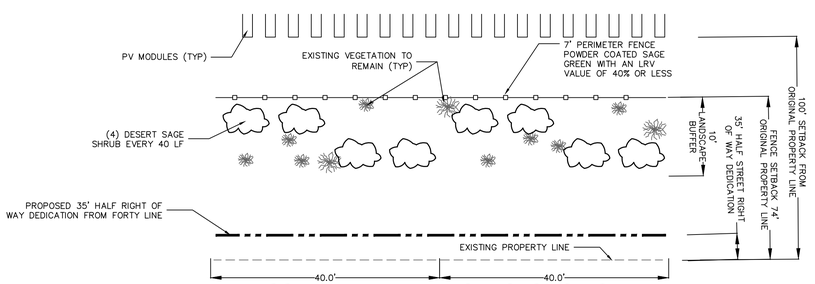
LANDSCAPE BUFFER TYPICAL SECTION B-R PLAN VIEW

SCALE: NTS



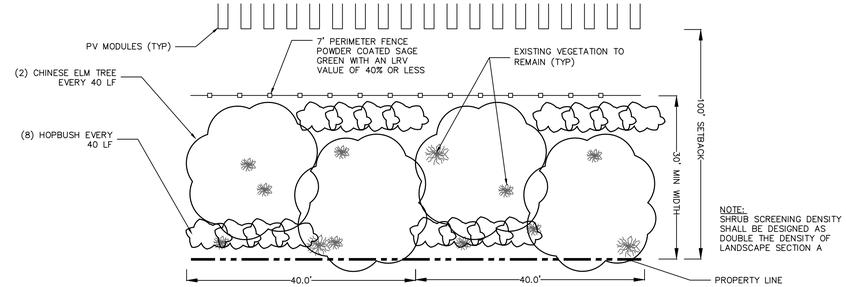
LANDSCAPE BUFFER TYPICAL SECTION C PLAN VIEW

SCALE: NTS



LANDSCAPE BUFFER TYPICAL SECTION C-R PLAN VIEW

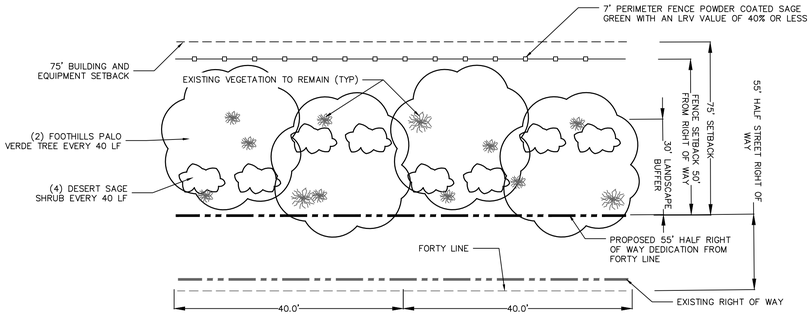
SCALE: NTS



NOTE:
SHRUB SCREENING DENSITY SHALL BE DESIGNED AS DOUBLE THE DENSITY OF LANDSCAPE SECTION A

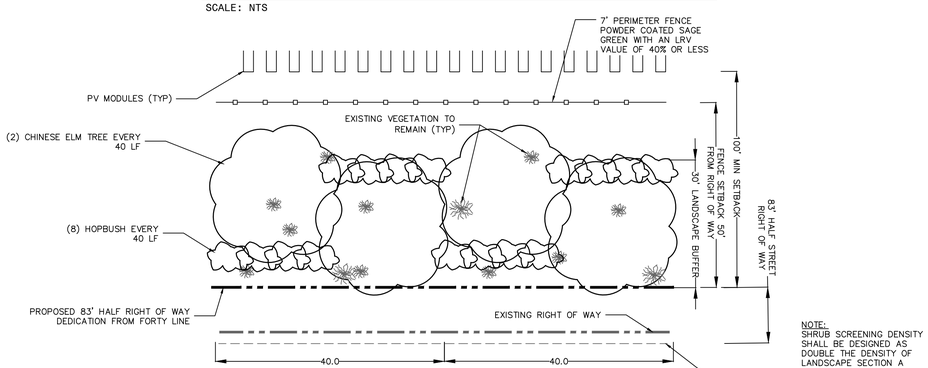
LANDSCAPE BUFFER TYPICAL SECTION D PLAN VIEW

SCALE: NTS



LANDSCAPE BUFFER TYPICAL SECTION E - PLAN VIEW

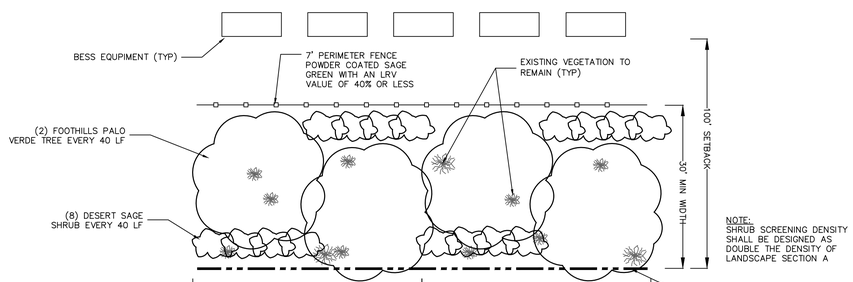
SCALE: NTS



NOTE:
SHRUB SCREENING DENSITY SHALL BE DESIGNED AS DOUBLE THE DENSITY OF LANDSCAPE SECTION A

LANDSCAPE BUFFER TYPICAL SECTION F - PLAN VIEW

SCALE: NTS



NOTE:
SHRUB SCREENING DENSITY SHALL BE DESIGNED AS DOUBLE THE DENSITY OF LANDSCAPE SECTION A

LANDSCAPE BUFFER TYPICAL SECTION G PLAN VIEW

SCALE: NTS

NOTES:

1. VEGETATIVE DENSITY OF THE PROPOSED LANDSCAPE SCREENING WILL BE DETERMINED AT A LATER DATE.
2. VEGETATION SPECIES SHOWN ARE FOR DEPICTION PURPOSES. FINAL VEGETATION SPECIES SHALL BE COORDINATED WITH THE CITY OF ELOY.
3. LANDSCAPE BUFFERS ARE TO BE SERVED WITH A DRIP IRRIGATION SYSTEM AND WATER STORAGE TANK. PLANTINGS SHALL BE IRRIGATED ON A REGULAR BASIS TO PROMOTE VIGOROUS VEGETATIVE GROWTH.
4. DEPENDING ON TREE SPECIES SELECTED, OVERALL PLANT GENERATION MAY BE NEGATIVELY AFFECTED BY PROPOSED LANDSCAPING SHADOWS.

WORK SAFELY

wood.

WOOD
RENEWABLES, PROJECT DEVELOPMENT & ENGINEERING
3636 Executive Drive, Suite 100
Austin, TX 78731
WEB: WWW.WOODPLC.COM

REVISION	DATE	ISSUE / REVISION DESCRIPTION	ISSUED	APPROVED
C	06.26.2024	ISSUED FOR PERMITTING	KV	RB
B	05.24.2024	ISSUED FOR PERMITTING	KV	RB
A	11.09.2023	ISSUED FOR PERMITTING	KV	TF

PROJECT: MILLIGAN ENERGY CENTER

TITLE: EXHIBIT Z
INTERIM PROJECT PLAN
CONCEPTUAL LANDSCAPE CONCEPTS

CLIENT: MILLIGAN ENERGY CENTER, LLC

SEAL:

TODD FARMER, P.E.
AZ P.E. LICENSE NO. 40970

CIVIL DESIGN BY:	SOLAR DESIGN BY:
KV	NA
CHECKED BY:	SCALE:
AC	NA

PROJECT NUMBER: 24616301

DRAWING NUMBER: L-101

SHEET NUMBER: 2 OF 2

UNLESS OTHERWISE AGREED IN A WRITTEN CONTRACT BETWEEN WOOD GROUP, INC. AND ITS CLIENT: (I) THIS DOCUMENT CONTAINS INFORMATION, DATA AND DESIGN THAT IS CONFIDENTIAL AND MAY NOT BE COPIED OR DISCLOSED; AND (II) THIS DOCUMENT MAY ONLY BE USED BY THE CLIENT IN THE CONTEXT AND FOR THE EXPRESS PURPOSE FOR WHICH IT HAS BEEN DELIVERED. ANY OTHER USE OR RELIANCE ON THIS DOCUMENT BY ANY THIRD PARTY IS AT THAT PARTY'S SOLE RISK AND RESPONSIBILITY.

CITY OF ELOY
REQUEST FOR COUNCIL ACTION

Agenda Item: VIII.D.
Date: 9/23/2024

Date submitted: 09/04/2024 **Date requested:** 9/23/2024	**Action:** Ordinance	**Subject: Conduct a public hearing and consider the adoption of Ordinance No. 24-975, approving an Amendment to the Zoning Map, Case No. RZPAD2004-018.A1: Rancho Del Sol Brillante Planned Area Development - Milligan Energy Center. The proposed Zoning Map Amendment is to modify the Rancho Del Sol Brillante Planned Area Development to permit Solar, Utility Scale Generation, and Battery Energy Storage System Facility as an allowed use. Generally, the site is located north of Shay Road, south of Interstate 10 (I-10), east of Eleven Mile Corner Road and one-half mile west of the State Highway 87/Barrett Road alignment.**

TO: Mayor and City Council

FROM: Dan Symer, Community Development Director, Belinda Cota, Planner

RECOMMENDATION:
The staff recommends that the City Council adopt Ordinance No. 24-975 approving the Amendment to the Zoning Map outlined in Case No. RZPAD2004-018.A1: Rancho Del Sol Brillante Planned Area Development—Milligan Energy Center in accordance with the attached Conditions of Approval.

DISCUSSION:
Request:
The applicant, Rose Law Group, PC, c/o Court Rich, on behalf of Milligan Energy Center, LLC, a subsidiary of Savion Renewable Energy, LLC., has submitted an application for a Zoning Map Amendment to modify the existing Rancho Del Sol Brillante Planned Area Development (PAD). The purpose of the amendment is to incorporate Solar, Utility Scale Generation, and Battery Energy Storage System Facility, also known as a Solar Generation Facility, in the Zoning Ordinance (hereafter, "Utility Scale Solar") as an allowed use on approximately 1,584 acres of land.

Context
The site is primarily surrounded by farms and vacant land. The surrounding properties

are primarily zoned Single-family Residential, with smaller areas of General Commercial and Light Industrial boarding the north and northeast corner of the Rancho Del Sol Brillante PAD. The General Plan land use map designations adjacent to the site are primarily Estate Residential and Medium Density Residential, with limited areas designated Commercial, High-Density Residential, Medium-High Density, and Light Industrial. The General Plan land use map designations, zoning, and land uses of the property abutting and adjacent to the property are identified in the table below and in the attachments.

Direction	General Plan Land Use Map Designation	Existing Property Zoning	Existing Use of the Property
North	Light Industrial, Community Commercial, Estate Density Residential	Estate Residential (R1-43), Light Industrial (I-1), General Commercial (C-2), Single Family Residential (R1-6)	Blue Beacon Truck Wash, vacant land, agricultural use, and a Pecan Tree Farm
South	Estate Density Residential, Medium Density Residential, Medium-High Density Residential, High-Density Residential, and Community Commercial	Unincorporated Pinal County, Estate Residential (R1-43), Single Family Residential (R1-6)	Vacant land and agricultural uses.
East	Estate Density Residential, Medium Density Residential, Public/Institutional, Community Commercial	Unincorporated Pinal County, Estate Residential (R1-43), and General Commercial (C-2),	Vacant land, agricultural uses, and a Pecan Processing Plant
West	Estate Density Residential, Medium Density Residential,	Estate Density Residential (R1-54), Estate Density Residential (R1-43), and Unincorporated Pinal County	Single-family residential, agricultural uses, and vacant land

Zoning Ordinance Issues for Consideration:
In determining whether to approve, approve with conditions, or deny the proposed Official Zoning Map amendments, issues for consideration shall include but not limited

to (Staff's analysis of the consideration is included in bold italic text, and the applicant's analysis is included in their narrative, attached):

A. Consistency (or lack thereof) with the adopted Eloy General Plan, and other adopted plans;

- ***The Utility Scale Solar use may also be allowed in any zoning district and land use designations when incorporated as an allowed use of a PAD zone. Adding the Utility Scale Solar to the PAD will assist in providing for a more sustainable community as specified in the General Plan Goal 3.1.1.1. It should be noted that according to the applicant, the Utility Scale Solar use is interim until such time that the development of the property for the zones and uses specified in the PAD is more viable and utilities are available.***

B. Compatibility with the existing zoning and conforming uses of nearby property and with the character of the neighborhood;

- ***The proposed Zoning Map Amendment and associated uses are consistent and compatible with the abutting and adjacent properties and character of the area/neighborhood.***

C. Suitability of the subject property for uses permitted by the proposed zoning district;

- ***The property is relatively flat farmland. To develop the property as a Utility-Scale Solar site and to develop it in the future for the uses allowed in its designated zoning, the property owner/developer will be required to provide all necessary infrastructure improvements to serve the property.***

D. Suitability of the subject property for uses permitted by the existing district; and

- ***The approximate 1,584-acre site is currently zoned in various districts. The property may be developed under its existing zoning designations, provided that the property owner/developer provides all necessary infrastructure improvements to serve it.***

E. Availability of sewer and water facilities.

- ***The approximate 1,584-acre subject site currently does not have immediate Eloy water or sewer/wastewater service to the site. The nearest water and waste service line is located on S. Sunshine Boulevard, approximately 600 feet south of the W. Milligan Road and S. Sunshine Boulevard intersection. Several private well locations exist on the site. With the***

development of the property as a Utility Scale Solar use, the property owner/developer will be required to provide septic infrastructure for sewer/wastewater and a minimum of 25,000-gallon water storage tank for landscaping, restrooms, fire suppression, etc. purposes. When the property is developed for any other use, the property owner/developer will be required to provide all sewer/wastewater and water facilities to serve the development in accordance with city, county, and state requirements.

Approval Criteria for a PAD:
In determining whether to approve, approve with conditions, or deny a proposed Zoning Map Amendment for a PAD, the City Council shall make a determination in accordance with the provisions specified below (Staff analysis of the considerations included in bold italic text and the applicant's analysis is included in their narrative, attached):

A. A PAD District may be approved only when the City Council determines that the proposed PAD would result in a greater benefit to the City as a whole than would development under conventional zoning district regulations and would not adversely affect the existing and/or future permissible uses of adjacent properties. Such greater benefits may include the implementation of adopted planning policies/design standards, natural resources preservation/conservation, enhanced provision of utilities, urban design, neighborhood/community amenities, or an overall level of increased development quality.

- ***The incorporation of the Utility Scale Solar facility as an allowed use in the Cooley Eloy 640 PAD will assist in providing a sustainable community through the provision of enhanced/alternative utility-scale solar energy production (GP Goal 3.1.1.1.). The proposed modifications to the PAD are not anticipated to alter the City Council's previous determination of the PAD Approval Criteria when the Eloy Valley Specific Plan PAD was originally approved.***

Planning and Zoning Commission Meeting(s)
On July 17, 2024, the Planning and Zoning Commission held a public hearing on the above-referenced application. After the applicants' presentation, Mr. Taha spoke in opposition to the application due to the proximity of the solar facility improvement adjacent to his property. Upon discussion among the members of the Planning and Zoning Commission, the desire to hear from Mr. J. and Mrs P. Tarango, another property owner located near the intersection of S. Sunshine Blvd. and W. Phillps Rd., was expressed since they own property and live adjacent to the proposed project. The applicant indicated they have been in contact with the Tarangos, although they had not expressed an opinion regarding this application. Regardless, the Commission voted 3-1 to continue the application to the August 21, 2024, Planning and Zoning Commission meeting to allow for the Tarangos the opportunity to appear at the next meeting if they so desire.

On August 21, 2024, the Planning and Zoning Commission held a second public hearing on the above-referenced application. At that time, Mr. J. and Mrs. P. Tarango did not appear at the hearing. Mr. Rich, the applicant, expressed that they have reached a solution with Mr. and Ms. Tarango regarding concerns that they have pertaining to the proposed Utility-Scale Solar development. Two additional property owners of the property fronting Sunshine Boulevard and adjacent to Mr. J. and Mrs P. Tarango's property express concern regarding the development. Mr. Rich indicated that he had recently become aware of these property owners' concerns and that he would continue to work with them. One member of the public spoke in support of the application. The Planning and Zoning Commission voted 4-0 providing a recommendation of approval of this application.

Public Comment Received

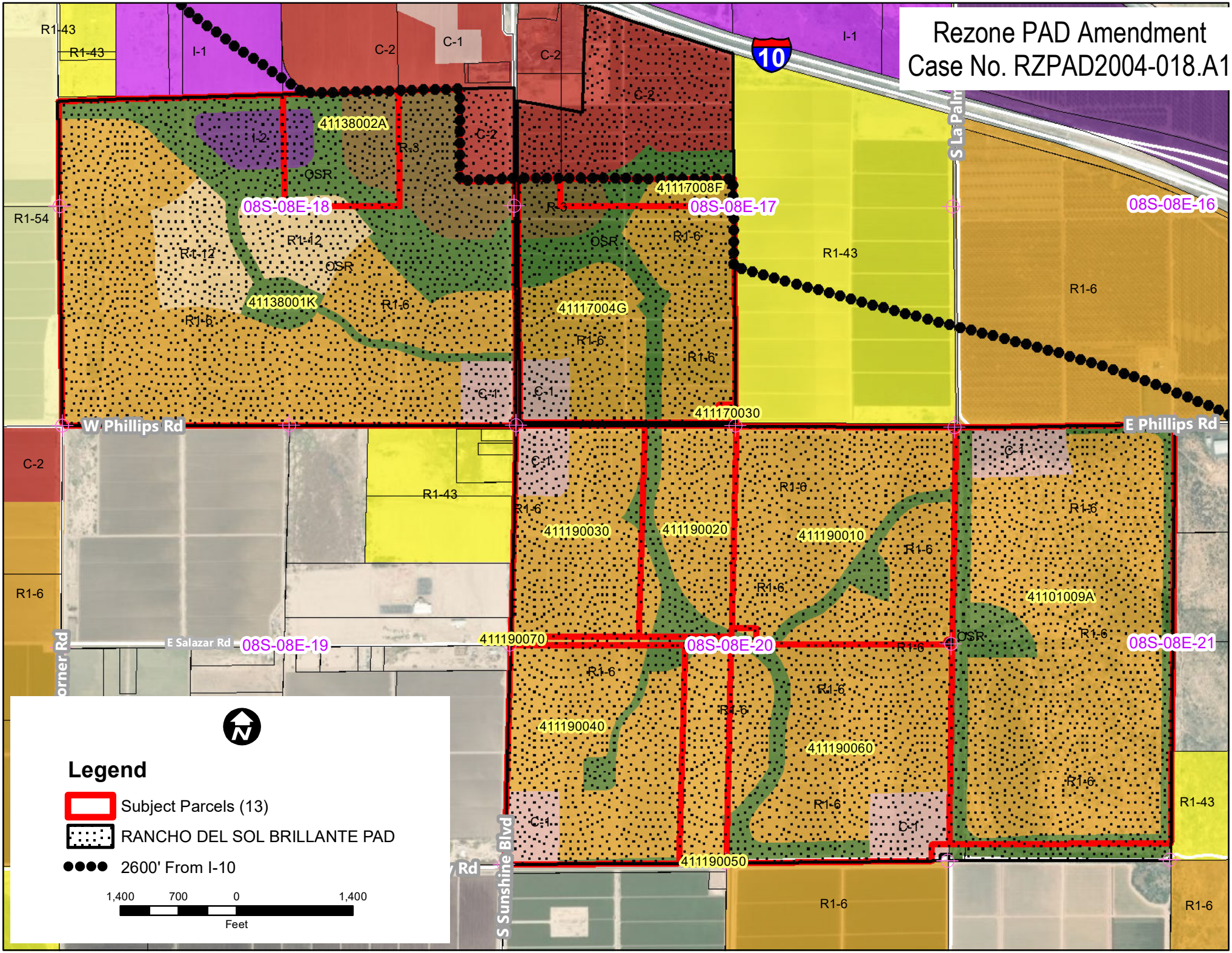
In addition to appearing before the Planning and Zoning Commission, Mr. Taha has submitted written comments and opposition to this application. Staff has also received letters of support for the proposed facility. The written comments are attached.

FISCAL IMPACT:

There are no anticipated fiscal impacts associated with this discussion.

Approved as to Form:

Stephen R. Cooper, City Attorney


Rezone PAD Amendment
Case No. RZPAD2004-018.A1
10
W Phillips Rd
E Phillips Rd
E Salazar Rd
S Sunshine Blvd
08S-08E-16
08S-08E-17
08S-08E-18
08S-08E-19
08S-08E-20
08S-08E-21
41138002A
41138001K
41117008F
41117004G
411170030
411190030
411190020
411190010
411190070
411190040
411190060
411190050
41101009A
R1-43
R1-54
R1-12
R1-6
C-1
C-2
I-1
I-2
R-3
OSR
Legend
Subject Parcels (13)
RANCHO DEL SOL BRILLANTE PAD
2600' From I-10
1,400 700 0 1,400
Feet

1st Amendment to the
Rancho Del Sol Brillante Planned Area Development

Zoning Map Amendment Justification Narrative
Milligan Energy Center

Submitted to:

City of Eloy, AZ

595 N. C Street Ste. 104
Eloy, AZ 85131

Prepared for:

Milligan Energy Center LLC.

A subsidiary of:

Savion Renewable Energy LLC.

422 Admiral Blvd.
Kansas City, MO 64106

Prepared by:

John Wood Group PLC.

3636 Executive Center Drive, Ste. 200
Austin, TX 78731

Applicant, on behalf of Savion LLC:

ROSE LAW GROUP pc
RICH ▪ CARTER ▪ FISHER

7144 E. Stetson Drive, Suite 300
Scottsdale, AZ 85251
Court Rich, Attorney
crich@roselawgroup.com
Attn: Jennifer Hall, Sr. Project Manager
480-505-3938 or jhall@roselawgroup.com

TABLE OF CONTENTS

1. Introduction 1
2. Background 1
3. Site Location and Context 1
4. Purpose of Application 2
5. Zoning Map Amendment Objectives 2
6. Compliance with Zoning Map Amendment Approval Criteria 3

LIST OF ATTACHMENTS

1. PAD Vicinity and Context Map
2. PAD Conceptual Site Plan
3. PAD Landscapte Plan
4. PAD Land Use Map
5. PAD Zoning Map
6. PAD Phasing Plan
7. PAD Conceptual Grading & Drainage Plan
8. PAD Site Details

LIST OF TABLES

Table 1 Consistency with Eloy General Plan
Table 2 Solar Project Site Parcels
Table 3 Adjacent Properties General Plan Land Use and Existing Zoning Designation Table

1. Introduction

Milligan Energy Center, LLC (Milligan), as the Applicant, on behalf of the owners (Casa Grande West et al. and ANC Arizona I, LLC) is proposing the construction and operation of an electrical generation facility consisting of solar photovoltaic (PV) modules with related ancillary uses on adjacent property collectively referred to as the Milligan Energy Center (the Solar Project). The electrical generation capacity of the development will be up to 315 megawatts of alternating current (MWac) which will interconnect into the nearby 230 kilovolt (kV) Arizona Public Service (APS) Milligan Substation, located at the southeast corner of West Milligan Road and Eleven Mile Corner Road, adjacent to the Solar Project.

Located within the City of Eloy in Pinal County, Arizona, the Solar Project will contain approximately 1,584 acres of land (the Project Site), consisting of thirteen (13) parcels currently a part of Rancho Del Sol Brilliante PAD (the Original PAD). There are four (4) additional parcels totaling approximately 33 acres outside of the Original PAD area that will provide battery energy storage system (BESS), project substation, and an Operations & Maintenance building to service the Solar Project. The BESS project site is currently being processed under a separate Conditional Use Permit (CUP) application (Case #CUP2023-57) with the full intent on providing support to the Millgan Energy Center.

2. Background

The Original PAD was approved by the City of Eloy in 2004 to promote and facilitate quality residential, commercial, recreational, community, and a small portion of industrial land use on approximately 1,721 total acres of land in Eloy, Arizona (Original PAD Area). Currently, however, the Original PAD Area is generally used for irrigated row crops, vacant or fallow fields, vacant or open desert, other agricultural uses, utilities, recreation (i.e., former Ocotillo Raceway), and limited commercial development (i.e., Flying J Travel Center at the intersection of West Milligan Road and South Sunshine Boulevard). The Original PAD focused on optimizing this area by creating recreational opportunities, a mix of housing options, commercial, a wastewater treatment plant, open space, and schools. As mentioned above the land has remained undeveloped for the past twenty (20) years.

3. Site Location and Context

The Project Site is located south of Milligan Rd and Interstate 10 and east of 11 Mile Corner Rd. As mentioned, the Original PAD encompasses approximately 1,721 acres of land and the proposed Solar Project will utilize approximately 1,584 acres of the overall Original PAD Area. **Attachment 1** is a map of the location of the property subject to this Zoning Map Amendment and adjacent property uses and zoing designations. As you will see the proposed Solar Project is within Eloy's designated solar area.

4. Purpose of Application

The purpose of this Zoning Map Amendment application is to obtain approval of an amendment to the Original PAD to add Solar, Utility-Scale Generation, and Battery Energy Storage System Facilities as an allowed use in all zones of the Ranch Del Sol Brillante PAD, and incorporate the development standards of the Zoning Ordinance for the new use. These modifications will facilitate the development the Solar Project. The developer (Milligan Energy Center, LLC) and the property owner intend for the proposed Solar Project to be an interim use on the Project Site prior to the property owner proceeding with the Original PAD development plan that was initially contemplated in 2004. The Solar Project will operate on the property until the property owner has determined that the development of the master planned community is feasible.

Attachment 1 – Vicinity and Context Map specifies which parcels to be utilized for the Solar Project that are currently a part of Rancho Del Sol Brillante PAD, and **Attachment 2 – Conceptual Site Plans** of the PAD documents indicates the location of the Solar Project improvements. It should be noted that the proposed Solar Project is located within the area of the City of Eloy that was recently designated as potentially suitable for this type of use (Ordinance No. 23-950).

In addition to adding the Solar Project use and development standard to the Original PAD, several clerical modifications to the existing PAD property development standards and uses are proposed. These modifications include the addition of the General Industrial (I-2) and Open Space Recreation District (OSR) zones, and references to the General Development Regulations. The changes proposed are intended to provide consistency with the previously approved PAD standards, the zoning map for the PAD, and the current zoning ordinance. No changes to the intent and context of the Original PAD are being proposed. The changes will provide clarity to the existing previously approved provisions of the PAD, and are intended to minimize the need for a Zoning Administrator interpretations.

5. Zoning Map Amendment Objectives

This Zoning Map Amendment is to allow a Solar Project as an interim use on the Project Site, which is approximately 1,584 acres within the overall 1,721 Original PAD Area. The Solar Project encompasses a majority of the central portion of the greater Original PAD Area. The previously approved Rancho Del Sol Brillante PAD will remain in place for future development, thereby generating vitality and attracting future development of the Original PAD Area.

The objectives of this Zoning MapAmendment includes, but are not limited to:

- Allow for the interim use of the Project Site as a Solar Project until future development of the master planned community is warranted.
- To locate clean energy uses within the City to capture the many environmental and financial benefits thereof.
- Utilize the City of Eloy's PAD Process to plan and promote the development of a large-scale, master-planned, thriving community as a Development Option.
- Facilitate a compact development pattern.
- Manage and control growth through efficient use of land.
- Provide clarity to the existing PAD provisions and the associate zoning map designations.

6. Compliance with Zoning Map Amendment Approval Criteria

The following is analysis of the Zoning Map Amendment Criteria of Section 21-6-6.4: Issues for Consideration of the Zoning of the City of Eloy Zoning Ordinance, as it pertains to the proposed amendment changes to the Rancho Del Sol Brillante PAD and the Modified PAD's conformance to criteria.

21-6-6.4: ISSUES FOR CONSIDERATION:

In determining whether to approve, approve with conditions, or deny proposed Official Zoning Map amendments, issues for consideration shall include but not be limited to:

A. Consistency (or lack thereof) with the adopted Eloy General Plan, and other adopted plans;

Response:

The Applicant believes the Solar Project is wholly consistent with specific goals and policies in the Eloy General Plan and constitutes an overall improvement to the local and regional economy via regional energy production that is not solely for the good or benefit of a particular landowner or other Solar Project proponent. The Solar Project will assist the City of Eloy in promoting its goals to create a community with adequate infrastructure and utilities as well as striving to enhance and maintain regional and local air quality and encourage the creation of jobs—both temporary construction jobs and permanent O&M jobs—associated with these types of projects. Please see ***Attachment 4 – PAD Land Use Map and Attachment 5 – PAD Zoning Map*** *which illustrates existing zoning of the Project Site as well as the surrounding area. The proposed amendment remains consistent with the surrounding properties.*

Table 1 – Consistency with Eloy General Plan includes a complete accounting of relevant Eloy General Plan elements, their policies, and the consistency of the proposed Solar Project with these policies.

Table 1. Consistency with Eloy General Plan

General Plan Elements	General Plan Policies	Consistency with General Plan
Land Use Element		
Goal #1	Provide a range of residential, employment and supportive land uses to encourage and maintain a sustainable community.	***Consistent*** The Solar Project is an innovative and quality development of renewable energy generation and storage that would help the community reach sustainability goals. The Solar Project is located near existing high voltage transmission infrastructure and would connect into the Milligan 230kV Substation. Siting the Solar Project near existing infrastructure (e.g., roads, transmission lines, substations) achieves balance between the Solar Project needs and minimization of impacts. A Zoning Map Amendment to allow for solar generation and energy storage and grid connection in this location represents compatible land use strategy and efficient development patterns near existing electric utilities.
Objective #1	Maintain transitional buffers between high and lower impact land uses.	***Consistent*** The Solar Project would help maintain transitional buffers between high and lower impact land uses in the Sun Corridor Growth Area. The Solar Project is located near existing high voltage transmission lines. The Solar Project also complies with the Locational Criteria outlined in the Eloy City Code of Ordinances Section 21-3-1.39. Sufficient buffers, as directed by the City, to provide safety exclusion zones/distancing would be incorporated to not interfere with surrounding land uses. The Solar Project will actually act as an efficient buffer by providing further separation from existing electrical infrastructure and surrounding agriculture and rural land uses.
Environmental Planning Element		
Goal #1	Encourage the preservation of the paloverde-saguaro plant community to retain high value vegetation that also provides natural area habitat.	***Consistent*** The Applicant would coordinate closely with all applicable local, county, state, and federal agencies throughout development of the Solar Project, including environmental, land, and resource management agencies to protect sensitive species and habitats. The Project Site and surrounding area is characterized as predominately agricultural with some open desert lands. Any native plants protected under Arizona Native Plant Law, administered by the Arizona Department of Agriculture, would be identified on the Project Site prior to construction and relocated or salvaged as required. Native plant removal, relocation, or sale would be noticed as required by Arizona Administrative Code Title 3, Chapter 3, Article II.
Goal #2	Strive to enhance and maintain regional and local air and water quality.	***Consistent*** The Solar Project would provide renewable energy generation that could result in improved air quality through reduced emissions from fossil fuel electric generation. The Solar Project would be considered a low-intensity use. Improving roads and reducing agriculture operations would provide a beneficial reduction in the area's particulate matter (PM10) levels and water usage.
		Consistent All applicable local and county fire laws and regulations would be

Goal #4	Continue to enforce zoning code and building code provisions to protect life and property from wind and fire hazards.	complied with, and all reasonable measures would be taken to prevent fires in the Project. Fire Apparatus Access Roads would be installed on the Project Site in compliance with the 75,000 lbs. load requirement to the equipment. A water supply source would be provided meeting NFPA 1142 for firefighting in a rural setting. All construction personnel would be educated on emergency response to fire events; clear away all flammable material for a minimum of 10 feet from areas of operations where a spark, fire, or flame could be generated; equipment parking areas and small stationary engine sites would be cleared of all flammable materials prior to use; "No Smoking" signs would be posted, gas and oil storage areas would be clearly marked, cleared of all flammable material, and all used and discarded oil filters, oily rags, or other waste would be disposed of in an approved manner.
Goal #5	Work with the Pinal County Flood Control District to minimize the risk and hazards associated with flooding on existing and future development and human life within the City's floodplains.	***Consistent*** The Solar Project would not be developed in a floodway. Further, the Project would comply with Pinal County and federal regulations associated with development in a floodplain. The applicant is currently in the process with Pinal County to obtain approval of a Floodplain Use Permit (FUP).
Water Resources Element		
Goal #2	Encourage conservation measures that foster efficient potable water use.	***Consistent*** The Solar Project would require very little water use during operations, except for as-needed maintenance for cleaning equipment and water use associated with the adjacent BESS and O&M building. Water for construction and continued operation of the Solar Project would be transported to the Project Site from offsite sources, or from onsite water wells - depending on feasibility and costs. The City of Eloy would incur no costs for any infrastructure improvements related to the Solar Project. Furthermore, the Solar Project will utilized significantly less water than agricultural uses of the land.
Public Facilities Element		
Goal #2	Continue to provide high quality municipal services – administration, public works, community development, community services (parks and recreation), library, aviation, police and municipal court, and coordinate with non-municipal service providers-fire, education, electrical, natural gas, fiber to provide adequate services.	***Consistent*** Approving this Solar Project would enable the city to locate utility-scale solar generation and storage infrastructure near existing electrical infrastructure and transmission lines. This development would result in limited impact to the area and would provide benefits to air quality, while providing electricity for the regional electrical grid– a demonstration of efficient, sustainable growth in the city. This Solar Project would provide services and infrastructure that urban growth areas utilize and would provide a foundation for future urban growth patterns to consider. The Solar Project would be funded by private capital andall infrastructure improvements would be paid for by the Applicant and not the City of Eloy.
Economic Prosperity Element		
Goal #2	Brand Eloy as a prime regional location for business, community growth and capital investment.	***Consistent*** The high solar irradiance of Arizona, in addition to the availability of highly suitable land for development and the proximity to existing electrical infrastructure, were prime factors that attracted the Applicant to the Project Site.. The Solar Project is a utility-scale solar generation with an adjacentbattery storage development that the City of Eloy could use to leverage their leadership in this industry to attract renewable energy industries and additional development.

B. Compatibility with the existing zoning and conforming uses of nearby property and with the character of the neighborhood;

Response:
The Applicant has been in contact with some of the surrounding neighbors and has agreed to planting additional tress and enhanced vegetation in areas adjancet to the neighboring pecan farming operation. The panels will be setback 75-100 feet from the Rights of Way to insulate the Solar Project from surrounding uses. (See ***Attachment 3 – Landscape Plans****). Additionally, the Solar Project is a quiet, low maintenance neighbor. There is no traffic generated from this use, no odor, no glare, and no noise. In addition there is existing electrical infrastructure in the area. In light of all the forgoing, the development of the Solar Project is a compatible use. Please see* ***Attachments 4 and 5*** *which identify the current zoning and land use designations of surrounding properties.*

C. Suitability of the subject property for uses permitted by the proposed zoning district;

Response:
The Project Site is relatively flat undeveloped agriculture land that is very well suited for the development of the Solar Project. It is also suitable for future development as the originally intended master planned community with a mix of uses: residential, commercial, and industrial. This phased development will occur after the lifespan of the Solar Project and in response to future market demands. Please see ***Attachment 6 – Phasing Plan.***

D. Suitability of the subject property for uses permitted by the existing district; and

Response:
As mentioned above, the Project Site is well suited for a variety of uses and can be easily developed in the preliminary phase as the Solar Project and then redeveloped for future phases as residential and commercial once the Solar Project has been decommissioned. After the lifespan of the Solar Project the property will be put back to its existing condition and will be suitable for future master planned community development. ***Please see Attachment 6 – Phasing Plan.***

E. Availability of sewer and water facilities.

Response:
The Solar Project does not require city water or sewer for its operation. Only routine maintenance trips will bring employees to the Project Site. The Solar Project will have supportservices from an adjacent propertythat will house battery storage system and an Operations and Maintenace building. The O&M building will utilize septic and water will be brought to an onsite water tank by an outside source. No connection to the city's water or sewer infrastructure is necessary for the development of the Solar Project.

Table 2

Solar Project Site Parcels

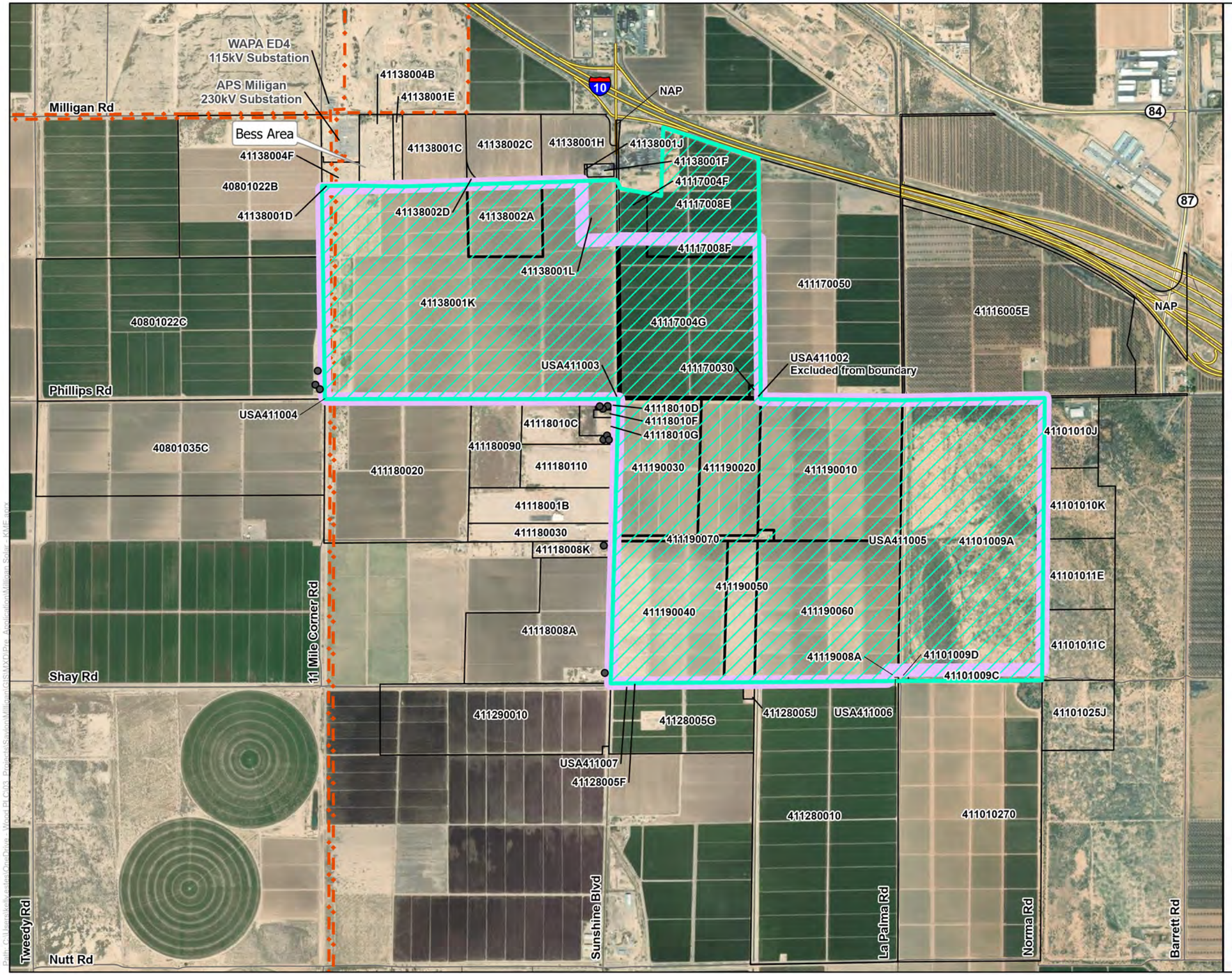
Owner	Assessor Parcel Number	Location (Quarter Section)	Size (acre)
Casa Grande West et al. and ANC Arizona I, LLC	41101009A	NW ¼ and SW ¼, Sec 20	308.00
Casa Grande West et al. and ANC Arizona I, LLC	411170030	SW ¼, Sec 17	0.94
Casa Grande West et al. and ANC Arizona I, LLC	41117004G	SW ¼, Sec 17	167.20
Casa Grande West et al. and ANC Arizona I, LLC	41117008F	NW ¼, Sec 17	16.38
Casa Grande West et al. and ANC Arizona I, LLC	411190010	NE ¼, Sec 20	158.43
Casa Grande West et al. and ANC Arizona I, LLC	411190020	NW ¼, Sec 20	63.00
Casa Grande West et al. and ANC Arizona I, LLC	411190030	NW ¼, Sec 20	90.00
Casa Grande West et al. and ANC Arizona I, LLC	411190040	SW ¼, Sec 20	126.00
Casa Grande West et al. and ANC Arizona I, LLC	411190050	SW ¼, Sec 20	31.50
Casa Grande West et al. and ANC Arizona I, LLC	411190060	SE ¼, Sec 20	159.00
Casa Grande West et al. and ANC Arizona I, LLC	411190070	NW ¼, Sec 20	7.44
Casa Grande West et al. and ANC Arizona I, LLC	41138001K	NW ¼, NE ¼, SE ¼, and SW ¼, Sec 18	420.55
Casa Grande West et al. and ANC Arizona I, LLC	41138002A	NE ¼, Sec 18	40.76
		Total Area:	**1,583.77**

Table 3

Adjacent Properties General Plan Land Use and Existing Zoning Designation Table

Direction	Surrounding Parcel	APN	Existing Land Use	Existing Zoning	General Plan Land Use Designation
North	Adjacent: Eloy 170 LLC	41138001D	Vacant Land	R1-43	Estate Density Residential
	Adjacent: Eloy 170 LLC	41138001E 41138001C 41138002D	Industrial Agricultural Agricultural	I-1	Light Industrial
	Adjacent: Eloy 170 LLC	41138002C 41138001H	Agricultural Agricultural	C-2	Community Commercial
	Adjacent: Solid State Eloy I LP	41117004F 41117008E	Agricultural Agricultural	C-2	Community Commercial
	Across East Phillips Road: Daybreak 1320 LLC Et Al	41116005E	Agricultural	R1-6	Single-Family Residential
East	Adjacent: New Sunshine Fund LLC	41138001L	Agricultural	C-2	Community Commercial
	Adjacent: Ham Phillips LLC	411170050	Agricultural	R1-43	Estate Density Residential
	Adjacent: Daybreak 1320 LLC	41101010J 41101010K 41101011E	Industrial Vacant Land Vacant Land	CR-2/3 – Pinal County	N/A – Outside of City Limits
	Adjacent: Apache Oak Shopping Center LLC	41101011C	Vacant Land	R1-43	Estate Density Residential
South	Across East Shay Road: Hussain Taha	41101025J	Vacant Land	R1-6	Single-Family Residential
	Across East Shay Road: Legacy Farms LLC	411010270	Agricultural	GR – Pinal County	N/A – Outside of City Limits
	Across East Shay Road: JLC Family Investments LLC	411280010	Agricultural	R1-6	Single-Family Residential
	Across East Shay Road: Shedd Daniel & Elain Family Trust	41128005G 41128005J	Agricultural Agricultural	GR – Pinal County	N/A – Outside of City Limits
	Across East Shay Road: Ben Fatto LTD Partnership Et Al	411290010 411290030	Agricultural Agricultural	GR – Pinal County	N/A – Outside of City Limits
	Across East Shay Road and South Eleven Mile Corner Road: Viel Gluck LTD Partnership Et Al	408240320	Agricultural	R1-43	Estate Density Residential

West	Across: South Eleven Mile Corner Road: JLC Family Investments Et Al	40801035A 40801035B	Agricultural Agricultural	R1-6	Single-Family Residential
	Across South Eleven Mile Corner Road: JLC Family Investments Et Al	40801035C	Agricultural	R1-6 and C-2	Single-Family Residential and Community Commercial
	Across South Eleven Mile Corner Road: MDT Investments LTD Partnership	40801022C 40801022B	Agricultural Agricultural	GR – Pinal County	N/A – Outside of City Limits



Context Map

Legend

- Phase 1 - Milligan Energy Center (1,584 Acres)
- Phase 7 - Rancho del Sol Brillante (1,721 Acres) [Also incorporating Phases 2-6 Land Area]
- Building Location
- Transmission Line
- Parcels

Notes:
Land Ownership: Entire project boundary is on private land.

0 1,800 3,600 Feet

N

Milligan Energy Center
Eloy, Arizona

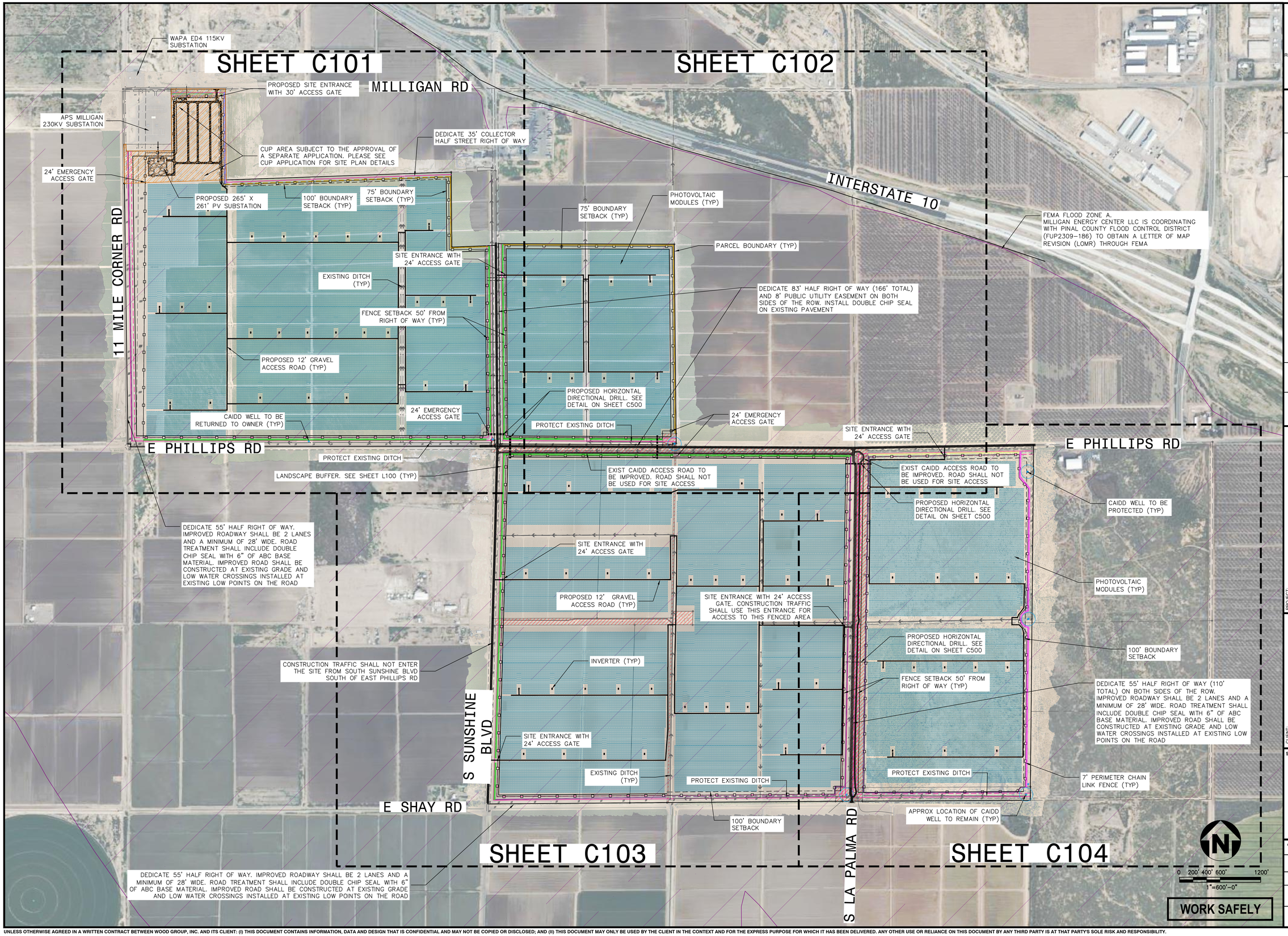
Application Narrative Attachment 1: Site Location and Context Map

Job No.	24616304
PM:	EC
Date:	5/21/2024
Scale:	1"= 1,800 feet

wood.

The map shown here has been created with all due and reasonable care and is strictly for use with Wood Project Number 24616304. This map has not been certified by a licensed land surveyor, and any third party use of this map comes without warranties of any kind. Wood assumes no liability, direct or indirect, whatsoever for any such third party or unintended use.

Path: C:\Users\kelly.estes\OneDrive - Wood PLC\03_Projects\Saviom\Milligan\GIS\MXD\Pre_Application\Milligan Solar - KMF.aprx



wood.

WOOD
RENEWABLES, PROJECT DEVELOPMENT & ENGINEERING
3636 Executive Drive, Suite 100
Austin, TX 78731
WEB: WWW.WOODPLC.COM

REVISION	DATE	ISSUE / REVISION DESCRIPTION	ISSUED	APPROVED
C	06/26/2024	ISSUED FOR PERMITTING	KV	RB
B	05/24/2024	ISSUED FOR PERMITTING	KV	RB
A	11/09/2023	ISSUED FOR PERMITTING	KV	TF

PROJECT: MILLIGAN ENERGY CENTER

TITLE: INTERIM PROJECT PLAN
CONCEPTUAL OVERALL SITE PLAN

CLIENT: MILLIGAN ENERGY CENTER, LLC

SEAL:

TODD FARMER, P.E.
AZ P.E. LICENSE NO. 40970

CIVIL DESIGN BY:	SOLAR DESIGN BY:
KV	NA
CHECKED BY:	SCALE:
AC	1" = 600'

PROJECT NUMBER: 24616301

DRAWING NUMBER: C-100

SHEET NUMBER: 3 OF 10

UNLESS OTHERWISE AGREED IN A WRITTEN CONTRACT BETWEEN WOOD GROUP, INC. AND ITS CLIENT: (I) THIS DOCUMENT CONTAINS INFORMATION, DATA AND DESIGN THAT IS CONFIDENTIAL AND MAY NOT BE COPIED OR DISCLOSED; AND (II) THIS DOCUMENT MAY ONLY BE USED BY THE CLIENT IN THE CONTEXT AND FOR THE EXPRESS PURPOSE FOR WHICH IT HAS BEEN DELIVERED. ANY OTHER USE OR RELIANCE ON THIS DOCUMENT BY ANY THIRD PARTY IS AT THAT PARTY'S SOLE RISK AND RESPONSIBILITY.

PROPOSED O&M AREA WITH 30'X40' AND 10'X24' BUILDINGS. POTABLE WATER AND SANITARY FACILITIES SHALL BE PROVIDED AND WILL BE DESIGNED AT A LATER DATE

EXISTING WAPA ED4 115KV SUBSTATION

N/F
OWNER: ROBINSON TIMOTHY A & EVELYN P
PROPERTY ADDRESS: N/A
MAILING ADDRESS: PO BOX 11138
CASA GRANDE,AZ 85130
APN: 41107001H

40.0' ELECTRICAL TRANSMISSION LINE EASEMENT (PER DOCKET 335, PAGE 110)

WEST MILLIGAN ROAD
66' PUBLIC RIGHT OF WAY
AS SHOWN PER SURVEY'S BK 23, PAGE 140
30' GRAVEL PAVEMENT

LESS AND EXCEPT NORTH 33'

PROJECT BOUNDARY TYPICAL SECTION E. SEE SHEET L101 FOR DETAILS (TYP)

PROPOSED SITE ENTRANCE WITH 30' ACCESS GATE

W MILLIGAN RD

EXISTING BUILDING, BHL, STANDS, STRUCTURES, AND CONCRETE PADS TO BE DEMOLISHED

EXISTING BUILDING AND BHL TO BE REMOVED

PROPOSED 20' GRAVEL ACCESS ROAD (TYP)

EXISTING APS MILLIGAN 230KV SUBSTATION

CUP AREA SUBJECT TO THE APPROVAL OF A SEPARATE APPLICATION. PLEASE SEE CUP APPLICATION FOR SITE PLAN INFORMATION

11 MILE CORNER RD
66' PUBLIC RIGHT OF WAY
SURVEYS BOOK 23 PAGE 140
30' GRAVEL PAVEMENT

N/F
OWNER: ARIZONA PUBLIC SERVICE COMPANY
PROPERTY ADDRESS: N/A
MAILING ADDRESS: PO BOX 53999, MS 9905
PHOENIX AZ 85072
APN: 41138004E

EXISTING FENCE TO BE REMOVED (TYP)

EXISTING OVERHANG TO BE DEMOLISHED

EXISTING STANDS TO BE REMOVED

PROJECT BOUNDARY TYPICAL SECTION G. SEE SHEET L101 FOR DETAILS (TYP)

PROPOSED 7' PERIMETER CHAIN LINK FENCE (TYP)

PARCEL BOUNDARY (TYP)

DEDICATE 35' COLLECTOR HALF STREET RIGHT OF WAY

40' Public Highway Easement Bk 59, Pg 340

47' Electric Line Easement Docket 334, Pg 582

S SUNSHINE BLVD

33' ROADWAY PURPOSES EASEMENT DKT 375, PG 572

N/F
Parcel ID: 40801022B
Owner: MDT Investments LTD PSHIP
Mailing: 2107 E Solano Dr, Phoenix, AZ 85016

N/F
Parcel ID: 41138001D & 41138004F
Owner: Eloy 170 LLC
Mailing: PO Box 80770
Phoenix, AZ

N/F
Parcel ID: 41138001E & 41138001B
Owner: Go Huge Race Promotions Inc
Mailing: 12001 E Barbary Coast Rd
Tucson, AZ

N/F
Parcel ID: 41138001C
Owner: Eloy 170 LLC
Mailing: PO Box 80770
Phoenix, AZ

FUTURE ROAD (ALSDORF RD)

N/F
Parcel ID: 41138002D
Owner: Eloy 170 LLC
Mailing: PO Box 80770

N/F
Parcel ID: 41138002C
Owner: Eloy 170 LLC
Mailing: PO Box 80770,
Phoenix, AZ

N/F
Parcel ID: 41138001H
Owner: Eloy 170 LLC
Mailing: PO Box 80770
Phoenix, AZ

PROPOSED 265' X 261' PV SUBSTATION

PROPOSED 12' GRAVEL ACCESS ROAD (TYP)

75' BOUNDARY SETBACK (TYP)

FENCE IS SETBACK 74' FROM CURRENT PROPERTY BOUNDARY ON THIS BORDER

24' EMERGENCY ACCESS GATE

PROJECT BOUNDARY TYPICAL SECTION C-R. SEE SHEET L101 FOR DETAILS (TYP)

100' BOUNDARY SETBACK FROM CURRENT PROPERTY BOUNDARY (TYP)

Parcel 13
Less & Except

N/F
Parcel ID: 41138001L
Owner: New Sunshine Fund LLC
Mailing: 9340 Pichting Wedge Dr, Las Vegas, NV

40' Public Highway Easement Bk 59, Pg 340

N/F
Parcel ID: 41117004F
Owner: Solid State Elov I LP
Mailing: PO Box 78525
Atlanta, GA

IMPROVE EXIST DITCH CROSSING AS NEEDED. POST DEVELOPMENT FLOW RATES SHALL MATCH PRE DEVELOPMENT

PROPOSED SITE ENTRANCE WITH STOP SIGN AND 24' ACCESS GATE

SHEET C102

100' Electric Line Easement Dkt 1011, Pg 722

DEDICATE 55' HALF RIGHT OF WAY. IMPROVED ROADWAY SHALL BE 2 LANES AND A MINIMUM OF 28' WIDE. ROAD TREATMENT SHALL INCLUDE DOUBLE CHIP SEAL WITH 6" OF ABC BASE MATERIAL. IMPROVED ROAD SHALL BE CONSTRUCTED AT EXISTING GRADE AND LOW WATER CROSSINGS INSTALLED AT EXISTING LOW POINTS ON THE ROAD

1/4 MILE CORNER Dirt Road - Private R/W

Parcel 13
All of Section 18, T-8-S, R-8-E
Except a Portion of Land
APN: 41138001K & 41138002A
21,053,727 Sq. Feet ±
483.327 Acres ±
Vacant Land

INVERTER (TYP)

Roosevelt Irrigation District Pipeline

FENCE SETBACK 50' FROM RIGHT OF WAY (TYP)

40' Public Highway Easement Bk 59, Pg 288

REMOVE EXISTING DITCH AND DRAINAGE INFRASTRUCTURE

N/F
Parcel ID: 40801022C
Owner: MDT Investments LTD PSHIP
Mailing: 2107 E Solano Dr, Phoenix, AZ 85016

PROTECT EXISTING DITCH AND DRAINAGE INFRASTRUCTURE

HORIZONTAL DIRECTIONAL DRILL. SEE DETAIL ON SHEET C500 (TYP)

SOUTH SUNSHINE BOULEVARD 37' Asphalt Road / Private R/W

IMPROVE EXIST DITCH CROSSING AS NEEDED. POST DEVELOPMENT FLOW RATES SHALL MATCH PRE DEVELOPMENT

PROJECT BOUNDARY TYPICAL SECTION B. SEE SHEET L101 FOR DETAILS (TYP)

PROPOSED RIGHT OF WAY (TYP)

100' ELECTRIC EASEMENT. SEE ALTA FOR DETAILS

DEDICATE 83' HALF RIGHT OF WAY (166' TOTAL) ON BOTH SIDES OF THE ROW. INSTALL DOUBLE CHIP SEAL ON EXITING PAVEMENT

24' EMERGENCY ACCESS GATE

11 MILE CORNER RD

PROTECT EXISTING DITCH AND DRAINAGE INFRASTRUCTURE

FENCE SETBACK 50' FROM RIGHT OF WAY (TYP)

PROTECT CONCRETE DITCH

Parcel 13
Less & Except the South 90' of the West 50' of the East 1,486 Sq. Feet ± 0.166 Acres ±

Concrete Culvert

E PHILLIPS RD

N/F
Parcel ID: 41138001O
Owner: N/A
Mailing: N/A

PROTECT CONCRETE DITCH

N/F
Parcel ID: 411180020
Owner: Horne Investments LLC
Mailing: 1465 E Motorplex Loop STE 200, Gilbert, AZ 85297

N/F
Parcel ID: 411180090
Owner: Ken Mantel LLC
Mailing: 29866 N 78Th Pl, Scottsdale, AZ 85266

EAST PHILLIPS ROAD 24' Asphalt Road - Private R/W

N/F
Parcel ID: USA411003
Owner: N/A
Mailing: N/A

SOUTH SUNSHINE BOULEVARD 37' Asphalt Road - Private R/W

Dirt Road - Private R/W

Dirt Road - Private R/W

PROJECT BOUNDARY TYPICAL SECTION A. SEE SHEET L101 FOR DETAILS (TYP)

PROPOSED 7' PERIMETER CHAIN LINK FENCE (TYP)

DEDICATE 83' HALF RIGHT OF WAY. IMPROVED ROADWAY SHALL BE 2 LANES AND A MINIMUM OF 28' WIDE. ROAD TREATMENT SHALL INCLUDE DOUBLE CHIP SEAL WITH 6" OF ABC BASE MATERIAL. IMPROVED ROAD SHALL BE CONSTRUCTED AT EXISTING GRADE AND LOW WATER CROSSINGS INSTALLED AT EXISTING LOW POINTS ON THE ROAD

EXISTING CAIDD ACCESS ROAD TO BE IMPROVED

SHEET C103

40' Public Highway Easement Bk 59, Pg 288

0 60' 150' 300' 600'
1"=300'-0"

WORK SAFELY

C101 C102 C103 C104

KEY MAP
SITE PLAN

1" = 5000'

wood.

WOOD
RENEWABLES, PROJECT DEVELOPMENT & ENGINEERING
3636 Executive Drive, Suite 100
Austin, TX 78731
WEB: WWW.WOODPLC.COM

REVISION	DATE	ISSUE / REVISION DESCRIPTION
C	06/26/2024	ISSUED FOR PERMITTING
B	05/24/2024	ISSUED FOR PERMITTING
A	11/08/2023	ISSUED FOR PERMITTING

RB	KV	ISSUED
RB	KV	ISSUED
TF	KV	APPROVED

PROJECT: MILLIGAN ENERGY CENTER

TITLE: INTERIM PROJECT PLAN CONCEPTUAL SITE PLAN

CLIENT: MILLIGAN ENERGY CENTER, LLC

SEAL:

TODD FARMER, P.E.
AZ P.E. LICENSE NO. 40970

CIVIL DESIGN BY:	SOLAR DESIGN BY:
KV	NA
CHECKED BY:	SCALE:
AC	1" = 300'

PROJECT NUMBER: 24616301

DRAWING NUMBER: C-101

SHEET NUMBER: 4 OF 10

UNLESS OTHERWISE AGREED IN A WRITTEN CONTRACT BETWEEN WOOD GROUP, INC. AND ITS CLIENT: (I) THIS DOCUMENT CONTAINS INFORMATION, DATA AND DESIGN THAT IS CONFIDENTIAL AND MAY NOT BE COPIED OR DISCLOSED; AND (II) THIS DOCUMENT MAY ONLY BE USED BY THE CLIENT IN THE CONTEXT AND FOR THE EXPRESS PURPOSE FOR WHICH IT HAS BEEN DELIVERED. ANY OTHER USE OR RELIANCE ON THIS DOCUMENT BY ANY THIRD PARTY IS AT THAT PARTY'S SOLE RISK AND RESPONSIBILITY.

INTERSTATE 10

40' Electric Line Easement per Docket 334, Pg 587

Concrete Canal (Typical)

PROPOSED 7' PERIMETER CHAIN LINK FENCE (TYP)

N/F
Parcel ID: 41117008E
Owner: Solid State Eloy I LP
Mailing: PO Box 78325,
Atlanta, GA

PARCEL BOUNDARY (TYP)

75' BOUNDARY SETBACK (TYP)

PROTECT EXISTING DITCH AND DRAINAGE INFRASTRUCTURE

PROPOSED 12' GRAVEL ACCESS ROAD (TYP)

IMPROVE EXIST DITCH CROSSING AS NEEDED. POST DEVELOPMENT FLOW RATES SHALL MATCH PRE DEVELOPMENT

PROJECT BOUNDARY TYPICAL SECTION C. SEE SHEET L101 FOR DETAILS

N/F
Parcel ID: 411170050
Owner: Ham Phillips LLC
Mailing: PO Box 15662,
Phoenix, AZ

Parcel 2
APN: 41117004G &
41117008F
7,670,133 Sq. Feet ±
176.082 Acres ±
Vacant Land

INVERTER (TYP)

DEDICATE 83' HALF RIGHT OF WAY (166' TOTAL) ON BOTH SIDES OF THE ROW. INSTALL DOUBLE CHIP SEAL ON EXITING PAVEMENT

PROTECT EXISTING DITCH AND DRAINAGE INFRASTRUCTURE

100' AND 70' IRRIGATION AND DRAINAGE EASEMENTS. SEE ALTA FOR DETAILS

EXIST CAIDD ACCESS ROAD TO BE IMPROVED. ROAD SHALL NOT BE USED FOR SITE ACCESS (TYP)

DEDICATE 83' HALF RIGHT OF WAY. INSTALL DOUBLE CHIP SEAL ON EXITING PAVEMENT

24' EMERGENCY ACCESS GATE

CAIDD WELL WITH 100' SETBACK

PROJECT BOUNDARY TYPICAL SECTION A. SEE SHEET L101 FOR DETAILS (TYP)

EXIST CAIDD ACCESS ROAD TO BE IMPROVED (TYP)

PROPOSED RIGHT OF WAY (TYP)

Irrigation & Drainage Easement Dkt 1564, Pg 957; Dkt 1599, Pg 324

N/F
Parcel ID: 411170050
Owner: Ham Phillips LLC
Mailing: PO Box 15662,
Phoenix, AZ

E PHILLIPS RD

S LA PALMA RD

DEDICATE 55' HALF RIGHT OF WAY (110' TOTAL) ON BOTH SIDES OF THE ROW. IMPROVED ROADWAY SHALL BE 2 LANES AND A MINIMUM OF 28' WIDE. ROAD TREATMENT SHALL INCLUDE DOUBLE CHIP SEAL WITH 6" OF ABC BASE MATERIAL. IMPROVED ROAD SHALL BE CONSTRUCTED AT EXISTING GRADE AND LOW WATER CROSSINGS INSTALLED AT EXISTING LOW POINTS ON THE ROAD

PROJECT BOUNDARY TYPICAL SECTION F
2 CHINESE ELM TREES EVERY 40' AND
8 HOPBUSH SHRUBS EVERY 40'. SEE
SHEET L101 FOR DETAILS (TYP)

N/F
Parcel ID: 411170050
Owner: Daybreak 1320 LLC Etal
Mailing: 1223 S Clearview Ave STE 103, Mesa, AZ

FENCE SETBACK 50' FROM RIGHT OF WAY (TYP)

EAST PHILLIPS ROAD

24' Asphalt Road - Private R/W
100' Central Arizona Irrigation & Drainage District Exclusion Area
Dkt 1757, Pg 1

PROTECT CONCRETE DITCH

Irrigation & Drainage Easement West 30' of the East 50' of the North 33' of the NW 1/4 of Section 20
Dkt 1564, Pg 957;
Dkt 1599, Pg 324

Central AZ Irrigation & Drainage District
Dkt 1728, Pg 888;
Dkt 1519, Pg 58

24' EMERGENCY ACCESS GATE

24' Asphalt Road - Private R/W
100' Central Arizona Irrigation & Drainage District Exclusion Area
Dkt 1757, Pg 1

Irrigation & Drainage Easement South 70' of the North 103' of the NW 1/4 of Section 20
Dkt 1564, Pg 957;
Dkt 1529, Pg 324

PROPOSED RIGHT OF WAY (TYP)

EXIST CAIDD ACCESS ROAD TO BE IMPROVED. ROAD NOT USED FOR SITE ACCESS (TYP)

20' Irrigation & Drainage District Easement / Pipeline Easement
Dkt 1569, Pg 309;
Dkt 1580, Pg 7

100' BOUNDARY SETBACK

HORIZONTAL DIRECTIONAL DRILL. SEE DETAIL ON SHEET C500 (TYP)

PROTECT EXISTING DITCH AND DRAINAGE INFRASTRUCTURE

PROTECT EXISTING DITCH

SITE ENTRANCE WITH 24' ACCESS GATE

PROPOSED 7' PERIMETER CHAIN LINK FENCE (TYP)

Parcel 3

SHEET C101

SHEET C103

SHEET C104

WORK SAFELY

0 60' 150' 300' 600'
1"=300'-0"

1" = 5000'

KEY MAP
SITE PLAN

C101 | C102 | C103 | C104

wood.

WOOD
RENEWABLES, PROJECT DEVELOPMENT & ENGINEERING
3636 Executive Drive, Suite 100
Austin, TX 78731
WEB: WWW.WOODPLC.COM

REVISION	DATE	ISSUE / REVISION DESCRIPTION	ISSUED	APPROVED
C	06/26/2024	ISSUED FOR PERMITTING	KV	RB
B	06/24/2024	ISSUED FOR PERMITTING	KV	RB
A	11/08/2023	ISSUED FOR PERMITTING	KV	TF

PROJECT: MILLIGAN ENERGY CENTER

TITLE: INTERIM PROJECT PLAN
CONCEPTUAL SITE PLAN

CLIENT: MILLIGAN ENERGY CENTER, LLC

SEAL:

TODD FARMER, P.E.
AZ P.E. LICENSE NO. 40970

CIVIL DESIGN BY: KV	SOLAR DESIGN BY: NA
CHECKED BY: AC	SCALE: 1" = 300'

PROJECT NUMBER: 24616301

DRAWING NUMBER: C-102

SHEET NUMBER: 5 OF 10

UNLESS OTHERWISE AGREED IN A WRITTEN CONTRACT BETWEEN WOOD GROUP, INC. AND ITS CLIENT: (I) THIS DOCUMENT CONTAINS INFORMATION, DATA AND DESIGN THAT IS CONFIDENTIAL AND MAY NOT BE COPIED OR DISCLOSED; AND (II) THIS DOCUMENT MAY ONLY BE USED BY THE CLIENT IN THE CONTEXT AND FOR THE EXPRESS PURPOSE FOR WHICH IT HAS BEEN DELIVERED. ANY OTHER USE OR RELIANCE ON THIS DOCUMENT BY ANY THIRD PARTY IS AT THAT PARTY'S SOLE RISK AND RESPONSIBILITY.

E PHILLIPS RD

SHEET C101

SHEET C102

SHEET C104

E CAMCO RD

E SALAZAR RD

E SHAY RD

S SUNSHINE BLVD

EAST PHILLIPS ROAD
24' Asphalt Road - Private R/W

SOUTH SUNSHINE BOULEVARD
27' Asphalt Road - Private R/W

EAST SHAY ROAD
Gravel Road (Width Varies) - Private R/W

N/F
Parcel ID: 411180090
Owner: Ken Mantel LLC
56 N 78Th Pl, Scottsdale, AZ 85266

N/F
Parcel ID: USA411003
Owner: N/A
Mailing: N/A

N/F
Parcel ID: 41118010C
Owner: Velazquez Sylvia T
Mailing: 668 E Rancho Viejo Loop, Casa Grande, AZ 85122

N/F
Parcel ID: 411180110
Owner: North Picacho Ranch LLC
Mailing: 15611 N Boswell Blvd, Sun City AZ 85351

N/F
Parcel ID: 41118001B
Owner: Olam Cotton INC
Mailing: 2221 Lakeside Blvd STE 1050, Richardson, TX 75082

N/F
Parcel ID: 411180030
Owner: Olam Cotton INC
Mailing: 2221 Lakeside Blvd STE 1050, Richardson, TX 75082

N/F
Parcel ID: 41118008K
Owner: Ogle Edmund Salazar
Mailing: PO Box 471, Eloy AZ 85131

N/F
Parcel ID: 411280010
Owner: Horne Investments LLC
Mailing: 1465 E Motorplex Loop STE 200, Gilbert, AZ 85297

N/F
Parcel ID: 411280010
Owner: Shedd Daniel & Elaine Fam Trust
Mailing: 2948 E River Bush Rd Eloy, AZ 85131

N/F
Parcel ID: 411280010
Owner: JLC Family Investments LLC
Mailing: 6859 E Rembrandt Ave STE 125, Mesa AZ

N/F
Parcel ID: 411170050
Owner: Ham Phillips LLC
Mailing: PO Box 15662
Phoenix, AZ

Parcel 13
Less & Except
the South 90' of the
West 50' of the East
1,486 Sq. Feet ±
0.105 Acres ±

Parcel 3
The West 1540' of the
NW 1/4 of Section 20,
T-8-S, R-8-E
APN: 411190030
3,910,349 Sq. Feet ±
89.769 Acres ±
Vacant Land

Parcel 4
The NW 1/4 of Section 20,
T-8-S, R-8-E
Excepting the West
1540', the South 100' &
the East 20'
APN: 411190020
2,752,714 Sq. Feet ±
63.194 Acres ±
Vacant Land

Parcel 5
The West 2100' of the SW 1/4 of Section 20,
T-8-S, R-8-E
Parcel 6, Less & Except the West 2100'
APN: 411190040
5,532,472 Sq. Feet ±
127.008 Acres ±
Vacant Land

Parcel 6
The SW 1/4 of Section 20, T-8-S, R-8-E
APN: 411190030
1,425,376 Sq. Feet ±
32.727 Acres ±
Vacant Land

Parcel 7
The SE Quarter of Section 20,
T-8-S, R-8-E
Except the South 50' of the
North 2620' of the East 65' of said Section 20
APN: 411190060
6,929,034 Sq. Feet ±
159.069 Acres ±
Vacant Land

Parcel 8
The NE 1/4 of Section 20,
T-8-S, R-8-E
Except the South 50' of the North 2620'
of the East 65' of said Section 20
APN: 411190010
6,869,014 Sq. Feet ±
157.691 Acres ±
Vacant Land

Parcel 9
The South 100' of the
NW 1/4 of Section 20
(Parcel 4's Less & Except)
APN: 411190070
325,000 Sq. Feet
7.461 Acres ±

Parcel
Except the East 100' of th
South 75'
(Also being Parcel 7 Less & E
APN: 41119008A
32,491 Sq. Feet ±
0.746 Acres ±
Vacant Land

Irrigation &
Drainage Easement
Dkt 1564, Pg 957;
Dkt 1529, Pg 324

Irrigation &
Drainage Easement
West 30' of the
East 50' of the North 33'
of the NW 1/4 of Section 20
Dkt 1564, Pg 957;
Dkt 1529, Pg 324

Central AZ
Irrigation &
Drainage District
Dkt 1728, Pg 868;
Dkt 1519, Pg 58

100' Central Arizona
Irrigation & Drainage District
Exclusion Area
Dkt 1757, Pg 1

40' Public
Highway
Easement
Bk 59, Pg 242

Concrete
Canal

Concrete
Canal
(Typical)

100' AND 70'
IRRIGATION AND
DRAINAGE EASEMENTS.
SEE ALTA FOR DETAILS

PROTECT
EXISTING DITCH

PROTECT EXISTING
DITCH AND DRAINAGE
INFRASTRUCTURE

PROPOSED 7' PERIMETER
CHAIN LINK FENCE (TYP)

DEDICATE 83' HALF RIGHT OF WAY.
INSTALL DOUBLE CHIP SEAL ON EXITING
PAVEMENT

CONSTRUCTION TRAFFIC SHALL NOT ENTER
THE SITE FROM SOUTH SUNSHINE BLVD
SOUTH OF EAST PHILLIPS RD

PROPOSED SITE ENTRANCE
WITH STOP SIGN AND 24'
ACCESS GATE

PROPOSED 12'
GRAVEL ACCESS
ROAD (TYP)

DEMO AND FILL
EXISTING DITCH

INVERTER (TYP)

PROJECT BOUNDARY TYPICAL SECTION
A. SEE SHEET L101 FOR DETAILS

75' BOUNDARY SETBACK (TYP)

FENCE SETBACK 50' FROM
RIGHT OF WAY (TYP)

PROPOSED RIGHT OF WAY (TYP)

PROPOSED 12' GRAVEL
ACCESS ROAD (TYP)

100' BOUNDARY SETBACK (TYP)

PROTECT EXISTING DITCH

PROPOSED 7' PERIMETER
CHAIN LINK FENCE (TYP)

PARCEL BOUNDARY (TYP)

PROJECT BOUNDARY TYPICAL SECTION B.
SEE SHEET L101 FOR DETAILS

PROJECT BOUNDARY
TYPICAL SECTION
B-R. SEE SHEET
L101 FOR DETAILS

DEDICATE 55' HALF RIGHT OF WAY. IMPROVED ROADWAY SHALL BE 2 LANES AND A MINIMUM OF 28' WIDE. ROAD TREATMENT SHALL INCLUDE DOUBLE CHIP SEAL WITH 6" OF ABC BASE MATERIAL. IMPROVED ROAD SHALL BE CONSTRUCTED AT EXISTING GRADE AND LOW WATER CROSSINGS INSTALLED AT EXISTING LOW POINTS ON THE ROAD

0 60' 150' 300' 600'
1"=300'-0"

WORK SAFELY

C101 C102 C103 C104

KEY MAP
SITE PLAN

1" = 5000'

UNLESS OTHERWISE AGREED IN A WRITTEN CONTRACT BETWEEN WOOD GROUP, INC. AND ITS CLIENT: (I) THIS DOCUMENT CONTAINS INFORMATION, DATA AND DESIGN THAT IS CONFIDENTIAL AND MAY NOT BE COPIED OR DISCLOSED; AND (II) THIS DOCUMENT MAY ONLY BE USED BY THE CLIENT IN THE CONTEXT AND FOR THE EXPRESS PURPOSE FOR WHICH IT HAS BEEN DELIVERED. ANY OTHER USE OR RELIANCE ON THIS DOCUMENT BY ANY THIRD PARTY IS AT THAT PARTY'S SOLE RISK AND RESPONSIBILITY.

wood.
WOOD
RENEWABLES, PROJECT DEVELOPMENT
& ENGINEERING
3636 Executive Drive, Suite 100
Austin, TX 78731
WEB: WWW.WOODPLC.COM

REVISION	DATE	ISSUE / REVISION DESCRIPTION	ISSUED	APPROVED
C	06/26/2024	ISSUED FOR PERMITTING	KV	RB
B	05/24/2024	ISSUED FOR PERMITTING	KV	RB
A	11/08/2023	ISSUED FOR PERMITTING	KV	TF

PROJECT: MILLIGAN ENERGY CENTER

TITLE: INTERIM PROJECT PLAN
CONCEPTUAL SITE PLAN

CLIENT: MILLIGAN ENERGY CENTER, LLC

SEAL:

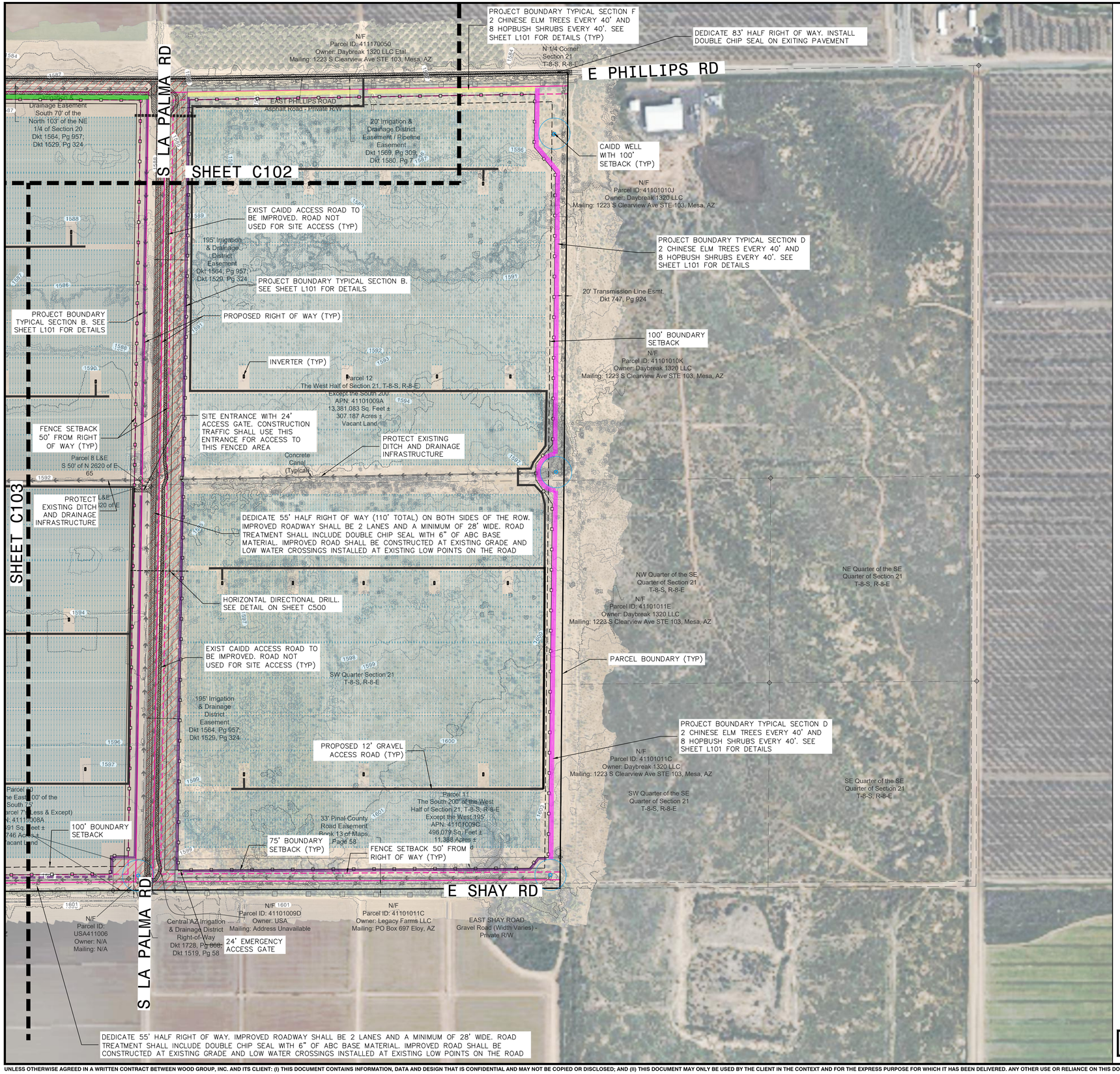
TODD FARMER, P.E.
AZ P.E. LICENSE NO. 40970

CIVIL DESIGN BY:	SOLAR DESIGN BY:
KV	NA
CHECKED BY:	SCALE:
AC	1" = 300'

PROJECT NUMBER: 24616301

DRAWING NUMBER: C-103

SHEET NUMBER: 6 OF 10



wood.
WOOD
RENEWABLES, PROJECT DEVELOPMENT
& ENGINEERING
3636 Executive Drive, Suite 100
Austin, TX 78731
WEB: WWW.WOODPLC.COM

REVISION	DATE	ISSUE / REVISION DESCRIPTION	ISSUED	APPROVED
C	06/26/2024	ISSUED FOR PERMITTING	KV	RB
B	05/24/2024	ISSUED FOR PERMITTING	KV	RB
A	11/08/2023	ISSUED FOR PERMITTING	KV	TF

PROJECT: MILLIGAN ENERGY CENTER

TITLE: INTERIM PROJECT PLAN
CONCEPTUAL SITE PLAN

CLIENT: MILLIGAN ENERGY CENTER, LLC

SEAL:

TODD FARMER, P.E.
AZ P.E. LICENSE NO. 40970

CIVIL DESIGN BY:	SOLAR DESIGN BY:
KV	NA
CHECKED BY: AC	SCALE: 1" = 300'

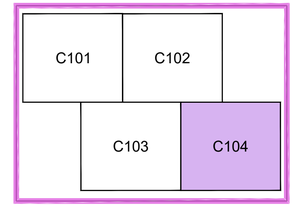
PROJECT NUMBER: 24616301

DRAWING NUMBER: C-104

SHEET NUMBER: 7 OF 10

0 60' 150' 300' 600'
1"=300'-0"

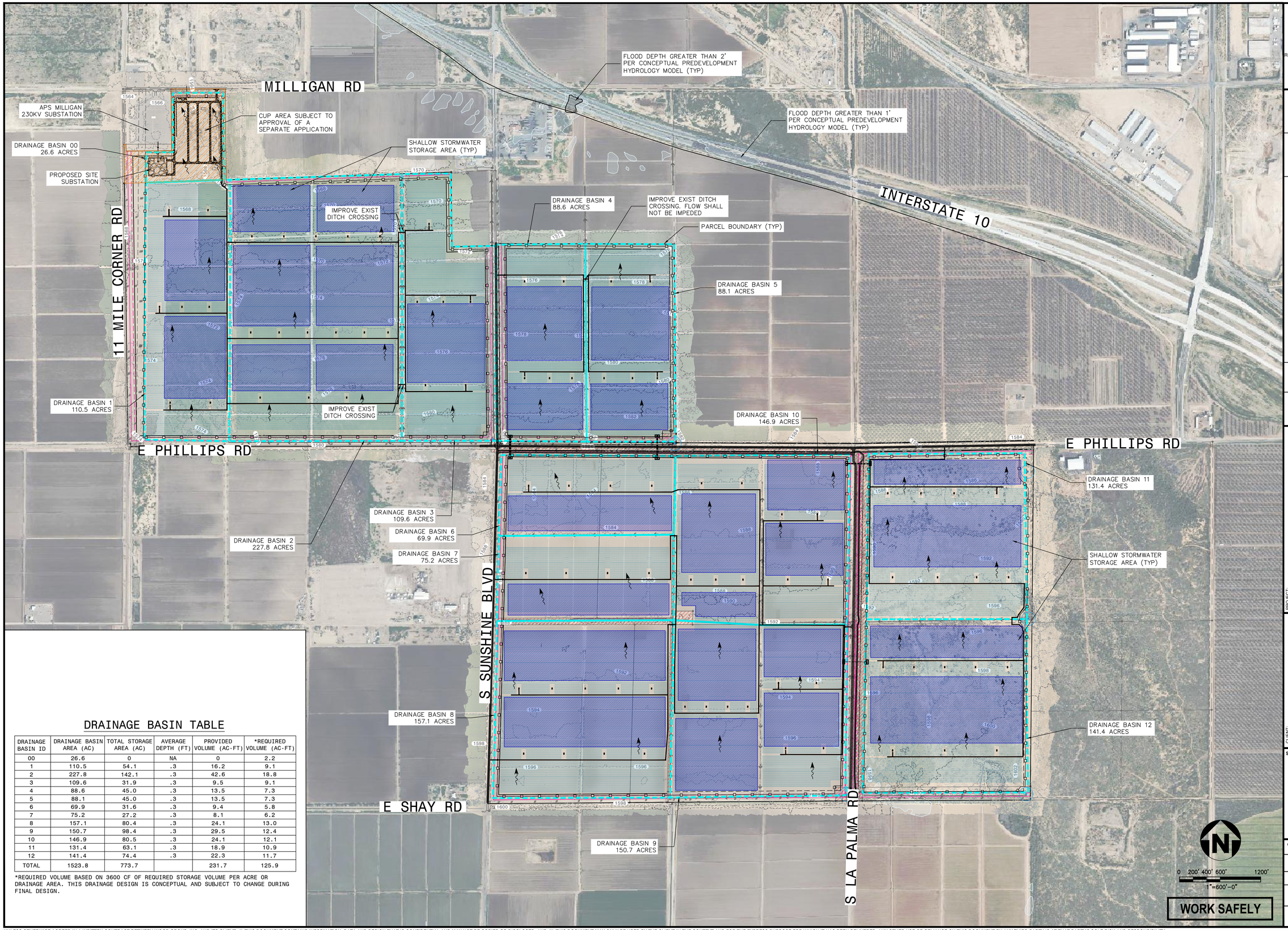
WORK SAFELY



KEY MAP
SITE PLAN

1" = 5000'

UNLESS OTHERWISE AGREED IN A WRITTEN CONTRACT BETWEEN WOOD GROUP, INC. AND ITS CLIENT: (I) THIS DOCUMENT CONTAINS INFORMATION, DATA AND DESIGN THAT IS CONFIDENTIAL AND MAY NOT BE COPIED OR DISCLOSED; AND (II) THIS DOCUMENT MAY ONLY BE USED BY THE CLIENT IN THE CONTEXT AND FOR THE EXPRESS PURPOSE FOR WHICH IT HAS BEEN DELIVERED. ANY OTHER USE OR RELIANCE ON THIS DOCUMENT BY ANY THIRD PARTY IS AT THAT PARTY'S SOLE RISK AND RESPONSIBILITY.



DRAINAGE BASIN TABLE

DRAINAGE BASIN ID	DRAINAGE BASIN AREA (AC)	TOTAL STORAGE AREA (AC)	AVERAGE DEPTH (FT)	PROVIDED VOLUME (AC-FT)	*REQUIRED VOLUME (AC-FT)
00	26.6	0	NA	0	2.2
1	110.5	54.1	.3	16.2	9.1
2	227.8	142.1	.3	42.6	18.8
3	109.6	31.9	.3	9.5	9.1
4	88.6	45.0	.3	13.5	7.3
5	88.1	45.0	.3	13.5	7.3
6	69.9	31.6	.3	9.4	5.8
7	75.2	27.2	.3	8.1	6.2
8	157.1	80.4	.3	24.1	13.0
9	150.7	98.4	.3	29.5	12.4
10	146.9	80.5	.3	24.1	12.1
11	131.4	63.1	.3	18.9	10.9
12	141.4	74.4	.3	22.3	11.7
TOTAL	1523.8	773.7		231.7	125.9

*REQUIRED VOLUME BASED ON 3600 CF OF REQUIRED STORAGE VOLUME PER ACRE OR DRAINAGE AREA. THIS DRAINAGE DESIGN IS CONCEPTUAL AND SUBJECT TO CHANGE DURING FINAL DESIGN.

wood.
WOOD RENEWABLES, PROJECT DEVELOPMENT & ENGINEERING
3636 Executive Drive, Suite 100
Austin, TX 78731
WEB: WWW.WOODPLC.COM

REVISION	DATE	ISSUE / REVISION DESCRIPTION	ISSUED	APPROVED
C	06/26/2024	ISSUED FOR PERMITTING	KV	RB
B	05/24/2024	ISSUED FOR PERMITTING	KV	RB
A	11/09/2023	ISSUED FOR PERMITTING	KV	TF

PROJECT: MILLIGAN ENERGY CENTER

TITLE: INTERIM PROJECT PLAN CONCEPTUAL DRAINAGE PLAN

CLIENT: MILLIGAN ENERGY CENTER, LLC

SEAL:

TODD FARMER, P.E.
AZ P.E. LICENSE NO. 40970

CIVIL DESIGN BY:	SOLAR DESIGN BY:
KV	NA
CHECKED BY:	SCALE:
AC	1" = 600'

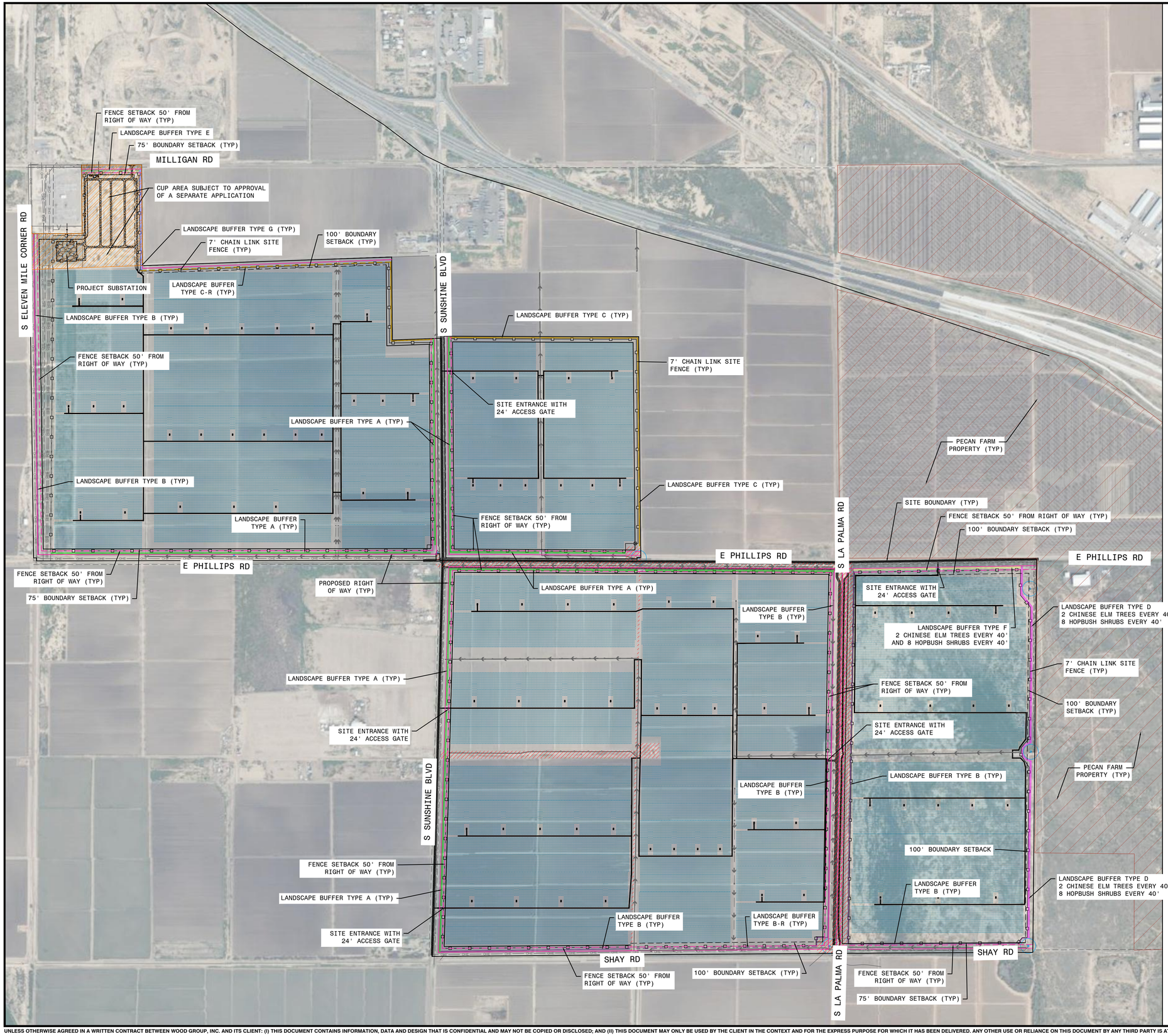
PROJECT NUMBER: 24616301

DRAWING NUMBER: C-200

SHEET NUMBER: 8 OF 10

UNLESS OTHERWISE AGREED IN A WRITTEN CONTRACT BETWEEN WOOD GROUP, INC. AND ITS CLIENT: (I) THIS DOCUMENT CONTAINS INFORMATION, DATA AND DESIGN THAT IS CONFIDENTIAL AND MAY NOT BE COPIED OR DISCLOSED; AND (II) THIS DOCUMENT MAY ONLY BE USED BY THE CLIENT IN THE CONTEXT AND FOR THE EXPRESS PURPOSE FOR WHICH IT HAS BEEN DELIVERED. ANY OTHER USE OR RELIANCE ON THIS DOCUMENT BY ANY THIRD PARTY IS AT THAT PARTY'S SOLE RISK AND RESPONSIBILITY.

EXHIBIT Z
INTERIM PROJECT PLAN
MILLIGAN ENERGY CENTER
CONCEPTUAL LANDSCAPE PLAN



LANDSCAPE BUFFER LEGEND

- TYPE A LANDSCAPE BUFFER
- TYPE B LANDSCAPE BUFFER
- TYPE B-R LANDSCAPE BUFFER
- TYPE C LANDSCAPE BUFFER
- TYPE C-R LANDSCAPE BUFFER
- TYPE D LANDSCAPE BUFFER
- TYPE E LANDSCAPE BUFFER
- TYPE F LANDSCAPE BUFFER
- TYPE G LANDSCAPE BUFFER

0 200' 400' 600' 1200'
1"=600'-0"

WORK SAFELY

wood.
WOOD
RENEWABLES, PROJECT DEVELOPMENT & ENGINEERING
3636 Executive Drive, Suite 100
Austin, TX 78731
WEB: WWW.WOODPLC.COM

REVISION	DATE	ISSUE / REVISION DESCRIPTION	ISSUED	APPROVED
C	06/26/2024	ISSUED FOR PERMITTING	KV	RB
B	05/24/2024	ISSUED FOR PERMITTING	KV	RB
A	11/09/2023	ISSUED FOR PERMITTING	KV	TF

PROJECT: MILLIGAN ENERGY CENTER

TITLE: EXHIBIT Z INTERIM PROJECT PLAN CONCEPTUAL LANDSCAPE PLAN

CLIENT: MILLIGAN ENERGY CENTER, LLC

SEAL:

TODD FARMER, P.E.
AZ P.E. LICENSE NO. 40970

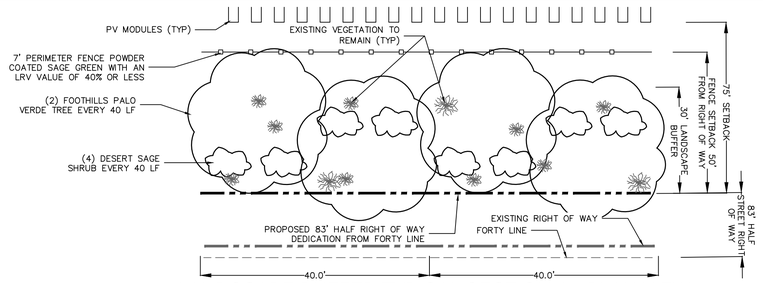
CIVIL DESIGN BY:	SOLAR DESIGN BY:
KV	NA
CHECKED BY:	SCALE:
AC	NA

PROJECT NUMBER: 246163O1

DRAWING NUMBER: L-100

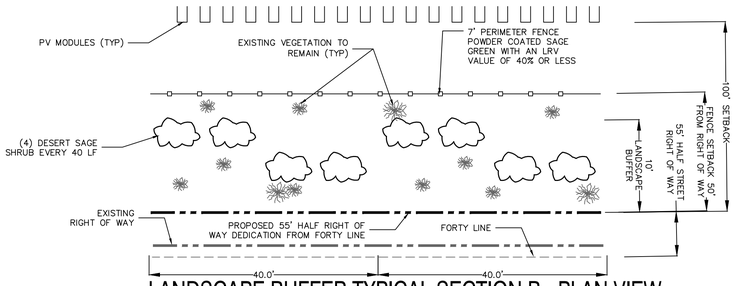
SHEET NUMBER: 1 OF 2

UNLESS OTHERWISE AGREED IN A WRITTEN CONTRACT BETWEEN WOOD GROUP, INC. AND ITS CLIENT: (I) THIS DOCUMENT CONTAINS INFORMATION, DATA AND DESIGN THAT IS CONFIDENTIAL AND MAY NOT BE COPIED OR DISCLOSED; AND (II) THIS DOCUMENT MAY ONLY BE USED BY THE CLIENT IN THE CONTEXT AND FOR THE EXPRESS PURPOSE FOR WHICH IT HAS BEEN DELIVERED. ANY OTHER USE OR RELIANCE ON THIS DOCUMENT BY ANY THIRD PARTY IS AT THAT PARTY'S SOLE RISK AND RESPONSIBILITY.



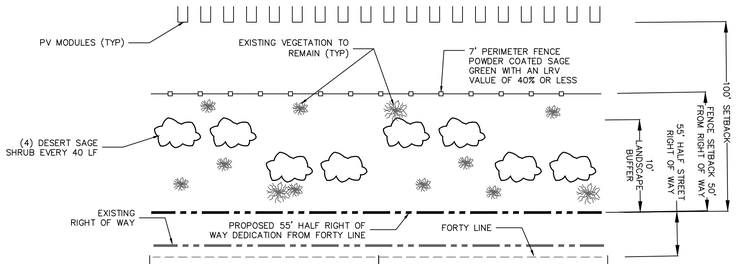
LANDSCAPE BUFFER TYPICAL SECTION A - PLAN VIEW

SCALE: NTS



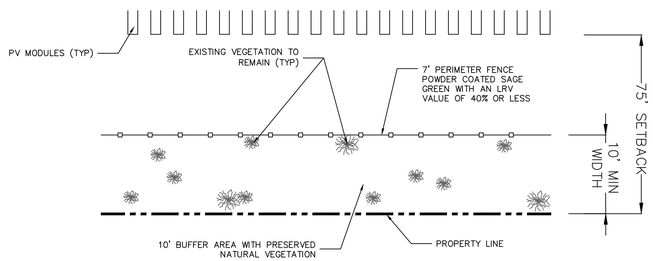
LANDSCAPE BUFFER TYPICAL SECTION B - PLAN VIEW

SCALE: NTS



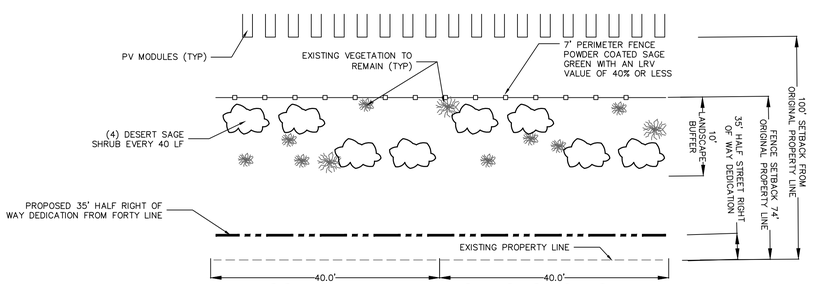
LANDSCAPE BUFFER TYPICAL SECTION B-R PLAN VIEW

SCALE: NTS



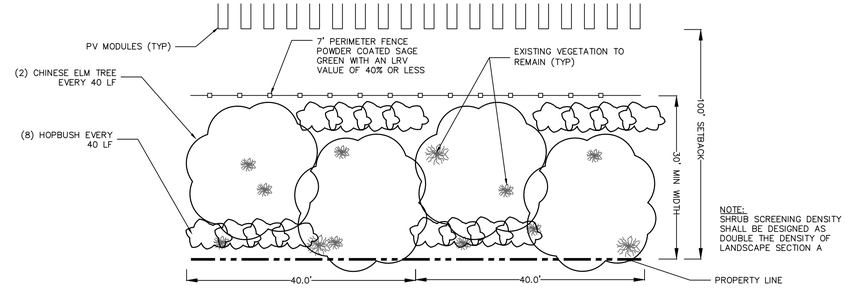
LANDSCAPE BUFFER TYPICAL SECTION C PLAN VIEW

SCALE: NTS



LANDSCAPE BUFFER TYPICAL SECTION C-R PLAN VIEW

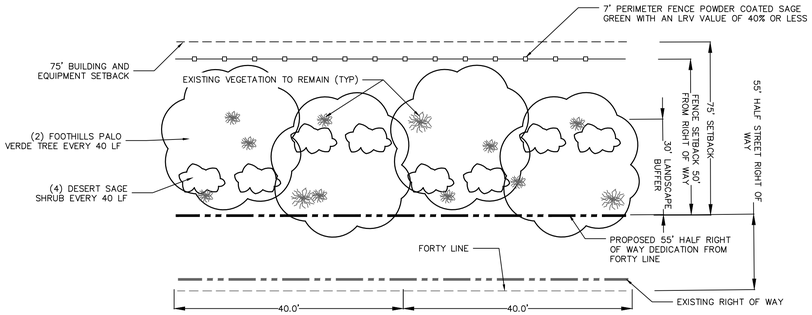
SCALE: NTS



NOTE:
SHRUB SCREENING DENSITY SHALL BE DESIGNED AS DOUBLE THE DENSITY OF LANDSCAPE SECTION A

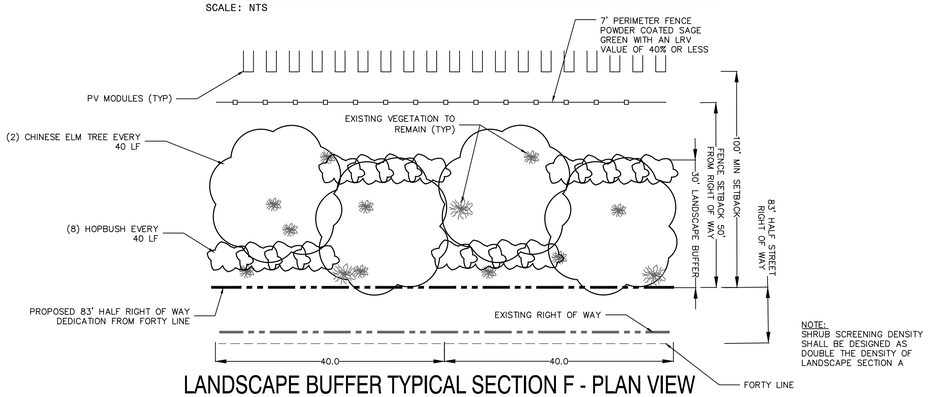
LANDSCAPE BUFFER TYPICAL SECTION D PLAN VIEW

SCALE: NTS



LANDSCAPE BUFFER TYPICAL SECTION E - PLAN VIEW

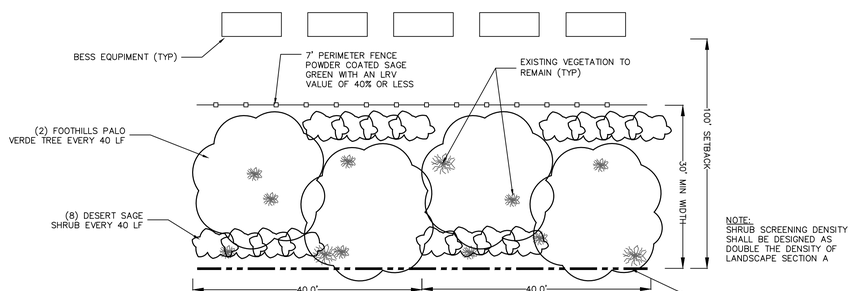
SCALE: NTS



NOTE:
SHRUB SCREENING DENSITY SHALL BE DESIGNED AS DOUBLE THE DENSITY OF LANDSCAPE SECTION A

LANDSCAPE BUFFER TYPICAL SECTION F - PLAN VIEW

SCALE: NTS



NOTE:
SHRUB SCREENING DENSITY SHALL BE DESIGNED AS DOUBLE THE DENSITY OF LANDSCAPE SECTION A

LANDSCAPE BUFFER TYPICAL SECTION G PLAN VIEW

SCALE: NTS

NOTES:

1. VEGETATIVE DENSITY OF THE PROPOSED LANDSCAPE SCREENING WILL BE DETERMINED AT A LATER DATE.
2. VEGETATION SPECIES SHOWN ARE FOR DEPICTION PURPOSES. FINAL VEGETATION SPECIES SHALL BE COORDINATED WITH THE CITY OF ELOY.
3. LANDSCAPE BUFFERS ARE TO BE SERVED WITH A DRIP IRRIGATION SYSTEM AND WATER STORAGE TANK. PLANTINGS SHALL BE IRRIGATED ON A REGULAR BASIS TO PROMOTE VIGOROUS VEGETATIVE GROWTH.
4. DEPENDING ON TREE SPECIES SELECTED, OVERALL PLANT GENERATION MAY BE NEGATIVELY AFFECTED BY PROPOSED LANDSCAPING SHADOWS.

WORK SAFELY

wood.

WOOD
RENEWABLES, PROJECT DEVELOPMENT & ENGINEERING
3636 Executive Drive, Suite 100
Austin, TX 78731
WEB: WWW.WOODPLC.COM

REVISION	DATE	ISSUE / REVISION DESCRIPTION	ISSUED	APPROVED
C	06/26/2024	ISSUED FOR PERMITTING	KV	RB
B	05/24/2024	ISSUED FOR PERMITTING	KV	RB
A	11/09/2023	ISSUED FOR PERMITTING	KV	TF

PROJECT: MILLIGAN ENERGY CENTER

TITLE: EXHIBIT Z
INTERIM PROJECT PLAN
CONCEPTUAL LANDSCAPE CONCEPTS

CLIENT: MILLIGAN ENERGY CENTER, LLC

SEAL:

TODD FARMER, P.E.
AZ P.E. LICENSE NO. 40970

CIVIL DESIGN BY:	SOLAR DESIGN BY:
KV	NA
CHECKED BY:	SCALE:
AC	NA

PROJECT NUMBER: 24616301

DRAWING NUMBER: L-101

SHEET NUMBER: 2 OF 2

UNLESS OTHERWISE AGREED IN A WRITTEN CONTRACT BETWEEN WOOD GROUP, INC. AND ITS CLIENT: (I) THIS DOCUMENT CONTAINS INFORMATION, DATA AND DESIGN THAT IS CONFIDENTIAL AND MAY NOT BE COPIED OR DISCLOSED; AND (II) THIS DOCUMENT MAY ONLY BE USED BY THE CLIENT IN THE CONTEXT AND FOR THE EXPRESS PURPOSE FOR WHICH IT HAS BEEN DELIVERED. ANY OTHER USE OR RELIANCE ON THIS DOCUMENT BY ANY THIRD PARTY IS AT THAT PARTY'S SOLE RISK AND RESPONSIBILITY.

WAPA ED4
115kV Substation
41138004B
41138001E
Milligan Rd
APS Miligan
230kV Substation
41138004F
41138001E
41138001C
41138002C
41138001H
41138001J
41138001F
41117004F
41117008E
41138004B
40801022B
41138001D
41138002D
41138001L
41117008F
84
10
411170050
41116005E
40801022C
USA411003
411170030
USA411002
Excluded from boundary
Phillips Rd
USA411004
41118010C
41118010F
41118010G
40801035C
411180090
411180020
411180110
41118001B
411180030
41118008K
411190070
USA411005
41101010J
41101010K
41101011E
41101011C
11 Mile Corner Rd
41118008A
41119008A
41101009D
41101009C
Shay Rd
411290010
USA411007
41128005F
41128005G
41128005J
USA411006
41101025J
Sunshine Blvd
La Palma Rd
411280010
411010270

Battaglia Rd
Eloy
84
87
10
Milligan Rd
Site Location
Phillips Rd
Picacho
Shay Rd
Toltec Hwy
Harmon Rd
Sunshine Blvd
Picacho Hwy

Context Map

Legend

- Phase 1 - Milligan Energy Center (1,584 Acres)
- Phase 7 - Rancho del Sol Brillante (1,721 Acres) [Also incorporating Phases 2-6 Land Area]
- Transmission Line
- Parcels

Land Use

- Community commercial
- Estate density residential
- General Industrial
- High density residential
- Light industrial
- Low density residential
- Medium density residential
- Medium-High density residential
- Mixed-use
- Parks/Open space
- Public/Institutional

N

0 1,500 3,000 Feet

Milligan Energy Center
Eloy, Arizona

Application Narrative Attachment 4:
Site and Surrounding Properties
General Plan Land Use Map

Job No.	24616304
PM:	EC
Date:	5/21/2024
Scale:	1"= 1,500 feet

wood.

The map shown here has been created with all due and reasonable care and is strictly for use with Wood Project Number 24616304. This map has not been certified by a licensed land surveyor, and any third party use of this map comes without warranties of any kind. Wood assumes no liability, direct or indirect, whatsoever for any such third party or unintended use.

Path: C:\Users\kelly.estes\OneDrive - Wood PLC\03_Projects\Saviom\Milligan\GIS\MXD\Pre_Application\Milligan Solar - KME.aprx

WAPA ED4
115kV Substation
Milligan Rd
APS Milligan
230kV Substation
41138004F
40801022B
41138001D
ELOY
40801022C
Phillips Rd
USA411004
40801035C
Shay Rd
41138004B
41138001E
41138001C
41138002C
41138001H
41138001J
41138001F
41117004F
41117008E
41138002D
41117008F
41138001L
USA411003
411170030
MH
41118010C
41118010F
41118010G
411180090
411180110
SH
411180020
41118001B
411180030
41118008K
41118008A
11 Mile Corner Rd
GR
411290010
USA411007
41128005G
Sunshine Blvd
411170050
USA411002
Excluded from boundary
41116005E
CI-2
84
10
41101010J
CR-2
CR-3
41101010K
CR-2
41101011E
41101011C
41101025J
41128005F
41119008A
41101009D
41101009C
41128005J
USA411006
411280010
La Palma Rd
411010270

Context Map

Legend

Phase 1 - Milligan Energy Center (1,584 Acres)

Phase 7 - Rancho del Sol Brillante (1,721 Acres) [Also incorporating Phases 2-6 Land Area]

Transmission Line

Pinal County Zoning

- CR-2
- CR-3
- SH
- GR
- MH
- CI-2

City of Eloy Zoning

- C-1 Neighborhood Commercial
- C-2 Community Commercial
- I-1 Light Industrial
- I-2 General Industrial
- OSR Open Space Recreational
- R-3 Multiple Family Residential (10-24 du/ acre)
- R1-12 Single Family Residential (12,000 sq. ft.)
- R1-43 Estate Residential (43,560 sq. ft.)
- R1-54 Estate Residential (1.25 acres/du)
- R1-6 Single Family Residential (6,000 sq.ft.)

0 1,500 3,000 Feet

N

Milligan Energy Center
Eloy, Arizona

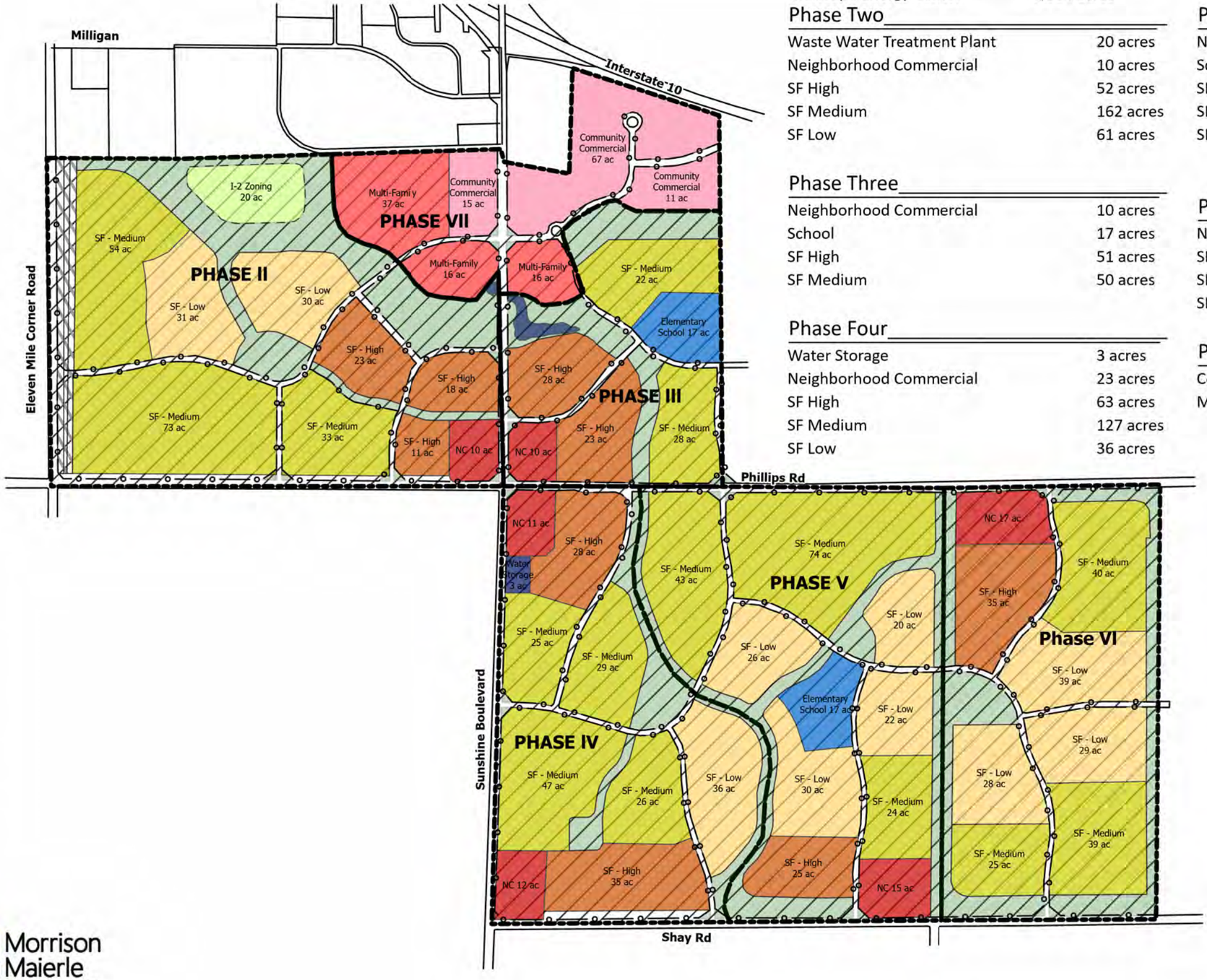
Application Narrative Attachment 5: Site Area and Adjacent Properties' Existing Zoning Designation Map

Job No.	24616304
PM:	EC
Date:	5/21/2024
Scale:	1"= 1,500 feet

wood.

The map shown here has been created with all due and reasonable care and is strictly for use with Wood Project Number 24616304. This map has not been certified by a licensed land surveyor, and any third party use of this map comes without warranties of any kind. Wood assumes no liability, direct or indirect, whatsoever for any such third party or unintended use.

Path: C:\Users\kelly.estes\OneDrive - Wood PLC\03_Projects\Savion\Milligan\GIS\MXD\Pre_Application\Milligan Solar_ - KMF.aprx



Phase One

Maricopa Energy Center	1,584 acres

Phase Two

Waste Water Treatment Plant	20 acres
Neighborhood Commercial	10 acres
SF High	52 acres
SF Medium	162 acres
SF Low	61 acres

Phase Three

Neighborhood Commercial	10 acres
School	17 acres
SF High	51 acres
SF Medium	50 acres

Phase Four

Water Storage	3 acres
Neighborhood Commercial	23 acres
SF High	63 acres
SF Medium	127 acres
SF Low	36 acres

Phase Five

Neighborhood Commercial	15 acres
School	17 acres
SF High	25 acres
SF Medium	141 acres
SF Low	98 acres

Phase Six

Neighborhood Commercial	17 acres
SF High	35 acres
SF Medium	104 acres
SF Low	96 acres

Phase Seven

Community Commercial	93 acres
Multi-Family High	67 acres

Legend

- Maricopa Energy Center (1,584 Acres)
- Road Edge
- Water
- Green Space
- Phase Boundary
- Power

Phases

- Community Commercial
- Elementary School
- I-2 Zoning
- Multi-Family
- NC
- SF - High
- SF - Low
- SF - Medium
- Water Storage

0 1,320 2,640 Feet

N

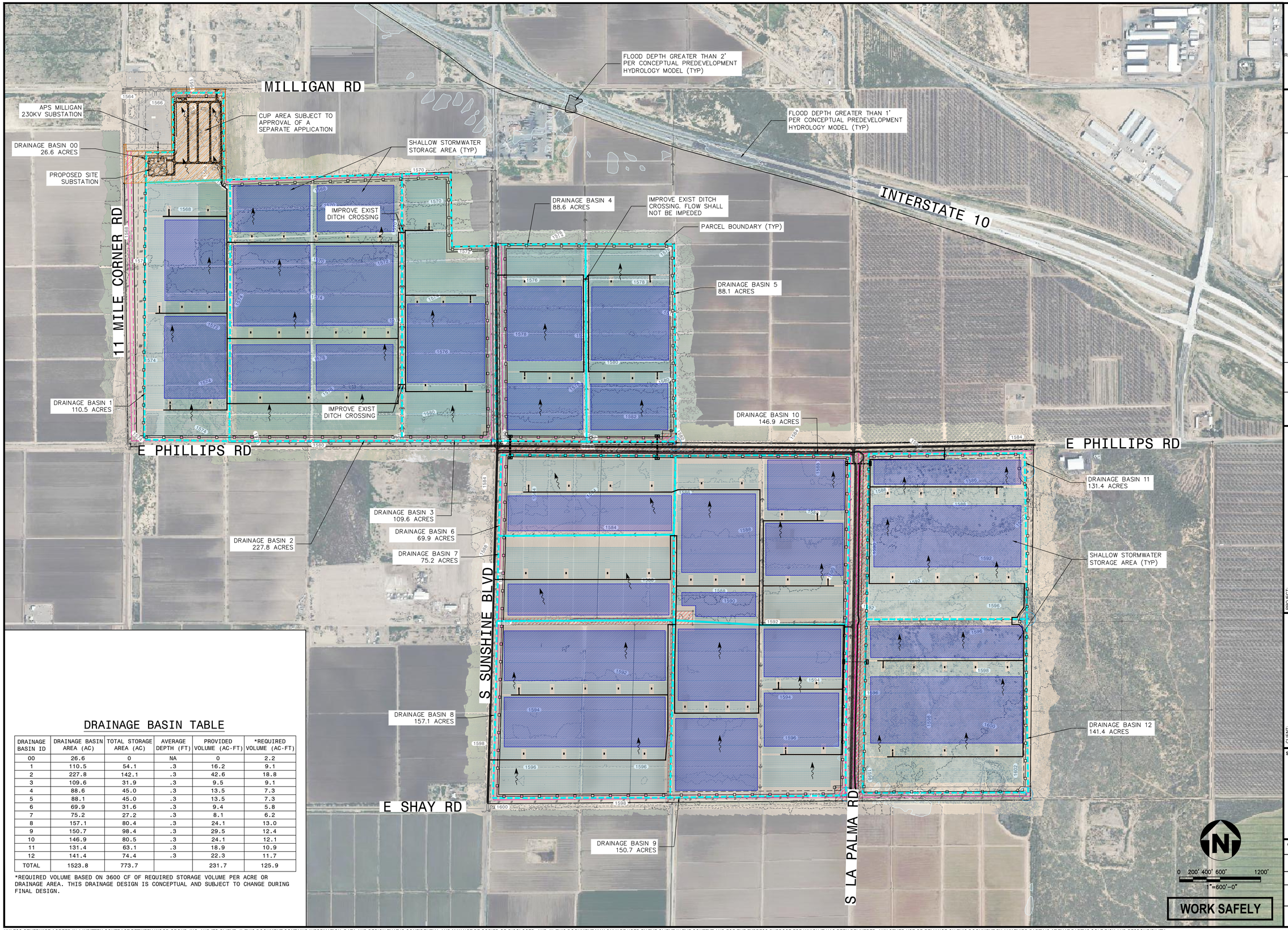
Morrison Maierle
engineers · surveyors · planners · scientists
80 E Rio Salado Parkway Suite 701 Tempe, AZ 85281
Phone (480) 517-2800 Fax (480) 517 5801

Path: C:\Users\zachary.crapo\OneDrive - Wood PLC\03_Projects\SavionMilligan\GIS\MXD\Pre_Application\Milligan Solar - KME.aprx

Preliminary Phasing Plan Exhibit W

Rancho del Sol Brillante and Milligan Energy Center
Eloy, Arizona

wood.



DRAINAGE BASIN TABLE

DRAINAGE BASIN ID	DRAINAGE BASIN AREA (AC)	TOTAL STORAGE AREA (AC)	AVERAGE DEPTH (FT)	PROVIDED VOLUME (AC-FT)	*REQUIRED VOLUME (AC-FT)
00	26.6	0	NA	0	2.2
1	110.5	54.1	.3	16.2	9.1
2	227.8	142.1	.3	42.6	18.8
3	109.6	31.9	.3	9.5	9.1
4	88.6	45.0	.3	13.5	7.3
5	88.1	45.0	.3	13.5	7.3
6	69.9	31.6	.3	9.4	5.8
7	75.2	27.2	.3	8.1	6.2
8	157.1	80.4	.3	24.1	13.0
9	150.7	98.4	.3	29.5	12.4
10	146.9	80.5	.3	24.1	12.1
11	131.4	63.1	.3	18.9	10.9
12	141.4	74.4	.3	22.3	11.7
TOTAL	1523.8	773.7		231.7	125.9

*REQUIRED VOLUME BASED ON 3600 CF OF REQUIRED STORAGE VOLUME PER ACRE OR DRAINAGE AREA. THIS DRAINAGE DESIGN IS CONCEPTUAL AND SUBJECT TO CHANGE DURING FINAL DESIGN.

wood.
WOOD RENEWABLES, PROJECT DEVELOPMENT & ENGINEERING
3636 Executive Drive, Suite 100
Austin, TX 78731
WEB: WWW.WOODPLC.COM

REVISION	DATE	ISSUE / REVISION DESCRIPTION	ISSUED	APPROVED
C	06/26/2024	ISSUED FOR PERMITTING	KV	RB
B	05/24/2024	ISSUED FOR PERMITTING	KV	RB
A	11/09/2023	ISSUED FOR PERMITTING	KV	TF

PROJECT: MILLIGAN ENERGY CENTER

TITLE: INTERIM PROJECT PLAN CONCEPTUAL DRAINAGE PLAN

CLIENT: MILLIGAN ENERGY CENTER, LLC

SEAL:

TODD FARMER, P.E.
AZ P.E. LICENSE NO. 40970

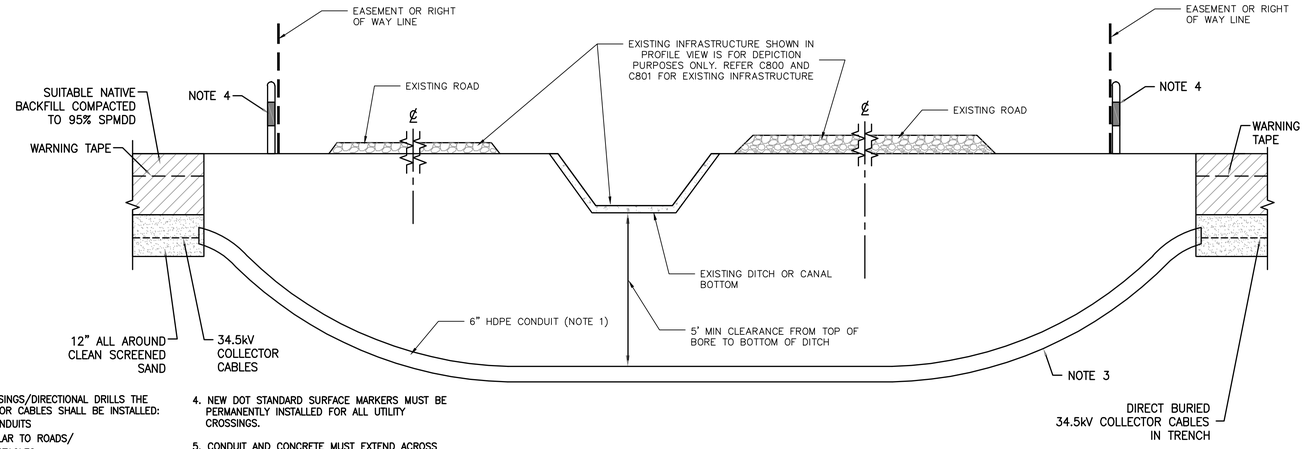
CIVIL DESIGN BY:	SOLAR DESIGN BY:
KV	NA
CHECKED BY:	SCALE:
AC	1" = 600'

PROJECT NUMBER: 24616301

DRAWING NUMBER: C-200

SHEET NUMBER: 8 OF 10

UNLESS OTHERWISE AGREED IN A WRITTEN CONTRACT BETWEEN WOOD GROUP, INC. AND ITS CLIENT: (I) THIS DOCUMENT CONTAINS INFORMATION, DATA AND DESIGN THAT IS CONFIDENTIAL AND MAY NOT BE COPIED OR DISCLOSED; AND (II) THIS DOCUMENT MAY ONLY BE USED BY THE CLIENT IN THE CONTEXT AND FOR THE EXPRESS PURPOSE FOR WHICH IT HAS BEEN DELIVERED. ANY OTHER USE OR RELIANCE ON THIS DOCUMENT BY ANY THIRD PARTY IS AT THAT PARTY'S SOLE RISK AND RESPONSIBILITY.

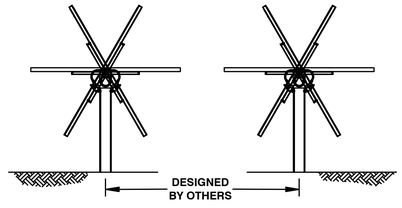


NOTES:

1. FOR ALL CROSSINGS/DIRECTIONAL DRILLS THE 34.5kV COLLECTOR CABLES SHALL BE INSTALLED:
   - 6" HDPE CONDUITS
   - PERPENDICULAR TO ROADS/ UTILITIES/OBSTACLES
   - IF CABLE SPLICE REQUIRED, IT SHALL BE INSTALLED ONLY ON ONE (1) SIDE OF THE CROSSING/DIRECTIONAL DRILL.
2. MINIMUM VERTICAL SEPARATION BETWEEN OUTSIDE OF PROPOSED HDPE CONDUITS AND OBSTACLES IS 24".
   ALL UNLISTED ITEMS AND UTILITY SPACING REQUIREMENTS ARE TO BE CONFIRMED BY THE CONTRACTOR AS PER THE APPROPRIATE REGULATIONS, STANDARDS AND LAWS.
3. TRANSITION FROM DIRECT BURIED SECTION TO DIRECTIONAL DRILLED SECTION SHALL BE A SMOOTH TRANSITION WITH A MINIMUM RADIUS REQUIRED BY CABLE MANUFACTURER AND IN ACCORDANCE WITH NEC REQUIREMENTS.
4. NEW DOT STANDARD SURFACE MARKERS MUST BE PERMANENTLY INSTALLED FOR ALL UTILITY CROSSINGS.
5. CONDUIT AND CONCRETE MUST EXTEND ACROSS THE FULL LIMITS OF THE PIPELINE RIGHT OF WAY.
6. EACH 6" HDPE CONDUIT SHALL ACCOMMODATE ONE(1) 34.5KV CABLE WITH MAXIMUM SIZE OF 34.5KV, 1250KCMIL, AL. CONDUIT SHALL CARRY ONE(1) SOLAR FARM COLLECTOR CIRCUIT WITH MAXIMUM GENERATION CAPACITY OF 25MW OR 100MW PER BORE.
7. CABLE COUNTS SHOWN ARE FOR DEPICTION PURPOSES ONLY AND SUBJECT TO CHANGE DURING FINAL DESIGN.

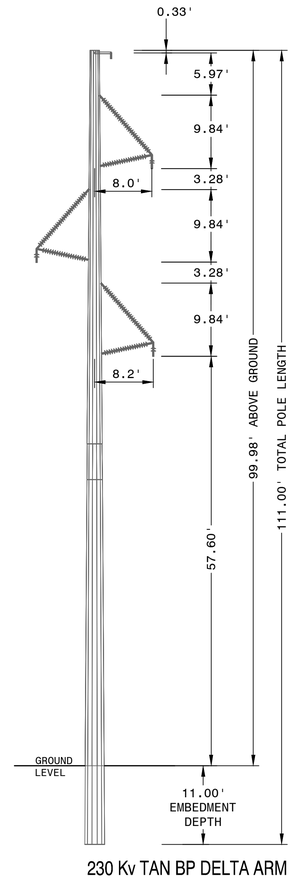
34.5KV COLLECTION LINE - EXISTING ROAD, DITCH, & UTILITY CROSSING DIRECTIONAL DRILL DETAIL

SCALE: NTS

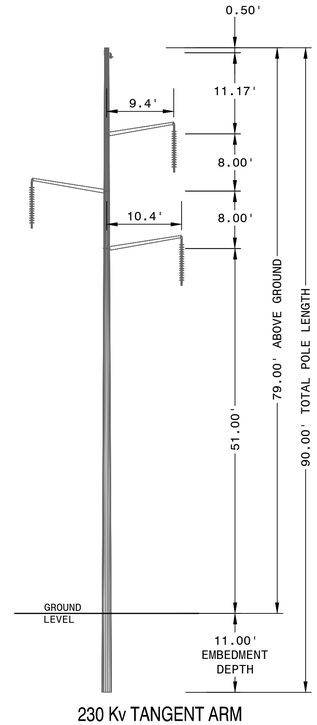


PV S.A.T SUPPORT STRUCTURES SIDE VIEW DETAIL

N.T.S.



230 Kv TAN BP DELTA ARM



230 Kv TANGENT ARM

NOTE: DETAIL IS FOR DEPICTION PURPOSES. FINAL POLE CONFIGURATION/DESIGN IS SUBJECT TO CHANGE

CONCEPTUAL UTILITY POLE ELEVATION VIEWS

SCALE: NTS

WORK SAFELY

wood.
WOOD
RENEWABLES, PROJECT DEVELOPMENT & ENGINEERING
3636 Executive Drive, Suite 100
Austin, TX 78731
WEB: WWW.WOODPLC.COM

REVISION	DATE	ISSUE / REVISION DESCRIPTION	ISSUED	APPROVED
B	06.24.2024	ISSUED FOR PERMITTING	KV	RB
A	11.09.2023	ISSUED FOR PERMITTING	KV	TF

PROJECT: MILLIGAN ENERGY CENTER

TITLE: INTERIM PROJECT PLAN SITE DETAILS

CLIENT: MILLIGAN ENERGY CENTER, LLC

SEAL:

TODD FARMER, P.E.
AZ P.E. LICENSE NO. 40970

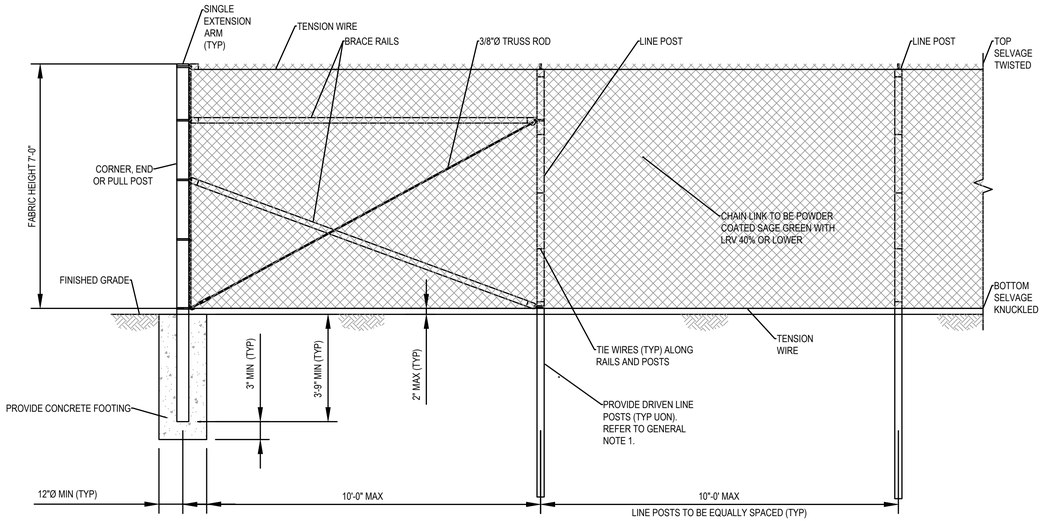
CIVIL DESIGN BY:	SOLAR DESIGN BY:
KV	NA
CHECKED BY:	SCALE:
AC	NA

PROJECT NUMBER: 24616301

DRAWING NUMBER: C-500

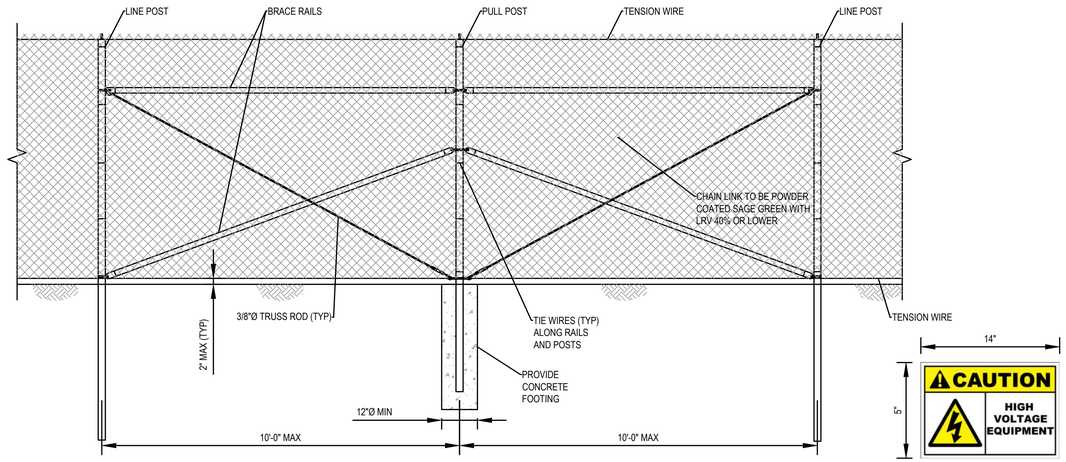
SHEET NUMBER: 9 OF 10

UNLESS OTHERWISE AGREED IN A WRITTEN CONTRACT BETWEEN WOOD GROUP, INC. AND ITS CLIENT: (I) THIS DOCUMENT CONTAINS INFORMATION, DATA AND DESIGN THAT IS CONFIDENTIAL AND MAY NOT BE COPIED OR DISCLOSED; AND (II) THIS DOCUMENT MAY ONLY BE USED BY THE CLIENT IN THE CONTEXT AND FOR THE EXPRESS PURPOSE FOR WHICH IT HAS BEEN DELIVERED. ANY OTHER USE OR RELIANCE ON THIS DOCUMENT BY ANY THIRD PARTY IS AT THAT PARTY'S SOLE RISK AND RESPONSIBILITY.



TYPICAL FENCE PANEL ELEVATION

SCALE: NTS

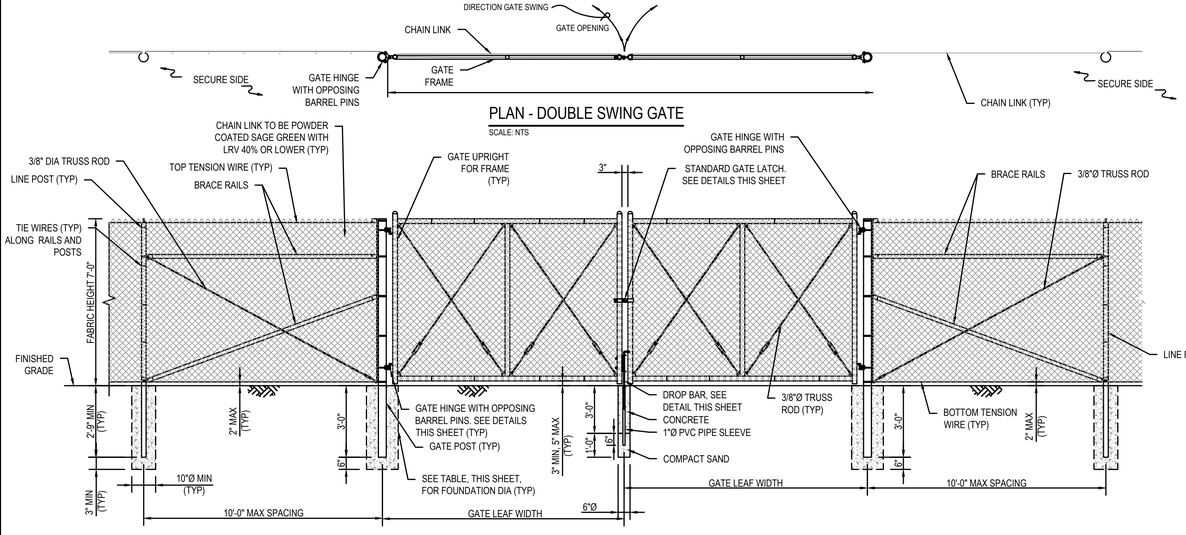


TYPICAL FENCE AND BRACED PANEL ELEVATION

SCALE: NTS

PERIMETER FENCE WARNING

NTS

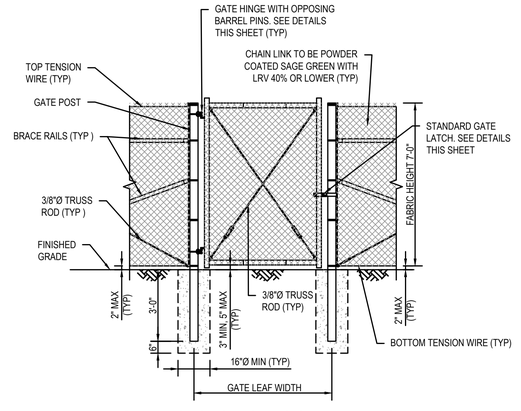


TYPICAL DOUBLE SWING GATE ELEVATION

SCALE: NTS

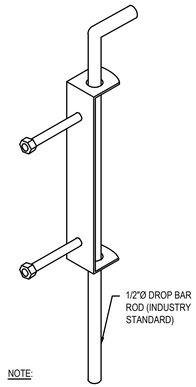
PLAN - DOUBLE SWING GATE

SCALE: NTS



TYPICAL FENCE SINGLE SWING GATE ELEVATION

SCALE: NTS

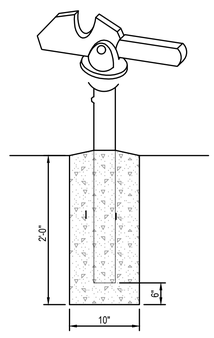


NOTE:

PROVIDE ONE DROP BAR FOR EACH DOUBLE SWING GATE. ASSOCIATED SLEEVE TO BE INSTALLED FLUSH WITH GRADE AT FULLY CLOSED POSITION. CONTRACTOR SHALL PROVIDE 6" LAYER OF #10 SAND BELOW BOTTOM OF SLEEVE TO ALLOW FOR DRAINAGE.

DROP BAR

SCALE: NTS



(TO HOLD GATE OPEN)

GATE KEEPER

SCALE: NTS

WORK SAFELY

wood.
WOOD
RENEWABLES, PROJECT DEVELOPMENT & ENGINEERING
3636 Executive Drive, Suite 100
Austin, TX 78731
WEB: WWW.WOODPLC.COM

REVISION	DATE	ISSUE / REVISION DESCRIPTION	ISSUED	APPROVED
B	06.24.2024	ISSUED FOR REVIEW	KV	RB
A	11.09.2023	ISSUED FOR REVIEW	KV	TF

PROJECT: MILLIGAN ENERGY CENTER

TITLE: INTERIM PROJECT PLAN SITE DETAILS

CLIENT: MILLIGAN ENERGY CENTER, LLC

SEAL:

TODD FARMER, P.E.
AZ P.E. LICENSE NO. 40970

CIVIL DESIGN BY:	SOLAR DESIGN BY:
KV	NA
CHECKED BY: AC	SCALE: NA

PROJECT NUMBER: 246163O1

DRAWING NUMBER: C-501

SHEET NUMBER: 10 OF 10

UNLESS OTHERWISE AGREED IN A WRITTEN CONTRACT BETWEEN WOOD GROUP, INC. AND ITS CLIENT: (I) THIS DOCUMENT CONTAINS INFORMATION, DATA AND DESIGN THAT IS CONFIDENTIAL AND MAY NOT BE COPIED OR DISCLOSED; AND (II) THIS DOCUMENT MAY ONLY BE USED BY THE CLIENT IN THE CONTEXT AND FOR THE EXPRESS PURPOSE FOR WHICH IT HAS BEEN DELIVERED. ANY OTHER USE OR RELIANCE ON THIS DOCUMENT BY ANY THIRD PARTY IS AT THAT PARTY'S SOLE RISK AND RESPONSIBILITY.

Rancho del Sol Brillante

A MASTER PLANNED COMMUNITY
Planned Area Development

Eloy, AZ

Original Prepared for:

Rancho Sol Brillante, LLC 2141 E. Highland Avenue, Suite 160
Phoenix, AZ 85016

Original PAD Prepared by:
Morrison-Maierle, Inc.
80 E. Rio Salado Parkway, Suite 201 Tempe, Arizona 85281
P: 480.517.5800
F: 480.517.5801
www.m-m.net

November 2004 - MMI Project No. 8303.006

Case No. RZPAD2004-018
Approved December 13, 2004
Ord. No. 04-579

1st Amendment
Case No. RZPAD2004-018.A.1
Approved: TBD
Ord. No. TBD

Zoning Map Amendment

1st Amendment to the Rancho Del Sol Brillante Planned Area Development

Submitted to:

City of Eloy, AZ

595 N. C Street Ste. 104
Eloy, AZ 85131

Prepared for:

Milligan Energy Center LLC.

A subsidiary of:

Savion Renewable Energy LLC.

SAVION
A RENEWABLE ENERGY COMPANY

422 Admiral Blvd.
Kansas City, MO 64106

Prepared by:

wood.

3636 Executive Center Drive, Ste. 200
Austin, TX 78731

Applicant, on behalf of Savion LLC:

ROSE LAW GROUP pc
RICH ▪ CARTER ▪ FISHER

7144 E. Stetson Drive, Suite 300
Scottsdale, AZ 85251

Court Rich, Attorney
crich@roselawgroup.com
Attn: Jennfer Hall, Sr. Project Manager
Ph: 480-505-3938
jhall@roselawgroup.com

TABLE OF CONTENTS

I. INTRODUCTION 1
1. Location 1
2. Request 1
II. EXISTING CONDITIONS 2
1. Site Topography 2
2. Site Access 2
3. Adjacent Land 2
III. DEVELOPMENT PLAN 4
1. Conceptual Master Plan – Property Development Standards And Allowed Uses 4
A. Residential Development Standards And Uses 4
B. Schools 9
C. Water Storage 10
D. Commercial Development 10
E. Industrial Land Uses 13
F. Open Space Uses 14
G. Additional Regulations For Solar, Utility-Scale Generation, And Battery Energy Storage System Facilities. 15
H. Definitions 16
2. Landscape Master Plan 16
A. Open Space System 16
B. Parks And Lakes 17
C. Conceptual Landscaping And Entry Monument Sign 17
3. Drainage Report And Drainage Master Plan 17
4. Water Report And Water Master Plan 18
A. Water Supply 19
B. Summary 20
5. Sewer Report And Sewer Master Plan 20
6. Traffic Study And Street Master Plan 21
A. Section Line (Arterial) Roads 21
B. Collector And Local Roads 21
C. Traffic Signals 22
7. Other Services 22
A. Electricity 22
B. Communications 22
C. Natural Gas 23
D. Solid Waste Handling 23
E. Fire And Ambulance Protection 23
F. Public Safety 23
8. Phasing Plan/Schedule 23

TABLES

Table 1 - Single-Family Residential Development Standards 5
Table 2 - Single-Family Residential Development Standards For Accessory Buildings 6
Table 3 - Multiple-Family (R-3) Development Standards 8
Table 4 - Commercial Development Standards 13

DIRECTORY OF EXHIBITS

Vicinity Map..... Exhibit A
General Plan Amendment Land Uses..... Exhibit B
Existing Conditions Map..... Exhibit C
City of Eloy Circulation Plan..... Exhibit D
City of Eloy Zoning District Map..... Exhibit E
Conceptual Master Plan..... Exhibit F
Preliminary Parcel Data..... Exhibit G
Land Use Data Summary..... Exhibit H
Elementary School District Boundaries Map..... Exhibit I
Conceptual Landscape Master Plan and Trails Plan..... Exhibit(s) J
Conceptual Low Flow Channel/Open Space Plan..... Exhibit K
Conceptual Low Flow Channel/Open Space Section..... Exhibit L
Conceptual Community Park Plan..... Exhibit M
Conceptual Neighborhood Park Plan..... Exhibit N
Conceptual Monument Sign Section and Plan View..... Exhibit O
Conceptual Sunshine Boulevard Street Cross Section and Plan..... Exhibit P
Flood Insurance Rate Map (FIRM)..... Exhibit Q
Offsite Flow Master Plan..... Exhibit R
Proposed Onsite Drainage Map..... Exhibit S
Proposed Water Master Plan..... Exhibit T
Proposed Sanitary Sewer Collection System..... Exhibit U
Roadway Classifications Map and Cross Sections..... Exhibit(s) V
Preliminary Phasing Plan..... Exhibit W
Interim Project Plan: Milligan Energy Solar Generation Facility…. Exhibit X
Interim Project Plan: Milligan Energy Conceptual Site Plan .... Exhibit Y
Interim Project Plan: Milligan Energy Conceptual Landscape Plan… Exhibit Z

I. INTRODUCTION

1. Location

The Rancho del Sol Brillante Development Plan area is 1,721 acres in size~~,~~ and is located entirely within the City of Eloy. ~~'s General Plan Study Area. Currently, approximately 960 acres of the Development Plan area lie outside of the City's incorporated limits. An annexation petition and pre-annexation development agreement have been filed with the City of Eloy to incorporate that portion of the site, which is presently under Pinal County's jurisdiction. The following documents presume the entire Development Plan area will be within the City of Eloy's limits prior to development.~~

The project site occupies all of Section 20, and portions of Sections 17, 18 and 21, of Township 8 South, Range 8 East, Pinal County, Arizona. Generally, the site is located north of Shay Road, south of Interstate 10, east of Eleven Mile Corner Road and one-half mile west of the State Highway 87/Barrett Road alignment. The site is located in a largely undeveloped area, approximately 2.5 miles southeast of downtown Eloy, and about 40 miles south of Phoenix and 40 miles northwest of Tucson.

Reference Exhibit A, Vicinity Map

2. Request

Rancho del Sol Brillante is a master planned community comprised of residential, commercial, recreational, community, and a small portion of industrial uses. With the exception of a small component of industrial use, which is for a 20-acre wastewater treatment plant (WWTP) site, all of the land uses are in conformance with the General Plan Amendment that was approved for Rancho del Sol Brillante by City Council on October 27, 2003. The planned community uses include elementary schools, parks and trails. No golf courses are planned at this time.

The Rancho del Sol Brillante master planned community contains various zoning districts within the Planned Area Development~~-~~ (PAD) Overlay Zoning District.,~~–~~Given the scale of the development ~~plan and~~plan and the mixture of land uses, the PAD ~~will allow~~ allows for ~~the~~ great~~est~~ flexibility in ~~the~~ design. For example, common open space is a major element of the Rancho Del Sol Brillante master planned community; approximately 20% of the single-family residential component is planned to be open space. The Conceptual Master Plan ~~has been~~ designed so that the residential lots are smaller and clustered together, instead of larger and spread out, to allow for the required percentage of the project's area to be creatively used for open space in the form of open space corridors and parks.

This Development Plan includes the Property Development Standards, Allowed ~~Uses,~~ Uses, a Landscape Master Plan, a Drainage Master Plan, a Water Master Plan, a Sewer Master Plan, a Traffic Study, a Street Master Plan and a Preliminary Phasing Plan. ~~Although the proposed project includes development regulations, following approval of this request subsequent~~ In addition to complying with the Property Development Standards and Allowed Uses of the PAD, development of Rancho del Sol Brillante shall comply ~~-~~with the applicable unmodified~~-~~ City of Eloy's Design Guidelines, Zoning Ordinance, Subdivision Ordinance, and all other applicable provisions and guidelines in the Eloy Code.

Reference Exhibit B, General Plan Amendment Land Uses

II. EXISTING CONDITIONS

A Phase I Environmental Site Assessment conducted for the project site revealed that no prior or current site uses have caused significant contamination of the site. The Assessment found that from 1971 to 2002 portions of the site had been used for agricultural purposes and portions were vacant land. Today, the majority of the site is irrigated farmland.

Reference Appendix A, Phase I Environmental Site Assessment Executive Summary

1. Site Topography

The project site is relatively flat. A one-foot contour interval topographic survey completed for the project site shows that the land slopes at approximately 0.19% from the southeast corner of the site to the northwest corner of the site. It is expected that the general drainage pattern on the site, from the southeast to the northwest, caused by the slope of the land, will be maintained during and after construction. Notable site topographic features include existing irrigation and drainage ditches, a wash that runs along the western edge of Section 21, which is the alignment of La Palma Road, and the Santa Cruz River (seasonal/dry) as it changes from channelized flow to sheet flow.

Reference Exhibit C, *Existing Conditions Map*

2. Site Access

The project site is an ideal location for a master planned community in the City of Eloy because of its close proximity to existing highways. Currently the project site is accessible via existing roads and highways, and will be accessible via roads that are constructed for the Rancho del Sol Brillante development. Interstate 10 and State Highway 84 are just north of the site. State Highway 87 is just northeast of the project site. The project site is adjacent to the alignments of Sunshine Boulevard, Eleven Mile Corner Road, Phillips Road, Shay Road and Interstate 10.

Currently there are three Interstate 10 interchanges within close proximity of the Rancho del Sol Brillante Development Plan. The closest interchange is with Sunshine Boulevard, just north of the project site. Phillips Road interchanges with Interstate 10 approximately one mile east of the site. This interchange provides a fast route to Pima County/ Tucson and Maricopa County/ Phoenix. The third interchange is with Toltec Road, which is three miles west of the project site.

Phillips Road connects to State Highway 87 through the lnterstate10/State Highway 87 interchange, providing access to Coolidge and Florence.

Reference Exhibit E, City of Eloy Zoning Districts Map

3. Adjacent Land

The land adjacent to Rancho del Sol Brillantes currently under private ownership, with the exception of a 70-foot-wide parcel south of and adjacent to Shay Road, which is owned by the federal government. Presently, the land surrounding the project site is either vacant, developed with commercial uses or being used for agriculture.

According to the City's General Plan, the land surrounding the project site falls within several

Land Use Plan designations, the majority of which is designated as Rural Residential. North of the site, the adjacent land is designated as Light Industrial, Estate Density Residential, and Community Commercial. To the south, east and west of the project site, the adjacent land is designated as Rural Residential, Estate Density Residential, Medium Density Residential, Community Commercial and Parks/Open Space.

The majority of land surrounding the project site that falls within the City's limits is currently zoned Estate Density Residential (R1-43). Only a small area of land adjacent to the project site is zoned Neighborhood Commercial (C-1), Community Commercial (C-2) and General ~~Light~~ Industrial (~~I-1~~ I-2) -zoning. The majority of these commercial and industrial zoned areas surrounding -Rancho Del Sol Brillante are located west of Sunshine Boulevard and south of Milligan Road.

The 4,500-acre Eloy Valley Specific Plan area is located within the vicinity of the project site in the City of Eloy. Eloy Valley was approved recently with a Planned Area Development District overlay. The Eloy Valley Specific Plan area is located approximately one mile west of the Ranch del Sol Brillante Development Plan west of the Tumbleweed Road alignment. The Rancho del Sol Brillante and Eloy Valley developments will work well together in the City of Eloy, both providing the city with a variety of needed land uses, including community facilities.

Reference Exhibit E, City of Eloy Zoning Districts Map

III. DEVELOPMENT PLAN

Rancho del Sol Brillante is a pedestrian-friendly, master planned community that will contribute to meeting the needs of the City of Eloy and the surrounding areas. It will contribute by providing a diversity of affordable housing types, recreational facilities, commercial services, employment opportunities, as well as an additional tax base, which will be created by the commercial components of the development. Also planned within the project are two 17-acre elementary school sites, one 3-acre water storage facility and one 20-acre wastewater treatment plant. Rancho Del Sol Brillante will tie into the City's planned multi-use trail system and bike route/path along Sunshine Boulevard. The trail will run for the length of the project, as shown in the City's Circulation Plan, and become a developing, attractive, safe and usable trail system.

A community facilities district ("CFD") will be proposed to assist in the financing and construction of eligible public improvements pursuant to ARS 48-701. Eligible public improvements anticipated to be financed through the CFD include, but are not limited to: roadways, wastewater treatment plant, sewer mains, water lines, public parks/open space, and landscaping. The use of the CFD will allow the public improvements to be constructed in an accelerated manner and to a higher design standard such as: by enforcing the landscape standards for the community, which would otherwise not be possible should the CFD financing not be available.

Reference Exhibit F, Conceptual Master Plan

1. Conceptual Master Plan – Property Development Standards and Allowed Uses

A. Residential Development Standards and Uses

Approximately 1,168 acres of Rancho del Sol Brillante is residential land uses, which includes single-family and multi-family areas. Each of the residential areas is near a neighborhood park, a pocket park and/or open space corridors. A meandering trail system located within the open space corridors will provide a connection from the residential areas to the planned parks, school sites and commercial areas within the development. More details regarding the parks and trail system are described in the Landscape Master Plan section of this report.

1. Single Family Residential

The single-family residential component of Rancho del Sol Brillante is estimated to be 1,099 acres (ac) in size and is broken down into three different categories: Single-Family Low Density Residential (R-12 SF-Low), Single-Family Medium Density Residential (R1-6 SF-Medium) and Single-Family High Density Residential (R1-6 SF-High). Further, these categories are each comprised of several parcels. There are 9 SF-Low parcels, which total 268 ac, 16 SF- Medium parcels, which total 604 ac, and 9 SF-High parcels, which total 227 ac.

The positioning of the single-family residential areas within the master plan was based on many factors including location and relationship to adjoining land uses. The SF-high parcels are adjacent to or near the planned neighborhood commercial areas, which are adjacent to arterial and/or collector road intersections; therefore, the SF-High parcels are near or adjacent to arterial and/or collector road intersections. All SF-High residential parcels are adjacent to planned open space corridors, and some are also adjacent to planned neighborhood parks. The SF-Medium

parcels, which account for the greatest number of residential parcels, are located towards the perimeters of the project area, and the SF-Low parcels are near the center. The two planned school sites are adjacent to or surrounded by SF-Medium and SF-Low residential parcels.

a. Single Family Residential Property Development Standards

The maximum density (DU/ac) of the (R1-12) SF-Low category is 3.5 DU/ac; the maximum density of the (R1-6) SF-Medium category is 4.5 DU/ac; and the maximum density of the (R1-6) SF-High category is 5.5 DU/ac. It is anticipated that the minimum lot size in the single-family residential areas will be 5,000 square feet (sf).

For every lot under 5,400 sq. feet in size, one (1) lot of 8,000 sq. feet or larger shall be provided.

The standards for the single-family residential categories are outlined in the tables below (Tables 1 and 2) except as applicable in the Additional Property Development Standards.

Table 1

Single-Family Residential Development Standards

Land Use	(R1-12) SF-Low	(R1-6) SF-Medium	(R1-6) SF-~~Hiagh~~High
Min. Lot Area (Sq Ft)	8,000	6,000	5,000
Min. Lot Width (Feet)	60	50	45
Max. Building Height (Feet)	35	35	35
Min. Front Yard Setback (Feet)\	20/10 with side entry garage	20/10 with side entry garage	18/10 with side entry garage
Min. Side Yard Setback (Feet)	5 & 10	5 & 10	5&5 or 0&10
Min. Street Side Yard Setback (Feet)	20	15	15
Min. Rear Yard Setback (Feet)	25	20	15
Max. Lot Coverage	45%	45%	45%

**No multi-story homes shall be built on corner or end 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

Single-Family Residential Development Standards for Accessory Buildings

Max. Building Height (Feet)	15
Min. Distance to Front Lot Line (Feet)	60
Min. Distance to Primary Dwelling (Feet)	7
Min. Distance to Side and Rear Lot Lines (Feet)	4
Maximum Lot Coverage	1/3 of the total area of the required rear and side yards

b. Additional Property Development Standards.

i. *Solar Utility-Scale Generation, and Battery Energy Storage System Facilities*: These facilities shall comply with Section III.1.G., below.

ii. *Other Uses*: Comply with the provisions of the applicable underlying zoning district as specified on the zoning map.

c. General Development Regulations.

The General Development Regulations of Article IV of City of Eloy Zoning Ordinance shall apply.

d. Allowed Uses

The following are the allowed primary uses in the (R1-12) SF-Low, (R1-6) SF-Medium, (R1-6) SF-High Zones:

a) Detached single-family residential dwelling units

b) Cluster single-family residential dwelling units*

c) Open space

d) Retention/detention areas

e) Parks and playgrounds

f) Public facilities, such as schools and Utility facility, minor

g) Solar, Utility-Scale Generation, and Battery Energy Storage System Facilities**

* Prior to submitting a site plan for cluster housing, design guidelines for this type of development will be submitted to the City for their review and approval. These guidelines will address lot sizes, setbacks, parking court design, and open space requirements.

** Use is allowed in accordance with the Additional Property Development Standards.

Accessory uses on the same parcel or lot as an established primary use that is allowed.

~~The intended uses for the single-family residential areas are single, detached dwelling units, and accessory buildings and accessory uses. The single-family detached homes may include cluster* style housing. Other uses may include open space and retention/detention areas, parks, playgrounds, and public facilities such as schools.~~

~~c.~~

~~d.~~e. *Transfer of Density*

The designated parcels within the Rancho del Sol Brillante shall be developed at densities consistent with, or less than, the designated density ranges except as provided for in a density transfer. Modifications in the boundaries and acreage of parcels, or adjustments because of final road alignments, drainage, and retention basins, may occur during technical refinements in the preliminary plat process and shall not require an amendment to the Planned Area Development. Maximum dwelling units per parcel will thereby be adjusted. The single-family residential dwelling unit cap for the Rancho del Sol Brillante will be 4,884.

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

a. A transfer of residential density will not exceed the overall cap of 4,884 dwelling units.

b. A transfer of residential density will not increase the existing single-family density of a parcel by more than 1.0 DU/ac.*

c. 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.

d. 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 parcel shall not exceed 5.5 DU/Acre.*

2. *Multiple-Family Residential*

The multi-family residential component of Rancho del Sol Brillante is estimated to be 69 acres (ac) in size and consists of three parcels. There is only one category of multi-family residential, Multi-Family Residential (R-3). This category will allow for a maximum density of 16 dwelling units/acre.

The Multi-Family Residential (R-3) parcels are located in the northern part of the development,

near Sunshine Boulevard and Interstate 10. Two of the parcels have frontage on Sunshine Boulevard and are south of the planned community business center component of Rancho del Sol Brillante. The other parcel is located between the wastewater treatment plant (WWTP) site and one of the community business center parcels. There is a large open space area, varying between 300 and 500 feet in width and totaling 15 acres, which is located between the multi-family residential parcel and the WWTP, which shall be used for buffering purposes. There is also a large open space area adjacent to the south of each of the multi-family parcels, that shall be maintained by the HOA, which will serve as a buffer between the multi-family parcels and the single-family residential areas to the south.

a. *Multi Family Residential Property Development Standards*

The standards for the multi-family residential category are outlined in Table 3, ~~.~~ except as applicable in the Additional Property Development Standards.

Table 3

Multiple-Family (R-3) Development Standards

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

~~The specific dwelling types planned for the multi-family residential component may include townhouses, condominiums, and apartments.~~

b. *Additional Property Development Standards~~:~~.*

i. *Solar, Utility-Scale Generation, and Battery Energy Storage System Facilities*. These facilities shall comply with Section III.1.G., below.

~~ii.~~ *Other Uses:* Comply with the provisions of the applicable underlying zoning district as specified on the zoning map.

~~*Solar, Utility-Scale Generation, and Battery Energy Storage System Facilities.* The supplemental use standards of Section 21-3-1.39 (Solar, Utility-Scale Generation, and Battery Energy Storage System Facilities) of the Zoning Ordinance, as amended, shall apply, except as modified below:~~

~~a) Interior setbacks~~
~~1) Adjacent to another solar use~~
~~2) Adjacent to any other existing use~~
~~ii. 3) These facilities shall be limited to the locations indicated on Exhibit Y.~~

c. *General Development Regulations.*

The General Development Regulations of Article IV of City of Eloy Zoning Ordinance shall apply.

d. *Allowed Uses.*

The following are the allowed primary uses in the Multiple-Family Residential (R-3):

a) Apartments

b) Condominiums

c) Townhouses

d) Solar, Utility-Scale Generation, and Battery Energy Storage System Facilities*

* Use is allowed in accordance with the Additional Property Development Standards.

Accessory uses on the same parcel or lot as an established primary use that is allowed.

~~The specific dwelling types planned for the multi-family residential component may include townhouses, condominiums, and apartments.~~

Reference Exhibit G, Preliminary Parcel Data

Reference Exhibit H, Land Use Data Summary

B. Schools

Rancho del Sol Brillante falls within the boundaries of two elementary school districts and one high school district: Eloy Elementary District, Picacho Elementary District and Santa Cruz Valley Union High School District. Due to the expected growth in the area, each of the school districts will require additional facilities in order to sufficiently service the student population.

The Eloy Elementary District and the Picacho Elementary District do not anticipate the need for additional middle school (Levels: 7-8) sites. Therefore, The Rancho del Sol Brillante includes two 17-acre elementary school sites within the Eloy School District. The elementary school sites are

strategically located; they will be accessible via planned collector roads and the planned multi-use trail system. A 10-acre school site will be reserved in the final phase of development, for the Picacho Elementary School District, and will be available, should the demand exist for a school site in the Picacho School District.

Santa Cruz Valley Union High School is approximately 50 students away from exceeding their current capacity. Currently there is no High School designated for the site. Adjacent lands are available to the property should the School District decide to purchase a school site. If the District becomes interested in a site within the project area, the developer may make a site available for purchase. The developer of Rancho del Sol Brillante shall be committed to reaching an agreement that will be beneficial to all parties involved.

Reference Exhibit I, Elementary School District Boundaries Map

Reference Appendix B, School District Approval Letters

C. Water Storage

A 3-acre water storage site has been incorporated into Rancho del Sol Brillante. This facility site is located adjacent to the east of Sunshine Boulevard and the south of a planned 11-acre neighborhood commercial parcel, which is located at the southeast corner of Sunshine Boulevard and Phillips Road.

D. Commercial Development

~~E. Land Uses~~

The commercial components of Rancho del Sol Brillante are intended to provide services, shopping, dining, and employment opportunities for the residents of Rancho del Sol Brillante and the outlying areas. The commercial component consists of two commercial categories, neighborhood commercial and community commercial. The development standards for these two categories are outlined in Table 4, below.

1. *Neighborhood Commercial*

Approximately 75 acres of neighborhood commercial uses are planned for Rancho del Sol Brillante. This category is comprised of six parcels, which are interspersed throughout the development. The parcels are located at the intersections of arterial and/or collector roads, and will provide close and convenient shopping areas for residents of Rancho del Sol Brillante ell as existing and future neighboring communities. Some of the neighborhood commercial parcels are also adjacent to the open space corridors so that residents could easily walk, bike, or skate to and from these commercial areas.

a. ~~:~~*Neighborhood Commercial (C-1) Property Development Standards*

The neighborhood commercial parcels shall ~~will~~ be developed in accordance to Neighborhood

Commercial (C-1) Zoning District standards of Table 4, except as applicable in the Additional Property Development Standards.

b. Additional Property Development Standards.

i. *Solar, Utility-Scale Generation, and Battery Energy Storage System Facilities.* These facilities shall comply with Section III.1.G., below.

ii. *Other Uses:* Comply with the provisions of the applicable underlying zoning district as specified on the zoning map ~~Additional Property Development Standards:~~

~~Solar, Utility-Scale Generation, and Battery Energy Storage System Facilities. The supplemental use standards of Section 21-3-1.39 (Solar, Utility-Scale Generation, and Battery Energy Storage System Facilities) of the Zoning Ordinance, as amended, shall apply, except as modified below:~~

~~a) Interior setbacks~~

~~3) These facilities shall be limited to the locations indicated on Exhibit Y.~~

c. General Development Regulations.

The General Development Regulations of Article IV of City of Eloy Zoning Ordinance shall apply.

d. Allowed Uses.

The following are the allowed primary uses:

a) The allowed primary uses specified in the Neighborhood Commercial (C-1) ~~in~~of the City of Eloy Zoning Ordinance, as amended.

b) Solar, Utility-Scale Generation, and Battery Energy Storage System Facilities*

* Use is allowed in accordance with the Additional Property Development Standards.

Accessory uses on the same parcel or lot as an established primary use that is allowed.

2. Community Commercial

Rancho del Sol Brillante is designed to contain a large community business center component, which will be developed in phases. This component consists of three community commercial parcels, totaling approximately 93 acres. The parcels are located in the northeastern portion of Rancho del Sol Brillante and are either adjacent to or very near Sunshine Boulevard and Interstate 10. It is anticipated that there will be an increased daily number of trips to and from the community business center areas by visitor and commercial vehicles, therefore these areas are separated from the lower density residential

Various types of commercial uses will be allowed in the community commercial areas. The intent

is for these areas to be developed with higher intensity commercial uses that are not permitted in the neighborhood commercial areas, to not only serve the residents of Rancho del Sol Brillante also the residents of the greater community. Such uses shall be in conformance with the C-2 Community Commercial Zoning District standards.

a. Community Commercial (C-2) Property Development Standards.

The neighborhood commercial parcels shall be developed in accordance to Community Commercial (C-2) Zoning District standards of Table 4, except as applicable in the Additional Property Development Standards.

b. Additional Property Development Standards.

i. *Solar, Utility-Scale Generation, and Battery Energy Storage System Facilities.* These facilities shall comply with Section III.1.G. below.

~~i.~~ *Other Uses:* Comply with the provisions of the applicable underlying zoning district as specified on the zoning map.

ii. ~~—~~

c. General Development Regulations.

The General Development Regulations of Article IV of City of Eloy Zoning Ordinance shall apply.

d. Allowed Uses

The following are the allowed primary uses:

a) The allowed primary uses specified in the Community Commercial (C-2) in the City of Eloy Zoning Ordinance, as amended.

b) Solar, Utility-Scale Generation, and Battery Energy Storage System Facilities*

* Use is allowed in accordance with the Additional Property Development Standards.

Accessory uses on the same parcel or lot as an established primary use that is allowed.

~~The standards for the commercial land uses are outlined in the table below (Table 4):~~

The standards for the commercial land uses are outlined in the table below (Table 4):

Table 4

Commercial Development Standards

Land Use	Neighborhood Commercial (C-1)	Community Commercial (C-2)
Min. Lot Area (Sq Feet)	6,000	10,000
Min. Lot Width (Feet)	60	150
Max. Building Height (Feet)	35	35
Min. Front Yard Setback (Feet)	20	30
Min. Side Yard Setback (Feet)	10	10
Min. Street Side Yard Setback (Feet)	10	10
Min. Rear Yard Setback (Feet)	1O /a)	10 (al
Max. Lot Coverage	40%	60%

(a) If the property line or adjoining street abuts a residential zone the setback shall be 25 feet.

~~F.~~E. Industrial Land Uses

1. *General Industrial ~~(~~I(I-2~~)~~*

The only industrial land use planned within Rancho del Sol Brillante is a 20-acre wastewater treatment plant (WWTP) with recharge basins. The plant will serve the new development with appropriate mechanisms in place for recoupment and may potentially be expanded for additional service areas. The 20-acre site is located in the northwest portion of Rancho del Sol Brillante, very close to the northern perimeter.

Open space corridors surround the site to provide buffering between the site and adjacent land uses. Ground water generated from WWTP effluent recharge credits may be utilized for lakes within Rancho del Sol Brillante.

*All lakes within the project shall be owned and maintained by the developer or the HOA.

~~Prior to development of the WWTP, an appropriate Conditional UsUse Permit will be obtained from the city, if necessary.~~

a. *General Industrial (I-2) Property Development Standards*

The General Industrial parcels shall be developed in accordance with the standards of the General Industrial (I-2) zone of the City of Eloy Zoning Ordinance, except as applicable in the Additional Property Development Standards.

b. *Additional Property Development Standards:*

i. *Solar, Utility-Scale Generation, and Battery Energy Storage System Facilities.* These facilities shall comply with Section III.1.G., below.

~~i.~~ *Other Uses:* Comply with the provisions of the applicable underlying zoning district as specified on the zoning map.

~~*Solar, Utility-Scale Generation, and Battery Energy Storage System Facilities.* The supplemental use standards of Section 21-3-1.39 (Solar, Utility-Scale Generation, and Battery Energy Storage System Facilities) of the Zoning Ordinance, as amended, shall apply, except as modified below:~~

~~a) Interior setbacks~~
~~3) These facilities shall be limited to the locations indicated on Exhibit Y.~~
ii.

c. General Development Regulations.

The General Development Regulations of Article IV of City of Eloy Zoning Ordinance shall apply.

d. Allowed Uses

The following are the allowed primary uses:

a) Wastewater Treatment Plant (WWTP) with recharge basins.

b) Solar, Utility-Scale Generation, and Battery Energy Storage System Facilities

c) Utility facility, minor

Accessory uses on the same parcel or lot as an established primary use that is allowed.

e. Use that require a Conditional Use Permit

i. Any use in conjunction with a Wastewater Treatment Plant (WWTP) with recharge basins that requires a Conditional Use Pemit that is allowed in the General Industrial (I-2) zone of the City of Eloy Zoning Ordinance.

F. ~~E~~Open Space Uses

~~*1.*~~ *Open Space Recreation District (OSR)*

1.

a. *Open Space Recreation District (OSR) Property Development Standards*

The *Open Space* parcels shall be developed in accordance with the standards of the *Open Space Recreation District (OSR)* zone of the City of Eloy Zoning Ordinance, except as applicable in the

Additional Property Development Standards.

b. *Additional Property Development Standards:*

i. *Solar, Utility-Scale Generation, and Battery Energy Storage System Facilities.* These facilities shall comply with Section III.1.G., below.

~~*i.*~~ *Other Uses:* Comply with the provisions of the applicable underlying zoning district as specified on the zoning map.

ii.

c. General Development Regulations.

The General Development Regulations of Article IV of City of Eloy Zoning Ordinance shall apply.

d. Allowed Uses

The following are the allowed primary uses:

a) The allowed primary uses specified in the Community Commercial (C-2) in the City of Eloy Zoning Ordinance, as amended.

b) Solar, Utility-Scale Generation, and Battery Energy Storage System Facilities

Accessory uses on the same parcel or lot as an established primary use that is allowed.

G. Additional Regulations for Solar, Utility-Scale Generation, and Battery Energy Storage System Facilities.

1. *Solar, Utility-Scale Generation, and Battery Energy Storage System Facilities.*

The supplemental use standards of Section 21-3-1.39 (Solar, Utility-Scale Generation, and Battery Energy Storage System Facilities) of the Zoning Ordinance, as amended, shall apply, except as modified below:

a) These facilities shall be limited to the locations indicated on Exhibit Y

b) Interior setbacks to ~~propery~~property within the PAD: 0 feet

c) Rear setbacks to property within the PAD: 0 feet

d) The development shall comply with the Industrial Development Requirements and Guidelines and Additional Standards of Sections 21-2-5.5 and 21-2-5.6 of the Zoning Ordinance, as amended

H. Definitions

~~H.~~

1. *Solar, Utility Scale Generation and Battery Energy Storage System Facilities*.

A solar generate electrical power plant, inclusive of the equipment necessary to generate, store and convey the generated electricity and the facilities and structure to maintain and operate the power plant and electric storage system. Solar, Utility Scale Generation, and Battery Energy Storage System Facilities may incorporate several abutting and adjacent properties that are planned as a single development as interim use in the Rancho del Sol Brillante PAD.

2. Landscape Master Plan

A. Open Space System

A key component of Rancho del Sol Brillante is the comprehensive open space system. Two major open space corridors are the backbone of the planned open space system. The larger of the two corridors is located in both the western half of the project, which is west of Sunshine Boulevard, and the eastern half of the project, which is east of Sunshine Boulevard. This corridor extends from near the northwestern corner of the site in a southeasterly direction, crosses under Sunshine Boulevard, and then continues south and southeast to Shay Road. The other main open space corridor is located in the eastern portion of Rancho del Sol Brillante. This corridor runs north/south along the La Palma Road alignment, between Phillips Road and Shay Road. There is a large irrigation canal within this corridor, along the La Palma Road alignment. The canal is maintained by the CAIDD (Central Arizona Irrigation Drainage District). The nearby project site does not have any restrictions placed on it due to this canal. Other smaller open space corridors branch off of the two main corridors.

The open space corridors connect to the planned parks, school sites and to the residential, commercial and industrial areas within Rancho del Sol Brillante. The corridors also provide links to some of the adjacent properties; therefore, providing connections from adjacent land to the interior of Rancho del Sol Brillante.

The open space corridors will be developed with a natural desert character with pockets of lush landscaping interspersed throughout. There is a meandering multi-use 10 foot wide concrete trail within some of the corridors, which ties into the City's planned multi- use trail system and bike route/path along Sunshine Boulevard.

The open space areas are maintained by the Home Owner's Association, with the exception of the community park, which are to be dedicated to the City upon its completion and acceptance by the City.

Reference Exhibit J, Conceptual Master Landscape Plan and Master Trails Plan

Reference Exhibit K, Conceptual Low Flow Channell Open Space Plan

Reference Exhibit L, Conceptual Low Flow Channell Open Space Section

B. Parks and Lakes

One community park is planned within Rancho del Sol Brillante. The 24-acre community park site is northwest of a planned intersection at Sunshine Boulevard and a planned 4-lane major collector street within Rancho del Sol Brillante. The community park shall include recreational amenities such as: soccer fields, a softball field, basketball, volleyball and other recreation courts, a playground and/or ramadas. The conceptual plan is shown for illustrative purposes only. The final design for this park will be subject to review, input, and approval by the City.

Several neighborhood parks and several smaller pocket, or mini-parks are also included within the Rancho del Sol Brillante. The neighborhood parks will be connected by 6-foot wide meandering trails to the larger open space corridors, and to other uses within Rancho del Sol Brillante. These parks may include amenities such as: turfed play areas, basketball, volleyball or other recreation courts, playgrounds and ramadas. Smaller pocket parks that will provide places for relaxation and small family gatherings will be included in the designs of the single-family residential areas. These parks may contain ramadas with seating and barbecue areas, playground equipment (tot lots), and turfed areas.

The neighborhood and pocket parks shall be maintained by the Homeowner's Association.

Reference Exhibit M, Conceptual Community Park Plan

Reference Exhibit N, Conceptual Private Interior Subdivision Park Plan

C. Conceptual Landscaping and Entry Monument Sign

Rancho del Sol Brillante features one large entry monument sign, which is incorporated into the design of the lake near the community park. The sign will be located adjacent to the west side of Sunshine Boulevard, approximately one mile south of Interstate 10, and just north of a planned collector road.

All landscaping shall be consistent with the City of Eloy Design Guidelines, the Zoning Ordinance, and the Subdivision Ordinance. Prior to construction, the project site will be maintained in a natural, debris-free and weed-free condition.

Reference Exhibit 0, *Conceptual Monument Sign Section and Plan View*

Reference Exhibit P, Conceptual Street Cross Sections and Plan View

3. Drainage Report and Drainage Master Plan

The following is a brief summary of a Preliminary Drainage Report prepared by Morrison Maierle Inc:

The project site is located within the Federal Emergency Management Agency (FEMA) designation Zone "A". This zone designation places Rancho del Sol Brillante in an area where base flood elevations and flood hazard factors have not been determined. However, a report published by the U.S. Geological Survey (USGS) defines peak flow values for the worst flood to date that occurred in 1983.

Pinal County is currently involved in a long process of modifying and more specifically defining the extents of this floodplain. Current mapping, which has not yet been approved by FEMA,

does show that –Rancho del Sol Brillante is outside of a designated floodplain. Due to the unavailability of the revised floodplain data from Pinal County, the USGS 1983 flood data was used to provide peak flow values. These values were determined from data collected and recorded from stream flow gauges along the Santa Cruz River. Further investigation and analysis of the off-site drainage affecting this property will be required prior to development.

Runoff impacting the proposed development is generated from the Santa Cruz River as it changes from channelized flow to braided flow. Off-site drainage may be managed through a series of open channels and levees around the perimeter, along with detention basins to mitigate anticipated runoff drainage. Runoff generated within the proposed development will be controlled via streets and open channels to on-site water harvesting retention basins. These retention basins will provide for percolation of all on-site runoff flows. The on-site and off-site runoff will not be concentrated at the overflow outfall point, but will be returned to natural sheet flow condition, therefore, these flows will not adversely affect downstream property owners. This can be accomplished through retaining all on-site flows and directing off-site flows through channels to an outfall detention pond in the northwest portion of the project.

Reference Exhibit Q, *Flood Insurance Rate Map (FIRM)*

Reference Exhibit R, Offsite Flow Master Plan

Reference Exhibit S, *Onsite Flow Master Plan*

4. Water Report and Water Master Plan

The following is a brief summary of the points addressed in the Preliminary Water Study prepared by Morrison Maierle Inc:

The Rancho del Sol Brillante project is outside the current city center of Eloy and consists largely of agricultural lands. Consequently, there is not an existing domestic water system for Rancho del Sol Brillante. There are irrigation wells within this proposed development that may be used for construction purposes. Potable water wells will have to be drilled to provide domestic quality water.

The proposed water system will consist of new wells, water storage tanks, and booster pumps. Other improvements, such as valves, hydrants, and associated appurtenances are also proposed.

Multiple well sites and a storage tank location may be needed due to the large geographic nature of the project. A hydrogeologic study for the site will be necessary to determine the flow rates that can be achieved from each well in the area.

The proposed water system is assumed to have one centralized site where the storage tanks, *one* well, and the distribution system booster pumps will be installed. This site would also house any treatment facilities, such as chlorine addition or arsenic removal as required. Depending on the well study, other well sites would be added as needed. These additional sites would pump to the main water site for treatment and distribution.

The water storage facility site will be located adjacent to the east of Sunshine Boulevard and the south of a planned 11-acre neighborhood commercial parcel, which is located at the southeast corner of Sunshine Boulevard and Phillips Road.

Treated wastewater effluent collected from the development will be recharged via infiltration ponds at the wastewater treatment plant (WWTP) to be constructed at no cost to the City. It is

estimated that 95% of the effluent generated by the WWTP will be recharged. Recharge credits will be obtained through ADWR upon recharge of effluent. Effluent will then be recovered via recovery wells to serve as a source of water for open areas and water features for the project. Any recharged effluent not used will be retained as a long-term storage credit.

The estimated average daily recharge will be 2.3 million-gallons-per-day (MGD), which is equivalent to 2,576 acre-feet (ac-ft) per year at full project buildout. This facility shall be located in the northern section of Phase 1 of the development, South of Milligan Road and to the West of Sunshine Boulevard.

A. Water Supply

The Arizona Department of Water Resources (ADWR) requires a 1OD-year assured water supply for any new subdivision. The City is a designated water provider under ADWR's assured water supply program, and is also a member service area within the Central Arizona Groundwater Replenishment District (CAGRD). Our discussions with ADWR indicate that the City of Eloy has an existing 1DO-year assured water supply designation of 3,319 ac-ft per year, which has already been exhausted by current uses and committed demand. ADWR indicates that the City of Eloy will have to prove additional physical availability of groundwater supplies to increase the designation quantity before any new subdivisions will be approved.

To accommodate the demand of Rancho del Sol ~~Brillante ,~~Brillante, the City's increased Assured Water Supply designation will also have to be consistent with the management goal in the Pinal Active Management Area (AMA). Because of Rancho del Sol Brillante existing agricultural base, the developer shall extinguish the existing irrigation grandfathered rights on the property and transfer them to the City of Eloy. Records available at the Pinal AMA indicate that Rancho del Sol ~~Brillante _has~~Brillante-has Grand-fathered Irrigation Rights spanning 1,336 irrigation acres. Per ADWR regulations, 2,004 ac-ft of annual groundwater credits (1.5 ac-ft times 1,336 acres) are available upon extinguishment of the Irrigation Grandfathered Rights. These annual groundwater credits shall be pledged towards Eloy's designation of assured water supply, and represent a quantity of groundwater that Eloy can withdraw and deliver consistent with the management goal.

The total population of Rancho del Sol Brillante at a 15-year build-out is projected to be 19,823 residents. Multiplying this population by the standard measure of 125 gallons per resident per day, groundwater use prevailing in the Pinal AMA yields 2,776 ac-ft per year of residential demand. The non-residential demand is calculated to be 1,754 ac-ft per year for open space, schools and commercial space plus 227 ac-ft per year losses, totaling 1,981 ac-ft per year. Total demand at build-out is thus projected to be 4,757 ac-ft per year. Because this amount of water exceeds our 2004 ac-ft per year extinguishment credit, we will rely on Eloy's membership in the CAGRD to show consistency with the management goal for the balance of the demand. CAGRD will replenish the amount of groundwater used within the subdivision each year in excess of the annual extinguishment credit, and will levy an annual replenishment assessment tax on the City of Eloy for the cost of that replenishment.

In anticipation of our need to comply with ADWR's assured water supply requirements, the developer has initiated a study of the physical availability of groundwater in the vicinity of Rancho del Sol Brillante. The following is a brief summary of The Demonstration of the Physical Availability of an Assured Water Supply for Rancho del Sol Brillante by Hydrologic Consultants, LLC (December 21, 2003). Historic agricultural pumping, prior to the implementation of

conservation measures by the Pinal AMA, resulted in decline rates in the lower aquifer system of approximately 3 to 5 feet per year. In recent years, however, even with continued agricultural water use in the area, groundwater levels have stabilized and actually increased.

The historic water use on Rancho del Sol Brillante was approximately 4,876 ac- ft. under the existing Irrigation Grandfathered Right. Total projected demand for the subdivision and its related non-residential components is projected to be less, at 4,757 ac-ft per year, not considering recharge. Conservatively assuming a one-foot per year additional draw down for the subdivision demand, the additional 100 feet of decline in 100 years would still be within the allowable limit of total water level decline (1,100 feet) imposed in the Pinal AMA. This demonstrates the physical availability of sufficient groundwater for Rancho del Sol Brillante.

B. Summary

Based on the above estimates, average yearly water consumption for Rancho del Sol Brillante service area is estimated to be 4,757 ac-ft per year. These estimates are based upon full build-out of the Rancho del Sol Brillante, using standard ADWR demand projections. Rancho del Sol Brillante can show physical availability of the groundwater supply for a 100 year period, and can show that use of groundwater to support this demand is consistent with the management goal for the Pinal AMA by use of the irrigation grandfathered right extinguishment credits and by the City of Eloy's membership in the CAGRD. Thus, Rancho del Sol Brillante meets the necessary water supply requirements to assist the City of Eloy in expanding its designation to meet this new demand.

Reference Exhibit T, Proposed Water Master Plan

5. Sewer Report and Sewer Master Plan

The following is a brief summary of a Preliminary Sanitary Sewer Study prepared by Morrison Maierle Inc:

At present, there is not an existing collection or treatment system within the proposed development. Existing homes in the area are served by individual septic tanks and disposal systems. The City of Eloy currently operates a collection system and lift station that collects wastewater from the Flying J Truck Stop and Blue Beacon Truck Wash area and pumps it beneath 1-10 to gravity Sewer mains that direct the sewage to the City wastewater treatment plant {>NWTP).

The proposed plan is to put in place an interim package plant to accommodate the flow from the initial stages of development. Once a level of flow that is sufficient to maintain the function of the first phase of a new, regional wastewater treatment plant, that is to be constructed by the developer, is met, flows will be switched over from the package plant to the permanent facility. The wastewater treatment plant (>NWTP) will be designed to serve the Flying J Truck Stop and Blue Beacon Truck wash facilities. The WWTP would also be planned to accommodate any sewage from development in the Mesquite Landing commercial area, which is south of 1-10 and north of Rancho del Sol Brillante.

The WWTP will be located near the northwest corner of the project and will be screened with a block wall. Additional WWTP phases will be added during the course of the project development. It is anticipated this project, when fully developed, will generate an average flow of 2.3 MGD. The

plant area will be sized to accommodate an ultimate treatment capacity of 6 MGD, which will account for an additional contributing area surrounding Rancho del Sol Brillante.

There are setback requirements established by ADEQ that apply to all new WWTPs. These setbacks are based on the design flow of the treatment facility and the amount of noise, odor, and aesthetic control installed at the facility. All setback requirements will be met or exceeded within Rancho del Sol Brillante. The plant will be enclosed in order to control noise and odors.

It is anticipated the effluent will be recharged using infiltration basins to be constructed by the developer. Recharge of the effluent will allow the City to establish long-term storage credits that may be recovered at some future date. Some of the water recovered from these credits will be applied to the common areas and non-potable water demands of Rancho del Sol Brillante- subject to a separate effluent agreement. The remainder will be available for use by the City. Recovery wells will be placed within the recharge impact area to be used as a source for irrigation and water features within the development.

The WWTP will be constructed and dedicated to the City, which will operate and maintain the facility upon completion.

Reference Exhibit U, Proposed Sanitary Sewer Master Plan

6. Traffic Study and Street Master Plan

All right of way width and roadway design shall be in accordance with the City of Eloy Subdivision Ordinance unless otherwise approved by the City Engineer.

A preliminary Traffic Impact Study was prepared for Rancho del Sol Brillante by Task Engineering (October 15, 2003). The following determinations were made:

A. Section Line (Arterial) Roads

Sunshine Boulevard from Interstate 1O to Phillips Road is recommended as an ultimate six- lane arterial on 130-feet of right of way/Public Utility Easement (PUE) with a two-way left turn lane by the Year 2020. The roadway should be upgraded from its current two-lane roadway to the Year 2020 configuration when traffic volumes warrant it. Therefore, from Interstate 1O to Phillips Road, Sunshine Boulevard will be built by the developer at no cost to the City, with four lanes and an extra wide median so that the additional two lanes could be added to achieve the Year 2020 configuration, during the first Phase of the development.

Reference Appendix C, Preliminary Traffic Study

Reference Exhibit P, Conceptual Sunshine Boulevard Street Cross Section and Plan View

Sunshine Boulevard south of Phillips Road, Shay Road, Phillips Road and Eleven Mile Corner Road are recommended to be four-lane arterials on 106-feet of right of way/PUE with a two-way left turn lane.

B. Collector and Local Roads

The east-west collector serving parcels 5, 6, 7, 15, 16 and 17 of Rancho del Sol Brillante– is recommended to be constructed as a four-lane cross section with a center turn lane on 100 feet width of right of way/PUE.

The remaining collectors serving Rancho del Sol Brillante are recommended to be built as two-lane roads with a center turn lane on 90 feet of right of way/PUE.

The local streets will be two lane roadways on 50 feet of right of way/PUE per the City's Subdivision Ordinance.

C. Traffic Signals

Traffic signals are recommended at the following road intersections at such time as traffic warrants:

1. Sunshine Boulevard and Phillips Road
2. Sunshine Boulevard and the two collector intersections between Milligan Road and Phillips Road
3. Phillips Road and the collector one-half mile east of Sunshine Boulevard

Road/street construction methods will be in accordance with the City of Eloy's Subdivision Ordinance. All modifications of design standards, as they relate to the right of way and pavement widths, will be submitted to City staff for review, comment, and approval at either the time of preliminary plat or during the development of final street improvement plans.

Generally, the streets will be publicly owned. However, some may be privately owned and only accessible through limited access gates. The determination of whether or not streets will be public or private streets will be made at the time of final platting. This determination will be driven by future market conditions and the perceived needs of the future residents. Private streets will be maintained by the HOA. The city will maintain the public streets, once they are accepted into the City's maintenance system.

Reference Exhibit V, Roadway Classifications Map and Street Cross Sections

7. Other Services

A. Electricity

Electric District No. 4 (ED4) will be the electrical service provider for this development. The project falls within the ED4 service territory. ED4 currently has electrical distribution facilities within the development and the capacity to serve this development without any future expansion. ~~Ron McEachern or Glinda Oakes can be contacted at (520) 466-7336 for additional information.~~

B. Communications

Telephone service and line installation will be available to Rancho del Sol Brillante.

Cable television installation and service to Rancho del Sol Brillante will also be available.

C. Natural Gas

Natural gas service will be provided by Southwest Gas. There are existing gas lines that run parallel to Sunshine Boulevard and Milligan Road. ~~Josie Zorn (520) 421-1673 or Doug Wiltcher (520) 421-0719 can be contacted for service requirements.~~

D. Solid Waste Handling

Solid Waste collection/disposal will be provided by the City of Eloy through a contract with A.J. Waste Services.

E. Fire and Ambulance Protection

Fire and Ambulance protection will be provided by the Eloy Fire District. Eloy Fire Station #1, located at 500 S. Sunshine Boulevard will service Rancho del Sol Brillante. The associated hospital is the Casa Grande Regional Medical Center, which is located at: 1800 E. Florence Boulevard in Casa Grande.

Currently there are no existing fire hydrants within 300 feet of the Rancho del Sol Brillante project site ~~ectetc.. Alletc.~~ All fire protection improvements will be based on the City's standards.

F. Public Safety

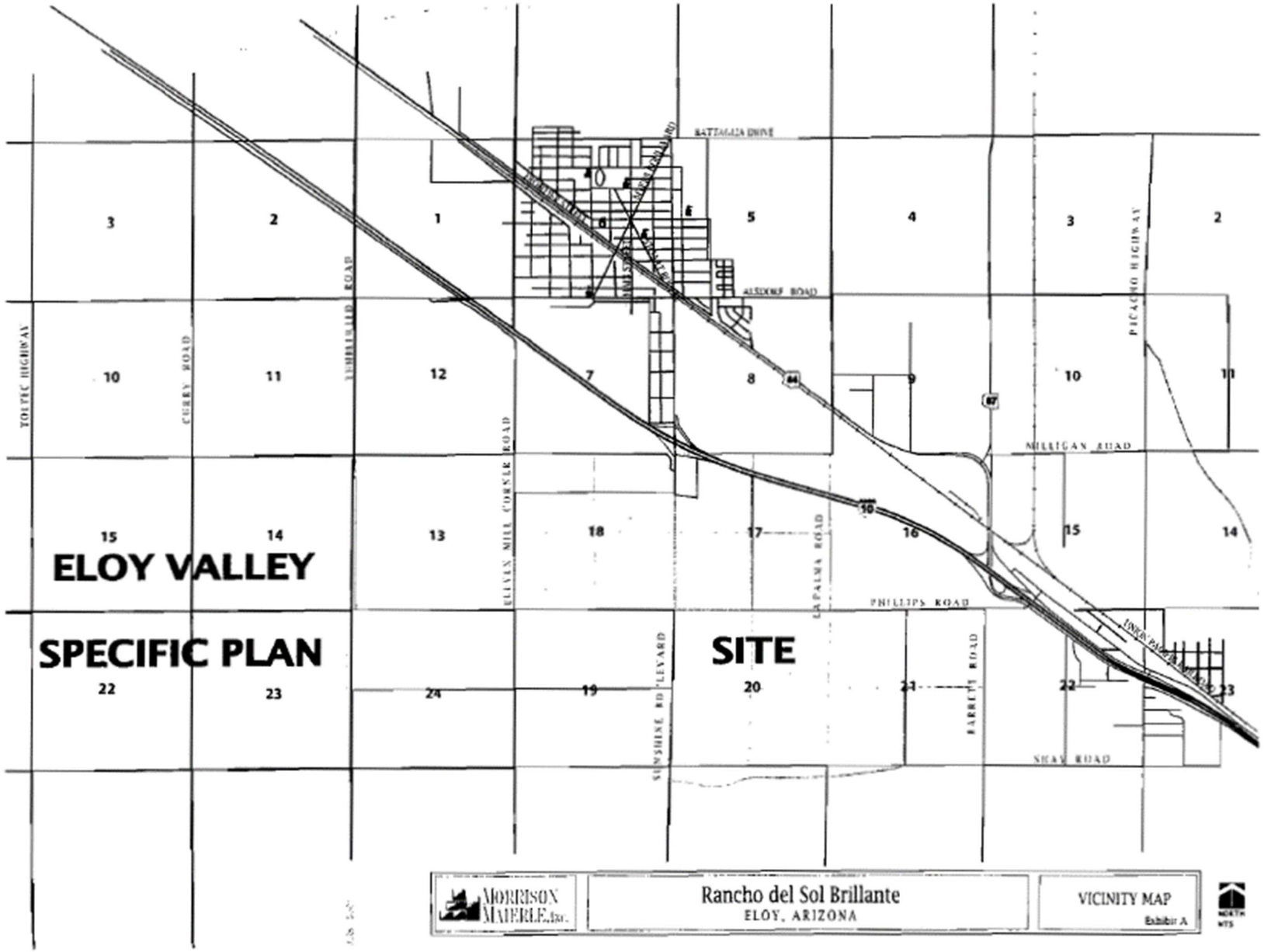
Police service will be provided by the City of Eloy. The Department is located at 630 N. Main Street in Eloy.

8. Phasing Plan/Schedule

The Preliminary Phasing Plan is conceptual and is based on current market conditions, constraints and opportunities. The actual development phasing may occur in accordance with future market and economic impacts, and construction may be commencing in multiple phase areas simultaneously.

It is anticipated that the Solar Project will be developed and utilized in the first Phase. Upon completion of the solar use on the property, Phase 2 would entail the Decommissioning of the Solar Project which will remove the solar use and ready the land for the next phase of development. Subsequent phases will involve the master planned community uses. ~~t~~The community commercial component **will** be developed in phases rather than as a one-time commercial build-out so that services can be provided as they are needed.

Reference Exhibit W, Preliminary Phasing Plan


ELOY VALLEY
SPECIFIC PLAN
SITE
BATTAGLIA DRIVE
ALSDORF ROAD
TOLTEC HIGHWAY
CURRY ROAD
ELLIOTT ROAD
ELLIOTT MILL CORNER ROAD
LA PALMA ROAD
SUNSHINE BOULEVARD
BARRETT ROAD
PICACHO HIGHWAY
MILLIGAN ROAD
PHILLIPS ROAD
SHAW ROAD
UNION PACIFIC RAILROAD
MORRISON MAIERLE, Inc.
Rancho del Sol Brillante
ELOY, ARIZONA
VICINITY MAP
Exhibit A
NORTH
NTS

City of Eloy Proposed General Plan

LAND USE

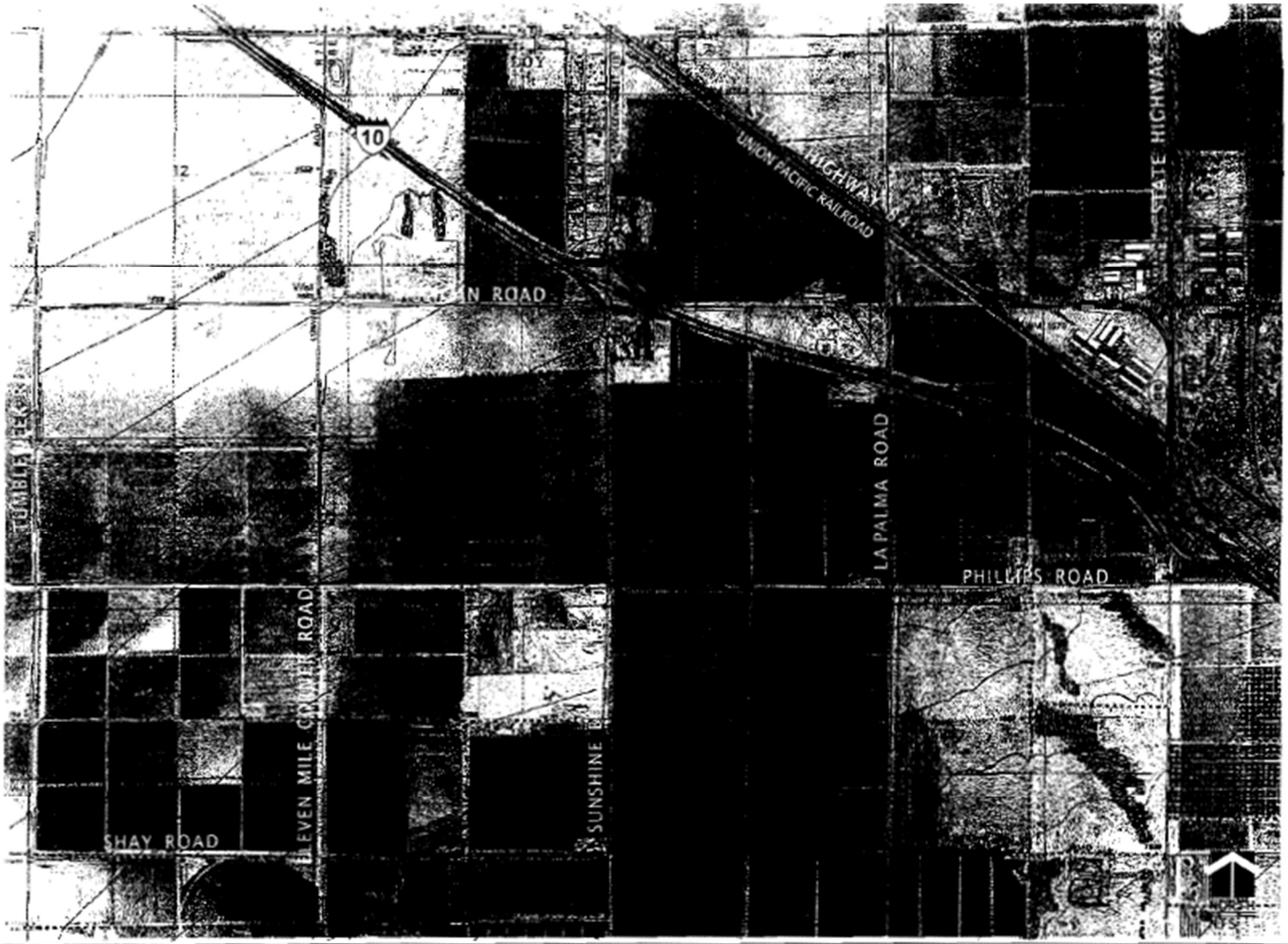
- Rural Residential (.05 to .20 DU/ ac)
- Estate Density Residential (.20 to 1.0 DU/ ac)
- Medium Density Residential (4.0 to 6.5 DU/ ac)
- High Density Residential (10.0 to 24.0 DU/ ac)
- Neighborhood Commercial
- Community Commercial
- Light Industrial
- Parks/ Open Space
- Public/ Institutional
- Manufacturing/ Industrial

NORTH

GENERAL PLAN AMENDMENT
LAND USES
Exhibit B

Rancho del Sol Brillante
ELOY, ARIZONA

MORRISON MAIERLE, Inc.



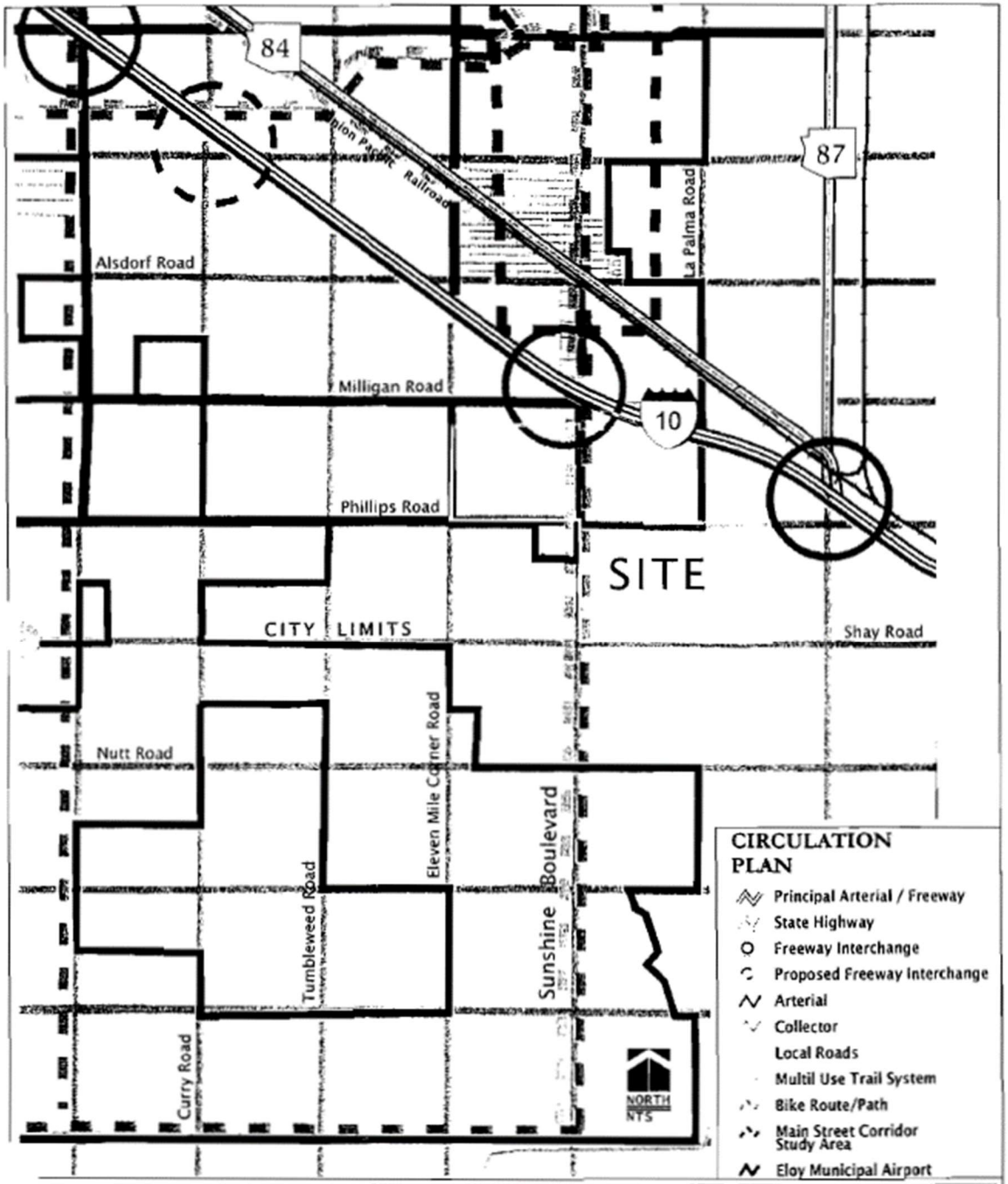
MORRISON MAIERLE, INC.

Rancho del Sol Brillante

ELOY, ARIZONA

EXISTING CONDITIONS MAP

Exhibit C



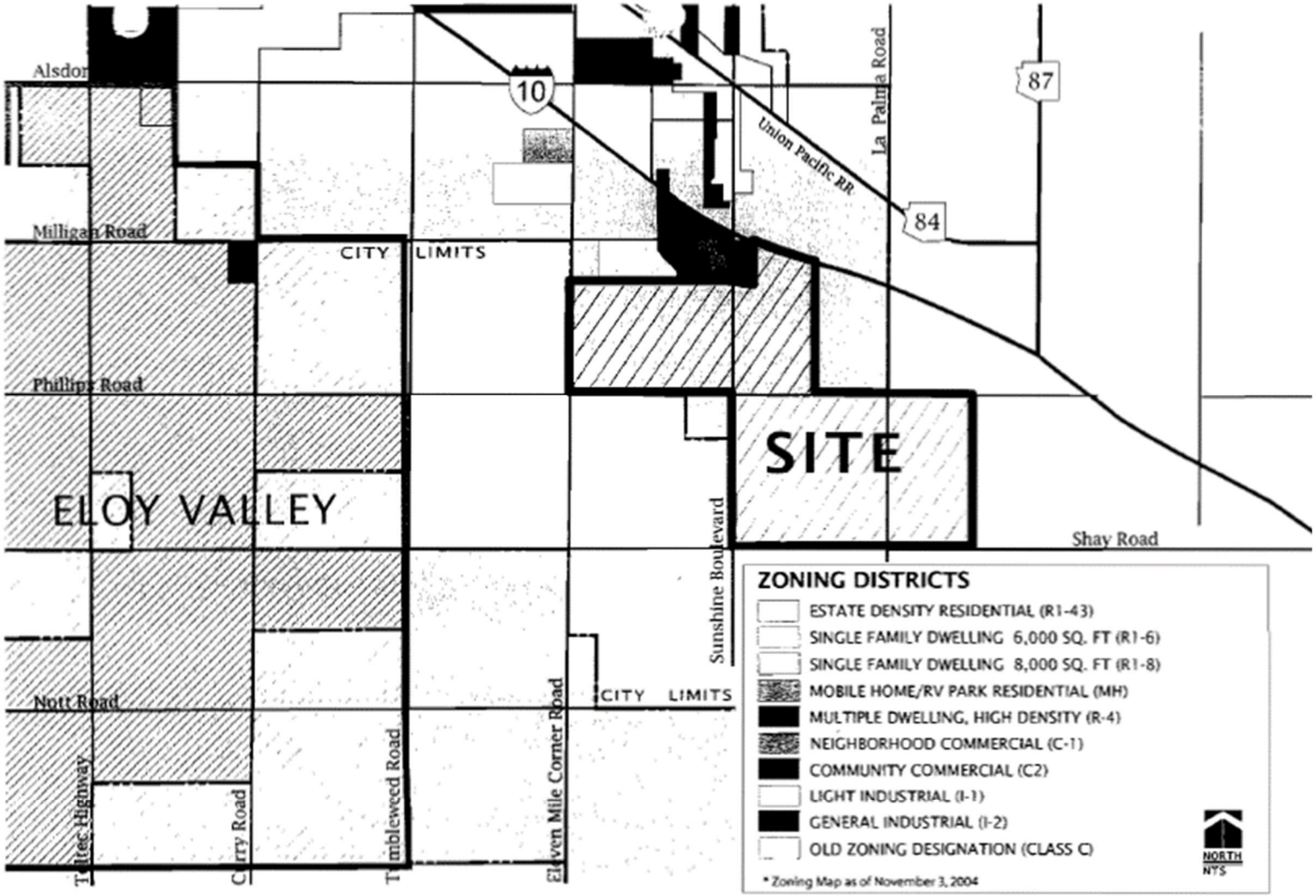
MORRISON MAIERLE, INC.

Rancho del Sol Brillante

ELOY, ARIZONA

CITY OF ELOY
CIRCULATION PLAN

Exhibit D

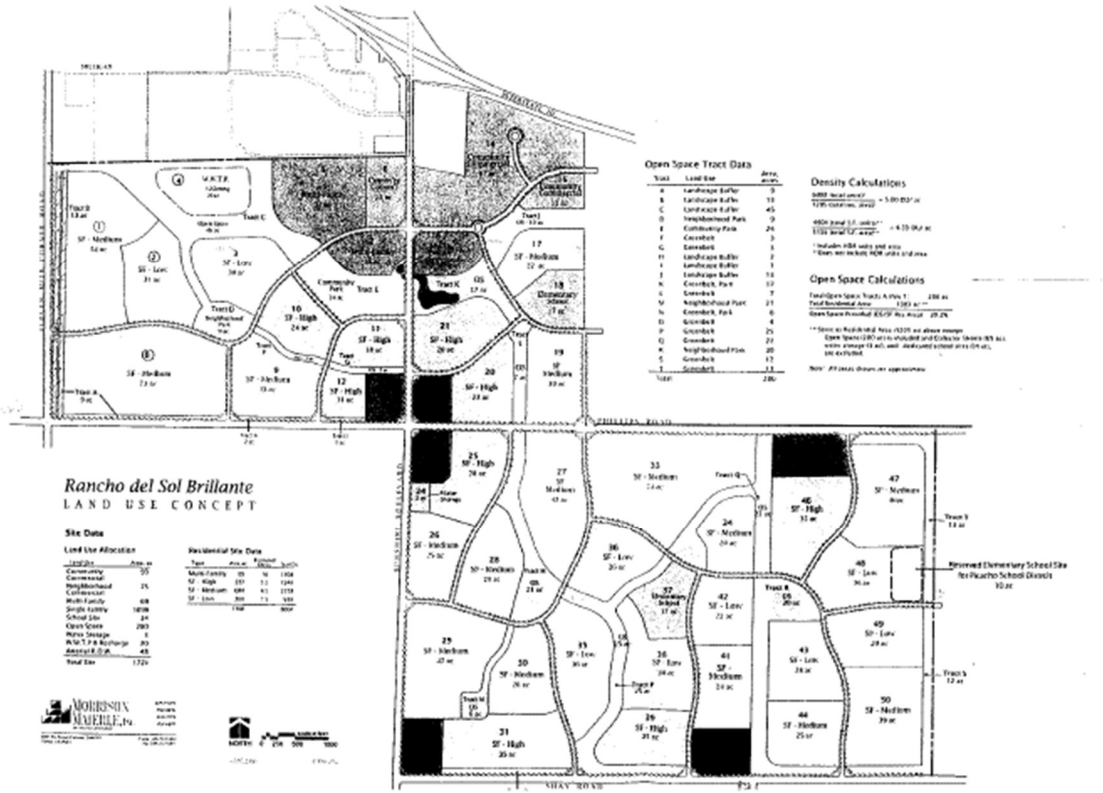


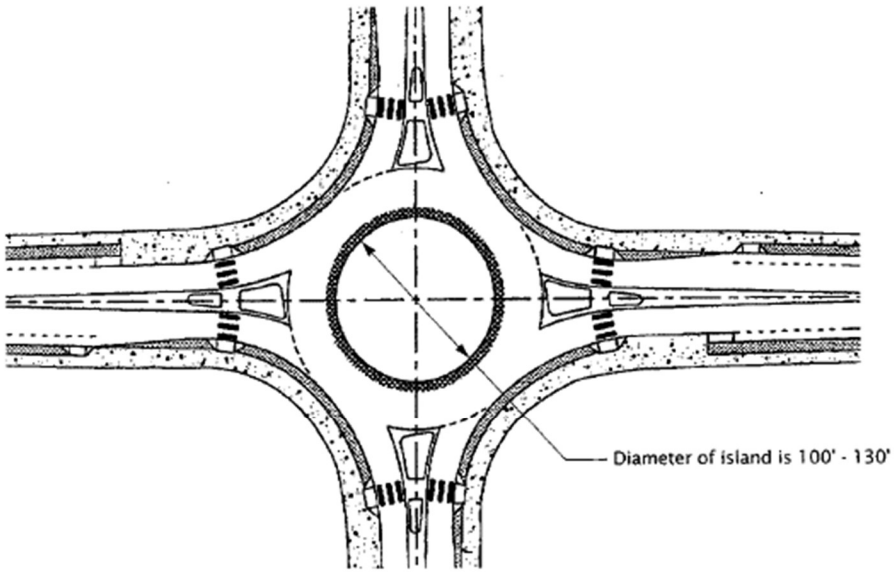
MORRISON MAIERLE, INC.

Rancho del Sol Brillante

ELOY, ARIZONA

CITY OF ELOY
ZONING DISTRICT MAP
Exhibit E


Open Space Tract Data
Density Calculations
Open Space Calculations
Rancho del Sol Brillante
LAND USE CONCEPT
Site Data
Land Use Allocation
Residential Site Data
Reserved Elementary School Site for Picacho School District
10 ac
Tract L
Community Park
14 ac
Tract K
OS
17 ac
Tract C
Tract D
Neighborhood Park
Tract E
Community Commercial
Tract I
OS - 17 ac
Tract J
OS - 17 ac
Tract F
Tract G
Tract H
Tract A
Tract B
Tract Q
Tract R
Tract S
Tract T
Tract U
Tract V
Tract W
Tract X
Tract Y
Tract Z
Tract AA
Tract BB
Tract CC
Tract DD
Tract EE
Tract FF
Tract GG
Tract HH
Tract II
Tract JJ
Tract KK
Tract LL
Tract MM
Tract NN
Tract OO
Tract PP
Tract QQ
Tract RR
Tract SS
Tract TT
Tract UU
Tract VV
Tract WW
Tract XX
Tract YY
Tract ZZ
Tract AAA
Tract BBB
Tract CCC
Tract DDD
Tract EEE
Tract FFF
Tract GGG
Tract HHH
Tract III
Tract JJJ
Tract KKK
Tract LLL
Tract MMM
Tract NNN
Tract OOO
Tract PPP
Tract QQQ
Tract RRR
Tract SSS
Tract TTT
Tract UUU
Tract VVV
Tract WWW
Tract XXX
Tract YYY
Tract ZZZ
Tract AAAA
Tract BBBB
Tract CCCC
Tract DDDD
Tract EEEE
Tract FFFF
Tract GGGG
Tract HHHH
Tract IIII
Tract JJJJ
Tract KKKK
Tract LLLL
Tract MMMM
Tract NNNN
Tract OOOO
Tract PPPP
Tract QQQQ
Tract RRRR
Tract SSSS
Tract TTTT
Tract UUUU
Tract VVVV
Tract WWWW
Tract XXXX
Tract YYYY
Tract ZZZZ
Tract AAAAA
Tract BBBBB
Tract CCCCC
Tract DDDDD
Tract EEEEE
Tract FFFFF
Tract GGGGG
Tract HHHHH
Tract IIIII
Tract JJJJJ
Tract KKKKK
Tract LLLLL
Tract MMMMM
Tract NNNNN
Tract OOOOO
Tract PPPPP
Tract QQQQQ
Tract RRRRR
Tract SSSSS
Tract TTTTT
Tract UUUUU
Tract VVVVV
Tract WWWWW
Tract XXXXX
Tract YYYYY
Tract ZZZZZ
Tract AAAAAA
Tract BBBBBB
Tract CCCCCC
Tract DDDDDD
Tract EEEEEE
Tract FFFFFF
Tract GGGGGG
Tract HHHHHH
Tract IIIIII
Tract JJJJJJ
Tract KKKKKK
Tract LLLLLL
Tract MMMMMM
Tract NNNNNN
Tract OOOOOO
Tract PPPPPP
Tract QQQQQQ
Tract RRRRRR
Tract SSSSSS
Tract TTTTTT
Tract UUUUUU
Tract VVVVVV
Tract WWWWWW
Tract XXXXXX
Tract YYYYYY
Tract ZZZZZZ
Tract AAAAAAA
Tract BBBBBBB
Tract CCCCCCC
Tract DDDDDDD
Tract EEEEEEE
Tract FFFFFF
Tract GGGGGGG
Tract HHHHHHH
Tract IIIIIII
Tract JJJJJJJ
Tract KKKKKKK
Tract LLLLLLL
Tract MMMMMMM
Tract NNNNNNN
Tract OOOOOOO
Tract PPPPPPP
Tract QQQQQQQ
Tract RRRRRRR
Tract SSSSSSS
Tract TTTTTTT
Tract UUUUUUU
Tract VVVVVVV
Tract WWWWWWW
Tract XXXXXXX
Tract YYYYYYY
Tract ZZZZZZZ
Tract AAAAAAAA
Tract BBBBBBBB
Tract CCCCCCCC
Tract DDDDDDDD
Tract EEEEEEEE
Tract FFFFFFFF
Tract GGGGGGGG
Tract HHHHHHHH
Tract IIIIIIII
Tract JJJJJJJJ
Tract KKKKKKKK
Tract LLLLLLLL
Tract MMMMMMMM
Tract NNNNNNNN
Tract OOOOOOOO
Tract PPPPPPPP
Tract QQQQQQQQ
Tract RRRRRRRR
Tract SSSSSSSS
Tract TTTTTTTT
Tract UUUUUUUU
Tract VVVVVVVV
Tract WWWWWWWW
Tract XXXXXXXX
Tract YYYYYYYY
Tract ZZZZZZZZ
Tract AAAAAAAAA
Tract BBBBBBBBB
Tract CCCCCCCCC
Tract DDDDDDDDD
Tract EEEEEEEEE
Tract FFFFFFFFF
Tract GGGGGGGGG
Tract HHHHHHHHH
Tract IIIIIIIII
Tract JJJJJJJJJ
Tract KKKKKKKKK
Tract LLLLLLLLL
Tract MMMMMMMMM
Tract NNNNNNNNN
Tract OOOOOOOOO
Tract PPPPPPPPP
Tract QQQQQQQQQ
Tract RRRRRRRRR
Tract SSSSSSSSS
Tract TTTTTTTTT
Tract UUUUUUUUU
Tract VVVVVVVVV
Tract WWWWWWWWW
Tract XXXXXXXXX
Tract YYYYYYYYY
Tract ZZZZZZZZZ
Tract AAAAAAAAAA
Tract BBBBBBBBBB
Tract CCCCCCCCCC
Tract DDDDDDDDDD
Tract EEEEEEEEEE
Tract FFFFFFFFFF
Tract GGGGGGGGGG
Tract HHHHHHHHHH
Tract IIIIIIIIII
Tract JJJJJJJJJJ
Tract KKKKKKKKKK
Tract LLLLLLLLLL
Tract MMMMMMMMMM
Tract NNNNNNNNNN
Tract OOOOOOOOOO
Tract PPPPPPPPPP
Tract QQQQQQQQQQ
Tract RRRRRRRRRR
Tract SSSSSSSSSS
Tract TTTTTTTTTT
Tract UUUUUUUUUU
Tract VVVVVVVVVV
Tract WWWWWWWWWW
Tract XXXXXXXXXX
Tract YYYYYYYYYY
Tract ZZZZZZZZZZ
Tract AAAAAAAAAAA
Tract BBBBBBBBBBB
Tract CCCCCCCCCCC
Tract DDDDDDDDDDD
Tract EEEEEEEEEEE
Tract FFFFFFFFFFF
Tract GGGGGGGGGGG
Tract HHHHHHHHHHH
Tract IIIIIIIIIII
Tract JJJJJJJJJJJ
Tract KKKKKKKKKKK
Tract LLLLLLLLLLL
Tract MMMMMMMMMMM
Tract NNNNNNNNNNN
Tract OOOOOOOOOOO
Tract PPPPPPPPPPP
Tract QQQQQQQQQQQ
Tract RRRRRRRRRRR
Tract SSSSSSSSSSS
Tract TTTTTTTTTTT
Tract UUUUUUUUUUU
Tract VVVVVVVVVVV
Tract WWWWWWWWWWW
Tract XXXXXXXXXXX
Tract YYYYYYYYYYY
Tract ZZZZZZZZZZZ
Tract AAAAAAAAAAAA
Tract BBBBBBBBBBBB
Tract CCCCCCCCCCCC
Tract DDDDDDDDDDDD
Tract EEEEEEEEEEEE
Tract FFFFFFFFFFFF
Tract GGGGGGGGGGGG
Tract HHHHHHHHHHHH
Tract IIIIIIIIIIII
Tract JJJJJJJJJJJJ
Tract KKKKKKKKKKKK
Tract LLLLLLLLLLLL
Tract MMMMMMMMMMMM
Tract NNNNNNNNNNNN
Tract OOOOOOOOOOOO
Tract PPPPPPPPPPPP
Tract QQQQQQQQQQQQ
Tract RRRRRRRRRRRR
Tract SSSSSSSSSSSS
Tract TTTTTTTTTTTT
Tract UUUUUUUUUUUU
Tract VVVVVVVVVVVV
Tract WWWWWWWWWWWW
Tract XXXXXXXXXXXX
Tract YYYYYYYYYYYY
Tract ZZZZZZZZZZZZ
Tract AAAAAAAAAAAAA
Tract BBBBBBBBBBBBB
Tract CCCCCCCCCCCCC
Tract DDDDDDDDDDDDD
Tract EEEEEEEEEEEEE
Tract FFFFFFFFFFFFF
Tract GGGGGGGGGGGGG
Tract HHHHHHHHHHHHH
Tract IIIIIIIIIIIII
Tract JJJJJJJJJJJJJ
Tract KKKKKKKKKKKKK
Tract LLLLLLLLLLLLL
Tract MMMMMMMMMMMMM
Tract NNNNNNNNNNNNN
Tract OOOOOOOOOOOOO
Tract PPPPPPPPPPPPP
Tract QQQQQQQQQQQQQ
Tract RRRRRRRRRRRRR
Tract SSSSSSSSSSSSS
Tract TTTTTTTTTTTTT
Tract UUUUUUUUUUUUU
Tract VVVVVVVVVVVVV
Tract WWWWWWWWWWWWW
Tract XXXXXXXXXXXXX
Tract YYYYYYYYYYYYY
Tract ZZZZZZZZZZZZZ
Tract AAAAAAAAAAAAAA
Tract BBBBBBBBBBBBBB
Tract CCCCCCCCCCCCCC
Tract DDDDDDDDDDDDDD
Tract EEEEEEEEEEEEEE
Tract FFFFFFFFFFFFFF
Tract GGGGGGGGGGGGGG
Tract HHHHHHHHHHHHHH
Tract IIIIIIIIIIIIII
Tract JJJJJJJJJJJJJJ
Tract KKKKKKKKKKKKKK
Tract LLLLLLLLLLLLLL
Tract MMMMMMMMMMMMMM
Tract NNNNNNNNNNNNNN
Tract OOOOOOOOOOOOOO
Tract PPPPPPPPPPPPPP
Tract QQQQQQQQQQQQQQ
Tract RRRRRRRRRRRRRR
Tract SSSSSSSSSSSSSS
Tract TTTTTTTTTTTTTT
Tract UUUUUUUUUUUUUU
Tract VVVVVVVVVVVVVV
Tract WWWWWWWWWWWWWW
Tract XXXXXXXXXXXXXX
Tract YYYYYYYYYYYYYY
Tract ZZZZZZZZZZZZZZ
Tract AAAAAAAAAAAAAAA
Tract BBBBBBBBBBBBBBB
Tract CCCCCCCCCCCCCCC
Tract DDDDDDDDDDDDDDD
Tract EEEEEEEEEEEEEEE
Tract FFFFFFFFFFFFFFF
Tract GGGGGGGGGGGGGGG
Tract HHHHHHHHHHHHHHH
Tract IIIIIIIIIIIIIII
Tract JJJJJJJJJJJJJJJ
Tract KKKKKKKKKKKKKKK
Tract LLLLLLLLLLLLLLL
Tract MMMMMMMMMMMMMMM
Tract NNNNNNNNNNNNNNN
Tract OOOOOOOOOOOOOOO
Tract PPPPPPPPPPPPPPP
Tract QQQQQQQQQQQQQQQ
Tract RRRRRRRRRRRRRRR
Tract SSSSSSSSSSSSSSS
Tract TTTTTTTTTTTTTTT
Tract UUUUUUUUUUUUUUU
Tract VVVVVVVVVVVVVVV
Tract WWWWWWWWWWWWWWW
Tract XXXXXXXXXXXXXXX
Tract YYYYYYYYYYYYYYY
Tract ZZZZZZZZZZZZZZZ
Tract AAAAAAAAAAAAAAAA
Tract BBBBBBBBBBBBBBBB
Tract CCCCCCCCCCCCCCCC
Tract DDDDDDDDDDDDDDDD
Tract EEEEEEEEEEEEEEEE
Tract FFFFFFFFFFFFFFFF
Tract GGGGGGGGGGGGGGGG
Tract HHHHHHHHHHHHHHHH
Tract IIIIIIIIIIIIIIII
Tract JJJJJJJJJJJJJJJJ
Tract KKKKKKKKKKKKKKKK
Tract LLLLLLLLLLLLLLLL
Tract MMMMMMMMMMMMMMMM
Tract NNNNNNNNNNNNNNNN
Tract OOOOOOOOOOOOOOOO
Tract PPPPPPPPPPPPPPPP
Tract QQQQQQQQQQQQQQQQ
Tract RRRRRRRRRRRRRRRR
Tract SSSSSSSSSSSSSSSS
Tract TTTTTTTTTTTTTTTT
Tract UUUUUUUUUUUUUUUU
Tract VVVVVVVVVVVVVVVV
Tract WWWWWWWWWWWWWWWW
Tract XXXXXXXXXXXXXXXX
Tract YYYYYYYYYYYYYYYY
Tract ZZZZZZZZZZZZZZZZ
Tract AAAAAAAAAAAAAAAAA
Tract BBBBBBBBBBBBBBBBB
Tract CCCCCCCCCCCCCCCCC
Tract DDDDDDDDDDDDDDDDD
Tract EEEEEEEEEEEEEEEEE
Tract FFFFFFFFFFFFFFFFF
Tract GGGGGGGGGGGGGGGGG
Tract HHHHHHHHHHHHHHHHH
Tract IIIIIIIIIIIIIIIII
Tract JJJJJJJJJJJJJJJJJ
Tract KKKKKKKKKKKKKKKKK
Tract LLLLLLLLLLLLLLLLL
Tract MMMMMMMMMMMMMMMMM
Tract NNNNNNNNNNNNNNNNN
Tract OOOOOOOOOOOOOOOOO
Tract PPPPPPPPPPPPPPPPP
Tract QQQQQQQQQQQQQQQQQ
Tract RRRRRRRRRRRRRRRRR
Tract SSSSSSSSSSSSSSSSS
Tract TTTTTTTTTTTTTTTTT
Tract UUUUUUUUUUUUUUUUU
Tract VVVVVVVVVVVVVVVVV
Tract WWWWWWWWWWWWWWWWW
Tract XXXXXXXXXXXXXXXXX
Tract YYYYYYYYYYYYYYYYY
Tract ZZZZZZZZZZZZZZZZZ
Tract AAAAAAAAAAAAAAAAAA
Tract BBBBBBBBBBBBBBBBBB
Tract CCCCCCCCCCCCCCCCCC
Tract DDDDDDDDDDDDDDDDDD
Tract EEEEEEEEEEEEEEEEEE
Tract FFFFFFFFFFFFFFFFFF
Tract GGGGGGGGGGGGGGGGGG
Tract HHHHHHHHHHHHHHHHHH
Tract IIIIIIIIIIIIIIIIII
Tract JJJJJJJJJJJJJJJJJJ
Tract KKKKKKKKKKKKKKKKKK
Tract LLLLLLLLLLLLLLLLLL
Tract MMMMMMMMMMMMMMMMMM
Tract NNNNNNNNNNNNNNNNNN
Tract OOOOOOOOOOOOOOOOOO
Tract PPPPPPPPPPPPPPPPPP
Tract QQQQQQQQQQQQQQQQQQ
Tract RRRRRRRRRRRRRRRRRR
Tract SSSSSSSSSSSSSSSSSS
Tract TTTTTTTTTTTTTTTTTT
Tract UUUUUUUUUUUUUUUUUU
Tract VVVVVVVVVVVVVVVVVV
Tract WWWWWWWWWWWWWWWWWW
Tract XXXXXXXXXXXXXXXXXX
Tract YYYYYYYYYYYYYYYYYY
Tract ZZZZZZZZZZZZZZZZZZ
Tract AAAAAAAAAAAAAAAAAAA
Tract BBBBBBBBBBBBBBBBBBB
Tract CCCCCCCCCCCCCCCCCCC
Tract DDDDDDDDDDDDDDDDDDD
Tract EEEEEEEEEEEEEEEEEEE
Tract FFFFFFFFFFFFFFFFFFF
Tract GGGGGGGGGGGGGGGGGGG
Tract HHHHHHHHHHHHHHHHHHH
Tract IIIIIIIIIIIIIIIIIII
Tract JJJJJJJJJJJJJJJJJJJ
Tract KKKKKKKKKKKKKKKKKKK
Tract LLLLLLLLLLLLLLLLLLL
Tract MMMMMMMMMMMMMMMMMMM
Tract NNNNNNNNNNNNNNNNNNN
Tract OOOOOOOOOOOOOOOOOOO
Tract PPPPPPPPPPPPPPPPPPP
Tract QQQQQQQQQQQQQQQQQQQ
Tract RRRRRRRRRRRRRRRRRRR
Tract SSSSSSSSSSSSSSSSSSS
Tract TTTTTTTTTTTTTTTTTTT
Tract UUUUUUUUUUUUUUUUUUU
Tract VVVVVVVVVVVVVVVVVVV
Tract WWWWWWWWWWWWWWWWWWW
Tract XXXXXXXXXXXXXXXXXXX
Tract YYYYYYYYYYYYYYYYYYY
Tract ZZZZZZZZZZZZZZZZZZZ
Tract AAAAAAAAAAAAAAAAAAAA
Tract BBBBBBBBBBBBBBBBBBBB
Tract CCCCCCCCCCCCCCCCCCCC
Tract DDDDDDDDDDDDDDDDDDDD
Tract EEEEEEEEEEEEEEEEEEEE
Tract FFFFFFFFFFFFFFFFFFFF
Tract GGGGGGGGGGGGGGGGGGGG
Tract HHHHHHHHHHHHHHHHHHHH
Tract IIIIIIIIIIIIIIIIIIII
Tract JJJJJJJJJJJJJJJJJJJJ
Tract KKKKKKKKKKKKKKKKKKKK
Tract LLLLLLLLLLLLLLLLLLLL
Tract MMMMMMMMMMMMMMMMMMMM
Tract NNNNNNNNNNNNNNNNNNNN
Tract OOOOOOOOOOOOOOOOOOOO
Tract PPPPPPPPPPPPPPPPPPPP
Tract QQQQQQQQQQQQQQQQQQQQ
Tract RRRRRRRRRRRRRRRRRRRR
Tract SSSSSSSSSSSSSSSSSSSS
Tract TTTTTTTTTTTTTTTTTTTT
Tract UUUUUUUUUUUUUUUUUUUU
Tract VVVVVVVVVVVVVVVVVVVV
Tract WWWWWWWWWWWWWWWWWWWW
Tract XXXXXXXXXXXXXXXXXXXX
Tract YYYYYYYYYYYYYYYYYYYY
Tract ZZZZZZZZZZZZZZZZZZZZ
Tract AAAAAAAAAAAAAAAAAAAAA
Tract BBBBBBBBBBBBBBBBBBBBB
Tract CCCCCCCCCCCCCCCCCCCCC
Tract DDDDDDDDDDDDDDDDDDDDD
Tract EEEEEEEEEEEEEEEEEEEEE
Tract FFFFFFFFFFFFFFFFFFFFF
Tract GGGGGGGGGGGGGGGGGGGGG
Tract HHHHHHHHHHHHHHHHHHHHH
Tract IIIIIIIIIIIIIIIIIIIII
Tract JJJJJJJJJJJJJJJJJJJJJ
Tract KKKKKKKKKKKKKKKKKKKKK
Tract LLLLLLLLLLLLLLLLLLLLL
Tract MMMMMMMMMMMMMMMMMMMMM
Tract NNNNNNNNNNNNNNNNNNNNN
Tract OOOOOOOOOOOOOOOOOOOOO
Tract PPPPPPPPPPPPPPPPPPPPP
Tract QQQQQQQQQQQQQQQQQQQQQ
Tract RRRRRRRRRRRRRRRRRRRRR
Tract SSSSSSSSSSSSSSSSSSSSS
Tract TTTTTTTTTTTTTTTTTTTTT
Tract UUUUUUUUUUUUUUUUUUUUU
Tract VVVVVVVVVVVVVVVVVVVVV
Tract WWWWWWWWWWWWWWWWWWWWW
Tract XXXXXXXXXXXXXXXXXXXXX
Tract YYYYYYYYYYYYYYYYYYYYY
Tract ZZZZZZZZZZZZZZZZZZZZZ
Tract AAAAAAAAAAAAAAAAAAAAAA
Tract BBBBBBBBBBBBBBBBBBBBBB
Tract CCCCCCCCCCCCCCCCCCCCCC
Tract DDDDDDDDDDDDDDDDDDDDDD
Tract EEEEEEEEEEEEEEEEEEEEEE
Tract FFFFFFFFFFFFFFFFFFFFFF
Tract GGGGGGGGGGGGGGGGGGGGGG
Tract HHHHHHHHHHHHHHHHHHHHHH
Tract IIIIIIIIIIIIIIIIIIIIII
Tract JJJJJJJJJJJJJJJJJJJJJJ
Tract KKKKKKKKKKKKKKKKKKKKKK
Tract LLLLLLLLLLLLLLLLLLLLLL
Tract MMMMMMMMMMMMMMMMMMMMMM
Tract NNNNNNNNNNNNNNNNNNNNNN
Tract OOOOOOOOOOOOOOOOOOOOOO
Tract PPPPPPPPPPPPPPPPPPPPPP
Tract QQQQQQQQQQQQQQQQQQQQQQ
Tract RRRRRRRRRRRRRRRRRRRRRR
Tract SSSSSSSSSSSSSSSSSSSSSS
Tract TTTTTTTTTTTTTTTTTTTTTT
Tract UUUUUUUUUUUUUUUUUUUUUU
Tract VVVVVVVVVVVVVVVVVVVVVV
Tract WWWWWWWWWWWWWWWWWWWWWW
Tract XXXXXXXXXXXXXXXXXXXXXX
Tract YYYYYYYYYYYYYYYYYYYYYY
Tract ZZZZZZZZZZZZZZZZZZZZZZ
Tract AAAAAAAAAAAAAAAAAAAAAAA
Tract BBBBBBBBBBBBBBBBBBBBBBB
Tract CCCCCCCCCCCCCCCCCCCCCCC
Tract DDDDDDDDDDDDDDDDDDDDDDD
Tract EEEEEEEEEEEEEEEEEEEEEEE
Tract FFFFFFFFFFFFFFFFFFFFFFF
Tract GGGGGGGGGGGGGGGGGGGGGGG
Tract HHHHHHHHHHHHHHHHHHHHHHH
Tract IIIIIIIIIIIIIIIIIIIIIII
Tract JJJJJJJJJJJJJJJJJJJJJJJ
Tract KKKKKKKKKKKKKKKKKKKKKKK
Tract LLLLLLLLLLLLLLLLLLLLLLL
Tract MMMMMMMMMMMMMMMMMMMMMMM
Tract NNNNNNNNNNNNNNNNNNNNNNN
Tract OOOOOOOOOOOOOOOOOOOOOOO
Tract PPPPPPPPPPPPPPPPPPPPPPP
Tract QQQQQQQQQQQQQQQQQQQQQQQ
Tract RRRRRRRRRRRRRRRRRRRRRRR
Tract SSSSSSSSSSSSSSSSSSSSSSS
Tract TTTTTTTTTTTTTTTTTTTTTTT
Tract UUUUUUUUUUUUUUUUUUUUUUU
Tract VVVVVVVVVVVVVVVVVVVVVVV
Tract WWWWWWWWWWWWWWWWWWWWWWW
Tract XXXXXXXXXXXXXXXXXXXXXXX
Tract YYYYYYYYYYYYYYYYYYYYYYY
Tract ZZZZZZZZZZZZZZZZZZZZZZZ
Tract AAAAAAAAAAAAAAAAAAAAAAAA
Tract BBBBBBBBBBBBBBBBBBBBBBBB
Tract CCCCCCCCCCCCCCCCCCCCCCCC
Tract DDDDDDDDDDDDDDDDDDDDDDDD
Tract EEEEEEEEEEEEEEEEEEEEEEEE
Tract FFFFFFFFFFFFFFFFFFFFFFFF
Tract GGGGGGGGGGGGGGGGGGGGGGGG
Tract HHHHHHHHHHHHHHHHHHHHHHHH
Tract IIIIIIIIIIIIIIIIIIIIIIII
Tract JJJJJJJJJJJJJJJJJJJJJJJJ
Tract KKKKKKKKKKKKKKKKKKKKKKKK
Tract LLLLLLLLLLLLLLLLLLLLLLLL
Tract MMMMMMMMMMMMMMMMMMMMMMMM
Tract NNNNNNNNNNNNNNNNNNNNNNNN
Tract OOOOOOOOOOOOOOOOOOOOOOOO
Tract PPPPPPPPPPPPPPPPPPPPPPPP
Tract QQQQQQQQQQQQQQQQQQQQQQQQ
Tract RRRRRRRRRRRRRRRRRRRRRRRR
Tract SSSSSSSSSSSSSSSSSSSSSSSS
Tract TTTTTTTTTTTTTTTTTTTTTTTT
Tract UUUUUUUUUUUUUUUUUUUUUUUU
Tract VVVVVVVVVVVVVVVVVVVVVVVV
Tract WWWWWWWWWWWWWWWWWWWWWWWW
Tract XXXXXXXXXXXXXXXXXXXXXXXX
Tract YYYYYYYYYYYYYYYYYYYYYYYY
Tract ZZZZZZZZZZZZZZZZZZZZZZZZ
Tract AAAAAAAAAAAAAAAAAAAAAAAAA
Tract BBBBBBBBBBBBBBBBBBBBBBBBB
Tract CCCCCCCCCCCCCCCCCCCCCCCCC
Tract DDDDDDDDDDDDDDDDDDDDDDDDD
Tract EEEEEEEEEEEEEEEEEEEEEEEEE
Tract FFFFFFFFFFFFFFFFFFFFFFFFF
Tract GGGGGGGGGGGGGGGGGGGGGGGGG
Tract HHHHHHHHHHHHHHHHHHHHHHHHH
Tract IIIIIIIIIIIIIIIIIIIIIIIII
Tract JJJJJJJJJJJJJJJJJJJJJJJJJ
Tract KKKKKKKKKKKKKKKKKKKKKKKKK
Tract LLLLLLLLLLLLLLLLLLLLLLLLL
Tract MMMMMMMMMMMMMMMMMMMMMMMMM
Tract NNNNNNNNNNNNNNNNNNNNNNNNN
Tract OOOOOOOOOOOOOOOOOOOOOOOOO
Tract PPPPPPPPPPPPPPPPPPPPPPPPP
Tract QQQQQQQQQQQQQQQQQQQQQQQQQ
Tract RRRRRRRRRRRRRRRRRRRRRRRRR
Tract SSSSSSSSSSSSSSSSSSSSSSSSS
Tract TTTTTTTTTTTTTTTTTTTTTTTTT
Tract UUUUUUUUUUUUUUUUUUUUUUUUU
Tract VVVVVVVVVVVVVVVVVVVVVVVVV
Tract WWWWWWWWWWWWWWWWWWWWWWWWW
Tract XXXXXXXXXXXXXXXXXXXXXXXXX
Tract YYYYYYYYYYYYYYYYYYYYYYYYY
Tract ZZZZZZZZZZZZZZZZZZZZZZZZZ
Tract AAAAAAAAAAAAAAAAAAAAAAAAAA
Tract BBBBBBBBBBBBBBBBBBBBBBBBBB
Tract CCCCCCCCCCCCCCCCCCCCCCCCCC
Tract DDDDDDDDDDDDDDDDDDDDDDDDDD
Tract EEEEEEEEEEEEEEEEEEEEEEEEEE
Tract FFFFFFFFFFFFFFFFFFFFFFFFFF
Tract GGGGGGGGGGGGGGGGGGGGGGGGGG
Tract HHHHHHHHHHHHHHHHHHHHHHHHHH
Tract IIIIIIIIIIIIIIIIIIIIIIIIII
Tract JJJJJJJJJJJJJJJJJJJJJJJJJJ
Tract KKKKKKKKKKKKKKKKKKKKKKKKKK
Tract LLLLLLLLLLLLLLLLLLLLLLLLLL
Tract MMMMMMMMMMMMMMMMMMMMMMMMMM
Tract NNNNNNNNNNNNNNNNNNNNNNNNNN
Tract OOOOOOOOOOOOOOOOOOOOOOOOOO
Tract PPPPPPPPPPPPPPPPPPPPPPPPPP
Tract QQQQQQQQQQQQQQQQQQQQQQQQQQ
Tract RRRRRRRRRRRRRRRRRRRRRRRRRR
Tract SSSSSSSSSSSSSSSSSSSSSSSSSS
Tract TTTTTTTTTTTTTTTTTTTTTTTTTT
Tract UUUUUUUUUUUUUUUUUUUUUUUUUU
Tract VVVVVVVVVVVVVVVVVVVVVVVVVV
Tract WWWWWWWWWWWWWWWWWWWWWWWWWW
Tract XXXXXXXXXXXXXXXXXXXXXXXXXX
Tract YYYYYYYYYYYYYYYYYYYYYYYYYY
Tract ZZZZZZZZZZZZZZZZZZZZZZZZZZ
Tract AAAAAAAAAAAAAAAAAAAAAAAAAAA
Tract BBBBBBBBBBBBBBBBBBBBBBBBBBB
Tract CCCCCCCCCCCCCCCCCCCCCCCCCCC
Tract DDDDDDDDDDDDDDDDDDDDDDDDDDD
Tract EEEEEEEEEEEEEEEEEEEEEEEEEEE
Tract FFFFFFFFFFFFFFFFFFFFFFFFFFF
Tract GGGGGGGGGGGGGGGGGGGGGGGGGGG
Tract HHHHHHHHHHHHHHHHHHHHHHHHHHH
Tract IIIIIIIIIIIIIIIIIIIIIIIIIII
Tract JJJJJJJJJJJJJJJJJJJJJJJJJJJ
Tract KKKKKKKKKKKKKKKKKKKKKKKKKKK
Tract LLLLLLLLLLLLLLLLLLLLLLLLLLL
Tract MMMMMMMMMMMMMMMMMMMMMMMMMMM
Tract NNNNNNNNNNNNNNNNNNNNNNNNNNN
Tract OOOOOOOOOOOOOOOOOOOOOOOOOOO
Tract PPPPPPPPPPPPPPPPPPPPPPPPPPP
Tract QQQQQQQQQQQQQQQQQQQQQQQQQQQ
Tract RRRRRRRRRRRRRRRRRRRRRRRRRRR
Tract SSSSSSSSSSSSSSSSSSSSSSSSSSS
Tract TTTTTTTTTTTTTTTTTTTTTTTTTTT
Tract UUUUUUUUUUUUUUUUUUUUUUUUUUU
Tract VVVVVVVVVVVVVVVVVVVVVVVVVVV
Tract WWWWWWWWWWWWWWWWWWWWWWWWWWW
Tract XXXXXXXXXXXXXXXXXXXXXXXXXXX
Tract YYYYYYYYYYYYYYYYYYYYYYYYYYY
Tract ZZZZZZZZZZZZZZZZZZZZZZZZZZZ
Tract AAAAAAAAAAAAAAAAAAAAAAAAAAAA
Tract BBBBBBBBBBBBBBBBBBBBBBBBBBBB
Tract CCCCCCCCCCCCCCCCCCCCCCCCCCCC
Tract DDDDDDDDDDDDDDDDDDDDDDDDDDDD
Tract EEEEEEEEEEEEEEEEEEEEEEEEEEEE
Tract FFFFFFFFFFFFFFFFFFFFFFFFFFFF
Tract GGGGGGGGGGGGGGGGGGGGGGGGGGGG
Tract HHHHHHHHHHHHHHHHHHHHHHHHHHHH
Tract IIIIIIIIIIIIIIIIIIIIIIIIIIII
Tract JJJJJJJJJJJJJJJJJJJJJJJJJJJJ
Tract KKKKKKKKKKKKKKKKKKKKKKKKKKKK
Tract LLLLLLLLLLLLLLLLLLLLLLLLLLLL
Tract MMMMMMMMMMMMMMMMMMMMMMMMMMMM
Tract NNNNNNNNNNNNNNNNNNNNNNNNNNNN
Tract OOOOOOOOOOOOOOOOOOOOOOOOOOOO
Tract PPPPPPPPPPPPPPPPPPPPPPPPPPPP
Tract QQQQQQQQQQQQQQQQQQQQQQQQQQQQ
Tract RRRRRRRRRRRRRRRRRRRRRRRRRRRR
Tract SSSSSSSSSSSSSSSSSSSSSSSSSSSS
Tract TTTTTTTTTTTTTTTTTTTTTTTTTTTT
Tract UUUUUUUUUUUUUUUUUUUUUUUUUUUU
Tract VVVVVVVVVVVVVVVVVVVVVVVVVVVV
Tract WWWWWWWWWWWWWWWWWWWWWWWWWWWW
Tract XXXXXXXXXXXXXXXXXXXXXXXXXXXX
Tract YYYYYYYYYYYYYYYYYYYYYYYYYYYY
Tract ZZZZZZZZZZZZZZZZZZZZZZZZZZZZ
Tract AAAAAAAAAAAAAAAAAAAAAAAAAAAAA
Tract BBBBBBBBBBBBBBBBBBBBBBBBBBBBB
Tract CCCCCCCCCCCCCCCCCCCCCCCCCCCCC
Tract DDDDDDDDDDDDDDDDDDDDDDDDDDDDD
Tract EEEEEEEEEEEEEEEEEEEEEEEEEEEEE
Tract FFFFFFFFFFFFFFFFFFFFFFFFFFFFF
Tract GGGGGGGGGGGGGGGGGGGGGGGGGGGGG
Tract HHHHHHHHHHHHHHHHHHHHHHHHHHHHH
Tract IIIIIIIIIIIIIIIIIIIIIIIIIIIII
Tract JJJJJJJJJJJJJJJJJJJJJJJJJJJJJ
Tract KKKKKKKKKKKKKKKKKKKKKKKKKKKKK
Tract LLLLLLLLLLLLLLLLLLLLLLLLLLLLL
Tract MMMMMMMMMMMMMMMMMMMMMMMMMMMMM
Tract NNNNNNNNNNNNNNNNNNNNNNNNNNNNN
Tract OOOOOOOOOOOOOOOOOOOOOOOOOOOOO
Tract PPPPPPPPPPPPPPPPPPPPPPPPPPPPP
Tract QQQQQQQQQQQQQQQQQQQQQQQQQQQQQ
Tract RRRRRRRRRRRRRRRRRRRRRRRRRRRRR
Tract SSSSSSSSSSSSSSSSSSSSSSSSSSSSS
Tract TTTTTTTTTTTTTTTTTTTTTTTTTTTTT
Tract UUUUUUUUUUUUUUUUUUUUUUUUUUUUU
Tract VVVVVVVVVVVVVVVVVVVVVVVVVVVVV
Tract WWWWWWWWWWWWWWWWWWWWWWWWWWWWW
Tract XXXXXXXXXXXXXXXXXXXXXXXXXXXXX
Tract YYYYYYYYYYYYYYYYYYYYYYYYYYYYY
Tract ZZZZZZZZZZZZZZZZZZZZZZZZZZZZZ
Tract AAAAAAAAAAAAAAAAAAAAAAAAAAAAAA
Tract BBBBBBBBBBBBBBBBBBBBBBBBBBBBBB
Tract CCCCCCCCCCCCCCCCCCCCCCCCCCCCCC
Tract DDDDDDDDDDDDDDDDDDDDDDDDDDDDDD
Tract EEEEEEEEEEEEEEEEEEEEEEEEEEEEEE
Tract FFFFFFFFFFFFFFFFFFFFFFFFFFFFFF
Tract GGGGGGGGGGGGGGGGGGGGGGGGGGGGGG
Tract HHHHHHHHHHHHHHHHHHHHHHHHHHHHHH
Tract IIIIIIIIIIIIIIIIIIIIIIIIIIIIII
Tract JJJJJJJJJJJJJJJJJJJJJJJJJJJJJJ
Tract KKKKKKKKKKKKKKKKKKKKKKKKKKKKKK
Tract LLLLLLLLLLLLLLLLLLLLLLLLLLLLLL
Tract MMMMMMMMMMMMMMMMMMMMMMMMMMMMMM
Tract NNNNNNNNNNNNNNNNNNNNNNNNNNNNNN
Tract OOOOOOOOOOOOOOOOOOOOOOOOOOOOOO
Tract PPPPPPPPPPPPPPPPPPPPPPPPPPPPPP
Tract QQQQQQQQQQQQQQQQQQQQQQQQQQQQQQ
Tract RRRRRRRRRRRRRRRRRRRRRRRRRRRRRR
Tract SSSSSSSSSSSSSSSSSSSSSSSSSSSSSS
Tract TTTTTTTTTTTTTTTTTTTTTTTTTTTTTT
Tract UUUUUUUUUUUUUUUUUUUUUUUUUUUUUU
Tract VVVVVVVVVVVVVVVVVVVVVVVVVVVVVV
Tract WWWWWWWWWWWWWWWWWWWWWWWWWWWWWW
Tract XXXXXXXXXXXXXXXXXXXXXXXXXXXXXX
Tract YYYYYYYYYYYYYYYYYYYYYYYYYYYYYY
Tract ZZZZZZZZZZZZZZZZZZZZZZZZZZZZZZ
Tract AAAAAAAAAAAAAAAAAAAAAAAAAAAAAAA
Tract BBBBBBBBBBBBBBBBBBBBBBBBBBBBBBB
Tract CCCCCCCCCCCCCCCCCCCCCCCCCCCCCCC
Tract DDDDDDDDDDDDDDDDDDDDDDDDDDDDDDD
Tract EEEEEEEEEEEEEEEEEEEEEEEEEEEEEEE
Tract FFFFFFFFFFFFFFFFFFFFFFFFFFFFFFF
Tract GGGGGGGGGGGGGGGGGGGGGGGGGGGGGGG
Tract HHHHHHHHHHHHHHHHHHHHHHHHHHHHHHH
Tract IIIIIIIIIIIIIIIIIIIIIIIIIIIIIII
Tract JJJJJJJJJJJJJJJJJJJJJJJJJJJJJJJ
Tract KKKKKKKKKKKKKKKKKKKKKKKKKKKKKKK
Tract LLLLLLLLLLLLLLLLLLLLLLLLLLLLLLL
Tract MMMMMMMMMMMMMMMMMMMMMMMMMMMMMMM
Tract NNNNNNNNNNNNNNNNNNNNNNNNNNNNNNN
Tract OOOOOOOOOOOOOOOOOOOOOOOOO



TYPICAL PLAN
Collector Roundabout

Note: This is an example of a single land roundabout prepared by the Federal Highway Administration. Details of the final design for this project may vary.

MORRISON MAIERLE, INC.

Rancho del Sol Brillante
ELOY, ARIZONA

STREET
CROSS SECTIONS
Exhibit V

Preliminary Parcel Data

Parcel	Proposed Land Use Category	Land Use	Area/ Acres
1	SF-Medium	Single Family Residential Development	54
2	SF-Low	Single Family Residential Development	31
3	SF-Low	Single Family Residential Development	30
4	Industrial	Wastewater Treatment Plant	20
5	Multi-Family	Multi Family Residential Development	37
6	Community Commercial	Community Commercial	15
7	Multi-Family	Multiple Family Residential Development	16
8	SF-Medium	Single Family Residential Development	73
9	SF-Medium	Single Family Residential Development	33
10	SF-High	Single Family Residential Development	24
11	SF-High	Single Family Residential Development	18
12	SF-High	Single Family Residential Development	11
13	Neighborhood Commercial	Neighborhood Commercial	10
14	Community Commercial	Community Commercial	67
15	Community Commercial	Community Commercial	11
16	Multi-Family	Multi Family Residential Development	16
17	SF-Medium	Single Family Residential Development	22
18	Elementary School	Elementary School Site	17
19	SF-Medium	Single Family Residential Development	30
20	SF-High	Single Family Residential Development	23
21	SF-High	Single Family Residential Development	28
22	Neighborhood Commercial	Neighborhood Commercial	10
23	Neighborhood Commercial	Neighborhood Commercial	11
24	Water Storage Facility	Water Tank Storage Facility	3
25	SF-High	Single Family Residential Development	28
26	SF-Medium	Single Family Residential Development	25
27	SF-Medium	Single Family Residential Development	43
28	SF-Medium	Single Family Residential Development	29
29	SF-Medium	Single Family Residential Development	47
30	SF-Medium	Single Family Residential Development	26
31	SF-High	Single Family Residential Development	35

MORRISON MAIERLE, Inc.

Rancho del Sol Brillante
ELOY, ARIZONA

PRELIMINARY
PARCEL DATA
Exhibit G

Parcel	Proposed Land Use Category	Land Use	Gross Acres
32	Neighborhood Commercial	Neighborhood Commercial	12
33	SF-Medium	Single Family Residential Development	74
34	SF-Medium	Single Family Residential Development	20
35	SF-Low	Single Family Residential Development	36
36	SF-Low	Single Family Residential Development	26
37	Elementary School	Elementary School Site	17
38	SF-Low	Single Family Residential Development	30
39	SF-High	Single Family Residential Development	25
40	Neighborhood Commercial	Neighborhood Commercial	15
41	SF-Medium	Single Family Residential Development	24
42	SF-Low	Single Family Residential Development	22
43	SF-Low	Single Family Residential Development	28
44	SF-Medium	Single Family Residential Development	25
45	Neighborhood Commercial	Neighborhood Commercial	17
46	SF-High	Single Family Residential Development	35
47	SF-Medium	Single Family Residential Development	40
48	SF-Low	Single Family Residential Development	36
49	SF-Low	Single Family Residential Development	29
50	SF-Medium	Single Family Residential Development	39
Tract A	Single-Family	Landscape Buffer	9
Tract B	Single-Family	Landscape Buffer	13
Tract C	Single-Family	Landscape Buffer	46
Tract D	Single-Family	Neighborhood Park	9
Tract E	Single-Family	Community Park	24
Tract F	Single-Family	Greenbelt	3
Tract G	Single-Family	Greenbelt	3
Tract H	Single-Family	Landscape Buffer	2
Tract I	Single-Family	Landscape Buffer	1
Tract J	Single-Family	Landscape Buffer	13
Tract K	Single-Family	Greenbelt, Park	17
Tract L	Single-Family	Greenbelt	7
Tract M	Single-Family	Neighborhood Park	21
Tract N	Single-Family	Greenbelt, Park	6
Tract O	Single-Family	Greenbelt	4
Tract P	Single-Family	Greenbelt	25

MORRISON MAIERLE, INC.

Rancho del Sol Brillante
ELOY, ARIZONA

PRELIMINARY PARCEL DATA

Exhibit G

Parcel	Proposed Land Use Category	Land Use	Gross Acres
Tract Q	Single-Family	Greenbelt	22
Tract R	Single-Family	Neighborhood Park	30
Tract S	Single-Family	Greenbelt	12
Tract T	Single-Family	Greenbelt	13
		Arterial R.O.W.	48
		TOTAL:	**1721**

MORRISON MAIERLE, Inc.

Rancho del Sol Brillante
ELOY, ARIZONA

PRELIMINARY
PARCEL DATA

Exhibit G

Land Use Data Summary

Land Use	Area, acres	Density, DU/ac	Total No. of Units
Community Commercial	93	-	-
Neighborhood Commercial	75	-	-
Multi-Family	69	16.0	1104
Single Family High Density	227	5.5	1248
Single Family Medium Density	604	4.5	2718
Single Family Low Density	268	3.5	938
School Site	34	-	-
Water Storage	3	-	-
Open Space	280	-	-
W.W.T.P & Recharge	20	-	-
Arterial R.O.W.	48		
Total Site	1721		6008

Density Calculations

Residential Area was determined using: $D = \frac{DU}{Ac-(C+S+I+Ar+P)}$

D = Residential Density
Ac = Total Site Area (1,721 Ac)
C = Commercial (168 Ac)
I = Industrial (23 Ac)
S = Reserved but undedicated School Sites (34 Ac)
Ar = Arterial Roadway (48 Ac)
P = Parks and open space (280 Ac)

$\frac{6008 \text{ (total units)}^*}{1168 \text{ (total res. area)}^*} = 5.14$ DU/ ac

$\frac{4904 \text{ (total S.F. units)}^{**}}{1099 \text{ (total S.F. area)}^{**}} = 4.46$ DU/ ac

*Includes HDR units & area
**Does not include HDR units & area

Open Space Calculations

Total Open Space Tracts A thru T:	280 ac
Total Residential Area:	1343 ac***
Open Space Provided (OS/SF Res Area):	20.8%

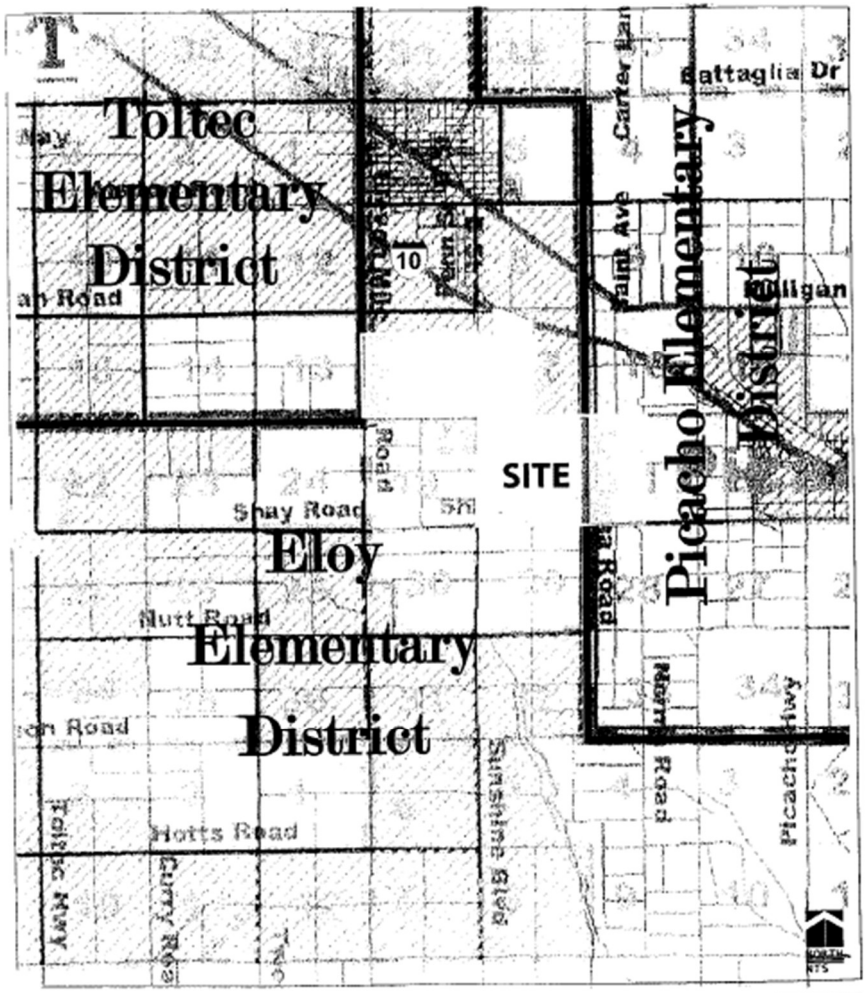
***Same as Residential Area (1168 ac) above except Open Space (280 ac) is included and Collector Streets (48 ac), water storage (3 ac), WWTP (20 ac), and dedicated school sites (34 ac), are excluded.

Note: All areas shown are approximate.

MORRISON MAIERLE, INC.

Rancho del Sol Brillante
ELOY, ARIZONA

LAND USE
DATA SUMMARY
Exhibit H



MORRISON MAIERLE, Inc.

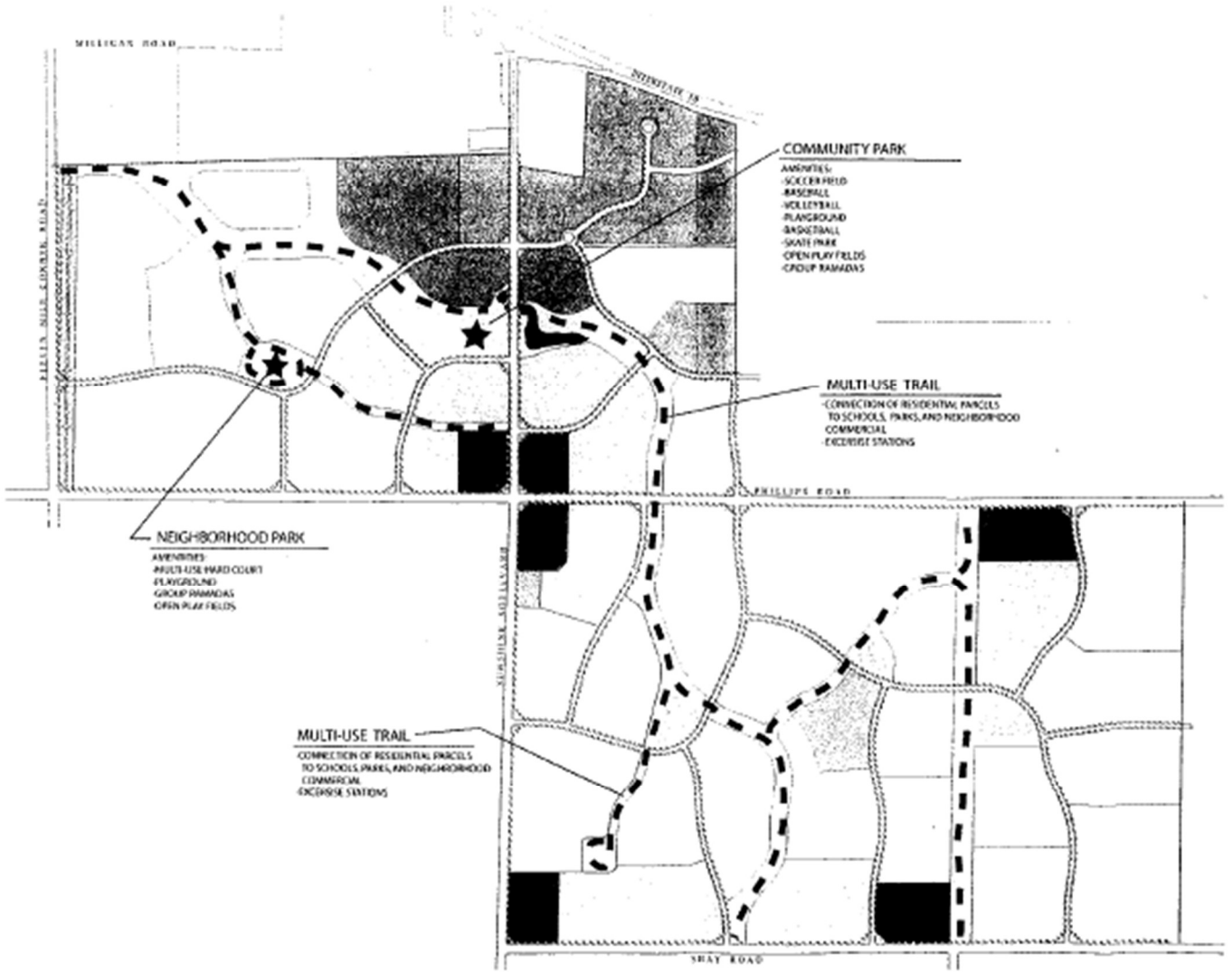
Rancho del Sol Brillante
ELOY, ARIZONA

ELEMENTARY SCHOOL
DISTRICT BOUNDARIES MAP
Exhibit 1

CONCEPTUAL LANDSCAPE MASTER PLAN

Rancho del Sol Brillante

PINNACLE PEAK ONE

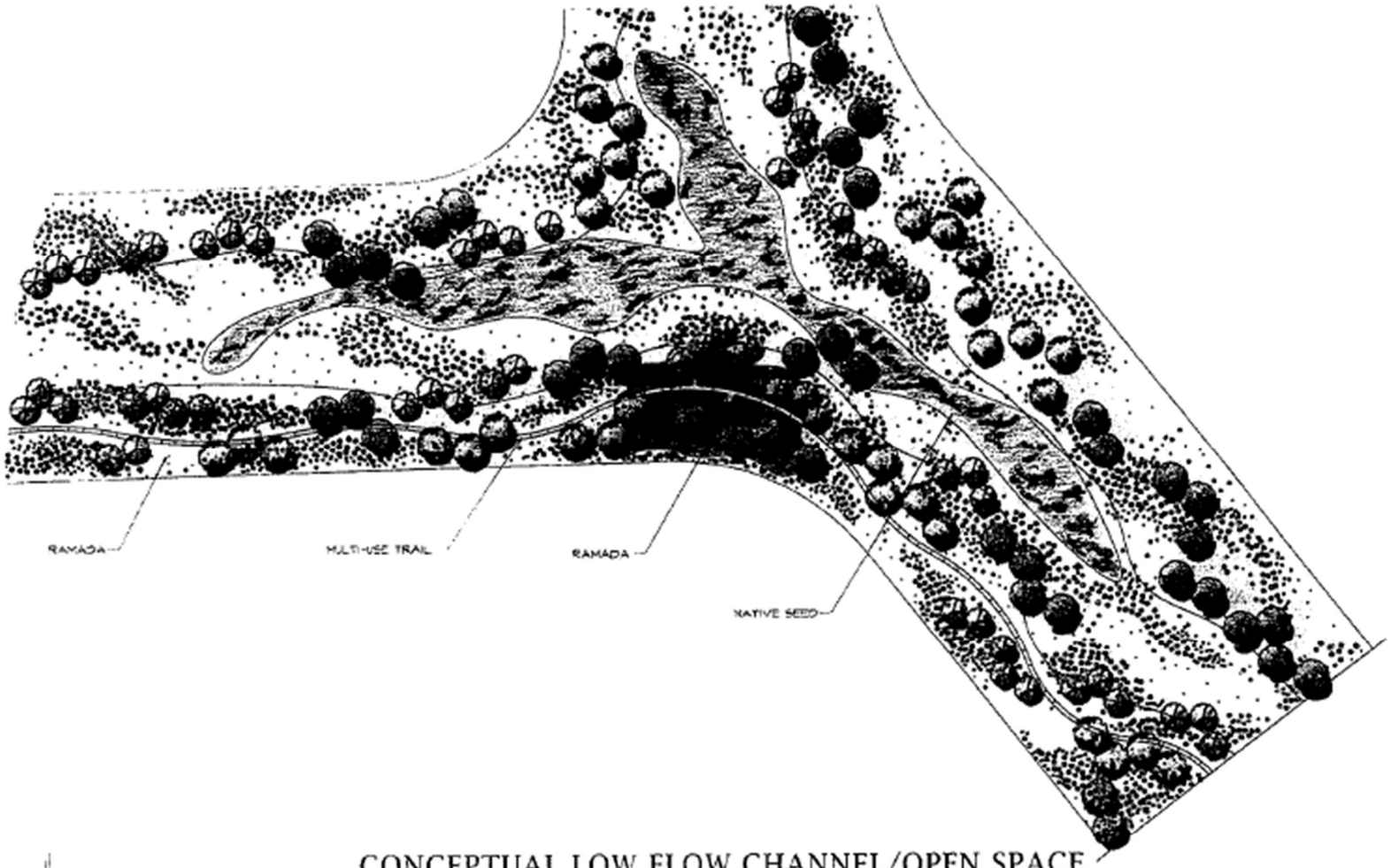


TRAILS PLAN
Exhibit J

Rancho del Sol Brillante

ELOY, ARIZONA

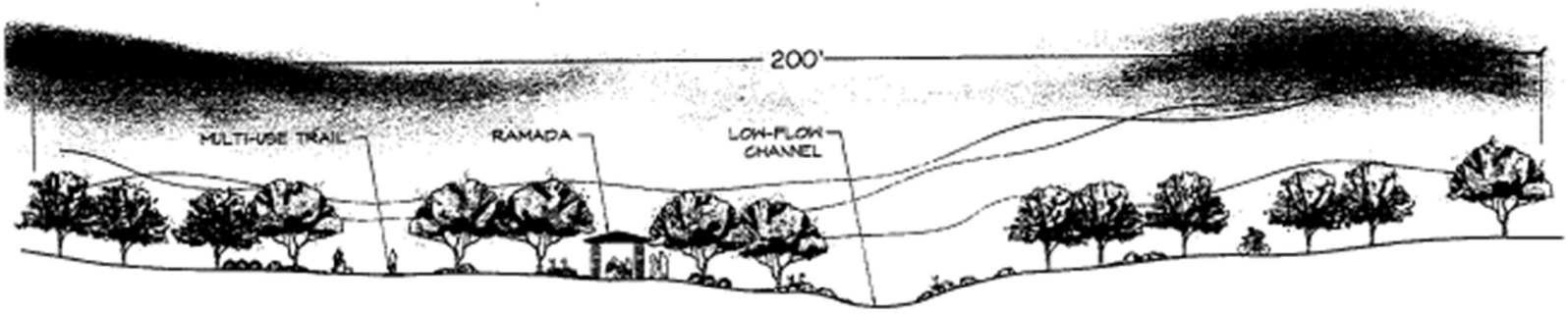
MORRISON MAIERLE, Inc.



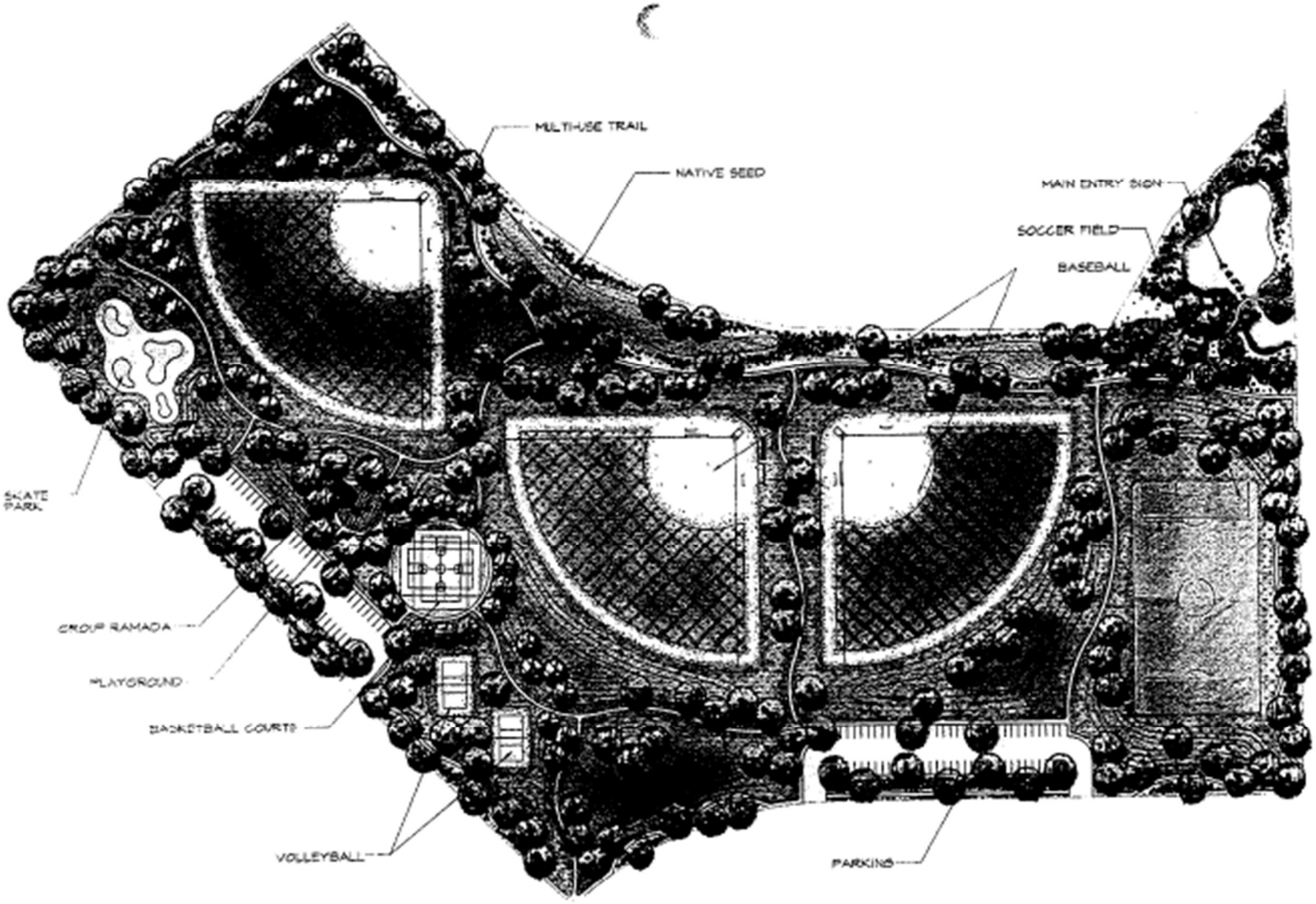
CONCEPTUAL LOW FLOW CHANNEL/OPEN SPACE

PINNACLE DESIGN, INC

Rancho del Sol Brillante



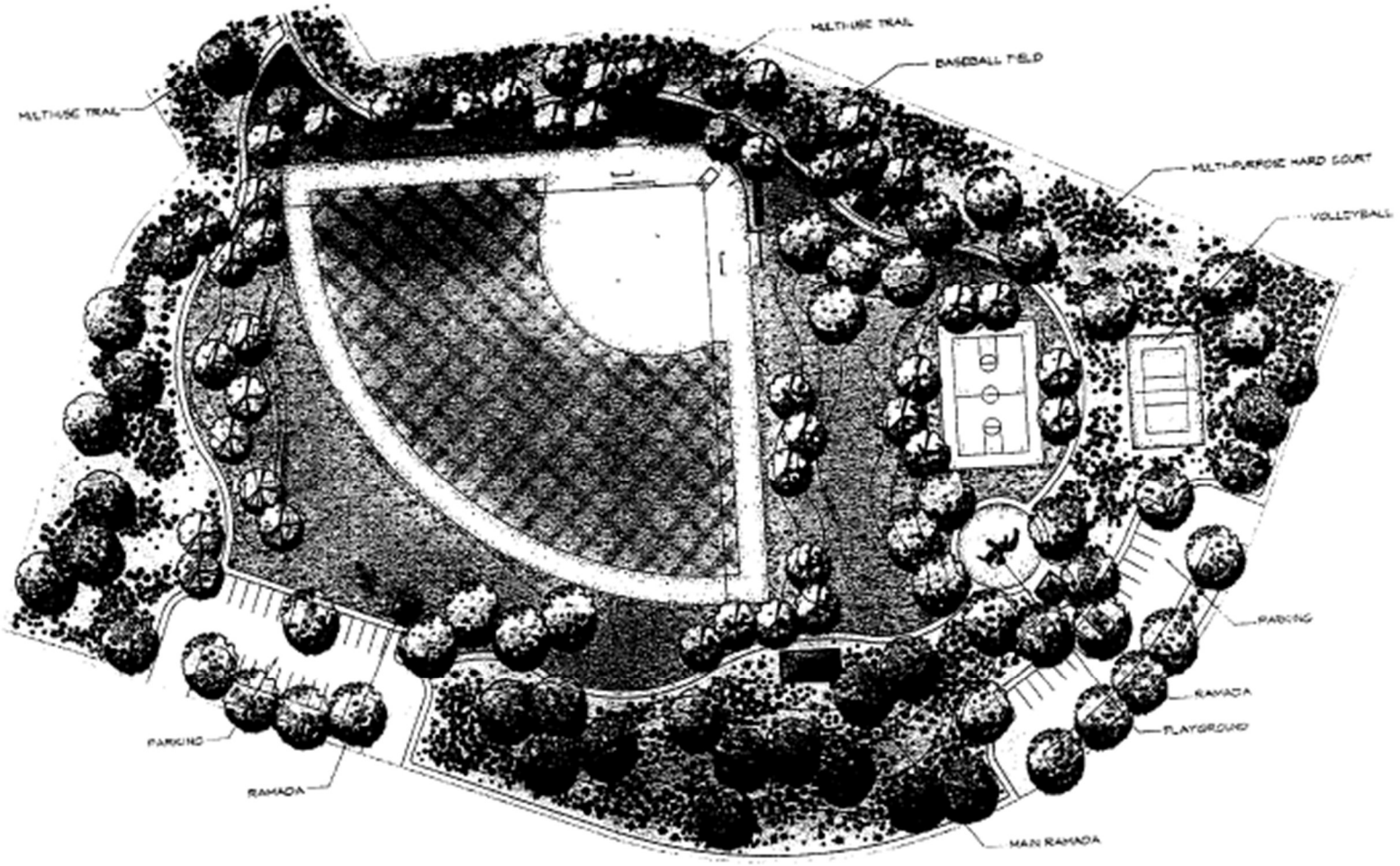
CONCEPTUAL LOW FLOW CHANNEL/ OPEN SPACE SECTION



PINNACLE DESIGN, INC

CONCEPTUAL COMMUNITY PARK

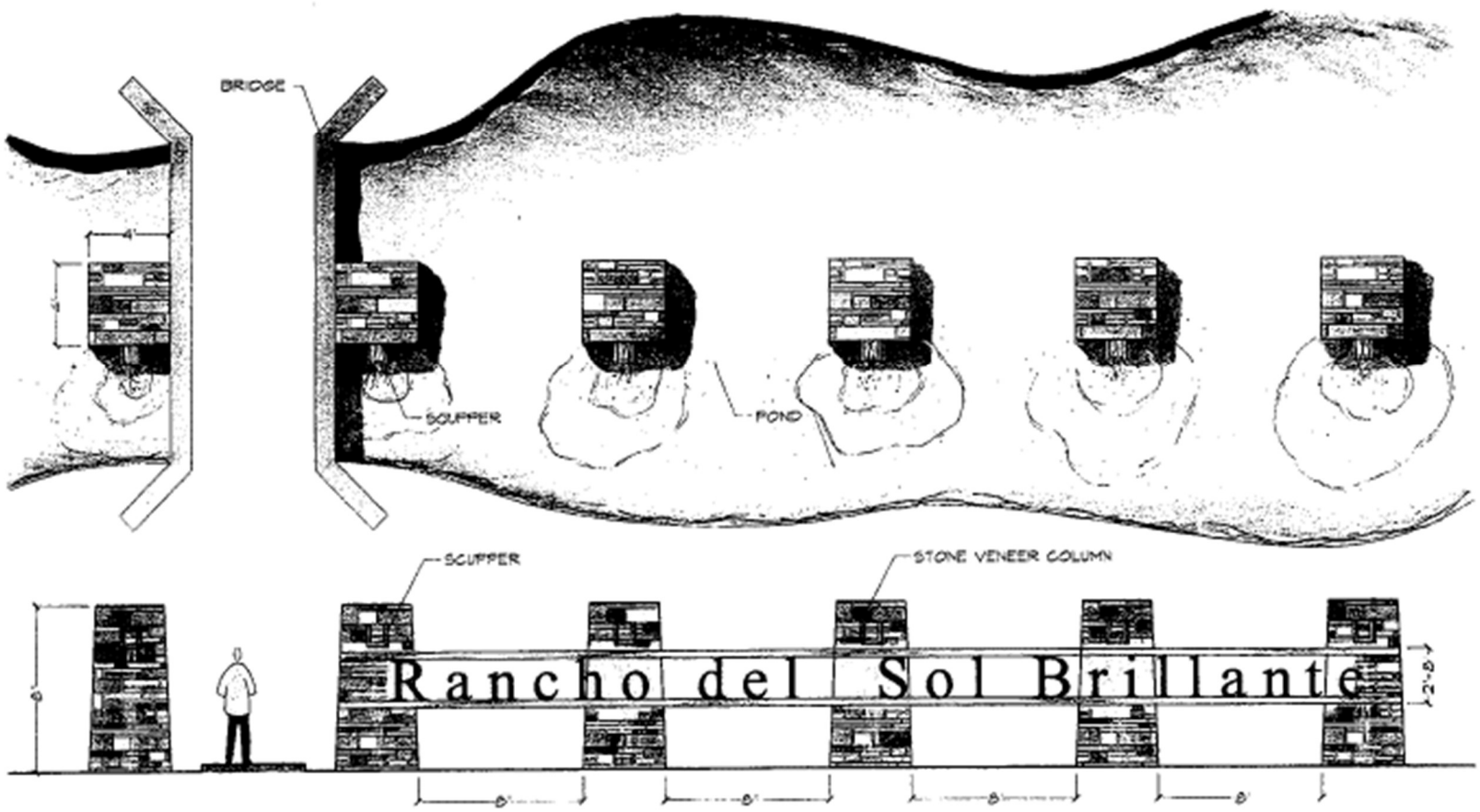
Rancho del Sol Brillante



CONCEPTUAL NEIGHBORHOOD PARK

PINNACLE DESIGN, INC

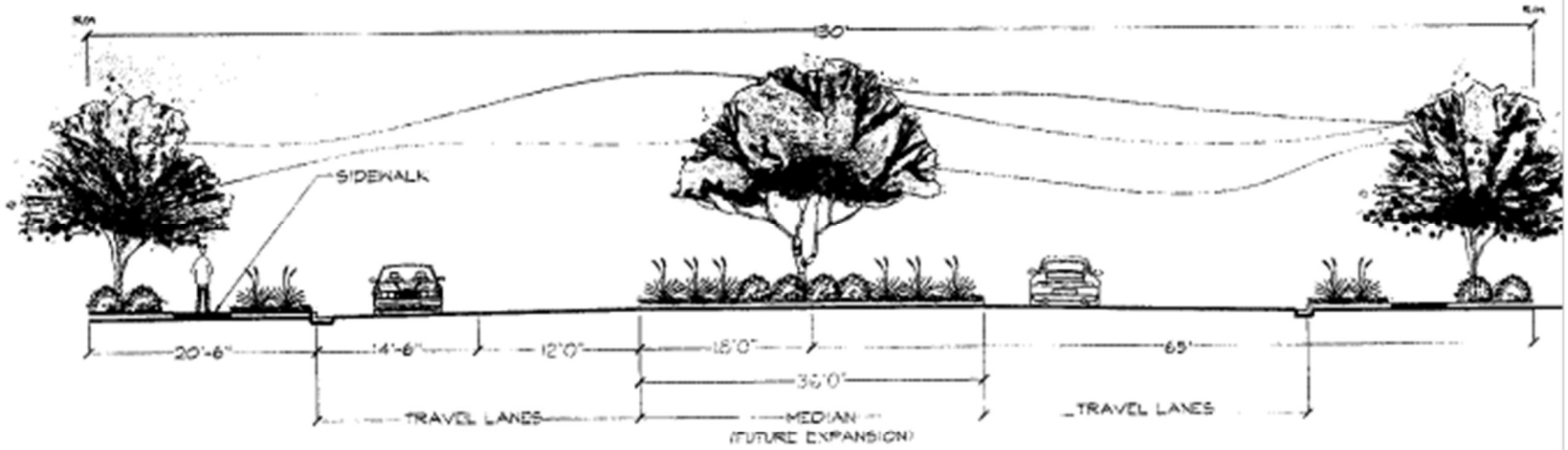
Rancho del Sol Brillante



PINNACLE DESIGN, INC

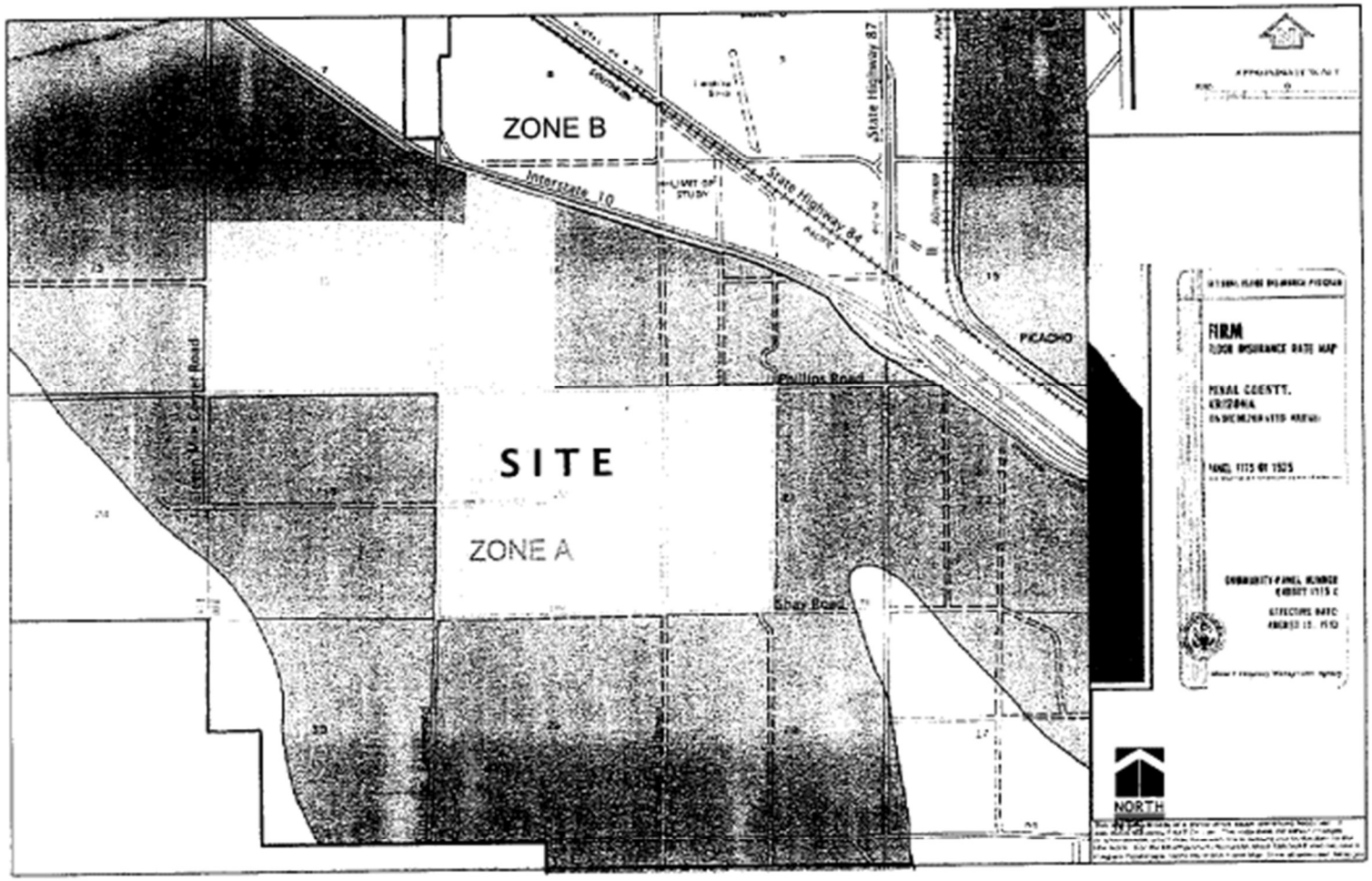
CONCEPTUAL MONUMENT SIGN SECTION AND PLAN VIEW

Rancho del Sol Brillante



SUNSHINE BOULEVARD STREET CROSS SECTION AND PLAN VIEW

PINNACLE DESIGN, INC



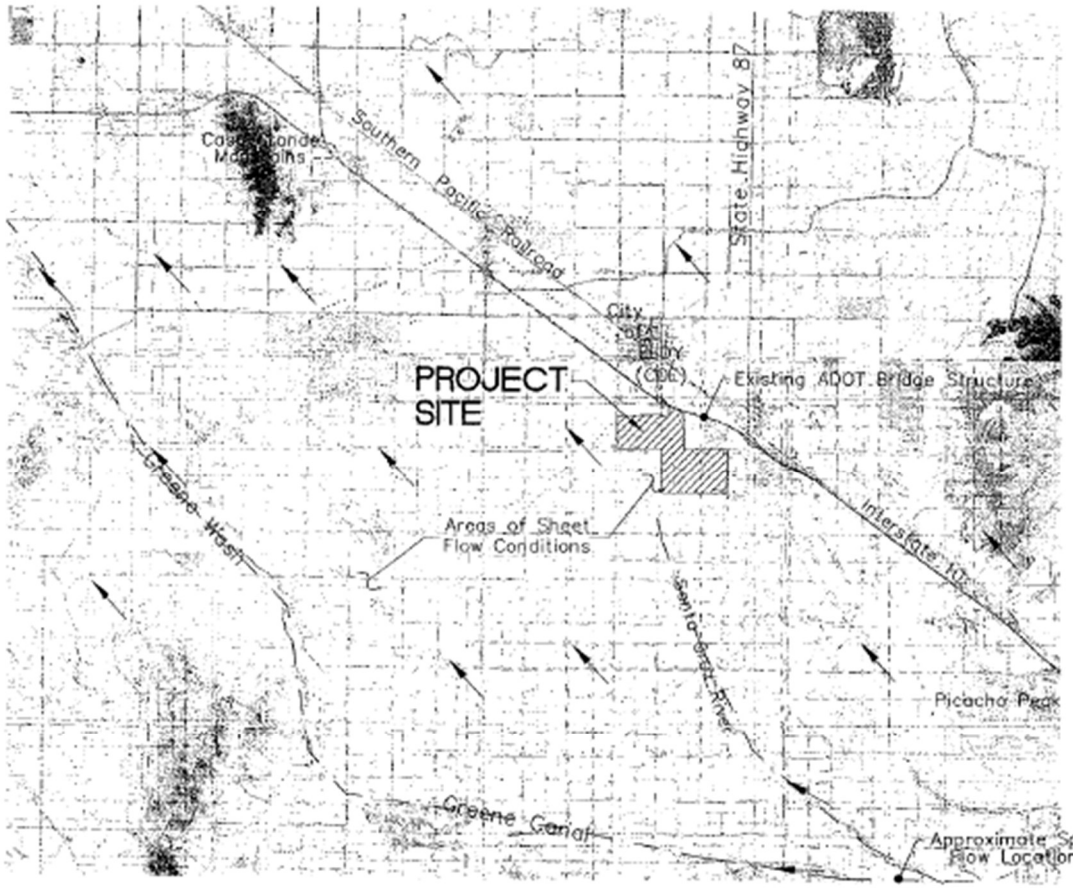
MORRISON MAIERLE, Inc.

Rancho del Sol Brillante

ELOY, ARIZONA

FLOOD INSURANCE RATE MAP (FIRM)

Exhibit Q



USGS Streamflow Gage Locations

LEGEND

GENERAL FLOW PATH

DRAINAGE FLOW ARROW

NOT TO SCALE

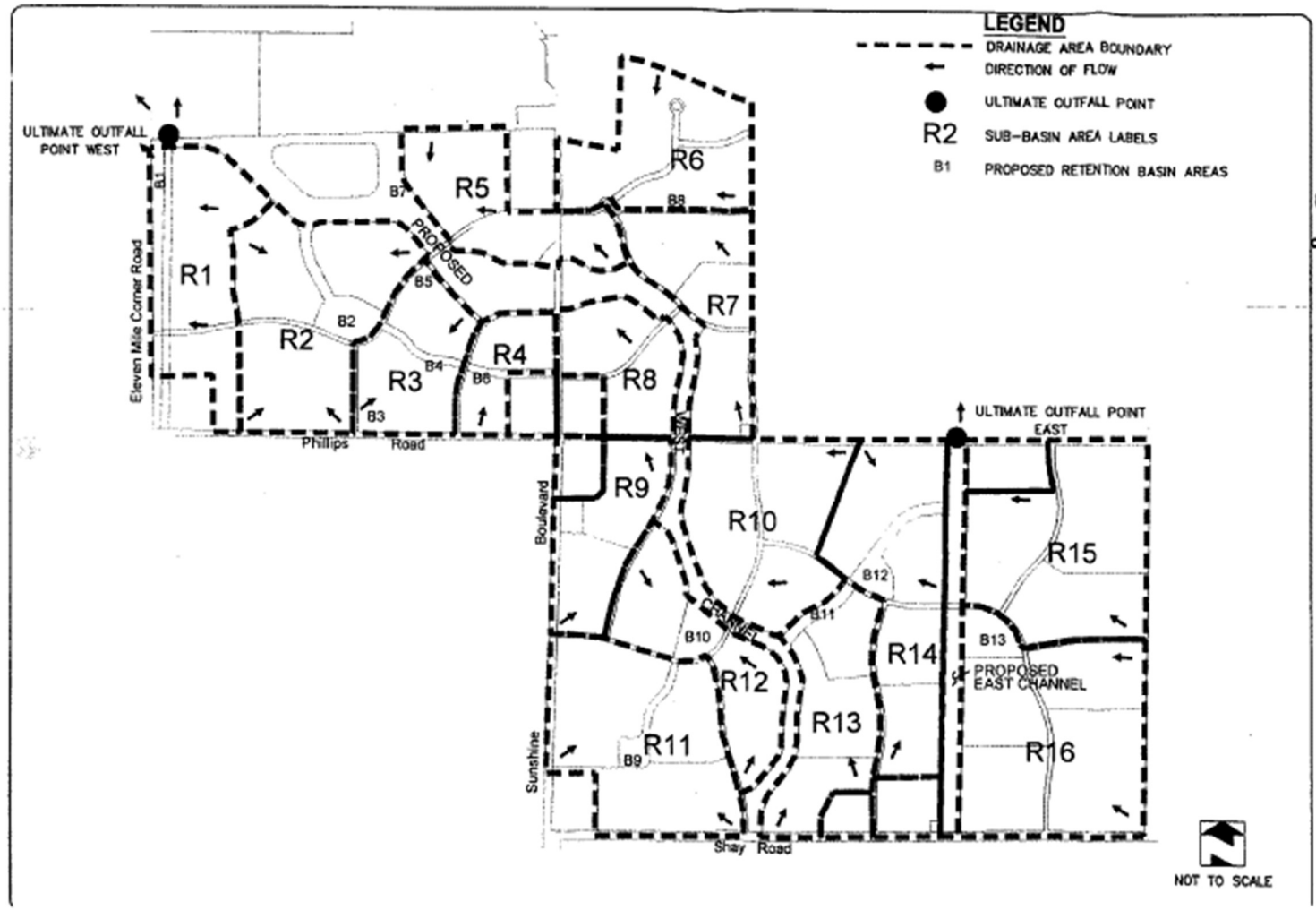
Preliminary not for construction

MORRISON MAIERLE, INC.

RANCHO DEL SOL BRILLANTE

OFFSITE FLOW MASTER PLAN

DRAINAGE



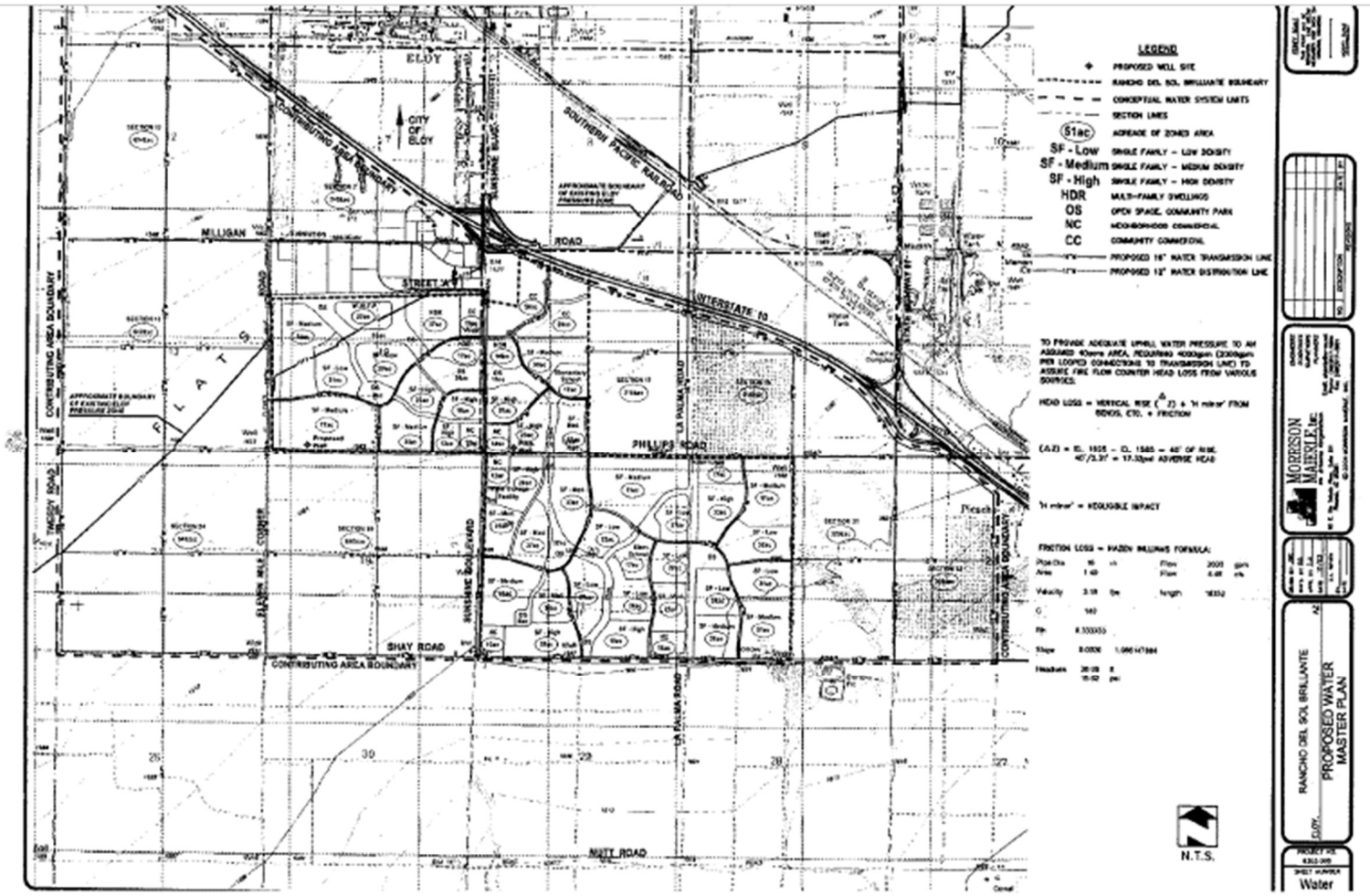
Preliminary not for construction

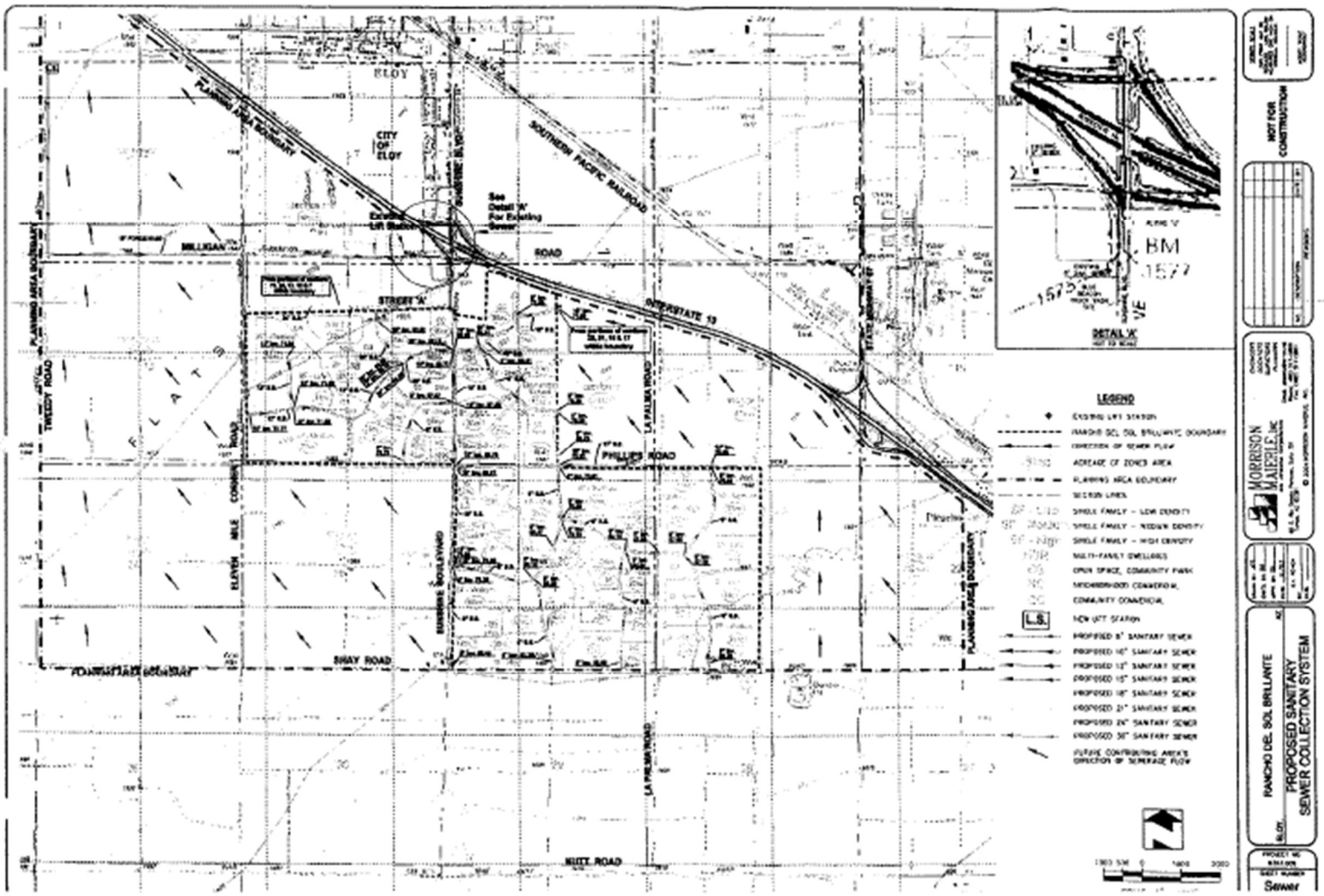
MORRISON MAIERLE, Inc.

RANCHO DEL SOL BRILLANTE

PROPOSED ONSITE DRAINAGE MAP

Drainage


LEGEND
PROPOSED WELL SITE
RANCHO DEL SOL BRILLIANTE BOUNDARY
CONCEPTUAL WATER SYSTEM LIMITS
SECTION LINES
51ac ACREAGE OF ZONED AREA
SF - Low SINGLE FAMILY – LOW DENSITY
SF - Medium SINGLE FAMILY – MEDIUM DENSITY
SF - High SINGLE FAMILY – HIGH DENSITY
HDR MULTI-FAMILY DWELLINGS
OS OPEN SPACE, COMMUNITY PARK
NC NEIGHBORHOOD COMMERCIAL
CC COMMUNITY COMMERCIAL
PROPOSED 16" WATER TRANSMISSION LINE
PROPOSED 12" WATER DISTRIBUTION LINE
TO PROVIDE ADEQUATE UPHILL WATER PRESSURE TO AN ASSUMED 40acre AREA, REQUIRING 4000gpm (2000gpm PER LOOPED CONNECTIONS TO TRANSMISSION LINE) TO ASSURE FIRE FLOW COUNTER HEAD LOSS FROM VARIOUS SOURCES:
HEAD LOSS = VERTICAL RISE (Δ Z) + 'H minor' FROM BENDS, ETC. + FRICTION
(ΔZ) = EL. 1505 – EL. 1585 = 40' OF RISE. 40'/2.31' = 17.32psi ADVERSE HEAD
'H minor' = NEGLIGIBLE IMPACT
FRICTION LOSS = HAZEN WILLIAMS FORMULA:
Pipe Dia 16 in
Area 1.40
Velocity 3.18 fps
Flow 2000 gpm
Flow 4.46 cfs
Length 18352
C 140
Rh 0.333333
Slope 0.0006 1.066147984
Headloss 20.09 ft
15.62 psi
N.T.S.
CITY OF ELOY
ELOY
MILLIGAN ROAD
STREET 'A'
INTERSTATE 10
SOUTHERN PACIFIC RAILROAD
CONTRIBUTING AREA BOUNDARY
PHILLIPS ROAD
SHAY ROAD
NUTT ROAD
SUNSHINE BOULEVARD
LA PALMA ROAD
FLATS
APPROXIMATE BOUNDARY OF EXISTING ELOY PRESSURE ZONE
MORRISON MAIERLE, Inc.
RANCHO DEL SOL BRILLIANTE
PROPOSED WATER MASTER PLAN
Water



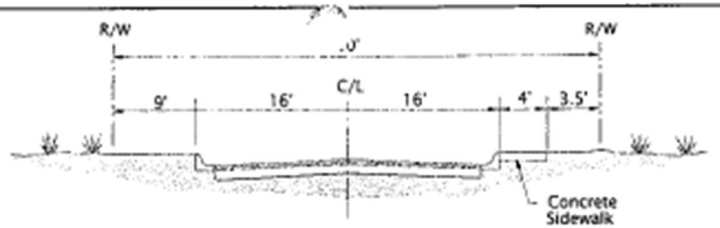
ELOY
CITY OF ELOY
PLANNING AREA BOUNDARY
SOUTHERN PACIFIC RAILROAD
See Detail 'A' For Existing Sewer
Existing Lift Station
MILLIGAN
ROAD
STREET 'A'
INTERSTATE 13
TWEEDY ROAD
ELEVEN MILE CORNER ROAD
PHILLIPS ROAD
LA PALMA ROAD
SUNSHINE BOULEVARD
SHAY ROAD
NUTT ROAD
DETAIL 'A'
BM
1577
LEGEND
EXISTING LIFT STATION
RANCHO DEL SOL BRILLANTE BOUNDARY
DIRECTION OF SEWER FLOW
ACREAGE OF ZONES AREA
PLANNING AREA BOUNDARY
SECTION LINES
SINGLE FAMILY - LOW DENSITY
SINGLE FAMILY - MEDIUM DENSITY
SINGLE FAMILY - HIGH DENSITY
MULTI-FAMILY DWELLINGS
OPEN SPACE, COMMUNITY PARK
NEIGHBORHOOD COMMERCIAL
COMMUNITY COMMERCIAL
L.S.
NEW LIFT STATION
PROPOSED 8" SANITARY SEWER
PROPOSED 10" SANITARY SEWER
PROPOSED 12" SANITARY SEWER
PROPOSED 15" SANITARY SEWER
PROPOSED 18" SANITARY SEWER
PROPOSED 21" SANITARY SEWER
PROPOSED 24" SANITARY SEWER
PROPOSED 30" SANITARY SEWER
FUTURE CONTRIBUTING AREA'S DIRECTION OF SEWERAGE FLOW
NOT FOR CONSTRUCTION
MORRISON MAIERLE, INC.
RANCHO DEL SOL BRILLANTE
PROPOSED SANITARY SEWER COLLECTION SYSTEM
Sewer

ROADWAY CLASSIFICATIONS MAP
Exhibit V

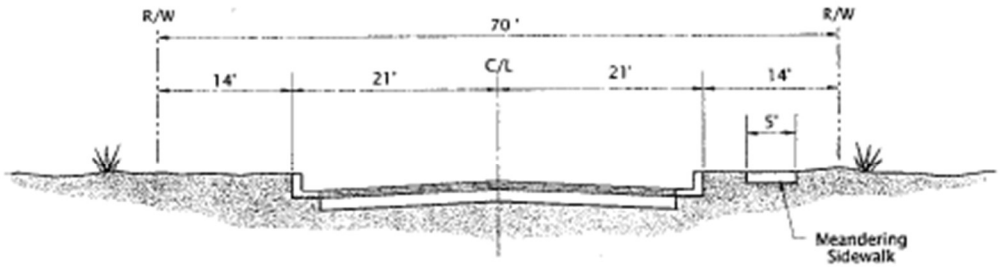
Rancho del Sol Brillante

ELOY, ARIZONA

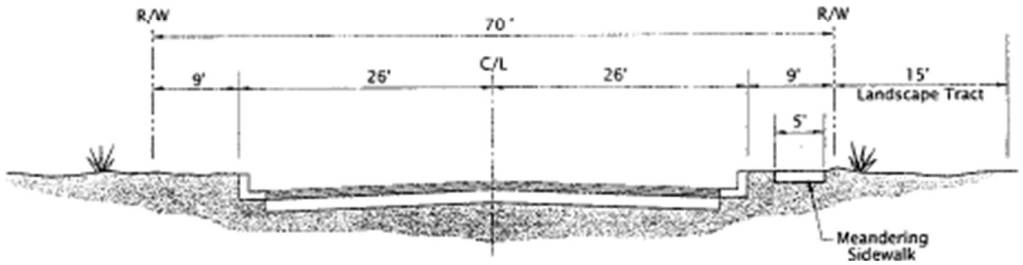
MORRISON MAIERLE, Inc.



TYPICAL SECTION
Local Roadway



TYPICAL SECTION
Minor Collector Roadway

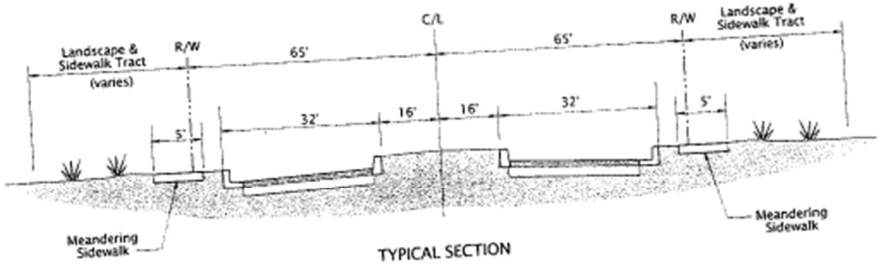


TYPICAL SECTION
Major Collector Roadway

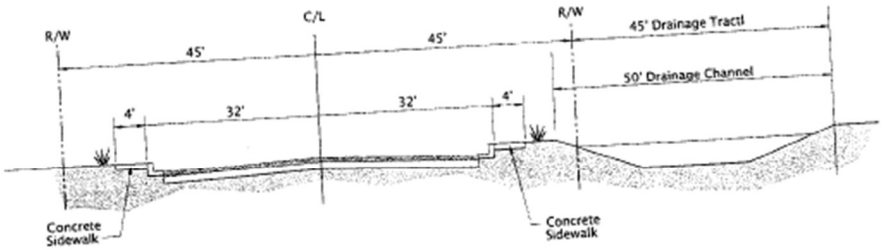
MORRISON MAIERLE, INC.

Rancho del Sol Brillante
ELOY, ARIZONA

STREET
CROSS SECTIONS
Exhibit V



TYPICAL SECTION
Sunshine Blvd

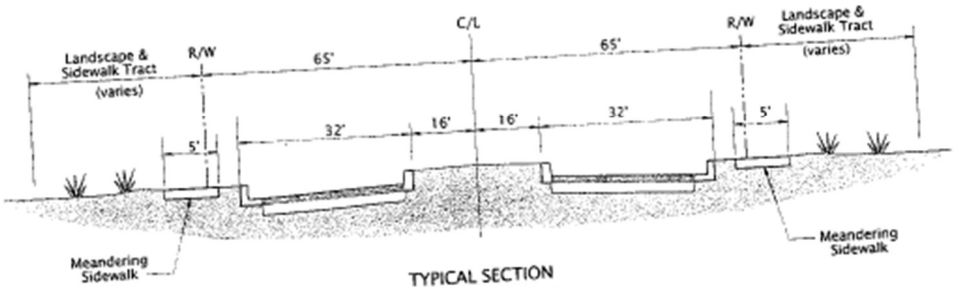


TYPICAL SECTION
Phillips Road - Looking West

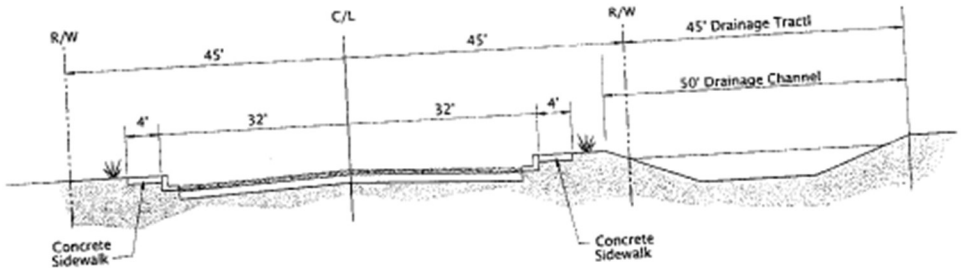
MORRISON MAIERLE, INC.

Rancho del Sol Brillante
ELOY, ARIZONA

STREET CROSS SECTIONS
Exhibit V



TYPICAL SECTION
Sunshine Blvd



TYPICAL SECTION
Phillips Road - Looking West

MORRISON MAIERLE, INC.

Rancho del Sol Brillante
ELOY, ARIZONA

STREET CROSS SECTIONS
Exhibit V

Exhibit X

Interim Project Plan: Milligan Energy Center Solar Generation Facility

A Utility-Scale Solar Generation, and Battery Energy Storage System Facility

PROJECT SUMMARY

The proposed Milligan Energy Center Solar Generation Facility is proposed as an interim use of within the Rancho Del Sol Brilliante Planned Area Development (PAD), until such time that the property owner has determined that the development of the master planned community is feasible. The Solar Generation Facility is proposed as an electrical generation facility consisting of solar photovoltaic (PV) modules, a project substation, an operations and maintenance (O&M) building and a battery energy storage system (BESS), collectively referred to as the Milligan Energy Center (the Solar Project).

The Solar Project is proposed to consist of 1,584 gross acres of the overall 1,721 acre PAD, and will have the capacity to generate 315 megawatts of alternating current (MWac). In addition, the facility will contain a BESS with the net power capacity of up to 300 MWac. The BESS is anticipated to provide no more than a single charge/discharge cycle on a 24-hour basis—storing/discharging up to 1,200 megawatt hours (MWh).

PROJECT LOCATION

The Solar Project is located approximately 0.5 mile south of Interstate 10 via South Sunshine Boulevard. The location of the proposed improvements are indicated in **Exhibit Y – Interim Project Plan: Milligan Energy Conceptual Site Plan.**

ACCESS AND SITE CIRCULATION

The Solar Project is accessible along South Sunshine Boulevard—which bisects north and south near the middle of the site— as well as Eleven Mile Corner Road along the west and South La Palma Road along the east. East Phillips Road bisects the site east to west. East Shay Road is along the south of the site and East Milligan Road is along the north of the site. Several existing graded minor/local/farm roads exist within the Solar Project Site.

OPERATIONS & MAINTENANCE

The Solar Project will operate 7 days a week and 365 days per year. Monitoring of the facility will be conducted utilizing a Supervisory Control and Data Acquisition (SCADA) system. The Solar Project will not generate audible noise more than Occupational Safety and Health Administration (OSHA) standards during the production of electricity. Employees needed to monitor the operation of the Solar Project include up to three staff for each 8-hour shift (24 hours a day). Maintenance activities include occasional security checks, addressing maintenance issues, occasional panel

washing activities, as well as emergency repair events.

WATER

It is anticipated that water will be transported to the site or sourced from on site water wells depending on feasibility and costs. Water will be used during construction, panel washing activities (once every five years), fire suppression, and domestic use within the O&M building. The Solar Project does not require water for the generation of electrical power and would require very little water for panel and equipment maintenance. Panel washing may be required if rains are not sufficient or if soiling of panels is excessive due to dust accumulation. The Applicant is responsible for sourcing the water to serve the project. The City of Eloy would incur no costs for any infrastructure improvements related to the Solar Project.

WASTEWATER

The Solar Project does not require a connection to an existing sewer system; however, connecting to the City's existing sewer infrastructure is being explored and will depend on feasibility and costs. Temporary portable toilets, serviced by a licensed provider, would be transported to the site for employee use during construction and removed upon completion. During operation (i.e., post construction), a septic system or extension and connection to the City's sewer system will be utilized for human waste disposal. The septic field would be located adjacent to the O&M building.

LANDSCAPING

Please see **Exhibit Z – Interim Project Plan: Milligan Energy Conceptual Landscape Plan** for proposed setbacks, screening and vegetation as discussed with City of Eloy staff.

All required on-site, off-site and streetscape landscape areas shall be landscaped with vegetation and/or landscape topping material as identified in the Pinal Active Management Area (AMA) Low Water Use/Drought Tolerant Plant List or approved by the City. Sizes and quantities shall meet or exceed City of Eloy regulations and guidelines. Small to medium sized shrub species and ground cover would be planted within a minimum 10-ft landscape setback. Four different types of landscape buffers will be utilized around the Solar Project boundary, and the boundary will also include a chain link fence with a height of 7 feet as approved by staff.

In addition to complying with the minimum Landscaping standards as summarized above, the project will feature enhanced landscaping along the boundary adjoining the pecan farming operations. The enhanced landscaping proposed for this portion of the project boundary includes utilizing specific plant species, which are known to dissipate greater heat via a process referred to as "transpiration." The enhanced landscaping will utilize Chinese Elm and Hopbush which are two plant species that demonstrate significantly higher levels of transpiration. These plants are both low water use and drought tolerant and appear on the Pinal AMA's approved species list. Additionally, the project is proposing a vegetation density double the standard design to further

enhance the transpiration benefits from the vegetation. The specific landscape plan will be shown on a planting palette.

ROADWAY IMPROVEMENTS

Existing roadways adjacent to the Solar Project would be improved as part of the Solar Project construction per existing City requirements. For dirt roads, treatment shall include double chip seal with 6 inches of aggregate base coarse (ABC) material constructed at existing grade. Low-water crossings would be installed at existing low points along the improved road. For paved roads, treatment shall include double chip seal on existing pavement. Seven paved entrances would allow routine and emergency access to the site. Interior access roads would be 12-feet wide and comprised of compacted gravel.

DECOMMISSIONING

The proposed life of the Solar Project is 30 years. The Applicant will develop and submit to the City for approval a Decommissioning and Reclamation Plan that complies with the requirements of the new Utility Scale Solar and BESS Ordinance. The Decommissioning and Reclamation Plan will include the methods for removing solar panels, racking system, wiring, conduit, inverters, BESS, O&M building, interconnect, and reclamation of disturbed land.

FIRE SAFETY

All applicable City and County fire laws, regulations, and requests will be complied with, and all reasonable measures will be taken to prevent fires on the site. A water supply that complies the Eloy Fire District requirements will be provided. The Solar Project will sponsor training to be provided to O&M staff and the local fire department prior to the Solar Project completion along with periodic refresher training throughout the operational period. An Emergency Action Plan for construction and operations will be available for review by local officials during the training. Fire hazard risk will be further reduced through the control or suppression of weeds and tall grasses within and directly adjacent to the site. All weed control will be conducted in compliance with regulations.

EXHIBIT Y
INTERIM PROJECT PLAN - MILLIGAN ENERGY CENTER
CONCEPTUAL SITE PLAN
PLANNED AREA DEVELOPMENT APPLICATION

MILLIGAN ENERGY CENTER, LLC
801 WEST MILLIGAN ROAD
ELOY, AZ 85131
SECTIONS 17, 18, 20 & 21, TOWNSHIP 8 SOUTH, RANGE 8 EAST

PROJECT DESCRIPTION

THE MILLIGAN ENERGY CENTER PROJECT CONSISTS OF NEW ACCESS ROADWAYS AND LAYDOWN/STAGING AREAS, PV ARRAY AREA, STORMWATER INFRASTRUCTURE, A SUBSTATION PAD, AND PUBLIC RIGHT OF WAY IMPROVEMENTS. IMPERVIOUS IMPROVEMENTS SHOWN ARE APPROXIMATELY 43 ACRES (2.9% OF THE TOTAL SITE AREA) AND INCLUDE THE BESS AREA, O&M AREA, SUBSTATION PAD, INVERTER PADS, AND ACCESS ROADS. THE SITE IS PROPOSED TO BE ACCESSED FROM MILLIGAN ROAD, SOUTH SUNSHINE BLVD, PHILLIPS ROAD, AND SOUTH LA PALMA ROAD. THE PROJECT SITE CURRENTLY CONSISTS OF MOSTLY AGRICULTURAL LAND WITH MULTIPLE ROADS AND IRRIGATION CANALS SEGMENTING THE SITE INTO VARIOUS REGIONS.

DEVELOPER CONTACT:	MILLIGAN ENERGY CENTER, LLC BILL GOLOVE 422 ADMIRAL BLVD. KANSAS CITY, MO 64106
SURVEYOR:	ALTA/NSPS LAND TITLE SURVEY BLEW & ASSOCIATES, P.A. 3825 N. SHILOH DR. FAYETTEVILLE, AR 72703
GEOTECHNICAL ENGINEER:	GEOTECHNICAL INVESTIGATION REPORT MILLIGAN SOLAR WOOD 4600 E. WASHINGTON ST. SUITE 600 PHOENIX, AZ 85034
PV LAYOUT PREPARED BY:	SAVION, LLC
PLANS PREPARED BY:	WOOD 3636 EXECUTIVE DRIVE. SUITE 100 AUSTIN, TX 78731

NOTES

1. THE SITE LAYOUT SHOWN WITHIN THESE PLANS IS CONCEPTUAL. ARRAY CONFIGURATION, SUBSTATIONS, ROADS, AND FENCE LOCATIONS ARE SUBJECT TO CHANGE DURING FINAL DESIGN.
2. IMPROVEMENTS TO THE SITE WILL INCLUDE SOLAR PANELS, ACCESS DRIVES, AND THE ASSOCIATED ELECTRICAL SUBSTATIONS. THE PROJECT AREAS WILL BE SURROUNDED BY A 7' CHAIN LINK SECURITY FENCE.
3. THE PROPOSED IMPROVEMENTS WILL BE CONSTRUCTED AT EXISTING GRADE WHERE POSSIBLE. MINOR GRADING MAY BE REQUIRED NEAR TERRACED LOCATIONS IN ORDER TO TRANSITION THE SLOPE FOR THE PLACEMENT OF PANELS.
4. DRAINAGE WILL BE COLLECTED UNDER THE PANELS AND RETAINED ONSITE. THIS MAY BE ACCOMPLISHED BY MODIFYING THE EXISTING DRAINAGE INFRASTRUCTURE TO RETAIN SHALLOW AMOUNTS OF WATER WITHIN THE EXISTING FIELDS. THE SHALLOW RETENTION AREAS WILL ALLOW FOR RAPID INFILTRATION AND ENSURE NO IMPACT TO THE ELECTRICAL FACILITIES. ALL ELECTRICAL FACILITIES SHALL BE LOCATED A MINIMUM OF 1' ABOVE THE 100 YEAR FLOOD ELEVATION. THE STORMWATER DESIGN IN THIS SET OF PLANS IS CONCEPTUAL AND SUBJECT TO CHANGE DURING FINAL DESIGN.
5. REFER TO THE ALTA/NSPS LAND TITLE SURVEY PROVIDED BY COMMERCIAL DUE DILIGENCE SERVICE AND TITLED "SHELL-PINAL COUNTY 2020" FOR LEGAL DESCRIPTION AND TITLE INFORMATION.
6. REFER TO THE GEOTECHNICAL INVESTIGATION REPORT MILLIGAN SOLAR, PREPARED BY WOOD, FOR GEOTECHNICAL RECOMMENDATIONS.
7. THE PROPOSED IMPROVEMENTS SHOWN IN THESE PLANS MEET OR EXCEED THE REQUIREMENTS IN ORDINANCE 21-3-1-39.
8. ADJACENT PROPERTY BUILDING SETBACK IS 75' PER TABLE 3-1-1. NO ADJACENT PROPERTIES REQUIRE A 100' SETBACK.
9. LANDSCAPE IMPROVEMENTS AND FENCING COMPLY WITH SECTIONS G.2&3 OF ORDINANCE 21-3-1-39. SPECIFIC PLANTINGS SHALL BE DROUGHT TOLERANT AND COORDINATED WITH THE CITY OF ELOY. DRIP IRRIGATION SHALL BE PROVIDED FOR ALL LANDSCAPE BUFFERS.
10. RIGHT OF WAY DEDICATIONS ARE PER THE CITY OF ELOY TRAFFIC CIRCULATION MAP AND ORDINANCE 21-3-1.39 SECTION G.10&11.
11. INTERNAL ACCESS ROADS SHALL BE DESIGNED TO SERVE A VEHICLE WITH 75,000 LB GROSS WEIGHT.
12. CAIDD STRUCTURES AND TURNOUTS SHALL BE EXCLUDED FROM THE SECURITY FENCED AREA TO ALLOW UNOBSTRUCTED ACCESS TO CHECK STRUCTURES.
13. PHASED CONSTRUCTION IS NOT PROPOSED AS A PART OF THIS DEVELOPMENT.

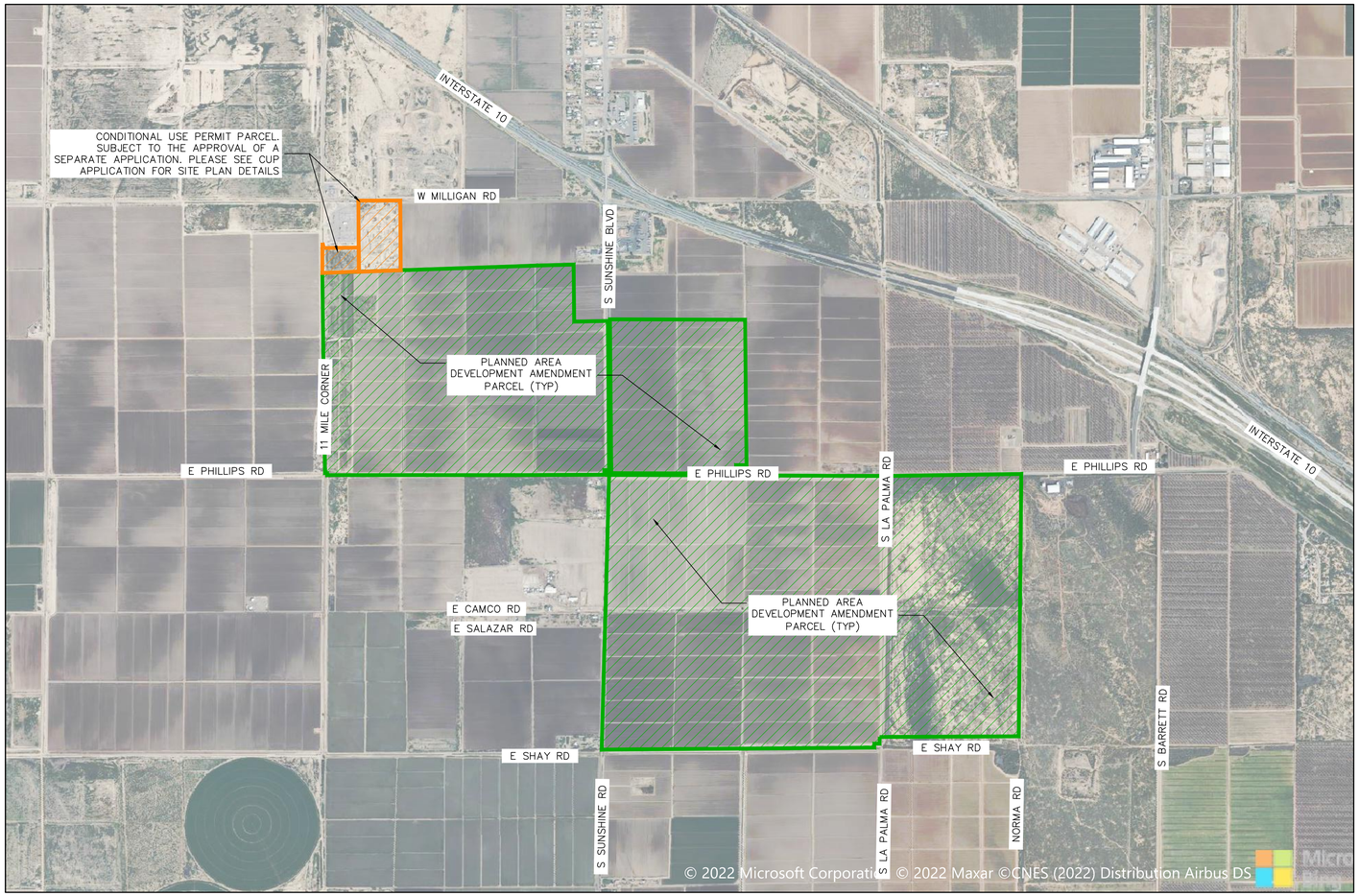
FLOOD ZONE:

THE PROJECT SITE IS LOCATED IN FLOOD ZONE A, DEFINED AS AND AREA OF 1.0% ANNUAL CHANCE FLOOD. MILLIGAN ENERGY CENTER LLC IS COORDINATING WITH PINAL COUNTY FLOOD CONTROL DISTRICT (FUP2309-186) TO OBTAIN A LETTER OF MAP REVISION (LOMR) THROUGH FEMA.

FEMA MAP NUMBERS: PANEL 04021C1975F, 04021C1956F, & 04021C1957F EFF. 05-16-2019.

BASIS OF BEARINGS:

BEARINGS AND DISTANCES ARE BASED ON ARIZONA STATE PLANE COORDINATE SYSTEM CENTRAL ZONE DATUM OF 1983 CORS 2011 US FT.



VICINITY MAP
SCALE 1"=0.25MI

DRAWING INDEX

SHEET NUMBER	SHEET TITLE	REVISION
G000	COVER SHEET	C
C050	BOUNDARY SETBACK FIGURE	B
C100	OVERALL SITE PLAN	C
C101	SITE PLAN 1 OF 4	C
C102	SITE PLAN 2 OF 4	C
C103	SITE PLAN 3 OF 4	C
C104	SITE PLAN 4 OF 4	C
C200	OVERALL DRAINAGE PLAN	C
C500	SITE DETAILS	B
C501	SITE DETAILS	B

PROPOSED FEATURES LEGEND

- TYPE A LANDSCAPE BUFFER
- TYPE B LANDSCAPE BUFFER
- TYPE B-R LANDSCAPE BUFFER
- TYPE C LANDSCAPE BUFFER
- TYPE C-R LANDSCAPE BUFFER
- TYPE D LANDSCAPE BUFFER
- TYPE E LANDSCAPE BUFFER
- TYPE F LANDSCAPE BUFFER
- TYPE G LANDSCAPE BUFFER
- PROPERTY BOUNDARY
- 100' BOUNDARY SETBACK
- 75' BOUNDARY SETBACK
- PROPOSED RIGHT OF WAY
- PROPOSED RIGHT OF WAY 50' SETBACK
- SECURITY FENCE
- SITE ACCESS ROAD
- PROPOSED HORIZONTAL DIRECTIONAL BORE
- CAIDD EASEMENT OR RIGHT OF WAY (FEDERAL LANDS)

WORK SAFELY

wood.
WOOD
RENEWABLES, PROJECT DEVELOPMENT & ENGINEERING
3636 Executive Drive, Suite 100
Austin, TX 78731
WEB: WWW.WOODPLC.COM

REVISION	DATE	ISSUE / REVISION DESCRIPTION	ISSUED	APPROVED
C	06/26/2024	ISSUED FOR PERMITTING	KV	RB
B	05/24/2024	ISSUED FOR PERMITTING	KV	RB
A	11/09/2023	ISSUED FOR PERMITTING	KV	TF

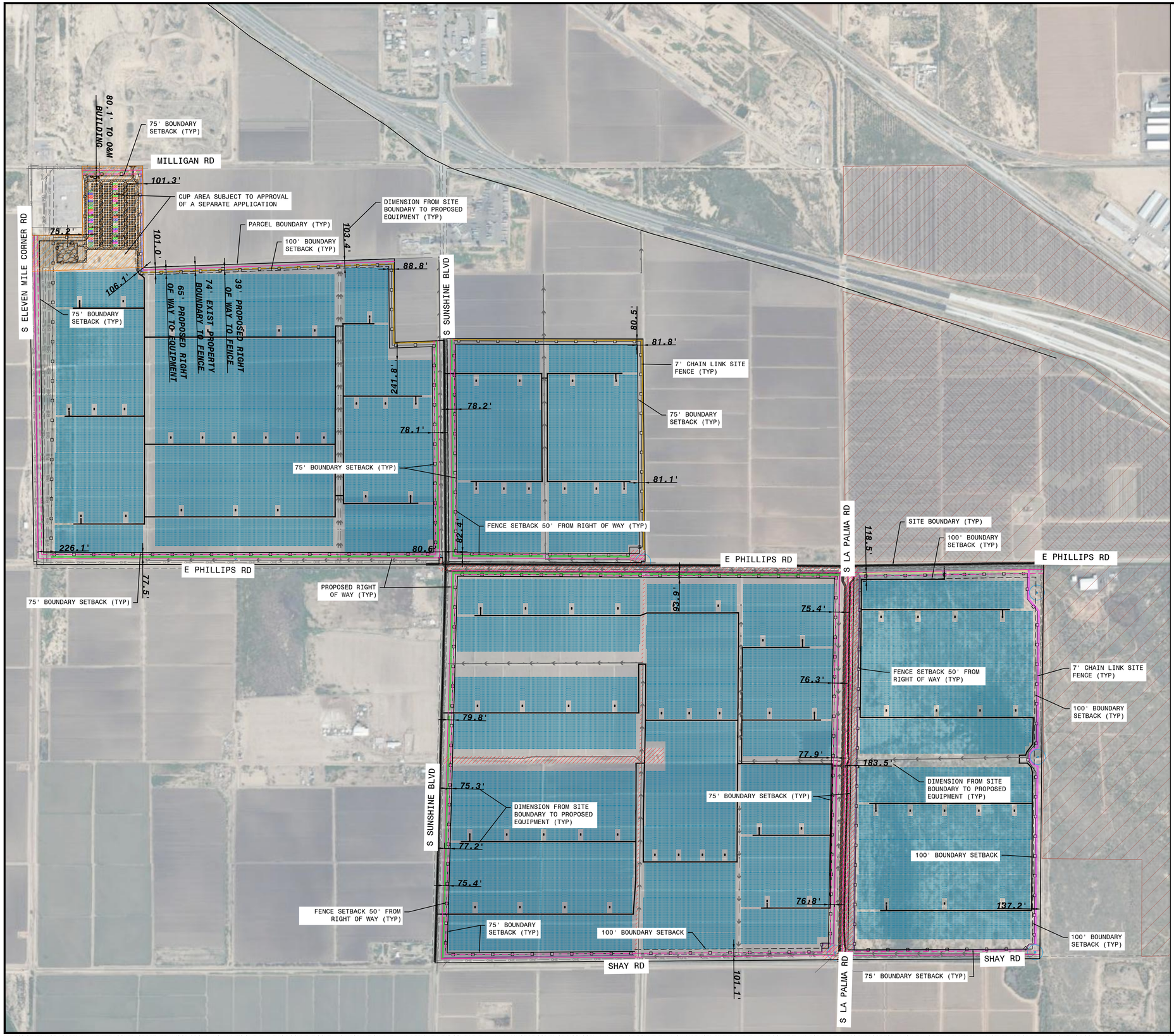
PROJECT: MILLIGAN ENERGY CENTER
TITLE: INTERIM PROJECT PLAN COVER SHEET
CLIENT: MILLIGAN ENERGY CENTER, LLC
SEAL:

TODD FARMER, P.E.
AZ P.E. LICENSE NO. 40970

CIVIL DESIGN BY:	SOLAR DESIGN BY:
KV	NA
CHECKED BY:	SCALE:
AC	NA

PROJECT NUMBER: 24616301
DRAWING NUMBER: G-000
SHEET NUMBER: 1 OF 10

UNLESS OTHERWISE AGREED IN A WRITTEN CONTRACT BETWEEN WOOD GROUP, INC. AND ITS CLIENT: (I) THIS DOCUMENT CONTAINS INFORMATION, DATA AND DESIGN THAT IS CONFIDENTIAL AND MAY NOT BE COPIED OR DISCLOSED; AND (II) THIS DOCUMENT MAY ONLY BE USED BY THE CLIENT IN THE CONTEXT AND FOR THE EXPRESS PURPOSE FOR WHICH IT HAS BEEN DELIVERED. ANY OTHER USE OR RELIANCE ON THIS DOCUMENT BY ANY THIRD PARTY IS AT THAT PARTY'S SOLE RISK AND RESPONSIBILITY.



0 200' 400' 600' 1200'

1"=600'-0"

WORK SAFELY

wood.

WOOD
RENEWABLES, PROJECT DEVELOPMENT & ENGINEERING
3636 Executive Drive, Suite 100
Austin, TX 78731
WEB: WWW.WOODPLC.COM

REVISION	DATE	ISSUE / REVISION DESCRIPTION	ISSUED	APPROVED
B	06/26/2024	ISSUED FOR PERMITTING	KV	RB
A	05/24/2024	ISSUED FOR PERMITTING	KV	RB

PROJECT: MILLIGAN ENERGY CENTER

TITLE: BOUNDARY SETBACK FIGURE

CLIENT: MILLIGAN ENERGY CENTER, LLC

SEAL:

TODD FARMER, P.E.
AZ P.E. LICENSE NO. 40970

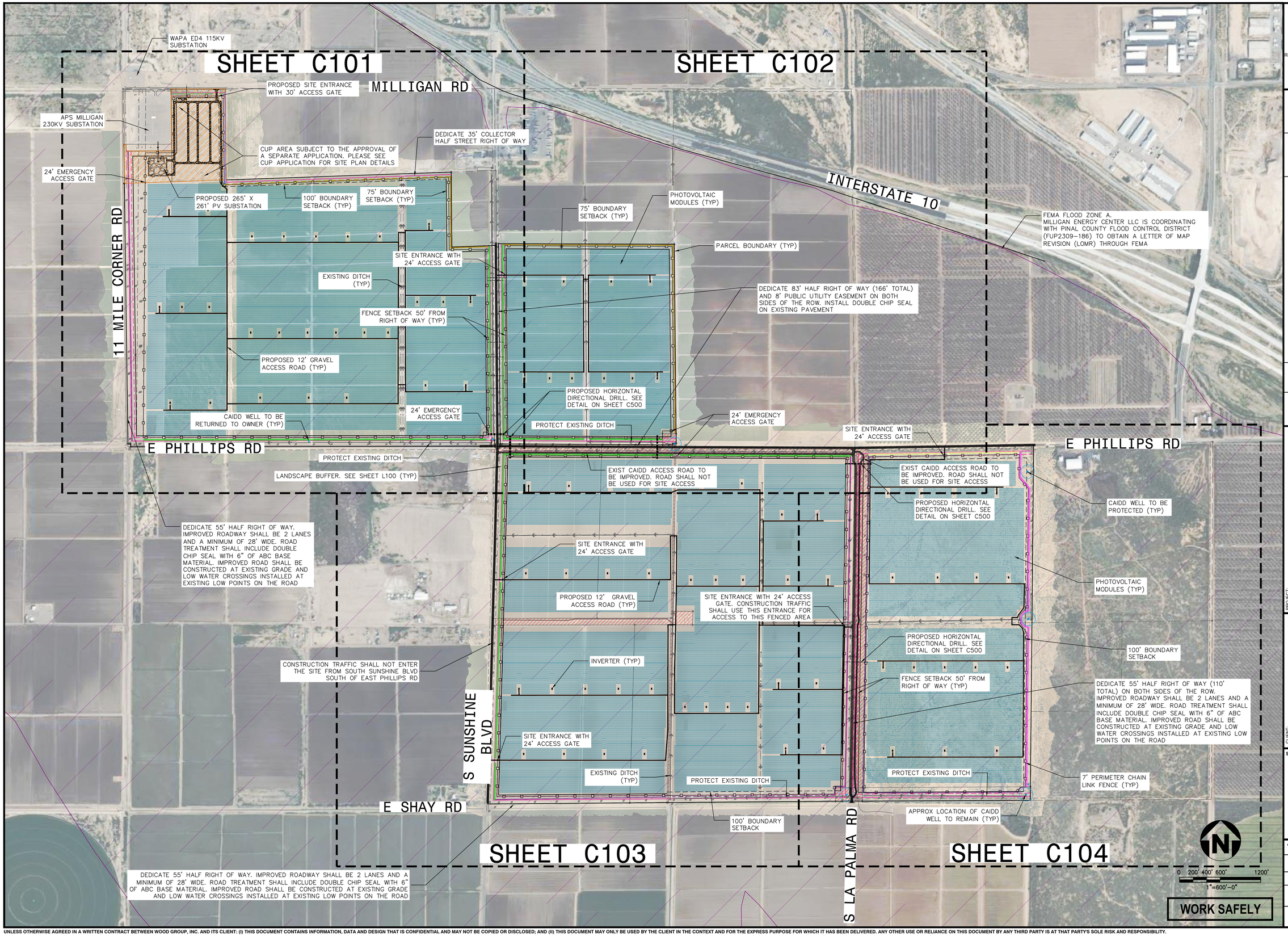
CIVIL DESIGN BY:	SOLAR DESIGN BY:
KV	NA
CHECKED BY:	SCALE:
RB	1"=600'

PROJECT NUMBER: 246163001

DRAWING NUMBER: C050

SHEET NUMBER: 2 OF 10

UNLESS OTHERWISE AGREED IN A WRITTEN CONTRACT BETWEEN WOOD GROUP, INC. AND ITS CLIENT: (I) THIS DOCUMENT CONTAINS INFORMATION, DATA AND DESIGN THAT IS CONFIDENTIAL AND MAY NOT BE COPIED OR DISCLOSED; AND (II) THIS DOCUMENT MAY ONLY BE USED BY THE CLIENT IN THE CONTEXT AND FOR THE EXPRESS PURPOSE FOR WHICH IT HAS BEEN DELIVERED. ANY OTHER USE OR RELIANCE ON THIS DOCUMENT BY ANY THIRD PARTY IS AT THAT PARTY'S SOLE RISK AND RESPONSIBILITY.



wood.

WOOD
RENEWABLES, PROJECT DEVELOPMENT & ENGINEERING
3636 Executive Drive, Suite 100
Austin, TX 78731
WEB: WWW.WOODPLC.COM

REVISION	DATE	ISSUE / REVISION DESCRIPTION	ISSUED	APPROVED
C	06/26/2024	ISSUED FOR PERMITTING	KV	RB
B	05/24/2024	ISSUED FOR PERMITTING	KV	RB
A	11/09/2023	ISSUED FOR PERMITTING	KV	TF

PROJECT: MILLIGAN ENERGY CENTER

TITLE: INTERIM PROJECT PLAN
CONCEPTUAL OVERALL SITE PLAN

CLIENT: MILLIGAN ENERGY CENTER, LLC

SEAL:

TODD FARMER, P.E.
AZ P.E. LICENSE NO. 40970

CIVIL DESIGN BY:	SOLAR DESIGN BY:
KV	NA
CHECKED BY:	SCALE:
AC	1" = 600'

PROJECT NUMBER: 24616301

DRAWING NUMBER: C-100

SHEET NUMBER: 3 OF 10

UNLESS OTHERWISE AGREED IN A WRITTEN CONTRACT BETWEEN WOOD GROUP, INC. AND ITS CLIENT: (I) THIS DOCUMENT CONTAINS INFORMATION, DATA AND DESIGN THAT IS CONFIDENTIAL AND MAY NOT BE COPIED OR DISCLOSED; AND (II) THIS DOCUMENT MAY ONLY BE USED BY THE CLIENT IN THE CONTEXT AND FOR THE EXPRESS PURPOSE FOR WHICH IT HAS BEEN DELIVERED. ANY OTHER USE OR RELIANCE ON THIS DOCUMENT BY ANY THIRD PARTY IS AT THAT PARTY'S SOLE RISK AND RESPONSIBILITY.

PROPOSED O&M AREA WITH 30'X40' AND 10'X24' BUILDINGS. POTABLE WATER AND SANITARY FACILITIES SHALL BE PROVIDED AND WILL BE DESIGNED AT A LATER DATE

EXISTING WAPA ED4 115KV SUBSTATION

N/F
OWNER: ROBINSON TIMOTHY A & EVELYN P
PROPERTY ADDRESS: N/A
MAILING ADDRESS: PO BOX 11138
CASA GRANDE,AZ 85130
APN: 41107001H

40.0' ELECTRICAL TRANSMISSION LINE EASEMENT (PER DOCKET 335, PAGE 110)

WEST MILLIGAN ROAD
66' PUBLIC RIGHT OF WAY
AS SHOWN PER SURVEY'S BK 23, PAGE 140
30' GRAVEL PAVEMENT

LESS AND EXCEPT NORTH 33'

PROJECT BOUNDARY TYPICAL SECTION E. SEE SHEET L101 FOR DETAILS (TYP)

PROPOSED SITE ENTRANCE WITH 30' ACCESS GATE

W MILLIGAN RD

EXISTING BUILDING, BHL, STANDS, STRUCTURES, AND CONCRETE PADS TO BE DEMOLISHED

EXISTING BUILDING AND BHL TO BE REMOVED

PROPOSED 20' GRAVEL ACCESS ROAD (TYP)

EXISTING APS MILLIGAN 230KV SUBSTATION

CUP AREA SUBJECT TO THE APPROVAL OF A SEPARATE APPLICATION. PLEASE SEE CUP APPLICATION FOR SITE PLAN INFORMATION

11 MILE CORNER RD
66' PUBLIC RIGHT OF WAY
SURVEYS BOOK 23 PAGE 140
30' GRAVEL PAVEMENT

N/F
OWNER: ARIZONA PUBLIC SERVICE COMPANY
PROPERTY ADDRESS: N/A
MAILING ADDRESS: PO BOX 53999, MS 9905
PHOENIX AZ 85072
APN: 41138004E

EXISTING FENCE TO BE REMOVED (TYP)

EXISTING OVERHANG TO BE DEMOLISHED

EXISTING STANDS TO BE REMOVED

PROJECT BOUNDARY TYPICAL SECTION G. SEE SHEET L101 FOR DETAILS (TYP)

PROPOSED 7' PERIMETER CHAIN LINK FENCE (TYP)

PARCEL BOUNDARY (TYP)

DEDICATE 35' COLLECTOR HALF STREET RIGHT OF WAY

40' Public Highway Easement Bk 59, Pg 340

47' Electric Line Easement Docket 334, Pg 582

S SUNSHINE BLVD

33' ROADWAY PURPOSES EASEMENT DKT 375, PG 572

N/F
Parcel ID: 40801022B
Owner: MDT Investments LTD PSHIP
Mailing: 2107 E Solano Dr, Phoenix, AZ 85016

N/F
Parcel ID: 41138001D & 41138004F
Owner: Eloy 170 LLC
Mailing: PO Box 80770
Phoenix, AZ

N/F
Parcel ID: 41138001E & 41138001B
Owner: Go Huge Race Promotions Inc
Mailing: 12001 E Barbary Coast Rd
Tucson, AZ

N/F
Parcel ID: 41138001C
Owner: Eloy 170 LLC
Mailing: PO Box 80770
Phoenix, AZ

FUTURE ROAD (ALSDORF RD)

N/F
Parcel ID: 41138002D
Owner: Eloy 170 LLC
Mailing: PO Box 80770

N/F
Parcel ID: 41138002C
Owner: Eloy 170 LLC
Mailing: PO Box 80770,
Phoenix, AZ

N/F
Parcel ID: 41138001H
Owner: Eloy 170 LLC
Mailing: PO Box 80770
Phoenix, AZ

PROPOSED 265' X 261' PV SUBSTATION

PROPOSED 12' GRAVEL ACCESS ROAD (TYP)

75' BOUNDARY SETBACK (TYP)

FENCE IS SETBACK 74' FROM CURRENT PROPERTY BOUNDARY ON THIS BORDER

24' EMERGENCY ACCESS GATE

PROJECT BOUNDARY TYPICAL SECTION C-R. SEE SHEET L101 FOR DETAILS (TYP)

100' BOUNDARY SETBACK FROM CURRENT PROPERTY BOUNDARY (TYP)

Parcel 13
Less & Except

N/F
Parcel ID: 41138001L
Owner: New Sunshine Fund LLC
Mailing: 9340 Pichting Wedge Dr, Las Vegas, NV

40' Public Highway Easement Bk 59, Pg 340

N/F
Parcel ID: 41117004F
Owner: Solid State Elov I LP
Mailing: PO Box 78525
Atlanta, GA

IMPROVE EXIST DITCH CROSSING AS NEEDED. POST DEVELOPMENT FLOW RATES SHALL MATCH PRE DEVELOPMENT

PROPOSED SITE ENTRANCE WITH STOP SIGN AND 24' ACCESS GATE

SHEET C102

100' Electric Line Easement Dkt 1011, Pg 722

DEDICATE 55' HALF RIGHT OF WAY. IMPROVED ROADWAY SHALL BE 2 LANES AND A MINIMUM OF 28' WIDE. ROAD TREATMENT SHALL INCLUDE DOUBLE CHIP SEAL WITH 6" OF ABC BASE MATERIAL. IMPROVED ROAD SHALL BE CONSTRUCTED AT EXISTING GRADE AND LOW WATER CROSSINGS INSTALLED AT EXISTING LOW POINTS ON THE ROAD

1/4 MILE CORNER Dirt Road - Private R/W

Parcel 13
All of Section 18, T-8-S, R-8-E
Except a Portion of Land
APN: 41138001K & 41138002A
21,053,727 Sq. Feet ±
483.327 Acres ±
Vacant Land

INVERTER (TYP)

Roosevelt Irrigation District Pipeline

FENCE SETBACK 50' FROM RIGHT OF WAY (TYP)

40' Public Highway Easement Bk 59, Pg 288

REMOVE EXISTING DITCH AND DRAINAGE INFRASTRUCTURE

N/F
Parcel ID: 40801022C
Owner: MDT Investments LTD PSHIP
Mailing: 2107 E Solano Dr, Phoenix, AZ 85016

PROTECT EXISTING DITCH AND DRAINAGE INFRASTRUCTURE

HORIZONTAL DIRECTIONAL DRILL. SEE DETAIL ON SHEET C500 (TYP)

SOUTH SUNSHINE BOULEVARD 37' Asphalt Road / Private R/W

IMPROVE EXIST DITCH CROSSING AS NEEDED. POST DEVELOPMENT FLOW RATES SHALL MATCH PRE DEVELOPMENT

PROJECT BOUNDARY TYPICAL SECTION B. SEE SHEET L101 FOR DETAILS (TYP)

PROPOSED RIGHT OF WAY (TYP)

100' ELECTRIC EASEMENT. SEE ALTA FOR DETAILS

DEDICATE 83' HALF RIGHT OF WAY (166' TOTAL) ON BOTH SIDES OF THE ROW. INSTALL DOUBLE CHIP SEAL ON EXITING PAVEMENT

24' EMERGENCY ACCESS GATE

11 MILE CORNER RD

PROTECT EXISTING DITCH AND DRAINAGE INFRASTRUCTURE

FENCE SETBACK 50' FROM RIGHT OF WAY (TYP)

PROTECT CONCRETE DITCH

Parcel 13
Less & Except the South 90' of the West 50' of the East 1,486 Sq. Feet ± 0.166 Acres ±

Concrete Culvert

E PHILLIPS RD

N/F
Parcel ID: 41138001O
Owner: N/A
Mailing: N/A

PROTECT CONCRETE DITCH

N/F
Parcel ID: 411180020
Owner: Horne Investments LLC
Mailing: 1465 E Motorplex Loop STE 200, Gilbert, AZ 85297

N/F
Parcel ID: 411180090
Owner: Ken Mantel LLC
Mailing: 29866 N 78Th Pl, Scottsdale, AZ 85266

EAST PHILLIPS ROAD 24' Asphalt Road - Private R/W

N/F
Parcel ID: USA411003
Owner: N/A
Mailing: N/A

SOUTH SUNSHINE BOULEVARD 37' Asphalt Road - Private R/W

Dirt Road - Private R/W

Dirt Road - Private R/W

PROJECT BOUNDARY TYPICAL SECTION A. SEE SHEET L101 FOR DETAILS (TYP)

PROPOSED 7' PERIMETER CHAIN LINK FENCE (TYP)

DEDICATE 83' HALF RIGHT OF WAY. IMPROVED ROADWAY SHALL BE 2 LANES AND A MINIMUM OF 28' WIDE. ROAD TREATMENT SHALL INCLUDE DOUBLE CHIP SEAL WITH 6" OF ABC BASE MATERIAL. IMPROVED ROAD SHALL BE CONSTRUCTED AT EXISTING GRADE AND LOW WATER CROSSINGS INSTALLED AT EXISTING LOW POINTS ON THE ROAD

EXISTING CAIDD ACCESS ROAD TO BE IMPROVED

SHEET C103

40' Public Highway Easement Bk 59, Pg 288

0 60' 150' 300' 600'
1"=300'-0"

WORK SAFELY

C101 C102 C103 C104

KEY MAP
SITE PLAN

1" = 5000'

wood.

WOOD
RENEWABLES, PROJECT DEVELOPMENT & ENGINEERING
3636 Executive Drive, Suite 100
Austin, TX 78731
WEB: WWW.WOODPLC.COM

REVISION	DATE	ISSUE / REVISION DESCRIPTION
C	06/26/2024	ISSUED FOR PERMITTING
B	05/24/2024	ISSUED FOR PERMITTING
A	11/08/2023	ISSUED FOR PERMITTING

RB	KV	ISSUED
RB	KV	ISSUED
TF	KV	APPROVED

PROJECT: MILLIGAN ENERGY CENTER

TITLE: INTERIM PROJECT PLAN CONCEPTUAL SITE PLAN

CLIENT: MILLIGAN ENERGY CENTER, LLC

SEAL:

TODD FARMER, P.E.
AZ P.E. LICENSE NO. 40970

CIVIL DESIGN BY:	SOLAR DESIGN BY:
KV	NA
CHECKED BY:	SCALE:
AC	1" = 300'

PROJECT NUMBER: 24616301

DRAWING NUMBER: C-101

SHEET NUMBER: 4 OF 10

UNLESS OTHERWISE AGREED IN A WRITTEN CONTRACT BETWEEN WOOD GROUP, INC. AND ITS CLIENT: (I) THIS DOCUMENT CONTAINS INFORMATION, DATA AND DESIGN THAT IS CONFIDENTIAL AND MAY NOT BE COPIED OR DISCLOSED; AND (II) THIS DOCUMENT MAY ONLY BE USED BY THE CLIENT IN THE CONTEXT AND FOR THE EXPRESS PURPOSE FOR WHICH IT HAS BEEN DELIVERED. ANY OTHER USE OR RELIANCE ON THIS DOCUMENT BY ANY THIRD PARTY IS AT THAT PARTY'S SOLE RISK AND RESPONSIBILITY.

INTERSTATE 10

40' Electric Line Easement per Docket 334, Pg 587

Concrete Canal (Typical)

PROPOSED 7' PERIMETER CHAIN LINK FENCE (TYP)

N/F
Parcel ID: 41117008E
Owner: Solid State Eloy I LP
Mailing: PO Box 78325,
Atlanta, GA

PARCEL BOUNDARY (TYP)

75' BOUNDARY SETBACK (TYP)

PROTECT EXISTING DITCH AND DRAINAGE INFRASTRUCTURE

PROPOSED 12' GRAVEL ACCESS ROAD (TYP)

IMPROVE EXIST DITCH CROSSING AS NEEDED. POST DEVELOPMENT FLOW RATES SHALL MATCH PRE DEVELOPMENT

PROJECT BOUNDARY TYPICAL SECTION C. SEE SHEET L101 FOR DETAILS

N/F
Parcel ID: 411170050
Owner: Ham Phillips LLC
Mailing: PO Box 15662,
Phoenix, AZ

Parcel 2
APN: 41117004G &
41117008F
7,670,133 Sq. Feet ±
176.082 Acres ±
Vacant Land

INVERTER (TYP)

DEDICATE 83' HALF RIGHT OF WAY (166' TOTAL) ON BOTH SIDES OF THE ROW. INSTALL DOUBLE CHIP SEAL ON EXITING PAVEMENT

PROTECT EXISTING DITCH AND DRAINAGE INFRASTRUCTURE

100' AND 70' IRRIGATION AND DRAINAGE EASEMENTS. SEE ALTA FOR DETAILS

EXIST CAIDD ACCESS ROAD TO BE IMPROVED. ROAD SHALL NOT BE USED FOR SITE ACCESS (TYP)

DEDICATE 83' HALF RIGHT OF WAY. INSTALL DOUBLE CHIP SEAL ON EXITING PAVEMENT

24' EMERGENCY ACCESS GATE

CAIDD WELL WITH 100' SETBACK

PROJECT BOUNDARY TYPICAL SECTION A. SEE SHEET L101 FOR DETAILS (TYP)

EXIST CAIDD ACCESS ROAD TO BE IMPROVED (TYP)

PROPOSED RIGHT OF WAY (TYP)

Irrigation & Drainage Easement Dkt 1564, Pg 957; Dkt 1599, Pg 324

N/F
Parcel ID: 411170050
Owner: Ham Phillips LLC
Mailing: PO Box 15662,
Phoenix, AZ

E PHILLIPS RD

S LA PALMA RD

DEDICATE 55' HALF RIGHT OF WAY (110' TOTAL) ON BOTH SIDES OF THE ROW. IMPROVED ROADWAY SHALL BE 2 LANES AND A MINIMUM OF 28' WIDE. ROAD TREATMENT SHALL INCLUDE DOUBLE CHIP SEAL WITH 6" OF ABC BASE MATERIAL. IMPROVED ROAD SHALL BE CONSTRUCTED AT EXISTING GRADE AND LOW WATER CROSSINGS INSTALLED AT EXISTING LOW POINTS ON THE ROAD

PROJECT BOUNDARY TYPICAL SECTION F
2 CHINESE ELM TREES EVERY 40' AND
8 HOPBUSH SHRUBS EVERY 40'. SEE
SHEET L101 FOR DETAILS (TYP)

N/F
Parcel ID: 411170050
Owner: Daybreak 1320 LLC Etal
Mailing: 1223 S Clearview Ave STE 103, Mesa, AZ

FENCE SETBACK 50' FROM RIGHT OF WAY (TYP)

EAST PHILLIPS ROAD

24' Asphalt Road - Private R/W
100' Central Arizona Irrigation & Drainage District Exclusion Area
Dkt 1757, Pg 1

PROTECT CONCRETE DITCH

Irrigation & Drainage Easement West 30' of the East 50' of the North 33' of the NW 1/4 of Section 20
Dkt 1564, Pg 957;
Dkt 1599, Pg 324

Central AZ Irrigation & Drainage District
Dkt 1728, Pg 888;
Dkt 1519, Pg 58

24' EMERGENCY ACCESS GATE

24' Asphalt Road - Private R/W
100' Central Arizona Irrigation & Drainage District Exclusion Area
Dkt 1757, Pg 1

Irrigation & Drainage Easement South 70' of the North 103' of the NW 1/4 of Section 20
Dkt 1564, Pg 957;
Dkt 1529, Pg 324

PROPOSED RIGHT OF WAY (TYP)

EXIST CAIDD ACCESS ROAD TO BE IMPROVED. ROAD NOT USED FOR SITE ACCESS (TYP)

20' Irrigation & Drainage District Easement / Pipeline Easement
Dkt 1569, Pg 309;
Dkt 1580, Pg 7

100' BOUNDARY SETBACK

HORIZONTAL DIRECTIONAL DRILL. SEE DETAIL ON SHEET C500 (TYP)

PROTECT EXISTING DITCH AND DRAINAGE INFRASTRUCTURE

PROTECT EXISTING DITCH

SITE ENTRANCE WITH 24' ACCESS GATE

PROPOSED 7' PERIMETER CHAIN LINK FENCE (TYP)

Parcel 3

SHEET C101

SHEET C103

SHEET C104

WORK SAFELY

0 60' 150' 300' 600'
1"=300'-0"

1" = 5000'

KEY MAP
SITE PLAN

C101 | C102 | C103 | C104

wood.

WOOD
RENEWABLES, PROJECT DEVELOPMENT & ENGINEERING
3636 Executive Drive, Suite 100
Austin, TX 78731
WEB: WWW.WOODPLC.COM

REVISION	DATE	ISSUE / REVISION DESCRIPTION	ISSUED	APPROVED
C	06/26/2024	ISSUED FOR PERMITTING	KV	RB
B	06/24/2024	ISSUED FOR PERMITTING	KV	RB
A	11/08/2023	ISSUED FOR PERMITTING	KV	TF

PROJECT: MILLIGAN ENERGY CENTER

TITLE: INTERIM PROJECT PLAN
CONCEPTUAL SITE PLAN

CLIENT: MILLIGAN ENERGY CENTER, LLC

SEAL:

TODD FARMER, P.E.
AZ P.E. LICENSE NO. 40970

CIVIL DESIGN BY: KV	SOLAR DESIGN BY: NA
CHECKED BY: AC	SCALE: 1" = 300'

PROJECT NUMBER: 24616301

DRAWING NUMBER: C-102

SHEET NUMBER: 5 OF 10

UNLESS OTHERWISE AGREED IN A WRITTEN CONTRACT BETWEEN WOOD GROUP, INC. AND ITS CLIENT: (I) THIS DOCUMENT CONTAINS INFORMATION, DATA AND DESIGN THAT IS CONFIDENTIAL AND MAY NOT BE COPIED OR DISCLOSED; AND (II) THIS DOCUMENT MAY ONLY BE USED BY THE CLIENT IN THE CONTEXT AND FOR THE EXPRESS PURPOSE FOR WHICH IT HAS BEEN DELIVERED. ANY OTHER USE OR RELIANCE ON THIS DOCUMENT BY ANY THIRD PARTY IS AT THAT PARTY'S SOLE RISK AND RESPONSIBILITY.

E PHILLIPS RD

SHEET C101

SHEET C102

SHEET C104

E CAMCO RD

E SALAZAR RD

E SHAY RD

S SUNSHINE BLVD

EAST PHILLIPS ROAD
24' Asphalt Road - Private R/W

SOUTH SUNSHINE BOULEVARD
27' Asphalt Road - Private R/W

EAST SHAY ROAD
Gravel Road (Width Varies) - Private R/W

N/F
Parcel ID: 411180090
Owner: Ken Mantel LLC
56 N 78Th Pl, Scottsdale, AZ 85266

N/F
Parcel ID: USA411003
Owner: N/A
Mailing: N/A

N/F
Parcel ID: 41118010C
Owner: Velazquez Sylvia T
Mailing: 668 E Rancho Viejo Loop, Casa Grande, AZ 85122

N/F
Parcel ID: 411180110
Owner: North Picacho Ranch LLC
Mailing: 15611 N Boswell Blvd, Sun City AZ 85351

N/F
Parcel ID: 41118001B
Owner: Olam Cotton INC
Mailing: 2221 Lakeside Blvd STE 1050, Richardson, TX 75082

N/F
Parcel ID: 411180030
Owner: Olam Cotton INC
Mailing: 2221 Lakeside Blvd STE 1050, Richardson, TX 75082

N/F
Parcel ID: 41118008K
Owner: Ogle Edmund Salazar
Mailing: PO Box 471, Eloy AZ 85131

N/F
Parcel ID: 411280010
Owner: Horne Investments LLC
Mailing: 1465 E Motorplex Loop STE 200, Gilbert, AZ 85297

N/F
Parcel ID: 411280010
Owner: Shedd Daniel & Elaine Fam Trust
Mailing: 2948 E River Bush Rd Eloy, AZ 85131

N/F
Parcel ID: 411280010
Owner: JLC Family Investments LLC
Mailing: 6859 E Rembrandt Ave STE 125, Mesa AZ

N/F
Parcel ID: 411170050
Owner: Ham Phillips LLC
Mailing: PO Box 15662
Phoenix, AZ

Parcel 13
Less & Except
the South 90' of the
West 50' of the East
1,486 Sq. Feet ±
0.105 Acres ±

Parcel 3
The West 1540' of the
NW 1/4 of Section 20,
T-8-S, R-8-E
APN: 411190030
3,910,349 Sq. Feet ±
89.769 Acres ±
Vacant Land

Parcel 4
The NW 1/4 of Section 20,
T-8-S, R-8-E
Excepting the West
1540', the South 100' &
the East 20'
APN: 411190020
2,752,714 Sq. Feet ±
63.194 Acres ±
Vacant Land

Parcel 5
The West 2100' of the SW 1/4 of Section 20,
T-8-S, R-8-E
Parcel 6, Less & Except the West 2100'
APN: 411190040
5,532,472 Sq. Feet ±
127.008 Acres ±
Vacant Land

Parcel 6
The SW 1/4 of Section 20, T-8-S, R-8-E
APN: 411190030
1,425,376 Sq. Feet ±
32.727 Acres ±
Vacant Land

Parcel 7
The SE Quarter of Section 20,
T-8-S, R-8-E
Except the South 50' of the
North 2620' of the East 65' of said Section 20
APN: 411190060
6,929,034 Sq. Feet ±
159.069 Acres ±
Vacant Land

Parcel 8
The NE 1/4 of Section 20,
T-8-S, R-8-E
Except the South 50' of the North 2620'
of the East 65' of said Section 20
APN: 411190010
6,869,014 Sq. Feet ±
157.691 Acres ±
Vacant Land

Parcel 9
The South 100' of the
NW 1/4 of Section 20
(Parcel 4's Less & Except)
APN: 411190070
325,000 Sq. Feet
7.461 Acres ±

Parcel
Except the East 100' of th
South 75'
(Also being Parcel 7 Less & E
APN: 41119008A
32,491 Sq. Feet ±
0.746 Acres ±
Vacant Land

Irrigation &
Drainage Easement
Dkt 1564, Pg 957;
Dkt 1529, Pg 324

Irrigation &
Drainage Easement
West 30' of the
East 50' of the North 33'
of the NW 1/4 of Section 20
Dkt 1564, Pg 957;
Dkt 1529, Pg 324

Central AZ
Irrigation &
Drainage District
Dkt 1728, Pg 868;
Dkt 1519, Pg 58

100' Central Arizona
Irrigation & Drainage District
Exclusion Area
Dkt 1757, Pg 1

40' Public
Highway
Easement
Bk 59, Pg 242

Concrete
Canal

Concrete
Canal
(Typical)

100' AND 70'
IRRIGATION AND
DRAINAGE EASEMENTS.
SEE ALTA FOR DETAILS

PROTECT
EXISTING DITCH

PROTECT EXISTING
DITCH AND DRAINAGE
INFRASTRUCTURE

PROPOSED 7' PERIMETER
CHAIN LINK FENCE (TYP)

DEDICATE 83' HALF RIGHT OF WAY.
INSTALL DOUBLE CHIP SEAL ON EXITING
PAVEMENT

CONSTRUCTION TRAFFIC SHALL NOT ENTER
THE SITE FROM SOUTH SUNSHINE BLVD
SOUTH OF EAST PHILLIPS RD

PROPOSED SITE ENTRANCE
WITH STOP SIGN AND 24'
ACCESS GATE

PROPOSED 12'
GRAVEL ACCESS
ROAD (TYP)

DEMO AND FILL
EXISTING DITCH

INVERTER (TYP)

PROJECT BOUNDARY TYPICAL SECTION
A. SEE SHEET L101 FOR DETAILS

75' BOUNDARY SETBACK (TYP)

FENCE SETBACK 50' FROM
RIGHT OF WAY (TYP)

PROPOSED RIGHT OF WAY (TYP)

PROPOSED 12' GRAVEL
ACCESS ROAD (TYP)

100' BOUNDARY SETBACK (TYP)

PROTECT EXISTING DITCH

PROPOSED 7' PERIMETER
CHAIN LINK FENCE (TYP)

PARCEL BOUNDARY (TYP)

PROJECT BOUNDARY TYPICAL SECTION B.
SEE SHEET L101 FOR DETAILS

PROJECT BOUNDARY
TYPICAL SECTION
B-R. SEE SHEET
L101 FOR DETAILS

DEDICATE 55' HALF RIGHT OF WAY. IMPROVED ROADWAY SHALL BE 2 LANES AND A MINIMUM OF 28' WIDE. ROAD TREATMENT SHALL INCLUDE DOUBLE CHIP SEAL WITH 6" OF ABC BASE MATERIAL. IMPROVED ROAD SHALL BE CONSTRUCTED AT EXISTING GRADE AND LOW WATER CROSSINGS INSTALLED AT EXISTING LOW POINTS ON THE ROAD

0 60' 150' 300' 600'
1"=300'-0"

WORK SAFELY

C101 C102 C103 C104

KEY MAP
SITE PLAN

1" = 5000'

UNLESS OTHERWISE AGREED IN A WRITTEN CONTRACT BETWEEN WOOD GROUP, INC. AND ITS CLIENT: (I) THIS DOCUMENT CONTAINS INFORMATION, DATA AND DESIGN THAT IS CONFIDENTIAL AND MAY NOT BE COPIED OR DISCLOSED; AND (II) THIS DOCUMENT MAY ONLY BE USED BY THE CLIENT IN THE CONTEXT AND FOR THE EXPRESS PURPOSE FOR WHICH IT HAS BEEN DELIVERED. ANY OTHER USE OR RELIANCE ON THIS DOCUMENT BY ANY THIRD PARTY IS AT THAT PARTY'S SOLE RISK AND RESPONSIBILITY.

wood.
WOOD
RENEWABLES, PROJECT DEVELOPMENT
& ENGINEERING
3636 Executive Drive, Suite 100
Austin, TX 78731
WEB: WWW.WOODPLC.COM

REVISION	DATE	ISSUE / REVISION DESCRIPTION	ISSUED	APPROVED
C	06/26/2024	ISSUED FOR PERMITTING	KV	RB
B	05/24/2024	ISSUED FOR PERMITTING	KV	RB
A	11/08/2023	ISSUED FOR PERMITTING	KV	TF

PROJECT: MILLIGAN ENERGY CENTER

TITLE: INTERIM PROJECT PLAN
CONCEPTUAL SITE PLAN

CLIENT: MILLIGAN ENERGY CENTER, LLC

SEAL:

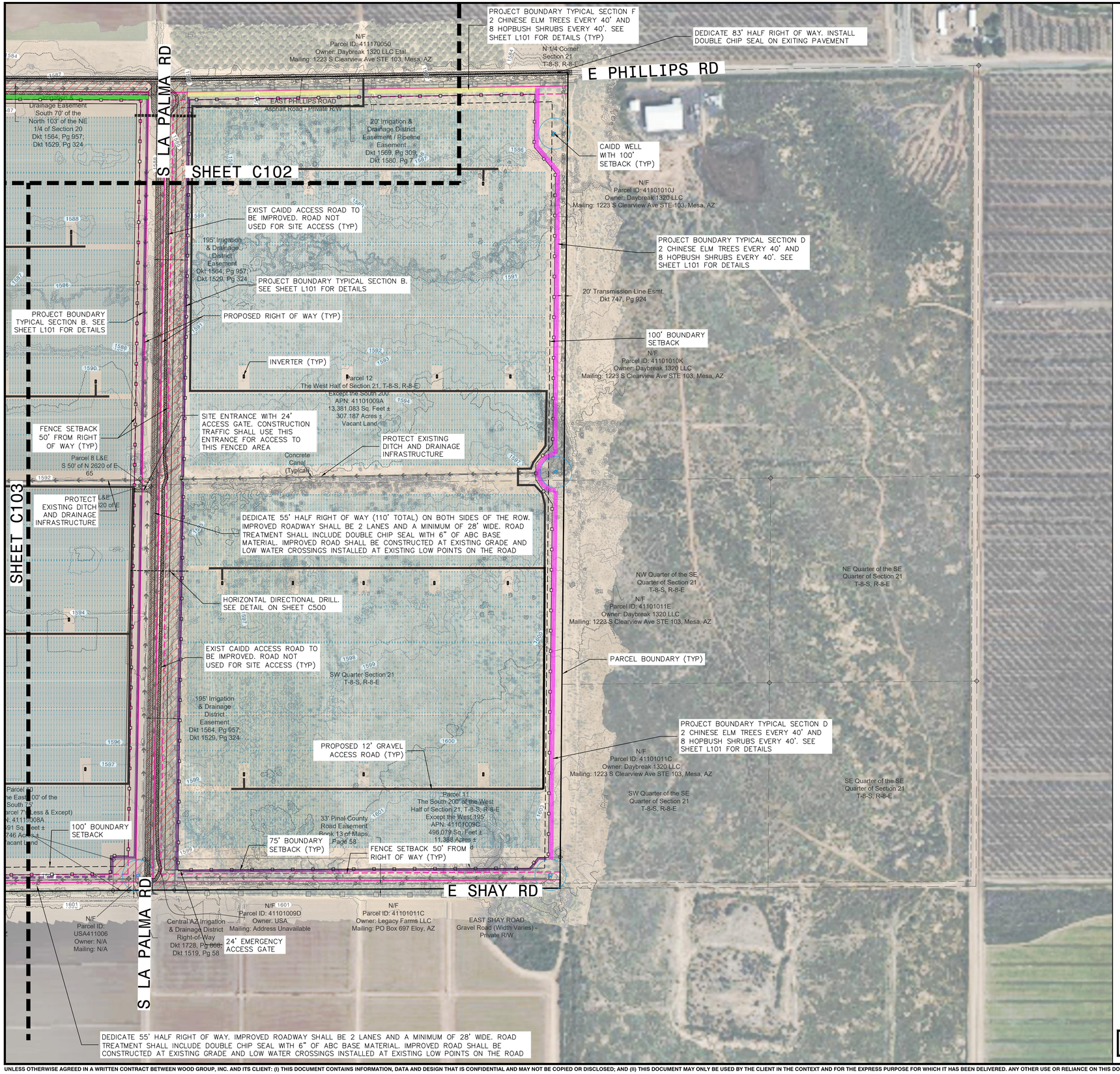
TODD FARMER, P.E.
AZ P.E. LICENSE NO. 40970

CIVIL DESIGN BY:	SOLAR DESIGN BY:
KV	NA
CHECKED BY:	SCALE:
AC	1" = 300'

PROJECT NUMBER: 24616301

DRAWING NUMBER: C-103

SHEET NUMBER: 6 OF 10



wood.
WOOD
RENEWABLES, PROJECT DEVELOPMENT
& ENGINEERING
3636 Executive Drive, Suite 100
Austin, TX 78731
WEB: WWW.WOODPLC.COM

REVISION	DATE	ISSUE / REVISION DESCRIPTION	ISSUED	APPROVED
C	06/26/2024	ISSUED FOR PERMITTING	KV	RB
B	05/24/2024	ISSUED FOR PERMITTING	KV	RB
A	11/08/2023	ISSUED FOR PERMITTING	KV	TF

PROJECT: MILLIGAN ENERGY CENTER

TITLE: INTERIM PROJECT PLAN
CONCEPTUAL SITE PLAN

CLIENT: MILLIGAN ENERGY CENTER, LLC

SEAL:

TODD FARMER, P.E.
AZ P.E. LICENSE NO. 40970

CIVIL DESIGN BY:	SOLAR DESIGN BY:
KV	NA
CHECKED BY: AC	SCALE: 1" = 300'

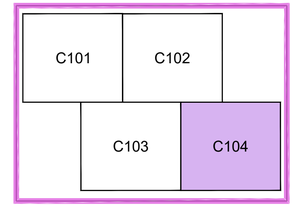
PROJECT NUMBER: 24616301

DRAWING NUMBER: C-104

SHEET NUMBER: 7 OF 10

0 60' 150' 300' 600'
1"=300'-0"

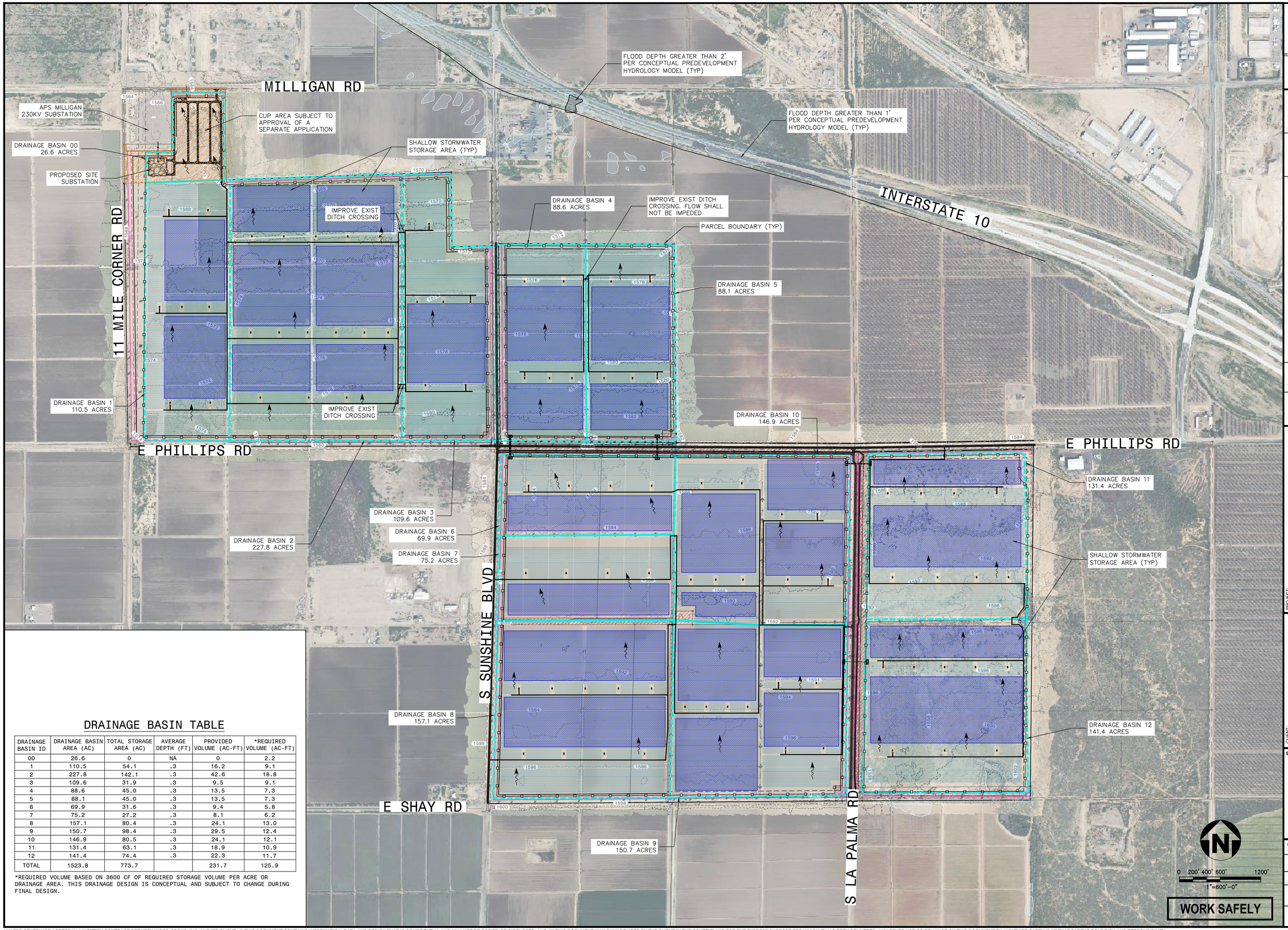
WORK SAFELY



KEY MAP
SITE PLAN

1" = 5000'

UNLESS OTHERWISE AGREED IN A WRITTEN CONTRACT BETWEEN WOOD GROUP, INC. AND ITS CLIENT: (I) THIS DOCUMENT CONTAINS INFORMATION, DATA AND DESIGN THAT IS CONFIDENTIAL AND MAY NOT BE COPIED OR DISCLOSED; AND (II) THIS DOCUMENT MAY ONLY BE USED BY THE CLIENT IN THE CONTEXT AND FOR THE EXPRESS PURPOSE FOR WHICH IT HAS BEEN DELIVERED. ANY OTHER USE OR RELIANCE ON THIS DOCUMENT BY ANY THIRD PARTY IS AT THAT PARTY'S SOLE RISK AND RESPONSIBILITY.



DRAINAGE BASIN TABLE

DRAINAGE BASIN ID	DRAINAGE BASIN AREA (AC)	TOTAL STORAGE AREA (AC)	AVERAGE DEPTH (FT)	PROVIDED VOLUME (AC-FT)	*REQUIRED VOLUME (AC-FT)
00	26.6	0	NA	0	2.2
1	110.5	54.1	.3	16.2	9.1
2	227.8	142.1	.3	42.6	18.8
3	109.6	31.9	.3	9.5	9.1
4	88.6	45.0	.3	13.5	7.3
5	88.1	45.0	.3	13.5	7.3
6	69.9	31.6	.3	9.4	5.8
7	75.2	27.2	.3	8.1	6.2
8	157.1	80.4	.3	24.1	13.0
9	150.7	98.4	.3	29.5	12.4
10	146.9	80.5	.3	24.1	12.1
11	131.4	63.1	.3	18.9	10.9
12	141.4	74.4	.3	22.3	11.7
TOTAL	1523.8	773.7		231.7	125.9

*REQUIRED VOLUME BASED ON 3600 CF OF REQUIRED STORAGE VOLUME PER ACRE OR DRAINAGE AREA. THIS DRAINAGE DESIGN IS CONCEPTUAL AND SUBJECT TO CHANGE DURING FINAL DESIGN.

wood.
WOOD RENEWABLES, PROJECT DEVELOPMENT & ENGINEERING
3636 Executive Drive, Suite 100
Austin, TX 78731
WEB: WWW.WOODPLC.COM

REVISION	DATE	ISSUE / REVISION DESCRIPTION	ISSUED	APPROVED
C	06/26/2024	ISSUED FOR PERMITTING	KV	RB
B	05/24/2024	ISSUED FOR PERMITTING	KV	RB
A	11/09/2023	ISSUED FOR PERMITTING	KV	TF

PROJECT: MILLIGAN ENERGY CENTER

TITLE: INTERIM PROJECT PLAN CONCEPTUAL DRAINAGE PLAN

CLIENT: MILLIGAN ENERGY CENTER, LLC

SEAL:

TODD FARMER, P.E.
AZ P.E. LICENSE NO. 40970

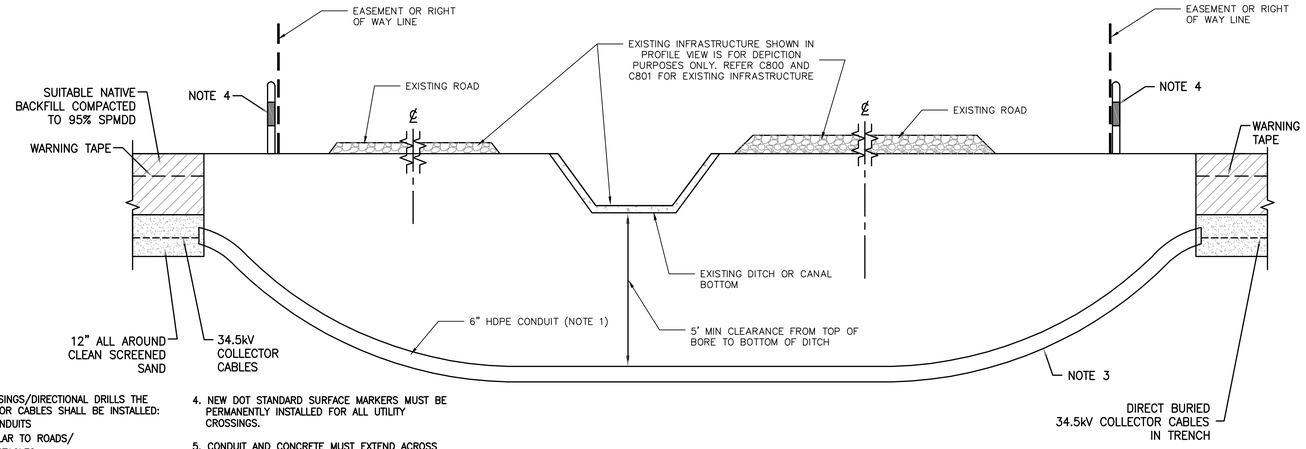
CIVIL DESIGN BY:	SOLAR DESIGN BY:
KV	NA
CHECKED BY:	SCALE:
AC	1" = 600'

PROJECT NUMBER: 24616301

DRAWING NUMBER: C-200

SHEET NUMBER: 8 OF 10

UNLESS OTHERWISE AGREED IN A WRITTEN CONTRACT BETWEEN WOOD GROUP, INC. AND ITS CLIENT: (I) THIS DOCUMENT CONTAINS INFORMATION, DATA AND DESIGN THAT IS CONFIDENTIAL AND MAY NOT BE COPIED OR DISCLOSED; AND (II) THIS DOCUMENT MAY ONLY BE USED BY THE CLIENT IN THE CONTEXT AND FOR THE EXPRESS PURPOSE FOR WHICH IT HAS BEEN DELIVERED. ANY OTHER USE OR RELIANCE ON THIS DOCUMENT BY ANY THIRD PARTY IS AT THAT PARTY'S SOLE RISK AND RESPONSIBILITY.

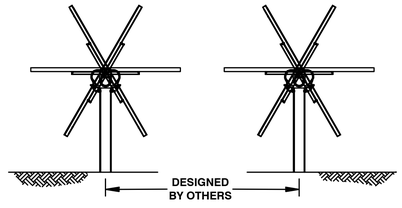


NOTES:

1. FOR ALL CROSSINGS/DIRECTIONAL DRILLS THE 34.5kV COLLECTOR CABLES SHALL BE INSTALLED:
   - 6" HDPE CONDUITS
   - PERPENDICULAR TO ROADS/ UTILITIES/OBSTACLES
   - IF CABLE SPLICE REQUIRED, IT SHALL BE INSTALLED ONLY ON ONE (1) SIDE OF THE CROSSING/DIRECTIONAL DRILL.
2. MINIMUM VERTICAL SEPARATION BETWEEN OUTSIDE OF PROPOSED HDPE CONDUITS AND OBSTACLES IS 24".
   ALL UNLISTED ITEMS AND UTILITY SPACING REQUIREMENTS ARE TO BE CONFIRMED BY THE CONTRACTOR AS PER THE APPROPRIATE REGULATIONS, STANDARDS AND LAWS.
3. TRANSITION FROM DIRECT BURIED SECTION TO DIRECTIONAL DRILLED SECTION SHALL BE A SMOOTH TRANSITION WITH A MINIMUM RADIUS REQUIRED BY CABLE MANUFACTURER AND IN ACCORDANCE WITH NEC REQUIREMENTS.
4. NEW DOT STANDARD SURFACE MARKERS MUST BE PERMANENTLY INSTALLED FOR ALL UTILITY CROSSINGS.
5. CONDUIT AND CONCRETE MUST EXTEND ACROSS THE FULL LIMITS OF THE PIPELINE RIGHT OF WAY.
6. EACH 6" HDPE CONDUIT SHALL ACCOMMODATE ONE(1) 34.5KV CABLE WITH MAXIMUM SIZE OF 34.5KV, 1250KCMIL, AL. CONDUIT SHALL CARRY ONE(1) SOLAR FARM COLLECTOR CIRCUIT WITH MAXIMUM GENERATION CAPACITY OF 25MW OR 100MW PER BORE.
7. CABLE COUNTS SHOWN ARE FOR DEPICTION PURPOSES ONLY AND SUBJECT TO CHANGE DURING FINAL DESIGN.

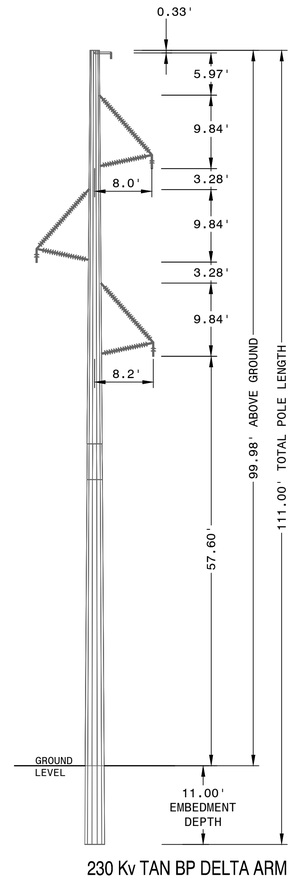
34.5KV COLLECTION LINE - EXISTING ROAD, DITCH, & UTILITY CROSSING DIRECTIONAL DRILL DETAIL

SCALE: NTS

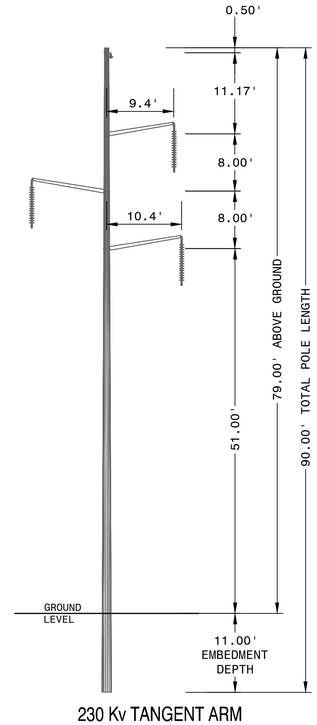


PV S.A.T SUPPORT STRUCTURES SIDE VIEW DETAIL

N.T.S.



230 Kv TAN BP DELTA ARM



230 Kv TANGENT ARM

NOTE: DETAIL IS FOR DEPICTION PURPOSES. FINAL POLE CONFIGURATION/DESIGN IS SUBJECT TO CHANGE

CONCEPTUAL UTILITY POLE ELEVATION VIEWS

SCALE: NTS

WORK SAFELY

wood.
WOOD
RENEWABLES, PROJECT DEVELOPMENT & ENGINEERING
3636 Executive Drive, Suite 100
Austin, TX 78731
WEB: WWW.WOODPLC.COM

REVISION	DATE	ISSUE / REVISION DESCRIPTION	ISSUED	APPROVED
B	06.24.2024	ISSUED FOR PERMITTING	KV	RB
A	11.09.2023	ISSUED FOR PERMITTING	KV	TF

PROJECT: MILLIGAN ENERGY CENTER

TITLE: INTERIM PROJECT PLAN SITE DETAILS

CLIENT: MILLIGAN ENERGY CENTER, LLC

SEAL:

TODD FARMER, P.E.
AZ P.E. LICENSE NO. 40970

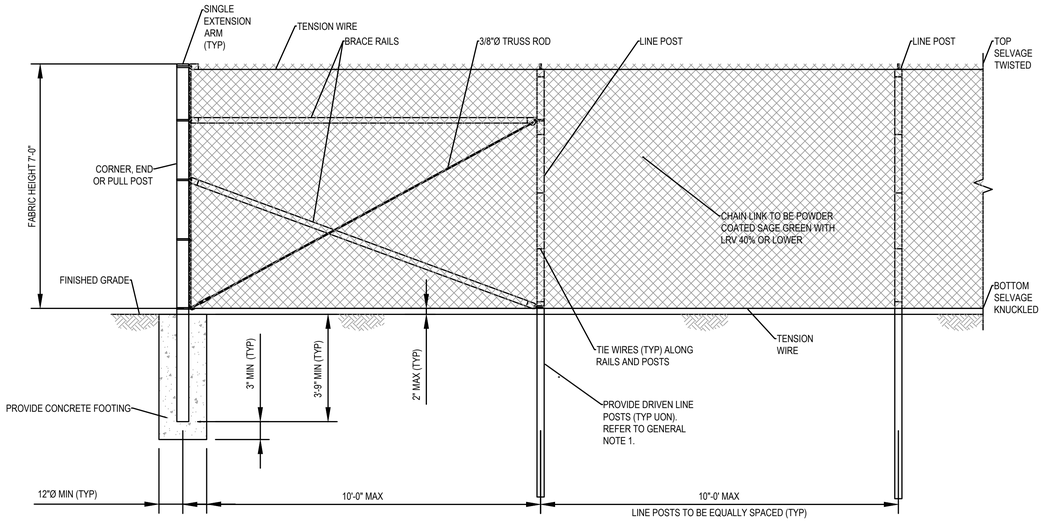
CIVIL DESIGN BY:	SOLAR DESIGN BY:
KV	NA
CHECKED BY:	SCALE:
AC	NA

PROJECT NUMBER: 24616301

DRAWING NUMBER: C-500

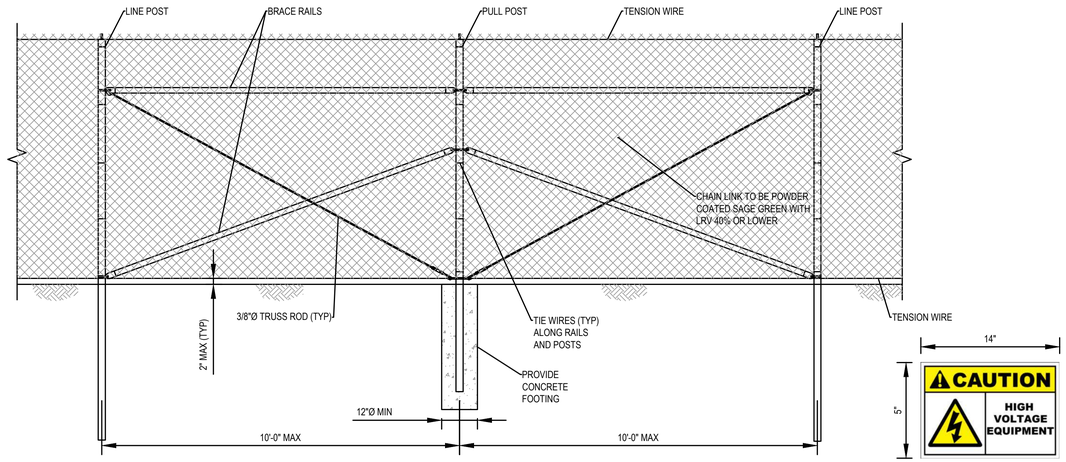
SHEET NUMBER: 9 OF 10

UNLESS OTHERWISE AGREED IN A WRITTEN CONTRACT BETWEEN WOOD GROUP, INC. AND ITS CLIENT: (I) THIS DOCUMENT CONTAINS INFORMATION, DATA AND DESIGN THAT IS CONFIDENTIAL AND MAY NOT BE COPIED OR DISCLOSED; AND (II) THIS DOCUMENT MAY ONLY BE USED BY THE CLIENT IN THE CONTEXT AND FOR THE EXPRESS PURPOSE FOR WHICH IT HAS BEEN DELIVERED. ANY OTHER USE OR RELIANCE ON THIS DOCUMENT BY ANY THIRD PARTY IS AT THAT PARTY'S SOLE RISK AND RESPONSIBILITY.



TYPICAL FENCE PANEL ELEVATION

SCALE: NTS

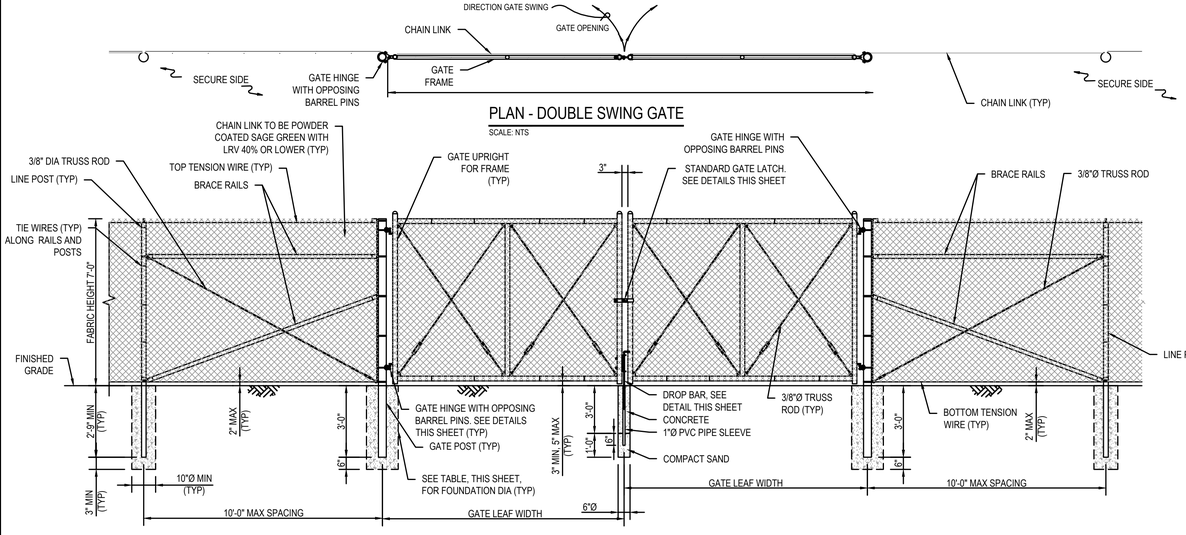


TYPICAL FENCE AND BRACED PANEL ELEVATION

SCALE: NTS

PERIMETER FENCE WARNING

NTS

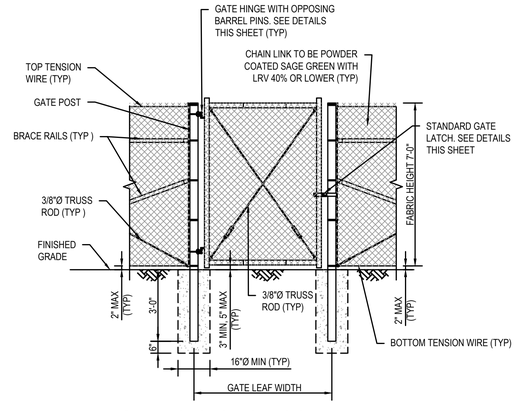


TYPICAL DOUBLE SWING GATE ELEVATION

SCALE: NTS

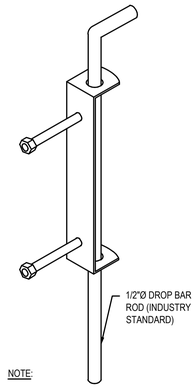
PLAN - DOUBLE SWING GATE

SCALE: NTS



TYPICAL FENCE SINGLE SWING GATE ELEVATION

SCALE: NTS

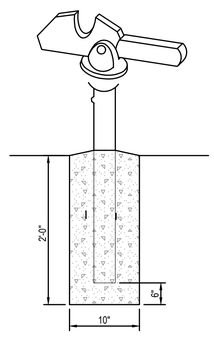


NOTE:

PROVIDE ONE DROP BAR FOR EACH DOUBLE SWING GATE. ASSOCIATED SLEEVE TO BE INSTALLED FLUSH WITH GRADE AT FULLY CLOSED POSITION. CONTRACTOR SHALL PROVIDE 6" LAYER OF #10 SAND BELOW BOTTOM OF SLEEVE TO ALLOW FOR DRAINAGE.

DROP BAR

SCALE: NTS



(TO HOLD GATE OPEN)

GATE KEEPER

SCALE: NTS

WORK SAFELY

wood.
WOOD
RENEWABLES, PROJECT DEVELOPMENT & ENGINEERING
3636 Executive Drive, Suite 100
Austin, TX 78731
WEB: WWW.WOODPLC.COM

REVISION	DATE	ISSUE / REVISION DESCRIPTION	ISSUED	APPROVED
B	06.24.2024	ISSUED FOR REVIEW	KV	RB
A	11.09.2023	ISSUED FOR REVIEW	KV	TF

PROJECT: MILLIGAN ENERGY CENTER

TITLE: INTERIM PROJECT PLAN SITE DETAILS

CLIENT: MILLIGAN ENERGY CENTER, LLC

SEAL:

TODD FARMER, P.E.
AZ P.E. LICENSE NO. 40970

CIVIL DESIGN BY:	SOLAR DESIGN BY:
KV	NA
CHECKED BY: AC	SCALE: NA

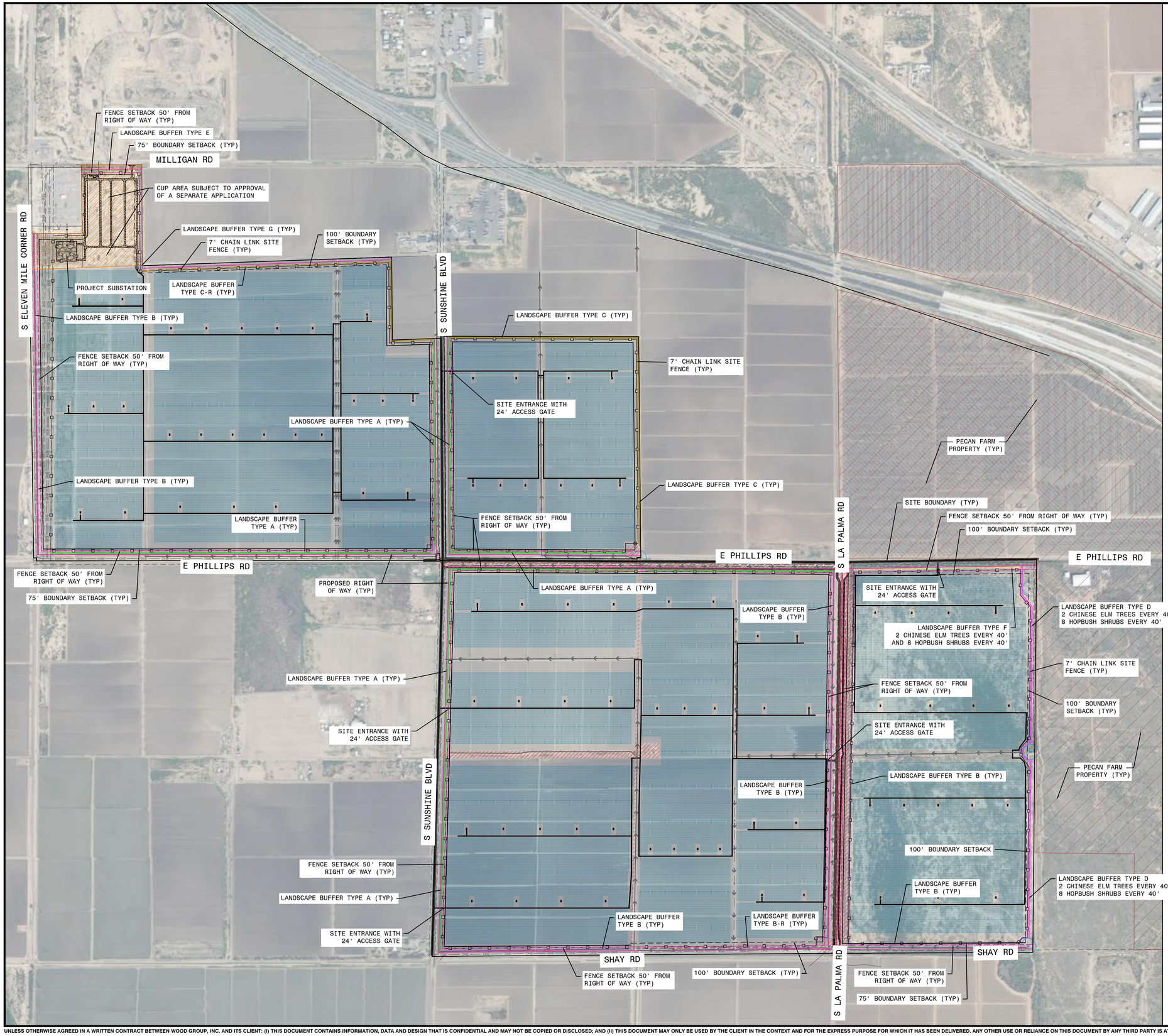
PROJECT NUMBER: 246163O1

DRAWING NUMBER: C-501

SHEET NUMBER: 10 OF 10

UNLESS OTHERWISE AGREED IN A WRITTEN CONTRACT BETWEEN WOOD GROUP, INC. AND ITS CLIENT: (I) THIS DOCUMENT CONTAINS INFORMATION, DATA AND DESIGN THAT IS CONFIDENTIAL AND MAY NOT BE COPIED OR DISCLOSED; AND (II) THIS DOCUMENT MAY ONLY BE USED BY THE CLIENT IN THE CONTEXT AND FOR THE EXPRESS PURPOSE FOR WHICH IT HAS BEEN DELIVERED. ANY OTHER USE OR RELIANCE ON THIS DOCUMENT BY ANY THIRD PARTY IS AT THAT PARTY'S SOLE RISK AND RESPONSIBILITY.

EXHIBIT Z
INTERIM PROJECT PLAN
MILLIGAN ENERGY CENTER
CONCEPTUAL LANDSCAPE PLAN



LANDSCAPE BUFFER LEGEND

- TYPE A LANDSCAPE BUFFER
- TYPE B LANDSCAPE BUFFER
- TYPE B-R LANDSCAPE BUFFER
- TYPE C LANDSCAPE BUFFER
- TYPE C-R LANDSCAPE BUFFER
- TYPE D LANDSCAPE BUFFER
- TYPE E LANDSCAPE BUFFER
- TYPE F LANDSCAPE BUFFER
- TYPE G LANDSCAPE BUFFER

0 200' 400' 600' 1200'
1"=600'-0"

WORK SAFELY

wood.
WOOD
RENEWABLES, PROJECT DEVELOPMENT & ENGINEERING
3636 Executive Drive, Suite 100
Austin, TX 78731
WEB: WWW.WOODPLC.COM

REVISION	DATE	ISSUE / REVISION DESCRIPTION	ISSUED	APPROVED
C	06/26/2024	ISSUED FOR PERMITTING	KV	RB
B	05/24/2024	ISSUED FOR PERMITTING	KV	RB
A	11/09/2023	ISSUED FOR PERMITTING	KV	TF

PROJECT: MILLIGAN ENERGY CENTER

TITLE: EXHIBIT Z INTERIM PROJECT PLAN CONCEPTUAL LANDSCAPE PLAN

CLIENT: MILLIGAN ENERGY CENTER, LLC

SEAL:

TODD FARMER, P.E.
AZ P.E. LICENSE NO. 40970

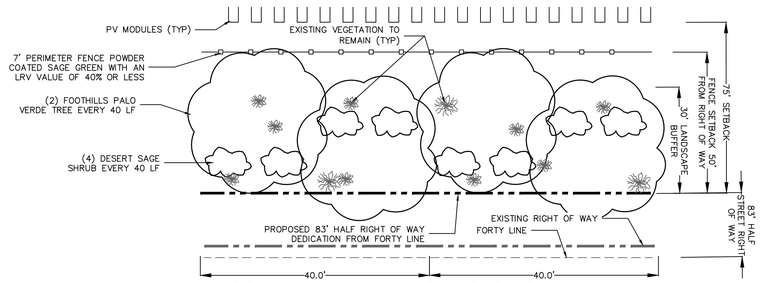
CIVIL DESIGN BY:	SOLAR DESIGN BY:
KV	NA
CHECKED BY:	SCALE:
AC	NA

PROJECT NUMBER: 246163O1

DRAWING NUMBER: L-100

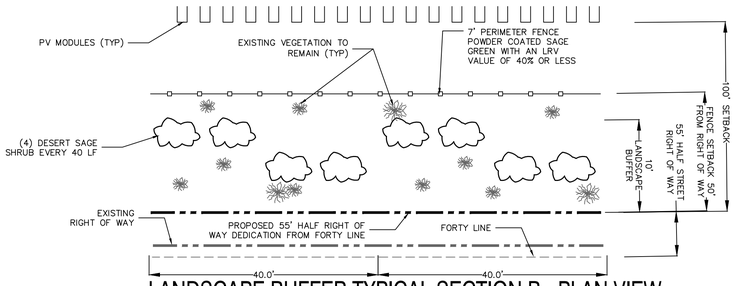
SHEET NUMBER: 1 OF 2

UNLESS OTHERWISE AGREED IN A WRITTEN CONTRACT BETWEEN WOOD GROUP, INC. AND ITS CLIENT: (I) THIS DOCUMENT CONTAINS INFORMATION, DATA AND DESIGN THAT IS CONFIDENTIAL AND MAY NOT BE COPIED OR DISCLOSED; AND (II) THIS DOCUMENT MAY ONLY BE USED BY THE CLIENT IN THE CONTEXT AND FOR THE EXPRESS PURPOSE FOR WHICH IT HAS BEEN DELIVERED. ANY OTHER USE OR RELIANCE ON THIS DOCUMENT BY ANY THIRD PARTY IS AT THAT PARTY'S SOLE RISK AND RESPONSIBILITY.



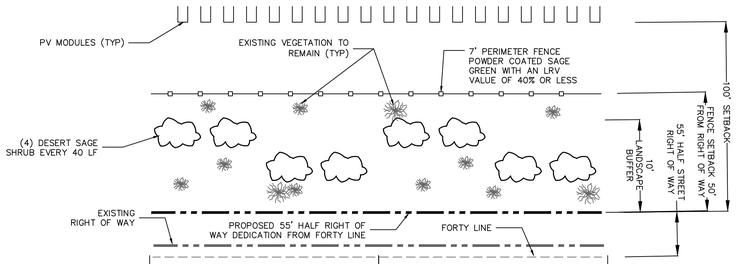
LANDSCAPE BUFFER TYPICAL SECTION A - PLAN VIEW

SCALE: NTS



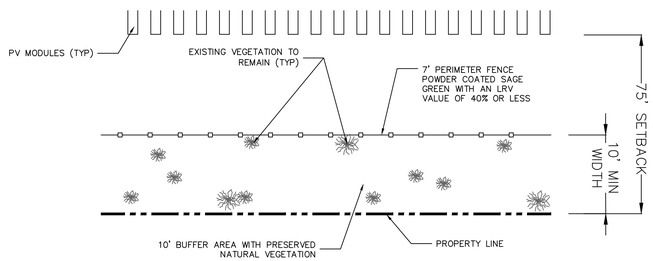
LANDSCAPE BUFFER TYPICAL SECTION B - PLAN VIEW

SCALE: NTS



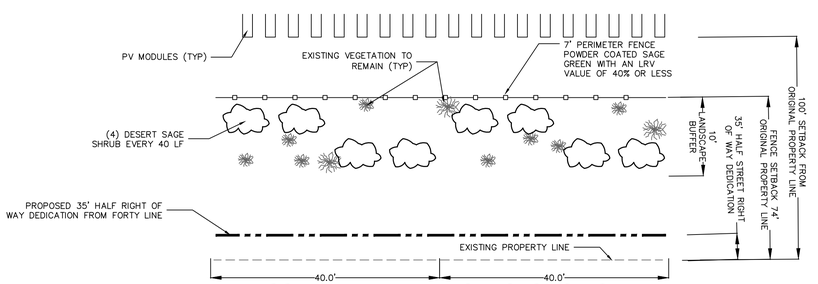
LANDSCAPE BUFFER TYPICAL SECTION B-R PLAN VIEW

SCALE: NTS



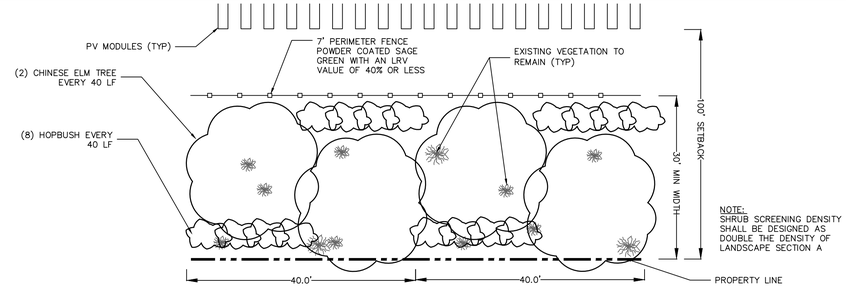
LANDSCAPE BUFFER TYPICAL SECTION C PLAN VIEW

SCALE: NTS



LANDSCAPE BUFFER TYPICAL SECTION C-R PLAN VIEW

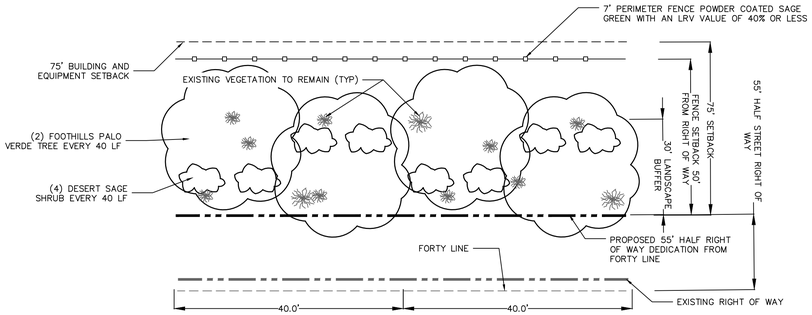
SCALE: NTS



NOTE:
SHRUB SCREENING DENSITY SHALL BE DESIGNED AS DOUBLE THE DENSITY OF LANDSCAPE SECTION A

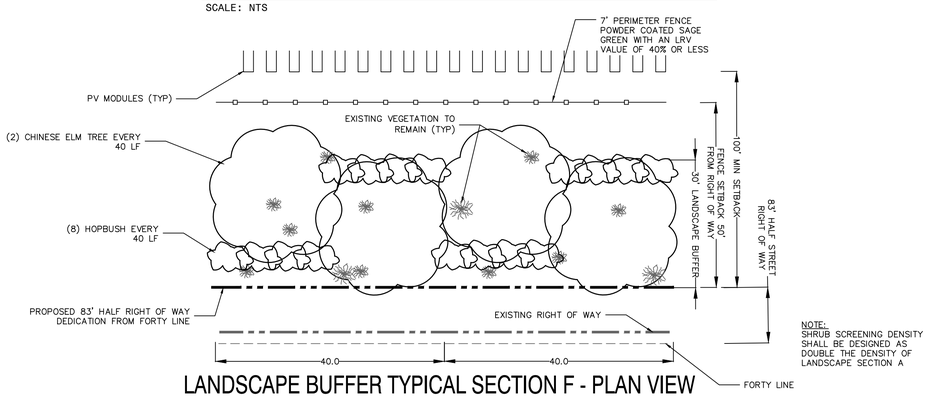
LANDSCAPE BUFFER TYPICAL SECTION D PLAN VIEW

SCALE: NTS



LANDSCAPE BUFFER TYPICAL SECTION E - PLAN VIEW

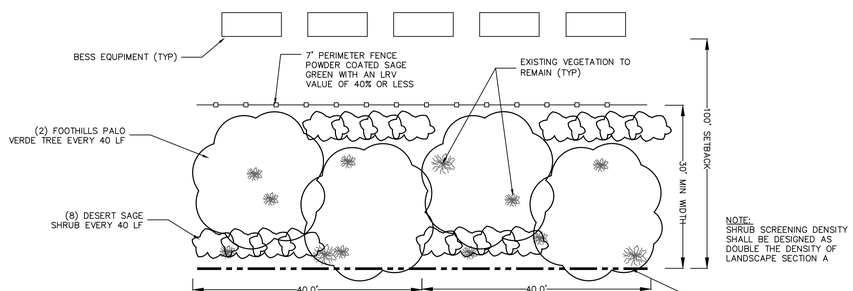
SCALE: NTS



NOTE:
SHRUB SCREENING DENSITY SHALL BE DESIGNED AS DOUBLE THE DENSITY OF LANDSCAPE SECTION A

LANDSCAPE BUFFER TYPICAL SECTION F - PLAN VIEW

SCALE: NTS



NOTE:
SHRUB SCREENING DENSITY SHALL BE DESIGNED AS DOUBLE THE DENSITY OF LANDSCAPE SECTION A

LANDSCAPE BUFFER TYPICAL SECTION G PLAN VIEW

SCALE: NTS

NOTES:

1. VEGETATIVE DENSITY OF THE PROPOSED LANDSCAPE SCREENING WILL BE DETERMINED AT A LATER DATE.
2. VEGETATION SPECIES SHOWN ARE FOR DEPICTION PURPOSES. FINAL VEGETATION SPECIES SHALL BE COORDINATED WITH THE CITY OF ELOY.
3. LANDSCAPE BUFFERS ARE TO BE SERVED WITH A DRIP IRRIGATION SYSTEM AND WATER STORAGE TANK. PLANTINGS SHALL BE IRRIGATED ON A REGULAR BASIS TO PROMOTE VIGOROUS VEGETATIVE GROWTH.
4. DEPENDING ON TREE SPECIES SELECTED, OVERALL PLANT GENERATION MAY BE NEGATIVELY AFFECTED BY PROPOSED LANDSCAPING SHADOWS.

WORK SAFELY

wood.

WOOD
RENEWABLES, PROJECT DEVELOPMENT & ENGINEERING
3636 Executive Drive, Suite 100
Austin, TX 78731
WEB: WWW.WOODPLC.COM

REVISION	DATE	ISSUE / REVISION DESCRIPTION	ISSUED	APPROVED
C	06/26/2024	ISSUED FOR PERMITTING	KV	RB
B	05/24/2024	ISSUED FOR PERMITTING	KV	RB
A	11/09/2023	ISSUED FOR PERMITTING	KV	TF

PROJECT: MILLIGAN ENERGY CENTER

TITLE: EXHIBIT Z
INTERIM PROJECT PLAN
CONCEPTUAL LANDSCAPE CONCEPTS

CLIENT: MILLIGAN ENERGY CENTER, LLC

SEAL:

TODD FARMER, P.E.
AZ P.E. LICENSE NO. 40970

CIVIL DESIGN BY:	SOLAR DESIGN BY:
KV	NA
CHECKED BY:	SCALE:
AC	NA

PROJECT NUMBER: 24616301

DRAWING NUMBER: L-101

SHEET NUMBER: 2 OF 2

UNLESS OTHERWISE AGREED IN A WRITTEN CONTRACT BETWEEN WOOD GROUP, INC. AND ITS CLIENT: (I) THIS DOCUMENT CONTAINS INFORMATION, DATA AND DESIGN THAT IS CONFIDENTIAL AND MAY NOT BE COPIED OR DISCLOSED; AND (II) THIS DOCUMENT MAY ONLY BE USED BY THE CLIENT IN THE CONTEXT AND FOR THE EXPRESS PURPOSE FOR WHICH IT HAS BEEN DELIVERED. ANY OTHER USE OR RELIANCE ON THIS DOCUMENT BY ANY THIRD PARTY IS AT THAT PARTY'S SOLE RISK AND RESPONSIBILITY.

Rancho del Sol Brillante

A MASTER PLANNED COMMUNITY
Planned Area Development

Eloy, AZ

Original Prepared for:

Rancho Sol Brillante, LLC 2141 E. Highland Avenue, Suite 160
Phoenix, AZ 85016

Original PAD Prepared by:

Morrison-Maierle, Inc.
80 E. Rio Salado Parkway, Suite 201 Tempe, Arizona 85281
P: 480.517.5800
F: 480.517.5801
www.m-m.net

November 2004 - MMI Project No. 8303.006

Case No. RZPAD2004-018
Approved December 13, 2004
Ord. No. 04-579

1st Amendment
Case No. RZPAD2004-018.A.1
Approved: September 23, 2024
Ord. No. 24-975

Zoning Map Amendment

1st Amendment to the Rancho Del Sol Brillante Planned Area Development

Submitted to:

City of Eloy, AZ

595 N. C Street Ste. 104
Eloy, AZ 85131

Prepared for:

Milligan Energy Center LLC.

A subsidiary of:

Savion Renewable Energy LLC.

422 Admiral Blvd.
Kansas City, MO 64106

Prepared by:

3636 Executive Center Drive, Ste. 200
Austin, TX 78731

Applicant, on behalf of Savion LLC:

ROSE LAW GROUP pc
RICH ▪ CARTER ▪ FISHER

7144 E. Stetson Drive, Suite 300
Scottsdale, AZ 85251

Court Rich, Attorney
crich@roselawgroup.com
Attn: Jennfer Hall, Sr. Project Manager
Ph: 480-505-3938
jhall@roselawgroup.com

TABLE OF CONTENTS

I. INTRODUCTION 1

1. Location 1
2. Request 1

II. EXISTING CONDITIONS 2

1. Site Topography 2
2. Site Access 2
3. Adjacent Land 2

III. DEVELOPMENT PLAN 4

1. Conceptual Master Plan – Property Development Standards And Allowed Uses 4

A. Residential Development Standards And Uses 4
B. Schools 9
C. Water Storage 9
D. Commercial Development 9
E. Industrial Land Uses 12
F. Open Space Uses 13
G. Additional Regulations For Solar, Utility-Scale Generation, And Battery Energy Storage System Facilities. 13
H. Definitions 14

2. Landscape Master Plan 14

A. Open Space System 14
B. Parks And Lakes 15
C. Conceptual Landscaping And Entry Monument Sign 15

3. Drainage Report And Drainage Master Plan 16
4. Water Report And Water Master Plan 16

A. Water Supply 17
B. Summary 18

5. Sewer Report And Sewer Master Plan 18
6. Traffic Study And Street Master Plan 19

A. Section Line (Arterial) Roads 19
B. Collector And Local Roads 20
C. Traffic Signals 20

7. Other Services 20

A. Electricity 20
B. Communications 21
C. Natural Gas 21
D. Solid Waste Handling 21
E. Fire And Ambulance Protection 21
F. Public Safety 21

8. Phasing Plan/Schedule 21

TABLES

Table 1 - Single-Family Residential Development Standards 5
Table 2 - Single-Family Residential Development Standards For Accessory Buildings 6
Table 3 - Multiple-Family (R-3) Development Standards 8
Table 4 - Commercial Development Standards 11

DIRECTORY OF EXHIBITS

Vicinity Map..... Exhibit A
General Plan Amendment Land Uses..... Exhibit B
Existing Conditions Map..... Exhibit C
City of Eloy Circulation Plan..... Exhibit D
City of Eloy Zoning District Map..... Exhibit E
Conceptual Master Plan..... Exhibit F
Preliminary Parcel Data..... Exhibit G
Land Use Data Summary..... Exhibit H
Elementary School District Boundaries Map..... Exhibit I
Conceptual Landscape Master Plan and Trails Plan..... Exhibit(s) J
Conceptual Low Flow Channel/Open Space Plan..... Exhibit K
Conceptual Low Flow Channel/Open Space Section..... Exhibit L
Conceptual Community Park Plan..... Exhibit M
Conceptual Neighborhood Park Plan..... Exhibit N
Conceptual Monument Sign Section and Plan View..... Exhibit O
Conceptual Sunshine Boulevard Street Cross Section and Plan..... Exhibit P
Flood Insurance Rate Map (FIRM)..... Exhibit Q
Offsite Flow Master Plan..... Exhibit R
Proposed Onsite Drainage Map..... Exhibit S
Proposed Water Master Plan..... Exhibit T
Proposed Sanitary Sewer Collection System..... Exhibit U
Roadway Classifications Map and Cross Sections..... Exhibit(s) V
Preliminary Phasing Plan..... Exhibit W
Interim Project Plan: Milligan Energy Solar Generation Facility…. Exhibit X
Interim Project Plan: Milligan Energy Conceptual Site Plan .... Exhibit Y
Interim Project Plan: Milligan Energy Conceptual Landscape Plan… Exhibit Z

I. INTRODUCTION

1. Location

The Rancho del Sol Brillante Development Plan area is 1,721 acres in size and is located entirely within the City of Eloy.

The project site occupies all of Section 20, and portions of Sections 17, 18 and 21, of Township 8 South, Range 8 East, Pinal County, Arizona. Generally, the site is located north of Shay Road, south of Interstate 10, east of Eleven Mile Corner Road and one-half mile west of the State Highway 87/Barrett Road alignment. The site is located in a largely undeveloped area, approximately 2.5 miles southeast of downtown Eloy, and about 40 miles south of Phoenix and 40 miles northwest of Tucson.

Reference Exhibit A, Vicinity Map

2. Request

Rancho del Sol Brillante is a master planned community comprised of residential, commercial, recreational, community, and a small portion of industrial uses. With the exception of a small component of industrial use, which is for a 20-acre wastewater treatment plant (WWTP) site, all of the land uses are in conformance with the General Plan Amendment that was approved for Rancho del Sol Brillante by City Council on October 27, 2003. The planned community uses include elementary schools, parks and trails. No golf courses are planned at this time.

The Rancho del Sol Brillante master planned community contains various zoning districts within the Planned Area Development (PAD) Overlay Zoning District., Given the scale of the development plan and the mixture of land uses, the PAD allows for great flexibility in design. For example, common open space is a major element of the Rancho Del Sol Brillante master planned community; approximately 20% of the single-family residential component is planned to be open space. The Conceptual Master Plan designed so that the residential lots are smaller and clustered together, instead of larger and spread out, to allow for the required percentage of the project's area to be creatively used for open space in the form of open space corridors and parks.

This Development Plan includes the Property Development Standards, Allowed Uses, a Landscape Master Plan, a Drainage Master Plan, a Water Master Plan, a Sewer Master Plan, a Traffic Study, a Street Master Plan and a Preliminary Phasing Plan. In addition to complying with the Property Development Standards and Allowed Uses of the PAD, development of Rancho del Sol Brillante shall comply with the applicable unmodified City of Eloy's Design Guidelines, Zoning Ordinance, Subdivision Ordinance, and all other applicable provisions and guidelines in the Eloy Code.

Reference Exhibit B, General Plan Amendment Land Uses

II. EXISTING CONDITIONS

A Phase I Environmental Site Assessment conducted for the project site revealed that no prior or current site uses have caused significant contamination of the site. The Assessment found that from 1971 to 2002 portions of the site had been used for agricultural purposes and portions were vacant land. Today, the majority of the site is irrigated farmland.

Reference Appendix A, Phase I Environmental Site Assessment Executive Summary

1. Site Topography

The project site is relatively flat. A one-foot contour interval topographic survey completed for the project site shows that the land slopes at approximately 0.19% from the southeast corner of the site to the northwest corner of the site. It is expected that the general drainage pattern on the site, from the southeast to the northwest, caused by the slope of the land, will be maintained during and after construction. Notable site topographic features include existing irrigation and drainage ditches, a wash that runs along the western edge of Section 21, which is the alignment of La Palma Road, and the Santa Cruz River (seasonal/dry) as it changes from channelized flow to sheet flow.

Reference Exhibit C, *Existing Conditions Map*

2. Site Access

The project site is an ideal location for a master planned community in the City of Eloy because of its close proximity to existing highways. Currently the project site is accessible via existing roads and highways and will be accessible via roads that are constructed for the Rancho del Sol Brillante development. Interstate 10 and State Highway 84 are just north of the site. State Highway 87 is just northeast of the project site. The project site is adjacent to the alignments of Sunshine Boulevard, Eleven Mile Corner Road, Phillips Road, Shay Road and Interstate 10.

Currently there are three Interstate 10 interchanges within close proximity of the Rancho del Sol Brillante Development Plan. The closest interchange is with Sunshine Boulevard, just north of the project site. Phillips Road interchanges with Interstate 10 approximately one mile east of the site. This interchange provides a fast route to Pima County/ Tucson and Maricopa County/ Phoenix. The third interchange is with Toltec Road, which is three miles west of the project site.

Phillips Road connects to State Highway 87 through the Interstate10/State Highway 87 interchange, providing access to Coolidge and Florence.

Reference Exhibit E, City of Eloy Zoning Districts Map

3. Adjacent Land

The land adjacent ~~to~~ Rancho del Sol Brillantes currently under private ownership, with the exception of a 70-foot-wide parcel south of and adjacent to Shay Road, which is owned by the federal government. Presently, the land surrounding the project site is either vacant, developed with commercial uses or being used for agriculture.

According to the City's General Plan, the land surrounding the project site falls within several Land Use Plan designations, the majority of which is designated as Rural Residential. North of the site, the adjacent land is designated as Light Industrial, Estate Density Residential, and Community Commercial. To the south, east and west of the project site, the adjacent land is designated as Rural Residential, Estate Density Residential, Medium Density Residential, Community Commercial and Parks/Open Space.

The majority of land surrounding the project site that falls within the City's limits is currently zoned Estate Density Residential (R1-43). Only a small area of land adjacent to the project site is zoned Neighborhood Commercial (C-1), Community Commercial (C-2) and General Industrial (I-2) zoning. The majority of these commercial and industrial zoned areas surrounding Rancho Del Sol Brillante are located west of Sunshine Boulevard and south of Milligan Road.

The 4,500-acre Eloy Valley Specific Plan area is located within the vicinity of the project site in the City of Eloy. Eloy Valley was approved recently with a Planned Area Development District overlay. The Eloy Valley Specific Plan area is located approximately one mile west of the Ranch del Sol Brillante Development Plan west of the Tumbleweed Road alignment. The Rancho del Sol Brillante and Eloy Valley developments will work well together in the City of Eloy, both providing the city with a variety of needed land uses, including community facilities.

Reference Appendix A, Phase I Environmental Site Assessment Executive Summary

Reference Exhibit E, City of Eloy Zoning Districts Map

III. DEVELOPMENT PLAN

Rancho del Sol Brillante is a pedestrian-friendly, master planned community that will contribute to meeting the needs of the City of Eloy and the surrounding areas. It will contribute by providing a diversity of affordable housing types, recreational facilities, commercial services, employment opportunities, as well as an additional tax base, which will be created by the commercial components of the development. Also planned within the project are two 17-acre elementary school sites, one 3-acre water storage facility and one 20-acre wastewater treatment plant. Rancho Del Sol Brillante will tie into the City's planned multi-use trail system and bike route/path along Sunshine Boulevard. The trail will run for the length of the project, as shown in the City's Circulation Plan, and become a developing, attractive, safe and usable trail system.

A community facilities district ("CFD") will be proposed to assist in the financing and construction of eligible public improvements pursuant to ARS 48-701. Eligible public improvements anticipated to be financed through the CFD include, but are not limited to roadways, wastewater treatment plant, sewer mains, water lines, public parks/open space, and landscaping. The use of the CFD will allow the public improvements to be constructed in an accelerated manner and to a higher design standard such as: by enforcing the landscape standards for the community, which would otherwise not be possible should the CFD financing not be available.

Reference Exhibit F, Conceptual Master Plan

1. Conceptual Master Plan – Property Development Standards and Allowed Uses

A. Residential Development Standards and Uses

Approximately 1,168 acres of Rancho del Sol Brillante is residential land uses, which includes single-family and multi-family areas. Each of the residential areas is near a neighborhood park, a pocket park and/or open space corridors. A meandering trail system located within the open space corridors will provide a connection from the residential areas to the planned parks, school sites and commercial areas within the development. More details regarding the parks and trail system are described in the Landscape Master Plan section of this report.

1. Single Family Residential

The single-family residential component of Rancho del Sol Brillante is estimated to be 1,099 acres (ac) in size and is broken down into three different categories: Single-Family Low Density Residential (R-12 SF-Low), Single-Family Medium Density Residential (R1-6 SF-Medium) and Single-Family High Density Residential (R1-6 SF-High). Further, these categories are each comprised of several parcels. There are 9 SF-Low parcels, which total 268 ac, 16 SF- Medium parcels, which total 604 ac, and 9 SF-High parcels, which total 227 ac.

The positioning of the single-family residential areas within the master plan was based on many factors including location and relationship to adjoining land uses. The SF-high parcels are adjacent to or near the planned neighborhood commercial areas, which are adjacent to arterial and/or collector road intersections; therefore, the SF-High parcels are near or adjacent to arterial and/or collector road intersections. All SF-High residential parcels are adjacent to planned open space corridors, and some are also adjacent to planned neighborhood parks. The SF-Medium

parcels, which account for the greatest number of residential parcels, are located towards the perimeters of the project area, and the SF-Low parcels are near the center. The two planned school sites are adjacent to or surrounded by SF-Medium and SF-Low residential parcels.

a. Single Family Residential Property Development Standards

The maximum density (DU/ac) of the (R1-12) SF-Low category is 3.5 DU/ac; the maximum density of the (R1-6) SF-Medium category is 4.5 DU/ac; and the maximum density of the (R1-6) SF-High category is 5.5 DU/ac. It is anticipated that the minimum lot size in the single-family residential areas will be 5,000 square feet (sf).

For every lot under 5,400 sq. feet in size, one (1) lot of 8,000 sq. feet or larger shall be provided.

The standards for the single-family residential categories are outlined in the tables below (Tables 1 and 2) except as applicable in the Additional Property Development Standards.

Table 1

Single-Family Residential Development Standards

Land Use	(R1-12) SF-Low	(R1-6) SF-Medium	(R1-6) SF-High
Min. Lot Area (Sq Ft)	8,000	6,000	5,000
Min. Lot Width (Feet)	60	50	45
Max. Building Height (Feet)	35	35	35
Min. Front Yard Setback (Feet)	20/10 with side entry garage	20/10 with side entry garage	18/10 with side entry garage
Min. Side Yard Setback (Feet)	5 & 10	5 & 10	5&5 or 0&10
Min. Street Side Yard Setback (Feet)	20	15	15
Min. Rear Yard Setback (Feet)	25	20	15
Max. Lot Coverage	45%	45%	45%

**No multi-story homes shall be built on corner or end 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

Single-Family Residential Development Standards for Accessory Buildings

Max. Building Height (Feet)	15
Min. Distance to Front Lot Line (Feet)	60
Min. Distance to Primary Dwelling (Feet)	7
Min. Distance to Side and Rear Lot Lines (Feet)	4
Maximum Lot Coverage	1/3 of the total area of the required rear and side yards

b. Additional Property Development Standards.

i. *Solar Utility-Scale Generation, and Battery Energy Storage System Facilities:* These facilities shall comply with Section III.1.G., below.

ii. *Other Uses*: Comply with the provisions of the applicable underlying zoning district as specified on the zoning map.

c. General Development Regulations.

The General Development Regulations of Article IV of City of Eloy Zoning Ordinance shall apply.

d. Allowed Uses

The following are the allowed primary uses in the (R1-12) SF-Low, (R1-6) SF-Medium, (R1-6) SF-High Zones:

a) Detached single-family residential dwelling units

b) Cluster single-family residential dwelling units*

c) Open space

d) Retention/detention areas

e) Parks and playgrounds

f) Public facilities, such as schools and Utility facility, minor

g) Solar, Utility-Scale Generation, and Battery Energy Storage System Facilities**

* Prior to submitting a site plan for cluster housing, design guidelines for this type of development will be submitted to the City for their review and approval. These guidelines will address lot sizes, setbacks, parking court design, and open space requirements.

** Use is allowed in accordance with the Additional Property Development Standards.

Accessory uses on the same parcel or lot as an established primary use that is allowed.

e. Transfer of Density

The designated parcels within the Rancho del Sol Brillante shall be developed at densities

consistent with, or less than, the designated density ranges except as provided for in a density transfer. Modifications in the boundaries and acreage of parcels, or adjustments because of final road alignments, drainage, and retention basins, may occur during technical refinements in the preliminary plat process and shall not require an amendment to the Planned Area Development. Maximum dwelling units per parcel will thereby be adjusted. The single-family residential dwelling unit cap for the Rancho del Sol Brillante will be 4,884.

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

a. A transfer of residential density will not exceed the overall cap of 4,884 dwelling units.

b. A transfer of residential density will not increase the existing single-family density of a parcel by more than 1.0 DU/ac.*

c. 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.

d. 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 parcel shall not exceed 5.5 DU/Acre.*

2. *Multiple-Family Residential*

The multi-family residential component of Rancho del Sol Brillante is estimated to be 69 acres (ac) in size and consists of three parcels. There is only one category of multi-family residential, Multi-Family Residential (R-3). This category will allow for a maximum density of 16 dwelling units/acre.

The Multi-Family Residential (R-3) parcels are located in the northern part of the development, near Sunshine Boulevard and Interstate 10. Two of the parcels have frontage on Sunshine Boulevard and are south of the planned community business center component of Rancho del Sol Brillante. The other parcel is located between the wastewater treatment plant (WWTP) site and one of the community business center parcels. There is a large open space area, varying between 300 and 500 feet in width and totaling 15 acres, which is located between the multi-family residential parcel and the WWTP, which shall be used for buffering purposes. There is also a large open space area adjacent to the south of each of the multi-family parcels, that shall be maintained by the HOA, which will serve as a buffer between the multi-family parcels and the single-family residential areas to the south.

a. *Multi Family Residential Property Development Standards*

The standards for the multi-family residential category are outlined in Table 3, except as applicable in the Additional Property Development Standards.

Table 3

Multiple-Family (R-3) Development Standards

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

b. Additional Property Development Standards.

i. *Solar, Utility-Scale Generation, and Battery Energy Storage System Facilities.* These facilities shall comply with Section III.1.G., below.

ii. *Other Uses:* Comply with the provisions of the applicable underlying zoning district as specified on the zoning map.

c. General Development Regulations.

The General Development Regulations of Article IV of City of Eloy Zoning Ordinance shall apply.

d. *Allowed Uses.*

The following are the allowed primary uses in the Multiple-Family Residential (R-3):

a) Apartments

b) Condominiums

c) Townhouses

d) Solar, Utility-Scale Generation, and Battery Energy Storage System Facilities*

* Use is allowed in accordance with the Additional Property Development Standards.

Accessory uses on the same parcel or lot as an established primary use that is allowed.

Reference Exhibit G, Preliminary Parcel Data

Reference Exhibit H, Land Use Data Summary

B. Schools

Rancho del Sol Brillante falls within the boundaries of two elementary school districts and one high school district: Eloy Elementary District, Picacho Elementary District and Santa Cruz Valley Union High School District. Due to the expected growth in the area, each of the school districts will require additional facilities in order to sufficiently service the student population.

The Eloy Elementary District and the Picacho Elementary District do not anticipate the need for additional middle school (Levels: 7-8) sites. Therefore, The Rancho del Sol Brillante includes two 17-acre elementary school sites within the Eloy School District. The elementary school sites are strategically located; they will be accessible via planned collector roads and the planned multi-use trail system. A 10-acre school site will be reserved in the final phase of development, for the Picacho Elementary School District, and will be available, should the demand exist for a school site in the Picacho School District.

Santa Cruz Valley Union High School is approximately 50 students away from exceeding their current capacity. Currently there is no High School designated for the site. Adjacent lands are available to the property should the School District decide to purchase a school site. If the District becomes interested in a site within the project area, the developer may make a site available for purchase. The developer of Rancho del Sol Brillante shall be committed to reaching an agreement that will be beneficial to all parties involved.

Reference Exhibit I, Elementary School District Boundaries Map

Reference Appendix B, School District Approval Letters

C. Water Storage

A 3-acre water storage site has been incorporated into Rancho del Sol Brillante. This facility site is located adjacent to the east of Sunshine Boulevard and the south of a planned 11-acre neighborhood commercial parcel, which is located at the southeast corner of Sunshine Boulevard and Phillips Road.

D. Commercial Development

The commercial components of Rancho del Sol Brillante are intended to provide services, shopping, dining, and employment opportunities for the residents of Rancho del Sol Brillante and the outlying areas. The commercial component consists of two commercial categories, neighborhood commercial and community commercial. The development standards for these two categories are outlined in Table 4, below.

1. Neighborhood Commercial

Approximately 75 acres of neighborhood commercial uses are planned for Rancho del Sol Brillante. This category is comprised of six parcels, which are interspersed throughout the development. The parcels are located at the intersections of arterial and/or collector roads, and will provide close and convenient shopping areas for residents of Rancho del Sol Brillante ell as

existing and future neighboring communities. Some of the neighborhood commercial parcels are also adjacent to the open space corridors so that residents could easily walk, bike, or skate to and from these commercial areas.

a. Neighborhood Commercial (C-1) Property Development Standards

The neighborhood commercial parcels shall be developed in accordance to Neighborhood Commercial (C-1) Zoning District standards of Table 4, except as applicable in the Additional Property Development Standards.

b. Additional Property Development Standards.

i. *Solar, Utility-Scale Generation, and Battery Energy Storage System Facilities.* These facilities shall comply with Section III.1.G., below.

ii. *Other Uses:* Comply with the provisions of the applicable underlying zoning district as specified on the zoning map

c. General Development Regulations.

The General Development Regulations of Article IV of City of Eloy Zoning Ordinance shall apply.

d. Allowed Uses.

The following are the allowed primary uses:

a) The allowed primary uses specified in the Neighborhood Commercial (C-1) of the City of Eloy Zoning Ordinance, as amended.

b) Solar, Utility-Scale Generation, and Battery Energy Storage System Facilities*

* Use is allowed in accordance with the Additional Property Development Standards.

Accessory uses on the same parcel or lot as an established primary use that is allowed.

2. <u>Community Commercial</u>

Rancho del Sol Brillante is designed to contain a large community business center component, which will be developed in phases. This component consists of three community commercial parcels, totaling approximately 93 acres. The parcels are located in the northeastern portion of Rancho del Sol Brillante and are either adjacent to or very near Sunshine Boulevard and Interstate 10. It is anticipated that there will be an increased daily number of trips to and from the community business center areas by visitor and commercial vehicles, therefore these areas are separated from the lower density residential

Various types of commercial uses will be allowed in the community commercial areas. The intent is for these areas to be developed with higher intensity commercial uses that are not permitted in the neighborhood commercial areas, to not only serve the residents of Rancho del Sol Brillante also the residents of the greater community. Such uses shall be in conformance with the C-2 Community Commercial Zoning District standards.

a. Community Commercial (C-2) Property Development Standards.

The neighborhood commercial parcels shall be developed in accordance to Community Commercial (C-2) Zoning District standards of Table 4, except as applicable in the Additional

Property Development Standards.

b. Additional Property Development Standards.

i. *Solar, Utility-Scale Generation, and Battery Energy Storage System Facilities.* These facilities shall comply with Section III.1.G. below.

ii. *Other Uses:* Comply with the provisions of the applicable underlying zoning district as specified on the zoning map.

c. General Development Regulations.

The General Development Regulations of Article IV of City of Eloy Zoning Ordinance shall apply.

d. Allowed Uses

The following are the allowed primary uses:

a) The allowed primary uses specified in the Community Commercial (C-2) in the City of Eloy Zoning Ordinance, as amended.

b) Solar, Utility-Scale Generation, and Battery Energy Storage System Facilities*

* Use is allowed in accordance with the Additional Property Development Standards.

Accessory uses on the same parcel or lot as an established primary use that is allowed.

The standards for the commercial land uses are outlined in the table below (Table 4):

Table 4

Commercial Development Standards

Land Use	Neighborhood Commercial (C-1)	Community Commercial (C-2)
Min. Lot Area (Sq Feet)	6,000	10,000
Min. Lot Width (Feet)	60	150
Max. Building Height (Feet)	35	35
Min. Front Yard Setback (Feet)	20	30
Min. Side Yard Setback (Feet)	10	10

Min. Street Side Yard Setback (Feet)	10	10
Min. Rear Yard Setback (Feet)	1O /a)	10 (al
Max. Lot Coverage	40%	60%

(a) If the property line or adjoining street abuts a residential zone the setback shall be 25 feet.

E. Industrial Land Uses

1. General Industrial (I-2)

The only industrial land use planned within Rancho del Sol Brillante is a 20-acre wastewater treatment plant (WWTP) with recharge basins. The plant will serve the new development with appropriate mechanisms in place for recoupment and may potentially be expanded for additional service areas. The 20-acre site is located in the northwest portion of Rancho del Sol Brillante, very close to the northern perimeter.

Open space corridors surround the site to provide buffering between the site and adjacent land uses. Ground water generated from WWTP effluent recharge credits may be utilized for lakes within Rancho del Sol Brillante.

*All lakes within the project shall be owned and maintained by the developer or the HOA.

a. *General Industrial (I-2) Property Development Standards*

The General Industrial parcels shall be developed in accordance with the standards of the General Industrial (I-2) zone of the City of Eloy Zoning Ordinance, except as applicable in the Additional Property Development Standards.

b. *Additional Property Development Standards:*

i. *Solar, Utility-Scale Generation, and Battery Energy Storage System Facilities.* These facilities shall comply with Section III.1.G., below.

ii. *Other Uses:* Comply with the provisions of the applicable underlying zoning district as specified on the zoning map.

c. General Development Regulations.

The General Development Regulations of Article IV of City of Eloy Zoning Ordinance shall apply.

d. Allowed Uses

The following are the allowed primary uses:

a) Wastewater Treatment Plant (WWTP) with recharge basins.

b) Solar, Utility-Scale Generation, and Battery Energy Storage System Facilities

c) Utility facility, minor

Accessory uses on the same parcel or lot as an established primary use that is allowed.

e. Use that require a Conditional Use Permit

i. Any use in conjunction with a Wastewater Treatment Plant (WWTP) with recharge basins that requires a Conditional Use Pemit that is allowed in the General Industrial (I-2) zone of the City of Eloy Zoning Ordinance.

F. Open Space Uses

1. Open Space Recreation District (OSR)

a. *Open Space Recreation District (OSR) Property Development Standards*

The *Open Space* parcels shall be developed in accordance with the standards of the *Open Space Recreation District (OSR)* zone of the City of Eloy Zoning Ordinance, except as applicable in the Additional Property Development Standards.

b. *Additional Property Development Standards:*

i. *Solar, Utility-Scale Generation, and Battery Energy Storage System Facilities.* These facilities shall comply with Section III.1.G., below.

ii. Other Uses: Comply with the provisions of the applicable underlying zoning district as specified on the zoning map.

c. General Development Regulations.

The General Development Regulations of Article IV of City of Eloy Zoning Ordinance shall apply.

d. Allowed Uses

The following are the allowed primary uses:

a) The allowed primary uses specified in the Community Commercial (C-2) in the City of Eloy Zoning Ordinance, as amended.

b) Solar, Utility-Scale Generation, and Battery Energy Storage System Facilities

Accessory uses on the same parcel or lot as an established primary use that is allowed.

G. Additional Regulations for Solar, Utility-Scale Generation, and Battery Energy Storage System Facilities.

1. Solar, Utility-Scale Generation, and Battery Energy Storage System Facilities.

The supplemental use standards of Section 21-3-1.39 (Solar, Utility-Scale Generation, and Battery Energy Storage System Facilities) of the Zoning Ordinance, as amended, shall apply, except as modified below:

a) These facilities shall be limited to the locations indicated on Exhibit Y

b) Interior setbacks to property within the PAD: 0 feet

c) Rear setbacks to property within the PAD: 0 feet

d) The development shall comply with the Industrial Development Requirements and Guidelines and Additional Standards of Sections 21-2-5.5 and 21-2-5.6 of the Zoning Ordinance, as amended

H. Definitions

1. *Solar, Utility Scale Generation and Battery Energy Storage System Facilities*.

A solar generate electrical power plant, inclusive of the equipment necessary to generate, store and convey the generated electricity and the facilities and structure to maintain and operate the power plant and electric storage system. Solar, Utility Scale Generation, and Battery Energy Storage System Facilities may incorporate several abutting and adjacent properties that are planned as a single development as interim use in the Rancho del Sol Brillante PAD.

2. Landscape Master Plan

A. Open Space System

A key component of Rancho del Sol Brillante is the comprehensive open space system. Two major open space corridors are the backbone of the planned open space system. The larger of the two corridors is located in both the western half of the project, which is west of Sunshine Boulevard, and the eastern half of the project, which is east of Sunshine Boulevard. This corridor extends from near the northwestern corner of the site in a southeasterly direction, crosses under Sunshine Boulevard, and then continues south and southeast to Shay Road. The other main open space corridor is located in the eastern portion of Rancho del Sol Brillante. This corridor runs north/south along the La Palma Road alignment, between Phillips Road and Shay Road. There is a large irrigation canal within this corridor, along the La Palma Road alignment. The canal is maintained by the CAIDD (Central Arizona Irrigation Drainage District). The nearby project site does not have any restrictions placed on it due to this canal. Other smaller open space corridors branch off of the two main corridors.

The open space corridors connect to the planned parks, school sites and to the residential, commercial and industrial areas within Rancho del Sol Brillante. The corridors also provide links to some of the adjacent properties; therefore, providing connections from adjacent land to the interior of Rancho del Sol Brillante.

The open space corridors will be developed with a natural desert character with pockets of lush landscaping interspersed throughout. There is a meandering multi-use 10 foot wide concrete trail within some of the corridors, which ties into the City's planned multi- use trail system and bike route/path along Sunshine Boulevard.

The open space areas are maintained by the Home Owner's Association, with the exception of

the community park, which are to be dedicated to the City upon its completion and acceptance by the City.

Reference Exhibit J, Conceptual Master Landscape Plan and Master Trails Plan

Reference Exhibit K, Conceptual Low Flow Channell Open Space Plan

Reference Exhibit L, Conceptual Low Flow Channell Open Space Section

B. Parks and Lakes

One community park is planned within Rancho del Sol Brillante. The 24-acre community park site is northwest of a planned intersection at Sunshine Boulevard and a planned 4-lane major collector street within Rancho del Sol Brillante. The community park shall include recreational amenities such as: soccer fields, a softball field, basketball, volleyball and other recreation courts, a playground and/or ramadas. The conceptual plan is shown for illustrative purposes only. The final design for this park will be subject to review, input, and approval by the City.

Several neighborhood parks and several smaller pocket, or mini-parks are also included within the Rancho del Sol Brillante. The neighborhood parks will be connected by 6-foot wide meandering trails to the larger open space corridors, and to other uses within Rancho del Sol Brillante. These parks may include amenities such as: turfed play areas, basketball, volleyball or other recreation courts, playgrounds and ramadas. Smaller pocket parks that will provide places for relaxation and small family gatherings will be included in the designs of the single-family residential areas. These parks may contain ramadas with seating and barbecue areas, playground equipment (tot lots), and turfed areas.

The neighborhood and pocket parks shall be maintained by the Homeowner's Association.

Reference Exhibit M, Conceptual Community Park Plan

Reference Exhibit N, Conceptual Private Interior Subdivision Park Plan

C. Conceptual Landscaping and Entry Monument Sign

Rancho del Sol Brillante features one large entry monument sign, which is incorporated into the design of the lake near the community park. The sign will be located adjacent to the west side of Sunshine Boulevard, approximately one mile south of Interstate 10, and just north of a planned collector road.

All landscaping shall be consistent with the City of Eloy Design Guidelines, the Zoning Ordinance, and the Subdivision Ordinance. Prior to construction, the project site will be maintained in a natural, debris-free and weed-free condition.

Reference Exhibit 0, *Conceptual Monument Sign Section and Plan View*

Reference Exhibit P, Conceptual Street Cross Sections and Plan View

3. Drainage Report and Drainage Master Plan

The following is a brief summary of a Preliminary Drainage Report prepared by Morrison Maierle Inc:

The project site is located within the Federal Emergency Management Agency (FEMA) designation Zone "A". This zone designation places Rancho del Sol Brillante in an area where base flood elevations and flood hazard factors have not been determined. However, a report published by the U.S. Geological Survey (USGS) defines peak flow values for the worst flood to date that occurred in 1983.

Pinal County is currently involved in a long process of modifying and more specifically defining the extents of this floodplain. Current mapping, which has not yet been approved by FEMA, does show that Rancho del Sol Brillante is outside of a designated floodplain. Due to the unavailability of the revised floodplain data from Pinal County, the USGS 1983 flood data was used to provide peak flow values. These values were determined from data collected and recorded from stream flow gauges along the Santa Cruz River. Further investigation and analysis of the off-site drainage affecting this property will be required prior to development.

Runoff impacting the proposed development is generated from the Santa Cruz River as it changes from channelized flow to braided flow. Off-site drainage may be managed through a series of open channels and levees around the perimeter, along with detention basins to mitigate anticipated runoff drainage. Runoff generated within the proposed development will be controlled via streets and open channels to on-site water harvesting retention basins. These retention basins will provide for percolation of all on-site runoff flows. The on-site and off-site runoff will not be concentrated at the overflow outfall point, but will be returned to natural sheet flow condition, therefore, these flows will not adversely affect downstream property owners. This can be accomplished through retaining all on-site flows and directing off-site flows through channels to an outfall detention pond in the northwest portion of the project.

Reference Exhibit Q, *Flood Insurance Rate Map (FIRM)*

Reference Exhibit R, Offsite Flow Master Plan

Reference Exhibit S, *Onsite Flow Master Plan*

4. Water Report and Water Master Plan

The following is a brief summary of the points addressed in the Preliminary Water Study prepared by Morrison Maierle Inc:

The Rancho del Sol Brillante project is outside the current city center of Eloy and consists largely of agricultural lands. Consequently, there is not an existing domestic water system for Rancho del Sol Brillante. There are irrigation wells within this proposed development that may be used for construction purposes. Potable water wells will have to be drilled to provide domestic quality water.

The proposed water system will consist of new wells, water storage tanks, and booster pumps. Other improvements, such as valves, hydrants, and associated appurtenances are also proposed.

Multiple well sites and a storage tank location may be needed due to the large geographic nature of the project. A hydrogeologic study for the site will be necessary to determine the flow rates that can be achieved from each well in the area.

The proposed water system is assumed to have one centralized site where the storage tanks, *one* well, and the distribution system booster pumps will be installed. This site would also house any treatment facilities, such as chlorine addition or arsenic removal as required. Depending on the well study, other well sites would be added as needed. These additional sites would pump to the main water site for treatment and distribution.

The water storage facility site will be located adjacent to the east of Sunshine Boulevard and the south of a planned 11-acre neighborhood commercial parcel, which is located at the southeast corner of Sunshine Boulevard and Phillips Road.

Treated wastewater effluent collected from the development will be recharged via infiltration ponds at the wastewater treatment plant (WWTP) to be constructed at no cost to the City. It is estimated that 95% of the effluent generated by the WWTP will be recharged. Recharge credits will be obtained through ADWR upon recharge of effluent. Effluent will then be recovered via recovery wells to serve as a source of water for open areas and water features for the project. Any recharged effluent not used will be retained as a long-term storage credit.

The estimated average daily recharge will be 2.3 million-gallons-per-day (MGD), which is equivalent to 2,576 acre-feet (ac-ft) per year at full project buildout. This facility shall be located in the northern section of Phase 1 of the development, South of Milligan Road and to the West of Sunshine Boulevard.

A. Water Supply

The Arizona Department of Water Resources (ADWR) requires a 1OD-year assured water supply for any new subdivision. The City is a designated water provider under ADWR's assured water supply program, and is also a member service area within the Central Arizona Groundwater Replenishment District (CAGRD). Our discussions with ADWR indicate that the City of Eloy has an existing 1DO-year assured water supply designation of 3,319 ac-ft per year, which has already been exhausted by current uses and committed demand. ADWR indicates that the City of Eloy will have to prove additional physical availability of groundwater supplies to increase the designation quantity before any new subdivisions will be approved.

To accommodate the demand of Rancho del Sol Brillante, the City's increased Assured Water Supply designation will also have to be consistent with the management goal in the Pinal Active Management Area (AMA). Because of Rancho del Sol Brillante existing agricultural base, the developer shall extinguish the existing irrigation grandfathered rights on the property and transfer them to the City of Eloy. Records available at the Pinal AMA indicate that Rancho del Sol Brillante has Grand-fathered Irrigation Rights spanning 1,336 irrigation acres. Per ADWR regulations, 2,004 ac-ft of annual groundwater credits (1.5 ac-ft times 1,336 acres) are available upon extinguishment of the Irrigation Grandfathered Rights. These annual groundwater credits shall be pledged towards Eloy's designation of assured water supply, and represent a quantity of groundwater that Eloy can withdraw and deliver consistent with the management goal.

The total population of Rancho del Sol Brillante at a 15-year build-out is projected to be 19,823 residents. Multiplying this population by the standard measure of 125 gallons per resident per day, groundwater use prevailing in the Pinal AMA yields 2,776 ac-ft per year of residential demand. The non-residential demand is calculated to be 1,754 ac-ft per year for open space, schools and commercial space plus 227 ac-ft per year losses, totaling 1,981 ac-ft per year. Total demand at build-out is thus projected to be 4,757 ac-ft per year. Because this amount of water exceeds our 2004 ac-ft per year extinguishment credit, we will rely on Eloy's membership

in the CAGRD to show consistency with the management goal for the balance of the demand. CAGRD will replenish the amount of groundwater used within the subdivision each year in excess of the annual extinguishment credit, and will levy an annual replenishment assessment tax on the City of Eloy for the cost of that replenishment.

In anticipation of our need to comply with ADWR's assured water supply requirements, the developer has initiated a study of the physical availability of groundwater in the vicinity of Rancho del Sol Brillante. The following is a brief summary of The Demonstration of the Physical Availability of an Assured Water Supply for Rancho del Sol Brillante by Hydrologic Consultants, LLC (December 21, 2003). Historic agricultural pumping, prior to the implementation of conservation measures by the Pinal AMA, resulted in decline rates in the lower aquifer system of approximately 3 to 5 feet per year. In recent years, however, even with continued agricultural water use in the area, groundwater levels have stabilized and actually increased.

The historic water use on Rancho del Sol Brillante was approximately 4,876 ac- ft. under the existing Irrigation Grandfathered Right. Total projected demand for the subdivision and its related non-residential components is projected to be less, at 4,757 ac-ft per year, not considering recharge. Conservatively assuming a one-foot per year additional draw down for the subdivision demand, the additional 100 feet of decline in 100 years would still be within the allowable limit of total water level decline (1,100 feet) imposed in the Pinal AMA. This demonstrates the physical availability of sufficient groundwater for Rancho del Sol Brillante.

B. Summary

Based on the above estimates, average yearly water consumption for Rancho del Sol Brillante service area is estimated to be 4,757 ac-ft per year. These estimates are based upon full build-out of the Rancho del Sol Brillante, using standard ADWR demand projections. Rancho del Sol Brillante can show physical availability of the groundwater supply for a 100 year period, and can show that use of groundwater to support this demand is consistent with the management goal for the Pinal AMA by use of the irrigation grandfathered right extinguishment credits and by the City of Eloy's membership in the CAGRD. Thus, Rancho del Sol Brillante meets the necessary water supply requirements to assist the City of Eloy in expanding its designation to meet this new demand.

Reference Exhibit T, Proposed Water Master Plan

5. Sewer Report and Sewer Master Plan

The following is a brief summary of a Preliminary Sanitary Sewer Study prepared by Morrison Maierle Inc:

At present, there is not an existing collection or treatment system within the proposed development. Existing homes in the area are served by individual septic tanks and disposal systems. The City of Eloy currently operates a collection system and lift station that collects wastewater from the Flying J Truck Stop and Blue Beacon Truck Wash area and pumps it beneath 1-10 to gravity Sewer mains that direct the sewage to the City wastewater treatment plant {>NWTP).

The proposed plan is to put in place an interim package plant to accommodate the flow from the initial stages of development. Once a level of flow that is sufficient to maintain the function of the

first phase of a new, regional wastewater treatment plant, that is to be constructed by the developer, is met, flows will be switched over from the package plant to the permanent facility. The wastewater treatment plant (>NWTP) will be designed to serve the Flying J Truck Stop and Blue Beacon Truck wash facilities. The WWTP would also be planned to accommodate any sewage from development in the Mesquite Landing commercial area, which is south of 1-10 and north of Rancho del Sol Brillante.

The WWTP will be located near the northwest corner of the project and will be screened with a block wall. Additional WWTP phases will be added during the course of the project development. It is anticipated this project, when fully developed, will generate an average flow of 2.3 MGD. The plant area will be sized to accommodate an ultimate treatment capacity of 6 MGD, which will account for an additional contributing area surrounding Rancho del Sol Brillante.

There are setback requirements established by ADEQ that apply to all new WWTPs. These setbacks are based on the design flow of the treatment facility and the amount of noise, odor, and aesthetic control installed at the facility. All setback requirements will be met or exceeded within Rancho del Sol Brillante. The plant will be enclosed in order to control noise and odors.

It is anticipated the effluent will be recharged using infiltration basins to be constructed by the developer. Recharge of the effluent will allow the City to establish long-term storage credits that may be recovered at some future date. Some of the water recovered from these credits will be applied to the common areas and non-potable water demands of Rancho del Sol Brillante subject to a separate effluent agreement. The remainder will be available for use by the City. Recovery wells will be placed within the recharge impact area to be used as a source for irrigation and water features within the development.

The WWTP will be constructed and dedicated to the City, which will operate and maintain the facility upon completion.

Reference Exhibit U, Proposed Sanitary Sewer Master Plan

6. Traffic Study and Street Master Plan

All right of way width and roadway design shall be in accordance with the City of Eloy Subdivision Ordinance unless otherwise approved by the City Engineer.

A preliminary Traffic Impact Study was prepared for Rancho del Sol Brillante by Task Engineering (October 15, 2003). The following determinations were made:

A. Section Line (Arterial) Roads

Sunshine Boulevard from Interstate 1O to Phillips Road is recommended as an ultimate six- lane arterial on 130-feet of right of way/Public Utility Easement (PUE) with a two-way left turn lane by the Year 2020. The roadway should be upgraded from its current two-lane roadway to the Year 2020 configuration when traffic volumes warrant it. Therefore, from Interstate 1O to Phillips Road, Sunshine Boulevard will be built by the developer at no cost to the City, with four lanes and an extra wide median so that the additional two lanes could be added to achieve the Year 2020 configuration, during the first Phase of the development.

Reference Appendix C, *Preliminary Traffic Study*

Reference Exhibit P, Conceptual Sunshine Boulevard Street Cross Section and Plan View

Sunshine Boulevard south of Phillips Road, Shay Road, Phillips Road and Eleven Mile Corner Road are recommended to be four-lane arterials on 106-feet of right of way/PUE with a two-way left turn lane.

B. Collector and Local Roads

The east-west collector serving parcels 5, 6, 7, 15, 16 and 17 of Rancho del Sol Brillante is recommended to be constructed as a four-lane cross section with a center turn lane on 100 feet width of right of way/PUE.

The remaining collectors serving Rancho del Sol Brillante are recommended to be built as two-lane roads with a center turn lane on 90 feet of right of way/PUE.

The local streets will be two lane roadways on 50 feet of right of way/PUE per the City's Subdivision Ordinance.

C. Traffic Signals

Traffic signals are recommended at the following road intersections at such time as traffic warrants:

1. Sunshine Boulevard and Phillips Road
2. Sunshine Boulevard and the two collector intersections between Milligan Road and Phillips Road
3. Phillips Road and the collector one-half mile east of Sunshine Boulevard

Road/street construction methods will be in accordance with the City of Eloy's Subdivision Ordinance. All modifications of design standards, as they relate to the right of way and pavement widths, will be submitted to City staff for review, comment, and approval at either the time of preliminary plat or during the development of final street improvement plans.

Generally, the streets will be publicly owned. However, some may be privately owned and only accessible through limited access gates. The determination of whether or not streets will be public or private streets will be made at the time of final platting. This determination will be driven by future market conditions and the perceived needs of the future residents. Private streets will be maintained by the HOA. The city will maintain the public streets, once they are accepted into the City's maintenance system.

Reference Exhibit V, Roadway Classifications Map and Street Cross Sections

7. Other Services

A. Electricity

Electric District No. 4 (ED4) will be the electrical service provider for this development. The project falls within the ED4 service territory. ED4 currently has electrical distribution facilities within the development and the capacity to serve this development without any future expansion.

B. Communications

Telephone service and line installation will be available to Rancho del Sol Brillante.

Cable television installation and service to Rancho del Sol Brillante will also be available.

C. Natural Gas

Natural gas service will be provided by Southwest Gas. There are existing gas lines that run parallel to Sunshine Boulevard and Milligan Road.

D. Solid Waste Handling

Solid Waste collection/disposal will be provided by the City of Eloy through a contract with A.J. Waste Services.

E. Fire and Ambulance Protection

Fire and Ambulance protection will be provided by the Eloy Fire District. Eloy Fire Station #1, located at 500 S. Sunshine Boulevard will service Rancho del Sol Brillante. The associated hospital is the Casa Grande Regional Medical Center, which is located at: 1800 E. Florence Boulevard in Casa Grande.

Currently there are no existing fire hydrants within 300 feet of the Rancho del Sol Brillante project site etc. All fire protection improvements will be based on the City's standards.

F. Public Safety

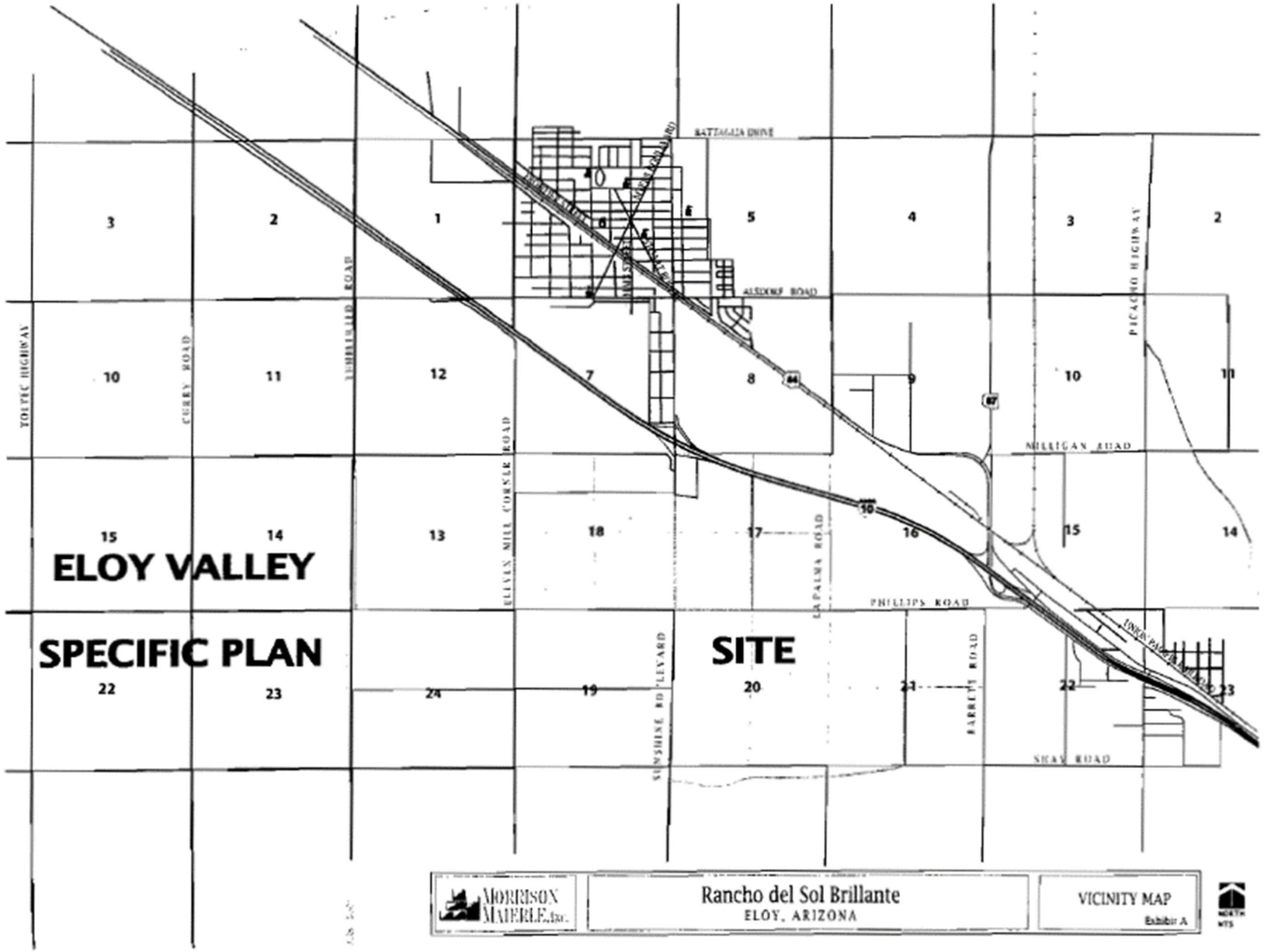
Police service will be provided by the City of Eloy. The Department is located at 630 N. Main Street in Eloy.

8. Phasing Plan/Schedule

The Preliminary Phasing Plan is conceptual and is based on current market conditions, constraints and opportunities. The actual development phasing may occur in accordance with future market and economic impacts, and construction may be commencing in multiple phase areas simultaneously.

It is anticipated that the Solar Project will be developed and utilized in the first Phase. Upon completion of the solar use on the property, Phase 2 would entail the Decommissioning of the Solar Project which will remove the solar use and ready the land for the next phase of development. Subsequent phases will involve the master planned community uses. The community commercial component **will** be developed in phases rather than as a one-time commercial build-out so that services can be provided as they are needed.

Reference Exhibit W, Preliminary Phasing Plan


ELOY VALLEY
SPECIFIC PLAN
SITE
BATTAGLIA DRIVE
ALSDORF ROAD
TOLTEC HIGHWAY
CURRY ROAD
ELLIOTT ROAD
ELLIOTT MILL CORNER ROAD
LA PALMA ROAD
SUNSHINE BOULEVARD
BARRETT ROAD
PICACHO HIGHWAY
MILLIGAN ROAD
PHILLIPS ROAD
SHAW ROAD
UNION PACIFIC RAILROAD
MORRISON MAIERLE, Inc.
Rancho del Sol Brillante
ELOY, ARIZONA
VICINITY MAP
Exhibit A
NORTH
NTS

City of Eloy Proposed General Plan

LAND USE

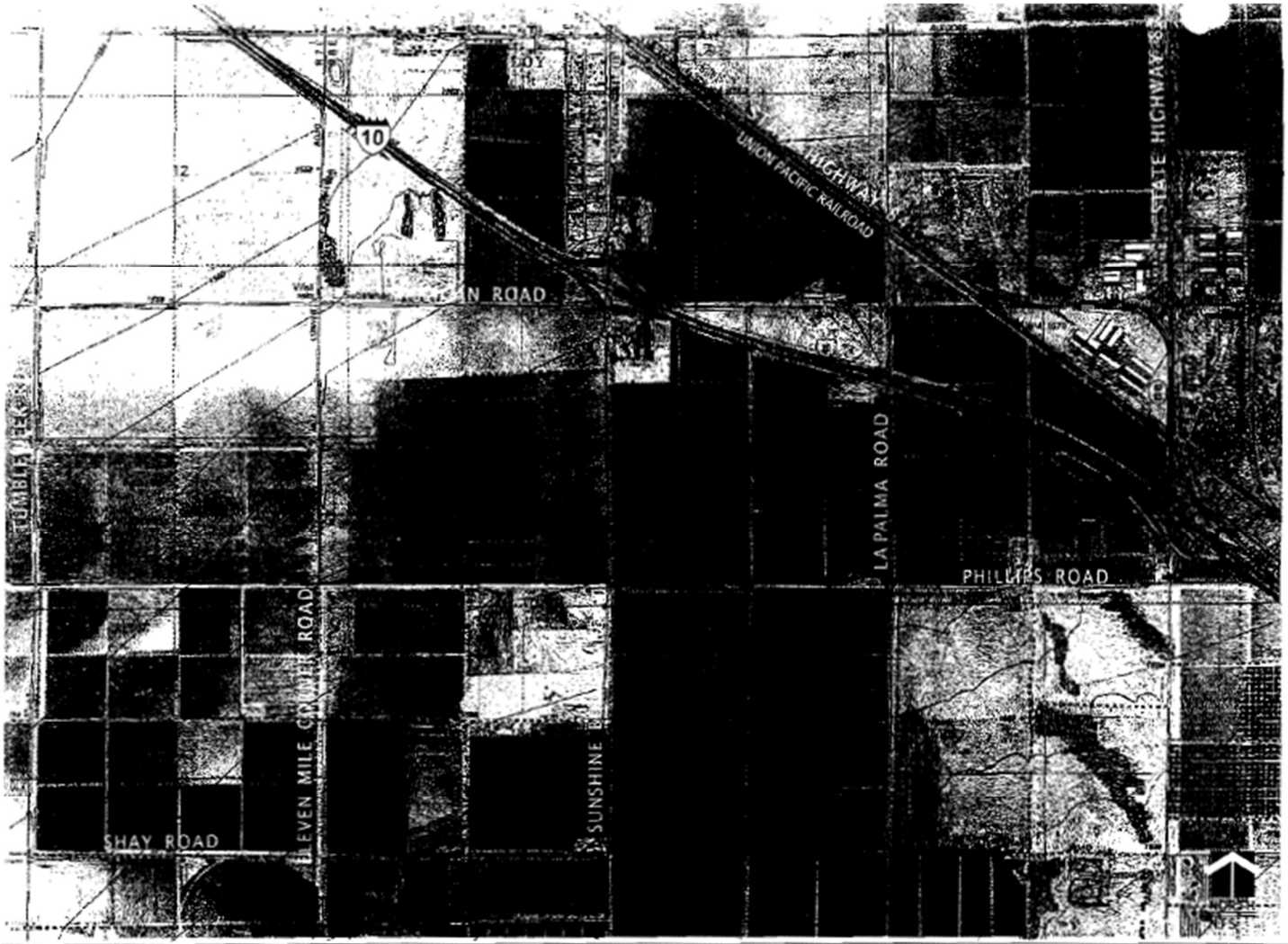
- Rural Residential (.05 to .20 DU/ ac)
- Estate Density Residential (.20 to 1.0 DU/ ac)
- Medium Density Residential (4.0 to 6.5 DU/ ac)
- High Density Residential (10.0 to 24.0 DU/ ac)
- Neighborhood Commercial
- Community Commercial
- Light Industrial
- Parks/ Open Space
- Public/ Institutional
- Manufacturing/ Industrial

NORTH

GENERAL PLAN AMENDMENT
LAND USES
Exhibit B

Rancho del Sol Brillante
ELOY, ARIZONA

MORRISON MAIERLE, Inc.



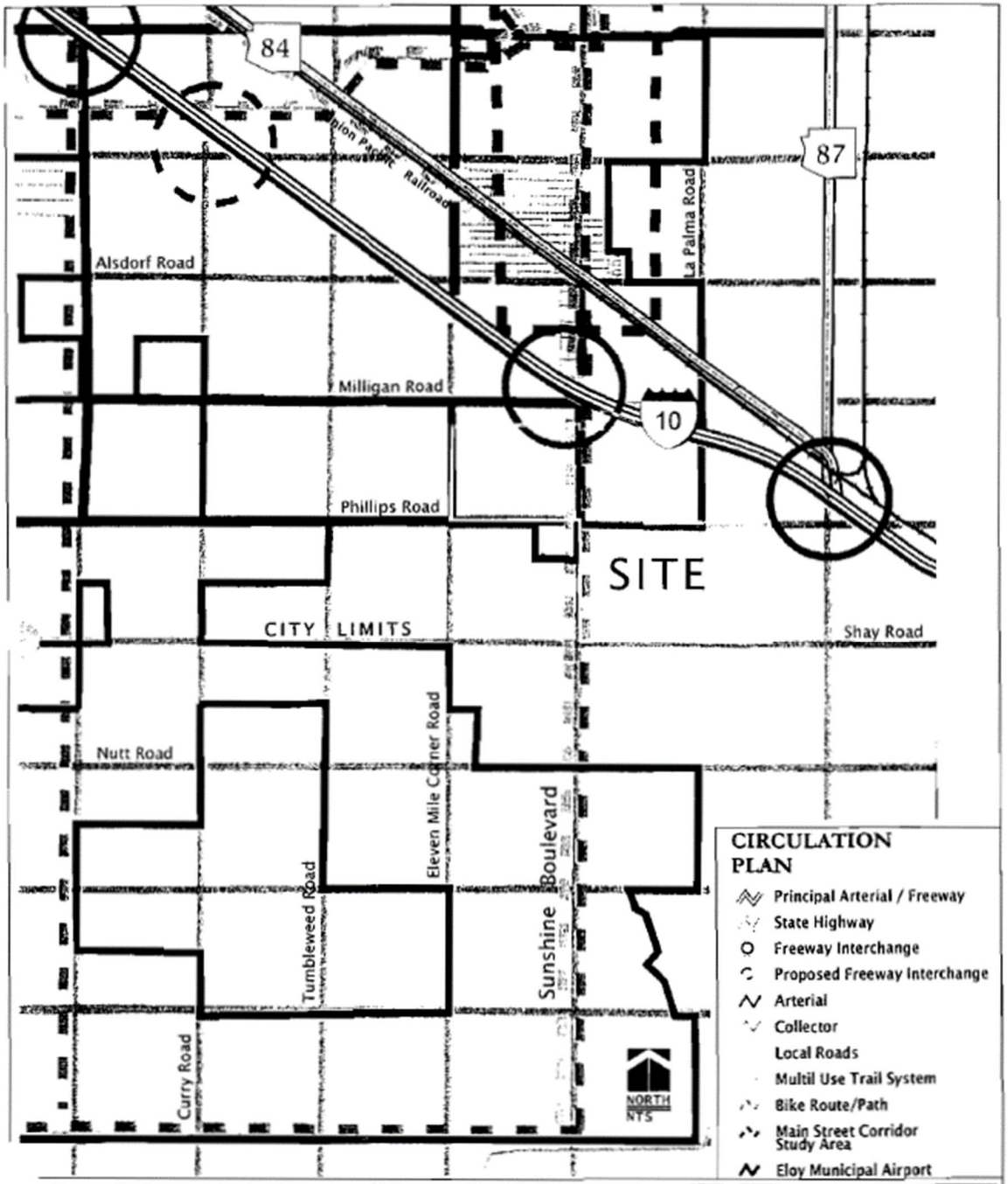
MORRISON MAIERLE, INC.

Rancho del Sol Brillante

ELOY, ARIZONA

EXISTING CONDITIONS MAP

Exhibit C



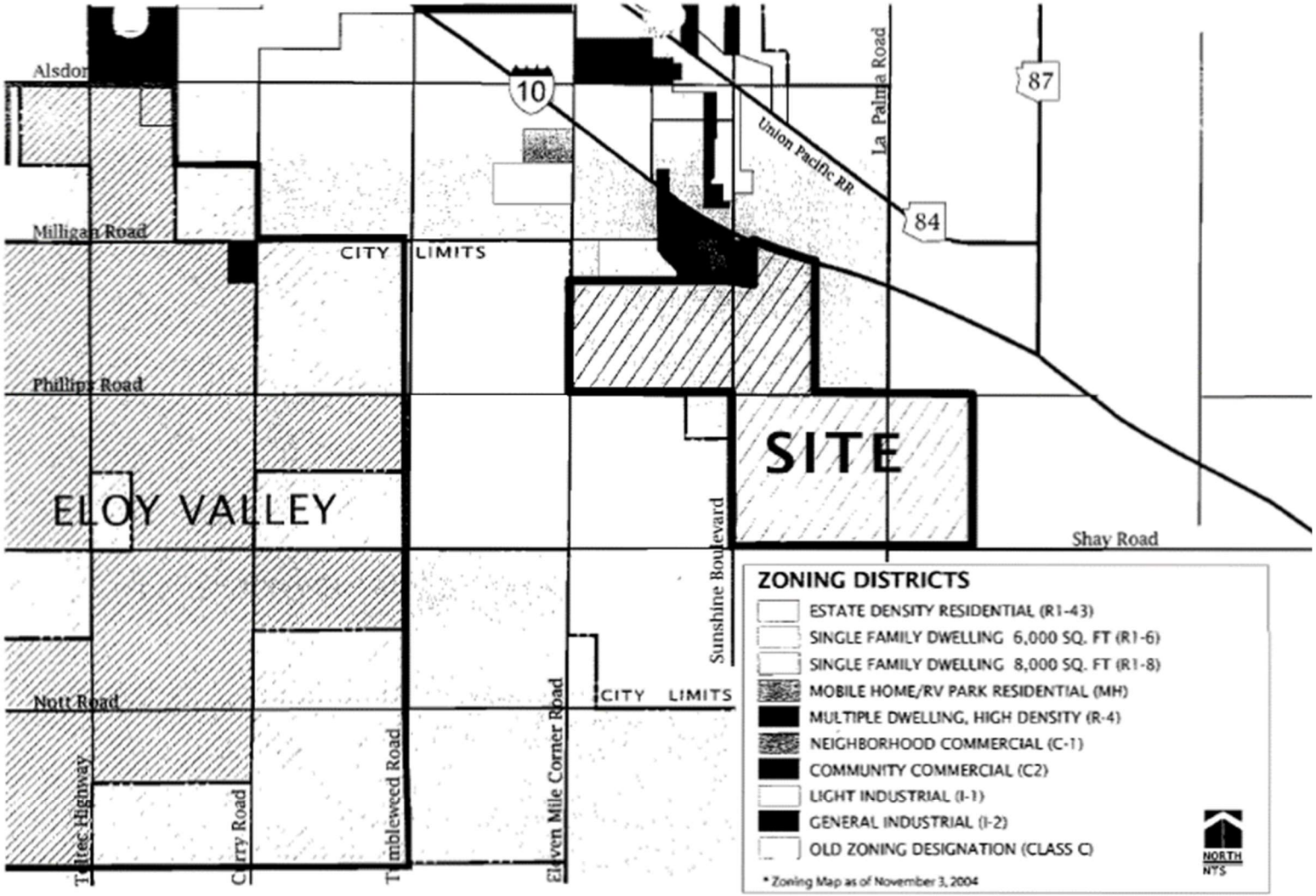
MORRISON MAIERLE, INC.

Rancho del Sol Brillante

ELOY, ARIZONA

CITY OF ELOY
CIRCULATION PLAN

Exhibit D

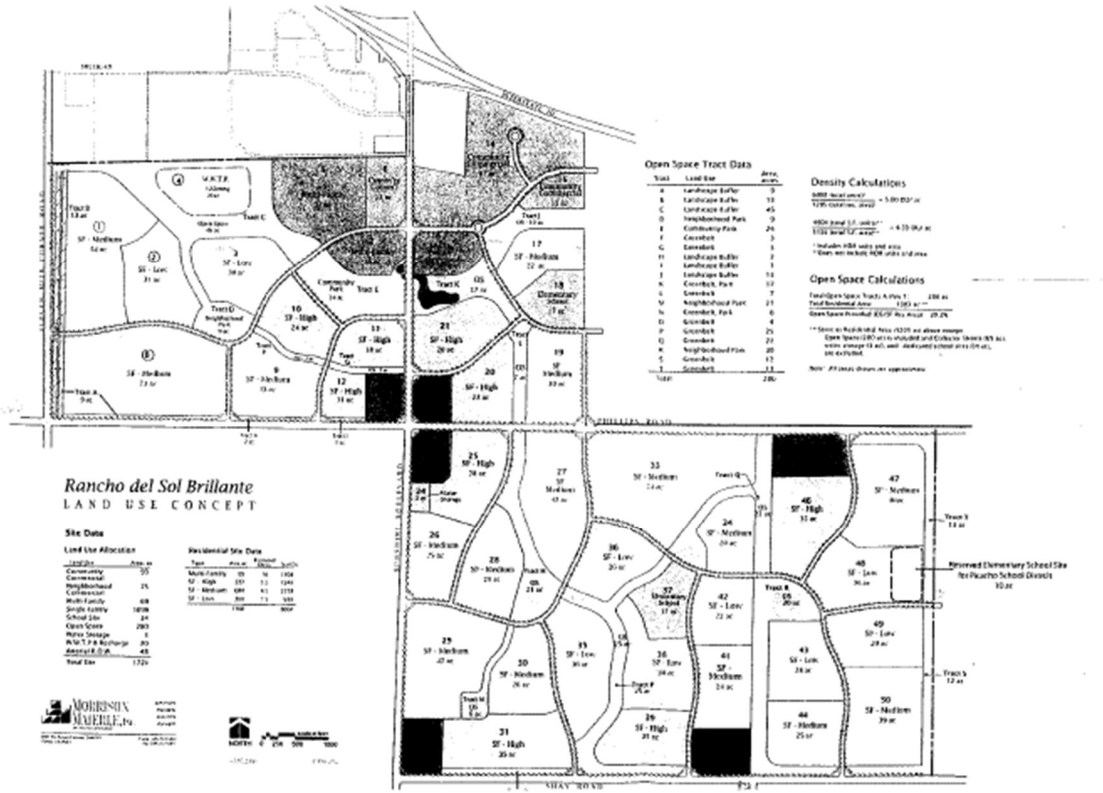


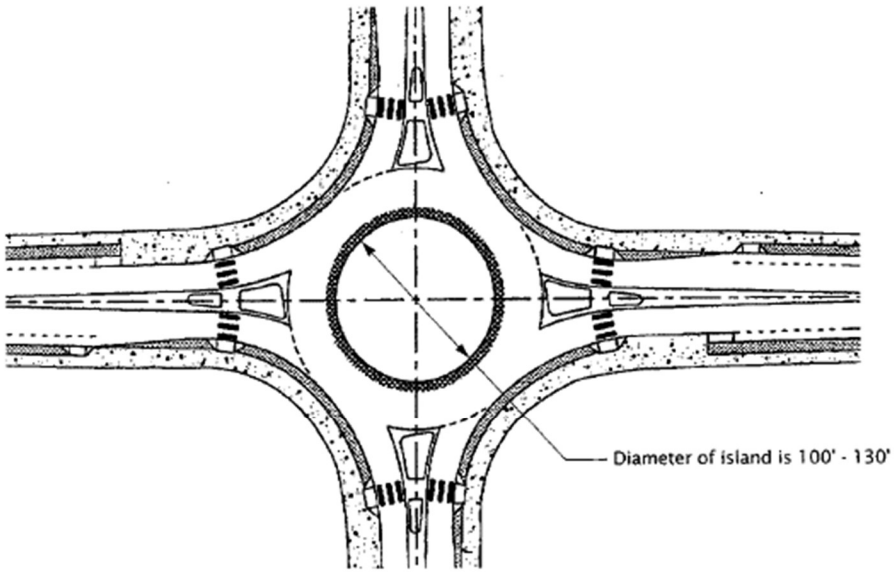
MORRISON MAIERLE, INC.

Rancho del Sol Brillante

ELOY, ARIZONA

CITY OF ELOY
ZONING DISTRICT MAP
Exhibit E


Open Space Tract Data
Density Calculations
Open Space Calculations
Rancho del Sol Brillante
LAND USE CONCEPT
Site Data
Land Use Allocation
Residential Site Data
Reserved Elementary School Site for Picacho School District
10 ac
Tract L
Community Park
14 ac
Tract K
OS
17 ac
Tract C
Tract D
Neighborhood Park
Tract E
Community Commercial
Tract I
OS - 17 ac
Tract J
OS - 17 ac
Tract F
Tract G
Tract H
Tract A
Tract B
Tract Q
Tract R
Tract S
Tract T
Tract U
Tract V
Tract W
Tract X
Tract Y
Tract Z
Tract AA
Tract BB
Tract CC
Tract DD
Tract EE
Tract FF
Tract GG
Tract HH
Tract II
Tract JJ
Tract KK
Tract LL
Tract MM
Tract NN
Tract OO
Tract PP
Tract QQ
Tract RR
Tract SS
Tract TT
Tract UU
Tract VV
Tract WW
Tract XX
Tract YY
Tract ZZ
Tract AAA
Tract BBB
Tract CCC
Tract DDD
Tract EEE
Tract FFF
Tract GGG
Tract HHH
Tract III
Tract JJJ
Tract KKK
Tract LLL
Tract MMM
Tract NNN
Tract OOO
Tract PPP
Tract QQQ
Tract RRR
Tract SSS
Tract TTT
Tract UUU
Tract VVV
Tract WWW
Tract XXX
Tract YYY
Tract ZZZ
Tract AAAA
Tract BBBB
Tract CCCC
Tract DDDD
Tract EEEE
Tract FFFF
Tract GGGG
Tract HHHH
Tract IIII
Tract JJJJ
Tract KKKK
Tract LLLL
Tract MMMM
Tract NNNN
Tract OOOO
Tract PPPP
Tract QQQQ
Tract RRRR
Tract SSSS
Tract TTTT
Tract UUUU
Tract VVVV
Tract WWWW
Tract XXXX
Tract YYYY
Tract ZZZZ
Tract AAAAA
Tract BBBBB
Tract CCCCC
Tract DDDDD
Tract EEEEE
Tract FFFFF
Tract GGGGG
Tract HHHHH
Tract IIIII
Tract JJJJJ
Tract KKKKK
Tract LLLLL
Tract MMMMM
Tract NNNNN
Tract OOOOO
Tract PPPPP
Tract QQQQQ
Tract RRRRR
Tract SSSSS
Tract TTTTT
Tract UUUUU
Tract VVVVV
Tract WWWWW
Tract XXXXX
Tract YYYYY
Tract ZZZZZ
Tract AAAAAA
Tract BBBBBB
Tract CCCCCC
Tract DDDDDD
Tract EEEEEE
Tract FFFFFF
Tract GGGGGG
Tract HHHHHH
Tract IIIIII
Tract JJJJJJ
Tract KKKKKK
Tract LLLLLL
Tract MMMMMM
Tract NNNNNN
Tract OOOOOO
Tract PPPPPP
Tract QQQQQQ
Tract RRRRRR
Tract SSSSSS
Tract TTTTTT
Tract UUUUUU
Tract VVVVVV
Tract WWWWWW
Tract XXXXXX
Tract YYYYYY
Tract ZZZZZZ
Tract AAAAAAA
Tract BBBBBBB
Tract CCCCCCC
Tract DDDDDDD
Tract EEEEEEE
Tract FFFFFF
Tract GGGGGGG
Tract HHHHHHH
Tract IIIIIII
Tract JJJJJJJ
Tract KKKKKKK
Tract LLLLLLL
Tract MMMMMMM
Tract NNNNNNN
Tract OOOOOOO
Tract PPPPPPP
Tract QQQQQQQ
Tract RRRRRRR
Tract SSSSSSS
Tract TTTTTTT
Tract UUUUUUU
Tract VVVVVVV
Tract WWWWWWW
Tract XXXXXXX
Tract YYYYYYY
Tract ZZZZZZZ
Tract AAAAAAAA
Tract BBBBBBBB
Tract CCCCCCCC
Tract DDDDDDDD
Tract EEEEEEEE
Tract FFFFFFFF
Tract GGGGGGGG
Tract HHHHHHHH
Tract IIIIIIII
Tract JJJJJJJJ
Tract KKKKKKKK
Tract LLLLLLLL
Tract MMMMMMMM
Tract NNNNNNNN
Tract OOOOOOOO
Tract PPPPPPPP
Tract QQQQQQQQ
Tract RRRRRRRR
Tract SSSSSSSS
Tract TTTTTTTT
Tract UUUUUUUU
Tract VVVVVVVV
Tract WWWWWWWW
Tract XXXXXXXX
Tract YYYYYYYY
Tract ZZZZZZZZ
Tract AAAAAAAAA
Tract BBBBBBBBB
Tract CCCCCCCCC
Tract DDDDDDDDD
Tract EEEEEEEEE
Tract FFFFFFFFF
Tract GGGGGGGGG
Tract HHHHHHHHH
Tract IIIIIIIII
Tract JJJJJJJJJ
Tract KKKKKKKKK
Tract LLLLLLLLL
Tract MMMMMMMMM
Tract NNNNNNNNN
Tract OOOOOOOOO
Tract PPPPPPPPP
Tract QQQQQQQQQ
Tract RRRRRRRRR
Tract SSSSSSSSS
Tract TTTTTTTTT
Tract UUUUUUUUU
Tract VVVVVVVVV
Tract WWWWWWWWW
Tract XXXXXXXXX
Tract YYYYYYYYY
Tract ZZZZZZZZZ
Tract AAAAAAAAAA
Tract BBBBBBBBBB
Tract CCCCCCCCCC
Tract DDDDDDDDDD
Tract EEEEEEEEEE
Tract FFFFFFFFFF
Tract GGGGGGGGGG
Tract HHHHHHHHHH
Tract IIIIIIIIII
Tract JJJJJJJJJJ
Tract KKKKKKKKKK
Tract LLLLLLLLLL
Tract MMMMMMMMMM
Tract NNNNNNNNNN
Tract OOOOOOOOOO
Tract PPPPPPPPPP
Tract QQQQQQQQQQ
Tract RRRRRRRRRR
Tract SSSSSSSSSS
Tract TTTTTTTTTT
Tract UUUUUUUUUU
Tract VVVVVVVVVV
Tract WWWWWWWWWW
Tract XXXXXXXXXX
Tract YYYYYYYYYY
Tract ZZZZZZZZZZ
Tract AAAAAAAAAAA
Tract BBBBBBBBBBB
Tract CCCCCCCCCCC
Tract DDDDDDDDDDD
Tract EEEEEEEEEEE
Tract FFFFFFFFFFF
Tract GGGGGGGGGGG
Tract HHHHHHHHHHH
Tract IIIIIIIIIII
Tract JJJJJJJJJJJ
Tract KKKKKKKKKKK
Tract LLLLLLLLLLL
Tract MMMMMMMMMMM
Tract NNNNNNNNNNN
Tract OOOOOOOOOOO
Tract PPPPPPPPPPP
Tract QQQQQQQQQQQ
Tract RRRRRRRRRRR
Tract SSSSSSSSSSS
Tract TTTTTTTTTTT
Tract UUUUUUUUUUU
Tract VVVVVVVVVVV
Tract WWWWWWWWWWW
Tract XXXXXXXXXXX
Tract YYYYYYYYYYY
Tract ZZZZZZZZZZZ
Tract AAAAAAAAAAAA
Tract BBBBBBBBBBBB
Tract CCCCCCCCCCCC
Tract DDDDDDDDDDDD
Tract EEEEEEEEEEEE
Tract FFFFFFFFFFFF
Tract GGGGGGGGGGGG
Tract HHHHHHHHHHHH
Tract IIIIIIIIIIII
Tract JJJJJJJJJJJJ
Tract KKKKKKKKKKKK
Tract LLLLLLLLLLLL
Tract MMMMMMMMMMMM
Tract NNNNNNNNNNNN
Tract OOOOOOOOOOOO
Tract PPPPPPPPPPPP
Tract QQQQQQQQQQQQ
Tract RRRRRRRRRRRR
Tract SSSSSSSSSSSS
Tract TTTTTTTTTTTT
Tract UUUUUUUUUUUU
Tract VVVVVVVVVVVV
Tract WWWWWWWWWWWW
Tract XXXXXXXXXXXX
Tract YYYYYYYYYYYY
Tract ZZZZZZZZZZZZ
Tract AAAAAAAAAAAAA
Tract BBBBBBBBBBBBB
Tract CCCCCCCCCCCCC
Tract DDDDDDDDDDDDD
Tract EEEEEEEEEEEEE
Tract FFFFFFFFFFFFF
Tract GGGGGGGGGGGGG
Tract HHHHHHHHHHHHH
Tract IIIIIIIIIIIII
Tract JJJJJJJJJJJJJ
Tract KKKKKKKKKKKKK
Tract LLLLLLLLLLLLL
Tract MMMMMMMMMMMMM
Tract NNNNNNNNNNNNN
Tract OOOOOOOOOOOOO
Tract PPPPPPPPPPPPP
Tract QQQQQQQQQQQQQ
Tract RRRRRRRRRRRRR
Tract SSSSSSSSSSSSS
Tract TTTTTTTTTTTTT
Tract UUUUUUUUUUUUU
Tract VVVVVVVVVVVVV
Tract WWWWWWWWWWWWW
Tract XXXXXXXXXXXXX
Tract YYYYYYYYYYYYY
Tract ZZZZZZZZZZZZZ
Tract AAAAAAAAAAAAAA
Tract BBBBBBBBBBBBBB
Tract CCCCCCCCCCCCCC
Tract DDDDDDDDDDDDDD
Tract EEEEEEEEEEEEEE
Tract FFFFFFFFFFFFFF
Tract GGGGGGGGGGGGGG
Tract HHHHHHHHHHHHHH
Tract IIIIIIIIIIIIII
Tract JJJJJJJJJJJJJJ
Tract KKKKKKKKKKKKKK
Tract LLLLLLLLLLLLLL
Tract MMMMMMMMMMMMMM
Tract NNNNNNNNNNNNNN
Tract OOOOOOOOOOOOOO
Tract PPPPPPPPPPPPPP
Tract QQQQQQQQQQQQQQ
Tract RRRRRRRRRRRRRR
Tract SSSSSSSSSSSSSS
Tract TTTTTTTTTTTTTT
Tract UUUUUUUUUUUUUU
Tract VVVVVVVVVVVVVV
Tract WWWWWWWWWWWWWW
Tract XXXXXXXXXXXXXX
Tract YYYYYYYYYYYYYY
Tract ZZZZZZZZZZZZZZ
Tract AAAAAAAAAAAAAAA
Tract BBBBBBBBBBBBBBB
Tract CCCCCCCCCCCCCCC
Tract DDDDDDDDDDDDDDD
Tract EEEEEEEEEEEEEEE
Tract FFFFFFFFFFFFFFF
Tract GGGGGGGGGGGGGGG
Tract HHHHHHHHHHHHHHH
Tract IIIIIIIIIIIIIII
Tract JJJJJJJJJJJJJJJ
Tract KKKKKKKKKKKKKKK
Tract LLLLLLLLLLLLLLL
Tract MMMMMMMMMMMMMMM
Tract NNNNNNNNNNNNNNN
Tract OOOOOOOOOOOOOOO
Tract PPPPPPPPPPPPPPP
Tract QQQQQQQQQQQQQQQ
Tract RRRRRRRRRRRRRRR
Tract SSSSSSSSSSSSSSS
Tract TTTTTTTTTTTTTTT
Tract UUUUUUUUUUUUUUU
Tract VVVVVVVVVVVVVVV
Tract WWWWWWWWWWWWWWW
Tract XXXXXXXXXXXXXXX
Tract YYYYYYYYYYYYYYY
Tract ZZZZZZZZZZZZZZZ
Tract AAAAAAAAAAAAAAAA
Tract BBBBBBBBBBBBBBBB
Tract CCCCCCCCCCCCCCCC
Tract DDDDDDDDDDDDDDDD
Tract EEEEEEEEEEEEEEEE
Tract FFFFFFFFFFFFFFFF
Tract GGGGGGGGGGGGGGGG
Tract HHHHHHHHHHHHHHHH
Tract IIIIIIIIIIIIIIII
Tract JJJJJJJJJJJJJJJJ
Tract KKKKKKKKKKKKKKKK
Tract LLLLLLLLLLLLLLLL
Tract MMMMMMMMMMMMMMMM
Tract NNNNNNNNNNNNNNNN
Tract OOOOOOOOOOOOOOOO
Tract PPPPPPPPPPPPPPPP
Tract QQQQQQQQQQQQQQQQ
Tract RRRRRRRRRRRRRRRR
Tract SSSSSSSSSSSSSSSS
Tract TTTTTTTTTTTTTTTT
Tract UUUUUUUUUUUUUUUU
Tract VVVVVVVVVVVVVVVV
Tract WWWWWWWWWWWWWWWW
Tract XXXXXXXXXXXXXXXX
Tract YYYYYYYYYYYYYYYY
Tract ZZZZZZZZZZZZZZZZ
Tract AAAAAAAAAAAAAAAAA
Tract BBBBBBBBBBBBBBBBB
Tract CCCCCCCCCCCCCCCCC
Tract DDDDDDDDDDDDDDDDD
Tract EEEEEEEEEEEEEEEEE
Tract FFFFFFFFFFFFFFFFF
Tract GGGGGGGGGGGGGGGGG
Tract HHHHHHHHHHHHHHHHH
Tract IIIIIIIIIIIIIIIII
Tract JJJJJJJJJJJJJJJJJ
Tract KKKKKKKKKKKKKKKKK
Tract LLLLLLLLLLLLLLLLL
Tract MMMMMMMMMMMMMMMMM
Tract NNNNNNNNNNNNNNNNN
Tract OOOOOOOOOOOOOOOOO
Tract PPPPPPPPPPPPPPPPP
Tract QQQQQQQQQQQQQQQQQ
Tract RRRRRRRRRRRRRRRRR
Tract SSSSSSSSSSSSSSSSS
Tract TTTTTTTTTTTTTTTTT
Tract UUUUUUUUUUUUUUUUU
Tract VVVVVVVVVVVVVVVVV
Tract WWWWWWWWWWWWWWWWW
Tract XXXXXXXXXXXXXXXXX
Tract YYYYYYYYYYYYYYYYY
Tract ZZZZZZZZZZZZZZZZZ
Tract AAAAAAAAAAAAAAAAAA
Tract BBBBBBBBBBBBBBBBBB
Tract CCCCCCCCCCCCCCCCCC
Tract DDDDDDDDDDDDDDDDDD
Tract EEEEEEEEEEEEEEEEEE
Tract FFFFFFFFFFFFFFFFFF
Tract GGGGGGGGGGGGGGGGGG
Tract HHHHHHHHHHHHHHHHHH
Tract IIIIIIIIIIIIIIIIII
Tract JJJJJJJJJJJJJJJJJJ
Tract KKKKKKKKKKKKKKKKKK
Tract LLLLLLLLLLLLLLLLLL
Tract MMMMMMMMMMMMMMMMMM
Tract NNNNNNNNNNNNNNNNNN
Tract OOOOOOOOOOOOOOOOOO
Tract PPPPPPPPPPPPPPPPPP
Tract QQQQQQQQQQQQQQQQQQ
Tract RRRRRRRRRRRRRRRRRR
Tract SSSSSSSSSSSSSSSSSS
Tract TTTTTTTTTTTTTTTTTT
Tract UUUUUUUUUUUUUUUUUU
Tract VVVVVVVVVVVVVVVVVV
Tract WWWWWWWWWWWWWWWWWW
Tract XXXXXXXXXXXXXXXXXX
Tract YYYYYYYYYYYYYYYYYY
Tract ZZZZZZZZZZZZZZZZZZ
Tract AAAAAAAAAAAAAAAAAAA
Tract BBBBBBBBBBBBBBBBBBB
Tract CCCCCCCCCCCCCCCCCCC
Tract DDDDDDDDDDDDDDDDDDD
Tract EEEEEEEEEEEEEEEEEEE
Tract FFFFFFFFFFFFFFFFFFF
Tract GGGGGGGGGGGGGGGGGGG
Tract HHHHHHHHHHHHHHHHHHH
Tract IIIIIIIIIIIIIIIIIII
Tract JJJJJJJJJJJJJJJJJJJ
Tract KKKKKKKKKKKKKKKKKKK
Tract LLLLLLLLLLLLLLLLLLL
Tract MMMMMMMMMMMMMMMMMMM
Tract NNNNNNNNNNNNNNNNNNN
Tract OOOOOOOOOOOOOOOOOOO
Tract PPPPPPPPPPPPPPPPPPP
Tract QQQQQQQQQQQQQQQQQQQ
Tract RRRRRRRRRRRRRRRRRRR
Tract SSSSSSSSSSSSSSSSSSS
Tract TTTTTTTTTTTTTTTTTTT
Tract UUUUUUUUUUUUUUUUUUU
Tract VVVVVVVVVVVVVVVVVVV
Tract WWWWWWWWWWWWWWWWWWW
Tract XXXXXXXXXXXXXXXXXXX
Tract YYYYYYYYYYYYYYYYYYY
Tract ZZZZZZZZZZZZZZZZZZZ
Tract AAAAAAAAAAAAAAAAAAAA
Tract BBBBBBBBBBBBBBBBBBBB
Tract CCCCCCCCCCCCCCCCCCCC
Tract DDDDDDDDDDDDDDDDDDDD
Tract EEEEEEEEEEEEEEEEEEEE
Tract FFFFFFFFFFFFFFFFFFFF
Tract GGGGGGGGGGGGGGGGGGGG
Tract HHHHHHHHHHHHHHHHHHHH
Tract IIIIIIIIIIIIIIIIIIII
Tract JJJJJJJJJJJJJJJJJJJJ
Tract KKKKKKKKKKKKKKKKKKKK
Tract LLLLLLLLLLLLLLLLLLLL
Tract MMMMMMMMMMMMMMMMMMMM
Tract NNNNNNNNNNNNNNNNNNNN
Tract OOOOOOOOOOOOOOOOOOOO
Tract PPPPPPPPPPPPPPPPPPPP
Tract QQQQQQQQQQQQQQQQQQQQ
Tract RRRRRRRRRRRRRRRRRRRR
Tract SSSSSSSSSSSSSSSSSSSS
Tract TTTTTTTTTTTTTTTTTTTT
Tract UUUUUUUUUUUUUUUUUUUU
Tract VVVVVVVVVVVVVVVVVVVV
Tract WWWWWWWWWWWWWWWWWWWW
Tract XXXXXXXXXXXXXXXXXXXX
Tract YYYYYYYYYYYYYYYYYYYY
Tract ZZZZZZZZZZZZZZZZZZZZ
Tract AAAAAAAAAAAAAAAAAAAAA
Tract BBBBBBBBBBBBBBBBBBBBB
Tract CCCCCCCCCCCCCCCCCCCCC
Tract DDDDDDDDDDDDDDDDDDDDD
Tract EEEEEEEEEEEEEEEEEEEEE
Tract FFFFFFFFFFFFFFFFFFFFF
Tract GGGGGGGGGGGGGGGGGGGGG
Tract HHHHHHHHHHHHHHHHHHHHH
Tract IIIIIIIIIIIIIIIIIIIII
Tract JJJJJJJJJJJJJJJJJJJJJ
Tract KKKKKKKKKKKKKKKKKKKKK
Tract LLLLLLLLLLLLLLLLLLLLL
Tract MMMMMMMMMMMMMMMMMMMMM
Tract NNNNNNNNNNNNNNNNNNNNN
Tract OOOOOOOOOOOOOOOOOOOOO
Tract PPPPPPPPPPPPPPPPPPPPP
Tract QQQQQQQQQQQQQQQQQQQQQ
Tract RRRRRRRRRRRRRRRRRRRRR
Tract SSSSSSSSSSSSSSSSSSSSS
Tract TTTTTTTTTTTTTTTTTTTTT
Tract UUUUUUUUUUUUUUUUUUUUU
Tract VVVVVVVVVVVVVVVVVVVVV
Tract WWWWWWWWWWWWWWWWWWWWW
Tract XXXXXXXXXXXXXXXXXXXXX
Tract YYYYYYYYYYYYYYYYYYYYY
Tract ZZZZZZZZZZZZZZZZZZZZZ
Tract AAAAAAAAAAAAAAAAAAAAAA
Tract BBBBBBBBBBBBBBBBBBBBBB
Tract CCCCCCCCCCCCCCCCCCCCCC
Tract DDDDDDDDDDDDDDDDDDDDDD
Tract EEEEEEEEEEEEEEEEEEEEEE
Tract FFFFFFFFFFFFFFFFFFFFFF
Tract GGGGGGGGGGGGGGGGGGGGGG
Tract HHHHHHHHHHHHHHHHHHHHHH
Tract IIIIIIIIIIIIIIIIIIIIII
Tract JJJJJJJJJJJJJJJJJJJJJJ
Tract KKKKKKKKKKKKKKKKKKKKKK
Tract LLLLLLLLLLLLLLLLLLLLLL
Tract MMMMMMMMMMMMMMMMMMMMMM
Tract NNNNNNNNNNNNNNNNNNNNNN
Tract OOOOOOOOOOOOOOOOOOOOOO
Tract PPPPPPPPPPPPPPPPPPPPPP
Tract QQQQQQQQQQQQQQQQQQQQQQ
Tract RRRRRRRRRRRRRRRRRRRRRR
Tract SSSSSSSSSSSSSSSSSSSSSS
Tract TTTTTTTTTTTTTTTTTTTTTT
Tract UUUUUUUUUUUUUUUUUUUUUU
Tract VVVVVVVVVVVVVVVVVVVVVV
Tract WWWWWWWWWWWWWWWWWWWWWW
Tract XXXXXXXXXXXXXXXXXXXXXX
Tract YYYYYYYYYYYYYYYYYYYYYY
Tract ZZZZZZZZZZZZZZZZZZZZZZ
Tract AAAAAAAAAAAAAAAAAAAAAAA
Tract BBBBBBBBBBBBBBBBBBBBBBB
Tract CCCCCCCCCCCCCCCCCCCCCCC
Tract DDDDDDDDDDDDDDDDDDDDDDD
Tract EEEEEEEEEEEEEEEEEEEEEEE
Tract FFFFFFFFFFFFFFFFFFFFFFF
Tract GGGGGGGGGGGGGGGGGGGGGGG
Tract HHHHHHHHHHHHHHHHHHHHHHH
Tract IIIIIIIIIIIIIIIIIIIIIII
Tract JJJJJJJJJJJJJJJJJJJJJJJ
Tract KKKKKKKKKKKKKKKKKKKKKKK
Tract LLLLLLLLLLLLLLLLLLLLLLL
Tract MMMMMMMMMMMMMMMMMMMMMMM
Tract NNNNNNNNNNNNNNNNNNNNNNN
Tract OOOOOOOOOOOOOOOOOOOOOOO
Tract PPPPPPPPPPPPPPPPPPPPPPP
Tract QQQQQQQQQQQQQQQQQQQQQQQ
Tract RRRRRRRRRRRRRRRRRRRRRRR
Tract SSSSSSSSSSSSSSSSSSSSSSS
Tract TTTTTTTTTTTTTTTTTTTTTTT
Tract UUUUUUUUUUUUUUUUUUUUUUU
Tract VVVVVVVVVVVVVVVVVVVVVVV
Tract WWWWWWWWWWWWWWWWWWWWWWW
Tract XXXXXXXXXXXXXXXXXXXXXXX
Tract YYYYYYYYYYYYYYYYYYYYYYY
Tract ZZZZZZZZZZZZZZZZZZZZZZZ
Tract AAAAAAAAAAAAAAAAAAAAAAAA
Tract BBBBBBBBBBBBBBBBBBBBBBBB
Tract CCCCCCCCCCCCCCCCCCCCCCCC
Tract DDDDDDDDDDDDDDDDDDDDDDDD
Tract EEEEEEEEEEEEEEEEEEEEEEEE
Tract FFFFFFFFFFFFFFFFFFFFFFFF
Tract GGGGGGGGGGGGGGGGGGGGGGGG
Tract HHHHHHHHHHHHHHHHHHHHHHHH
Tract IIIIIIIIIIIIIIIIIIIIIIII
Tract JJJJJJJJJJJJJJJJJJJJJJJJ
Tract KKKKKKKKKKKKKKKKKKKKKKKK
Tract LLLLLLLLLLLLLLLLLLLLLLLL
Tract MMMMMMMMMMMMMMMMMMMMMMMM
Tract NNNNNNNNNNNNNNNNNNNNNNNN
Tract OOOOOOOOOOOOOOOOOOOOOOOO
Tract PPPPPPPPPPPPPPPPPPPPPPPP
Tract QQQQQQQQQQQQQQQQQQQQQQQQ
Tract RRRRRRRRRRRRRRRRRRRRRRRR
Tract SSSSSSSSSSSSSSSSSSSSSSSS
Tract TTTTTTTTTTTTTTTTTTTTTTTT
Tract UUUUUUUUUUUUUUUUUUUUUUUU
Tract VVVVVVVVVVVVVVVVVVVVVVVV
Tract WWWWWWWWWWWWWWWWWWWWWWWW
Tract XXXXXXXXXXXXXXXXXXXXXXXX
Tract YYYYYYYYYYYYYYYYYYYYYYYY
Tract ZZZZZZZZZZZZZZZZZZZZZZZZ
Tract AAAAAAAAAAAAAAAAAAAAAAAAA
Tract BBBBBBBBBBBBBBBBBBBBBBBBB
Tract CCCCCCCCCCCCCCCCCCCCCCCCC
Tract DDDDDDDDDDDDDDDDDDDDDDDDD
Tract EEEEEEEEEEEEEEEEEEEEEEEEE
Tract FFFFFFFFFFFFFFFFFFFFFFFFF
Tract GGGGGGGGGGGGGGGGGGGGGGGGG
Tract HHHHHHHHHHHHHHHHHHHHHHHHH
Tract IIIIIIIIIIIIIIIIIIIIIIIII
Tract JJJJJJJJJJJJJJJJJJJJJJJJJ
Tract KKKKKKKKKKKKKKKKKKKKKKKKK
Tract LLLLLLLLLLLLLLLLLLLLLLLLL
Tract MMMMMMMMMMMMMMMMMMMMMMMMM
Tract NNNNNNNNNNNNNNNNNNNNNNNNN
Tract OOOOOOOOOOOOOOOOOOOOOOOOO
Tract PPPPPPPPPPPPPPPPPPPPPPPPP
Tract QQQQQQQQQQQQQQQQQQQQQQQQQ
Tract RRRRRRRRRRRRRRRRRRRRRRRRR
Tract SSSSSSSSSSSSSSSSSSSSSSSSS
Tract TTTTTTTTTTTTTTTTTTTTTTTTT
Tract UUUUUUUUUUUUUUUUUUUUUUUUU
Tract VVVVVVVVVVVVVVVVVVVVVVVVV
Tract WWWWWWWWWWWWWWWWWWWWWWWWW
Tract XXXXXXXXXXXXXXXXXXXXXXXXX
Tract YYYYYYYYYYYYYYYYYYYYYYYYY
Tract ZZZZZZZZZZZZZZZZZZZZZZZZZ
Tract AAAAAAAAAAAAAAAAAAAAAAAAAA
Tract BBBBBBBBBBBBBBBBBBBBBBBBBB
Tract CCCCCCCCCCCCCCCCCCCCCCCCCC
Tract DDDDDDDDDDDDDDDDDDDDDDDDDD
Tract EEEEEEEEEEEEEEEEEEEEEEEEEE
Tract FFFFFFFFFFFFFFFFFFFFFFFFFF
Tract GGGGGGGGGGGGGGGGGGGGGGGGGG
Tract HHHHHHHHHHHHHHHHHHHHHHHHHH
Tract IIIIIIIIIIIIIIIIIIIIIIIIII
Tract JJJJJJJJJJJJJJJJJJJJJJJJJJ
Tract KKKKKKKKKKKKKKKKKKKKKKKKKK
Tract LLLLLLLLLLLLLLLLLLLLLLLLLL
Tract MMMMMMMMMMMMMMMMMMMMMMMMMM
Tract NNNNNNNNNNNNNNNNNNNNNNNNNN
Tract OOOOOOOOOOOOOOOOOOOOOOOOOO
Tract PPPPPPPPPPPPPPPPPPPPPPPPPP
Tract QQQQQQQQQQQQQQQQQQQQQQQQQQ
Tract RRRRRRRRRRRRRRRRRRRRRRRRRR
Tract SSSSSSSSSSSSSSSSSSSSSSSSSS
Tract TTTTTTTTTTTTTTTTTTTTTTTTTT
Tract UUUUUUUUUUUUUUUUUUUUUUUUUU
Tract VVVVVVVVVVVVVVVVVVVVVVVVVV
Tract WWWWWWWWWWWWWWWWWWWWWWWWWW
Tract XXXXXXXXXXXXXXXXXXXXXXXXXX
Tract YYYYYYYYYYYYYYYYYYYYYYYYYY
Tract ZZZZZZZZZZZZZZZZZZZZZZZZZZ
Tract AAAAAAAAAAAAAAAAAAAAAAAAAAA
Tract BBBBBBBBBBBBBBBBBBBBBBBBBBB
Tract CCCCCCCCCCCCCCCCCCCCCCCCCCC
Tract DDDDDDDDDDDDDDDDDDDDDDDDDDD
Tract EEEEEEEEEEEEEEEEEEEEEEEEEEE
Tract FFFFFFFFFFFFFFFFFFFFFFFFFFF
Tract GGGGGGGGGGGGGGGGGGGGGGGGGGG
Tract HHHHHHHHHHHHHHHHHHHHHHHHHHH
Tract IIIIIIIIIIIIIIIIIIIIIIIIIII
Tract JJJJJJJJJJJJJJJJJJJJJJJJJJJ
Tract KKKKKKKKKKKKKKKKKKKKKKKKKKK
Tract LLLLLLLLLLLLLLLLLLLLLLLLLLL
Tract MMMMMMMMMMMMMMMMMMMMMMMMMMM
Tract NNNNNNNNNNNNNNNNNNNNNNNNNNN
Tract OOOOOOOOOOOOOOOOOOOOOOOOOOO
Tract PPPPPPPPPPPPPPPPPPPPPPPPPPP
Tract QQQQQQQQQQQQQQQQQQQQQQQQQQQ
Tract RRRRRRRRRRRRRRRRRRRRRRRRRRR
Tract SSSSSSSSSSSSSSSSSSSSSSSSSSS
Tract TTTTTTTTTTTTTTTTTTTTTTTTTTT
Tract UUUUUUUUUUUUUUUUUUUUUUUUUUU
Tract VVVVVVVVVVVVVVVVVVVVVVVVVVV
Tract WWWWWWWWWWWWWWWWWWWWWWWWWWW
Tract XXXXXXXXXXXXXXXXXXXXXXXXXXX
Tract YYYYYYYYYYYYYYYYYYYYYYYYYYY
Tract ZZZZZZZZZZZZZZZZZZZZZZZZZZZ
Tract AAAAAAAAAAAAAAAAAAAAAAAAAAAA
Tract BBBBBBBBBBBBBBBBBBBBBBBBBBBB
Tract CCCCCCCCCCCCCCCCCCCCCCCCCCCC
Tract DDDDDDDDDDDDDDDDDDDDDDDDDDDD
Tract EEEEEEEEEEEEEEEEEEEEEEEEEEEE
Tract FFFFFFFFFFFFFFFFFFFFFFFFFFFF
Tract GGGGGGGGGGGGGGGGGGGGGGGGGGGG
Tract HHHHHHHHHHHHHHHHHHHHHHHHHHHH
Tract IIIIIIIIIIIIIIIIIIIIIIIIIIII
Tract JJJJJJJJJJJJJJJJJJJJJJJJJJJJ
Tract KKKKKKKKKKKKKKKKKKKKKKKKKKKK
Tract LLLLLLLLLLLLLLLLLLLLLLLLLLLL
Tract MMMMMMMMMMMMMMMMMMMMMMMMMMMM
Tract NNNNNNNNNNNNNNNNNNNNNNNNNNNN
Tract OOOOOOOOOOOOOOOOOOOOOOOOOOOO
Tract PPPPPPPPPPPPPPPPPPPPPPPPPPPP
Tract QQQQQQQQQQQQQQQQQQQQQQQQQQQQ
Tract RRRRRRRRRRRRRRRRRRRRRRRRRRRR
Tract SSSSSSSSSSSSSSSSSSSSSSSSSSSS
Tract TTTTTTTTTTTTTTTTTTTTTTTTTTTT
Tract UUUUUUUUUUUUUUUUUUUUUUUUUUUU
Tract VVVVVVVVVVVVVVVVVVVVVVVVVVVV
Tract WWWWWWWWWWWWWWWWWWWWWWWWWWWW
Tract XXXXXXXXXXXXXXXXXXXXXXXXXXXX
Tract YYYYYYYYYYYYYYYYYYYYYYYYYYYY
Tract ZZZZZZZZZZZZZZZZZZZZZZZZZZZZ
Tract AAAAAAAAAAAAAAAAAAAAAAAAAAAAA
Tract BBBBBBBBBBBBBBBBBBBBBBBBBBBBB
Tract CCCCCCCCCCCCCCCCCCCCCCCCCCCCC
Tract DDDDDDDDDDDDDDDDDDDDDDDDDDDDD
Tract EEEEEEEEEEEEEEEEEEEEEEEEEEEEE
Tract FFFFFFFFFFFFFFFFFFFFFFFFFFFFF
Tract GGGGGGGGGGGGGGGGGGGGGGGGGGGGG
Tract HHHHHHHHHHHHHHHHHHHHHHHHHHHHH
Tract IIIIIIIIIIIIIIIIIIIIIIIIIIIII
Tract JJJJJJJJJJJJJJJJJJJJJJJJJJJJJ
Tract KKKKKKKKKKKKKKKKKKKKKKKKKKKKK
Tract LLLLLLLLLLLLLLLLLLLLLLLLLLLLL
Tract MMMMMMMMMMMMMMMMMMMMMMMMMMMMM
Tract NNNNNNNNNNNNNNNNNNNNNNNNNNNNN
Tract OOOOOOOOOOOOOOOOOOOOOOOOOOOOO
Tract PPPPPPPPPPPPPPPPPPPPPPPPPPPPP
Tract QQQQQQQQQQQQQQQQQQQQQQQQQQQQQ
Tract RRRRRRRRRRRRRRRRRRRRRRRRRRRRR
Tract SSSSSSSSSSSSSSSSSSSSSSSSSSSSS
Tract TTTTTTTTTTTTTTTTTTTTTTTTTTTTT
Tract UUUUUUUUUUUUUUUUUUUUUUUUUUUUU
Tract VVVVVVVVVVVVVVVVVVVVVVVVVVVVV
Tract WWWWWWWWWWWWWWWWWWWWWWWWWWWWW
Tract XXXXXXXXXXXXXXXXXXXXXXXXXXXXX
Tract YYYYYYYYYYYYYYYYYYYYYYYYYYYYY
Tract ZZZZZZZZZZZZZZZZZZZZZZZZZZZZZ
Tract AAAAAAAAAAAAAAAAAAAAAAAAAAAAAA
Tract BBBBBBBBBBBBBBBBBBBBBBBBBBBBBB
Tract CCCCCCCCCCCCCCCCCCCCCCCCCCCCCC
Tract DDDDDDDDDDDDDDDDDDDDDDDDDDDDDD
Tract EEEEEEEEEEEEEEEEEEEEEEEEEEEEEE
Tract FFFFFFFFFFFFFFFFFFFFFFFFFFFFFF
Tract GGGGGGGGGGGGGGGGGGGGGGGGGGGGGG
Tract HHHHHHHHHHHHHHHHHHHHHHHHHHHHHH
Tract IIIIIIIIIIIIIIIIIIIIIIIIIIIIII
Tract JJJJJJJJJJJJJJJJJJJJJJJJJJJJJJ
Tract KKKKKKKKKKKKKKKKKKKKKKKKKKKKKK
Tract LLLLLLLLLLLLLLLLLLLLLLLLLLLLLL
Tract MMMMMMMMMMMMMMMMMMMMMMMMMMMMMM
Tract NNNNNNNNNNNNNNNNNNNNNNNNNNNNNN
Tract OOOOOOOOOOOOOOOOOOOOOOOOOOOOOO
Tract PPPPPPPPPPPPPPPPPPPPPPPPPPPPPP
Tract QQQQQQQQQQQQQQQQQQQQQQQQQQQQQQ
Tract RRRRRRRRRRRRRRRRRRRRRRRRRRRRRR
Tract SSSSSSSSSSSSSSSSSSSSSSSSSSSSSS
Tract TTTTTTTTTTTTTTTTTTTTTTTTTTTTTT
Tract UUUUUUUUUUUUUUUUUUUUUUUUUUUUUU
Tract VVVVVVVVVVVVVVVVVVVVVVVVVVVVVV
Tract WWWWWWWWWWWWWWWWWWWWWWWWWWWWWW
Tract XXXXXXXXXXXXXXXXXXXXXXXXXXXXXX
Tract YYYYYYYYYYYYYYYYYYYYYYYYYYYYYY
Tract ZZZZZZZZZZZZZZZZZZZZZZZZZZZZZZ
Tract AAAAAAAAAAAAAAAAAAAAAAAAAAAAAAA
Tract BBBBBBBBBBBBBBBBBBBBBBBBBBBBBBB
Tract CCCCCCCCCCCCCCCCCCCCCCCCCCCCCCC
Tract DDDDDDDDDDDDDDDDDDDDDDDDDDDDDDD
Tract EEEEEEEEEEEEEEEEEEEEEEEEEEEEEEE
Tract FFFFFFFFFFFFFFFFFFFFFFFFFFFFFFF
Tract GGGGGGGGGGGGGGGGGGGGGGGGGGGGGGG
Tract HHHHHHHHHHHHHHHHHHHHHHHHHHHHHHH
Tract IIIIIIIIIIIIIIIIIIIIIIIIIIIIIII
Tract JJJJJJJJJJJJJJJJJJJJJJJJJJJJJJJ
Tract KKKKKKKKKKKKKKKKKKKKKKKKKKKKKKK
Tract LLLLLLLLLLLLLLLLLLLLLLLLLLLLLLL
Tract MMMMMMMMMMMMMMMMMMMMMMMMMMMMMMM
Tract NNNNNNNNNNNNNNNNNNNNNNNNNNNNNNN
Tract OOOOOOOOOOOOOOOOOOOOOOOOO



TYPICAL PLAN
Collector Roundabout

Note: This is an example of a single land roundabout prepared by the Federal Highway Administration. Details of the final design for this project may vary.

MORRISON MAIERLE, INC.

Rancho del Sol Brillante
ELOY, ARIZONA

STREET
CROSS SECTIONS
Exhibit V

Preliminary Parcel Data

Parcel	Proposed Land Use Category	Land Use	Area/ Acres
1	SF-Medium	Single Family Residential Development	54
2	SF-Low	Single Family Residential Development	31
3	SF-Low	Single Family Residential Development	30
4	Industrial	Wastewater Treatment Plant	20
5	Multi-Family	Multi Family Residential Development	37
6	Community Commercial	Community Commercial	15
7	Multi-Family	Multiple Family Residential Development	16
8	SF-Medium	Single Family Residential Development	73
9	SF-Medium	Single Family Residential Development	33
10	SF-High	Single Family Residential Development	24
11	SF-High	Single Family Residential Development	18
12	SF-High	Single Family Residential Development	11
13	Neighborhood Commercial	Neighborhood Commercial	10
14	Community Commercial	Community Commercial	67
15	Community Commercial	Community Commercial	11
16	Multi-Family	Multi Family Residential Development	16
17	SF-Medium	Single Family Residential Development	22
18	Elementary School	Elementary School Site	17
19	SF-Medium	Single Family Residential Development	30
20	SF-High	Single Family Residential Development	23
21	SF-High	Single Family Residential Development	28
22	Neighborhood Commercial	Neighborhood Commercial	10
23	Neighborhood Commercial	Neighborhood Commercial	11
24	Water Storage Facility	Water Tank Storage Facility	3
25	SF-High	Single Family Residential Development	28
26	SF-Medium	Single Family Residential Development	25
27	SF-Medium	Single Family Residential Development	43
28	SF-Medium	Single Family Residential Development	29
29	SF-Medium	Single Family Residential Development	47
30	SF-Medium	Single Family Residential Development	26
31	SF-High	Single Family Residential Development	35

MORRISON MAIERLE, Inc.

Rancho del Sol Brillante
ELOY, ARIZONA

PRELIMINARY
PARCEL DATA
Exhibit G

Parcel	Proposed Land Use Category	Land Use	Gross Acres
32	Neighborhood Commercial	Neighborhood Commercial	12
33	SF-Medium	Single Family Residential Development	74
34	SF-Medium	Single Family Residential Development	20
35	SF-Low	Single Family Residential Development	36
36	SF-Low	Single Family Residential Development	26
37	Elementary School	Elementary School Site	17
38	SF-Low	Single Family Residential Development	30
39	SF-High	Single Family Residential Development	25
40	Neighborhood Commercial	Neighborhood Commercial	15
41	SF-Medium	Single Family Residential Development	24
42	SF-Low	Single Family Residential Development	22
43	SF-Low	Single Family Residential Development	28
44	SF-Medium	Single Family Residential Development	25
45	Neighborhood Commercial	Neighborhood Commercial	17
46	SF-High	Single Family Residential Development	35
47	SF-Medium	Single Family Residential Development	40
48	SF-Low	Single Family Residential Development	36
49	SF-Low	Single Family Residential Development	29
50	SF-Medium	Single Family Residential Development	39
Tract A	Single-Family	Landscape Buffer	9
Tract B	Single-Family	Landscape Buffer	13
Tract C	Single-Family	Landscape Buffer	46
Tract D	Single-Family	Neighborhood Park	9
Tract E	Single-Family	Community Park	24
Tract F	Single-Family	Greenbelt	3
Tract G	Single-Family	Greenbelt	3
Tract H	Single-Family	Landscape Buffer	2
Tract I	Single-Family	Landscape Buffer	1
Tract J	Single-Family	Landscape Buffer	13
Tract K	Single-Family	Greenbelt, Park	17
Tract L	Single-Family	Greenbelt	7
Tract M	Single-Family	Neighborhood Park	21
Tract N	Single-Family	Greenbelt, Park	6
Tract O	Single-Family	Greenbelt	4
Tract P	Single-Family	Greenbelt	25

MORRISON MAIERLE, INC.

Rancho del Sol Brillante
ELOY, ARIZONA

PRELIMINARY PARCEL DATA

Exhibit G

Parcel	Proposed Land Use Category	Land Use	Gross Acres
Tract Q	Single-Family	Greenbelt	22
Tract R	Single-Family	Neighborhood Park	30
Tract S	Single-Family	Greenbelt	12
Tract T	Single-Family	Greenbelt	13
		Arterial R.O.W.	48
		TOTAL:	**1721**

MORRISON MAIERLE, Inc.

Rancho del Sol Brillante
ELOY, ARIZONA

PRELIMINARY
PARCEL DATA

Exhibit G

Land Use Data Summary

Land Use	Area, acres	Density, DU/ac	Total No. of Units
Community Commercial	93	-	-
Neighborhood Commercial	75	-	-
Multi-Family	69	16.0	1104
Single Family High Density	227	5.5	1248
Single Family Medium Density	604	4.5	2718
Single Family Low Density	268	3.5	938
School Site	34	-	-
Water Storage	3	-	-
Open Space	280	-	-
W.W.T.P & Recharge	20	-	-
Arterial R.O.W.	48		
Total Site	1721		6008

Density Calculations

Residential Area was determined using: $D = \frac{DU}{Ac-(C+S+I+Ar+P)}$

D = Residential Density
Ac = Total Site Area (1,721 Ac)
C = Commercial (168 Ac)
I = Industrial (23 Ac)
S = Reserved but undedicated School Sites (34 Ac)
Ar = Arterial Roadway (48 Ac)
P = Parks and open space (280 Ac)

$\frac{6008 \text{ (total units)}^*}{1168 \text{ (total res. area)}^*} = 5.14$ DU/ ac

$\frac{4904 \text{ (total S.F. units)}^{**}}{1099 \text{ (total S.F. area)}^{**}} = 4.46$ DU/ ac

*Includes HDR units & area
**Does not include HDR units & area

Open Space Calculations

Total Open Space Tracts A thru T:	280 ac
Total Residential Area:	1343 ac***
Open Space Provided (OS/SF Res Area):	20.8%

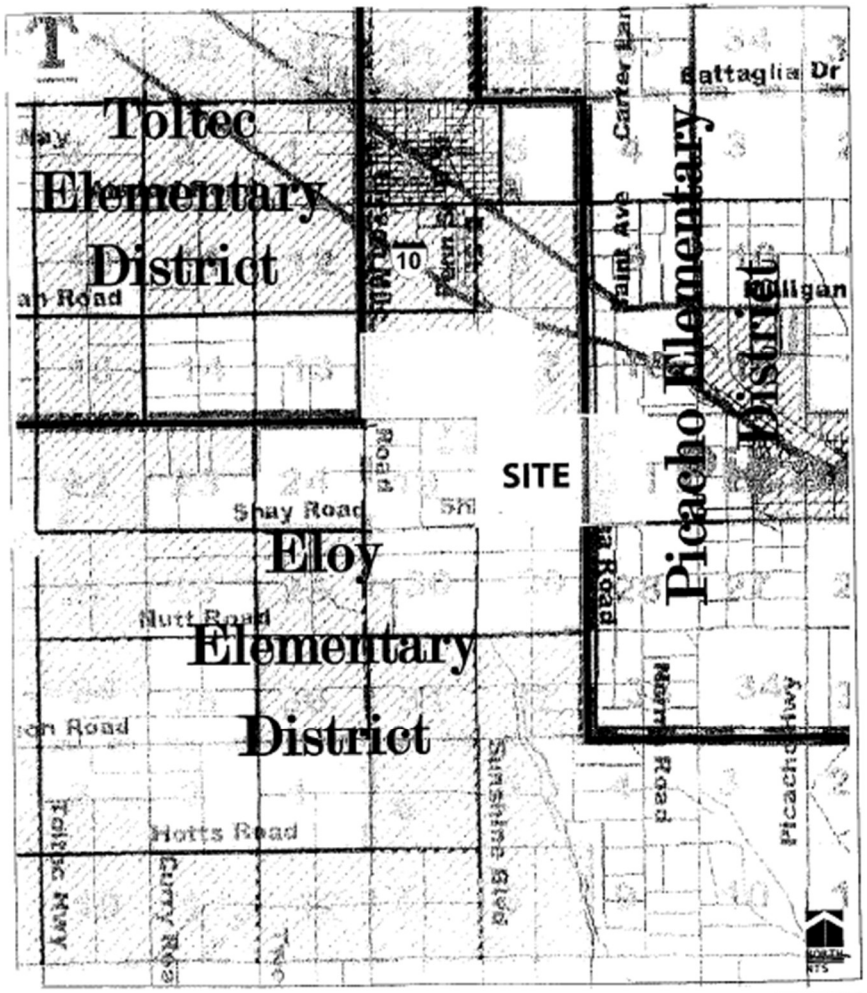
***Same as Residential Area (1168 ac) above except Open Space (280 ac) is included and Collector Streets (48 ac), water storage (3 ac), WWTP (20 ac), and dedicated school sites (34 ac), are excluded.

Note: All areas shown are approximate.

MORRISON MAIERLE, INC.

Rancho del Sol Brillante
ELOY, ARIZONA

LAND USE
DATA SUMMARY
Exhibit H



MORRISON MAIERLE, Inc.

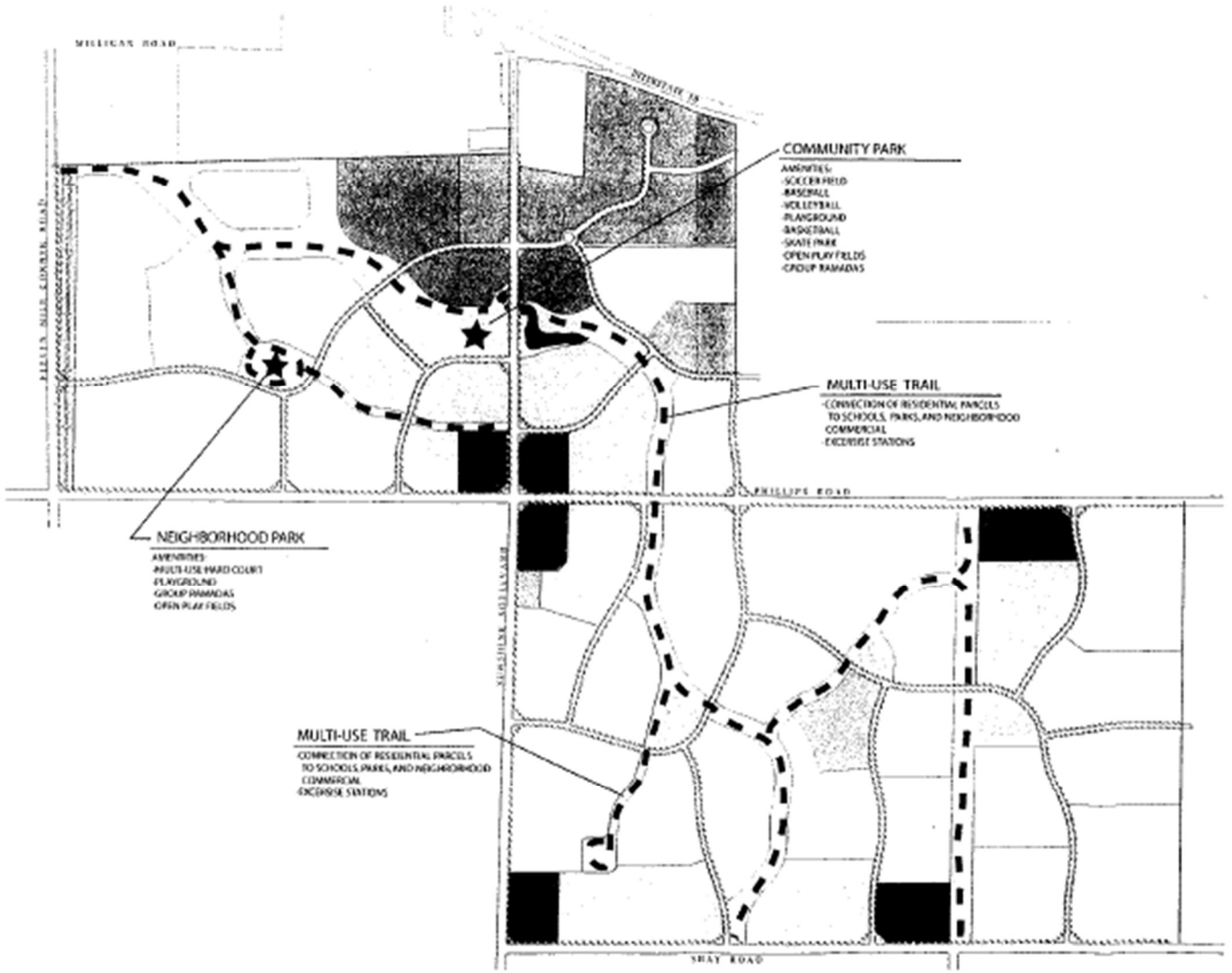
Rancho del Sol Brillante
ELOY, ARIZONA

ELEMENTARY SCHOOL
DISTRICT BOUNDARIES MAP
Exhibit 1

CONCEPTUAL LANDSCAPE MASTER PLAN

Rancho del Sol Brillante

PINNACLE PEAK ONE

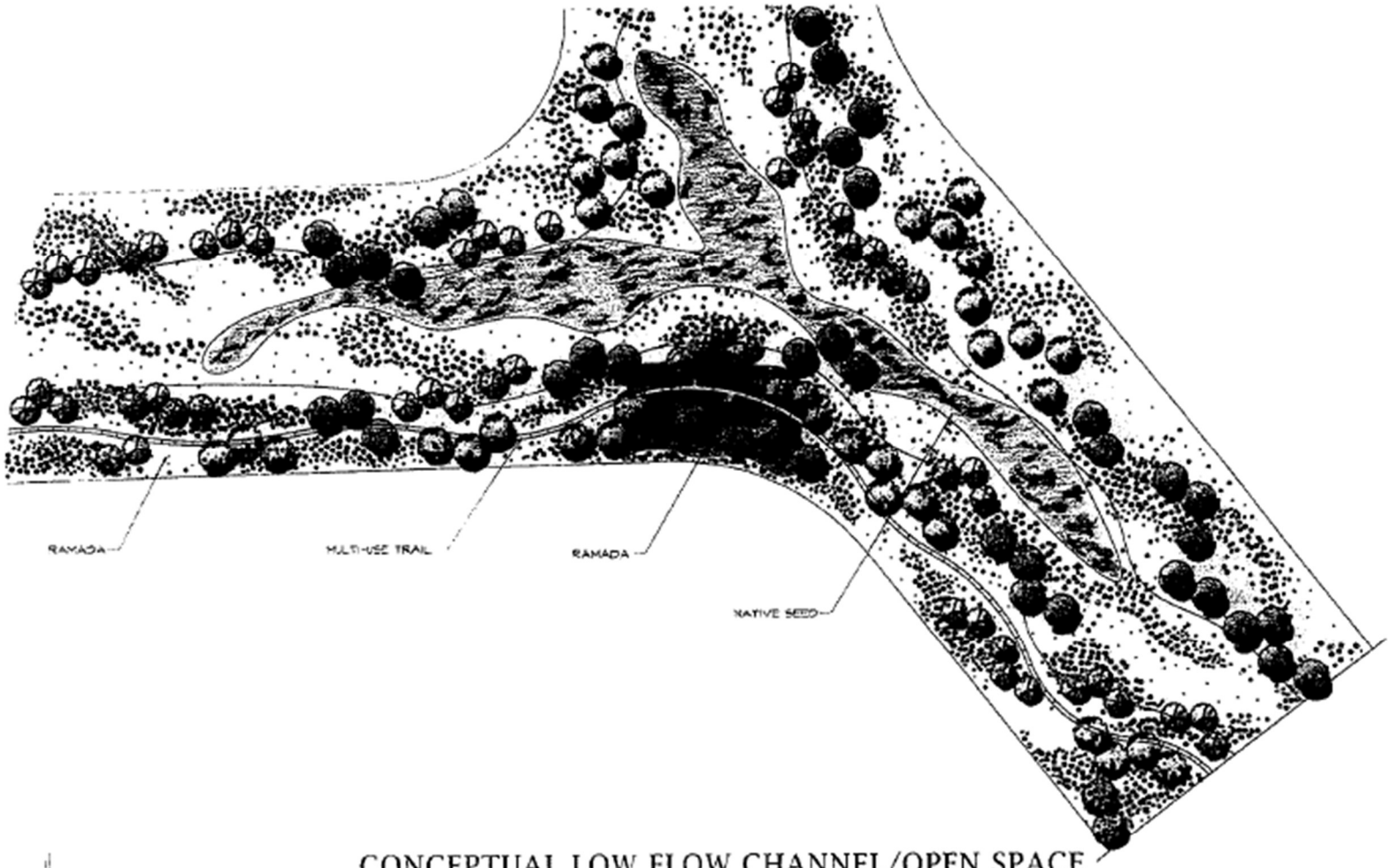


TRAILS PLAN
Exhibit J

Rancho del Sol Brillante

ELOY, ARIZONA

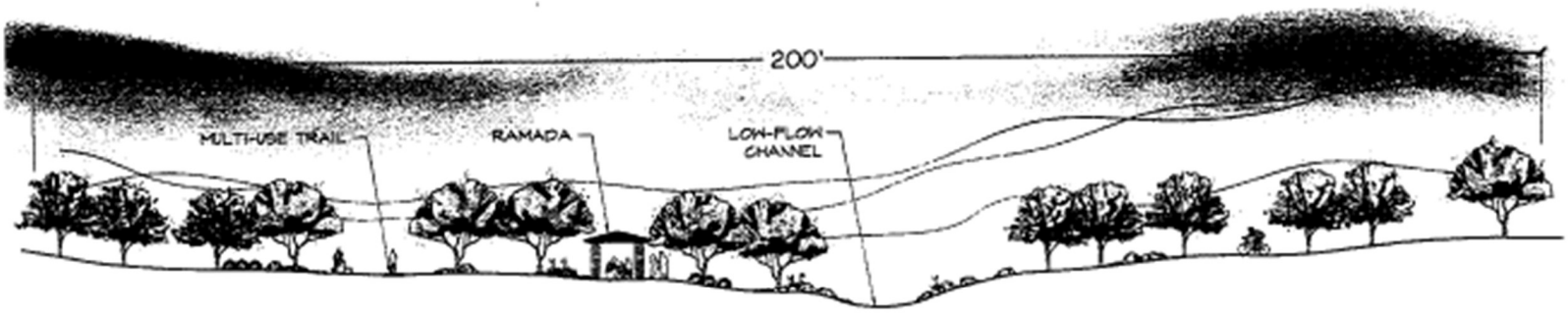
MORRISON MAIERLE, Inc.



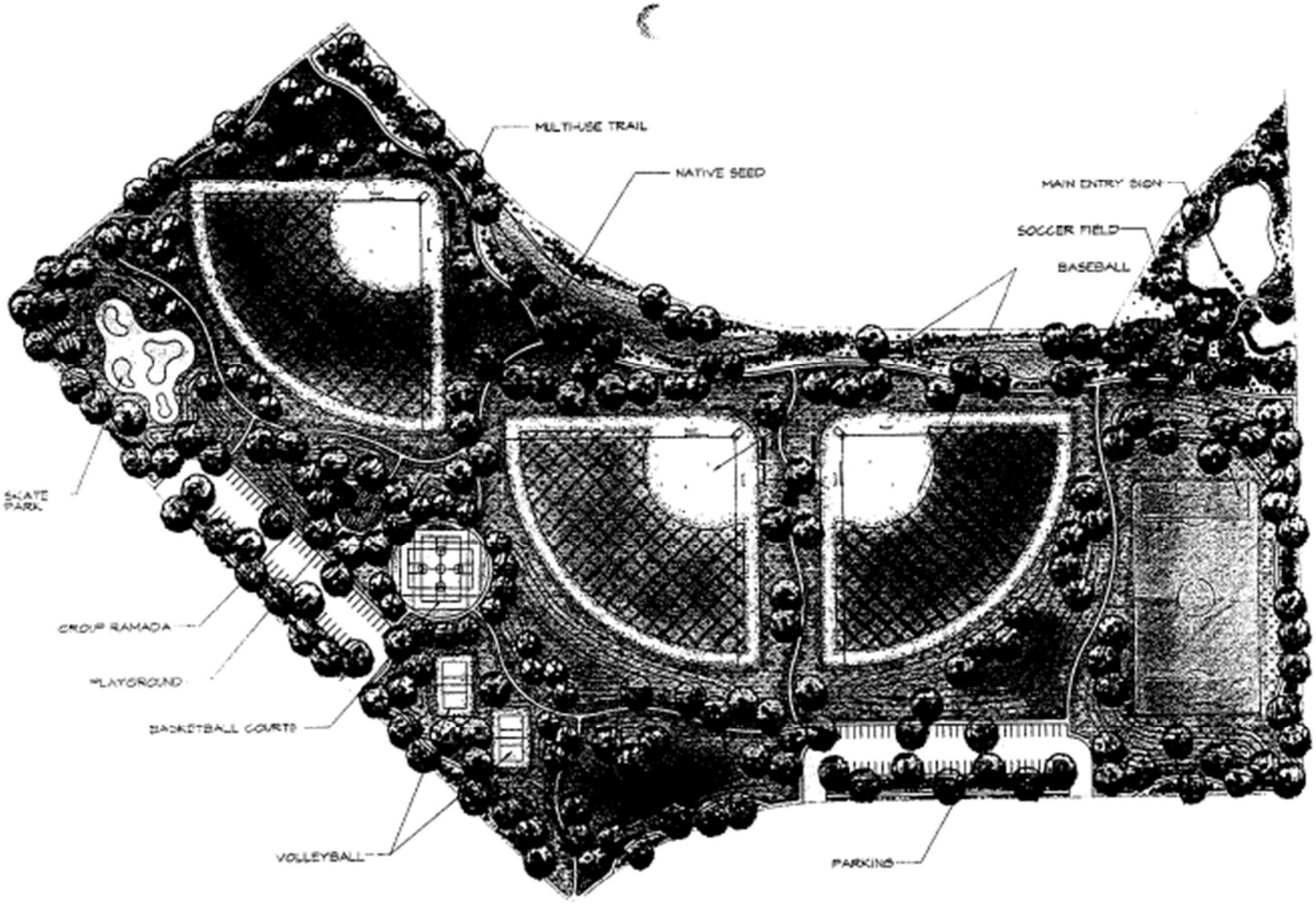
CONCEPTUAL LOW FLOW CHANNEL/OPEN SPACE

PINNACLE DESIGN, INC

Rancho del Sol Brillante



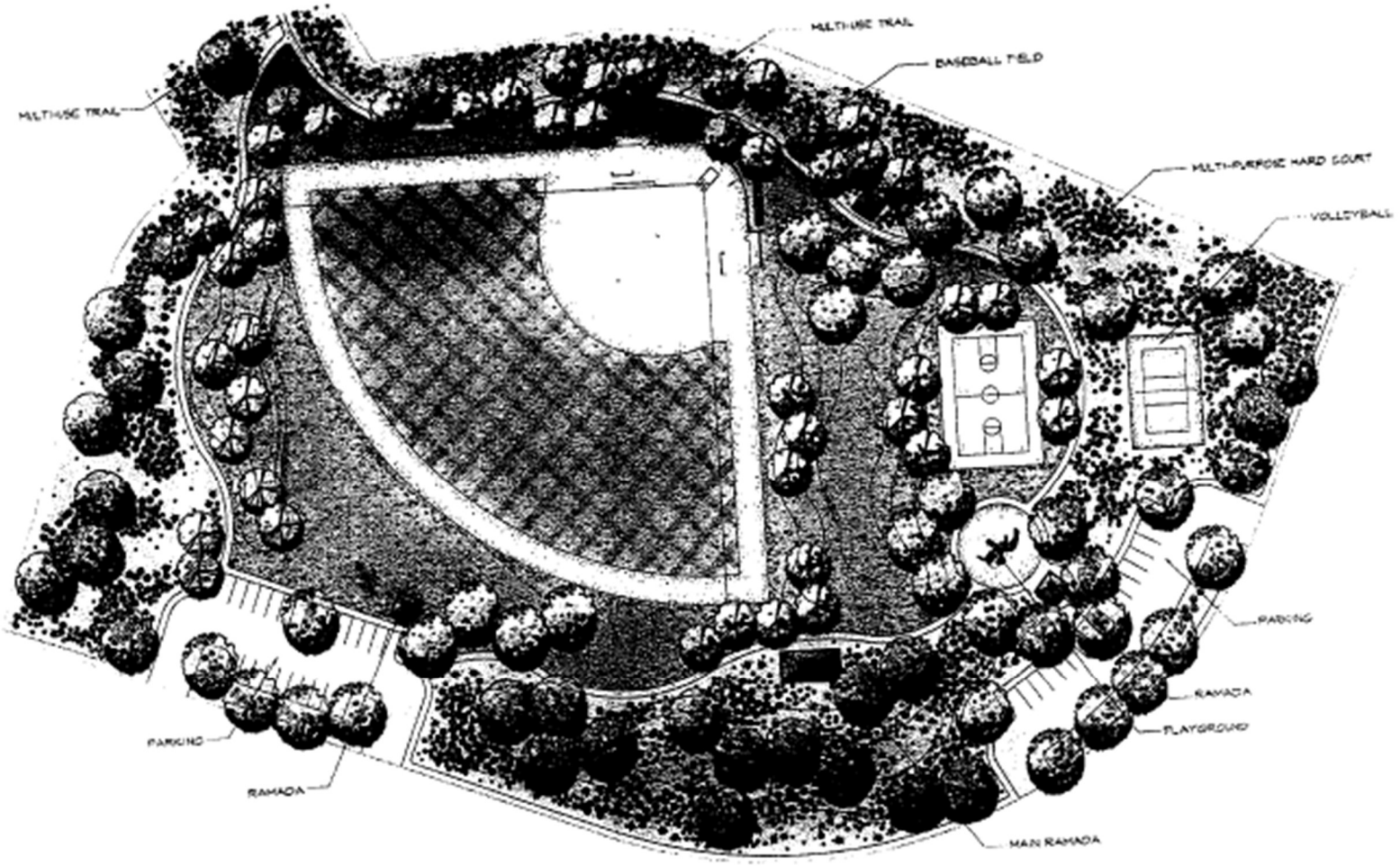
CONCEPTUAL LOW FLOW CHANNEL/ OPEN SPACE SECTION



PINNACLE DESIGN, INC

CONCEPTUAL COMMUNITY PARK

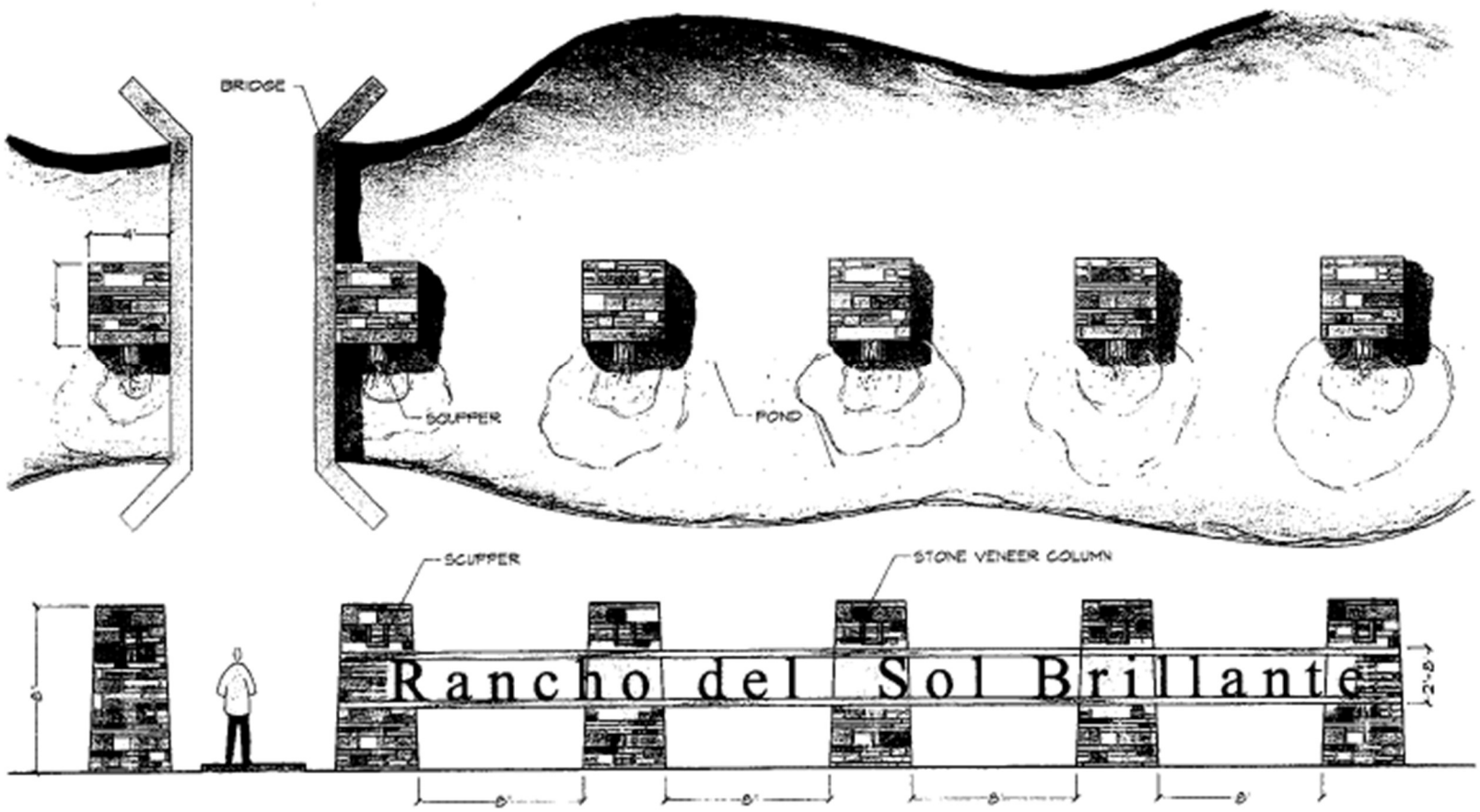
Rancho del Sol Brillante



CONCEPTUAL NEIGHBORHOOD PARK

PINNACLE DESIGN, INC

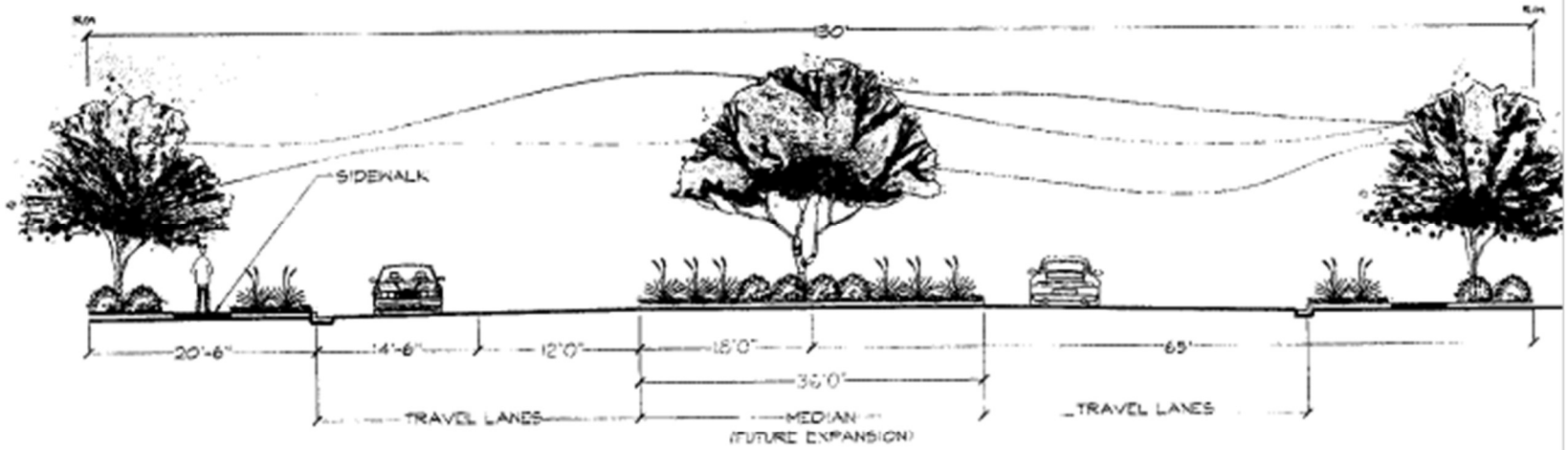
Rancho del Sol Brillante



PINNACLE DESIGN, INC

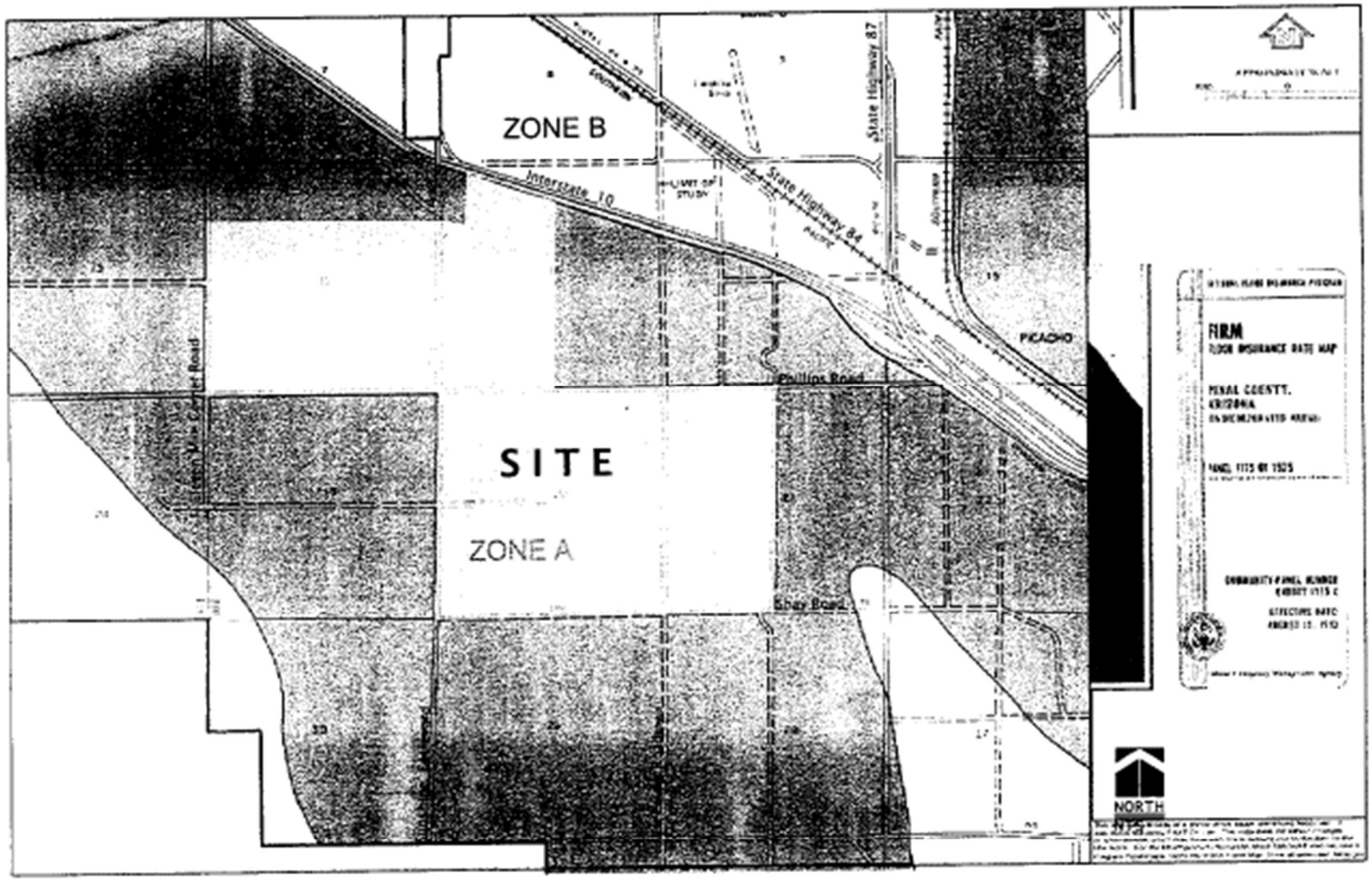
CONCEPTUAL MONUMENT SIGN SECTION AND PLAN VIEW

Rancho del Sol Brillante



SUNSHINE BOULEVARD STREET CROSS SECTION AND PLAN VIEW

PINNACLE DESIGN, INC



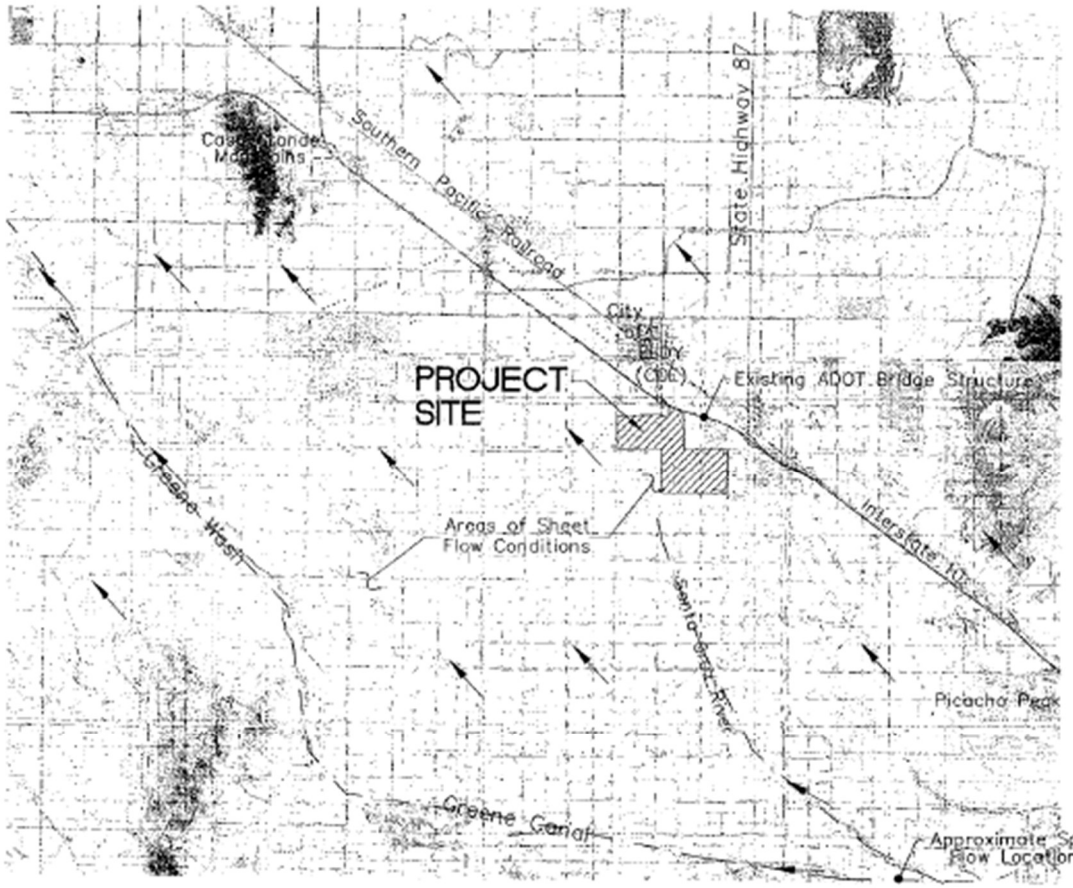
MORRISON MAIERLE, Inc.

Rancho del Sol Brillante

ELOY, ARIZONA

FLOOD INSURANCE RATE MAP (FIRM)

Exhibit Q



USGS Streamflow Gage Locations

LEGEND

GENERAL FLOW PATH

DRAINAGE FLOW ARROW

NOT TO SCALE

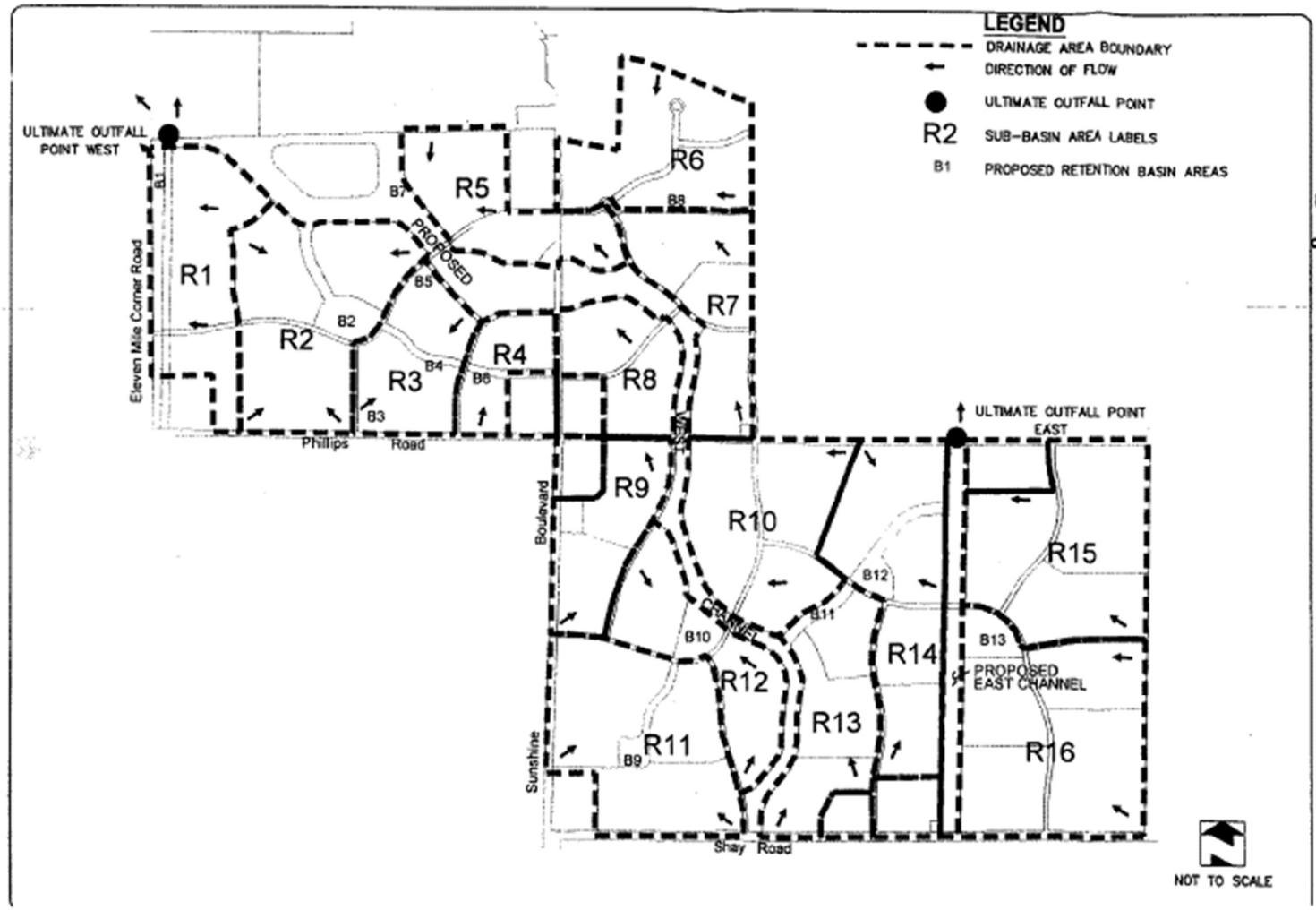
Preliminary not for construction

MORRISON MAIERLE, INC.

RANCHO DEL SOL BRILLANTE

OFFSITE FLOW MASTER PLAN

DRAINAGE



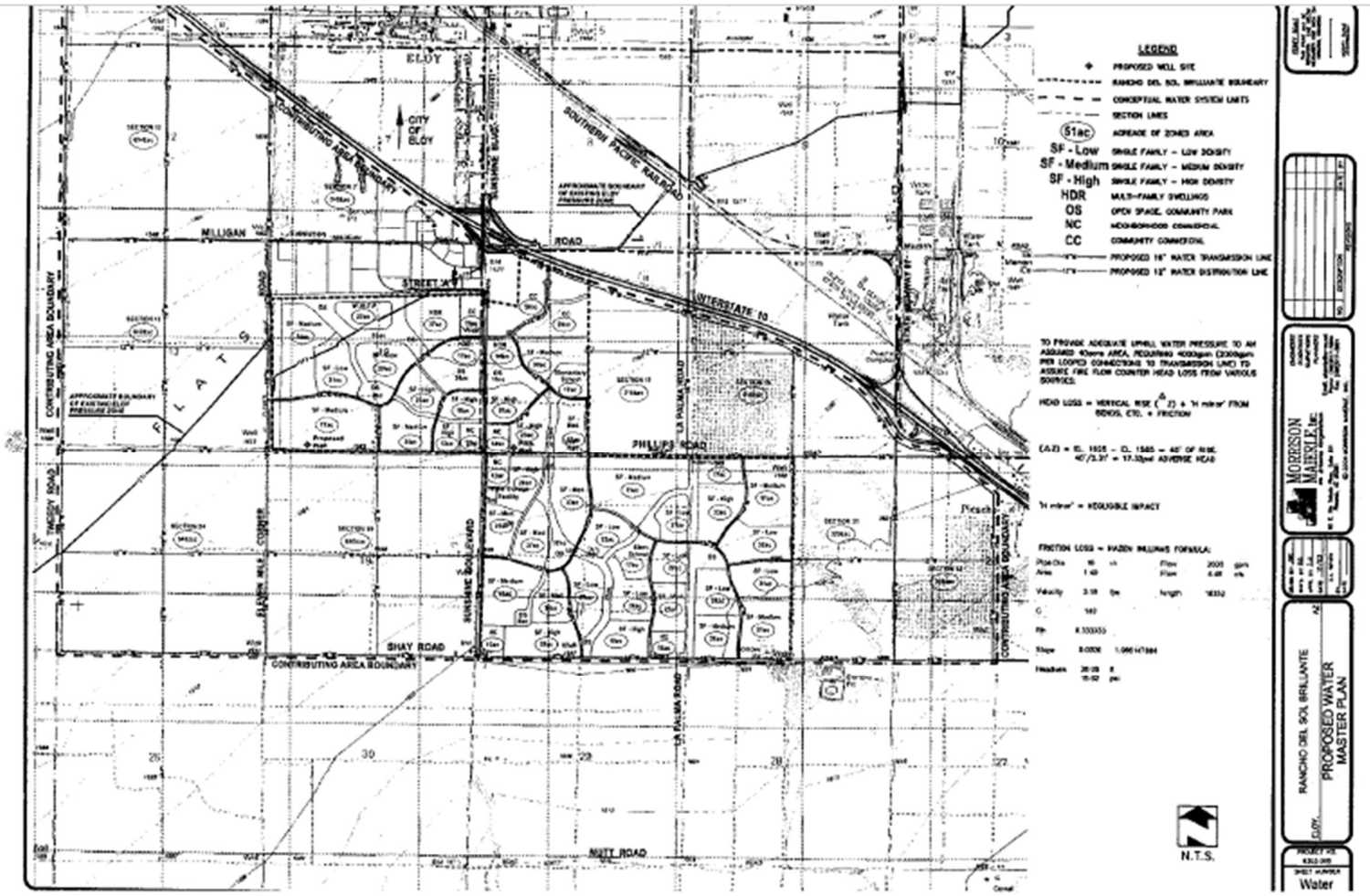
Preliminary not for construction

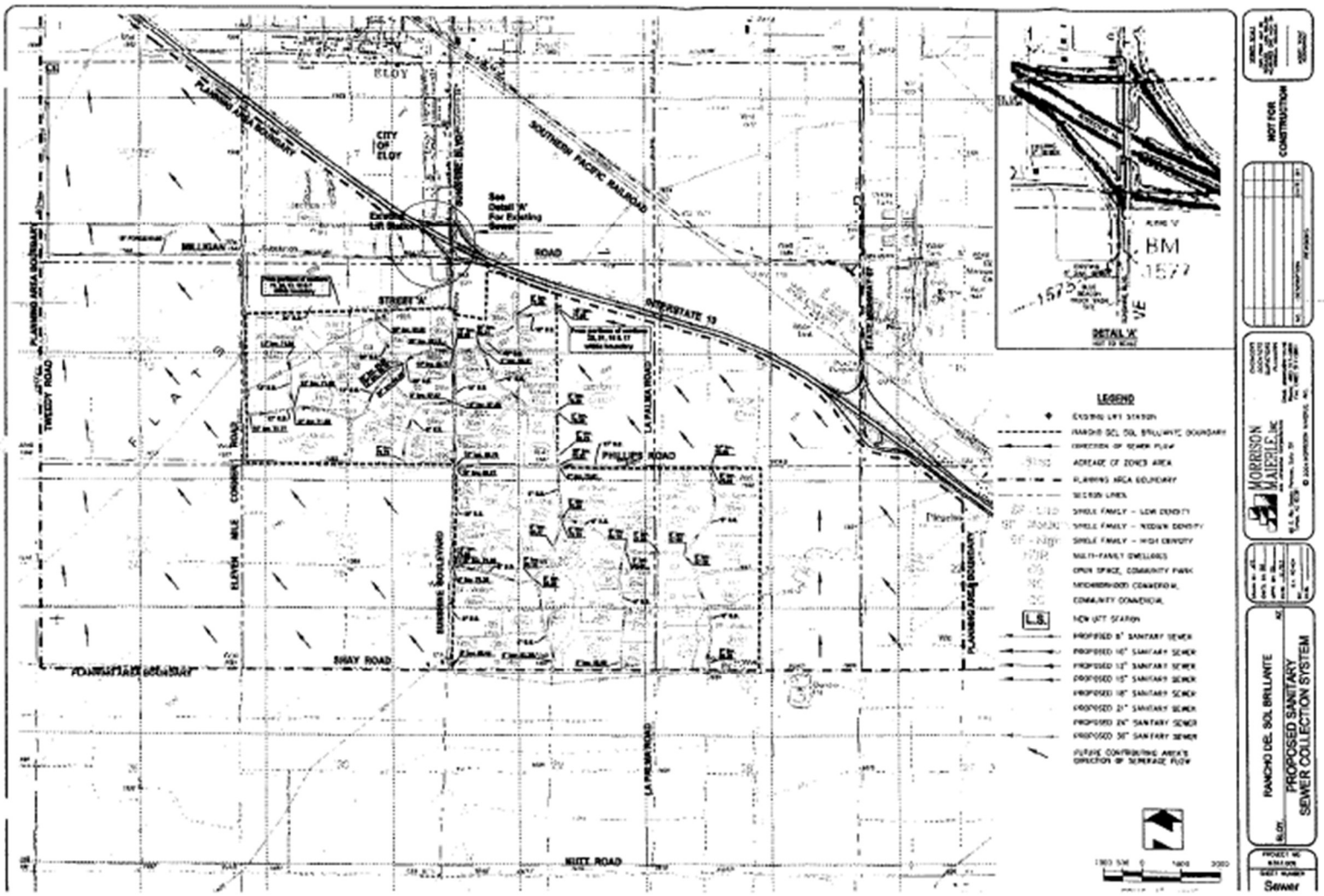
MORRISON MAIERLE, Inc.

RANCHO DEL SOL BRILLANTE

PROPOSED ONSITE DRAINAGE MAP

Drainage


LEGEND
PROPOSED WELL SITE
RANCHO DEL SOL BRILLIANTE BOUNDARY
CONCEPTUAL WATER SYSTEM LIMITS
SECTION LINES
51ac ACREAGE OF ZONED AREA
SF - Low SINGLE FAMILY – LOW DENSITY
SF - Medium SINGLE FAMILY – MEDIUM DENSITY
SF - High SINGLE FAMILY – HIGH DENSITY
HDR MULTI-FAMILY DWELLINGS
OS OPEN SPACE, COMMUNITY PARK
NC NEIGHBORHOOD COMMERCIAL
CC COMMUNITY COMMERCIAL
PROPOSED 16" WATER TRANSMISSION LINE
PROPOSED 12" WATER DISTRIBUTION LINE
TO PROVIDE ADEQUATE UPHILL WATER PRESSURE TO AN ASSUMED 40acre AREA, REQUIRING 4000gpm (2000gpm PER LOOPED CONNECTIONS TO TRANSMISSION LINE) TO ASSURE FIRE FLOW COUNTER HEAD LOSS FROM VARIOUS SOURCES:
HEAD LOSS = VERTICAL RISE (Δ Z) + 'H minor' FROM BENDS, ETC. + FRICTION
(ΔZ) = EL. 1505 – EL. 1585 = 40' OF RISE. 40'/2.31' = 17.32psi ADVERSE HEAD
'H minor' = NEGLIGIBLE IMPACT
FRICTION LOSS = HAZEN WILLIAMS FORMULA:
Pipe Dia 16 in
Area 1.40
Velocity 3.18 fps
Flow 2000 gpm
Flow 4.46 cfs
Length 18352
C 140
Rh 0.333333
Slope 0.0006 1.066147984
Headloss 20.09 ft
15.62 psi
N.T.S.
CITY OF ELOY
ELOY
MILLIGAN ROAD
STREET 'A'
INTERSTATE 10
SOUTHERN PACIFIC RAILROAD
CONTRIBUTING AREA BOUNDARY
PHILLIPS ROAD
SHAY ROAD
NUTT ROAD
SUNSHINE BOULEVARD
LA PALMA ROAD
FLATS
APPROXIMATE BOUNDARY OF EXISTING ELOY PRESSURE ZONE
MORRISON MAIERLE, Inc.
RANCHO DEL SOL BRILLIANTE
PROPOSED WATER MASTER PLAN
Water



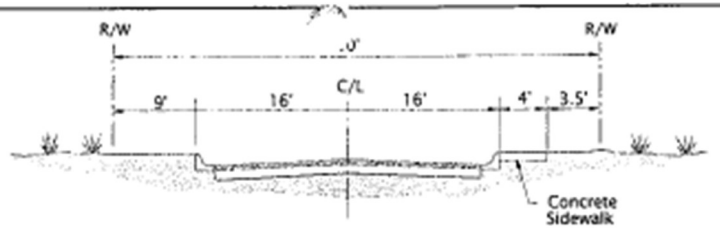
ELOY
CITY OF ELOY
PLANNING AREA BOUNDARY
SOUTHERN PACIFIC RAILROAD
See Detail 'A' For Existing Sewer
Existing Lift Station
MILLIGAN
ROAD
STREET 'A'
INTERSTATE 13
TWEEDY ROAD
ELEVEN MILE CORNER ROAD
PHILLIPS ROAD
LA PALMA ROAD
SUNSHINE BOULEVARD
SHAY ROAD
NUTT ROAD
DETAIL 'A'
BM
1577
LEGEND
EXISTING LIFT STATION
RANCHO DEL SOL BRILLANTE BOUNDARY
DIRECTION OF SEWER FLOW
ACREAGE OF ZONES AREA
PLANNING AREA BOUNDARY
SECTION LINES
SINGLE FAMILY - LOW DENSITY
SINGLE FAMILY - MEDIUM DENSITY
SINGLE FAMILY - HIGH DENSITY
MULTI-FAMILY DWELLINGS
OPEN SPACE, COMMUNITY PARK
NEIGHBORHOOD COMMERCIAL
COMMUNITY COMMERCIAL
L.S.
NEW LIFT STATION
PROPOSED 8" SANITARY SEWER
PROPOSED 10" SANITARY SEWER
PROPOSED 12" SANITARY SEWER
PROPOSED 15" SANITARY SEWER
PROPOSED 18" SANITARY SEWER
PROPOSED 21" SANITARY SEWER
PROPOSED 24" SANITARY SEWER
PROPOSED 30" SANITARY SEWER
FUTURE CONTRIBUTING AREA'S DIRECTION OF SEWERAGE FLOW
NOT FOR CONSTRUCTION
MORRISON MAIERLE, INC.
RANCHO DEL SOL BRILLANTE
PROPOSED SANITARY SEWER COLLECTION SYSTEM
Sewer

ROADWAY CLASSIFICATIONS MAP
Exhibit V

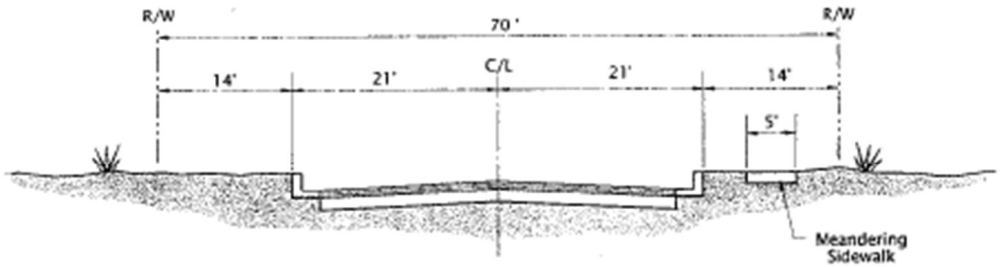
Rancho del Sol Brillante

ELOY, ARIZONA

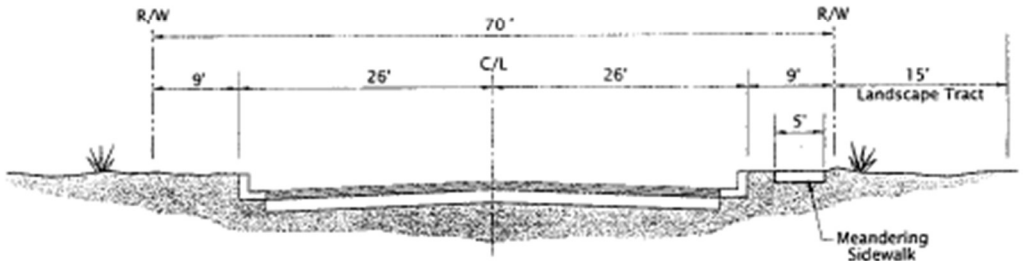
MORRISON MAIERLE, Inc.



TYPICAL SECTION
Local Roadway



TYPICAL SECTION
Minor Collector Roadway

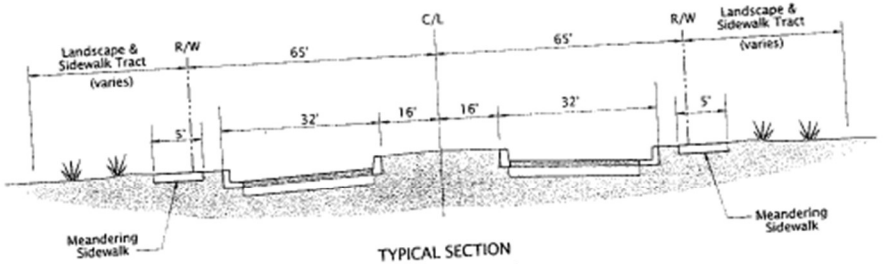


TYPICAL SECTION
Major Collector Roadway

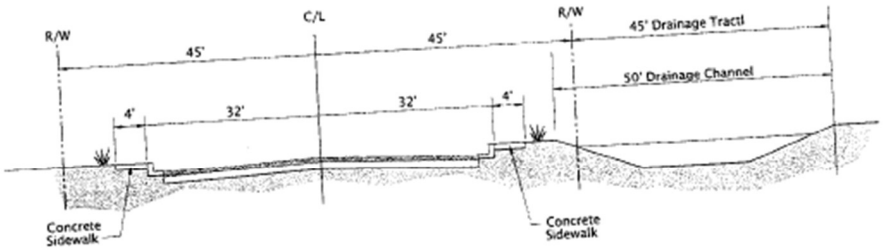
MORRISON MAIERLE, INC.

Rancho del Sol Brillante
ELOY, ARIZONA

STREET
CROSS SECTIONS
Exhibit V



TYPICAL SECTION
Sunshine Blvd

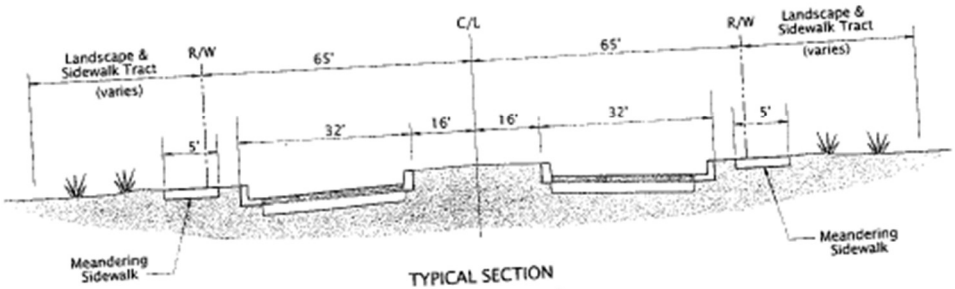


TYPICAL SECTION
Phillips Road - Looking West

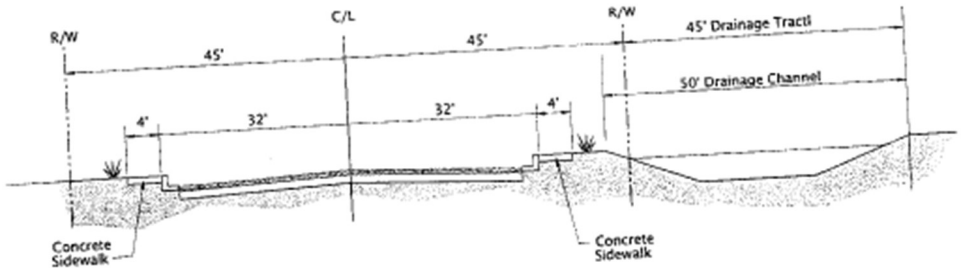
MORRISON MAIERLE, INC.

Rancho del Sol Brillante
ELOY, ARIZONA

STREET CROSS SECTIONS
Exhibit V



TYPICAL SECTION
Sunshine Blvd



TYPICAL SECTION
Phillips Road - Looking West

MORRISON MAIERLE, INC.

Rancho del Sol Brillante
ELOY, ARIZONA

STREET CROSS SECTIONS
Exhibit V

Exhibit X

Interim Project Plan: Milligan Energy Center Solar Generation Facility

A Utility-Scale Solar Generation, and Battery Energy Storage System Facility

PROJECT SUMMARY

The proposed Milligan Energy Center Solar Generation Facility is proposed as an interim use of within the Rancho Del Sol Brilliante Planned Area Development (PAD), until such time that the property owner has determined that the development of the master planned community is feasible. The Solar Generation Facility is proposed as an electrical generation facility consisting of solar photovoltaic (PV) modules, a project substation, an operations and maintenance (O&M) building and a battery energy storage system (BESS), collectively referred to as the Milligan Energy Center (the Solar Project).

The Solar Project is proposed to consist of 1,584 gross acres of the overall 1,721 acre PAD, and will have the capacity to generate 315 megawatts of alternating current (MWac). In addition, the facility will contain a BESS with the net power capacity of up to 300 MWac. The BESS is anticipated to provide no more than a single charge/discharge cycle on a 24-hour basis—storing/discharging up to 1,200 megawatt hours (MWh).

PROJECT LOCATION

The Solar Project is located approximately 0.5 mile south of Interstate 10 via South Sunshine Boulevard. The location of the proposed improvements are indicated in **Exhibit Y – Interim Project Plan: Milligan Energy Conceptual Site Plan.**

ACCESS AND SITE CIRCULATION

The Solar Project is accessible along South Sunshine Boulevard—which bisects north and south near the middle of the site— as well as Eleven Mile Corner Road along the west and South La Palma Road along the east. East Phillips Road bisects the site east to west. East Shay Road is along the south of the site and East Milligan Road is along the north of the site. Several existing graded minor/local/farm roads exist within the Solar Project Site.

OPERATIONS & MAINTENANCE

The Solar Project will operate 7 days a week and 365 days per year. Monitoring of the facility will be conducted utilizing a Supervisory Control and Data Acquisition (SCADA) system. The Solar Project will not generate audible noise more than Occupational Safety and Health Administration (OSHA) standards during the production of electricity. Employees needed to monitor the operation of the Solar Project include up to three staff for each 8-hour shift (24 hours a day). Maintenance activities include occasional security checks, addressing maintenance issues, occasional panel

washing activities, as well as emergency repair events.

WATER

It is anticipated that water will be transported to the site or sourced from on site water wells depending on feasibility and costs. Water will be used during construction, panel washing activities (once every five years), fire suppression, and domestic use within the O&M building. The Solar Project does not require water for the generation of electrical power and would require very little water for panel and equipment maintenance. Panel washing may be required if rains are not sufficient or if soiling of panels is excessive due to dust accumulation. The Applicant is responsible for sourcing the water to serve the project. The City of Eloy would incur no costs for any infrastructure improvements related to the Solar Project.

WASTEWATER

The Solar Project does not require a connection to an existing sewer system; however, connecting to the City's existing sewer infrastructure is being explored and will depend on feasibility and costs. Temporary portable toilets, serviced by a licensed provider, would be transported to the site for employee use during construction and removed upon completion. During operation (i.e., post construction), a septic system or extension and connection to the City's sewer system will be utilized for human waste disposal. The septic field would be located adjacent to the O&M building.

LANDSCAPING

Please see **Exhibit Z – Interim Project Plan: Milligan Energy Conceptual Landscape Plan** for proposed setbacks, screening and vegetation as discussed with City of Eloy staff.

All required on-site, off-site and streetscape landscape areas shall be landscaped with vegetation and/or landscape topping material as identified in the Pinal Active Management Area (AMA) Low Water Use/Drought Tolerant Plant List or approved by the City. Sizes and quantities shall meet or exceed City of Eloy regulations and guidelines. Small to medium sized shrub species and ground cover would be planted within a minimum 10-ft landscape setback. Four different types of landscape buffers will be utilized around the Solar Project boundary, and the boundary will also include a chain link fence with a height of 7 feet as approved by staff.

In addition to complying with the minimum Landscaping standards as summarized above, the project will feature enhanced landscaping along the boundary adjoining the pecan farming operations. The enhanced landscaping proposed for this portion of the project boundary includes utilizing specific plant species, which are known to dissipate greater heat via a process referred to as "transpiration." The enhanced landscaping will utilize Chinese Elm and Hopbush which are two plant species that demonstrate significantly higher levels of transpiration. These plants are both low water use and drought tolerant and appear on the Pinal AMA's approved species list. Additionally, the project is proposing a vegetation density double the standard design to further

enhance the transpiration benefits from the vegetation. The specific landscape plan will be shown on a planting palette.

ROADWAY IMPROVEMENTS

Existing roadways adjacent to the Solar Project would be improved as part of the Solar Project construction per existing City requirements. For dirt roads, treatment shall include double chip seal with 6 inches of aggregate base coarse (ABC) material constructed at existing grade. Low-water crossings would be installed at existing low points along the improved road. For paved roads, treatment shall include double chip seal on existing pavement. Seven paved entrances would allow routine and emergency access to the site. Interior access roads would be 12-feet wide and comprised of compacted gravel.

DECOMMISSIONING

The proposed life of the Solar Project is 30 years. The Applicant will develop and submit to the City for approval a Decommissioning and Reclamation Plan that complies with the requirements of the new Utility Scale Solar and BESS Ordinance. The Decommissioning and Reclamation Plan will include the methods for removing solar panels, racking system, wiring, conduit, inverters, BESS, O&M building, interconnect, and reclamation of disturbed land.

FIRE SAFETY

All applicable City and County fire laws, regulations, and requests will be complied with, and all reasonable measures will be taken to prevent fires on the site. A water supply that complies the Eloy Fire District requirements will be provided. The Solar Project will sponsor training to be provided to O&M staff and the local fire department prior to the Solar Project completion along with periodic refresher training throughout the operational period. An Emergency Action Plan for construction and operations will be available for review by local officials during the training. Fire hazard risk will be further reduced through the control or suppression of weeds and tall grasses within and directly adjacent to the site. All weed control will be conducted in compliance with regulations.

EXHIBIT Y
INTERIM PROJECT PLAN - MILLIGAN ENERGY CENTER
CONCEPTUAL SITE PLAN
PLANNED AREA DEVELOPMENT APPLICATION

MILLIGAN ENERGY CENTER, LLC
801 WEST MILLIGAN ROAD
ELOY, AZ 85131
SECTIONS 17, 18, 20 & 21, TOWNSHIP 8 SOUTH, RANGE 8 EAST

PROJECT DESCRIPTION

THE MILLIGAN ENERGY CENTER PROJECT CONSISTS OF NEW ACCESS ROADWAYS AND LAYDOWN/STAGING AREAS, PV ARRAY AREA, STORMWATER INFRASTRUCTURE, A SUBSTATION PAD, AND PUBLIC RIGHT OF WAY IMPROVEMENTS. IMPERVIOUS IMPROVEMENTS SHOWN ARE APPROXIMATELY 43 ACRES (2.9% OF THE TOTAL SITE AREA) AND INCLUDE THE BESS AREA, O&M AREA, SUBSTATION PAD, INVERTER PADS, AND ACCESS ROADS. THE SITE IS PROPOSED TO BE ACCESSED FROM MILLIGAN ROAD, SOUTH SUNSHINE BLVD, PHILLIPS ROAD, AND SOUTH LA PALMA ROAD. THE PROJECT SITE CURRENTLY CONSISTS OF MOSTLY AGRICULTURAL LAND WITH MULTIPLE ROADS AND IRRIGATION CANALS SEGMENTING THE SITE INTO VARIOUS REGIONS.

DEVELOPER CONTACT:	MILLIGAN ENERGY CENTER, LLC BILL GOLOVE 422 ADMIRAL BLVD. KANSAS CITY, MO 64106
SURVEYOR:	ALTA/NSPS LAND TITLE SURVEY BLEW & ASSOCIATES, P.A. 3825 N. SHILOH DR. FAYETTEVILLE, AR 72703
GEOTECHNICAL ENGINEER:	GEOTECHNICAL INVESTIGATION REPORT MILLIGAN SOLAR WOOD 4600 E. WASHINGTON ST. SUITE 600 PHOENIX, AZ 85034
PV LAYOUT PREPARED BY:	SAVION, LLC
PLANS PREPARED BY:	WOOD 3636 EXECUTIVE DRIVE. SUITE 100 AUSTIN, TX 78731

NOTES

1. THE SITE LAYOUT SHOWN WITHIN THESE PLANS IS CONCEPTUAL. ARRAY CONFIGURATION, SUBSTATIONS, ROADS, AND FENCE LOCATIONS ARE SUBJECT TO CHANGE DURING FINAL DESIGN.
2. IMPROVEMENTS TO THE SITE WILL INCLUDE SOLAR PANELS, ACCESS DRIVES, AND THE ASSOCIATED ELECTRICAL SUBSTATIONS. THE PROJECT AREAS WILL BE SURROUNDED BY A 7' CHAIN LINK SECURITY FENCE.
3. THE PROPOSED IMPROVEMENTS WILL BE CONSTRUCTED AT EXISTING GRADE WHERE POSSIBLE. MINOR GRADING MAY BE REQUIRED NEAR TERRACED LOCATIONS IN ORDER TO TRANSITION THE SLOPE FOR THE PLACEMENT OF PANELS.
4. DRAINAGE WILL BE COLLECTED UNDER THE PANELS AND RETAINED ONSITE. THIS MAY BE ACCOMPLISHED BY MODIFYING THE EXISTING DRAINAGE INFRASTRUCTURE TO RETAIN SHALLOW AMOUNTS OF WATER WITHIN THE EXISTING FIELDS. THE SHALLOW RETENTION AREAS WILL ALLOW FOR RAPID INFILTRATION AND ENSURE NO IMPACT TO THE ELECTRICAL FACILITIES. ALL ELECTRICAL FACILITIES SHALL BE LOCATED A MINIMUM OF 1' ABOVE THE 100 YEAR FLOOD ELEVATION. THE STORMWATER DESIGN IN THIS SET OF PLANS IS CONCEPTUAL AND SUBJECT TO CHANGE DURING FINAL DESIGN.
5. REFER TO THE ALTA/NSPS LAND TITLE SURVEY PROVIDED BY COMMERCIAL DUE DILIGENCE SERVICE AND TITLED "SHELL-PINAL COUNTY 2020" FOR LEGAL DESCRIPTION AND TITLE INFORMATION.
6. REFER TO THE GEOTECHNICAL INVESTIGATION REPORT MILLIGAN SOLAR, PREPARED BY WOOD, FOR GEOTECHNICAL RECOMMENDATIONS.
7. THE PROPOSED IMPROVEMENTS SHOWN IN THESE PLANS MEET OR EXCEED THE REQUIREMENTS IN ORDINANCE 21-3-1-39.
8. ADJACENT PROPERTY BUILDING SETBACK IS 75' PER TABLE 3-1-1. NO ADJACENT PROPERTIES REQUIRE A 100' SETBACK.
9. LANDSCAPE IMPROVEMENTS AND FENCING COMPLY WITH SECTIONS G.2&3 OF ORDINANCE 21-3-1-39. SPECIFIC PLANTINGS SHALL BE DROUGHT TOLERANT AND COORDINATED WITH THE CITY OF ELOY. DRIP IRRIGATION SHALL BE PROVIDED FOR ALL LANDSCAPE BUFFERS.
10. RIGHT OF WAY DEDICATIONS ARE PER THE CITY OF ELOY TRAFFIC CIRCULATION MAP AND ORDINANCE 21-3-1.39 SECTION G.10&11.
11. INTERNAL ACCESS ROADS SHALL BE DESIGNED TO SERVE A VEHICLE WITH 75,000 LB GROSS WEIGHT.
12. CAIDD STRUCTURES AND TURNOUTS SHALL BE EXCLUDED FROM THE SECURITY FENCED AREA TO ALLOW UNOBSTRUCTED ACCESS TO CHECK STRUCTURES.
13. PHASED CONSTRUCTION IS NOT PROPOSED AS A PART OF THIS DEVELOPMENT.

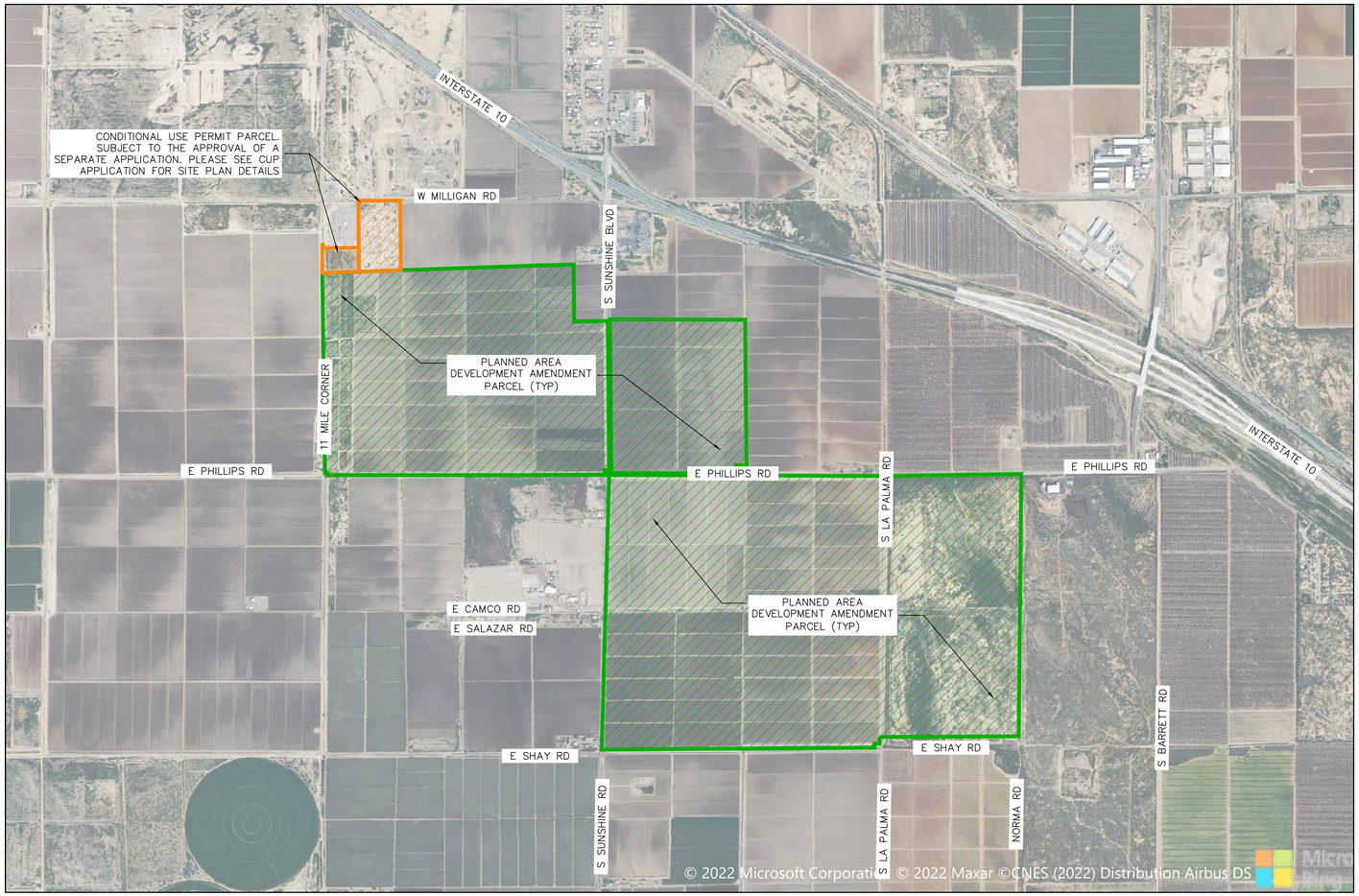
FLOOD ZONE:

THE PROJECT SITE IS LOCATED IN FLOOD ZONE A, DEFINED AS AND AREA OF 1.0% ANNUAL CHANCE FLOOD. MILLIGAN ENERGY CENTER LLC IS COORDINATING WITH PINAL COUNTY FLOOD CONTROL DISTRICT (FUP2309-186) TO OBTAIN A LETTER OF MAP REVISION (LOMR) THROUGH FEMA.

FEMA MAP NUMBERS: PANEL 04021C1975F, 04021C1956F, & 04021C1957F EFF. 05-16-2019.

BASIS OF BEARINGS:

BEARINGS AND DISTANCES ARE BASED ON ARIZONA STATE PLANE COORDINATE SYSTEM CENTRAL ZONE DATUM OF 1983 CORS 2011 US FT.



VICINITY MAP
SCALE 1"=0.25MI

DRAWING INDEX

SHEET NUMBER	SHEET TITLE	REVISION
G000	COVER SHEET	C
C050	BOUNDARY SETBACK FIGURE	B
C100	OVERALL SITE PLAN	C
C101	SITE PLAN 1 OF 4	C
C102	SITE PLAN 2 OF 4	C
C103	SITE PLAN 3 OF 4	C
C104	SITE PLAN 4 OF 4	C
C200	OVERALL DRAINAGE PLAN	C
C500	SITE DETAILS	B
C501	SITE DETAILS	B

PROPOSED FEATURES LEGEND

- TYPE A LANDSCAPE BUFFER
- TYPE B LANDSCAPE BUFFER
- TYPE B-R LANDSCAPE BUFFER
- TYPE C LANDSCAPE BUFFER
- TYPE C-R LANDSCAPE BUFFER
- TYPE D LANDSCAPE BUFFER
- TYPE E LANDSCAPE BUFFER
- TYPE F LANDSCAPE BUFFER
- TYPE G LANDSCAPE BUFFER
- PROPERTY BOUNDARY
- 100' BOUNDARY SETBACK
- 75' BOUNDARY SETBACK
- PROPOSED RIGHT OF WAY
- PROPOSED RIGHT OF WAY 50' SETBACK
- SECURITY FENCE
- SITE ACCESS ROAD
- PROPOSED HORIZONTAL DIRECTIONAL BORE
- CAIDD EASEMENT OR RIGHT OF WAY (FEDERAL LANDS)

WORK SAFELY

wood.
WOOD
RENEWABLES, PROJECT DEVELOPMENT & ENGINEERING
3636 Executive Drive, Suite 100
Austin, TX 78731
WEB: WWW.WOODPLC.COM

REVISION	DATE	ISSUE / REVISION DESCRIPTION	ISSUED	APPROVED
C	06/26/2024	ISSUED FOR PERMITTING	KV	RB
B	05/24/2024	ISSUED FOR PERMITTING	KV	RB
A	11/09/2023	ISSUED FOR PERMITTING	KV	TF

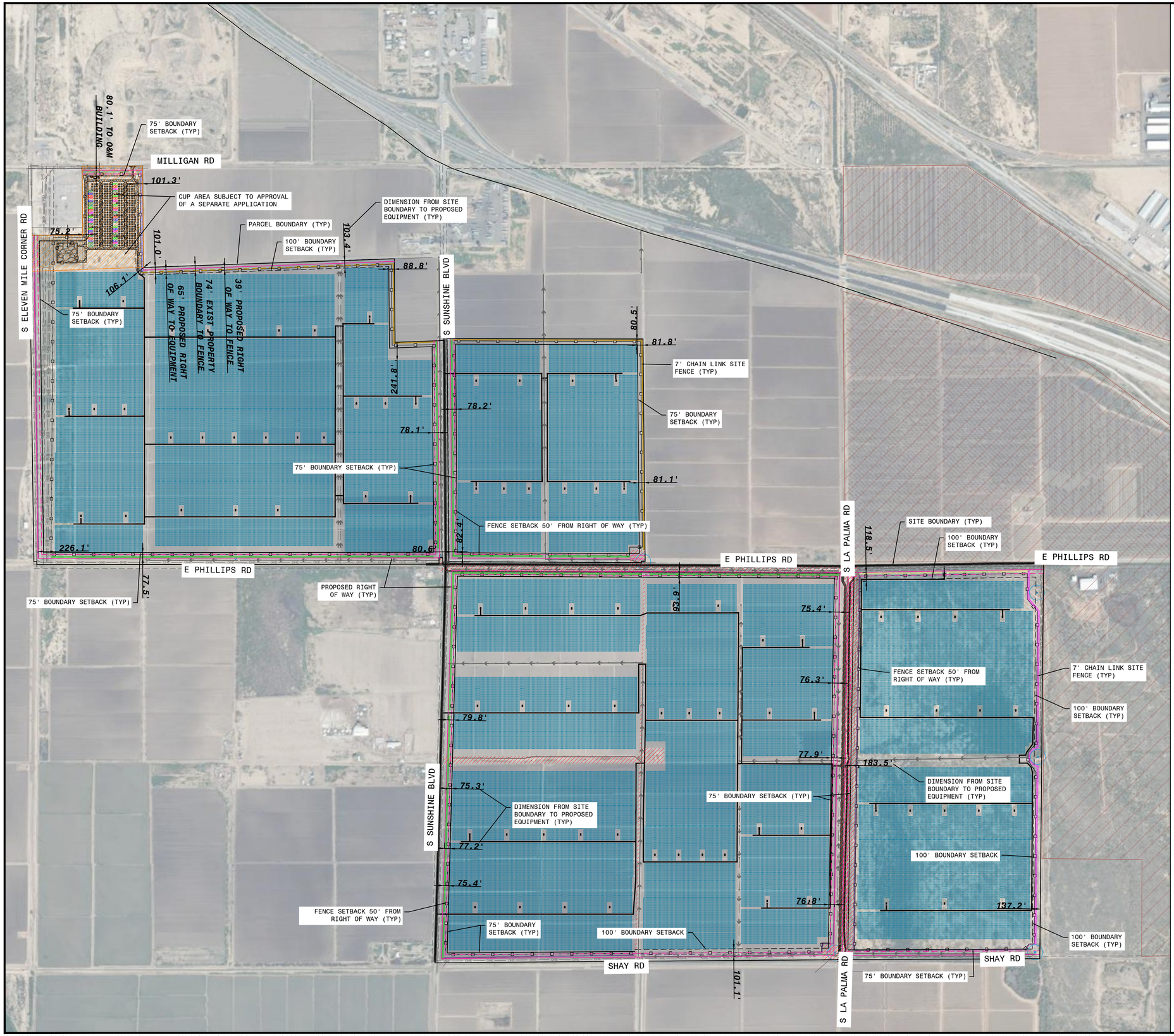
PROJECT: MILLIGAN ENERGY CENTER
TITLE: INTERIM PROJECT PLAN COVER SHEET
CLIENT: MILLIGAN ENERGY CENTER, LLC
SEAL:

TODD FARMER, P.E.
AZ P.E. LICENSE NO. 40970

CIVIL DESIGN BY:	SOLAR DESIGN BY:
KV	NA
CHECKED BY:	SCALE:
AC	NA

PROJECT NUMBER: 24616301
DRAWING NUMBER: G-000
SHEET NUMBER: 1 OF 10

UNLESS OTHERWISE AGREED IN A WRITTEN CONTRACT BETWEEN WOOD GROUP, INC. AND ITS CLIENT: (I) THIS DOCUMENT CONTAINS INFORMATION, DATA AND DESIGN THAT IS CONFIDENTIAL AND MAY NOT BE COPIED OR DISCLOSED; AND (II) THIS DOCUMENT MAY ONLY BE USED BY THE CLIENT IN THE CONTEXT AND FOR THE EXPRESS PURPOSE FOR WHICH IT HAS BEEN DELIVERED. ANY OTHER USE OR RELIANCE ON THIS DOCUMENT BY ANY THIRD PARTY IS AT THAT PARTY'S SOLE RISK AND RESPONSIBILITY.



0 200' 400' 600' 1200'

1"=600'-0"

WORK SAFELY

wood.

WOOD
RENEWABLES, PROJECT DEVELOPMENT & ENGINEERING
3636 Executive Drive, Suite 100
Austin, TX 78731
WEB: WWW.WOODPLC.COM

REVISION	DATE	ISSUE / REVISION DESCRIPTION	ISSUED	APPROVED
B	06/26/2024	ISSUED FOR PERMITTING	KV	RB
A	05/24/2024	ISSUED FOR PERMITTING	KV	RB

PROJECT: MILLIGAN ENERGY CENTER

TITLE: BOUNDARY SETBACK FIGURE

CLIENT: MILLIGAN ENERGY CENTER, LLC

SEAL:

TODD FARMER, P.E.
AZ P.E. LICENSE NO. 40970

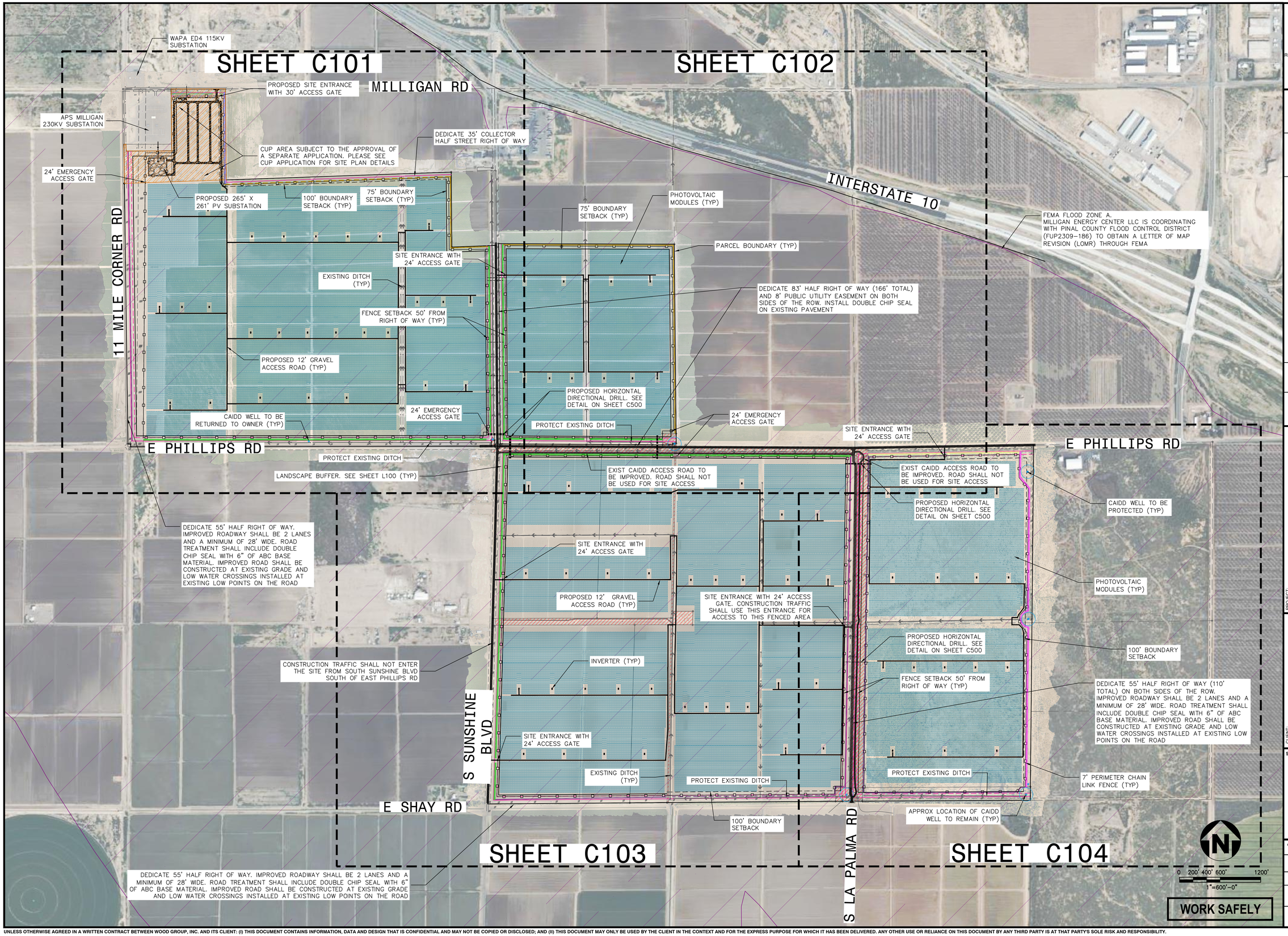
CIVIL DESIGN BY:	SOLAR DESIGN BY:
KV	NA
CHECKED BY:	SCALE:
RB	1"=600'

PROJECT NUMBER: 246163001

DRAWING NUMBER: C050

SHEET NUMBER: 2 OF 10

UNLESS OTHERWISE AGREED IN A WRITTEN CONTRACT BETWEEN WOOD GROUP, INC. AND ITS CLIENT: (I) THIS DOCUMENT CONTAINS INFORMATION, DATA AND DESIGN THAT IS CONFIDENTIAL AND MAY NOT BE COPIED OR DISCLOSED; AND (II) THIS DOCUMENT MAY ONLY BE USED BY THE CLIENT IN THE CONTEXT AND FOR THE EXPRESS PURPOSE FOR WHICH IT HAS BEEN DELIVERED. ANY OTHER USE OR RELIANCE ON THIS DOCUMENT BY ANY THIRD PARTY IS AT THAT PARTY'S SOLE RISK AND RESPONSIBILITY.



wood.

WOOD
RENEWABLES, PROJECT DEVELOPMENT & ENGINEERING
3636 Executive Drive, Suite 100
Austin, TX 78731
WEB: WWW.WOODPLC.COM

REVISION	DATE	ISSUE / REVISION DESCRIPTION	ISSUED	APPROVED
C	06/26/2024	ISSUED FOR PERMITTING	KV	RB
B	05/24/2024	ISSUED FOR PERMITTING	KV	RB
A	11/09/2023	ISSUED FOR PERMITTING	KV	TF

PROJECT: MILLIGAN ENERGY CENTER

TITLE: INTERIM PROJECT PLAN
CONCEPTUAL OVERALL SITE PLAN

CLIENT: MILLIGAN ENERGY CENTER, LLC

SEAL:

TODD FARMER, P.E.
AZ P.E. LICENSE NO. 40970

CIVIL DESIGN BY:	SOLAR DESIGN BY:
KV	NA
CHECKED BY:	SCALE:
AC	1" = 600'

PROJECT NUMBER: 24616301

DRAWING NUMBER: C-100

SHEET NUMBER: 3 OF 10

UNLESS OTHERWISE AGREED IN A WRITTEN CONTRACT BETWEEN WOOD GROUP, INC. AND ITS CLIENT: (I) THIS DOCUMENT CONTAINS INFORMATION, DATA AND DESIGN THAT IS CONFIDENTIAL AND MAY NOT BE COPIED OR DISCLOSED; AND (II) THIS DOCUMENT MAY ONLY BE USED BY THE CLIENT IN THE CONTEXT AND FOR THE EXPRESS PURPOSE FOR WHICH IT HAS BEEN DELIVERED. ANY OTHER USE OR RELIANCE ON THIS DOCUMENT BY ANY THIRD PARTY IS AT THAT PARTY'S SOLE RISK AND RESPONSIBILITY.

PROPOSED O&M AREA WITH 30'X40' AND 10'X24' BUILDINGS. POTABLE WATER AND SANITARY FACILITIES SHALL BE PROVIDED AND WILL BE DESIGNED AT A LATER DATE

EXISTING WAPA ED4 115KV SUBSTATION

N/F
OWNER: ROBINSON TIMOTHY A & EVELYN P
PROPERTY ADDRESS: N/A
MAILING ADDRESS: PO BOX 11138
CASA GRANDE,AZ 85130
APN: 41107001H

40.0' ELECTRICAL TRANSMISSION LINE EASEMENT (PER DOCKET 335, PAGE 110)

WEST MILLIGAN ROAD
66' PUBLIC RIGHT OF WAY
AS SHOWN PER SURVEY'S BK 23, PAGE 140
30' GRAVEL PAVEMENT

LESS AND EXCEPT NORTH 33'

PROJECT BOUNDARY TYPICAL SECTION E. SEE SHEET L101 FOR DETAILS (TYP)

PROPOSED SITE ENTRANCE WITH 30' ACCESS GATE

W MILLIGAN RD

EXISTING BUILDING, BHL, STANDS, STRUCTURES, AND CONCRETE PADS TO BE DEMOLISHED

EXISTING BUILDING AND BHL TO BE REMOVED

PROPOSED 20' GRAVEL ACCESS ROAD (TYP)

EXISTING APS MILLIGAN 230KV SUBSTATION

CUP AREA SUBJECT TO THE APPROVAL OF A SEPARATE APPLICATION. PLEASE SEE CUP APPLICATION FOR SITE PLAN INFORMATION

11 MILE CORNER RD
66' PUBLIC RIGHT OF WAY
SURVEYS BOOK 23 PAGE 140
30' GRAVEL PAVEMENT

N/F
OWNER: ARIZONA PUBLIC SERVICE COMPANY
PROPERTY ADDRESS: N/A
MAILING ADDRESS: PO BOX 53999, MS 9905
PHOENIX AZ 85072
APN: 41138004E

EXISTING FENCE TO BE REMOVED (TYP)

EXISTING OVERHANG TO BE DEMOLISHED

EXISTING STANDS TO BE REMOVED

PROJECT BOUNDARY TYPICAL SECTION G. SEE SHEET L101 FOR DETAILS (TYP)

PROPOSED 7' PERIMETER CHAIN LINK FENCE (TYP)

PARCEL BOUNDARY (TYP)

DEDICATE 35' COLLECTOR HALF STREET RIGHT OF WAY

40' Public Highway Easement Bk 59, Pg 340

47' Electric Line Easement Docket 334, Pg 582

S SUNSHINE BLVD

33' ROADWAY PURPOSES EASEMENT DKT 375, PG 572

N/F
Parcel ID: 40801022B
Owner: MDT Investments LTD PSHIP
Mailing: 2107 E Solano Dr, Phoenix, AZ 85016

N/F
Parcel ID: 41138001D & 41138004F
Owner: Eloy 170 LLC
Mailing: PO Box 80770
Phoenix, AZ

N/F
Parcel ID: 41138001E & 41138001B
Owner: Go Huge Race Promotions Inc
Mailing: 12001 E Barbary Coast Rd
Tucson, AZ

N/F
Parcel ID: 41138001C
Owner: Eloy 170 LLC
Mailing: PO Box 80770
Phoenix, AZ

FUTURE ROAD (ALSDORF RD)

N/F
Parcel ID: 41138002D
Owner: Eloy 170 LLC
Mailing: PO Box 80770

N/F
Parcel ID: 41138002C
Owner: Eloy 170 LLC
Mailing: PO Box 80770,
Phoenix, AZ

N/F
Parcel ID: 41138001H
Owner: Eloy 170 LLC
Mailing: PO Box 80770
Phoenix, AZ

PROPOSED 265' X 261' PV SUBSTATION

PROPOSED 12' GRAVEL ACCESS ROAD (TYP)

75' BOUNDARY SETBACK (TYP)

FENCE IS SETBACK 74' FROM CURRENT PROPERTY BOUNDARY ON THIS BORDER

24' EMERGENCY ACCESS GATE

PROJECT BOUNDARY TYPICAL SECTION C-R. SEE SHEET L101 FOR DETAILS (TYP)

100' BOUNDARY SETBACK FROM CURRENT PROPERTY BOUNDARY (TYP)

Parcel 13
Less & Except

N/F
Parcel ID: 41138001L
Owner: New Sunshine Fund LLC
Mailing: 9340 Pichting Wedge Dr, Las Vegas, NV

40' Public Highway Easement Bk 59, Pg 340

N/F
Parcel ID: 41117004F
Owner: Solid State Elov I LP
Mailing: PO Box 78525
Atlanta, GA

IMPROVE EXIST DITCH CROSSING AS NEEDED. POST DEVELOPMENT FLOW RATES SHALL MATCH PRE DEVELOPMENT

PROPOSED SITE ENTRANCE WITH STOP SIGN AND 24' ACCESS GATE

SHEET C102

100' Electric Line Easement Dkt 1011, Pg 722

DEDICATE 55' HALF RIGHT OF WAY. IMPROVED ROADWAY SHALL BE 2 LANES AND A MINIMUM OF 28' WIDE. ROAD TREATMENT SHALL INCLUDE DOUBLE CHIP SEAL WITH 6" OF ABC BASE MATERIAL. IMPROVED ROAD SHALL BE CONSTRUCTED AT EXISTING GRADE AND LOW WATER CROSSINGS INSTALLED AT EXISTING LOW POINTS ON THE ROAD

1/4 MILE CORNER Dirt Road - Private R/W

Parcel 13
All of Section 18, T-8-S, R-8-E
Except a Portion of Land
APN: 41138001K & 41138002A
21,053,727 Sq. Feet ±
483.327 Acres ±
Vacant Land

INVERTER (TYP)

Roosevelt Irrigation District Pipeline

FENCE SETBACK 50' FROM RIGHT OF WAY (TYP)

40' Public Highway Easement Bk 59, Pg 288

REMOVE EXISTING DITCH AND DRAINAGE INFRASTRUCTURE

N/F
Parcel ID: 40801022C
Owner: MDT Investments LTD PSHIP
Mailing: 2107 E Solano Dr, Phoenix, AZ 85016

PROTECT EXISTING DITCH AND DRAINAGE INFRASTRUCTURE

HORIZONTAL DIRECTIONAL DRILL. SEE DETAIL ON SHEET C500 (TYP)

SOUTH SUNSHINE BOULEVARD 37' Asphalt Road / Private R/W

IMPROVE EXIST DITCH CROSSING AS NEEDED. POST DEVELOPMENT FLOW RATES SHALL MATCH PRE DEVELOPMENT

PROJECT BOUNDARY TYPICAL SECTION B. SEE SHEET L101 FOR DETAILS (TYP)

PROPOSED RIGHT OF WAY (TYP)

100' ELECTRIC EASEMENT. SEE ALTA FOR DETAILS

DEDICATE 83' HALF RIGHT OF WAY (166' TOTAL) ON BOTH SIDES OF THE ROW. INSTALL DOUBLE CHIP SEAL ON EXITING PAVEMENT

24' EMERGENCY ACCESS GATE

11 MILE CORNER RD

PROTECT EXISTING DITCH AND DRAINAGE INFRASTRUCTURE

FENCE SETBACK 50' FROM RIGHT OF WAY (TYP)

PROTECT CONCRETE DITCH

Parcel 13
Less & Except the South 90' of the West 50' of the East 1,486 Sq. Feet ± 0.166 Acres ±

Concrete Culvert

E PHILLIPS RD

N/F
Parcel ID: 41138001O
Owner: N/A
Mailing: N/A

PROTECT CONCRETE DITCH

N/F
Parcel ID: 411180020
Owner: Horne Investments LLC
Mailing: 1465 E Motorplex Loop STE 200, Gilbert, AZ 85297

N/F
Parcel ID: 411180090
Owner: Ken Mantel LLC
Mailing: 29866 N 78Th Pl, Scottsdale, AZ 85266

EAST PHILLIPS ROAD 24' Asphalt Road - Private R/W

N/F
Parcel ID: USA411003
Owner: N/A
Mailing: N/A

SOUTH SUNSHINE BOULEVARD 37' Asphalt Road - Private R/W

Dirt Road - Private R/W

Dirt Road - Private R/W

PROJECT BOUNDARY TYPICAL SECTION A. SEE SHEET L101 FOR DETAILS (TYP)

PROPOSED 7' PERIMETER CHAIN LINK FENCE (TYP)

DEDICATE 83' HALF RIGHT OF WAY. IMPROVED ROADWAY SHALL BE 2 LANES AND A MINIMUM OF 28' WIDE. ROAD TREATMENT SHALL INCLUDE DOUBLE CHIP SEAL WITH 6" OF ABC BASE MATERIAL. IMPROVED ROAD SHALL BE CONSTRUCTED AT EXISTING GRADE AND LOW WATER CROSSINGS INSTALLED AT EXISTING LOW POINTS ON THE ROAD

EXISTING CAIDD ACCESS ROAD TO BE IMPROVED

SHEET C103

40' Public Highway Easement Bk 59, Pg 288

0 60' 150' 300' 600'
1"=300'-0"

WORK SAFELY

C101 C102 C103 C104

KEY MAP
SITE PLAN

1" = 5000'

wood.

WOOD
RENEWABLES, PROJECT DEVELOPMENT & ENGINEERING
3636 Executive Drive, Suite 100
Austin, TX 78731
WEB: WWW.WOODPLC.COM

REVISION	DATE	ISSUE / REVISION DESCRIPTION
C	06/26/2024	ISSUED FOR PERMITTING
B	05/24/2024	ISSUED FOR PERMITTING
A	11/08/2023	ISSUED FOR PERMITTING

RB	KV	ISSUED
RB	KV	ISSUED
TF	KV	APPROVED

PROJECT: MILLIGAN ENERGY CENTER

TITLE: INTERIM PROJECT PLAN CONCEPTUAL SITE PLAN

CLIENT: MILLIGAN ENERGY CENTER, LLC

SEAL:

TODD FARMER, P.E.
AZ P.E. LICENSE NO. 40970

CIVIL DESIGN BY:	SOLAR DESIGN BY:
KV	NA
CHECKED BY:	SCALE:
AC	1" = 300'

PROJECT NUMBER: 24616301

DRAWING NUMBER: C-101

SHEET NUMBER: 4 OF 10

UNLESS OTHERWISE AGREED IN A WRITTEN CONTRACT BETWEEN WOOD GROUP, INC. AND ITS CLIENT: (I) THIS DOCUMENT CONTAINS INFORMATION, DATA AND DESIGN THAT IS CONFIDENTIAL AND MAY NOT BE COPIED OR DISCLOSED; AND (II) THIS DOCUMENT MAY ONLY BE USED BY THE CLIENT IN THE CONTEXT AND FOR THE EXPRESS PURPOSE FOR WHICH IT HAS BEEN DELIVERED. ANY OTHER USE OR RELIANCE ON THIS DOCUMENT BY ANY THIRD PARTY IS AT THAT PARTY'S SOLE RISK AND RESPONSIBILITY.

INTERSTATE 10

40' Electric Line Easement per Docket 334, Pg 587

Concrete Canal (Typical)

PROPOSED 7' PERIMETER CHAIN LINK FENCE (TYP)

N/F
Parcel ID: 41117008E
Owner: Solid State Eloy I LP
Mailing: PO Box 78325,
Atlanta, GA

PARCEL BOUNDARY (TYP)

75' BOUNDARY SETBACK (TYP)

PROTECT EXISTING DITCH AND DRAINAGE INFRASTRUCTURE

PROPOSED 12' GRAVEL ACCESS ROAD (TYP)

IMPROVE EXIST DITCH CROSSING AS NEEDED. POST DEVELOPMENT FLOW RATES SHALL MATCH PRE DEVELOPMENT

PROJECT BOUNDARY TYPICAL SECTION C. SEE SHEET L101 FOR DETAILS

N/F
Parcel ID: 411170050
Owner: Ham Phillips LLC
Mailing: PO Box 15662,
Phoenix, AZ

Parcel 2
APN: 41117004G &
41117008F
7,670,133 Sq. Feet ±
176.082 Acres ±
Vacant Land

INVERTER (TYP)

DEDICATE 83' HALF RIGHT OF WAY (166' TOTAL) ON BOTH SIDES OF THE ROW. INSTALL DOUBLE CHIP SEAL ON EXITING PAVEMENT

PROTECT EXISTING DITCH AND DRAINAGE INFRASTRUCTURE

100' AND 70' IRRIGATION AND DRAINAGE EASEMENTS. SEE ALTA FOR DETAILS

EXIST CAIDD ACCESS ROAD TO BE IMPROVED. ROAD SHALL NOT BE USED FOR SITE ACCESS (TYP)

DEDICATE 83' HALF RIGHT OF WAY. INSTALL DOUBLE CHIP SEAL ON EXITING PAVEMENT

24' EMERGENCY ACCESS GATE

CAIDD WELL WITH 100' SETBACK

PROJECT BOUNDARY TYPICAL SECTION A. SEE SHEET L101 FOR DETAILS (TYP)

EXIST CAIDD ACCESS ROAD TO BE IMPROVED (TYP)

PROPOSED RIGHT OF WAY (TYP)

Irrigation & Drainage Easement Dkt 1564, Pg 957; Dkt 1599, Pg 324

N/F
Parcel ID: 411170050
Owner: Ham Phillips LLC
Mailing: PO Box 15662,
Phoenix, AZ

E PHILLIPS RD

S LA PALMA RD

DEDICATE 55' HALF RIGHT OF WAY (110' TOTAL) ON BOTH SIDES OF THE ROW. IMPROVED ROADWAY SHALL BE 2 LANES AND A MINIMUM OF 28' WIDE. ROAD TREATMENT SHALL INCLUDE DOUBLE CHIP SEAL WITH 6" OF ABC BASE MATERIAL. IMPROVED ROAD SHALL BE CONSTRUCTED AT EXISTING GRADE AND LOW WATER CROSSINGS INSTALLED AT EXISTING LOW POINTS ON THE ROAD

PROJECT BOUNDARY TYPICAL SECTION F
2 CHINESE ELM TREES EVERY 40' AND
8 HOPBUSH SHRUBS EVERY 40'. SEE
SHEET L101 FOR DETAILS (TYP)

N/F
Parcel ID: 411170050
Owner: Daybreak 1320 LLC Etal
Mailing: 1223 S Clearview Ave STE 103, Mesa, AZ

FENCE SETBACK 50' FROM RIGHT OF WAY (TYP)

EAST PHILLIPS ROAD

24' Asphalt Road - Private R/W
100' Central Arizona Irrigation & Drainage District Exclusion Area
Dkt 1757, Pg 1

PROTECT CONCRETE DITCH

Irrigation & Drainage Easement West 30' of the East 50' of the North 33' of the NW 1/4 of Section 20
Dkt 1564, Pg 957;
Dkt 1599, Pg 324

Central AZ Irrigation & Drainage District
Dkt 1728, Pg 888;
Dkt 1519, Pg 58

24' EMERGENCY ACCESS GATE

24' Asphalt Road - Private R/W
100' Central Arizona Irrigation & Drainage District Exclusion Area
Dkt 1757, Pg 1

Irrigation & Drainage Easement South 70' of the North 103' of the NW 1/4 of Section 20
Dkt 1564, Pg 957;
Dkt 1529, Pg 324

PROPOSED RIGHT OF WAY (TYP)

EXIST CAIDD ACCESS ROAD TO BE IMPROVED. ROAD NOT USED FOR SITE ACCESS (TYP)

20' Irrigation & Drainage District Easement / Pipeline Easement
Dkt 1569, Pg 309;
Dkt 1580, Pg 7

100' BOUNDARY SETBACK

HORIZONTAL DIRECTIONAL DRILL. SEE DETAIL ON SHEET C500 (TYP)

PROTECT EXISTING DITCH AND DRAINAGE INFRASTRUCTURE

PROTECT EXISTING DITCH

SITE ENTRANCE WITH 24' ACCESS GATE

PROPOSED 7' PERIMETER CHAIN LINK FENCE (TYP)

Parcel 3

SHEET C101

SHEET C103

SHEET C104

WORK SAFELY

0 60' 150' 300' 600'
1"=300'-0"

1" = 5000'

KEY MAP
SITE PLAN

C101 | C102 | C103 | C104

wood.

WOOD
RENEWABLES, PROJECT DEVELOPMENT & ENGINEERING
3636 Executive Drive, Suite 100
Austin, TX 78731
WEB: WWW.WOODPLC.COM

REVISION	DATE	ISSUE / REVISION DESCRIPTION	ISSUED	APPROVED
C	06/26/2024	ISSUED FOR PERMITTING	KV	RB
B	06/24/2024	ISSUED FOR PERMITTING	KV	RB
A	11/08/2023	ISSUED FOR PERMITTING	KV	TF

PROJECT: MILLIGAN ENERGY CENTER

TITLE: INTERIM PROJECT PLAN
CONCEPTUAL SITE PLAN

CLIENT: MILLIGAN ENERGY CENTER, LLC

SEAL:

TODD FARMER, P.E.
AZ P.E. LICENSE NO. 40970

CIVIL DESIGN BY: KV	SOLAR DESIGN BY: NA
CHECKED BY: AC	SCALE: 1" = 300'

PROJECT NUMBER: 24616301

DRAWING NUMBER: C-102

SHEET NUMBER: 5 OF 10

UNLESS OTHERWISE AGREED IN A WRITTEN CONTRACT BETWEEN WOOD GROUP, INC. AND ITS CLIENT: (I) THIS DOCUMENT CONTAINS INFORMATION, DATA AND DESIGN THAT IS CONFIDENTIAL AND MAY NOT BE COPIED OR DISCLOSED; AND (II) THIS DOCUMENT MAY ONLY BE USED BY THE CLIENT IN THE CONTEXT AND FOR THE EXPRESS PURPOSE FOR WHICH IT HAS BEEN DELIVERED. ANY OTHER USE OR RELIANCE ON THIS DOCUMENT BY ANY THIRD PARTY IS AT THAT PARTY'S SOLE RISK AND RESPONSIBILITY.

E PHILLIPS RD

SHEET C101

SHEET C102

SHEET C104

E CAMCO RD

E SALAZAR RD

E SHAY RD

S SUNSHINE BLVD

EAST PHILLIPS ROAD
24' Asphalt Road - Private R/W

SOUTH SUNSHINE BOULEVARD
27' Asphalt Road - Private R/W

EAST SHAY ROAD
Gravel Road (Width Varies) - Private R/W

N/F
Parcel ID: 411180090
Owner: Ken Mantel LLC
56 N 78Th Pl, Scottsdale, AZ 85266

N/F
Parcel ID: USA411003
Owner: N/A
Mailing: N/A

N/F
Parcel ID: 41118010C
Owner: Velazquez Sylvia T
Mailing: 668 E Rancho Viejo Loop, Casa Grande, AZ 85122

N/F
Parcel ID: 411180110
Owner: North Picacho Ranch LLC
Mailing: 15611 N Boswell Blvd, Sun City AZ 85351

N/F
Parcel ID: 41118001B
Owner: Olam Cotton INC
Mailing: 2221 Lakeside Blvd STE 1050, Richardson, TX 75082

N/F
Parcel ID: 411180030
Owner: Olam Cotton INC
Mailing: 2221 Lakeside Blvd STE 1050, Richardson, TX 75082

N/F
Parcel ID: 41118008K
Owner: Ogle Edmund Salazar
Mailing: PO Box 471, Eloy AZ 85131

N/F
Parcel ID: 411280010
Owner: Horne Investments LLC
Mailing: 1465 E Motorplex Loop STE 200, Gilbert, AZ 85297

N/F
Parcel ID: 411280010
Owner: Shedd Daniel & Elaine Fam Trust
Mailing: 2948 E River Bush Rd Eloy, AZ 85131

N/F
Parcel ID: 411280010
Owner: JLC Family Investments LLC
Mailing: 6859 E Rembrandt Ave STE 125, Mesa AZ

N/F
Parcel ID: 411170050
Owner: Ham Phillips LLC
Mailing: PO Box 15662
Phoenix, AZ

Parcel 13
Less & Except
the South 90' of the
West 50' of the East
1,486 Sq. Feet ±
0.105 Acres ±

Parcel 3
The West 1540' of the
NW 1/4 of Section 20,
T-8-S, R-8-E
APN: 411190030
3,910,349 Sq. Feet ±
89.769 Acres ±
Vacant Land

Parcel 4
The NW 1/4 of Section 20,
T-8-S, R-8-E
Excepting the West
1540', the South 100' &
the East 20'
APN: 411190020
2,752,714 Sq. Feet ±
63.194 Acres ±
Vacant Land

Parcel 5
The West 2100' of the SW 1/4 of Section 20,
T-8-S, R-8-E
Parcel 6, Less & Except the West 2100'
APN: 411190040
5,532,472 Sq. Feet ±
127.008 Acres ±
Vacant Land

Parcel 6
The SW 1/4 of Section 20, T-8-S, R-8-E
APN: 411190030
1,425,376 Sq. Feet ±
32.727 Acres ±
Vacant Land

Parcel 7
The SE Quarter of Section 20,
T-8-S, R-8-E
Except the South 50' of the
North 2620' of the East 65' of said Section 20
APN: 411190060
6,929,034 Sq. Feet ±
159.069 Acres ±
Vacant Land

Parcel 8
The NE 1/4 of Section 20,
T-8-S, R-8-E
Except the South 50' of the North 2620'
of the East 65' of said Section 20
APN: 411190010
6,869,014 Sq. Feet ±
157.691 Acres ±
Vacant Land

Parcel 9
The South 100' of the
NW 1/4 of Section 20
(Parcel 4's Less & Except)
APN: 411190070
325,000 Sq. Feet
7.461 Acres ±

Parcel
Except the East 100' of th
South 75'
(Also being Parcel 7 Less & E
APN: 41119008A
32,491 Sq. Feet ±
0.746 Acres ±
Vacant Land

Irrigation &
Drainage Easement
Dkt 1564, Pg 957;
Dkt 1529, Pg 324

Irrigation &
Drainage Easement
West 30' of the
East 50' of the North 33'
of the NW 1/4 of Section 20
Dkt 1564, Pg 957;
Dkt 1529, Pg 324

Central AZ
Irrigation &
Drainage District
Dkt 1728, Pg 868;
Dkt 1519, Pg 58

100' Central Arizona
Irrigation & Drainage District
Exclusion Area
Dkt 1757, Pg 1

40' Public
Highway
Easement
Bk 59, Pg 242

Concrete
Canal

Concrete
Canal
(Typical)

100' AND 70'
IRRIGATION AND
DRAINAGE EASEMENTS.
SEE ALTA FOR DETAILS

PROTECT
EXISTING DITCH

PROTECT EXISTING
DITCH AND DRAINAGE
INFRASTRUCTURE

PROPOSED 7' PERIMETER
CHAIN LINK FENCE (TYP)

DEDICATE 83' HALF RIGHT OF WAY.
INSTALL DOUBLE CHIP SEAL ON EXITING
PAVEMENT

CONSTRUCTION TRAFFIC SHALL NOT ENTER
THE SITE FROM SOUTH SUNSHINE BLVD
SOUTH OF EAST PHILLIPS RD

PROPOSED SITE ENTRANCE
WITH STOP SIGN AND 24'
ACCESS GATE

PROPOSED 12'
GRAVEL ACCESS
ROAD (TYP)

DEMO AND FILL
EXISTING DITCH

INVERTER (TYP)

PROJECT BOUNDARY TYPICAL SECTION
A. SEE SHEET L101 FOR DETAILS

75' BOUNDARY SETBACK (TYP)

FENCE SETBACK 50' FROM
RIGHT OF WAY (TYP)

PROPOSED RIGHT OF WAY (TYP)

PROPOSED 12' GRAVEL
ACCESS ROAD (TYP)

100' BOUNDARY SETBACK (TYP)

PROTECT EXISTING DITCH

PROPOSED 7' PERIMETER
CHAIN LINK FENCE (TYP)

PARCEL BOUNDARY (TYP)

PROJECT BOUNDARY TYPICAL SECTION B.
SEE SHEET L101 FOR DETAILS

PROJECT BOUNDARY
TYPICAL SECTION
B-R. SEE SHEET
L101 FOR DETAILS

DEDICATE 55' HALF RIGHT OF WAY. IMPROVED ROADWAY SHALL BE 2 LANES AND A MINIMUM OF 28' WIDE. ROAD TREATMENT SHALL INCLUDE DOUBLE CHIP SEAL WITH 6" OF ABC BASE MATERIAL. IMPROVED ROAD SHALL BE CONSTRUCTED AT EXISTING GRADE AND LOW WATER CROSSINGS INSTALLED AT EXISTING LOW POINTS ON THE ROAD

0 60' 150' 300' 600'
1"=300'-0"

WORK SAFELY

C101 C102 C103 C104

KEY MAP
SITE PLAN

1" = 5000'

UNLESS OTHERWISE AGREED IN A WRITTEN CONTRACT BETWEEN WOOD GROUP, INC. AND ITS CLIENT: (I) THIS DOCUMENT CONTAINS INFORMATION, DATA AND DESIGN THAT IS CONFIDENTIAL AND MAY NOT BE COPIED OR DISCLOSED; AND (II) THIS DOCUMENT MAY ONLY BE USED BY THE CLIENT IN THE CONTEXT AND FOR THE EXPRESS PURPOSE FOR WHICH IT HAS BEEN DELIVERED. ANY OTHER USE OR RELIANCE ON THIS DOCUMENT BY ANY THIRD PARTY IS AT THAT PARTY'S SOLE RISK AND RESPONSIBILITY.

wood.
WOOD
RENEWABLES, PROJECT DEVELOPMENT
& ENGINEERING
3636 Executive Drive, Suite 100
Austin, TX 78731
WEB: WWW.WOODPLC.COM

REVISION	DATE	ISSUE / REVISION DESCRIPTION	ISSUED	APPROVED
C	06/26/2024	ISSUED FOR PERMITTING	KV	RB
B	05/24/2024	ISSUED FOR PERMITTING	KV	RB
A	11/08/2023	ISSUED FOR PERMITTING	KV	TF

PROJECT: MILLIGAN ENERGY CENTER

TITLE: INTERIM PROJECT PLAN
CONCEPTUAL SITE PLAN

CLIENT: MILLIGAN ENERGY CENTER, LLC

SEAL:

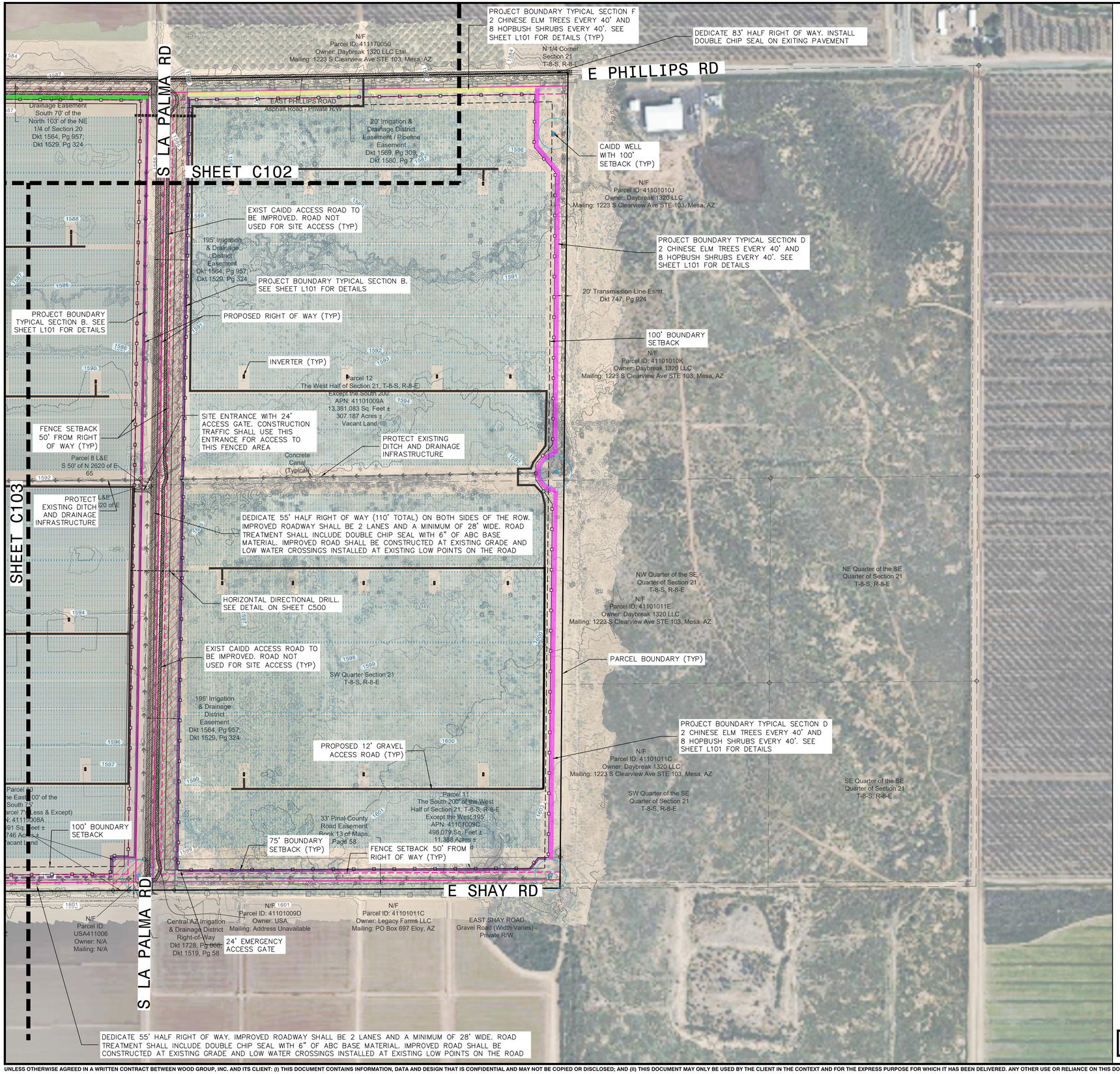
TODD FARMER, P.E.
AZ P.E. LICENSE NO. 40970

CIVIL DESIGN BY:	SOLAR DESIGN BY:
KV	NA
CHECKED BY:	SCALE:
AC	1" = 300'

PROJECT NUMBER: 24616301

DRAWING NUMBER: C-103

SHEET NUMBER: 6 OF 10



wood.
WOOD
RENEWABLES, PROJECT DEVELOPMENT
& ENGINEERING
3636 Executive Drive, Suite 100
Austin, TX 78731
WEB: WWW.WOODPLC.COM

REVISION	DATE	ISSUE / REVISION DESCRIPTION	ISSUED	APPROVED
C	06/26/2024	ISSUED FOR PERMITTING	KV	RB
B	05/24/2024	ISSUED FOR PERMITTING	KV	RB
A	11/08/2023	ISSUED FOR PERMITTING	KV	TF

PROJECT: MILLIGAN ENERGY CENTER

TITLE: INTERIM PROJECT PLAN
CONCEPTUAL SITE PLAN

CLIENT: MILLIGAN ENERGY CENTER, LLC

SEAL:

TODD FARMER, P.E.
AZ P.E. LICENSE NO. 40970

CIVIL DESIGN BY:	SOLAR DESIGN BY:
KV	NA
CHECKED BY: AC	SCALE: 1" = 300'

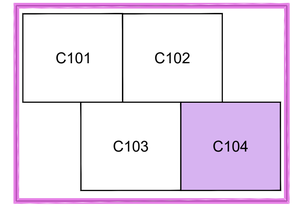
PROJECT NUMBER: 24616301

DRAWING NUMBER: C-104

SHEET NUMBER: 7 OF 10

0 60' 150' 300' 600'
1"=300'-0"

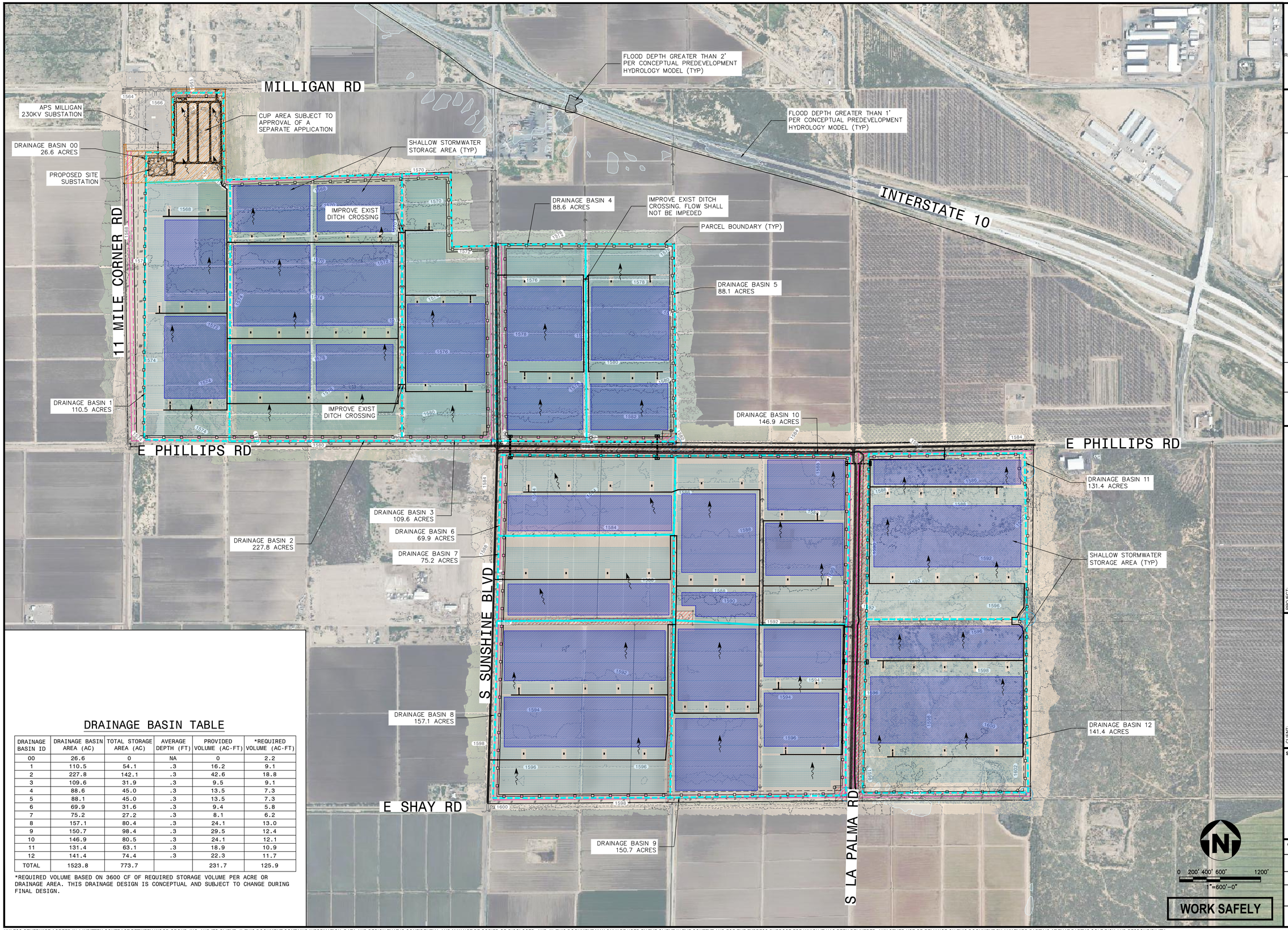
WORK SAFELY



KEY MAP
SITE PLAN

1" = 5000'

UNLESS OTHERWISE AGREED IN A WRITTEN CONTRACT BETWEEN WOOD GROUP, INC. AND ITS CLIENT: (I) THIS DOCUMENT CONTAINS INFORMATION, DATA AND DESIGN THAT IS CONFIDENTIAL AND MAY NOT BE COPIED OR DISCLOSED; AND (II) THIS DOCUMENT MAY ONLY BE USED BY THE CLIENT IN THE CONTEXT AND FOR THE EXPRESS PURPOSE FOR WHICH IT HAS BEEN DELIVERED. ANY OTHER USE OR RELIANCE ON THIS DOCUMENT BY ANY THIRD PARTY IS AT THAT PARTY'S SOLE RISK AND RESPONSIBILITY.



DRAINAGE BASIN TABLE

DRAINAGE BASIN ID	DRAINAGE BASIN AREA (AC)	TOTAL STORAGE AREA (AC)	AVERAGE DEPTH (FT)	PROVIDED VOLUME (AC-FT)	*REQUIRED VOLUME (AC-FT)
00	26.6	0	NA	0	2.2
1	110.5	54.1	.3	16.2	9.1
2	227.8	142.1	.3	42.6	18.8
3	109.6	31.9	.3	9.5	9.1
4	88.6	45.0	.3	13.5	7.3
5	88.1	45.0	.3	13.5	7.3
6	69.9	31.6	.3	9.4	5.8
7	75.2	27.2	.3	8.1	6.2
8	157.1	80.4	.3	24.1	13.0
9	150.7	98.4	.3	29.5	12.4
10	146.9	80.5	.3	24.1	12.1
11	131.4	63.1	.3	18.9	10.9
12	141.4	74.4	.3	22.3	11.7
TOTAL	1523.8	773.7		231.7	125.9

*REQUIRED VOLUME BASED ON 3600 CF OF REQUIRED STORAGE VOLUME PER ACRE OR DRAINAGE AREA. THIS DRAINAGE DESIGN IS CONCEPTUAL AND SUBJECT TO CHANGE DURING FINAL DESIGN.

wood.
WOOD RENEWABLES, PROJECT DEVELOPMENT & ENGINEERING
3636 Executive Drive, Suite 100
Austin, TX 78731
WEB: WWW.WOODPLC.COM

REVISION	DATE	ISSUE / REVISION DESCRIPTION	ISSUED	APPROVED
C	06/26/2024	ISSUED FOR PERMITTING	KV	RB
B	05/24/2024	ISSUED FOR PERMITTING	KV	RB
A	11/09/2023	ISSUED FOR PERMITTING	KV	TF

PROJECT: MILLIGAN ENERGY CENTER

TITLE: INTERIM PROJECT PLAN CONCEPTUAL DRAINAGE PLAN

CLIENT: MILLIGAN ENERGY CENTER, LLC

SEAL:

TODD FARMER, P.E.
AZ P.E. LICENSE NO. 40970

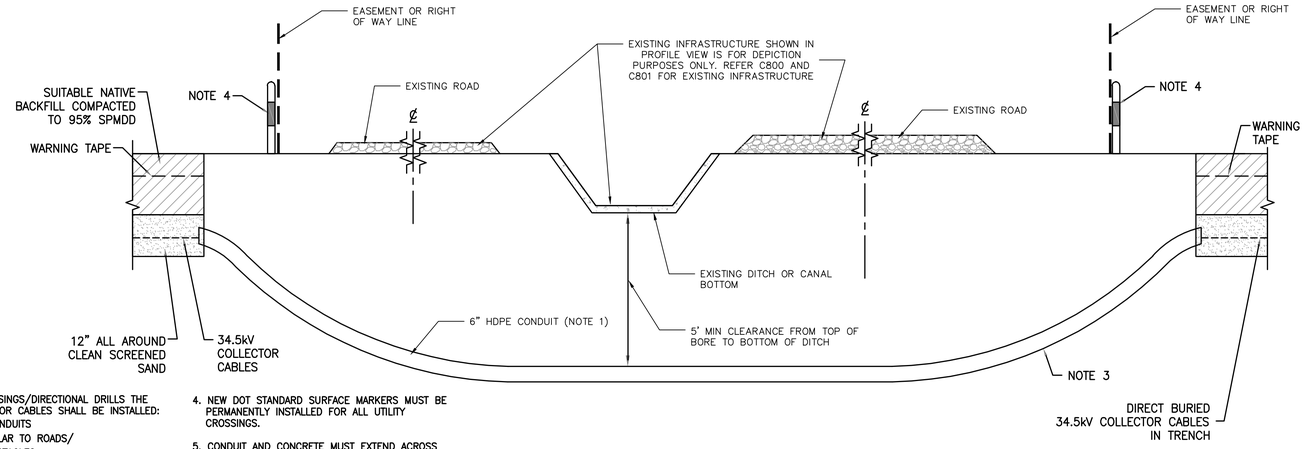
CIVIL DESIGN BY:	SOLAR DESIGN BY:
KV	NA
CHECKED BY:	SCALE:
AC	1" = 600'

PROJECT NUMBER: 24616301

DRAWING NUMBER: C-200

SHEET NUMBER: 8 OF 10

UNLESS OTHERWISE AGREED IN A WRITTEN CONTRACT BETWEEN WOOD GROUP, INC. AND ITS CLIENT: (I) THIS DOCUMENT CONTAINS INFORMATION, DATA AND DESIGN THAT IS CONFIDENTIAL AND MAY NOT BE COPIED OR DISCLOSED; AND (II) THIS DOCUMENT MAY ONLY BE USED BY THE CLIENT IN THE CONTEXT AND FOR THE EXPRESS PURPOSE FOR WHICH IT HAS BEEN DELIVERED. ANY OTHER USE OR RELIANCE ON THIS DOCUMENT BY ANY THIRD PARTY IS AT THAT PARTY'S SOLE RISK AND RESPONSIBILITY.

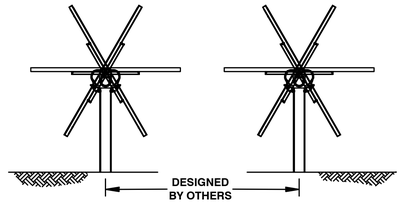


NOTES:

1. FOR ALL CROSSINGS/DIRECTIONAL DRILLS THE 34.5kV COLLECTOR CABLES SHALL BE INSTALLED:
   - 6" HDPE CONDUITS
   - PERPENDICULAR TO ROADS/ UTILITIES/OBSTACLES
   - IF CABLE SPLICE REQUIRED, IT SHALL BE INSTALLED ONLY ON ONE (1) SIDE OF THE CROSSING/DIRECTIONAL DRILL.
2. MINIMUM VERTICAL SEPARATION BETWEEN OUTSIDE OF PROPOSED HDPE CONDUITS AND OBSTACLES IS 24".
   ALL UNLISTED ITEMS AND UTILITY SPACING REQUIREMENTS ARE TO BE CONFIRMED BY THE CONTRACTOR AS PER THE APPROPRIATE REGULATIONS, STANDARDS AND LAWS.
3. TRANSITION FROM DIRECT BURIED SECTION TO DIRECTIONAL DRILLED SECTION SHALL BE A SMOOTH TRANSITION WITH A MINIMUM RADIUS REQUIRED BY CABLE MANUFACTURER AND IN ACCORDANCE WITH NEC REQUIREMENTS.
4. NEW DOT STANDARD SURFACE MARKERS MUST BE PERMANENTLY INSTALLED FOR ALL UTILITY CROSSINGS.
5. CONDUIT AND CONCRETE MUST EXTEND ACROSS THE FULL LIMITS OF THE PIPELINE RIGHT OF WAY.
6. EACH 6" HDPE CONDUIT SHALL ACCOMMODATE ONE(1) 34.5KV CABLE WITH MAXIMUM SIZE OF 34.5KV, 1250KCMIL, AL. CONDUIT SHALL CARRY ONE(1) SOLAR FARM COLLECTOR CIRCUIT WITH MAXIMUM GENERATION CAPACITY OF 25MW OR 100MW PER BORE.
7. CABLE COUNTS SHOWN ARE FOR DEPICTION PURPOSES ONLY AND SUBJECT TO CHANGE DURING FINAL DESIGN.

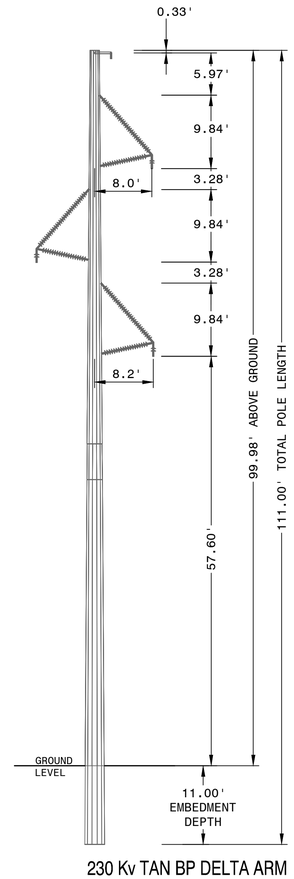
34.5KV COLLECTION LINE - EXISTING ROAD, DITCH, & UTILITY CROSSING DIRECTIONAL DRILL DETAIL

SCALE: NTS

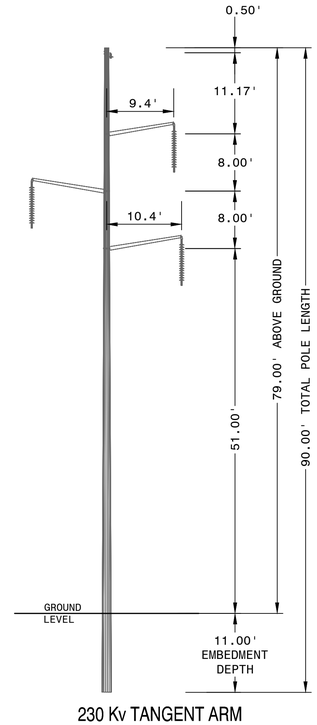


PV S.A.T SUPPORT STRUCTURES SIDE VIEW DETAIL

N.T.S.



230 Kv TAN BP DELTA ARM



230 Kv TANGENT ARM

NOTE: DETAIL IS FOR DEPICTION PURPOSES. FINAL POLE CONFIGURATION/DESIGN IS SUBJECT TO CHANGE

CONCEPTUAL UTILITY POLE ELEVATION VIEWS

SCALE: NTS

WORK SAFELY

wood.
WOOD
RENEWABLES, PROJECT DEVELOPMENT & ENGINEERING
3636 Executive Drive, Suite 100
Austin, TX 78731
WEB: WWW.WOODPLC.COM

REVISION	DATE	ISSUE / REVISION DESCRIPTION	ISSUED	APPROVED
B	06.24.2024	ISSUED FOR PERMITTING	KV	RB
A	11.09.2023	ISSUED FOR PERMITTING	KV	TF

PROJECT: MILLIGAN ENERGY CENTER

TITLE: INTERIM PROJECT PLAN SITE DETAILS

CLIENT: MILLIGAN ENERGY CENTER, LLC

SEAL:

TODD FARMER, P.E.
AZ P.E. LICENSE NO. 40970

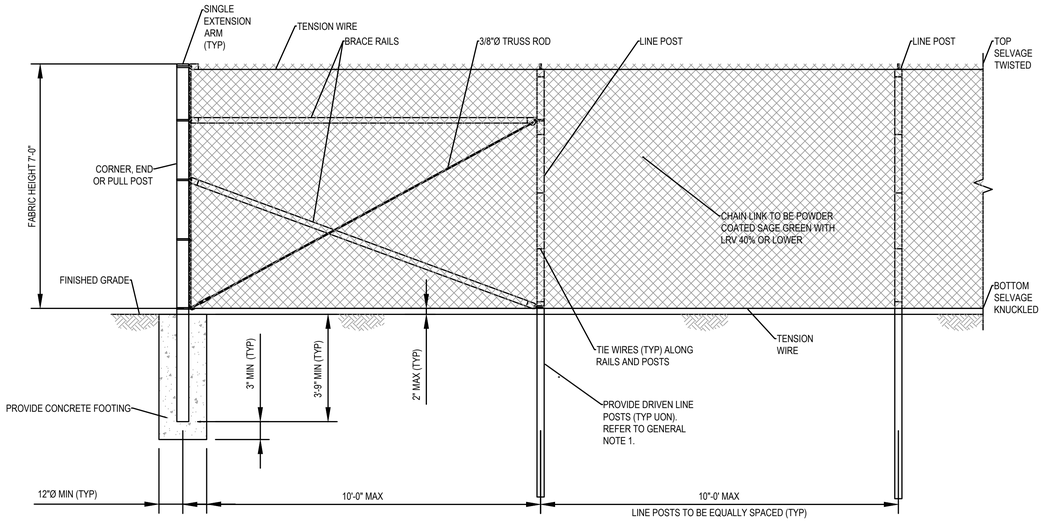
CIVIL DESIGN BY:	SOLAR DESIGN BY:
KV	NA
CHECKED BY:	SCALE:
AC	NA

PROJECT NUMBER: 24616301

DRAWING NUMBER: C-500

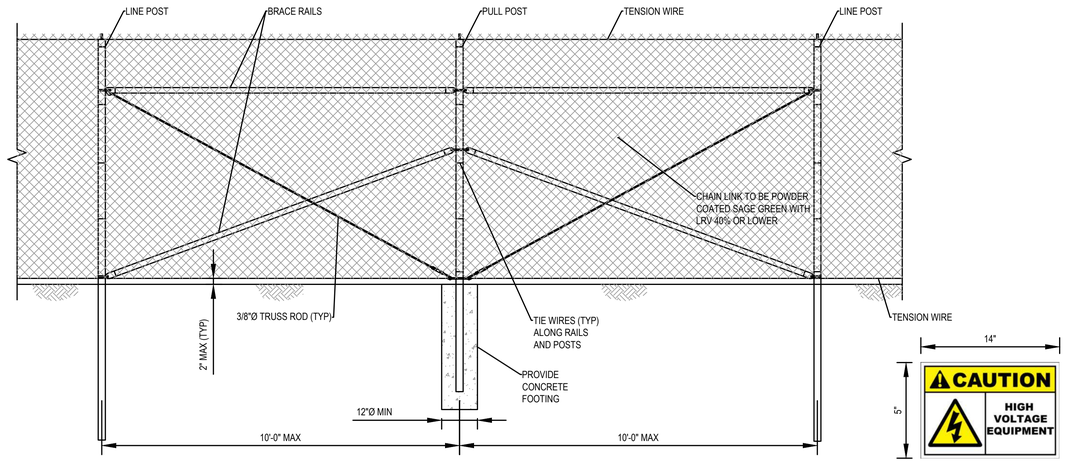
SHEET NUMBER: 9 OF 10

UNLESS OTHERWISE AGREED IN A WRITTEN CONTRACT BETWEEN WOOD GROUP, INC. AND ITS CLIENT: (I) THIS DOCUMENT CONTAINS INFORMATION, DATA AND DESIGN THAT IS CONFIDENTIAL AND MAY NOT BE COPIED OR DISCLOSED; AND (II) THIS DOCUMENT MAY ONLY BE USED BY THE CLIENT IN THE CONTEXT AND FOR THE EXPRESS PURPOSE FOR WHICH IT HAS BEEN DELIVERED. ANY OTHER USE OR RELIANCE ON THIS DOCUMENT BY ANY THIRD PARTY IS AT THAT PARTY'S SOLE RISK AND RESPONSIBILITY.



TYPICAL FENCE PANEL ELEVATION

SCALE: NTS

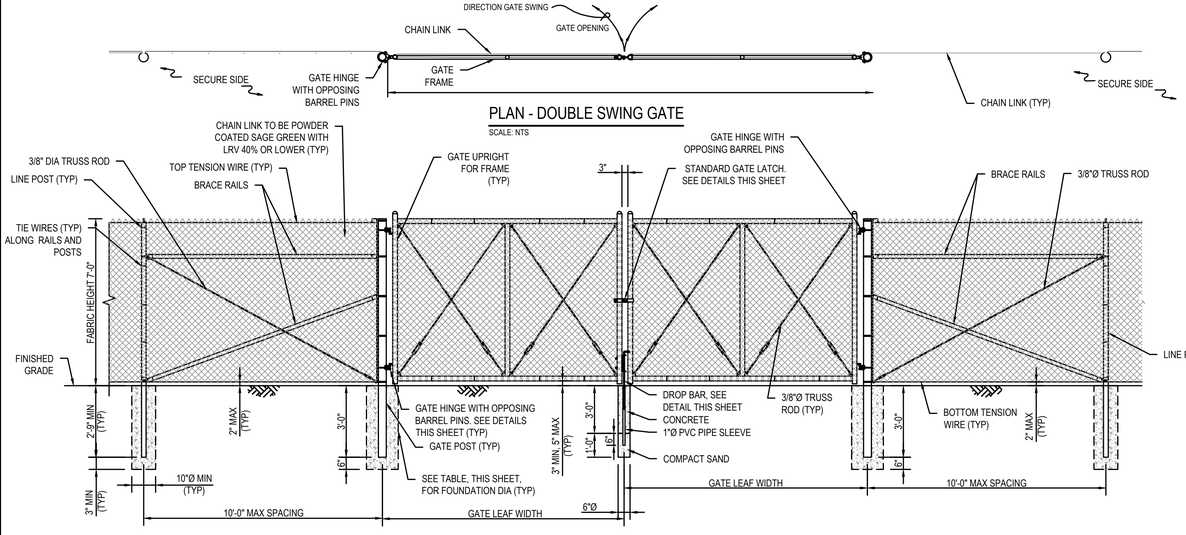


TYPICAL FENCE AND BRACED PANEL ELEVATION

SCALE: NTS

PERIMETER FENCE WARNING

NTS

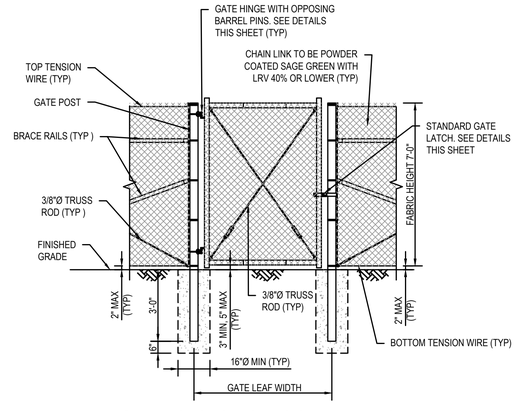


TYPICAL DOUBLE SWING GATE ELEVATION

SCALE: NTS

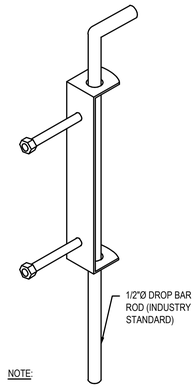
PLAN - DOUBLE SWING GATE

SCALE: NTS



TYPICAL FENCE SINGLE SWING GATE ELEVATION

SCALE: NTS

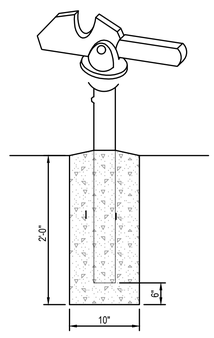


NOTE:

PROVIDE ONE DROP BAR FOR EACH DOUBLE SWING GATE. ASSOCIATED SLEEVE TO BE INSTALLED FLUSH WITH GRADE AT FULLY CLOSED POSITION. CONTRACTOR SHALL PROVIDE 6" LAYER OF #10 SAND BELOW BOTTOM OF SLEEVE TO ALLOW FOR DRAINAGE.

DROP BAR

SCALE: NTS



(TO HOLD GATE OPEN)

GATE KEEPER

SCALE: NTS

WORK SAFELY

wood.
WOOD
RENEWABLES, PROJECT DEVELOPMENT & ENGINEERING
3636 Executive Drive, Suite 100
Austin, TX 78731
WEB: WWW.WOODPLC.COM

REVISION	DATE	ISSUE / REVISION DESCRIPTION	ISSUED	APPROVED
B	06.24.2024	ISSUED FOR REVIEW	KV	RB
A	11.09.2023	ISSUED FOR REVIEW	KV	TF

PROJECT: MILLIGAN ENERGY CENTER

TITLE: INTERIM PROJECT PLAN SITE DETAILS

CLIENT: MILLIGAN ENERGY CENTER, LLC

SEAL:

TODD FARMER, P.E.
AZ P.E. LICENSE NO. 40970

CIVIL DESIGN BY:	SOLAR DESIGN BY:
KV	NA
CHECKED BY: AC	SCALE: NA

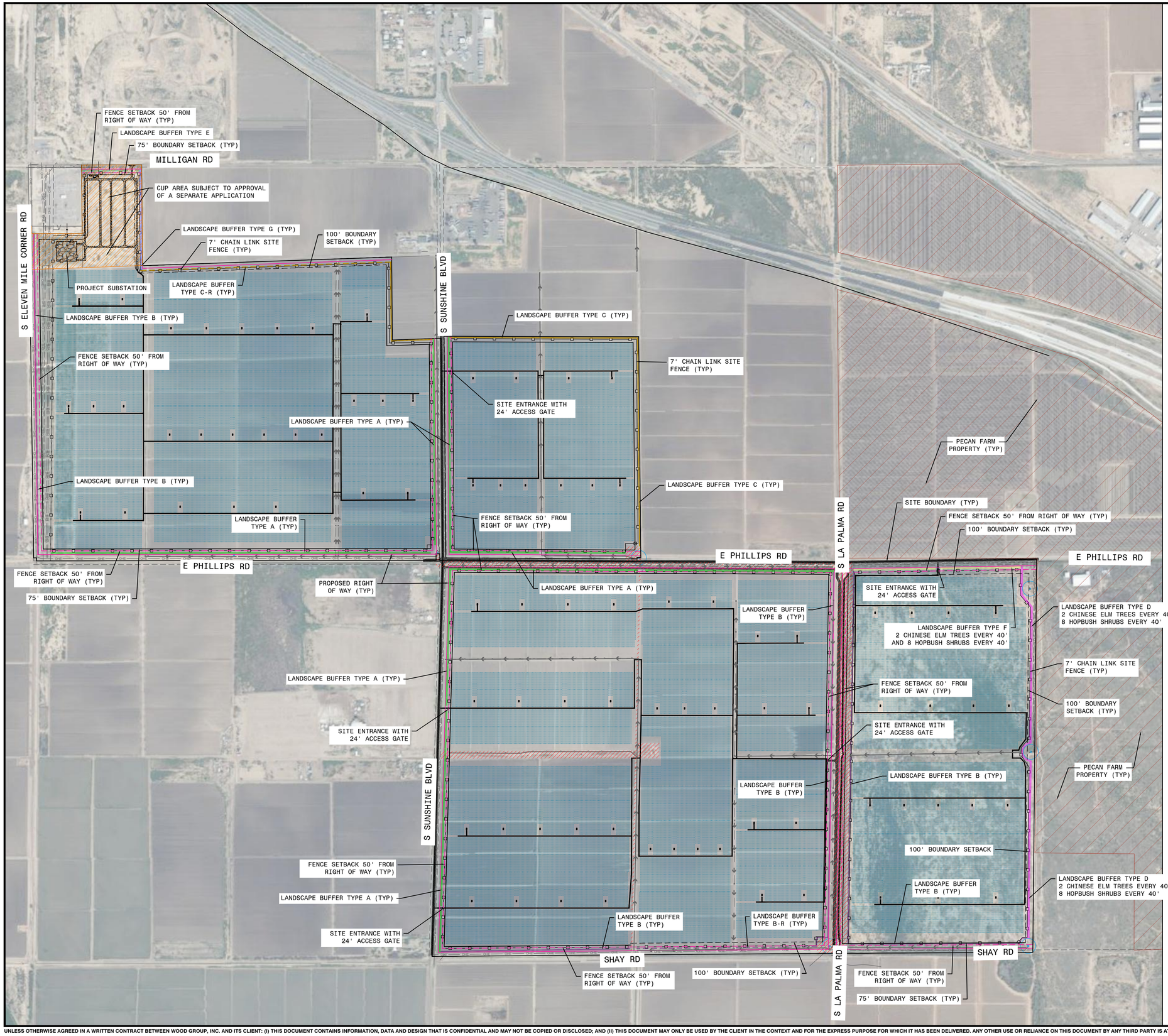
PROJECT NUMBER: 246163O1

DRAWING NUMBER: C-501

SHEET NUMBER: 10 OF 10

UNLESS OTHERWISE AGREED IN A WRITTEN CONTRACT BETWEEN WOOD GROUP, INC. AND ITS CLIENT: (I) THIS DOCUMENT CONTAINS INFORMATION, DATA AND DESIGN THAT IS CONFIDENTIAL AND MAY NOT BE COPIED OR DISCLOSED; AND (II) THIS DOCUMENT MAY ONLY BE USED BY THE CLIENT IN THE CONTEXT AND FOR THE EXPRESS PURPOSE FOR WHICH IT HAS BEEN DELIVERED. ANY OTHER USE OR RELIANCE ON THIS DOCUMENT BY ANY THIRD PARTY IS AT THAT PARTY'S SOLE RISK AND RESPONSIBILITY.

EXHIBIT Z
INTERIM PROJECT PLAN
MILLIGAN ENERGY CENTER
CONCEPTUAL LANDSCAPE PLAN



LANDSCAPE BUFFER LEGEND

- TYPE A LANDSCAPE BUFFER
- TYPE B LANDSCAPE BUFFER
- TYPE B-R LANDSCAPE BUFFER
- TYPE C LANDSCAPE BUFFER
- TYPE C-R LANDSCAPE BUFFER
- TYPE D LANDSCAPE BUFFER
- TYPE E LANDSCAPE BUFFER
- TYPE F LANDSCAPE BUFFER
- TYPE G LANDSCAPE BUFFER

0 200' 400' 600' 1200'
1"=600'-0"

WORK SAFELY

wood.
WOOD
RENEWABLES, PROJECT DEVELOPMENT & ENGINEERING
3636 Executive Drive, Suite 100
Austin, TX 78731
WEB: WWW.WOODPLC.COM

REVISION	DATE	ISSUE / REVISION DESCRIPTION	ISSUED	APPROVED
C	06/26/2024	ISSUED FOR PERMITTING	KV	RB
B	05/24/2024	ISSUED FOR PERMITTING	KV	RB
A	11/09/2023	ISSUED FOR PERMITTING	KV	TF

PROJECT: MILLIGAN ENERGY CENTER

TITLE: EXHIBIT Z INTERIM PROJECT PLAN CONCEPTUAL LANDSCAPE PLAN

CLIENT: MILLIGAN ENERGY CENTER, LLC

SEAL:

TODD FARMER, P.E.
AZ P.E. LICENSE NO. 40970

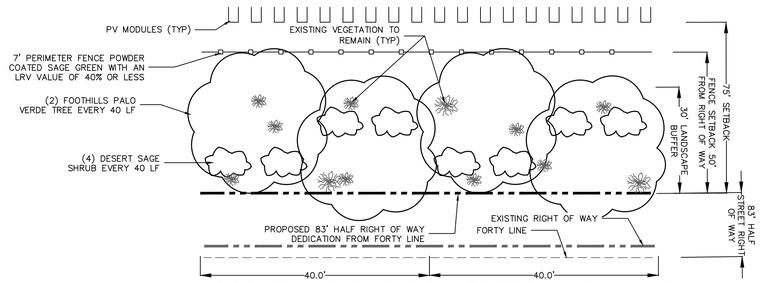
CIVIL DESIGN BY:	SOLAR DESIGN BY:
KV	NA
CHECKED BY:	SCALE:
AC	NA

PROJECT NUMBER: 246163O1

DRAWING NUMBER: L-100

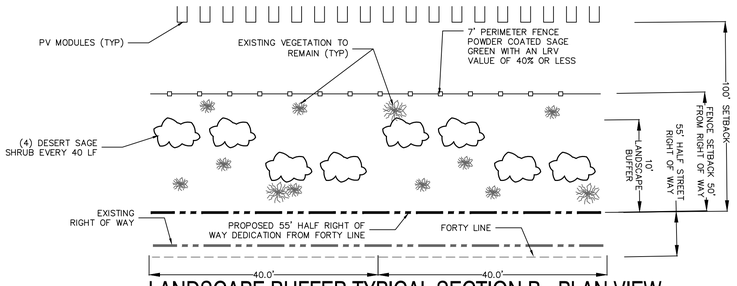
SHEET NUMBER: 1 OF 2

UNLESS OTHERWISE AGREED IN A WRITTEN CONTRACT BETWEEN WOOD GROUP, INC. AND ITS CLIENT: (I) THIS DOCUMENT CONTAINS INFORMATION, DATA AND DESIGN THAT IS CONFIDENTIAL AND MAY NOT BE COPIED OR DISCLOSED; AND (II) THIS DOCUMENT MAY ONLY BE USED BY THE CLIENT IN THE CONTEXT AND FOR THE EXPRESS PURPOSE FOR WHICH IT HAS BEEN DELIVERED. ANY OTHER USE OR RELIANCE ON THIS DOCUMENT BY ANY THIRD PARTY IS AT THAT PARTY'S SOLE RISK AND RESPONSIBILITY.



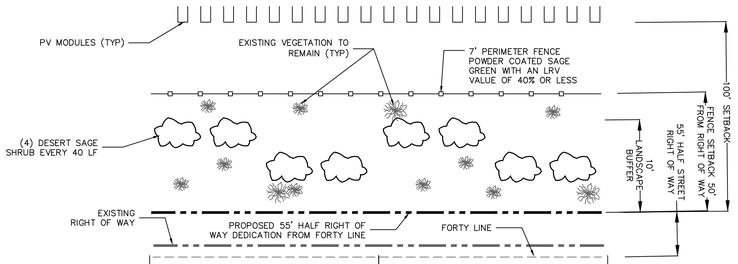
LANDSCAPE BUFFER TYPICAL SECTION A - PLAN VIEW

SCALE: NTS



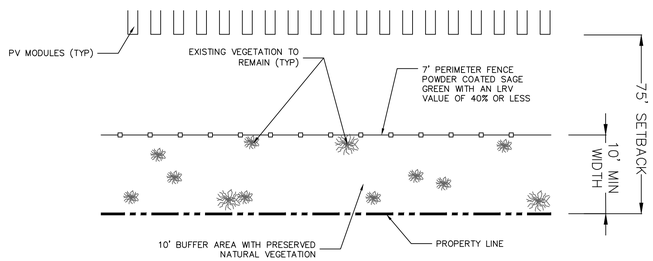
LANDSCAPE BUFFER TYPICAL SECTION B - PLAN VIEW

SCALE: NTS



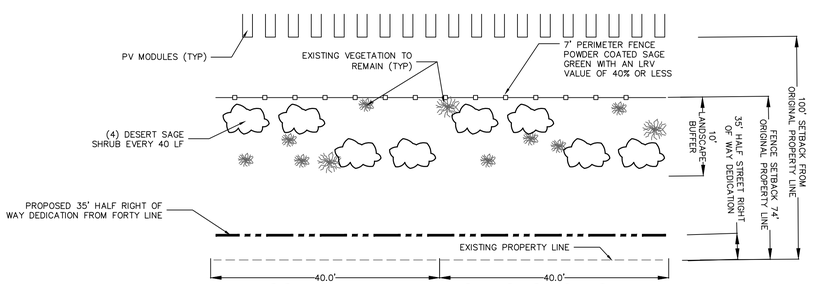
LANDSCAPE BUFFER TYPICAL SECTION B-R PLAN VIEW

SCALE: NTS



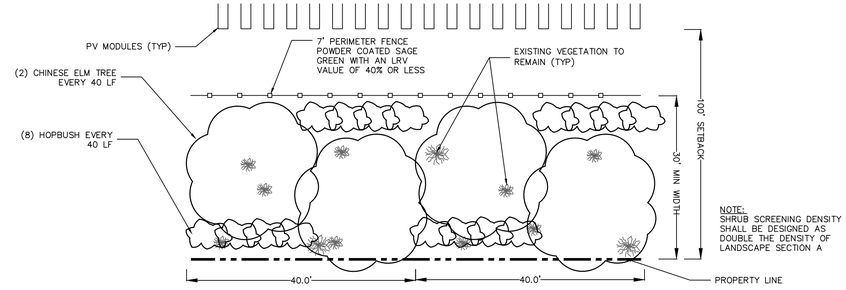
LANDSCAPE BUFFER TYPICAL SECTION C PLAN VIEW

SCALE: NTS



LANDSCAPE BUFFER TYPICAL SECTION C-R PLAN VIEW

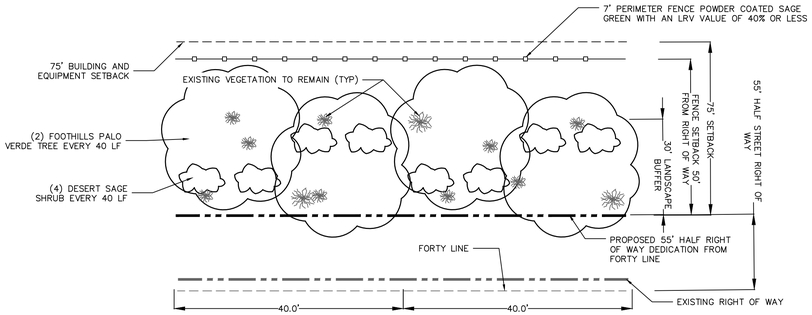
SCALE: NTS



NOTE:
SHRUB SCREENING DENSITY SHALL BE DESIGNED AS DOUBLE THE DENSITY OF LANDSCAPE SECTION A

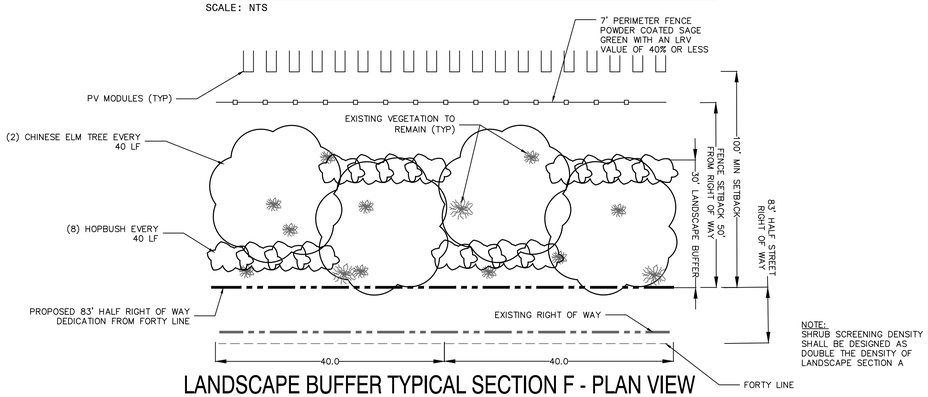
LANDSCAPE BUFFER TYPICAL SECTION D PLAN VIEW

SCALE: NTS



LANDSCAPE BUFFER TYPICAL SECTION E - PLAN VIEW

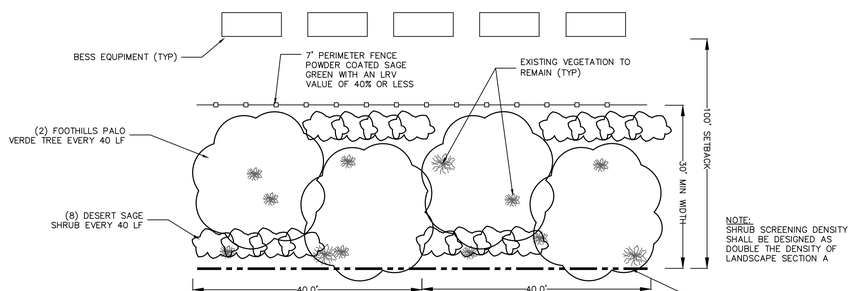
SCALE: NTS



NOTE:
SHRUB SCREENING DENSITY SHALL BE DESIGNED AS DOUBLE THE DENSITY OF LANDSCAPE SECTION A

LANDSCAPE BUFFER TYPICAL SECTION F - PLAN VIEW

SCALE: NTS



NOTE:
SHRUB SCREENING DENSITY SHALL BE DESIGNED AS DOUBLE THE DENSITY OF LANDSCAPE SECTION A

LANDSCAPE BUFFER TYPICAL SECTION G PLAN VIEW

SCALE: NTS

NOTES:

1. VEGETATIVE DENSITY OF THE PROPOSED LANDSCAPE SCREENING WILL BE DETERMINED AT A LATER DATE.
2. VEGETATION SPECIES SHOWN ARE FOR DEPICTION PURPOSES. FINAL VEGETATION SPECIES SHALL BE COORDINATED WITH THE CITY OF ELOY.
3. LANDSCAPE BUFFERS ARE TO BE SERVED WITH A DRIP IRRIGATION SYSTEM AND WATER STORAGE TANK. PLANTINGS SHALL BE IRRIGATED ON A REGULAR BASIS TO PROMOTE VIGOROUS VEGETATIVE GROWTH.
4. DEPENDING ON TREE SPECIES SELECTED, OVERALL PLANT GENERATION MAY BE NEGATIVELY AFFECTED BY PROPOSED LANDSCAPING SHADOWS.

WORK SAFELY

wood.

WOOD
RENEWABLES, PROJECT DEVELOPMENT & ENGINEERING
3636 Executive Drive, Suite 100
Austin, TX 78731
WEB: WWW.WOODPLC.COM

REVISION	DATE	ISSUE / REVISION DESCRIPTION	ISSUED	APPROVED
C	06/26/2024	ISSUED FOR PERMITTING	KV	RB
B	05/24/2024	ISSUED FOR PERMITTING	KV	RB
A	11/09/2023	ISSUED FOR PERMITTING	KV	TF

PROJECT: MILLIGAN ENERGY CENTER

TITLE: EXHIBIT Z
INTERIM PROJECT PLAN
CONCEPTUAL LANDSCAPE CONCEPTS

CLIENT: MILLIGAN ENERGY CENTER, LLC

SEAL:

TODD FARMER, P.E.
AZ P.E. LICENSE NO. 40970

CIVIL DESIGN BY:	SOLAR DESIGN BY:
KV	NA
CHECKED BY:	SCALE:
AC	NA

PROJECT NUMBER: 24616301

DRAWING NUMBER: L-101

SHEET NUMBER: 2 OF 2

UNLESS OTHERWISE AGREED IN A WRITTEN CONTRACT BETWEEN WOOD GROUP, INC. AND ITS CLIENT: (I) THIS DOCUMENT CONTAINS INFORMATION, DATA AND DESIGN THAT IS CONFIDENTIAL AND MAY NOT BE COPIED OR DISCLOSED; AND (II) THIS DOCUMENT MAY ONLY BE USED BY THE CLIENT IN THE CONTEXT AND FOR THE EXPRESS PURPOSE FOR WHICH IT HAS BEEN DELIVERED. ANY OTHER USE OR RELIANCE ON THIS DOCUMENT BY ANY THIRD PARTY IS AT THAT PARTY'S SOLE RISK AND RESPONSIBILITY.

Conditional Use Permit

Citizen Participation Results Report

Milligan Energy Center Project

City of Eloy, Arizona

Case No. CUP2023-057

Prepared for:
Milligan Energy Center LLC
422 Admiral Boulevard
Kansas City, KS 64106

Prepared by:
Wood Group USA
3636 Executive Center Drive, Suite 200
Austin, TX 78731

Raymond Banker
Raymond.banker@woodplc.com

Applicant (on behalf of Milligan Energy Center, LLC):
Rose Law Group
7144 E. Stetson Drive, Suite 300
Scottsdale, AZ 85251

Court Rich
crich@roselawgroup.com
Jennifer Hall
jhall@roselawgroup.com

June 13, 2024
Revision 0

TABLE OF CONTENTS

TABLE OF CONTENTS **2**

1.0 OBJECTIVE OF THE CITIZEN PARTICIPATION RESULTS REPORT **3**

1.1 Stakeholder Outreach and Project Notifications **3**

1.2 Project Website **3**

1.3 Project Stakeholder Database **3**

1.4 Neighborhood Meeting **4**

1.5 Summary of Landowner Communication **4**

1.0 OBJECTIVE OF THE CITIZEN PARTICIPATION RESULTS REPORT

The purpose of the Citizen Participation Results Report (CPRR) is to document the extensive and far-reaching advertisement of the Milligan Energy Center (Project) that was employed during the planning process to request a Conditional Use Permit (CUP). It is Milligan Energy Center, LLC's (Applicant's) responsibility to inform the public and solicit comments on the proposed Project by providing a variety of platforms for stakeholder participation, then address those comments at the appropriate time during the planning process. Agency, stakeholder, and public comments are a rich source of information about values and opinions associated with developments that occur in areas people live or where agencies are responsible for management of resources (e.g., wildlife habitat, water conservation). The measure of effectiveness of a stakeholder outreach program is not solely informing the public and other stakeholders of the Project, but soliciting comments in a manner that has contributed to making decisions that are feasible, environmentally sound, and enjoy the support of a significant segment of stakeholders through collaboration. This summary report describes the extensive stakeholder outreach that was employed by the Applicant about the Project to fulfill County requirements associated with requesting a CUP.

1.1 Stakeholder Outreach and Project Notifications

A list of landowners within 300 feet of the Project site and agencies/stakeholders that were identified in the Citizen Participation Plan was maintained throughout the Citizen Participation Process and approved by the City of Eloy Development Director on May 8, 2024. On Thursday, May 16, 2024, the Applicant sent notifications to the landowners and stakeholders via Certified US Mail. The Applicant mailed 50 postcards that detailed the Project, the applications currently under review, and encouraged recipients to attend the upcoming Neighborhood meeting (Attachment 1). The notification provided several opportunities for stakeholders to submit comments through the following options: 1) via postal mail using the provided address; 2) via telephone using the provided phone number; 3) via email using the provided email address; and 4) via the website through the "Contact the Team" tab.

1.2 Project Website

A website was developed for the Project (www.milliganenergycenter.com) to provide Project information, advertise the public meeting, provide educational content about solar and storage systems, and to accept comments. The public meeting was advertised online on the Project website prior to being held.

1.3 Project Stakeholder Database

The Project stakeholder database includes the 60 parcels within 300 feet of the Project, for which there are 28 landowners. In addition to landowners, the database includes 22 agency/organization contacts. See Attachment 2 for a full list of stakeholders and landowners within 300 feet of the Project. Comments received are entered and managed in a system that tracks comments throughout the process and facilitates analysis of the comments. The database can be queried in several different ways and ensure that the Applicant is able to keep track of the comments received about the Project efficiently.

1.4 Neighborhood Meeting

An in-person neighborhood meeting was held on Tuesday, June 4, 2024, from 6:00 PM to 7:00 PM in the Community Room located in Eloy City Hall. The time, date, and location of the meeting was approved by the City of Eloy Development Director on May 8, 2024. The Applicant, their consultant, and their authorized agent were in attendance to respond to comments and questions. In total, there was one attendee at the public meeting, representing nearby parcel (APN 41101025J). The attendee initially held reservations about solar as a land use for the Project site but was open to listening to the Applicant in discussing the ways that solar would be a suitable land use, and the ways that solar would benefit the public. The Applicant educated the attendee on how solar collection facilities work, explained detailed design features of the Project site, and confirmed that the project is not immediately contiguous to their parcel with adequate distance and buffers provided. The attendee had no outstanding comments or questions upon his departure from the neighborhood meeting. See Attachment 3 for sign-in sheet from the neighborhood meeting, and Attachment 4 for photos taken at the meeting.

1.5 Summary of Landowner Communication

The Applicant received one response from a landowner within 300 feet of the Project. The landowner received the notification in the mail, and contacted the Applicant via email to inquire if the Applicant was willing to lease or purchase their land (APN 411170050), which is adjacent to the northern portion of the Project boundary. The Applicant acknowledged the response from the landowner.

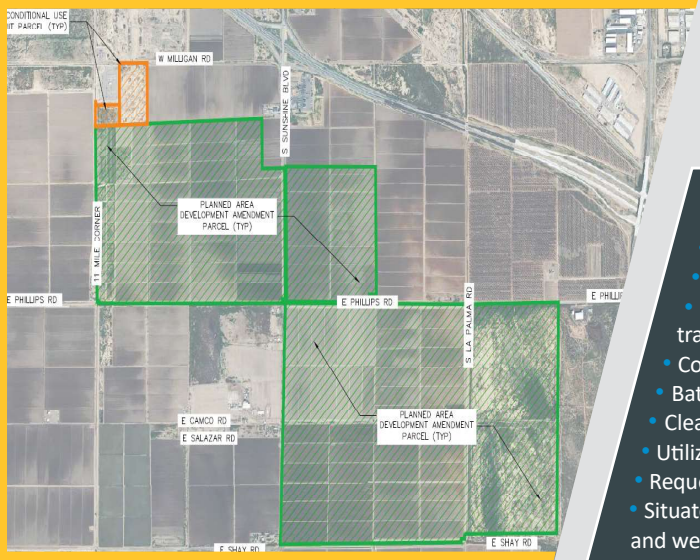
Attachments

Attachment 1

MILLIGAN ENERGY CENTER

Planned Area Development Amendment No. RZPAD2004-018.A1.
Conditional Use Permit Application No. CUP2023-057

Notification & Informational Sheet



Attend the Neighborhood Meeting!
June 4, 2024, from 6-7 p.m. MST
Eloy City Hall Community Room, 595 N. C Street, Ste. 104

FAST FACTS ABOUT THE PROJECT

- Approximately 1,622 acres in Eloy, AZ
- Project consists of two concurrent applications (PAD and CUP)
- Up to 315-megawatt photovoltaic solar array on single-axis trackers, and up to 300-megawatt battery storage
- Construction in phases; first phase to begin as early as 2025
- Batteries to dispatch solar energy at night
- Clean, renewable solution to reduce dependency on fossil fuels
- Utilize lands that are most suitable for solar development
- Requested amendment to the Rancho Del Sol Brillante PAD
- Situated north of Shay Rd, east of Norma Rd, south of Milligan Rd, and west of 11 Mile Corner
- Adjacent to existing electrical infrastructure reducing environmental impacts associated with additional infrastructure
- Employ many experienced professionals and workers during construction within the city of Eloy, as well as nearby Casa Grande and Arizona City

ABOUT THE APPLICATIONS

- Planned Area Development (PAD) Amendment (PZPAD2004-018.A1.)
  - Applicant is requesting an amendment to the existing Rancho Del Sol Brillante PAD (PZ/PAD04-18) to allow for a solar generation facility
  - Rancho Del Sol Brillante is an undeveloped master planned community approved in 2004
- Conditional Use Permit (CUP) Application (CUP2023-057)
  - Applicant is requesting a conditional use permit to allow for a solar facility. A CUP is required for the area in the northwest corner of Milligan Rd and 11 Mile Corner, as this land was not included as part of the existing Rancho Del Sol Brillante PAD

GET INVOLVED & STAY CONNECTED!

For information about the project, please visit:
www.MilliganEnergyCenter.com

To submit questions or comments about the project, please email:
info@milliganenergycenter.com

Please submit comments or questions by June 6, 2024.

Bill Golove
Milligan Energy Center
info@milliganenergycenter.com

MILLIGAN
ENERGY CENTER

Attachment 2

Parcel Number	Owner Name Or Stakeholder	Owner Name Line 2	Care Of	Postal Address	Postal City	State	Zip	Site Address	Assessor Square Footage	Gross Acres	Section/Township /Range
411010270	LEGACY FARMS LLC			PO BOX 697	ELOY	AZ	85131		27878400	1120	28/08S/08E
411170050	HAM PHILLIPS LLC			PO BOX 15662	PHOENIX	AZ	85060		10751479.2	246.82	17/08S/08E
411180090	KEN MANTEL LLC			29866 N 78TH PL	SCOTTSDALE	AZ	85266		1557705.6	35.76	19/08S/08E
411180110	NORTH PICACHO RANCH LLC			15611 N BOSWELL BLVD	SUN CITY	AZ	85351		1368655.2	31.42	19/08S/08E
411280010	JLC FAMILY INVESTMENTS LLC			6859 E REMBRANDT AVE STE 125	MESA	AZ	85212		13939200	320	29/08S/08E
411290010	BEN FATTO LLC		C/O DAYBREAK 1320 LLC	3850 E BASELINE RD STE 114	MESA	AZ	85206		27878400	640	30/08S/08E
40801022C	MDT INVESTMENTS LTD PSHIP			2107 E SOLANO DR	PHOENIX	AZ	85016		27878400	320	13/08S/07E
41101010K	DAYBREAK 1320 LLC			1223 S CLEARVIEW AVE STE 103	MESA	AZ	85209		27878400	37.49	21/08S/08E
41101011C	APACHE OAK SHOPPING CENTER LLC		C/O JAMAL GARMO	23300 TELEGRAPH RD	SOUTHFIELD	MI	48034		1742400	40	21/08S/08E
41101025J	HUSSAIN TAHA			3100 S BARRETT RD	Eloy	AZ	85131		1741974.985	0	28/08S/08E
41107001H	ROBINSON TIMOTHY A & EVELYN P			PO BOX 11138	CASA GRANDE	AZ	85130		6838920	157	07/08S/08E
41117004F	SOLID STATE ELOY I LP			27 DOYLE ST SE 2ND FLOOR	ATLANTA	GA	30317		3870306	10.44	17/08S/08E
41118001B	OLAM COTTON INC			2221 LAKESIDE BLVD STE 1050	RICHARDSON	TX	75082		2613600	60	19/08S/08E
41118008A	HORNE INVESTMENTS LLC			1465 E MOTORPLEX LOOP STE 200	GILBERT	AZ	85297	19148 S SUNSHINE BLVD ELOY, AZ 85131	4716241.2	108.27	19/08S/08E
41118008K	OGLE EDMUND SALAZAR			PO BOX 471	ELOY	AZ	85131	1555 E SALAZAR RD ELOY, AZ 85131	435600	10	19/08S/08E
41118010C	VELAZQUEZ SYLVIA T			668 E RANCHO VIEJO LOOP	CASA GRANDE	AZ	85122		901692	20.7	19/08S/08E
41118010D	TARANGO JOSE E & PATRICIA			PO BOX 219	ELOY	AZ	85131	2031 S SUNSHINE BLVD ELOY, AZ 85131	376794	1.25	19/08S/08E
41118010F	GARZA SHAIN P		TARANGO YVONNE ETAL	PO BOX 2356	ARIZONA CITY	AZ	85123		58806	1.35	19/08S/08E
41118010G	TARANGO ERNEST S & ROSA L			110 E 11TH ST	ELOY	AZ	85131		376794	7.4	19/08S/08E
41119008A	CASA GRANDE WEST ETAL		C/O LOZZI TOM	4355 MICAHS CANYON CT	LAS VEGAS	NV	89129		27878400	640	20/08S/08E
41128005H	SHEDD DANIEL & ELAINE FAM TRUST			2948 E RIVER BUSH RD	ELOY	AZ	85131		88140.34944	0	29/08S/08E
41128005J	CENTRAL ARIZONA IRRIGATION	& DRAINAGE DISTRICT		231 S SUNSHINE BLVD	ELOY	AZ	85131		43580.73456	1.000476	29/08S/08E
41138001D	ELOY 170 LLC			PO BOX 80770	PHOENIX	AZ	85060		46609.2	1.07	18/08S/08E
41138001F	BLUE BEACON INTERNATIONAL INC			PO BOX 856	SALINA	KS	67401	1172 S SUNSHINE BLVD ELOY, AZ 85131	119790	2.75	18/08S/08E
41138001J	BLUE BEACON INTERNATIONAL INC			500 GRAVES BLVD	SALINA	KS	67401		10890	0.25	18/08S/08E
41138001L	NEW SUNSHINE FUND LLC			4355 MICAHS CANYON CT	LAS VEGAS	NV	89129		717868.8	16.48	18/08S/08E
41138004B	GHRP INC			12001 E BARBARY COAST RD	TUCSON	AZ	85749	801 W MILLIGAN RD ELOY, AZ 85131	1088128.8	24.98	18/08S/08E
41138004G	ARIZONA PUBLIC SERVICE COMPANY		PROPERTY TAX DEPARTMENT	PO BOX 53999, MS 9565	PHOENIX	AZ	85072		67518	1.55	18/08S/08E
	ARIZONA ATTORNEY GENERAL'S OFFICE			2005 N CENTRAL AVE	PHOENIX	AZ	85004				
	ARIZONA COMMERCE AUTHORITY			100 N 7TH AVE STE 400	PHOENIX	AZ	85007				
	ARIZONA DEPARTMENT OF	EMERGENCY AND MILITARY AFFAIRS		5636 E MCDOWELL RD	PHOENIX	AZ	85008				
	ARIZONA DEPARTMENT OF	AZ DEPT OF ENVIRONMENTAL	SOUTHERN REGIONAL OFFICE (SRO)	400W CONGRESS ST, STE 433	TUCSON	AZ	85701				
	ARIZONA DEPARTMENT OF	TRANSPORTATION		205 S 17th AVE, MAIL DROP 612E	PHOENIX	AZ	85007				
	ARIZONA DEPARTMENT OF	WATER RESOURCES		1110 W. WASHINGTON ST STE 310	PHOENIX	AZ	85012				
	ARIZONA DEPARTMENT OF AGRICULTURE			1688 W ADAMS ST	PHOENIX	AZ	85007				
	ARIZONA STATE HISTORIC OFFICE			1100 W WASHINGTON ST	PHOENIX	AZ	85007				
	ARIZONA STATE LAND DEPARTMENT			1616 W ADAM ST	PHOENIX	AZ	85007				
	AZ GAME AND FISH DEPARTMENT			5000 W CAREFREE HWY	PHOENIX	AZ	85086				
	ELECTRICAL DISTRICT #4			231 S SUNSHINE BLVD	ELOY	AZ	85131				
	ELOY COMMUNITY DEVELOPMENT	DEPARTMENT	DAN SYMER	595 N. C ST, STE. 102	ELOY	AZ	85131				
	ELOY ELEMENTARY SCHOOL DISTRICT			1011 N SUNSHINE BLVD	ELOY	AZ	85131				
	ELOY FIRE DISTRICT STATION 521			500 S SUNSHINE BLVD	ELOY	AZ	85131				
	MILLIGAN ENERGY CENTER, LLC		CHRISTOPHER POWERS	422 ADMIRAL BLVD	KANSAS CITY	MO	64106				
	PINAL COUNTY DEPARTMENT OF	EMERGENCY MANAGEMENT		PO BOX 749	FLORENCE	AZ	85132				
	PINAL COUNTY DEPARTMENT OF	PUBLIC WORKS		PO BOX 749	FLORENCE	AZ	85132				
	PINAL COUNTY FLOOD	CONTROL DISTRICT		31 N PINAL ST	FLORENCE	AZ	85132				
	PINAL COUNTY SHERIFF'S OFFICE			971 N JASON LOPEZ CIRCLE, BLG C	FLORENCE	AZ	85132				
	SANTA CRUZ VALLEY UNION	HIGH SCHOOL DISTRICT		900 N MAIN ST	ELOY	AZ	85131				
	TOLTEC SCHOOL DISTRICT			4050 W TONTO RD	ELOY	AZ	85131				
	US FISH AND WILDLIFE SERVICE			8602 N ALCHESAY NFH RD	WHITERIVER	AZ	85941				

Attachment 3

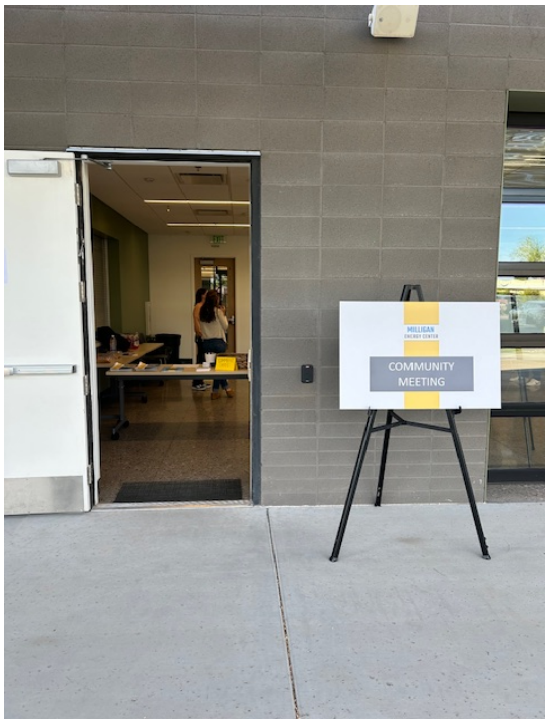
Milligan Energy Center | Open House Meeting Sign-in Sheet

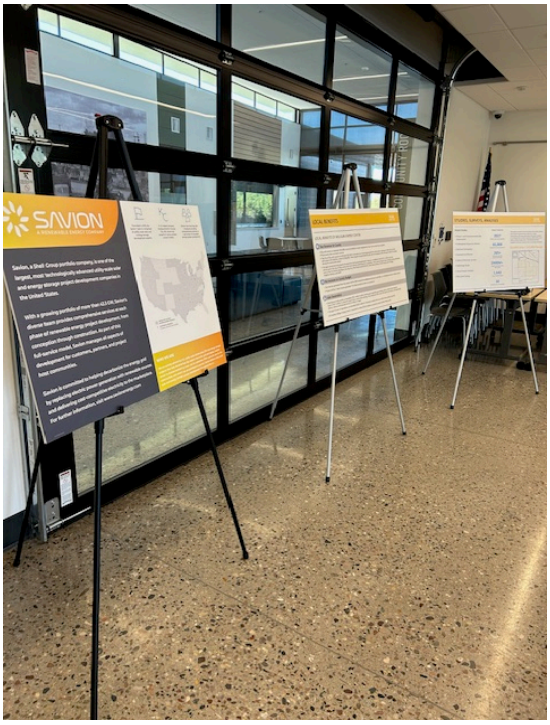
Located at Eloy City Hall *Tuesday, June 4, 2024 - 6:00 to 7:00PM* *RZPAD2004-018.A1. & CUP2023-057*

Name	Address	Email	Phone	Y/N to receive project updates
SYED TAHA	3100 S BARRETT	HUSKUMG@YAHOO.COM	602-321-8242	Y.

Attachment 4

Community Meeting Photos





Conditions of Approval for Zoning Map Amendment:

Case No. RZPAD2004-018.A1

1st Amendment to the Rancho Del Sol Brillante Planned Area Development - Milligan Energy Center

These stipulations are in order to protect the public health, safety, and welfare of the City of Eloy.

SITE DEVELOPMENT

1. APPLICABILITY. Case No. RZPAD2004-018.A1, 1st Amendment to the Rancho Del Sol Brillante Planned Area Development - Milligan Energy Center, and Conditions of Approval herein shall supersede all previous approvals, including Ordinance No. 04-579.
2. CONFORMANCE TO DEVELOPMENT PLAN. The development shall conform to the Development Plan, entitled "1st Amendment to the Rancho Del Sol Brillante Planned Area Development," which is on file with the City Clerk and made a public record by Resolution No. (*To Be Determined at the City Council Hearing*) and incorporated into these stipulations and ordinance by reference as if fully set forth herein. Any proposed significant change to the Development Plan, as determined by the Zoning Administrator, shall be subject to additional action and public hearings before the Planning and Zoning Commission and City Council. Where there is a conflict between the Development Plan and these stipulations, these stipulations shall prevail.

   2.a. The location of the Utility Scale Generation and Battery Energy Storage System Facility improvements, including the fencing, along the "Future Road (Alsdorf Rd)" identified sheet 4 of 10 of Exhibit Y of the 1st Amendment to the Rancho Del Sol Brillante Planned Area Development, are allowed to be located as specified and shown on the sheet 4 of 10 of Exhibit Y. All dimensions of the aforementioned improvements shall be measured from the centerline of the "Future Road (Alsdorf Rd)" right-of-way.
3. CONFORMANCE TO AMENDED DEVELOPMENT STANDARDS. The development shall conform to the amended development standards included in the Development Plan. Any change to the development standards shall be subject to additional public hearings before the Planning and Zoning Commission and City Council.
4. SCREENING. All equipment and structures to store (e.g. batteries, etc.) and to convey electricity (e.g. substations, batteries, etc., but, excluding transmission towers) shall be screened by a minimum seven foot tall opaque wall, fence, or chain-link fence with opaque slates on all sides subject to the approval of the Community Development Director.
5. EASEMENTS. No development shall be constructed in publicly dedicated easements without an encroachment permit. The property owner/developer shall obtain approval from the City of an easement release for any easement determined by the City Engineer or the Community Development Director that needs to be removed to accommodate the development of the property. The property owner/developer shall dedicate all easements necessary to serve the development as determined by the City Engineer or the Community Development Director.
6. INTERNIAL ROADWAYS. All internal roadways for a Solar, Utility Scale Generation and Battery Energy Storage System Facility shall be compacted to withstand a minimum gross vehicle weight of 75,000 pounds, and comply with the most recent Fire Code requirements of the Eloy City Code applicable at the time of permit issuance.

7. RIGHT-OF-WAY DEDICIATIONS. Prior to the issuance of the building permit for the Utility Scale Generation and Battery Energy Storage System Facility all perimeter streets shall be dedicated to the City in accordance with the City Code, except that the right-of-way to be dedicated abutting the northern property line that is labeled as "Future Road (Alsdorf Rd)" on sheet 4 of 10 of Exhibit Y of the 1st Amendment to the Rancho Del Sol Brillante Planned Area Development, shall be dedicated in accordance with Condition-of-Approvals 7.a. and 7.b.

   7.a Prior to the issuance of the building permit for the Utility Scale Generation and Battery Energy Storage System Facility, the property owner shall dedicate the south 35-foot half street of the "Future Road (Alsdorf Rd)" in the location shown on sheet 4 of 10 of Exhibit Y of the 1st Amendment to the Rancho Del Sol Brillante Planned Area Development.

   7.b. Prior to the issuance of the building permit for any development other than the Utility Scale Generation and Battery Energy Storage System Facility, the property owner shall dedicate the south 35-foot half street in the alignment of the "Future Road (Alsdorf Rd)" as shown on sheet 4 of 10 of Exhibit Y, from South Eleven Mile Corner Road east to the 35-foot half street right-of-way dedicated in accordance with Condition-of-Approval 7.a.

MASTER PLANS AND STUDIES

8. MASTER INFRASTRUCTURE PLANS. Prior to the submittal of any preliminary plat, or site plan, for any part of the property for a use other than a farm or a Solar, Utility Scale Generation and Battery Energy Storage System Facility, the property owner/developer shall submit the new Master Infrastructure Plans specified below for the entire Rancho Del Sol Brillante Planned Area Development Center, by a registered engineer licensed to practice in Arizona. The aforementioned Master Infrastructure Plans shall be accepted/approved by the City of Eloy's City Engineer prior to receiving approval of any preliminary plat, or site plan. The Master Infrastructure Plans shall be sealed by the registrant no more than 30 days before the submittal date to the City, and shall be prepared to conform to the standards specified by the City of Eloy's City Engineer. Each Master Infrastructure Plan shall include a complete description and plans of the infrastructure improvements, any project phasing of the improvements, and identifying the timing and parties responsible for the construction of the improvements. The following Master Infrastructure Plans shall be submitted:

   a. Master Transportation Systems Plan

   b. Master Drainage Systems Plan

   c. Master Water Systems Plan

   d. Master Wastewater Systems Plan

9. TRAFFIC IMPACT ANALYSIS. With each site plan or preliminary plat submittal, the property owner/developer shall submit a Traffic Impact Analysis by a registered Traffic Engineer licensed to practice in Arizona for review and acceptance by the City Engineer. At a minimum, the Traffic Impact Analysis shall address on-site and off-site traffic flows, project impacts, and mitigation measures, anticipated trip generations, and level of service.

INFRASTRUCTURE

10. WATER RESERVOIR. Prior to, or concurrent with, the issuance of any building permit for a Solar, Utility Scale Generation, and Battery Energy Storage System Facility, the property owner/developer shall obtain permits to construct a minimum 25,000-gallon water reservoir tank on the property

near the battery storage facilities and substation. The water reservoir tank shall be operational and filled with water prior to any Final Inspection for the development project.

11. WASTEWATER. The developer shall provide sewer connections, or a septic field in accordance with Pinal County requirements, for all sink(s) and toilet(s)/lavatory room(s) provided on the property for the Solar, Utility Scale Generation and Battery Energy Storage System Facility. No temporary portable toilet(s) or similar facilities will be allowed on site, except during construction. All portable toilet(s) or similar facilities shall be removed prior to receiving a final inspection for the associate building permit activities.
12. STANDARDS OF IMPROVEMENTS.
    a. With the development of the property for a Solar, Utility Scale Generation and Battery Energy Storage System Facility, the property owner/developer shall construct improvements as required by the Zoning Ordinance and the City Engineer. All required infrastructure improvements shall be constructed in accordance with the Eloy City Code, and the applicable Maricopa Association of Governments (MAG) Uniform Standard Specifications and Details for Public Works Construction, Maricopa Association of Governments (MAG) Uniform Standard Specifications and Details for Public Works Construction.
    b. With the development of any other use, the improvements (curb, gutter, sidewalk, curb ramps, driveways, pavement, concrete, water, wastewater, etc.) shall be constructed in accordance with the applicable City of Eloy City Code, accepted/approved Master Infrastructure Plans, and Maricopa Association of Governments (MAG) Uniform Standard Specifications and Details for Public Works Construction, Maricopa Association of Governments (MAG) Uniform Standard Specifications and Details for Public Works Construction, or other standard specifications and details for public works construction accepted by the City Engineer.
13. CONSTRUCTION COMPLETED. Prior to issuance of any Certificate of Occupancy or Certification of Shell Building, or Final Inspection, whichever is first, for the development project, the property owner shall complete all the infrastructure and improvements required by the Eloy City Code and these stipulations.

From: SYED TAHA
To: Daniel Symer; Belinda Cota; Belinda Cota
Subject: Re: ELOY RESIDENTS VIDEO
Date: Monday, August 12, 2024 9:07:06 AM
Attachments: image002.png

CAUTION: This email originated from outside of the City of Eloy. Do not click on links or open attachments unless you recognize the sender and know the content is safe.

Good Morning Mr. Symer,

Your help and assistance in this matter is greatly appreciated.
I am a resident of the Town, I own ¼ section on Barrett, I own ¼ section on Milligan, My friends own two square miles on Bataglia - South side the water mellon farms. My family is planning to live and die here and will be buried in the cemetery on Milligan.

We moved here because this is a beautiful place with mountains, and we would like to add value to this town, and add value to all the residents.
A solar farm on the south side will just kill good development on the south side and will be bad for all the commercial traffic and all the residents traveling south on Sunshine for miles and miles.

Since no one has any conflict of interest, and I am sure the council and you will give an unbiased consideration to my concerns.

SYED TAHA
DELEX REALTY - BUSHRAGROUP.COM
REAL ESTATE INVESTMENTS & DEVELOPMENT
602-321-8242

From: Daniel Symer <dsymer@EloyAZ.gov>

Sent: Friday, August 9, 2024 11:58 AM
To: SYED TAHA <syedtaha@bushragroup.com>; Belinda Cota <bcota@eloyaz.gov>
Subject: RE: ELOY RESIDENTS VIDEO

Mr. Taha,

Thank you for your input below. The sign is correct. The application is scheduled for the August 12, 2024, City Council meeting. As you know, the application was continued by the Planning and Zoning Commission to August 21, 2024 at the July 17, 2024 Planning and Zoning meeting. Since the Planning and Zoning Commission did not provide a recommendation, the City Council will not be able to hear the application on August 12, 2024. To comply with ARS and notification requirements, the request must be placed on the August 12, 2024, City Council agenda; but since the application cannot be heard, I will be asking the Council to continue the application until the September 23, 2024 City Council meeting. As it pertains to the signs. I have photographs of the posted and staff verified that the sign were posted a minimum of 15 day before the July 17, 2024 Planning and Zoning Commission meeting. If a sign has been reposted, it may have blown down with the recent storms and it may have been reposted. As it pertains to a conflict of interest, we are not aware of any interest that the members of the Planning and Zoning Commission or the City Council have in the property ownership, applicant, or developer of the solar facilities.

I hope this information is helpful. It will be provided to the City Council.

Dan Symer, AICP
Community Development Director
City of Eloy
595 N. C Street, Suite 102 | Eloy, AZ 85131
Office: (520) 466-2578
E: dsymer@eloyaz.gov | W: www.eloyaz.gov
Facebook: www.facebook.com/eloyaz.gov
Twitter: twitter.com/CityofEloy

CONFIDENTIALITY NOTICE: This message and the information within is intended for the recipient and may contain private, privileged and confidential information. If receipt of this transmission has occurred as the result of an error, please notify the sender and delete the email. In such circumstances, you are advised that you may not disclose, copy, or distribute or take any other action in reliance on the information transmitted.

From: SYED TAHA <syedtaha@bushragroup.com>
Sent: Friday, August 9, 2024 11:25 AM
To: Belinda Cota <bcota@eloyaz.gov>; Belinda Cota <bcota@eloyaz.gov>; Daniel Symer <dsymer@EloyAZ.gov>
Subject: Re: ELOY RESIDENTS VIDEO

CAUTION: This email originated from outside of the City of Eloy. Do not click on links or open attachments unless you recognize the sender and know the content is safe.

Mr. Symer,

Ms. Lopez. Can you forward this to all Council members please:

The SOLAR FARM attornies are lying about everything.
The have not talk to any one. They just put a sign this week which does not meet any of the requirement.
There is only one sign on several UN-CONTIGUOUS different parcels. Only one new sign.

The solar farm is not coming here, unless then can convince the residents the benefit of it.
Regardless if the council passes, we have a long way to go to stop the project.
If the council passes, we will make sure they don't get elected again.
And we will show them way out of public service forever.
I have asked several times as to if there is conflict of interest on any of the panel members. In the absence of any response, Eloy public will assume there is none. Non disclosure is a FELONY.

Sign says August 12 meeting.
Your email says August 21.
Who is misleading the public.

SYED TAHA
DELEX REALTY - BUSHRAGROUP.COM
REAL ESTATE INVESTMENTS & DEVELOPMENT
602-321-8242

From: Belinda Cota <bcota@eloyaz.gov>
Sent: Wednesday, August 7, 2024 4:31 PM

To: SYED TAHA <syedtaha@bushragroup.com>
Cc: Daniel Symer <dsymer@EloyAZ.gov>
Subject: RE: ELOY RESIDENTS VIDEO

Good afternoon, Mr. Syed Taha,
Please sign in to subscribe to be **Notify Me®** through the following link: https://eloyaz.gov/list.aspx.
Or visit the City of Eloy website, www.eloyaz.gov, and go to the Agendas, Minutes & Public Notices | Eloy, AZ - Official Website (eloyaz.gov)

The next meeting is scheduled for Wednesday, August 21, 2024, at 6:00 PM in the Council Chamber.
Thank you,
Belinda

From: SYED TAHA <syedtaha@bushragroup.com>
Sent: Wednesday, August 7, 2024 8:52 AM
To: Daniel Symer <dsymer@EloyAZ.gov>; Belinda Cota <bcota@eloyaz.gov>; Belinda Cota <bcota@eloyaz.gov>
Subject: Re: ELOY RESIDENTS VIDEO

CAUTION: This email originated from outside of the City of Eloy. Do not click on links or open attachments unless you recognize the sender and know the content is safe.

Good Morning,

When is the next meeting on the SOLAR FARM zoning application.
How can I track the meetings with out inconveniencing you.

SYED TAHA
DELEX REALTY - BUSHRAGROUP.COM

REAL ESTATE INVESTMENTS & DEVELOPMENT
602-321-8242

From: Daniel Symer <dsymer@EloyAZ.gov>
Sent: Monday, July 29, 2024 8:55 AM
To: SYED TAHA <syedtaha@bushragroup.com>
Cc: Belinda Cota <bcota@eloyaz.gov>
Subject: RE: ELOY RESIDENTS VIDEO

Syed,

Thank you for your message. We do not have requirements for such videos.

Dan Symer, AICP
Community Development Director
City of Eloy
595 N. C Street, Suite 102 | Eloy, AZ 85131
Office: (520) 466-2578
E: dsymer@eloyaz.gov | W: www.eloyaz.gov
Facebook: www.facebook.com/eloyaz.gov
Twitter: twitter.com/CityofEloy

CONFIDENTIALITY NOTICE: This message and the information within is intended for the recipient and may contain private, privileged and confidential information. If receipt of this transmission has occurred as the result of an error, please notify the sender and delete the email. In such circumstances, you are advised that you may not disclose, copy, or distribute or take any other action in reliance on the information transmitted.

From: SYED TAHA <syedtaha@bushragroup.com>
Sent: Friday, July 19, 2024 9:18 AM
To: Daniel Symer <dsymer@EloyAZ.gov>; Belinda Cota <bcota@eloyaz.gov>; Belinda Cota <bcota@eloyaz.gov>
Subject: ELOY RESIDENTS VIDEO

CAUTION: This email originated from outside of the City of Eloy. Do not click on links or open attachments unless you recognize the sender and know the content is safe.

Good Morning,

I would like to have all the residents record a video message.

"My name is SYED TAHA, my Address is 3100 S. Barrett rd. Eloy.
I oppose this SOLAR FARM in the city limits of Eloy, because it is bad for citys growth and bad for the residents.
And I don't see a single benefit to the city or its residents".

How many video recordings do I need for the satisfaction of the Council that It is a bad idea.

I talk to each one of the representatives of the project, they have not shown a single benefit.
Solar Farm said it will bring taxes to the city: If we build commercial and residential communities, it will bring more taxes including lots and lots of sales tax, utilities tax.
Solar Farm said it will reduce water consumption: The water is free, and just sitting in the ground, if we use is new water will replenish it. City can tax the water a lot, add many other projects to the water bill. All other cities add EG: $1 for this police, $0.08 for some project, and many others. Phoenix raises almost $40 from each connection.

SYED TAHA
DELEX REALTY - BUSHRAGROUP.COM
REAL ESTATE INVESTMENTS & DEVELOPMENT
602-321-8242

SOLAR FARM IN ELOY OPPOSITION

SEPTEMBER 10, 2024

1. BAD FOR CITY OF ELOY
2. BAD FOR RESIDENTS OF ELOY
3. BAD FOR THE DEVELOPER / LAND OWNER
4. BAD FOR ME AND MY FAMILY

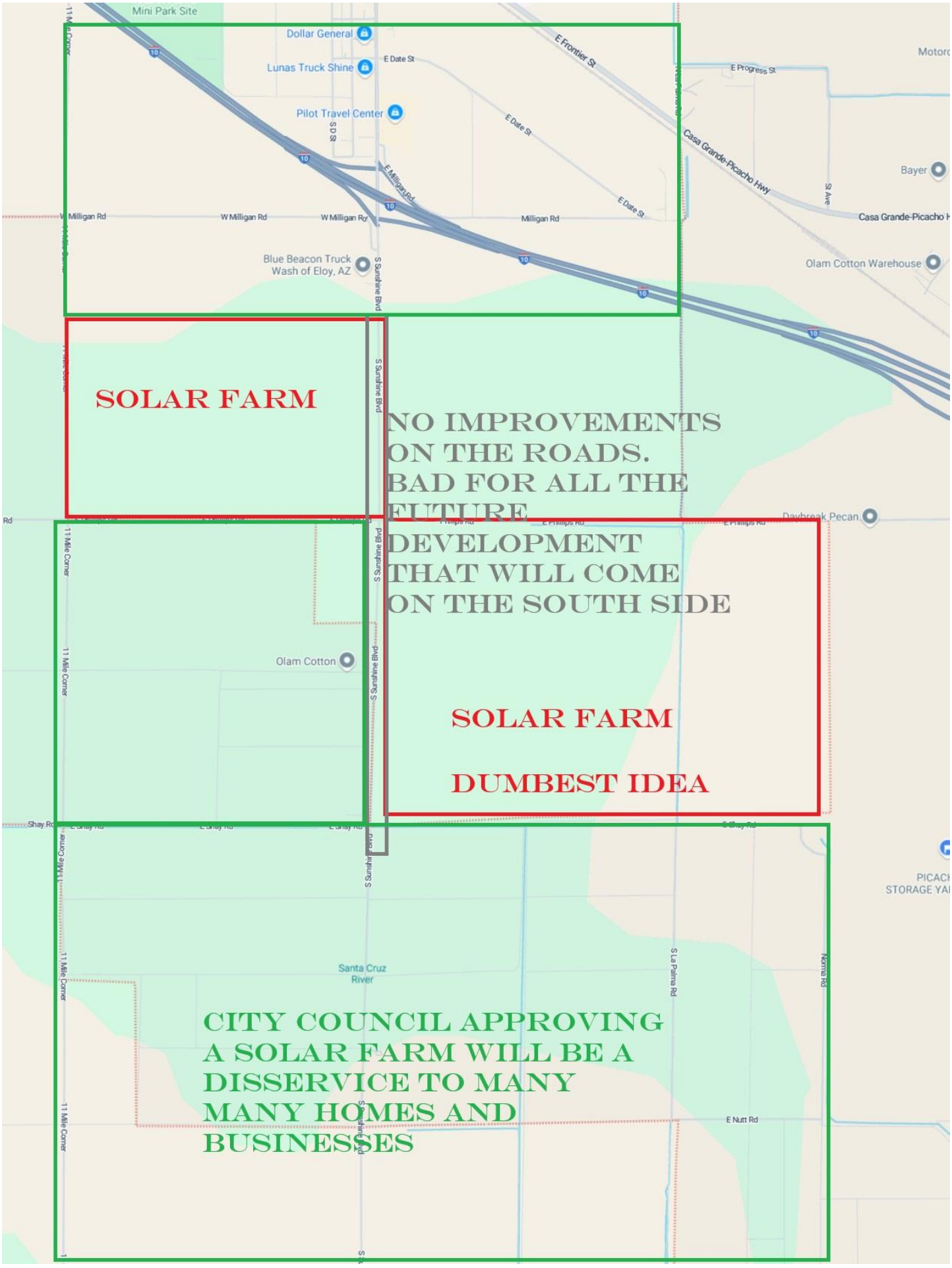
SOLAR FARM WILL KILL ALL THE GOOD DEVELOPMENT.

NEW RESIDENTIAL / RETAIL / OFFICE DEVELOPMENT WILL PAY FOR ROAD WIDENING, LIGHTS, LANDSCAPING ON SUNSHINE BLVD. THAT WILL BENEFIT MILES AND MILES AND THOUSANDS OF PEOPLE WHO WILL GO SOUTH BOUND ON SUNSHINE BLVD IN THE FUTURE.

A SOLAR FARM WILL NOT PAY FOR ANY IMPROVEMENTS. SEE ALL OTHER SOLAR FARMS IN THE PINAL COUNTY AROUND ELOY.

SOLAR FARM ATTORNEY WAS LYING ABOUT EVERYTHING.

HE SAID THEY WERE NOT CUTTING DOWN ANY TREES AND SHOWED A PICTURE OF A DESERT VACANT LAND. THEIR OWN SIGN IS ON SQURE MILE OF TREES.


Mini Park Site
Dollar General
Lunas Truck Shine
Pilot Travel Center
E Date St
E Frontier St
E Progress St
Casa Grande-Picacho Hwy
Bayer
Milligan Rd
W Milligan Rd
E Milligan Rd
Blue Beacon Truck Wash of Eloy, AZ
Olam Cotton Warehouse
S Sunshine Blvd
SOLAR FARM
NO IMPROVEMENTS ON THE ROADS. BAD FOR ALL THE FUTURE DEVELOPMENT THAT WILL COME ON THE SOUTH SIDE
Daybreak Pecan
E Phillips Rd
11 Mile Corner
Olam Cotton
SOLAR FARM
DUMBEST IDEA
Shay Rd
E Shay Rd
Santa Cruz River
S La Palma Rd
Nolina Rd
CITY COUNCIL APPROVING A SOLAR FARM WILL BE A DISSERVICE TO MANY MANY HOMES AND BUSINESSES
E Nutt Rd

CITY COUNCIL HAS BEEN ELECTED AND ENTRUSTED TO LOOK AFTER THE RESIDENTS INTERESTS.
ALL THE RESIDENTS BEST INTEREST IS NO SOLAR FARM IN CITY LIMITS OF ELOY ANYWHERE.

SOLAR FARM PEOPLE HAVE NOT TALK TO ANYONE, THEY SHOULD BRING ANY RESIDENT OR OWNER WHO IS OK WITH THE SOLAR FARM. SOLAR FARM PEOPLE SENT OUT CARD NOTICES TO ALL OWNERS AROUND PER REQUIREMENTS, NONE OF THE OWNERS LIVE HERE OR PAID ATTENTION TO NOTICES WHICH LOOK LIKE SPAM MAILERS.

NOW IT IS THE RESPONSIBILITY OF THE COUNCIL AND THE ELOY CITY DEVELOPMENT TO LOOK AFTER THE RESIDENTS INTERESTS.

WOULD YOU LIKE A SOLAR FARM NEXT TO YOUR HOME. ON FRONTIER. IF NOT, THEN DON'T APPROVE ONE NEXT TO SOMEONE ELSE'S HOME.

SOLAR FARM HAS ZERO BENEFIT TO ELOY, ITS CITIZENS, AND PROPERTY OWNERS.
NOT ONLY THAT, IT HAS A LOT OF NEGATIVE CONSIQUENCES.

SOLAR FARM PEOPLE WILL DO NOTHING FOR THE CITY.
AT THE LAST MEETING THEY SHOWED THEY WERE FLYING SOME BALOONS IN THE COMMUNITY……. TO PAT THEMSELVES ON THE BACK AND ADVERTISE THEMSELVES. THEY HAVE NOT BUILT ROADS, PARKS, COMMUNITY CENTERS. NOTHING.
THEY HAVE NOT BUILT ANYTHING IN ARIZONA. THEY DO NOT MAINTAIN ANYTHING IN ARIZONA.

SO:

HOW MUCH MORE CONVINCING DO WE THE CITIZENS OF ELOY HAVE TO DO TO GET THE CITY COUNCIL TO VOTE THIS PROPOSAL DOWN.

August 19, 2024

City of Eloy

Planning & Zoning Commission

RE: Case No. RZPAD2004-018.A1 Milligan Energy Center, LLC

Dear P & Z Commissioners:

On behalf of the Eloy Chamber of Commerce, we write to express our enthusiastic support for the Milligan Energy Center, LLC.

The Eloy Chamber of Commerce is comprised of business leaders from across the area who are passionate about advocating for business success for small businesses and large-scale economic development in the region.

The Milligan Energy Center, LLC Project will also provide significant economic benefits to the Eloy area. In addition to the many jobs that will be created, the project will generate substantial tax revenue and support the local economy through the direct purchase of services, supplies, and materials from local and regional companies.

For these reasons, I support the Milligan Energy Center, LLC Project. We look forward to the timely consideration and approval of the project by the City of Eloy.

Sincerely,

Andrew Rodriguez, CPM

Executive Director

Eloy Chamber of Commerce

Letter from Jo R. Mendoza

Jo R. Mendoza
403 N. Stuart Blvd.
Eloy, AZ 85131
Jo.Rosalina.Mendoza@gmail.com

August 20, 2024

Eloy Planning and Zoning Commission
City of Eloy
595 North C Street
Eloy, Arizona 85131

Dear Members of the Planning and Zoning Commission,

I am writing to show my support for the **Milligan Energy Center solar project** that will be on your agenda on August 21. As a resident of Eloy who lives just down the street from City Hall, I am eager to see our city embrace this exciting opportunity.

The Milligan Energy Center will not only boost our local economy with millions of dollars in investment but will also create lots of job opportunities. This is a significant advantage for our community, offering both construction and long-term employment prospects that will benefit our residents.

Additionally, the project promises to deliver substantial tax revenues that will support our schools, enhancing resources and opportunities for our students. The environmental benefits are also notable—solar energy doesn't consume water, which is crucial during our ongoing drought.

The improvements associated with the project, including road paving and property maintenance, will help reduce dust and enhance our city's infrastructure. These developments are essential for maintaining the quality of life in Eloy.

By supporting the Milligan Energy Center, we are demonstrating our commitment to clean energy and economic growth. It's important to respect the careful planning that has gone into selecting this project's location and to move forward with its implementation.

Thank you for considering my support for this important project. I am confident it will bring lasting benefits to our community.

Best regards,

Jo R. Mendoza
520-241-4717

Strong Support for the Milligan Energy Center Solar Project

JoAnna Mendoza
Red Rock, Arizona
joanna.1.mendoza@gmail.com
August 20, 2024

Eloy Planning and Zoning Commission
City of Eloy
595 North C Street
Eloy, Arizona 85131

Dear Members of the Planning and Zoning Commission,

My name is JoAnna Mendoza, I am retired US Marine who was raised in Eloy. Today I write **to express my wholehearted support for the Milligan Energy Center solar project**, which is on your agenda for August 21. As someone raised in Eloy and has deep roots in this community, I am passionate about seeing our city thrive and grow.

Though I may not currently reside in Eloy, my heart remains firmly rooted in this city. I have family that still lives and works here. Eloy is the foundation of who I am—resilient, humble, and dedicated to giving back and serving others. My grandmother, Inez Mendoza, took her last breath in her home on Stuart Blvd, just up the street from City Hall, on December 18, 2021. My connection to Eloy is deeply personal; I have many cherished memories here and a piece of my heart calls this city home. I am committed to seeing Eloy thrive and prosper.

As a retired US Marine who has served several tours in Iraq and Afghanistan, I have witnessed firsthand the consequences of neglecting progress and investment—poverty, famine, suffering, and conflict. These experiences have strengthened my resolve to support initiatives that foster growth and opportunity. The Milligan Energy Center represents a significant opportunity for Eloy, promising a healthy financial investment and good-paying jobs. This project will provide crucial economic benefits, enhance our local infrastructure, and support our schools with substantial tax revenues. Additionally, the solar project will contribute to a healthier environment for all.

In supporting this project, we honor the decisions made through our city's planning process and demonstrate that Eloy is a place where progress and opportunity are welcomed. As someone deeply connected to Eloy, I am proud to advocate for initiatives that will benefit our community for generations to come.

Thank you for considering my support for the Milligan Energy Center. I am confident that this project, with its potential to bring lasting and positive change to our beloved city, will be a success.

Sincerely,

JoAnna Mendoza

Letter of Support

Re: Support for Milligan Energy Center

Date: August 21, 2024

Mayor and Council:

The undersigned resides at 2031 S. Sunshine Blvd. Eloy, AZ 85131 in Pinal County, Arizona. This letter is intended to confirm our support for construction and operation of the utility-scale solar energy project proposed by Milligan Energy Center, LLC, a Delaware limited liability company, located across the street from our residence.

Thank you for your time and consideration.

Kind regards,

Jose and Pat Tarango

Letter from Anna Maria Valdivia

Anna Maria Valdivia
Arizona City, Arizona
mariannavaldivia@hotmail.com
August 20, 2024

Eloy Planning and Zoning Commission
City of Eloy
595 North C Street
Eloy, Arizona 85131

Dear Members of the Planning and Zoning Commission,

I am writing to express my enthusiastic **support for the Milligan Energy Center solar project**, which is on your agenda for August 21. As someone who grew up in Eloy and continues to work in our community, I am thrilled about the potential of this significant investment in our city.

The Milligan Energy Center promises to bring hundreds of millions of dollars in investment, which will create thousands of job opportunities both during construction and in ongoing maintenance and operations. This is a tremendous boost for Eloy and will be a valuable asset for our workforce.

Furthermore, the tax revenues from this project are expected to provide substantial support to our schools, contributing tens of millions of dollars to the Santa Cruz district. This financial support is crucial for enhancing educational resources and opportunities for our students.

The environmental benefits of the project are also noteworthy. Solar energy does not use water, which is especially important given our current drought conditions. Additionally, the project will improve local infrastructure by paving roads and maintaining the land, which will help reduce dust and enhance the quality of life in our area.

Supporting the Milligan Energy Center will signal to future investors and employers that Eloy is committed to clean energy and economic growth. It is important that we honor the planning decisions made and move forward with this promising project.

Thank you for considering my support for the Milligan Energy Center. I am confident that it will bring long-term benefits to our community.

Sincerely,
Anna Maria Valdivia

ORDINANCE NO.: 24-975
(CASE NO. RZPAD2004-018.A1: Rancho Del Sol Brillante Planned Area Development - Milligan Energy Center)

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF THE CITY OF ELOY, PINAL COUNTY, ARIZONA, APPROVING AN AMENDMENT TO THE ZONING MAP (REZONE) TO MODIFY THE EXISTING RANCHO DEL SOL BRILLANTE PLANNED AREA DEVELOPMENT (PAD). THE PURPOSE OF THE AMENDMENT IS TO INCORPORATE SOLAR, UTILITY SCALE GENERATION, AND BATTERY ENERGY STORAGE SYSTEM FACILITY AS AN ALLOWED USE ON APPROXIMATELY 1,584 ACRES OF LAND. THE SITE IS GENERALLY LOCATED NORTH OF SHAY ROAD, SOUTH OF INTERSTATE 10 (I-10), EAST OF ELEVEN MILE CORNER ROAD AND ONE-HALF MILE WEST OF THE STATE HIGHWAY 87/BARRETT ROAD ALIGNMENT; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, The Rose Law Group, PC, c/o Court Rich, Applicant, on behalf of the property owner, has applied for an Amendment to the Zoning Map (Rezone) to modify the existing Rancho Del Sol Brillante Planned Area Development (PAD) to add the Solar, Utility Scale Generation, and Battery Energy Storage System Facility as an allowed use on approximately 1,584 acres of land. The site is generally located north of Shay Road, south of Interstate 10 (I-10), east of Eleven Mile Corner Road and one-half mile west of the State Highway 87/Barrett Road alignment as delineated in Exhibit 1; and

WHEREAS, the designation of the subject parcels on the Eloy General Plan Land Use Map is compatible with the proposed zoning; and

WHEREAS, the property owners located within three hundred (300) feet of the proposed rezoning were notified of this rezoning application by first class mail of a Public Hearing conducted by the Eloy Planning and Zoning Commission; and

WHEREAS, a "Public Hearing," as required by ARS §9-462.04 and Section 21-6-2.6 of the Eloy Zoning Ordinance, was held at a regular meeting of the Eloy Planning and Zoning Commission on July 17, 2024 and August 21, 2024, to hear from persons for, or against, the proposed rezoning; and

WHEREAS, notice for this Public Hearing was given at least 15 days and not more than 30 days before the public hearing by publication of the notice in the Pinal Central and posting at the official City posting locations; and,

WHEREAS, the Planning and Zoning Commission has recommended approval of the rezoning as requested by Rose Law Group, PC, Applicant, on behalf of the property owner.

WHEREAS, the City Council has considered the probable impact of Ordinance No 24-975 on the cost to construct housing for sale or rent; and

WHEREAS, the City Council held a public meeting on September 23, 2024, concerning the proposed rezoning, and after considering the Issues for Consideration for a Zoning Map Amendment and the Approval Criteria for a PAD, find that the PAD criteria have been met and the application is substantially consistent with the General Plan of the City of Eloy.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF ELOY, ARIZONA, AS FOLLOWS:

SECTION I. REZONING. That the Mayor and City Council of the City of Eloy, Arizona, hereby approve the rezoning request submitted by Rose Law Group, PC, Applicant on behalf of the property owner, to modify the existing Rancho Del Sol Brillante Planned Area Development (PAD) to add the Solar, Utility Scale Generation, and Battery Energy Storage System Facility as an allowed use on approximately 1,584 acres of land. The site is generally located north of Shay Road, south of Interstate 10 (I-10), east of Eleven Mile Corner Road and one-half mile west of the State Highway 87/Barrett Road alignment as delineated in Exhibit 1, and by adopting that certain document entitled "1st Amendment to the Rancho Del Sol Brillante Planned Area Development." declared a public record by Resolution No. 24-1593, which is incorporated into this Ordinance by reference as if fully set forth herein.

SECTION II. CONDITIONS OF APPROVAL. That the above rezoning approval is conditioned upon compliance with all Conditions of Approval attached hereto as Exhibit 2 and incorporated herein by reference.

SECTION III. SEVERABILITY. If any section, subdivision, clause, phrase, or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining provisions of the Ordinance or parts thereof.

SECTION IV. EFFECTIVE DATE.

This Ordinance shall become effective as provided by law on the 23rd day of October 2024.

PASSED AND ADOPTED by the Mayor and City Council of the City of Eloy, Arizona, on this 23rd day of September 2024.

BY:

_____
Micah Powell, Mayor

ATTEST:

_____
Mary Myers, City Clerk

APPROVED AS TO FORM:

_____
Stephen R. Cooper, City Attorney

Exhibit 1
Location Map and Proposed Rezoning

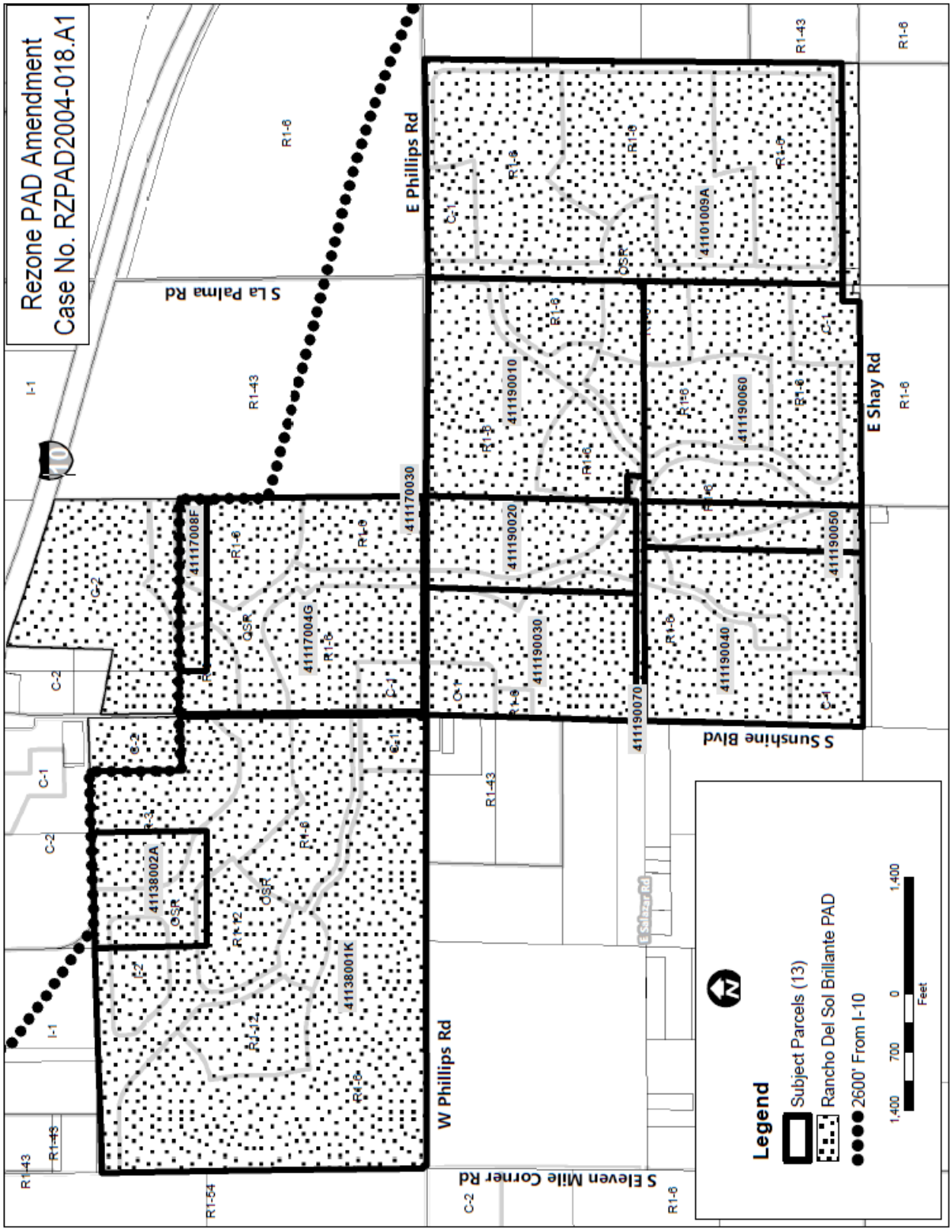


Exhibit 2

Conditions of Approval for Zoning Map Amendment:

Case No. RZPAD2004-018.A1

Rancho Del Sol Brillante - 1st Amendment – Milligan Energy Center

These stipulations are in order to protect the public health, safety, and welfare of the City of Eloy.

SITE DEVELOPMENT

1. APPLICABILITY. Case No. RZPAD2004-018.A1, 1st Amendment to the Rancho Del Sol Brillante Planned Area Development - Milligan Energy Center, and Conditions of Approval herein shall supersede all previous approvals, including Ordinance No. 04-579.
2. CONFORMANCE TO DEVELOPMENT PLAN. The development shall conform to the Development Plan, entitled "1st Amendment to the Rancho Del Sol Brillante Planned Area Development," which is on file with the City Clerk and made a public record by Resolution No. 24-1593 and incorporated into these stipulations and ordinance by reference as if fully set forth herein. Any proposed significant change to the Development Plan, as determined by the Zoning Administrator, shall be subject to additional action and public hearings before the Planning and Zoning Commission and City Council. Where there is a conflict between the Development Plan and these stipulations, these stipulations shall prevail.

   2.a. The location of the Utility Scale Generation and Battery Energy Storage System Facility improvements, including the fencing, along the "Future Road (Alsdorf Rd)" identified sheet 4 of 10 of Exhibit Y of the 1st Amendment to the Rancho Del Sol Brillante Planned Area Development, are allowed to be located as specified and shown on the sheet 4 of 10 of Exhibit Y. All dimensions of the aforementioned improvements shall be measured from the centerline of the "Future Road (Alsdorf Rd)" right-of-way.
3. CONFORMANCE TO AMENDED DEVELOPMENT STANDARDS. The development shall conform to the amended development standards included in the Development Plan. Any change to the development standards shall be subject to additional public hearings before the Planning and Zoning Commission and City Council.
4. SCREENING. All equipment and structures to store (e.g. batteries, etc.) and to convey electricity (e.g. substations, batteries, etc., but, excluding transmission towers) shall be screened by a minimum seven foot tall opaque wall, fence, or chain-link fence with opaque slates on all sides subject to the approval of the Community Development Director.
5. EASEMENTS. No development shall be constructed in publicly dedicated easements without an encroachment permit. The property owner/developer shall obtain approval from the City of an easement release for any easement determined by the City Engineer or the Community Development Director that needs to be

removed to accommodate the development of the property. The property owner/developer shall dedicate all easements necessary to serve the development as determined by the City Engineer or the Community Development Director.

6. INTERNIAL ROADWAYS. All internal roadways for a Solar, Utility Scale Generation and Battery Energy Storage System Facility shall be compacted to withstand a minimum gross vehicle weight of 75,000 pounds, and comply with the most recent Fire Code requirements of the Eloy City Code applicable at the time of permit issuance.

7. RIGHT-OF-WAY DEDICIATIONS. Prior to the issuance of the building permit for the Utility Scale Generation and Battery Energy Storage System Facility all perimeter streets shall be dedicated to the City in accordance with the City Code, except that the right-of-way to be dedicated abutting the northern property line that is labeled as "Future Road (Alsdorf Rd)" on sheet 4 of 10 of Exhibit Y of the 1st Amendment to the Rancho Del Sol Brillante Planned Area Development, shall be dedicated in accordance with Condition-of-Approvals 7.a. and 7.b.

   7.a Prior to the issuance of the building permit for the Utility Scale Generation and Battery Energy Storage System Facility, the property owner shall dedicate the south 35-foot half street of the "Future Road (Alsdorf Rd)" in the location shown on sheet 4 of 10 of Exhibit Y of the 1st Amendment to the Rancho Del Sol Brillante Planned Area Development.

   7.b. Prior to the issuance of the building permit for any development other than the Utility Scale Generation and Battery Energy Storage System Facility, the property owner shall dedicate the south 35-foot half street in the alignment of the "Future Road (Alsdorf Rd)" as shown on sheet 4 of 10 of Exhibit Y, from South Eleven Mile Corner Road east to the 35-foot half street right-of-way dedicated in accordance with Condition-of-Approval 7.a.

MASTER PLANS AND STUDIES

8. MASTER INFRASTRUCTURE PLANS. Prior to the submittal of any preliminary plat, or site plan, for any part of the property for a use other than a farm or a Solar, Utility Scale Generation and Battery Energy Storage System Facility, the property owner/developer shall submit the new Master Infrastructure Plans specified below for the entire Rancho Del Sol Brillante Planned Area Development Center, by a registered engineer licensed to practice in Arizona. The aforementioned Master Infrastructure Plans shall be accepted/approved by the City of Eloy's City Engineer prior to receiving approval of any preliminary plat, or site plan. The Master Infrastructure Plans shall be sealed by the registrant no more than 30 days before the submittal date to the City, and shall be prepared to conform to the standards specified by the City of Eloy's City Engineer. Each Master Infrastructure Plan shall include a complete description and plans of the infrastructure improvements, any project phasing of the improvements, and identifying the timing and parties responsible for the construction of the improvements. The following Master Infrastructure Plans shall be submitted:

   a. Master Transportation Systems Plan

b. Master Drainage Systems Plan

c. Master Water Systems Plan

d. Master Wastewater Systems Plan

9. TRAFFIC IMPACT ANALYSIS. With each site plan or preliminary plat submittal, the property owner/developer shall submit a Traffic Impact Analysis by a registered Traffic Engineer licensed to practice in Arizona for review and acceptance by the City Engineer. At a minimum, the Traffic Impact Analysis shall address on-site and off-site traffic flows, project impacts, and mitigation measures, anticipated trip generations, and level of service.

INFRASTRUCTURE

10. WATER RESERVOIR. Prior to, or concurrent with, the issuance of any building permit for a Solar, Utility Scale Generation, and Battery Energy Storage System Facility, the property owner/developer shall obtain permits to construct a minimum 25,000-gallon water reservoir tank on the property near the battery storage facilities and substation. The water reservoir tank shall be operational and filled with water prior to any Final Inspection for the development project.

11. WASTEWATER. The developer shall provide sewer connections, or a septic field in accordance with Pinal County requirements, for all sink(s) and toilet(s)/lavatory room(s) provided on the property for the Solar, Utility Scale Generation and Battery Energy Storage System Facility. No temporary portable toilet(s) or similar facilities will be allowed on site, except during construction. All portable toilet(s) or similar facilities shall be removed prior to receiving a final inspection for the associate building permit activities.

12. STANDARDS OF IMPROVEMENTS.

a. With the development of the property for a Solar, Utility Scale Generation and Battery Energy Storage System Facility, the property owner/developer shall construct improvements as required by the Zoning Ordinance and the City Engineer. All required infrastructure improvements shall be constructed in accordance with the Eloy City Code, and the applicable Maricopa Association of Governments (MAG) Uniform Standard Specifications and Details for Public Works Construction, Maricopa Association of Governments (MAG) Uniform Standard Specifications and Details for Public Works Construction.

b. With the development of any other use, the improvements (curb, gutter, sidewalk, curb ramps, driveways, pavement, concrete, water, wastewater, etc.) shall be constructed in accordance with the applicable City of Eloy City Code, accepted/approved Master Infrastructure Plans, and Maricopa Association of Governments (MAG) Uniform Standard Specifications and Details for Public Works Construction, Maricopa Association of Governments (MAG) Uniform Standard Specifications and Details for Public Works Construction, or other standard specifications and details for public works construction accepted by the City Engineer.

13. CONSTRUCTION COMPLETED. Prior to issuance of any Certificate of Occupancy or Certification of Shell Building, or Final Inspection, whichever is first, for the development project, the property owner shall complete all the infrastructure and improvements required by the Eloy City Code and these stipulations.

CITY OF ELOY
REQUEST FOR COUNCIL ACTION

Agenda Item: VIII.E.

Date: 9/23/2024

Date submitted: 09/11/2024 **Date requested:** 9/23/2024	**Action:** Formal	**Subject: Authorization to enter into a professional services agreement with Willdan Financial Services to update the water and wastewater rate study and long-term financial plan for a fee of $34,000.**

TO: Mayor and City Council

FROM: Brian Wright, Finance Director

RECOMMENDATION:

Staff recommends that the City Council approve the professional services agreement with Willdan Financial Services to update the water and wastewater rate study and the long-term financial plan at a total cost of $34,000.

DISCUSSION:

Willdan Financial Services (Willdan) conducted a water and wastewater utility rate study and developed a long-term financial plan for the City of Eloy, which the City adopted on April 11, 2022. This plan introduced a five-year rate increase schedule, starting on November 1, 2022, and ending with the last adjustment on November 1, 2026.

Before approving the rates, the City Council advised that staff should review the rates halfway through the implementation period to ensure they align with the planned increases. Since the rate adjustments began in 2022, rising economic, financial, and capital costs have impacted the water and wastewater departments.

To address these changes, the City would like to hire Dan Jackson, Vice President of Willdan, to provide an update on the City's water and wastewater rates, fees, and long-term financial plan. The fee for this update is $34,000, and once the necessary data is provided, the process will take approximately 90 days.

Willdan will collaborate with the City and perform the following tasks:

- Compare the City's current rates to those of neighboring providers.
- Determine the revenue needed to cover the City's current and future operational and capital expenses.
- Update the previously developed water and wastewater cost of service and rate model to create a 10-year utility cost forecast using current data on the budget, volume, debt service, and capital improvement plans.

- Present several alternative water and wastewater rate plans for the City, each designed to generate sufficient revenue to cover costs and meet financial goals.
- Summarize findings and recommendations in a PowerPoint presentation for staff review.
- Prepare a draft rate study report that documents the team's analysis, findings, and recommendations. A PDF of this draft will be submitted to staff for review.

Willdan will also hold the following meetings with City staff:

- An initial meeting to discuss the information needed for the study.
- A meeting to review preliminary recommendations and answer any questions.
- A workshop with the City Council to present findings, recommendations, and rate options.
- A final Council meeting where the Council will vote on the recommendations.

Staff recommends that the City Council approve the $34,000 letter of engagement with Willdan, which will be paid out of the General Fund Contingency line item.

FISCAL IMPACT:
The fiscal impact will be $34,000. The line item being requested is 10-429-9888, Contingency/Reserve. The budget capacity is $1,166,225 as of September 16, 2024.

Approved as to Form:

Stephen R. Cooper, City Attorney

WILLDAN

August 2 2024

Mr. Brian Wright
Finance Director
City of Eloy
595 N. C. Street, Ste. 103
Eloy AZ 85131

Re: Scope of Services and Letter Agreement to Provide Water and Wastewater Rate Study and Long-Term Financial Plan

Dear Mr. Wright:

Willdan Financial Services ("Willdan") is pleased to present the following scope of services and budget to assist the City of Eloy ("The City") in providing a comprehensive water and wastewater rate study and long-term financial plan update. We are an economic and financial consulting firm, with offices in Plano, Texas and throughout the United States. Our principal clients are national, state and local governments. Our firm contains professionals with decades of experience in water and wastewater utility operations and economic/financial management.

As you are aware, our experience includes preparing over 300 similar studies for cities throughout Texas, Oklahoma, Arizona, the Southwest, the USA and the Pacific region. We are proud to have served as the City of Eloy's rate consultant since 2006 and are grateful for the opportunity to work with the City again.

Scope of Services

We want to ensure that our scope of services is responsive to the City's needs. We will work with the City to tailor our proposed scope based on input prior to approval of this letter agreement, and as needed during the course of the project. In the course of this engagement, we will perform the following specific tasks:

- A comparison of the City's current rates to those of surrounding providers.
- A determination of the revenues required for the City to meet its operating and capital obligations in the current year and future years.
- We will update our previously-designed and internationally-recognized water and wastewater cost of service and rate model to develop a customized ten-year utility cost of service for the City's water and wastewater utilities using current budget, volume, debt service and capital improvement plan ("CIP") data. The model will identify current and forecast operating expenses, capital outlays and debt service for the period FY 2025 – 2034. The model will adhere to each respective utilities' industry ratemaking standards to ensure that the cost of service for each customer class is just, reasonable and accurate.

- The project team will prepare several alternative proposed water and wastewater rate plans for the City to consider. Each alternative will enable the City to recover sufficient revenues to fund operating and capital costs and to meet key financial objectives.

- The project team will summarize its initial findings and recommendations into a PowerPoint summary presentation for review with staff.

- The project team will prepare a draft written rate study reports which will thoroughly document the project team's analysis, findings and recommendations. An electronic (PDF) copy of the preliminary draft report will be submitted for staff review.

- Based on comments received from staff and other participants, the draft report will be revised to incorporate the agreed upon changes. Upon completion, up to ten copies of the final rate study report will be provided to the City.

As part of this engagement, the project team will conduct the following meetings with City staff:

- an initial meeting with staff to go over information required for the study
- a status/ preliminary recommendations meeting with staff to outline initial findings and answer questions raised during the course of the analysis;
- a workshop with Council to go over findings, recommendations and rate alternatives; and
- a final Council meeting at which the recommendations are voted upon by the Council.

As Principal in Charge for this engagement, I will have sole responsibility for its successful outcome. Mr. Dennis Goral, Senior Project Manager, will serve as Project Manager, and he will be assisted by Mr. Alex Hulevich, Project Analyst.

Proposed Timing

The project team intends to have preliminary recommendations for staff within 90 days of receipt of all required data from City staff.

Proposed Pricing

We propose to complete these two studies in tandem for a fixed fee of **$34,000**, to be invoiced monthly on a percentage of completion basis. Tasks or meetings considered to be outside the scope of this engagement will be discussed with City Staff and additional work completed would be subject to staff approval and would be billed at our hourly rates.

Additional Services

Additional services may be authorized by the City and will be billed at our then-current hourly overhead consulting rates. Our current hourly rates are:

Willdan Financial Services	
Hourly Rate Schedule	
Group Manager	$240
Managing Principal	$200
Principal Consultant	$200
Senior Project Manager	$185
Project Manager	$175
Senior Project Analyst	$135
Senior Analyst	$125
Analyst	$110
Analyst Assistant	$100

Authorization

If the terms of this engagement are acceptable, please sign where indicated and email this letter back to our contracts supervisor:

Ms. Karen Checkon
Willdan Financial Services
5500 Democracy Drive, Ste. 130
Plano TX 75024
Ph. (972) 378-6588
E-mail: kcheckon@willdan.com

We appreciate this opportunity to serve the City. If you have any questions regarding the proposed services, please contact me directly at (972) 378-6588 or via email at djackson@willdan.com.

Sincerely,

Willdan Financial Services

Dan V. Jackson, Vice President

August 2 2024
Date

City of Eloy

Signature

Date

Print Name

ATTACHMENT 1 TO LETTER AGREEMENT

TERMS AND CONDITIONS

The Letter Agreement between the City of Eloy ("Client") and Willdan Financial Services ("WFS") is subject to these Terms and Conditions (collectively, this "Agreement").

1. Additional Services. Additional services shall be performed by WFS only upon Client's request evidenced by a written addendum executed by both parties.

2. Compensation. WFS shall submit monthly statements for services. Payments shall be due and payable within 30 days of invoice and if not timely paid shall bear interest at the rate of 1.5% per month.

3. Termination. Either party may terminate this Agreement at any time upon 30 days' written notice. In the event of early termination, WFS shall be paid for services performed prior to the effective date of termination.

4. Data Provided by Client. WFS shall rely upon data provided by Client without independent verification of accuracy. WFS shall not be responsible for any errors resulting from its use of inaccurate data provided by Client.

5. Indemnification. Each Party shall indemnify the other from claims resulting from their respective negligence or other wrongful conduct or the negligence or other wrongful conduct of their respective officers, agents or employees.

6. Insurance. WFS shall maintain the following insurance:

a. Workers' Compensation and Employer's Liability Insurance as prescribed by applicable law.

b. Commercial General Liability Insurance, with limits not be less than $1,000,000 per occurrence and general aggregate.

c. Commercial Automobile Liability with limits not less than $1,000,000 per occurrence.

d. Professional Liability with limits not be less than $1,000,000 per claim and annual aggregate.

e. All policies except Professional Liability and Workers Compensation shall include Client as an additional insured and be primary with respect to any insurance carried by WFS. All policies shall include a waiver of subrogation in favor of Client.

f. WFS shall provide Client with certificates of insurance evidencing compliance with the above insurance requirements prior to commencing it services.

7. **Miscellaneous.**

a. Titles used in this Agreement are for general reference and are not a part of the Agreement.

b. This Agreement shall be interpreted as though prepared by both parties.

c. Any provision of this Agreement held to violate any law shall be deemed void, and all remaining provisions shall continue in full force and effect.

d. This Agreement shall be interpreted under the laws of the State of Texas.

e. This Agreement comprises a final and complete repository of the understandings between the parties and supersedes all prior or contemporary communications, representations or agreements, whether oral or written, relating to the subject matter of this Agreement.

f. Any notices given pursuant to this agreement shall be effective on the third business day after posting by first class mail, postage prepaid, to the address appearing immediately after the signatures below.

g. WFS shall not be liable for damages resulting from the actions or inactions of governmental agencies including, but not limited to, permit processing or environmental impact reports.

h. WFS's waiver of any term, condition, or covenant, or breach of any term, condition, or covenant, shall not constitute the waiver of any subsequent breach of any other term, condition or covenant.

i. WFS shall not responsible for the performance of services by third parties not retained by WFS.

8. Project Disclaimer

Client represents, acknowledges, and agrees that:

(i) Client uses the services of one or more municipal advisors registered with the U.S. Securities and Exchange Commission ("SEC") to advise it in connection with municipal financial products and the issuance of municipal securities;

(ii) Client is not looking to Willdan to provide, and client shall not otherwise request or require Willdan to provide, any advice or recommendations with respect to municipal financial products or the issuance of municipal securities (including any advice or recommendations with respect to the structure, timing, terms, and other similar matters concerning such financial products or issues);

(iii) The provisions of this proposal and the services to be provided hereunder as outlined in the scope of services are not intended (and shall not be construed) to constitute or include any municipal advisory services within the meaning of Section 15B of the U.S. Securities Exchange Act of 1934, as amended (the "Exchange Act"), and the rules and regulations adopted thereunder;

(iv) For the avoidance of doubt and without limiting the foregoing, in connection with any revenue projections, cash-flow analyses, feasibility studies and/or other analyses Willdan may provide client with respect to financial, economic or other matters relating to a prospective, new or existing issuance of municipal securities of client, (A) any such projections, studies and analyses shall be based upon assumptions, opinions or views (including, without limitation, any assumptions related to revenue growth) established by client, in conjunction with such of its municipal, financial, legal and other advisers as it deems appropriate; and (B) under no circumstances shall Willdan be asked to provide, nor shall it provide, any advice or recommendations or subjective assumptions, opinions or views with respect to the actual or proposed structure, terms, timing, pricing or other similar matters with respect to any municipal financial products or municipal securities issuances, including any revisions or amendments thereto; and

(v) Notwithstanding all of the foregoing, client recognizes that interpretive guidance regarding municipal advisory activities is currently quite limited and is likely to evolve and develop during the term of the potential engagement and, to that end, client will work with Willdan throughout the term of the potential Agreement to ensure that the Agreement and the services to be provided by Willdan hereunder, is interpreted by the parties, and if necessary amended, in a manner intended to ensure that client is not asking Willdan to provide, and Willdan is not in fact providing or required to provide, any municipal advisory services. Rate and Financial Planning Model.

Brian Wright

Utility Rate Fee and Long-Term Financial Plan Update

Exploring key changes in utility rates and their implications for consumers.

Utility Rate Update

Rationale for Update

Understanding the Need for Utility Rate Fee Adjustments

Operational Cost Increases

1

Rising costs for meters, pipe and supplies due to inflation are driving up costs, necessitating adjustments.

Changes to Market Condition

2

Due to inflation and the cost of operating a stand-alone utility do current rates support on-going operations.

Updating the City Council

3

Gives the City Council an update if current study meets the needs of the water and wastewater systems.

Investment in Capital

4

Capital Project costs have increased by 25% or more. Are all the CIP projects still viable?

Current Rate Plan Focus

Operational

Each Utility will operate on a stand-alone basis

Capital

Will fund over $13 million in Capital for Water and Wastewater

Implementation of Rates

Rates will increase by 4% for the first 3 years, then 11% for the last 2 years to cover debt coverage for Capital Projects.

Current Utility Rate Structure

Water Rates

Current Five-Year Rate model

EXHIBIT A

CITY OF ELOY, ARIZONA
POTABLE WATER SYSTEM
RATES AND CHARGES

Section 1. Availability charges based on size of water service:

	Current	Effective 11/01/22	Effective 11/01/23	Effective 11/01/24	Effective 11/01/25	Effective 11/01/26
Monthly Service Charges (base rate)						
Single Residential Dwelling Unit						
¾" meter	$19.13	$19.90	$20.69	$21.52	$23.89	$26.51
1" meter	$28.70	$29.85	$31.04	$32.28	$35.83	$39.78
1 ½" meter	$57.38	$59.68	$62.06	$64.54	$71.64	$79.53
2" meter	$95.64	$99.47	$103.44	$107.58	$119.42	$135.55
Multiple Dwelling or Commercial Use						
¾" meter	$19.13	$19.90	$20.69	$21.52	$23.89	$26.51
1" meter	$28.70	$29.85	$31.04	$32.28	$35.83	$39.78
1 ½" meter	$57.38	$59.68	$62.06	$64.54	$71.64	$79.53
2" meter	$95.64	$99.47	$103.44	$107.58	$119.42	$135.55
3" meter	$191.30	$198.95	$206.91	$215.19	$238.86	$265.13
4" meter	$382.61	$397.91	$413.83	$430.38	$477.73	$530.28
6" meter	$801.65	$833.72	$867.06	$901.75	$1,000.94	$1,111.04

Section 2. Usage charges, Water:

Residential

All customers per thousand gallons:						
0,000-10,000 gallons	$3.06	$3.18	$3.31	$3.44	$3.82	$4.24
10,001-20.000 gallons	$3.83	$3.98	$4.14	$4.31	$4.78	$5.31
20,001 gallons and over	$4.78	$4.97	$5.17	$5.38	$5.97	$6.62

Current Utility Rate Structure

Wastewater Rates

Current Five-Year Rate model

EXHIBIT A

CITY OF ELOY, ARIZONA
WASTEWATER SYSTEM
RATES AND CHARGES

Section 1. Availability charges based on size of water service:

Monthly Service Charges (base rate)	Current	Effective 11/01/22	Effective 11/01/23	Effective 11/01/24	Effective 11/01/25	Effective 11/01/26
Single Residential Dwelling Unit						
¾" residential	$35.76	$37.19	$38.68	$40.23	$44.66	$49.57
Commercial						
¾" commercial	$35.76	$37.19	$38.68	$40.23	$44.66	$49.57
1" commercial	$61.45	$63.91	$66.46	$69.12	$76.73	$85.17
1 ½ " commercial	$124.17	$129.14	$134.30	$139.67	$155.04	$172.09
2" commercial	$198.75	$206.70	$214.97	$223.57	$248.16	$275.46
3" commercial	$372.91	$387.83	$403.34	$419.47	$465.62	$516.83
4" commercial	$745.80	$775.63	$806.66	$838.92	$931.21	$1,033.64
6" commercial	$1,491.61	$1,551.27	$1,613.33	$1,677.86	$1,862.42	$2,067.29

Section 2. City Usage charge:

All Commercial customers:						
Per thousand gallons, 0,000-10,000 gallons	$3.72	$3.87	$4.02	$4.18	$4.64	$5.16
Per thousand gallons, 10,001-20.000 gallons	$4.66	$4.85	$5.04	$5.24	$5.82	$6.46
Per thousand gallons, 20,001 gallons and over	$5.82	$6.05	$6.29	$6.55	$7.27	$8.07

Monthly Utility Rate Increase - Based on 7,000 Gallons of Water Used

	Water	Wastewater	Total Monthly Increase
Nov 1, 2022	$1.61	$1.43	$3.04
Nov 1, 2023	$1.70	$1.49	$3.19
Nov 1, 2024	$1.74	$1.55	$3.29
Nov 1, 2025	$5.03	$4.43	$9.46
Nov 1, 2026	$5.56	$4.91	$10.47

Implementation Timeline

Key dates for the update process

90 days to implement study

Willdan - Study Implementation

Council Engagement Approval

September 23, 2024 - City Council approves engagement letter

Present Finding to Council

January or February 2025, Willdan will make a presentation to Council on Utility Rate Study.

Questions

Engaging in Open Dialogue about Utility Rate Fee Updates

CITY OF ELOY
REQUEST FOR COUNCIL ACTION

Agenda Item: VIII.F.
Date: 9/23/2024

Date submitted: 09/17/2024 **Date requested:** 9/23/2024	**Action:** Formal	**Subject: Discussion and consideration of approving Change Order #1 to the contract with Sunrise Engineering for the design of improvements to Sunland Gin Road and Arica Road for an amount not to exceed $35,000 for additional work required for the Hydrology Analysis and Hydraulic Design.**

TO: Mayor and City Council

FROM: Matt Rencher, Public Works Director/City Engineer

RECOMMENDATION:
Staff recommends that Council approve the Change Order #1 to the Contract with Sunrise Engineering for design of the Sunland Gin Road and Arica Road improvements to allow for the additional hydrology analysis and design needed to design the project appropriately

DISCUSSION:
The Sunland Gin Road interchange at Interstate 10 is one of the most critical intersections for the City of Eloy. There have been numerous studies addressing the configuration and capacity of this particular intersection. In 2014, prior to the annexation of this area by the City of Eloy, Pinal County hired Southwest Traffic Engineering, LLC. to conduct an Intersection Analysis on the intersection of Sunland Gin Road and Arica Road. In 2020, after having annexed this area, the City of Eloy hired Sunrise Engineering, Incorporated to create a Design Concept Report and establish a design set of construction plans equivalent to a 30% design set. This contract executed in October of 2020 also had the provision for the design of the roadway improvements. In 2022, City Staff continued efforts towards revitalizing the area through a grant submission to the Reconnecting Communities Pilot Program for additional study of this intersection and the economic impact improvements would have on the City of Eloy and its residents. Unfortunately, the city was not awarded any grant funding through this opportunity. In 2023, the City of Eloy was awarded $5M in Arizona State Discretionary Funding after meeting with State legislators and lobbying for continued support of this project.

City Staff reached out to Sunrise Engineering and requested a proposal to complete the design of the Sunland Gin Road and Arica Road Improvements and create a bid package for the advertisement to construct the Improvements. The proposed scope of

work/fee for the 2023 contract is as follows:

1. The largest difference between the two contracts is that the 2020 contract only included the final design of Sunland Gin Road, but DID NOT include the final design of Arica Road Connector or the signalized intersection, both of which have been included in the new contract.
2. With our previous work being 3 years old and completed under previous staff (for both Eloy and Sunrise), we felt that going through a 30% design submittal was a prudent step.
3. During the preparation of the DCR it was revealed that this portion of Sunland Gin Road lies in the FEMA floodplain. Due to this fact, a simple drainage report as originally contemplated, needed to be expanded to include not only roadway drainage analysis, but also how the proposed improvements affect the floodplain and surrounding properties. Our scope now includes an analysis of the floodplain (West Consultants) to determine the impact from the proposed roadway improvements.
4. As the field information is over 3 years old at this point, the survey & base mapping (Phase 0002) has to be updated for the re-start of this project. This includes supplemental field survey and right-of-way mapping to capture any potential changes plus items necessary for the additional scope items not previously included.
5. Due to the addition of water and sewer extensions to your systems, ADEQ requires a water design and sewer design reports for approvals. These have been added to the scope of the work. The plans now also include the design of these improvements.
6. There are some new allowances (Phase 0007) that have been added to the new contract. These are performed on a time and material basis at the authorization/discretion of the City. These services are as follows:
   a. Right of Way & Property Acquisition (Task 002): We have added a ROW acquisition consultant to the team (Tierra Right-of-Way) to assist the City in obtaining property rights for widening Sunland Gin and the new Arica Road connector.
   b. Public Involvement (Task 003): We have added a public involvement consultant (Avenue Consultants) to assist the City with managing the information and outreach for this high-profile project.
   c. Contractor Procurement (Task 004): The City is likely to now have this project delivered using a Construction Manager at Risk (CMAR) project delivery method. For this reason, we have added a contractor procurement task to the scope of work.

In summary, the new 2023 proposed contract replaces the 2020 contract and adds a significant amount of scope for the completion of the project.

The design team brought the design to 60% and in the course of the hydrology analysis, the design team identified a very substantial amount of offsite drainage that needs to be mitigated. The extensive modeling and hydrology analysis was not included in the original contract since City staff was unaware of the impact that the

offsite drainage would have on the project. Sunrise Engineering has a subcontractor available and ready to assist with the hydrology modeling and design recommendations. Once the drainage is modeled and mitigation measures are identified, the design can continue to move forward as the mitigation measures will affect the layout and design of the Sunland Gin Road improvements. The design team will identify several alternatives to mitigate the offsite drainage and present those to City Staff. Once the recommended alternative is determined, City Staff will meet with the property owners and stakeholders to explain the alternatives and identify the recommended alternative to the property owners, developers, and stakeholders.

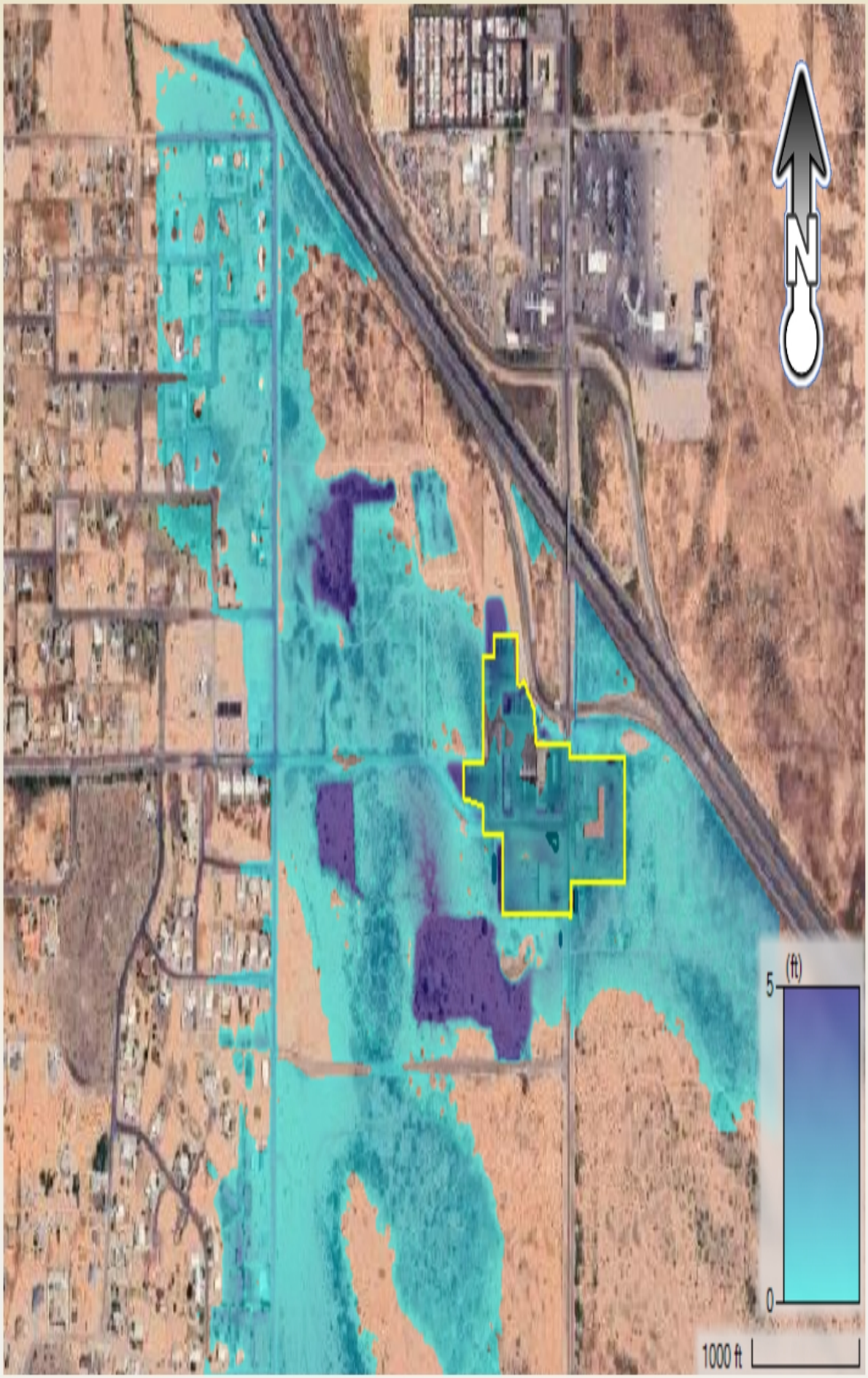
FISCAL IMPACT:

Not to Exceed $35,000 from the Sunland Gin Improvements capital budget

Approved as to Form:

Stephen R. Cooper, City Attorney

Existing Conditions: Inundation



WEST CONSULTANTS
WATER | ENVIRONMENTAL SEDIMENTATION TECHNOLOGY

8950 S 52nd Street
Suite 210
Tempe, AZ 85284
(480) 345-2155
(480) 345-2156 *fax*

City of Eloy

Sunland Gin Road Offsite Drainage Study

FY23 Rates

		Vice President	Project Manager	Senior Engineer	Staff Engineer	Hydrologist Scientist	Engineering Technician	Tech Writer	Administrative	Total Task	Total Task
	Hourly Rate	291.00	233.00	177.00	138.00	179.00	138.00	129.00	100.00	Hours	COST
LABOR COSTS											
TASK No.	**DESCRIPTION**										
1	Coordination and Project Management.	1	2							3	**$757**
2	Offsite specific field visit. (First visit did not include offsite investigation.)			8	8					16	**$2,520**
3	HEC-RAS 2D modeling extended from west development to area east of project site. Iterate as needed to reproduce FEMA floodplain as closely as possible.				16					16	**$2,208**
4	Identification of flood mitigation alternatives and preliminary modeling.		4	4	18					26	**$4,124**
5	Prepare PowerPoint Presentation. Present findings in person.		4	4	4					12	**$2,192**
	(Partial reimbursement of out-of-scope work specific to offsite drainage per Tasks 3 through 5 = $8524)										
6	Refine the 3 potential flood mitigation alternatives to minimize estimated cost. Analyze with 2-D model.		2	2	16					20	**$3,028**
7	Analyze impact of offsite mitigation options on proposed onsite drainage solutions. Evaluate potential for flooding given high volume storm events. Provide conceptual solutions if needed.			4	4					8	**$1,260**
8	Present overall findings by PowerPoint presentation (preferably in person, but Microsoft Teams or equivalent video conference is acceptable).		2	2	4					8	**$1,372**
9	Prepare feasibility study report including recommendations and relative costs. (Includes consideration of conceptual approaches to allow mitigation measures to cross Sunland Gin Road.)		30	8	4			4		46	**$9,474**
10	Respond to 1 round of compiled comments and finalize.	1	4	4	4					13	**$2,483**
	TOTAL HOURS	**2**	**48**	**36**	**78**	**0**	**0**	**4**	**0**	**168**	
	TOTAL LABOR COST	**$582**	**$11,184**	**$6,372**	**$10,764**	**$0**	**$0**	**$516**	**$0**		***$29,418***

DIRECT COSTS						COST
	Mileage	100	miles @	*0.625*	=	63
	Per Diem (2 people)					60
	Lodging					
	Airfare					
	Other					
	TOTAL DIRECT COST					***$123***
	TOTAL FOR ALL TASKS					***$29,541***

CITY OF ELOY
REQUEST FOR COUNCIL ACTION

Agenda Item: VIII.G.
Date: 9/23/2024

Date submitted: 09/13/2024 **Date requested:** 9/23/2024	**Action:** Resolution	**Subject: Adoption of Resolution No. 24-1588 approving the 2024 Eloy Strategic Plan and corresponding policy document**

TO: Mayor and City Council

FROM: Mackenzie Letcher, Assistant City Manager

RECOMMENDATION:
Staff recommends that the Mayor and Council approve Resolution No. 24-1588 authorizing the implementation of the 2024 Eloy Strategic Plan and corresponding policy document.

DISCUSSION:
At the beginning of this year, we embarked on the development of a formal Strategic Plan — a comprehensive roadmap that outlines the City's long-term goals and the actions needed to achieve them. This plan establishes clear direction, sets priorities, and ensures that all departments are aligned with a common mission. To guide us through this six-month process, we partnered with Bill Stipp from LeadingEdge Consulting. Our efforts included surveys with our executive leadership team and Council and two full-day workshops for both groups.

The process was driven by substantial input from City staff, who offered operational insights, and from the Mayor and Council, who provided the community's perspective as its elected representatives. In collaboration with Bill Stipp, the City Manager's office facilitated discussions with the City Council on all aspects of the plan during the June 15th, 2024 Council Workshop. After this workshop, a final work session was held on September 3rd, 2024, where the plan was refined to incorporate the Council's final recommendations and ensure alignment with their vision for Eloy. The Strategic Plan identifies the following five focus areas:

- Fiscal Sustainability
- Economic Vitality
- Safe and Active Community
- Innovative and High-Performing Organization
- Infrastructure

If approved, this three-year Strategic Plan will provide clear direction and accountability for City staff, aiming to enhance operational efficiency and increase transparency with

the public.

FISCAL IMPACT:
This Resolution has no fiscal impact.

Approved as to Form:

Stephen R. Cooper, City Attorney

RESOLUTION NO. 24-1588

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF ELOY, PINAL COUNTY, ARIZONA, AUTHORIZING THE IMPLEMENTATION OF THE 2024 ELOY STRATEGIC PLAN.

WHEREAS, the City of Eloy has engaged in a process to develop a Strategic Plan to serve as a foundational guiding document for the City's future including budget development, land use planning, and assessment of individual and organizational performance ; and

WHEREAS, the City of Eloy will use the Strategic Plan to:

1) Develop the operating budget.
2) Consider revisions to capital improvement projects.
3) Execute projects in all of the City's Master Plans and General Plan.
4) Inform the Elected Body's meeting agenda process by identifying projects that are in the Strategic Plan.

WHEREAS, the City of Eloy will take specific steps every year to focus strategic efforts, these steps include:

1) The Strategic Plan will be reviewed and updated annually during the retreat process.
2) The Elected Body and City Manager will commit to ensuring that staff has the time and resources to complete projects identified in the plan.
3) If new project(s) are added to the Strategic Plan after it is approved during a fiscal year, the Elected Body will work with the City manager to determine what project(s) currently in the plan need to be reprioritized.

NOW, THEREFORE LET IT BE RESOLVED that the Mayor and City Council of the City of Eloy hereby adopt the 2024 Strategic Plan referenced in this resolution as Exhibit A and corresponding provisions listed above.

PASSED AND ADOPTED by the Mayor and City Council of the City of Eloy, Arizona, this ____ day of September 2024.

_____
Micah Powell, Mayor

ATTEST:

_____
Mary Myers, City Clerk

APPROVED AS FORM

_____
Stephen R. Cooper, City Attorney

ELOY

ARIZONA

STRATEGIC PLAN

2024 - 2027

INTRODUCTION

As we embark on this strategic journey, we aim to enhance organizational performance, foster innovation, and build upon continuous improvement, accountability, and resilience. Our strategic plan is grounded in our core values: fiscal sustainability, economic vitality, a safe and active community, an innovative and high-performing organization, and robust infrastructure. The primary purpose is to provide a clear, actionable framework that guides our decision-making and ensures we stay true to our principles while pursuing our goals. This strategic plan is a dynamic, flexible tool, allowing us to adapt to changes in the external environment while focusing on our strategic objectives. We invite all stakeholders to join us in this endeavor, as their support and engagement are crucial to our success.

David Malewitz
City Manager

MISSION STATEMENT

The City of Eloy will provide exceptional municipal services and promote a quality environment to enhance our community's prosperity while looking toward the future and embracing our culture.

TABLE OF CONTENTS

Fiscal Sustainability.....04

Economic Vitality..... 06

Safe and Active Community.....08

Innovative and
High Performing Organization..... 12

Infrastructure..... 14

FISCAL SUSTAINABILITY

The City of Eloy is committed to implementing innovative, efficient, and accountable policies alongside financially sustainable business practices. Our approach is grounded in transparency and adaptability, ensuring that our initiatives align with both current and future community priorities. This dedication aims to enhance the quality of life for all of our residents.

Guiding Principle 1

Demonstrate and provide fiscal responsibility through established financial policies, budgeting practices and financial standards that meet the requirements and benchmarks for financial reporting established by the Governmental Finance Officer Association (GFOA) and the Government Accounting Standards Board (GASB).

Guiding Principle 2

Implement and execute business processes and operational efficiencies to streamline the delivery of governmental services, including the identification of cost of services, cost recovery policies, and performance measurements.

Guiding Principle 3

Implement fiscally sustainable initiatives that allow the city to proactively plan for, recruit, grow and retain top human resources.

Guiding Principle 4

Implement innovative and integrated technology initiatives to support city business processes and customer service.

Guiding Principle 5

Create, pursue, and maintain collaborative partnerships to maximize city resources and serve our residents.

Guiding Principle 6

Enhance existing revenue sources by continuously exploring new and diverse options to ensure the city can adapt to changing economic conditions.

FISCAL SUSTAINABILITY

CITY OF ELOY, ARIZONA
2024-2027 STRATEGIC PLAN

PROJECT	SCOPE	LEAD DEPARTMENT	TIMEFRAME
Resource Optimization (GP6)	Prepare an optimization plan for parks, roads, blight abatement, and other city priorities	Finance/City Manager's Office	FY25
Grant Collaboration (GP5)	Utilize eCivis grant software to identify and apply for eligible funding opportunities city wide	Finance	FY25
Fee Analysis (GP2)	Update city fees to reflect market trends and industry best practices	Finance	FY25
Utility Rate Study (GP2)	Propose a plan for updating utility rates to ensure cost recovery and revenue generation	Finance	FY25
Landfill Rate Study (GP2)	Administer rate study and propose rate adjustment for landfill operations	Finance	FY25
Airport Rate Study (GP2)	Conduct rate study and propose rate adjustments for airport operations	Finance/City Manager's Office	FY25
Capital Improvement Program Improvements (GP1)	Evolve the CIP process to align with community needs and available funding	Finance/Public Works	FY26
Reserve/Fund Balance Policy (GP1)	Evaluate current policy and align it with GFOA standards	Finance/City Manager's Office	FY26
Impact Fee Study (GP6)	Execute Impact fee study and update Impact Fees (IIP)	City Manager's Office	FY27

ECONOMIC VITALITY

The City of Eloy will maintain its unique culture and identity while seeking diverse and high-quality development that supports the community's economic sustainability. The city will implement economic development programs and strategies that recognize that the quality of life for our residents is also key to our economic success.

Guiding Principle 1

Ensure city services are continually streamlined, efficient, customer focused and responsive to support appropriate residential and business growth, and the long-term success of existing local businesses and residents.

Guiding Principle 2

Continually update and refine the long-range planning activities using the General Plan and other documents which incorporate resident and stakeholder input to provide a roadmap for overall economic development, infrastructure, and budget planning.

Guiding Principle 3

Target economic development pursuits that encourages quality employers and commercial enterprises that build a strong, healthy, and vibrant community.

Guiding Principle 4

Nurture and support existing businesses and entrepreneurial efforts in the city.

Guiding Principle 5

Foster business investment through streamlined processes, innovation, and ongoing partnerships.

Guiding Principle 6

Employ balanced housing strategies that target a wide variety of options (e.g., types, price ranges, sizes, ownership/rental, and styles) through strategic partnerships and enhanced ordinances/policies.

ECONOMIC VITALITY

CITY OF ELOY, ARIZONA
2024-2027 STRATEGIC PLAN

PROJECT	SCOPE	LEAD DEPARTMENT	TIMEFRAME
Airport Master Plan (GP2)	Develop sustainable 10-year airport plan that anticipates projected growth	City Manager's Office	FY25
Streamline Development Approval Process (GP1)	Deploy best practices for streamlining development approval process	Community Development	FY25
Business Resource Hub (GP5)	Implement an online portal to facilitate and support development prospects exploring relocation to Eloy	Economic Development	FY25
Blighted and Neglected Properties (GP6)	Create a strategy plan for the removal of blighted and neglected structures	Community Development	FY26
Economic Development Master Plan (GP2)	Update the comprehensive operational plan for Ec-Dev activities	Economic Development	FY26
Airpark Master Plan (GP2)	Develop specific area plan for the airpark focusing on land use, infrastructure, economic opportunities, and growth	Community Development	FY27
Way Finding (GP3)	Design and construct way-finding signage aligning with city brand	Public Works	FY27

SAFE AND ACTIVE COMMUNITY

The City of Eloy will continue to evolve and provide public safety services and, recreational programs and events that sustain our unique, and authentic community. Our community can come together to celebrate and preserve its culture while enhancing its quality of life. Sustainable relationships with the community will be cultivated through resident and business engagement, outstanding customer service, with clear and accessible communication.

Guiding Principle 1

Strengthen public safety services, community relationships and, develop innovative programs that ensure a safe and attractive community thru best practices.

Guiding Principle 2

Enhance the parks, trails, community facilities, heat mitigation strategies, public art programs and amenities within our community to further the quality of life.

Guiding Principle 3

Support and create public/private partnerships with community organizations.

Guiding Principle 4

Ensure community engagement through continuous focused outreach and strategic utilization of various communication methods.

Guiding Principle 5

Foster city wide initiatives, policies and city codes that support a clean, well-maintained, and sustainable community.

Guiding Principle 6

Promote and support diverse city wide recreational activities and events that serve all ages, abilities, and interests while ensuring all areas of our community are included and represented.

SAFE AND ACTIVE COMMUNITY

CITY OF ELOY, ARIZONA
2024-2027 STRATEGIC PLAN

PROJECT	SCOPE	LEAD DEPARTMENT	TIMEFRAME
Animal Control Services (GP1)	Evaluate and recommend strategy plan for a sustainable animal control program	Police	FY25
Community Policing (GP4)	Implement best practices for community policing tailored to our community	Police	FY25
Police Department Growth Analysis (GP1)	Conduct growth analysis that aligns with community growth projections	Police	FY26
Public Safety Surveillance Cameras (GP1)	Install community wide cameras to deter crime and assist investigations	Police/Public Works	FY26
Police Technology Upgrades (GP1)	Computer Aided Dispatch (CAD, Records Management System (RMS), and Mobile CAD System	Police	FY26
Evaluate Dust Bowl Parcel for future use (GP2)	Initiate redevelopment plan for parcel as gateway to downtown	Community Development	FY26
Community Service Officers (GP1)	Evaluate and recommend program to supplement police staffing issues on low priority activities	Police	FY26
Playground Equipment Replacement (GP2)	Shumway Park playground equipment replacement	Community Services	FY27
Parks Master Plan Update (GP5)	Develop a comprehensive plan for all parks and open space in Eloy	Community Services	FY27

SAFE AND ACTIVE COMMUNITY

CITY OF ELOY, ARIZONA
2024-2027 STRATEGIC PLAN

PROJECT	SCOPE	LEAD DEPARTMENT	TIMEFRAME
Playground Equipment Replacement (GP2)	North Toltec Park playground equipment replacement	Community Services	FY27
Outside Fitness Court (GP2)	Site and construct an outside fitness court	Community Services	FY27
Multi-use sports complex (GP2)	Site a multi-use sports complex - PHASE I	Community Services	FY27
General Plan Update (GP5)	Conduct and release to voters the General Plan update	Community Development	FY27/28

INNOVATIVE AND HIGH PERFORMING ORGANIZATION

The City of Eloy is committed to providing outstanding and valuable services to its employees through fostering an inclusive culture and a safe working environment that attracts and retains a positive, high performing and engaged workforce.

Guiding Principle 1

Prioritize the well-being and safety of team members by ensuring a culture that creates a physically and psychologically safe and supportive environment for all to thrive.

Guiding Principle 2

Create and maintain a culture of ownership and empowerment. Ensure employees have the necessary resources to perform their roles and provide excellent, effective, and efficient customer service.

Guiding Principle 3

Create a professional, value-oriented, accountable, and responsive work environment with opportunities for mentoring, coaching, education, advancement, and job fulfillment.

Guiding Principle 4

Foster opportunities and programs that support professional development and employee engagement for continuous learning and growth.

Guiding Principle 5

Implement initiatives that enhance communication, collaboration, and transparency for city employees.

Guiding Principle 6

Establish clear expectations for all employees and volunteers of the city. Develop training, systems, policies and procedures that continuously improve governance and teamwork between the City Council, the City Manager, the Senior Management Team, City staff, volunteers, committees and commissions that maintain the highest standards of integrity and ethics.

INNOVATIVE AND HIGH PERFORMING ORGANIZATION

CITY OF ELOY, ARIZONA
2024-2027 STRATEGIC PLAN

PROJECT	SCOPE	LEAD DEPARTMENT	TIMEFRAME
Customer Service Training (GP2)	Implement Organization wide customer focused training	Human Resources	FY25
Visioning Exercise (GP6)	Create a cohesive vision statement for the city by conducting a visioning exercise that integrates feedback from both the organization and the community	City Manager's Office	FY26
Gallup Q12 Survey (GP4)	Utilize nationally recognized survey to measure employee engagement	Human Resources	FY26
Succession Planning (GP3)	Develop a succession program for city leadership	Human Resources	FY26
Compensation and Benefit Study (GP1)	Formulate a comprehensive compensation study	Human Resources/City Manager's Office	FY27

INFRASTRUCTURE

The City of Eloy will strategically plan, implement, and maintain current and future infrastructure and facilities which support the community's quality of life and economic viability to protect our environment.

Guiding Principle 1

Follow best practices to maintain the efficiency and operability of existing underground and aboveground infrastructure and facilities.

Guiding Principle 2

Identify programs and technologies that capture information and resources to promote data-driven decision making. Optimize practices to ensure the reliability of existing infrastructure and facilities.

Guiding Principle 3

Prioritize long-term planning, and investment strategies for future infrastructure and facilities that improve the quality of life for the community while being affordable and sustainable.

Guiding Principle 4

Enhance and refine policies while incorporating best practices for the responsible management of sanitation, water, wastewater, and stormwater, ensuring efficiency and capacity for future generations.

Guiding Principle 5

Support and establish public-private partnerships with external utility providers to improve and sustain the quality of life for our residents. These collaborations will focus on enhancing utility services, ensuring reliable infrastructure, and addressing community needs effectively.

INFRASTRUCTURE

CITY OF ELOY, ARIZONA
2024-2027 STRATEGIC PLAN

PROJECT	SCOPE	LEAD DEPARTMENT	TIMEFRAME
Sewer Line Expansion Sec. E (GP3)	Engineer designs to expand sewer line on 11-mile Corner Road to accommodate residential growth	Public Works	FY25
Shedd Road Median Improvements (GP3)	Engineer designs to Update and beautify Shedd Road median	Public Works	FY25
Sewer Line Expansion (GP3)	Engineer designs to expand and upsize line on 11-mile Corner Road east towards Sunshine Blvd	Public Works	FY25
Intersection Improvement (GP3)	Construct Fontier and Main Street hybrid beacon - PHASE II	Public Works	FY25
Roadway Realignment (GP3)	Construct realignment of Papago Street between Roble Circle and Golden Street	Public Works	FY25
Water Line Extension (GP3)	Install 12" water main from Tumbleweed Rd to Aztec Rd to create looped system	Public Works	FY25
Houser Road Water Line (GP4)	Engineer and construct waterline options to serve the area	Public Works/ City Manager's Office	FY25
Weather Reporting Equipment (AWOS) (GP2)	Design and construct AWOS at airport	Public Works	FY26
PD Training Facility Improvements (GP3)	Police Department training facility multi-year building improvements	Public Works/Police	FY26

INFRASTRUCTURE

CITY OF ELOY, ARIZONA
2024-2027 STRATEGIC PLAN

PROJECT	SCOPE	LEAD DEPARTMENT	TIMEFRAME
PD Range Improvements (GP3)	Police Department Firearms Range Improvements	Public Works/Police	FY26
Windcone and Segmented Circle Relocation (GP3)	Design and construction of Windcone and Segmented Circle relocation	Public Works	FY26
Sunland Visitor Center Fencing (GP3)	Installation of perimeter fencing at the Sunland Visitor Center/Museum	Community Services	FY26
Troy Thomas Center Improvements (GP3)	Create and implement multi-year improvement plan	Community Services	FY26
Love's Lift Station Rehab (GP1)	Rehab on Love's sewer lift station with new pumps, lining, and controls	Public Works	FY26
Drainage Improvements (GP3)	Construction of drainage infrastructure in Eloy Industrial Park	Public Works	FY26
Water Service Line Inventory (GP1)	Conduct an inventory of existing water lines for maintenance and and improvement	Public Works	FY26
Assured Water Supply Scenarios (GP3)	Develop strategy roadmap for potential loss of assured water supply	Public Works	FY27
Preventative Maintenance Program (GP1)	Develop a preventative maintenance program for all city facilities	Public Works/ Community Services	FY27

INFRASTRUCTURE

CITY OF ELOY, ARIZONA
2024-2027 STRATEGIC PLAN

PROJECT	SCOPE	LEAD DEPARTMENT	TIMEFRAME
Water Treatment Facilities Evaluation (GP4)	Conduct evaluation study on existing infrastructure to meet ADEQ regulations	Public Works	FY27
Parking Lot Improvements (GP1)	Resurface and repair five parking lots identified in the CIP	Community Services	FY27
Sewer Collection Infrastructure (GP3)	New lift station and collection systems for priority area C	Public Works	FY27
Sewer Line Replacement (GP1)	Engineer designs for sewer line on Battaglia Road from Davidson Blvd to treatment plant	Public Works	FY27
Design Sewer Main Extension (GP3)	Engineer designs for sewer Main extensions in Toltec area	Public Works	FY27
4 Year Intersection Project (GP3)	Sunland Gin Rd and Arica Rd Intersection PHASE I thru III	Public Works	FY27
Phoenix Avenue Landscape Improvements (GP3)	Design Phoenix Avenue landscape improvements - PHASE I – 2 yr project	Public Works	FY27
Main Street Streetscape Design (GP3)	Design Main Street streetscaping PHASE I - 2 yr project	Public Works	FY27
Design New Groundwater Well (GP3)	Design New groundwater well – PHASE I – 4yr project	Public Works	FY27

INFRASTRUCTURE

CITY OF ELOY, ARIZONA
2024-2027 STRATEGIC PLAN

PROJECT	SCOPE	LEAD DEPARTMENT	TIMEFRAME
Design New Water Well (GP3)	New well to serve priority area C with connecting line	Public Works	FY27
Design Water Line Extension (GP3)	Water line extension to loop Sunland Gin system in priority area B	Public Works	FY27
Design Water Line Extension (GP3)	Water line extension - Nelson Farm Road from Sunland Gin Road East 1/4 Mile - priority area B	Public Works	FY27
Toltec Lift Station Rehab (GP1)	Rehab on Toltec sewer lift station with new pumps, lining, and controls	Public Works	FY27
Drainage Study (GP1)	Conduct a drainage study for the Toltec area to alleviate drainage issues	Public Works	FY27
Construct Water Line (GP3)	Construct new 6" PVC lines on 2nd Place, 3rd Place, and 4th Street	Public Works	FY27
Locate All Existing Waterlines (GP1)	Water Line Locate – PHASE I & II – 3yr project	Public Works	FY27
Construct Nitrate Treatment Facilities (GP1)	Nitrate treatment facilities at WWTP – 3yr project	Public Works	FY27
Airport Water Well (GP3)	Design and construct a new water well and connecting line at Airport	Public Works	FY27

INFRASTRUCTURE

CITY OF ELOY, ARIZONA
2024-2027 STRATEGIC PLAN

PROJECT	SCOPE	LEAD DEPARTMENT	TIMEFRAME
Design new water line – Tryon Ave (GP3)	Tryon Avenue water line - 2yr project	Public Works	FY27
Design Sunland Gin Roadway Improvements (GP3)	Engineer designs for Sunland Gin reconstruction and widening between I-10 and Hanna Road	Public Works	FY27

ELOY
ARIZONA

WWW.ELOYAZ.GOV

CITY OF ELOY
REQUEST FOR COUNCIL ACTION

Agenda Item: VIII.H.

Date: 9/23/2024

Date submitted: 09/11/2024 **Date requested:** 9/23/2024	**Action:** Ordinance	**Subject: Adoption of Ordinance No. 24-974 approving a revision to City Code provisions regarding the City Clerk being appointed by the City Manager and setting an effective date.**

TO: Mayor and City Council

FROM: Stephen Cooper, City Attorney

RECOMMENDATION:
Council to adopt Ordinance No. 24-974 approving a revision to the City Code providing for the appointment of the City Clerk by the City Manager.

DISCUSSION:
On August 26, 2024, and September 9, 2024, the Eloy City Council held Executive Session discussions regarding the upcoming retirement of the City Clerk at the end of December, the position of the City Clerk within the City Staff organizational chart, and the City Code. These discussions also addressed the process of appointing a new City Clerk. As a result of these deliberations, this Ordinance is presented for Council consideration, proposing that the city manager be responsible for the appointment, supervision, and termination of the City Clerk. By removing the City Clerk position from the list of regular employees exempt from the guidelines outlined in Policy 800 of the City of Eloy Policies and Administrative Guidelines Manual, the City Clerk will be granted the same rights and privileges as other department directors who report directly to the City Manager.

The current City Clerk would continue to work under the direction of the City Council (by action of the Council at a future Council meeting) until January 3, 2025, or a date established by the City Council.

FISCAL IMPACT:
There is no fiscal impact related to the adoption of the ordinance.

Approved as to Form:

Stephen R. Cooper, City Attorney

ORDINANCE NO.: 24-974

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF THE CITY OF ELOY, ARIZONA, AMENDING AND DELETING LANGUAGE IN CHAPTER 2, ARTICLE 1, SECTIONS 2-6 AND 2-12 OF THE CITY CODE REGARDING THE CITY CLERK, APPOINTMENTS, AND DUTIES AND SETTING AN EFFECTIVE DATE.

WHEREAS, Sections 2-6 and 2-12 of Chapter 2, Article I of the City Code created the appointment and duties of the City Clerk by the City Council and;

WHEREAS, the City Code, Section 2-6 (A), provides for the City Council to authorize the City to enter into an employment contract with the City Clerk of for a term not to exceed two (2) years and;

WHEREAS, best local government practices in local government under the Council-Manager system necessitate the City Manager's appointment and oversight of the City Clerk without requiring an employment contract and;

WHEREAS, the Mayor and City Council of the City of Eloy chose to delete the language in Chapter 2, Article 1, Section 2-6 of the City Code pertaining to an employment contract for the City Clerk. The City Clerk will be entitled to the same rights and privileges as other department directors who report to the City Manager.

WHEREAS, the Mayor and City Council of the City of Eloy chose to delete the language in Chapter 2, Article 1, Section 2-12 of the City Code in its entirety pertaining to the appointment and duties of the City Clerk. The Mayor and City Council further seek to empower the City Manager pursuant to a revised Section 2-12 to appoint, oversee, and, if required, terminate the City Clerk in accordance with the guidelines outlined in the City of Eloy Policies and Administrative Guidelines Manual. The City Clerk will be entitled to the same rights and privileges as other department directors who report to the City Manager.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF ELOY, ARIZONA AS FOLLOWS:

1. Chapter 2, Article 1, Section 2-6: OFFICERS OF CITY ENUMERATED IS AMENDED AS FOLLOWS:

2-6: OFFICERS OF CITY ENUMERATED:

The officers of the city shall consist of the following:

A. A voting mayor elected by the qualified electors of the city.

B. Six (6) voting council members elected by the qualified electors of the city.

C. City magistrate, city magistrate pro tem, and civil traffic hearing officer(s).

These officer(s) shall be appointed in the manner and for the terms described in Article II of this chapter.

D. The following officers shall be appointed by the Mayor and City Council biennially at the first regular meeting of the City Council subsequent to the Mayor and City Council elections. The City Council may authorize the City to enter into employment contracts with said officers containing provisions the Council deems appropriate and for terms which shall not bind future Councils.

1. City Manager.

~~2. City Clerk and Ex Officio Treasurer.~~

~~3~~2. City Attorney.

E. The following officers shall be appointed by the City Manager.: ~~The City Council may authorize the City to enter into employment contracts for terms not to exceed two (2) years.~~

1. City Clerk.
2. City Chief of Police.
3. City Physician.
4. City Engineer.

2. Chapter 2, Article 1, Section 2-12: CITY CLERK; APPOINTMENT AND DUTIES IS DELETED IN ITS ENTIRETY.

3. Chapter 2, Article 1, Section 2-12: CITY CLERK; APPOINTMENT AND DUTIES IS HEREBY ADOPTED AS FOLLOWS:

2-12 City Clerk

A. Office established. The office of City Clerk is hereby created and established. The City Clerk shall be appointed by the City Manager and shall perform the duties of the office of the City Clerk under the general and specific direction of the City Manager, Deputy City Manager, or Assistant City Manager to whom he or she reports.

B. Absence of City Clerk. In the absence of the City Clerk, the City Manager or a person designated by the City Manager shall be the acting City Clerk. The acting City Clerk shall have the duties and responsibilities of the City Clerk as established by law, this code, or other ordinances.

C. Powers and duties. The City Clerk shall have those powers and duties set forth by State law as well as City ordinance, resolution, order, or directive. In addition to the powers and duties set forth above, it shall be the City Clerk's responsibility and authority to perform the following:

1. The City Clerk shall keep a true and correct record of all business transacted by the City Council and any other records that either pertain to the business of the

City or that the City Manager directs. The City Clerk shall number, plainly label, and file separately in a suitable cabinet all resolutions, notices, deeds, surveys, leases, paid and unpaid vouchers, inventories, letters, orders, and other documents of whatever nature;

2. The City Clerk shall keep convenient for public inspection all public reports and public documents under the control of the City Clerk, as provided by state statute;

3. The City Clerk shall prepare or cause to be prepared all minutes of City Council proceedings and ensure their correctness and accuracy;

4. The City Clerk shall process, record, file, publish, and, if required by State statute, post all ordinances, resolutions, budgets, and notices that the City Council may pass;

5. The City Clerk shall be the City election official and perform those duties required by state statute and as directed by the City council;

6. The City Clerk shall issue or cause to be issued all licenses that may be prescribed by State statute, City ordinance, or this code unless the City Manager has designated another City employee as the license inspector for certain types of licenses under the provisions of this code;

7. The City Clerk shall perform those administrative responsibilities and duties that are conferred upon the City Clerk by the City Manager in addition to those specified in City Ordinances and this Code.

Effective Date

This Ordinance shall become effective when the City Manager appoints a new City Clerk or no later than January 3, 2025.

PASSED AND ADOPTED by the Mayor and City Council of the City of Eloy, Arizona, this 23rd day of September, 2024.

APPROVED:

_____
Micah Powell, Mayor

ATTEST:

_____
Mary Myers, City Clerk

APPROVED AS TO FORM:

_____
Stephen R. Cooper, City Attorney

CITY OF ELOY
REQUEST FOR COUNCIL ACTION

Agenda Item: VIII.I.
Date: 9/23/2024

Date submitted: 09/11/2024 **Date requested:** 9/23/2024	**Action:** Resolution	**Subject: Adoption of Resolution No. 24-1591 approving updates and revisions to Policy No. 800 of the City's Administrative Policies and Guidelines Manual removing the City Clerk from the list of exceptions to at-will positions, from Section C. – Eligible Employees**

TO: Mayor and City Council

FROM: David Malewitz, City Manager

RECOMMENDATION:
Council to adopt Resolution No. 24-1591, revising and updating Policy No. 800 of the City's Administrative Policies and Guidelines Manual, to remove the City Clerk from the list of exceptions to at-will positions under Section C – Eligible Employees.

DISCUSSION:
On August 26, 2024, and September 9, 2024, the Eloy City Council held Executive Session discussions regarding the upcoming retirement of the City Clerk at the end of December, the position of the City Clerk within the City Staff organizational chart, and the City Code. These discussions also addressed the process of appointing a new City Clerk.

The City Council's approval of Ordinance No. 24-974 established that the City Manager will be responsible for the City Clerk's appointment, supervision, and termination. By removing the City Clerk from the list of positions exempt from the guidelines of Policy 800 in the City of Eloy's Policies and Administrative Guidelines Manual, the City Clerk will now be afforded the same rights and privileges as other department directors who report to the City Manager.

This Resolution is submitted for the Council's consideration to officially remove the City Clerk from the list of exempt "at-will" positions under Policy 800, Section C, of the City's Policy and Administrative Guidelines Manual upon the appointment of the City Clerk by the City Manager. The proposed Resolution seeks to align the language of the City Code with that of the City's Administrative Guidelines. As a result, all references to an employment contract for the City Clerk will be eliminated, ensuring consistency and equal treatment among all department directors reporting to the City Manager.

FISCAL IMPACT:
There is no fiscal impact related to the adoption of the Resolution.

Approved as to Form:

Stephen R. Cooper, City Attorney

POLICY STATEMENT

Subject: Discipline and Appeal Process	
Origination date: 07/24/02	Revision date: 10/24/2016, 05/29/2018, 11/11/2021, 09/23/2024
Policy number: 800	

Purpose

The purpose of this policy is to address employee performance and conduct issues and to establish a process for prompt resolution of disciplinary actions.

A. Discipline Policy

It is the policy of the City, in most cases, to use a system of progressive discipline to address unacceptable work performance or behavior. Progressive discipline may not be used if the severity of the employee's conduct warrants more severe consequences.

An employee may be subject to the following disciplinary actions:

1. Supervisory counseling
2. Letter of instruction
3. Disciplinary suspension with or without pay
4. Demotion
5. Discipline held in abeyance
6. Termination

B. Appeal Process

It is the policy of the City to provide for an orderly process for employees and the City to resolve disciplinary issues. Employees must follow the appeal procedures set forth in the administrative guidelines.

C. Eligible Employees

This policy and related guidelines shall apply to regular employees, with the exception of the following at-will positions:

- City Manager
- City Attorney
- City Magistrate
- ~~City Clerk~~
- seasonal and temporary employees

RESOLUTION NO. 24-1591

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELOY, PINAL COUNTY, ARIZONA, AMENDING SECTION C. OF POLICY 800 OF THE CITY OF ELOY POLICY AND ADMINISTRATIVE GUIDELINES MANUAL, DATED NOVEMBER 11, 2021, PROVIDING FOR POLICY 800 AND RELATED GUIDELINES TO APPLY TO THE POSITION OF CITY CLERK; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the Mayor and City Council adopted a Policy and Administrative Guidelines Manual on September 23, 2024, and,

WHEREAS, Section C. of Policy 800 of the Policy and Administrative Guidelines Manual provides that the City's Administrative Guidelines Manual apply to all regular employees who report to the City Manager with the exception of the City Clerk and,

WHEREAS, the City Clerk should be afforded the same rights and privileges of the other department directors reporting to the City Manager; and,

WHEREAS, the City Manager recommends that the City Clerk be no longer designated as an "at-will" employee and that Policy 800 of the City of Eloy's Policy and Administrative Guidelines Manual apply to the position of City Clerk.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Eloy, Pinal County, Arizona:

Section I: **Policy 800 - C. Eligible Employees**

The City of Eloy Policy and Administrative Guidelines Manual, Section C. of Policy 800 be amended by deleting "City Clerk" from the regular employees considered "at-will" and the corresponding footnote, which is no longer applicable.

Section II: Severability

If any section, subdivision, sentence, clause, phrase, or portion of this Resolution is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining provisions of the resolution or parts thereof.

Section III: Effective Date

This Resolution shall become effective upon the appointment of the City Clerk by the City Manager.

PASSED AND ADOPTED by the City Council of the City of Eloy, Pinal County, Arizona, this 23rd day of September, 2024.

_____
Micah Powell, Mayor

ATTEST:

_____
Mary Myers, City Clerk

APPROVED AS TO FORM:

_____
Stephen R. Cooper, City Attorney