



**CITY OF SURPRISE**  
**Planning and Zoning Commission Agenda**  
**16000 N. Civic Center Plaza**  
**Surprise, AZ 85374**

Thursday, December 6, 2012 @ 6:00 PM  
 COUNCIL CHAMBERS

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## **CALL TO ORDER.**

- A. Roll Call
- B. Pledge of Allegiance
- C. Current Events and Reports – Pursuant to A.R.S. §38-431.02(k) the chief administrator, presiding officer or a member of a public body may present a brief summary of current events without listing in the agenda the specific matters to be summarized, provided that 1) The summary is listed on the agenda; and 2) The public body does not propose, discuss, deliberate or take legal action at that meeting on any matter in the summary unless the specific matter is properly noticed for legal action.
- D. Staff Reports

## **Planning and Zoning Commission Agenda:**

### **CALL TO THE PUBLIC:**

**INSTRUCTIONS:** In order to address the Board\Commission, you will need to fill out a Call to the Public Form available at the front counter, and then turn it in to the Secretary before the meeting begins.

Note: A.R.S. 38-431.01(H) - During this time members of the public may address the Board\Commission on any item not on the agenda. At the conclusion of the open call, the Board\Commission may respond to criticism, may ask staff to review the matter or may ask that the matter be put on a future agenda. No discussion or action shall take place on any item raised.

- E. Approval of items on the Consent Agenda – all items with an asterisk (\*) are considered to be routine matters and will be enacted by one motion and one roll call vote to the Board\Commission. There will be no separate discussion on these items unless a board member or commissioner requests, in which event the item will be removed from the consent agenda and considered in its normal sequence on the agenda.

### **CONSENT AGENDA:**

### **REGULAR AGENDA ITEM - NON-PUBLIC HEARING:**

| ITEM # | DISTRICT # | ITEM DESCRIPTION | STAFF RECOMMENDATION/<br>PRESENTED BY |
|--------|------------|------------------|---------------------------------------|
|--------|------------|------------------|---------------------------------------|

- #1 District Internal Consideration and action on the November 1, 2012 Planning and Zoning Commission minutes.

Approve  
Deb Perry,  
Community &  
Economic  
Development

# **REGULAR AGENDA ITEM - PUBLIC HEARING:**

STAFF  
RECOMMENDATION/

| ITEM<br># | DISTRICT<br># | ITEM DESCRIPTION |
|-----------|---------------|------------------|
|-----------|---------------|------------------|

PRESENTED BY

- |    |            |                                                                                                                                                      |
|----|------------|------------------------------------------------------------------------------------------------------------------------------------------------------|
| #2 | District 2 | <u>Consideration and action on Case FS12-309, a Conditional Use Permit for a Wireless Communications Facility at 15953 West Clearview Boulevard.</u> |
|----|------------|------------------------------------------------------------------------------------------------------------------------------------------------------|

Approve  
Hobart Wingard,  
Community &  
Economic  
Development

# **OTHER BUSINESS:**

# **ADJOURNMENT:**

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SHERRY ANN AGUILAR, CITY CLERK, CMC

POSTED: November 28, 2012 at 4:20 p.m.

**SPECIAL NOTE: PERSONS WITH SPECIAL ACCESSIBILITY NEEDS, INCLUDING LARGE PRINT MATERIALS OR INTERPRETER, SHOULD CONTACT THE CITY CLERK'S OFFICE @ 623.222.1200 OR TTY 623.222.1002, BY NO LATER THAN 24 HOURS IN ADVANCE OF THE REGULAR SCHEDULED MEETING TIME.**



**CITY OF SURPRISE**  
Planning and Zoning Commission

December 6, 2012 @ 6:00:00 PM

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|                        |                           |                 |                                             |
|------------------------|---------------------------|-----------------|---------------------------------------------|
| Board Meeting Date:    | December 6, 2012          | Contact Person: | Deb Perry, Community & Economic Development |
| Submitting Department: | CD Boards and Commissions | District:       | Internal                                    |
| Staff Recommendations: | Approve                   |                 |                                             |

|         |         |   |                |                   |
|---------|---------|---|----------------|-------------------|
| Consent | Regular | x | Public Hearing | Report/Discussion |
|---------|---------|---|----------------|-------------------|

**Agenda Wording:**

Consideration and action on the November 1, 2012 Planning and Zoning Commission minutes.

**Motion:**

I move to approve the November 1, 2012 Planning and Zoning Commission minutes.

**Background:**

**Financial Impact Statement:**

**ATTACHMENTS:**

Click to download

☐ [Minutes](#)

**External Attachment Links:**

**Meeting Requirements:**

|            |   |       |             |       |   |
|------------|---|-------|-------------|-------|---|
| Powerpoint | x | Video | White Board | Other | x |
|------------|---|-------|-------------|-------|---|

**Presentation Speaker Names (spelling and titles for TV captions):**

## **CITY OF SURPRISE**

### **PLANNING AND ZONING COMMISSION 16000 North Civic Center Plaza Surprise, AZ 85374**

**November 1, 2012**

## **MEETING MINUTES**

### **CALL TO ORDER**

Vice Chair Steve Somers called the Planning and Zoning Commission Meeting to order at 6 p.m. at the Surprise City Hall, 16000 North Civic Center Plaza, Surprise, Arizona 85374, on Thursday, November 1, 2012.

### **ROLL CALL**

In attendance with Vice Chair Somers were Commissioners Ken Chapman, John Hallin, Dennis Smith and Jerry Hoyler. Chair Jan Blair, Commissioners Matthew Bieniek and Jerry Hoyler were absent.

### **PLEDGE OF ALLEGIANCE**

### **CURRENT EVENTS REPORT**

### **STAFF REPORT**

Community and Economic Development Assistant Director Chris Boyd stated that there will be a Boards and Commission Training in the Council Chambers on December 5<sup>th</sup> at 6p.m.

Per the Commission's request, a representative from Luke Air Force Base will be here during the December meeting for a presentation regarding development and noise contours.

The January meeting will be moved from January 3<sup>rd</sup> to January 10<sup>th</sup>.

### **CALL TO THE PUBLIC**

Vice Chair Somers opened the call to the public to discuss any issues not noted on the agenda.

**Andy Cepon, resident**, thanked the Commission for their vote to include Connie Whitlock as a recipient of the SNAP award. Ms. Whitlock was recently awarded the Arizona Art Education Association State Award for her accomplishments in Art Education.

Hearing no further comments, the call to the public was closed.

### **CONSENT AGENDA**

All items listed with an asterisk (\*) are considered to be routine by the Planning and Zoning Commission and were approved by one motion. There was no separate discussion of these items during this meeting.

## **REGULAR AGENDA ITEMS NOT REQUIRING A PUBLIC HEARING**

- **Item 1: Planning and Zoning Commission Minutes for October 4, 2012.**

Commissioner Chapman made a motion to approve the **Planning and Zoning Commission Minutes for October 4, 2012**. Commissioner Hallin seconded the motion. The motion passed with a vote of 4 ayes and 3 absent (Blair, Bieniek, Hoyler).

- **Item 2: FS12-280 – Consideration and action – Surprise Church of Christ**

Planner Bart Wingard presented the project to the Commission. Staff recommended approval of **FS12-280, a site plan amendment for Surprise Church of Christ**.

Commissioner Smith made a motion to approve **FS12-280, a site plan amendment for Surprise Church of Christ** and adopt staff's findings. Commissioner Chapman seconded the motion. The motion passed with a vote of 4 ayes and 3 absent (Blair, Bieniek, Hoyler).

## **REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING**

### **OTHER BUSINESS**

### **ADJOURNMENT**

Hearing no further business, Vice Chair Somers adjourned the Planning and Zoning Commission meeting at 6:08 p.m.

### **STAFF PRESENT:**

Community And Economic Development Assistant Director Chris Boyd, Assistant City Attorney Jim Gruber, Planner Hobart Wingard, and Planning and Zoning Commission Secretary Deb Perry.

### **COUNCIL MEMBERS PRESENT:**

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Chris Boyd  
Assistant Director  
Community and Economic Development

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Jan Blair, Chair  
Planning and Zoning Commission



**CITY OF SURPRISE**  
Planning and Zoning Commission

December 6, 2012 @ 6:00:00 PM

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|                        |                           |                 |                                                  |
|------------------------|---------------------------|-----------------|--------------------------------------------------|
| Board Meeting Date:    | December 6, 2012          | Contact Person: | Hobart Wingard, Community & Economic Development |
| Submitting Department: | CD Boards and Commissions | District:       | 2                                                |
| Staff Recommendations: | Approve                   |                 |                                                  |

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|         |         |                |   |                   |
|---------|---------|----------------|---|-------------------|
| Consent | Regular | Public Hearing | x | Report/Discussion |
|---------|---------|----------------|---|-------------------|

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**Agenda Wording:**

Consideration and action on Case FS12-309, a Conditional Use Permit for a Wireless Communications Facility at 15953 West Clearview Boulevard.

**Motion:**

I move to approve FS12-309, a Conditional Use Permit for a Wireless Communications Facility at 15953 West Clearview Boulevard and to adopt staffs findings.

**Background:**

The applicant is proposing to install a Verizon WCF at 15953 West Clearview Boulevard.

**Financial Impact Statement:**

All activity related to ongoing development of the City of Surprise has an economic and fiscal impact on the city and the region.

**ATTACHMENTS:**

Click to download

- ☐ [Staff Report](#)
- ☐ [Vicinity Map](#)
- ☐ [Coverage Maps](#)
- ☐ [Photo Simulations](#)
- ☐ [Plan and Elevations](#)

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**External Attachment Links:**

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**Meeting Requirements:**

Powerpoint    x    Video                      White Board                      Other    x

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**Presentation Speaker Names (spelling and titles for TV captions):**

**Hobart Wingard, Planner, Community & Economic Development**



## COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT

**Date:** December 6, 2012

**To:** Planning and Zoning Commission

**From:** Jeffrey J. Mihelich, Assistant City Manager  
Hobart Wingard, Planner  
623.222.3156, [hobart.wingard@surpriseaz.gov](mailto:hobart.wingard@surpriseaz.gov)

**Re:** FS12-309, Verizon Wireless Communications Facility in Sun City Grand

### Application Summary

The applicant is proposing a Conditional Use Permit (CUP) for a Wireless Communications Facility (WCF) at 15953 West Clearview Boulevard.

### Location

The existing clubhouse facility is located at 15953 West Clearview Boulevard, at the southeast corner of Clearview and Sunrise Boulevards.

### History

- On May 23, 1987, the subject property was annexed into the City of Surprise.
- On April 28, 1994, a Planned Area Development (PAD) for Sun City Grand was approved by the Mayor and City Council.
- In 1997 a site plan for the Granite Falls Golf Club and Pro Shop was approved.

### Project Summary

Verizon Wireless is proposing a 65-foot monopalm in the landscape area adjacent to the Granite Falls Golf Club and Pro Shop. The ground mounted equipment cabinets and the base of the antennae that support the monopalm structure will be screened behind a 12-foot high enclosure that is designed to seamlessly match the existing architecture to which it is attached.

Landscaping will be enhanced to minimize changes to the character of the area including the addition of palm trees that complement the form of the monopalm structure.

### Citizen Review Meeting

A citizen review meeting was held on November 20, 2012 at the proposed WCF site.

### Economic Impact Analysis

All activity related to ongoing development of the City of Surprise has an economic and fiscal impact on the city and the region.

### Department Review

All departments involved in the subject review are recommending the project for approval.

### Staff Findings

1. Staff finds that the proposed CUP complies with the Surprise Municipal Code.
2. Staff finds that the proposed CUP complies with the Surprise General Plan.
3. Staff finds that the proposed CUP complies with the Sun City Grand.

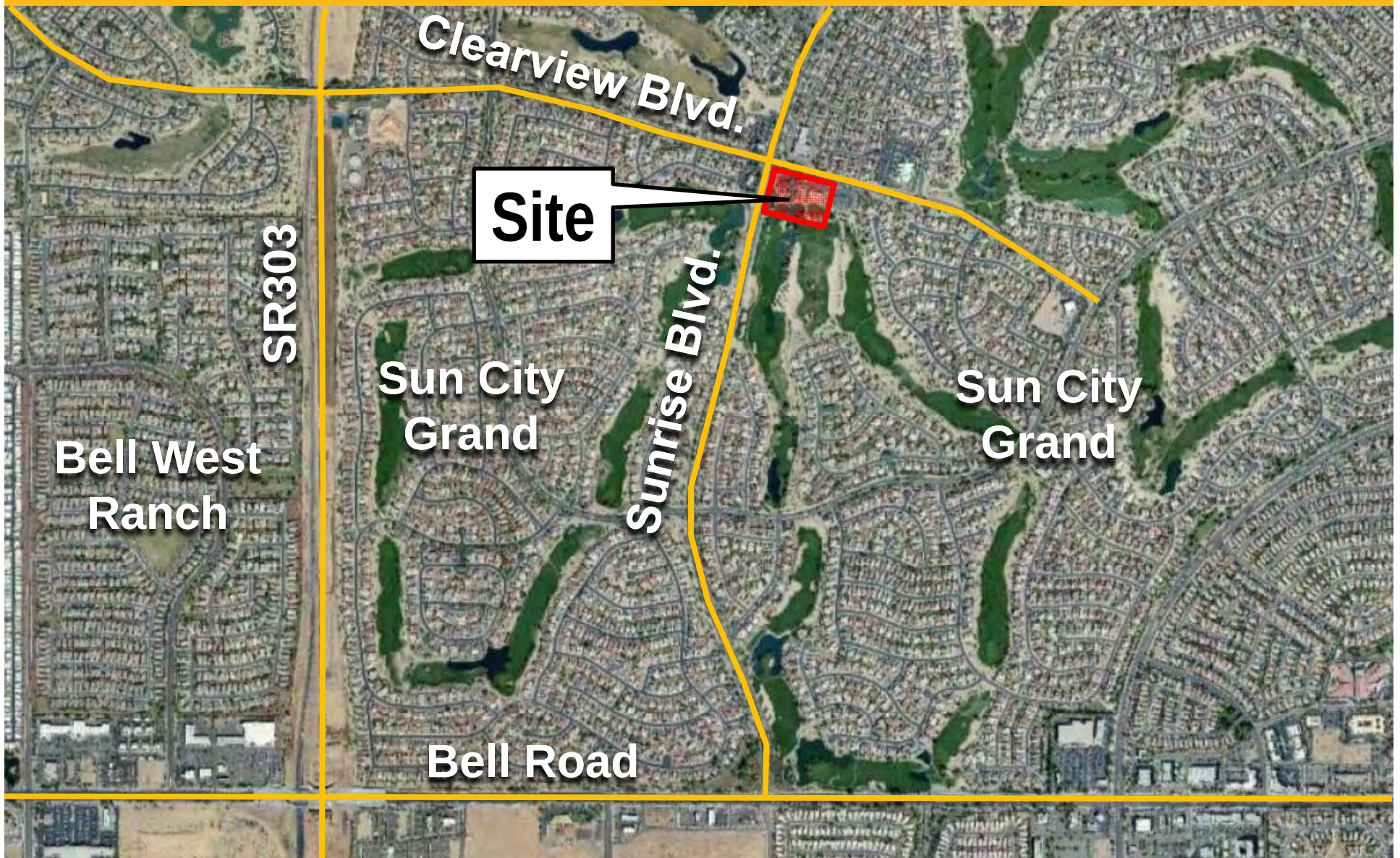
### Recommendation

Staff recommends approval of the project.

### Attached

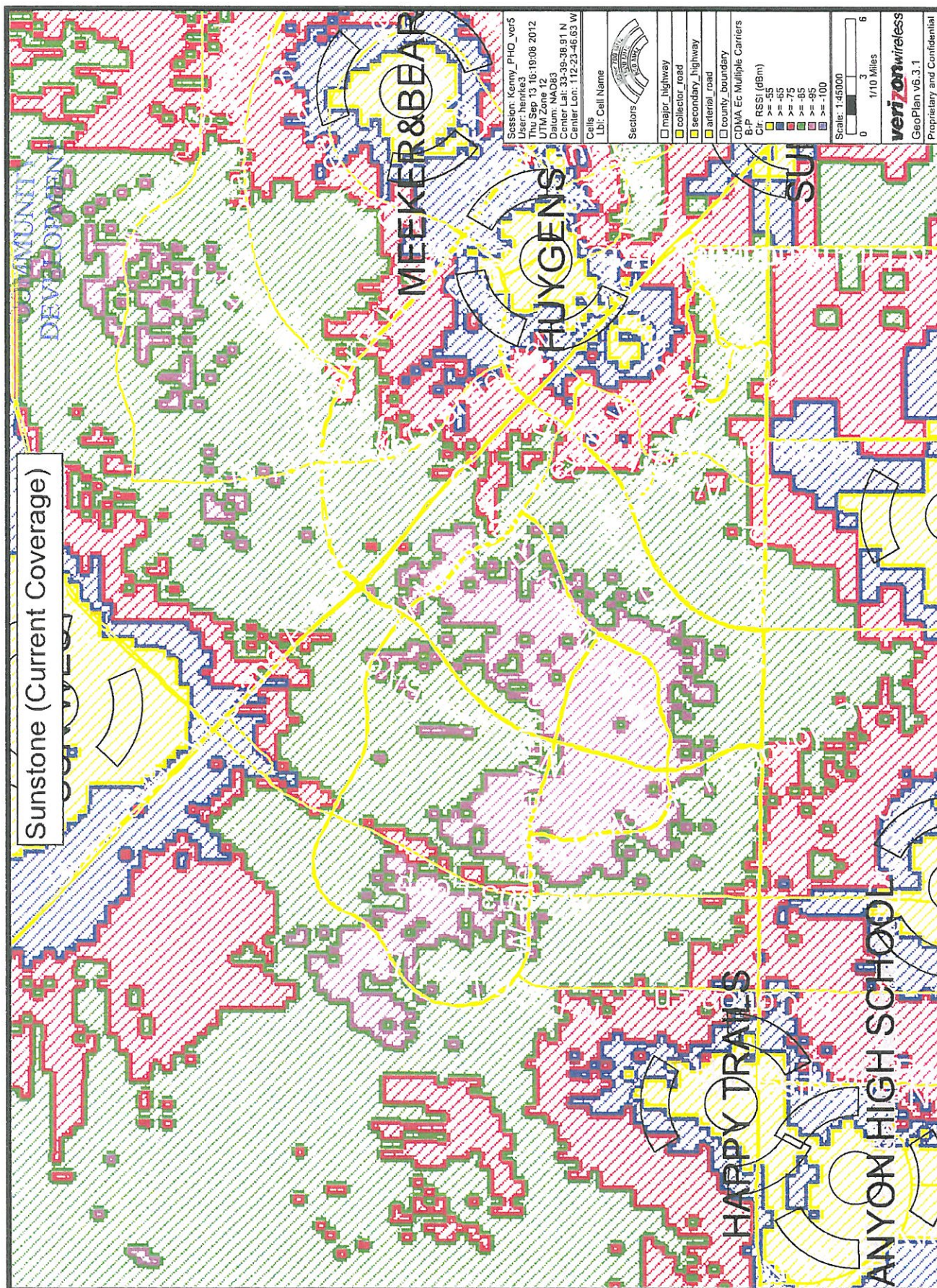
Vicinity map, site plan, elevations, photo simulations, and service coverage maps.

# VICINITY MAP – FS12-309



RECEIVED

OCT 04 2012



Sunstone (Proposed Coverage)

MEEKER & BEAR

HUYGENS

SUNSTONE

HAPPY TRAILS

ANYON HIGH SCHOOL

Session: Kenny\_PHO\_ver5  
User: henrks3  
Thu Sep 13 16:20:35 2012  
UTM Zone 12  
Datum: NAD83  
Center Lat: 39.38 91 N  
Center Lon: 112.23 48.53 W

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Sectors  
Lbr: Cell Name

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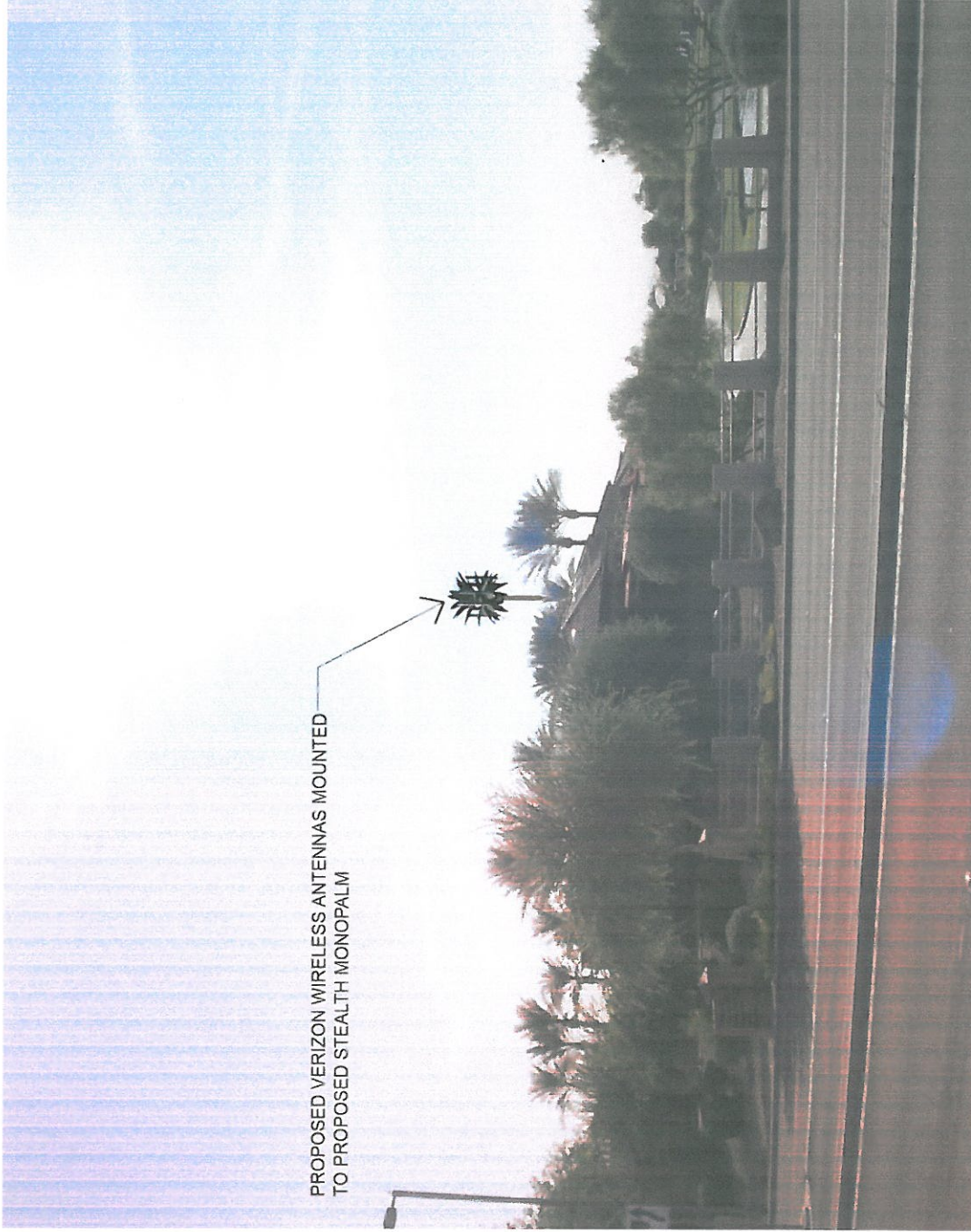
- BEFORE -



## Verizon Wireless - PHO Sunstone

15953 W. Clearview Blvd.  
Surprise, AZ 85374

RECEIVED  
OCT 04 2012  
COMMUNITY  
DEVELOPMENT  
FK Design Inc.



PROPOSED VERIZON WIRELESS ANTENNAS MOUNTED  
TO PROPOSED STEALTH MONOPALM

- AFTER -



## Verizon Wireless – PHO Sunstone

15953 W. Clearview Blvd.  
Surprise, AZ 85374





- BEFORE -



## **Verizon Wireless – PHO Sunstone**

15953 W. Clearview Blvd.  
Surprise, AZ 85374





- A F T E R -



## **Verizon Wireless – PHO Sunstone**

15953 W. Clearview Blvd.  
Surprise, AZ 85374





- BEFORE -



## **Verizon Wireless – PHO Sunstone**

15953 W. Clearview Blvd.  
Surprise, AZ 85374





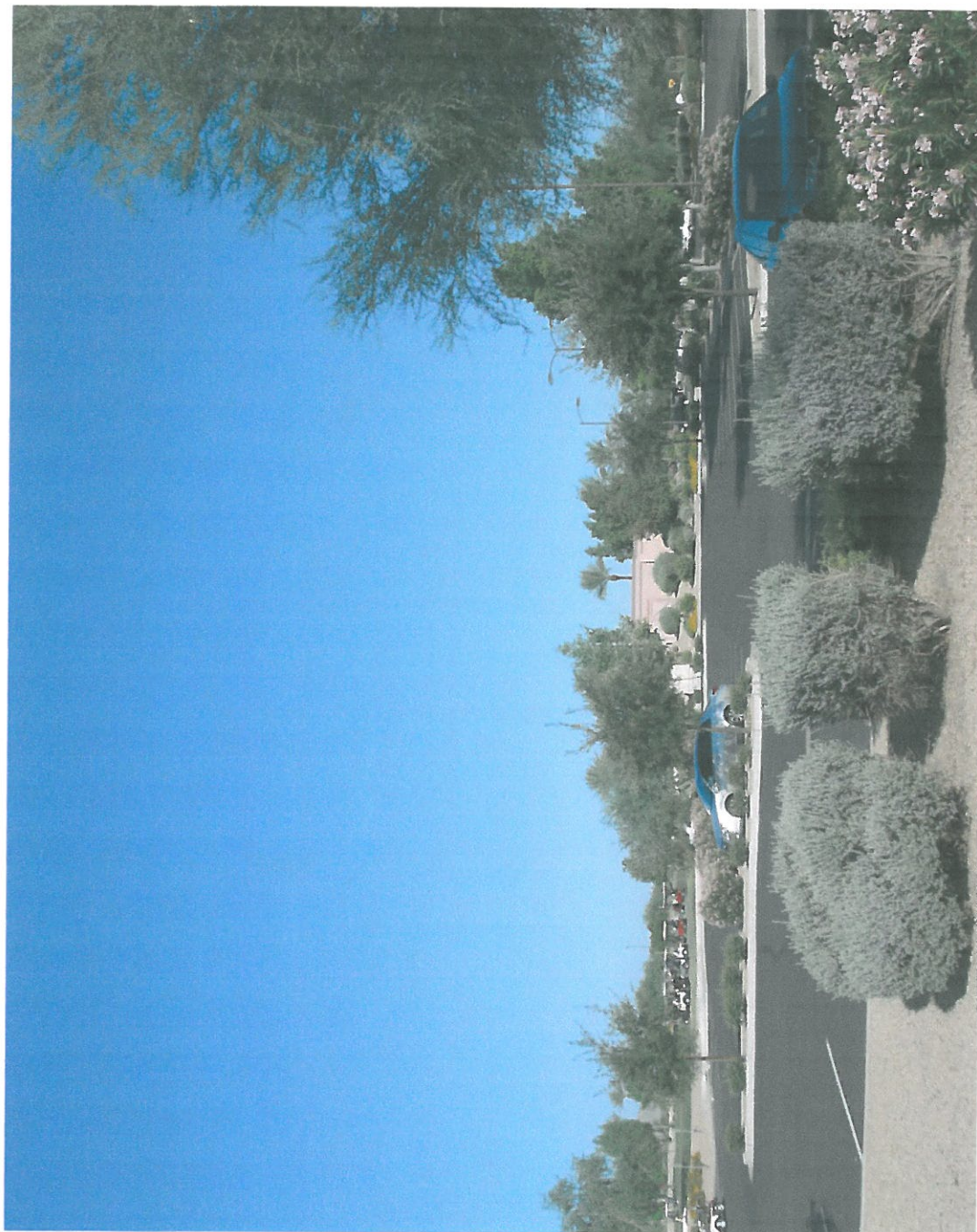
- A F T E R -



## Verizon Wireless – PHO Sunstone

15953 W. Clearview Blvd.  
Surprise, AZ 85374





- BEFORE -



**Verizon Wireless – PHO Sunstone**  
15953 W. Clearview Blvd.  
Surprise, AZ 85374





- AFTER -



## Verizon Wireless – PHO Sunstone

15953 W. Clearview Blvd.  
Surprise, AZ 85374





SITE NAME: PHO SUNSTONE



SITE PHOTO

SHEET INDEX

- T-1 PROJECT DATA AND INFORMATION
- C-1 SITE SURVEY
- Z-1 OVERALL SITE PLAN
- Z-2 ENLARGED SITE PLAN
- Z-3 SITE ELEVATIONS
- Z-4 CONCEPTUAL LANDSCAPE PLAN

CLIENT

VERIZON WIRELESS  
126 W. GEMINI DR.  
TEMPE, AZ. 85283  
CONTACT: BETSY MALUMPHY  
PHONE: (602) 390-9822

OWNER

SUN CITY GRAND COMMUNITY  
ASSOCIATION MANAGEMENT  
19753 N. REMINGTON DR.  
SURPRISE, AZ. 85374  
CONTACT: RON COSLETT  
PHONE: (623) 546-7432

DESIGNER

BK DESIGN INC.  
4835 E. INDIGO ST.,  
SUITE 104  
MESA, AZ. 85205  
CONTACT: BRYAN KORTE  
PHONE: (480) 204-1412

SURVEYOR

WESTERN GEOMATICS SERVICES  
767 E. PONY LANE  
GILBERT, AZ 85295  
CONTACT: JEFF COOK  
PHONE: (480) 924-0660

PROJECT DATA

LESSEE: VERIZON WIRELESS  
CHARLES LARSON  
ZONING: PAD  
APN: 232-38-597  
JURISDICTION: CITY OF SURPRISE  
BUILDING CODES: 2006 IBC w/ CITY AMENDMENTS  
2006 IMC w/ CITY AMENDMENTS  
2006 IPC w/ CITY AMENDMENTS  
2006 IEC w/ 2005 NEC.  
2006 IFC w/ CITY AMENDMENTS

OCCUPANCY:  
EQUIPMENT BLDG. B  
MONOPALM U  
CONSTRUCTION TYPE:  
EQUIPMENT BLDG. VB  
MONOPALM N/A  
LEASE AREA: 840 S.F.

PROJECT DESCRIPTION

THIS PROJECT CONSISTS OF THE PLACEMENT OF A PROPOSED STATE APPROVED PREFABRICATED EQUIPMENT BUILDING WITHIN A NEW SECURED COMPOUND, NEW PANEL ANTENNAS TO BE MOUNTED TO A PROPOSED MONOPALM.

DEVELOPMENT AND CONSTRUCTION OF THIS PROJECT WILL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES.

THIS PROJECT DOES NOT INCLUDE WATER OR SEWER.

THIS PROJECT INCLUDES PERMANENT TELEPHONE AND ELECTRICAL CONNECTIONS.

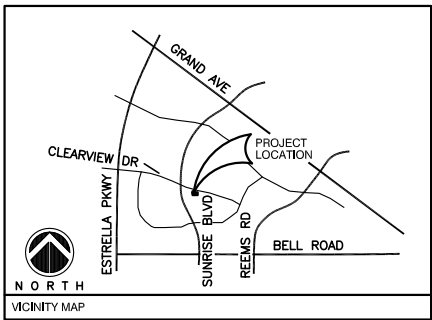
EXISTING PARKING IS NOT AFFECTED BY THIS PROJECT.

PROJECT UTILITIES

- POWER COMPANY: APS  
PHONE: (602) 493-4403
- TELEPHONE COMPANY: COX
- WATER COMPANY: THE ARIZONA AMERICAN WATER COMPANY  
(THIS PROJECT DOES NOT INCLUDE WATER)
- SEWER COMPANY: THE CITY OF SURPRISE  
(THIS PROJECT DOES NOT INCLUDE WATER)
- SPECIAL REQUIREMENTS: THE PROPOSED WILL NOT COVER, OBSTRUCT, OR IN ANY WAY NEGATIVELY IMPACT THE CITY OF SURPRISE PUBLIC SEWER SYSTEM.

SITE DIRECTIONS

FROM 126 W. GEMINI DR., TEMPE - TRAVEL SOUTH ON ASH AVE. TO GUADALUPE AND TURN WEST. TRAVEL ON GUADALUPE RD. TO KYRENE RD. AND TURN NORTH. CONTINUE ON KYRENE RD. TO BASELINE RD. AND TURN WEST. TRAVEL WEST ON BASELINE RD. TO I-10 TOWARDS PHOENIX. CONTINUE ON I-10 FOR APPROX. 15 MILES TO THE LOOP 101 - TRAVEL NORTH ON THE LOOP 101 FOR APPROX. 9 MILES TO GRAND AVE. - EXIT AND CONTINUE NORTHWEST ON GRAND AVE. FOR APPROX. 6.5 MILES TO BELL RD. - TURN WEST ON BELL RD. - TRAVEL APPROX. 3.5 MILES TO SUNRISE BLVD. SITE WILL BE ON NORTH EAST CORNER OF CLUBHOUSE BUILDING.



SYMBOLS

- 1 1 DETAIL MARK
- 1 1 SECTION MARK
- 1 REVISION
- ELEV. 0 ELEVATION DATUM A.F.F.
- NORTH ARROW
- LEASE LINE
- PROPERTY LINE
- CHAINLINK FENCE LINE
- 1 STRUCTURAL SHEAR WALL
- P1 STRUCTURAL POST



126 W. GEMINI DR., TEMPE, AZ. 85283

INTERNAL REVIEW

|                        |      |
|------------------------|------|
|                        |      |
| CONSTRUCTION SIGNATURE | DATE |
|                        |      |
| RF SIGNATURE           | DATE |
|                        |      |
| REAL ESTATE SIGNATURE  | DATE |
|                        |      |
| OWNER                  | DATE |



4835 E. INDIGO ST., #104 MESA, AZ. 85205  
PHONE: (480) 204-1412 FAX: (480) 830-9353

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|                |         |         |
|----------------|---------|---------|
| PROJECT NUMBER | DRWN BY | CHKD BY |
| 08033          | AS      | BK      |

REVISIONS

|          |                     |
|----------|---------------------|
| 5.12.08  | ISSUE TO CLIENT     |
| 5.30.08  | ISSUE FOR SUBMITTAL |
| 12.03.08 | CITY COMMENTS       |
| 02.17.09 | CITY COMMENTS       |
| 09.10.12 | ISSUE FOR SUBMITTAL |
| 11.06.12 | CITY COMMENTS       |



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SITE NAME

PHO SUNSTONE

SITE ADDRESS

15953 W. CLEARVIEW BLVD.  
SURPRISE, AZ 85374

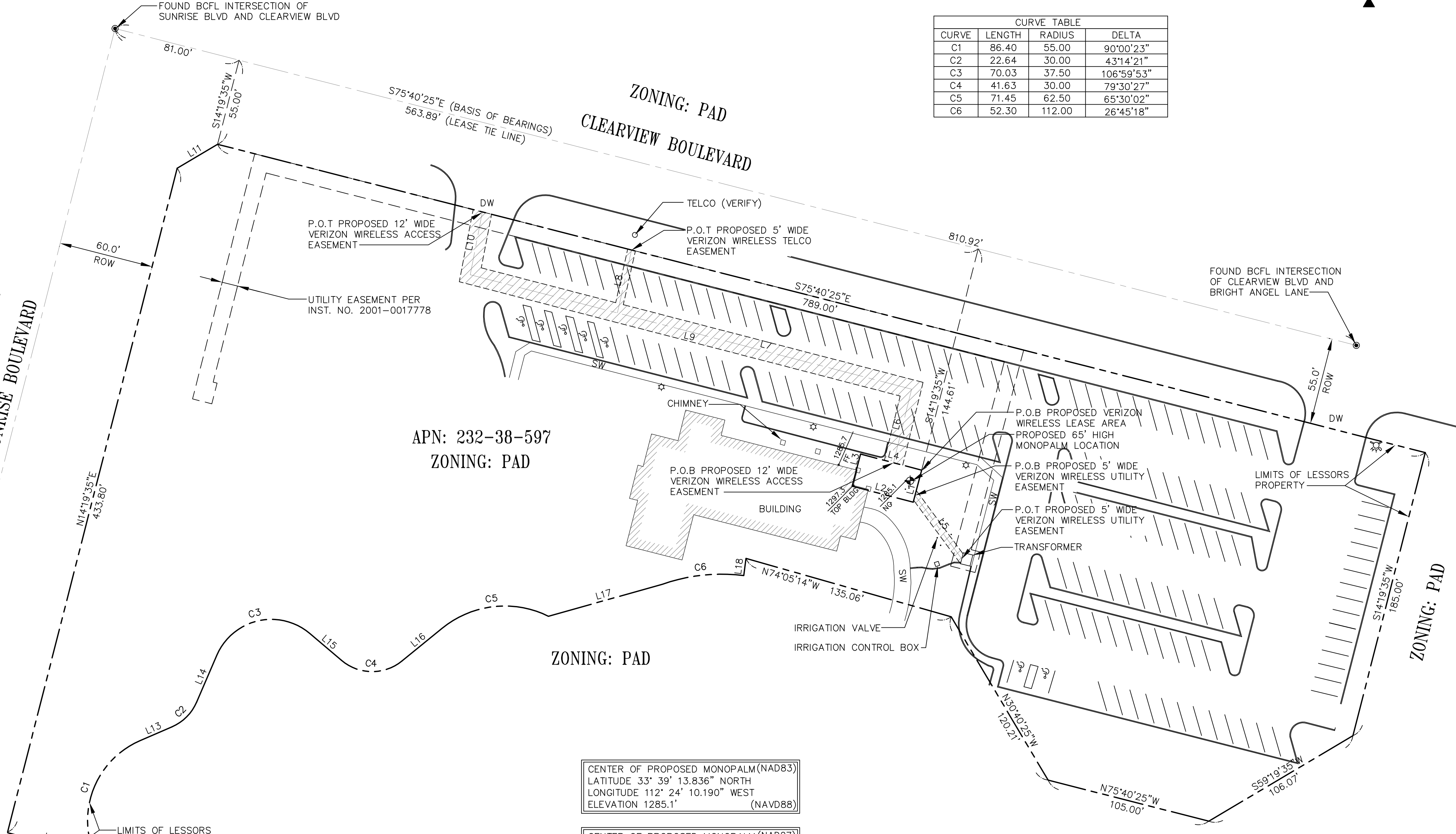
SHEET TITLE

PROJECT  
INFORMATION  
AND DATA

SHEET NUMBER

T-1

ZONING: PAD  
SUNRISE BOULEVARD



| CURVE TABLE |        |        |            |
|-------------|--------|--------|------------|
| CURVE       | LENGTH | RADIUS | DELTA      |
| C1          | 86.40  | 55.00  | 90°00'23"  |
| C2          | 22.64  | 30.00  | 43°14'21"  |
| C3          | 70.03  | 37.50  | 106°59'53" |
| C4          | 41.63  | 30.00  | 79°30'27"  |
| C5          | 71.45  | 62.50  | 65°30'02"  |
| C6          | 52.30  | 112.00 | 26°45'18"  |

CENTER OF PROPOSED MONOPALM(NAD83)  
LATITUDE 33° 39' 13.836" NORTH  
LONGITUDE 112° 24' 10.190" WEST  
ELEVATION 1285.1' (NAVD88)

CENTER OF PROPOSED MONOPALM(NAD27)  
LATITUDE 33° 39' 13.701" NORTH  
LONGITUDE 112° 24' 07.600" WEST  
ELEVATION 1283.3' (NGVD29)

| LINE TABLE |             |        |
|------------|-------------|--------|
| LINE       | BEARING     | LENGTH |
| L1         | S14°42'15"W | 21.00  |
| L2         | N75°17'45"W | 40.00  |
| L3         | N14°42'15"E | 21.00  |
| L4         | S75°17'45"E | 40.00  |
| L5         | S36°25'37"E | 49.84  |
| L6         | N13°49'06"E | 47.97  |
| L7         | N75°27'42"W | 192.38 |
| L8         | N12°37'06"E | 40.75  |
| L9         | N75°27'42"W | 288.62 |
| L10        | N10°53'15"E | 40.17  |
| L11        | N59°19'35"E | 29.70  |
| L12        | N75°40'25"W | 56.90  |
| L13        | S66°33'35"W | 22.11  |
| L14        | S23°19'35"W | 32.43  |
| L15        | N49°40'25"W | 26.37  |
| L16        | S50°49'35"W | 32.85  |
| L17        | S74°19'35"W | 74.93  |
| L18        | S07°17'41"W | 11.00  |

#### TELCO EASEMENT LEGAL DESCRIPTION

A PORTION OF TRACT B OF THE PLAT OF SUN CITY GRAND - WILLOW GROVE, ACCORDING TO BOOK 498 OF MAPS, PAGE 28, MARICOPA COUNTY RECORDS, BEING A 5.00 FOOT WIDE TELCO EASEMENT, LYING 2.50 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT A FOUND BRASS CAP FLUSH AT THE INTERSECTION OF SUNRISE BOULEVARD AND CLEARVIEW BOULEVARD;

THENCE SOUTH 75 DEGREES 40 MINUTES 25 SECONDS EAST, ALONG THE CENTERLINE OF CLEARVIEW BOULEVARD, 563.89 FEET; THENCE SOUTH 14 DEGREES 19 MINUTES 35 SECONDS WEST, DEPARTING THE CENTERLINE OF CLEARVIEW BOULEVARD, 144.61 FEET; THENCE NORTH 75 DEGREES 17 MINUTES 45 SECONDS WEST, 18.41 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 13 DEGREES 49 MINUTES 06 SECONDS EAST, 47.97 FEET; THENCE NORTH 75 DEGREES 27 MINUTES 42 SECONDS WEST, 192.38 FEET; THENCE NORTH 12 DEGREES 37 MINUTES 06 SECONDS EAST, 40.75 FEET TO THE POINT OF TERMINUS ON THE SOUTH RIGHT OF WAY LINE OF SAID CLEARVIEW BOULEVARD.

#### UTILITY EASEMENT LEGAL DESCRIPTION

A PORTION OF TRACT B OF THE PLAT OF SUN CITY GRAND - WILLOW GROVE, ACCORDING TO BOOK 498 OF MAPS, PAGE 28, MARICOPA COUNTY RECORDS, BEING A 5.00 FOOT WIDE UTILITY EASEMENT, LYING 2.50 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT A FOUND BRASS CAP FLUSH AT THE INTERSECTION OF SUNRISE BOULEVARD AND CLEARVIEW BOULEVARD;

THENCE SOUTH 75 DEGREES 40 MINUTES 25 SECONDS EAST, ALONG THE CENTERLINE OF CLEARVIEW BOULEVARD, 563.89 FEET; THENCE SOUTH 14 DEGREES 19 MINUTES 35 SECONDS WEST, DEPARTING THE CENTERLINE OF CLEARVIEW BOULEVARD, 144.61 FEET;

THENCE SOUTH 14 DEGREES 42 MINUTES 15 SECONDS WEST, 16.58 FEET TO THE POINT OF BEGINNING;

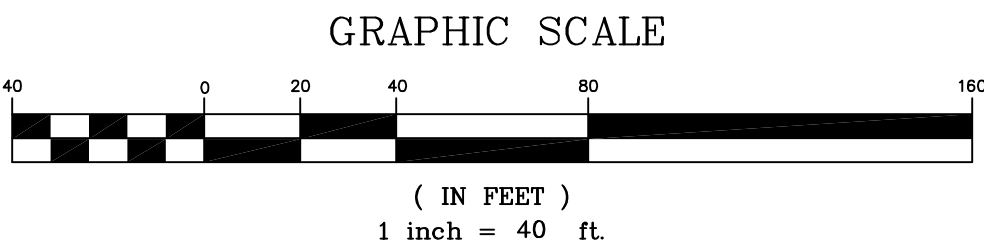
THENCE SOUTH 36 DEGREES 25 MINUTES 37 SECONDS EAST, 49.84 FEET TO THE POINT OF TERMINUS.

#### FLOOD INFORMATION

| COMMUNITY NUMBER | PANEL # | SUFFIX | PANEL DATE | FIRM ZONE |
|------------------|---------|--------|------------|-----------|
| 040037           | 1145    | H      | 09/30/05   | X         |

#### LEGEND

|         |                         |                                  |
|---------|-------------------------|----------------------------------|
| POB     | POINT OF BEGINNING      | SPOT ELEVATION                   |
| POT     | POINT OF TERMINUS       | POSITION OF GEODETIC COORDINATES |
| PUE     | PUBLIC UTILITY EASEMENT | WATER CONTROL VALVE              |
| ROW     | RIGHT OF WAY            | FIRE HYDRANT                     |
| DW      | DRIVEWAY                | POWER POLE                       |
| SW      | SIDEWALK                | ELECTRIC MANHOLE                 |
| BCHH    | BRASS CAP IN HANDHOLE   | TELCO MANHOLE                    |
| BCFL    | BRASS CAP FLUSH         | FOUND AS NOTED                   |
| — DHE — | OVERHEAD ELECTRIC       | PROPERTY LINE                    |
| — DHE — | OVERHEAD ELECTRIC       | BARBED WIRE FENCE                |



#### LESSOR'S LEGAL DESCRIPTION

TRACT B OF THE PLAT OF SUN CITY GRAND-WILLOW GROVE, ACCORDING TO BOOK 498 OF MAPS, PAGE 28, MARICOPA COUNTY RECORDS.

#### LEASE AREA LEGAL DESCRIPTION

A PORTION OF TRACT B OF THE PLAT OF SUN CITY GRAND - WILLOW GROVE, ACCORDING TO BOOK 498 OF MAPS, PAGE 28, MARICOPA COUNTY RECORDS, DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND BRASS CAP FLUSH AT THE INTERSECTION OF SUNRISE BOULEVARD AND CLEARVIEW BOULEVARD;

THENCE SOUTH 75 DEGREES 40 MINUTES 25 SECONDS EAST, ALONG THE CENTERLINE OF CLEARVIEW BOULEVARD, 563.89 FEET; THENCE SOUTH 14 DEGREES 19 MINUTES 35 SECONDS WEST, DEPARTING THE CENTERLINE OF CLEARVIEW BOULEVARD, 144.61 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 14 DEGREES 42 MINUTES 15 SECONDS WEST, 21.00 FEET; THENCE NORTH 75 DEGREES 17 MINUTES 45 SECONDS WEST, 40.00 FEET; THENCE NORTH 14 DEGREES 42 MINUTES 15 SECONDS EAST, 21.00 FEET; THENCE SOUTH 75 DEGREES 17 MINUTES 45 SECONDS EAST, 40.00 FEET TO THE POINT OF BEGINNING.

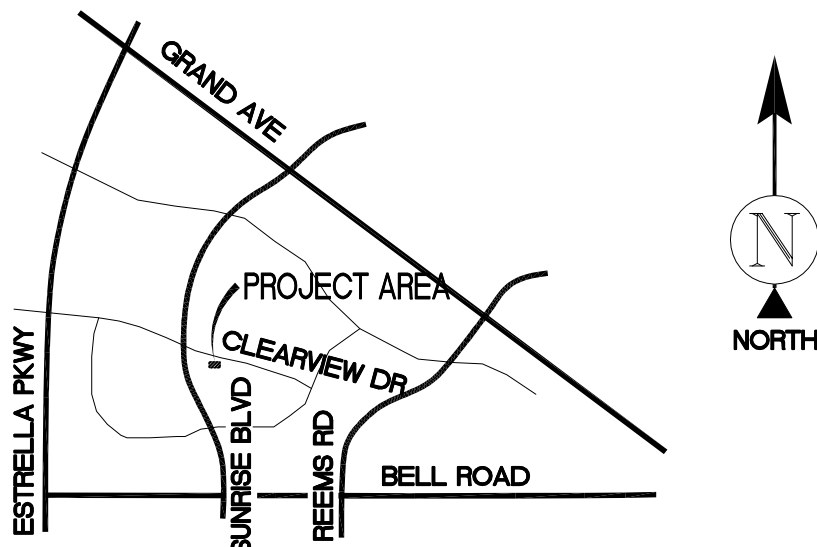
#### ACCESS EASEMENT LEGAL DESCRIPTION

A PORTION OF TRACT B OF THE PLAT OF SUN CITY GRAND - WILLOW GROVE, ACCORDING TO BOOK 498 OF MAPS, PAGE 28, MARICOPA COUNTY RECORDS, BEING A 12.00 FOOT WIDE ACCESS EASEMENT, LYING 6.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT A FOUND BRASS CAP FLUSH AT THE INTERSECTION OF SUNRISE BOULEVARD AND CLEARVIEW BOULEVARD;

THENCE SOUTH 75 DEGREES 40 MINUTES 25 SECONDS EAST, ALONG THE CENTERLINE OF CLEARVIEW BOULEVARD, 563.89 FEET; THENCE SOUTH 14 DEGREES 19 MINUTES 35 SECONDS WEST, DEPARTING THE CENTERLINE OF CLEARVIEW BOULEVARD, 144.61 FEET; THENCE NORTH 75 DEGREES 17 MINUTES 45 SECONDS WEST, 18.41 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 13 DEGREES 49 MINUTES 06 SECONDS EAST, 47.97 FEET; THENCE NORTH 75 DEGREES 27 MINUTES 42 SECONDS WEST, 288.62 FEET; THENCE NORTH 10 DEGREES 53 MINUTES 15 SECONDS EAST, 40.17 FEET TO THE POINT OF TERMINUS ON THE SOUTH RIGHT OF WAY LINE OF SAID CLEARVIEW BOULEVARD.



#### DRIVING DIRECTIONS

FROM 126 W. GEMINI DR., TEMPE, AZ - TRAVEL SOUTH ON ASH AVE. TO GUADALUPE AND TURN WEST. TRAVEL ON GUADALUPE RD. TO KYRENE RD. AND TURN NORTH. CONTINUE ON KYRENE RD. TO BASELINE RD. AND TURN WEST. TRAVEL WEST ON BASELINE RD. TO INTERSTATE 10 TOWARDS PHOENIX. MERGE ONTO INTERSTATE 10 AND TRAVEL WEST TO THE COTTON LANE/LOOP 303 EXIT (124). TAKE THE OFF RAMP AT THE COTTON LANE EXIT AND TRAVEL NORTH TO BELL RD. AND TAKE A RIGHT. TAKE A LEFT AT SUNRISE BLVD. AND TRAVEL NORTH TO CLEARVIEW BLVD. AND TAKE A RIGHT. TRAVEL EAST AND TAKE THE FIRST RIGHT INTO THE PARKING LOT TO THE PROPOSED LOCATION.

#### BENCHMARK

ELEVATION ESTABLISHED FROM GPS DERIVED ORTHOMETRIC HEIGHTS, APPLYING GEOID 99 SEPARATIONS, CONSTRAINING TO NGS CONTROL STATION COSA, ELEVATION 1383.8' NAVD88.

#### BASIS OF BEARINGS

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

#### SURVEY DATE

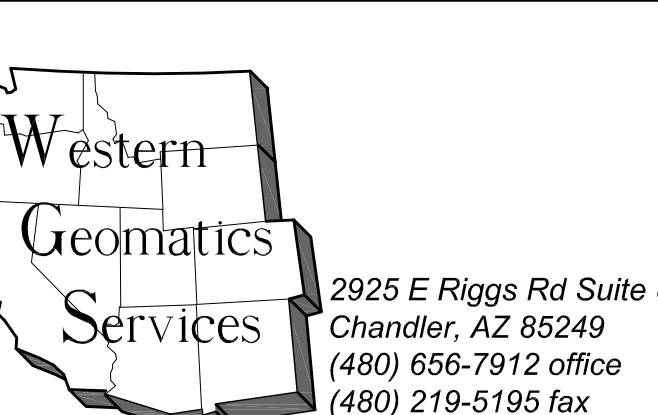
4/30/08

#### SURVEYOR'S NOTES

REFERENCE IS MADE TO THE PROPERTY REPORT ORDER #1875, ISSUED BY CANDLELAND TITLE RESEARCH LLC, DATED JUNE 4, 2009. ALL EASEMENTS CONTAINED WITHIN SAID PROPERTY REPORT AFFECTING THE IMMEDIATE AREA SURROUNDING THE LEASE HAVE BEEN PLOTTED (EXCEPT FOR ROOFTOPS). 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.

#### UTILITY NOTES

SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OR THEIR LOCATIONS. 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.



#### CURRENT ISSUE DATE:

11/06/12

#### PROJECT INFORMATION:

2007258179  
PHO SUNSTONE  
15953 W. CLEARVIEW  
SURPRISE, AZ 85374  
MARICOPA COUNTY

| REV.: | DATE:    | DESCRIPTION: | BY: |
|-------|----------|--------------|-----|
| 0     | 04/30/08 | SUBMITTAL    | CH  |
| 1     | 05/27/08 | REVISE LEASE | CH  |
|       |          |              |     |
|       |          |              |     |

| DRAWN BY: | CHK.: | APV.: |
|-----------|-------|-------|
| CH        | DH    | JC    |

#### 1-A ACCURACY CERTIFICATION:

THE HORIZONTAL ACCURACY OF THE LATITUDE AND LONGITUDE AT THE CENTER OF EACH SECTOR FALLS WITHIN FIFTEEN (15) FEET. THE ELEVATIONS (NAVD88) OF THE GROUND AND FIXTURES FALL WITHIN THREE (3) FEET.

#### LICENSURE:



EXPIRES: 3/31/2013

#### SHEET TITLE:

TOPOGRAPHICAL  
SITE SURVEY

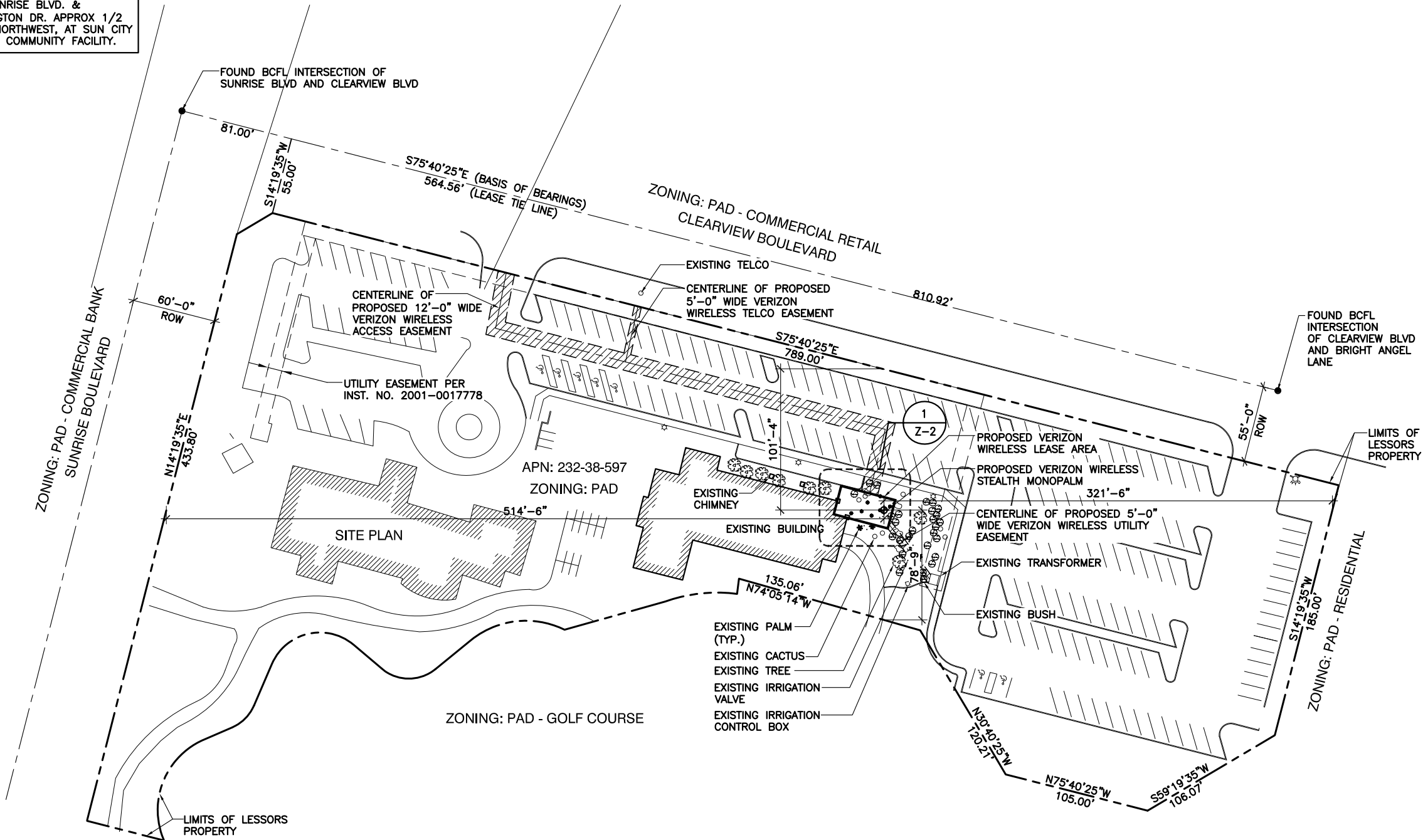
#### SHEET NUMBER:

C-1

#### CAD #:

WGS 4055

NOTE:  
CLOSEST CELL TOWER: NWC  
OF SUNRISE BLVD. &  
REMINGTON DR. APPROX 1/2  
MILE NORTHWEST, AT SUN CITY  
GRAND COMMUNITY FACILITY.



| MONOPOLE SETBACK TO NEAREST<br>PROPERTY LINE. |          |
|-----------------------------------------------|----------|
| DIRECTION                                     | DISTANCE |
| NORTH                                         | 101'-4"  |
| SOUTH                                         | 78'-9"   |
| EAST                                          | 321'-6"  |
| WEST                                          | 514'-6"  |



126 W. GEMINI DR., TEMPE, AZ. 85283

| INTERNAL REVIEW        |      |
|------------------------|------|
|                        |      |
| CONSTRUCTION SIGNATURE | DATE |
|                        |      |
| RF SIGNATURE           | DATE |
|                        |      |
| REAL ESTATE SIGNATURE  | DATE |
|                        |      |
| OWNER                  | DATE |



4835 E. INDIGO ST., #104 MESA, AZ. 85205  
PHONE: (480) 204-1412 FAX: (480) 830-9353

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| PROJECT NUMBER | DRWN BY | CHKD BY |
|----------------|---------|---------|
| 08033          | AS      | BK      |

| REVISIONS |          |                     |
|-----------|----------|---------------------|
| △         | 5.12.08  | ISSUE TO CLIENT     |
| △         | 5.30.08  | ISSUE FOR SUBMITTAL |
| △         | 12.03.08 | CITY COMMENTS       |
| △         | 02.17.09 | CITY COMMENTS       |
| △         | 09.10.12 | ISSUE FOR SUBMITTAL |
| △         | 11.06.12 | CITY COMMENTS       |



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THE REGISTRANT, TO MODIFY THIS DOCUMENT  
IN ANY WAY.

SITE NAME

PHO SUNSTONE

SITE ADDRESS

15953 W. CLEARVIEW BLVD.  
SURPRISE, AZ 85374

SHEET TITLE

SITE PLAN

SHEET NUMBER

Z-1

| INTERNAL REVIEW        |      |
|------------------------|------|
| CONSTRUCTION SIGNATURE | DATE |
| RF SIGNATURE           | DATE |
| REAL ESTATE SIGNATURE  | DATE |
| OWNER                  | DATE |



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PHONE: (480) 204-1412 FAX: (480) 830-9353

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| 08033          | AS      | BK      |

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| △         | 5.12.08  | ISSUE TO CLIENT     |
| △         | 5.30.08  | ISSUE FOR SUBMITTAL |
| △         | 12.03.08 | CITY COMMENTS       |
| △         | 02.17.09 | CITY COMMENTS       |
| △         | 09.10.12 | ISSUE FOR SUBMITTAL |
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SITE NAME

PHO SUNSTONE

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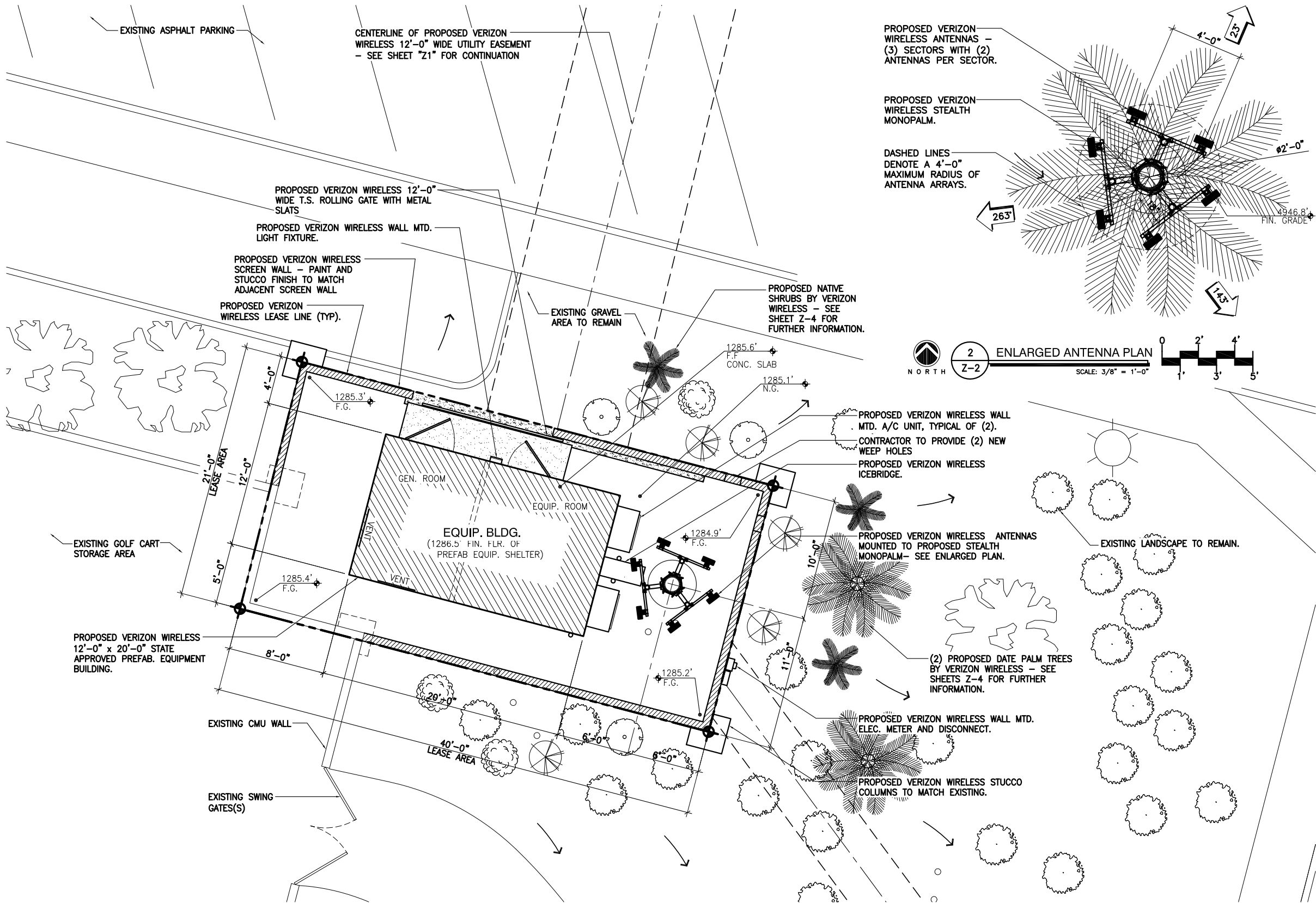
15953 W. CLEARVIEW BLVD.  
SURPRISE, AZ 85374

SHEET TITLE

ENLARGED  
SITE PLAN

SHEET NUMBER

Z-2



| COAXIAL CABLE TABLE |         |            |     |        |         |
|---------------------|---------|------------|-----|--------|---------|
| SECTOR              | AZIMUTH | LENGTH     | NO. | SIZE   | TYPE    |
| ALPHA               | 0°      | +/- 81'-0" | (2) | 1 5/8" | AVA7-50 |
| BETA                | 120°    | +/- 81'-0" | (2) | 1 5/8" | AVA7-50 |
| GAMMA               | 240°    | +/- 81'-0" | (2) | 1 5/8" | AVA7-50 |

NOTE:  
VERIZON WIRELESS TO REMOVE  
EXISTING SHRUBS WITHIN VERIZON  
WIRELESS LEASE AREA - REPLANT AND  
CONNECT TO EXISTING WATERING SYSTEM.



2 ENLARGED ANTENNA PLAN



1 ENLARGED SITE PLAN

| INTERNAL REVIEW        |      |
|------------------------|------|
|                        |      |
| CONSTRUCTION SIGNATURE | DATE |
|                        |      |
| RF SIGNATURE           | DATE |
|                        |      |
| REAL ESTATE SIGNATURE  | DATE |
|                        |      |
| OWNER                  | DATE |



4835 E. INDIGO ST., #104 MESA, AZ. 85205  
PHONE: (480) 204-1412 FAX: (480) 830-9353

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SITE NAME

**PHO SUNSTONE**

SITE ADDRESS

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SURPRISE, AZ 85374

SHEET TITLE

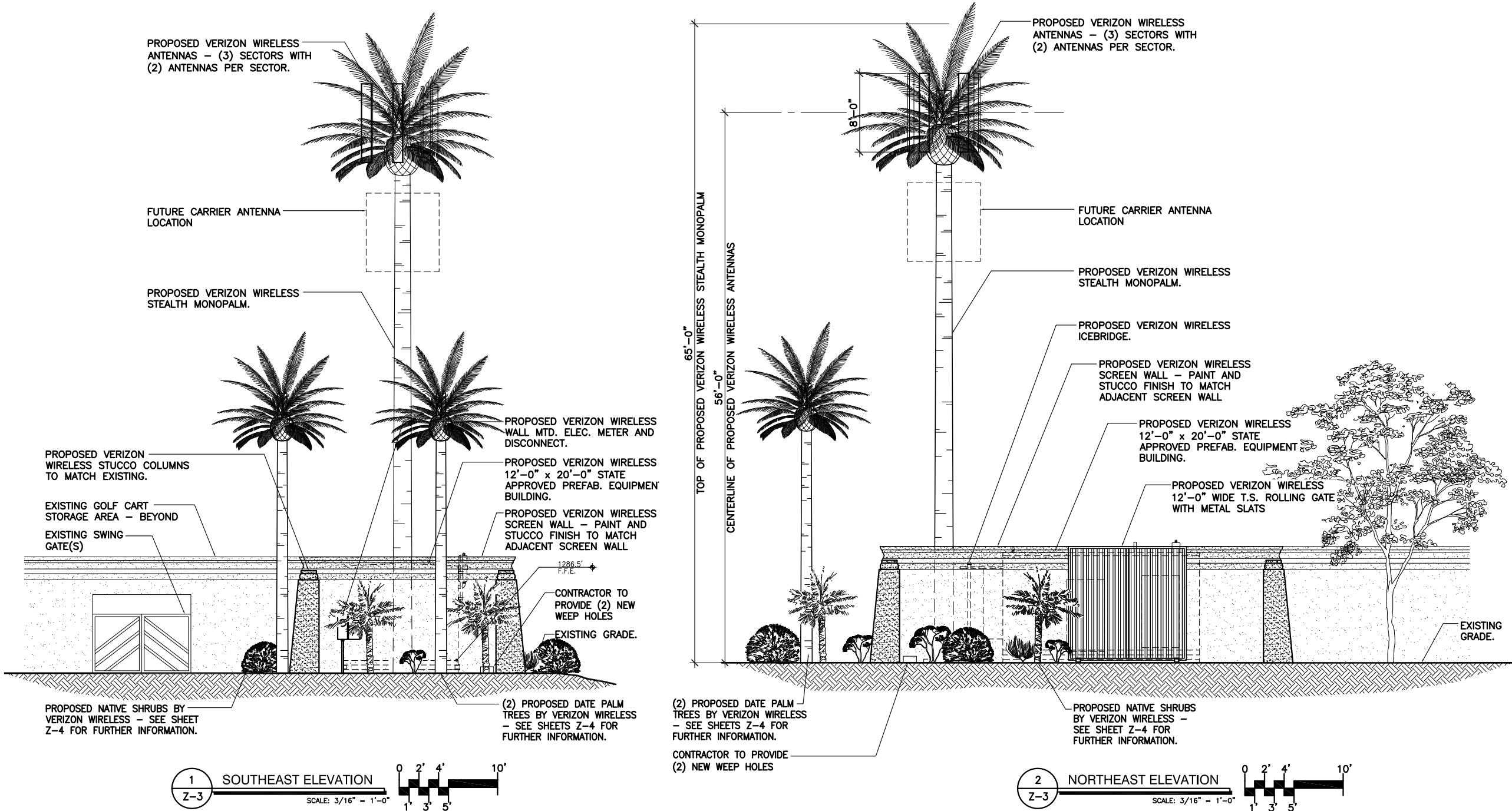
**PROJECT  
ELEVATIONS**

SHEET NUMBER

**Z-3**

NOTE:

VERIZON WIRELESS TO REMOVE  
EXISTING SHRUBS WITHIN VERIZON  
WIRELESS LEASE AREA - REPLANT AND  
CONNECT TO EXISTING WATERING SYSTEM.



GENERAL NOTES

1. ALL LANDSCAPE WORK TO CONFORM TO ALL APPLICABLE CODES AND ORDINANCES INCLUDING, BUT NOT LIMITED TO CURRENT CITY OF SURPRISE ZONING CODE, CHAPTERS 18.73 AND 18.75 AND SURPRISE LANDSCAPE DESIGN MANUAL. IF ANY DISCREPANCIES EXIST BETWEEN THE DRAWINGS AND THE DOCUMENTS LISTED ABOVE, THE DRAWINGS SHALL PREVAIL OR SHALL BE AS DETERMINED BY THE OWNER'S REPRESENTATIVE.
2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VISIT AND INSPECT THE JOB SITE PRIOR TO BIDDING, TO THOROUGHLY STUDY THESE CONTRACT DOCUMENTS IN THEIR ENTIRETY, AND TO FULLY AND COMPLETELY ESTIMATE THE EXTENT OF THE PROJECT WORK TO BE COMPLETED. NO ADDITIONAL COMPENSATION WILL BE PERMITTED FOR FAILURE TO COMPLETELY ASCERTAIN ALL ASPECTS OF THE PROJECT.
3. CONTRACTOR SHALL REVIEW AND FIELD VERIFY LOCATION OF ALL EXISTING UTILITIES AND SUBSURFACE SYSTEMS PRIOR TO STARTING ANY EXCAVATIONS OR UNDERGROUND WORK.
4. CONTRACTOR SHALL VERIFY WITH OWNER'S REPRESENTATIVE ALL LANDSCAPE WORK SEQUENCING AND SCHEDULING AND SHALL SUBMIT VERIFICATION THAT ALL PLANT MATERIAL HAS BEEN SECURED AND IS AVAILABLE FOR REVIEW PRIOR TO STARTING ANY WORK.
5. SEE ARCHITECTURAL AND SITE PLANS PREPARED BY BK DESIGN, INC. FOR DETAILED INFORMATION ON SITE IMPROVEMENTS.
6. BASE INFORMATION PROVIDED BY BK DESIGN, INC.
7. ROUGH GRADING AND LANDSCAPING SUBGRADE (+ .10 TOLERANCE) TO BE PROVIDED TO THE LANDSCAPE CONTRACTOR BY OTHERS AS FOLLOWS:
  - A. LANDSCAPE AND SITE DISTURBANCE AREAS: 2" BELOW FINISH GRADE TO ALLOW FOR INSTALLATION OF 2 INCH MINIMUM DEPTH OF SALVAGED NATIVE SURFACE SOIL AND AGGREGATE. SMOOTH GRADE NATIVE SOIL SUBGRADE MATERIALS TO PROVIDE A UNIFORM, SMOOTH BASE FOR PLACEMENT AND BLENDING OF SALVAGED SOIL AND AGGREGATE MATERIALS AND FINAL GRADING OF FINISH SURFACE.
8. CALL BLUE STAKE (800-782-5348) TO LOCATE UNDERGROUND UTILITIES BEFORE STARTING ANY UNDERGROUND WORK.
9. NO PLANT SUBSTITUTIONS, TYPE OR QUANTITY DEVIATIONS FROM THE APPROVED LANDSCAPE PLAN(S) WITHOUT PRIOR APPROVAL FROM CITY OF SURPRISE.
10. ALL PLANT MATERIAL AND SPECIFICATIONS TO CONFORM TO THE ARIZONA NURSERYMAN ASSOCIATION STANDARDS.
11. AS APPLICABLE, ALL NEW TREE AND SHRUB PLANTINGS SHALL BE WATERED BY MEANS OF A COMBINATION OF HAND WATERING AND RE-APPLICATIONS OF THE DRI WATER PRODUCT FOR 3 YEARS. AT THE END OF THE 3 YEAR PLANT ESTABLISHMENT PERIOD, THE SUPPLEMENTAL WATERING AND DRI WATER PRODUCT SHALL BE PERMANENTLY DISCONTINUED.

PROTECTION / RESTORATION NOTES

1. RESTORE LANDSCAPE AREAS DISTURBED BY ANY CONSTRUCTION ACTIVITY UNDER THIS CONTRACT. INCLUDE ALL NEW LANDSCAPE AREAS AND AREAS DISTURBED AS A RESULT OF GRADING, UTILITY TRAFFIC OR OTHER DISTURBANCE OR ACTIVITY OCCURRING AS A RESULT OF ANY CONSTRUCTION ACTIVITY UNDER THIS CONTRACT.
2. RESTORATION SHALL INCLUDE BUT IS NOT LIMITED TO THE COMPLETE RESTORATION OF ALL DISTURBED LANDSCAPE SURFACES, INCLUDING INSTALLATION OF NEW OR REPLACEMENT PLANTS AS WELL AS ALL FINISH GRADING AND ROCK GROUND COVER TO MATCH ADJACENT UNDISTURBED LANDSCAPE AREAS.
3. LIMIT OF RESTORATION SHALL BE DETERMINED BY THE LIMIT OF DISTURBANCE OR EXTENT OF WORK NECESSARY TO COMPLETE THE REQUIRED RESTORATIONS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE AND INSTALL ALL NECESSARY PROTECTIVE DEVICES TO PREVENT OR RESTRICT ENCROACHMENT OF OPERATIONS OR TRAFFIC FROM ACCESS AND DISTURBANCE OF ANY ADJACENT AREAS NOT SHOWN TO BE DISTURBED AS A RESULT OF WORK UNDER THIS CONTRACT.
4. ANY AND ALL PLANTS, NOT DESIGNATED TO BE REMOVED, WHICH ARE DISTURBED OR DAMAGED AS A RESULT OF WORK UNDER THIS CONTRACT SHALL BE REPLACED WITH A PLANT OF EQUAL OR BETTER QUALITY AND OF THE SAME SIZE AND SPECIES AS THE ORIGINAL EXISTING PLANT UNLESS OTHERWISE DIRECTED BY THE OWNER'S REPRESENTATIVE.

LANDSCAPE NOTES

1. VERIFY ALL LAYOUT AND GRADING WITH THE OWNER'S REPRESENTATIVE PRIOR TO STARTING CONSTRUCTION.
2. LANDSCAPE AREAS ARE DEFINED AS ALL NON-PAVED SITE AREAS SHOWN ON THE PLANS WHICH ARE BOUNDED BY THE LIMIT OF DISTURBANCE AND ALL AREAS OUTSIDE THESE LIMITS WHICH ARE DISTURBED BY ANY CONSTRUCTION ACTIVITY UNDER THIS CONTRACT.
3. ALL EXISTING LANDSCAPE AREAS OUTSIDE THE SITE AREA DEFINED ABOVE WHICH ARE DISTURBED BY ANY ACTIVITY UNDER THIS CONTRACT SHALL BE RESTORED OR REPAIRED TO EQUAL OR BETTER CONDITION.
4. THE CONTRACTOR SHALL PROVIDE FLAGGED AND/OR STAKED LAYOUT OF ALL PLANTING LOCATIONS FOR REVIEW AND ADJUSTMENT, IF NECESSARY, BY THE OWNER'S REPRESENTATIVE PRIOR TO STARTING PLANT PIT EXCAVATIONS.
5. PLANT QUANTITIES INDICATED ARE FOR GENERAL REFERENCE ONLY. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE ALL QUANTITIES AND MATERIALS NECESSARY TO COMPLETE THE WORK IN ACCORDANCE WITH THE SYMBOLS SHOWN ON THE PLANS.
6. ALL DISTURBED SITE SURFACES SHALL BE RESTORED AS REQUIRED TO BLEND WITH ADJACENT UNDISTURBED LANDSCAPE AREAS PRIOR TO START OF CONSTRUCTION. EXISTING SITE SURFACE SOIL AND AGGREGATE SHALL BE SALVAGED AND STOCKPILED. SALVAGED SURFACE SOIL AND AGGREGATE SHALL BE REINSTALLED OVER THE SURFACE OF DISTURBED AREAS AT A MINIMUM 2" DEPTH AFTER SETTLEMENT. THE SALVAGED NATIVE SOIL AND AGGREGATE MATERIAL SHALL BE RAKED AND WATER SETTLED TO BRING THE LARGER AGGREGATE TO THE SURFACE AND TO VISUALLY BLEND WITH ADJACENT UNDISTURBED LANDSCAPE SURFACES. IF NECESSARY, A LIGHT APPLICATION OF DECOMPOSED OR CRUSHED GRANITE (3/8" MINUS GRADATION, COLOR TO MATCH NATIVE SOILS) MAY ALSO BE HAND BROADCAST OVER THE SURFACES IN PROPORTIONS AND PATTERNS TO REFLECT ADJACENT UNDISTURBED LANDSCAPE SURFACES.

IRRIGATION NOTES

SUPPLEMENTAL WATERING FOR ESTABLISHMENT OF NEW PLANTINGS WILL BE REQUIRED FOR A PERIOD OF 3 YEARS. SUPPLEMENTAL WATERING WILL CONSIST OF A COMBINATION OF HAND/TRUCK WATERING AND THE RAINBIRD IRRIGATION DRI WATER PRODUCT AS DESCRIBED BELOW.

THE DRI WATER PRODUCT SHALL BE INSTALLED AND RE-APPLIED IN INTERVALS AS REQUIRED TO ESTABLISH PLANTINGS AND IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. THE PRODUCT WILL DISPERSE WATER FOR A PERIOD OF UP TO 90 DAYS. VARIOUS FACTORS MAY SHORTEN THE LIFE OF THE PRODUCT, THEREFORE IT SHOULD BE CHECKED WITHIN 45-60 DAYS AND RE-APPLIED AS NECESSARY.

GENERAL USE GUIDE

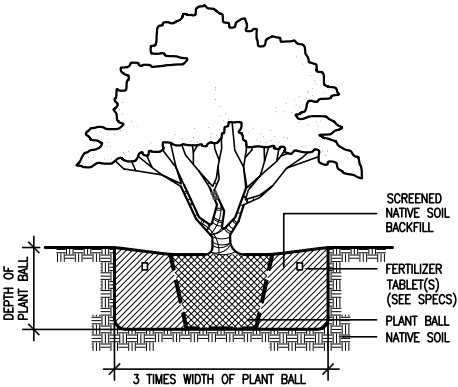
| PLANT SIZE              | HEIGHT | QUARTS PER PLANT |
|-------------------------|--------|------------------|
| 1 GALLON                | 1'     | 2-3              |
|                         | 2'     | 3-4              |
| 5 GALLON                | 3'     | 4-6              |
|                         | 4'     | 5-7              |
|                         | 5'     | 6-8              |
| 15 GAL. (CREOSOTE BUSH) |        | 4-5              |
| ALL CACTUS              |        | 0                |

(PER MANUFACTURER RECOMMENDATIONS - MAY NEED TO BE ADJUSTED BASED ON ACTUAL PLANT MATERIAL PERFORMANCE AND CLIMATIC CONDITIONS)

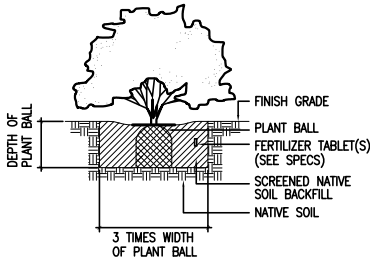
3. AFTER INITIAL INSTALLATION, ADDITIONAL APPLICATIONS OF THE DRI WATER PRODUCT SHALL BE MADE EVERY 45-90 DAYS AS REQUIRED FOR A PERIOD OF UP TO 3 YEARS OR UNTIL PLANT ESTABLISHMENT. DURING PLANT ESTABLISHMENT PERIOD, ALL PLANTINGS WHICH DO NOT SURVIVE SHALL BE REPLACED IN KIND AND SIZE.
4. CONTRACTOR TO SUPPLEMENT DRI WATER PRODUCT WITH HAND/TRUCK WATERING AS REQUIRED FOR ACCEPTABLE PLANT ESTABLISHMENT.

MAINTENANCE / WARRANTY

1. CONTRACTOR SHALL CONTINUOUSLY MAINTAIN ALL LANDSCAPE AREAS INCLUDED IN THE CONTRACT DURING THE PROGRESS OF THE WORK UNTIL SUBSTANTIAL PROJECT COMPLETION FOR A PERIOD OF 3 YEARS THEREAFTER. MAINTENANCE SHALL INCLUDE ALL WORK NECESSARY TO KEEP THE PROJECT IN NEAT, CLEAN, WEED FREE CONDITION AND TO ASSURE HEALTHY PLANT GROWTH.
2. CONTRACTOR SHALL PROVIDE SUPPLEMENTAL WATERING TO ALL NEW PLANTINGS FOR THE ENTIRE DURATION OF THE 3 YEAR PLANT ESTABLISHMENT PERIOD AS REQUIRED.
3. CONTRACTOR WILL FOR THE DURATION OF THE 3 YEAR PLANT ESTABLISHMENT PERIOD, REPLACE IN KIND AND SIZE PLANT MATERIALS NOT SURVIVING OR IN POOR CONDITION.
4. AFTER SATISFACTORY COMPLETION OF THE 3 YEAR LANDSCAPE ESTABLISHMENT PERIOD BY THE CONTRACTOR, OWNER WILL HAVE THE RESPONSIBILITY FOR MAINTAINING THE LANDSCAPING.

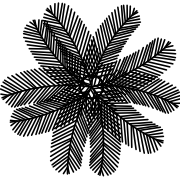


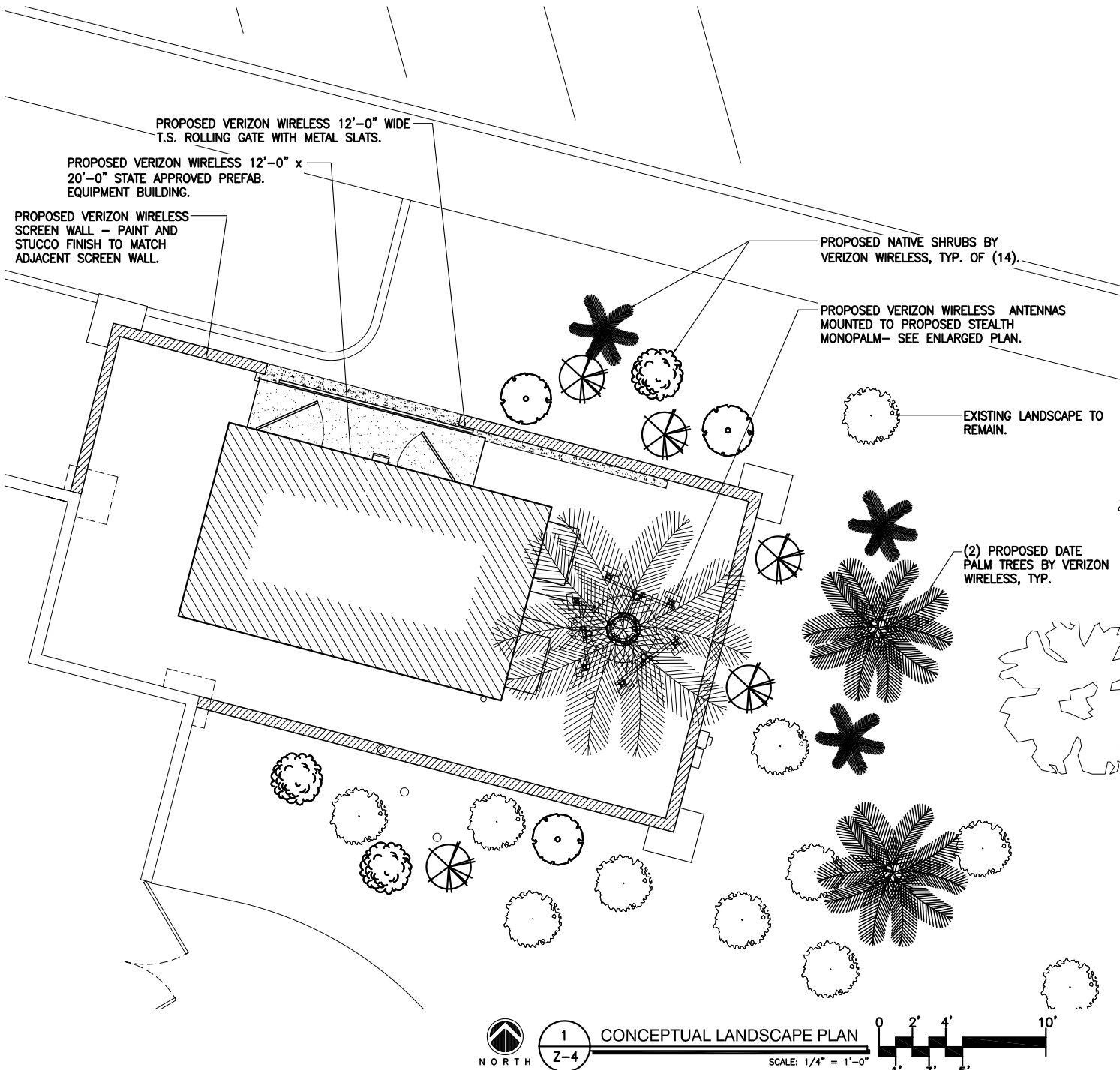
3 TYPICAL BOX TREE PLANTING  
Z-4 SCALE: N.T.S.



2 TYPICAL SHRUB PLANTING  
Z-4 SCALE: N.T.S.

PLANTING MATERIALS LIST

| SYM                                                                                 | BOTANICAL NAME / COMMON NAME          | SIZE    | QTY |
|-------------------------------------------------------------------------------------|---------------------------------------|---------|-----|
| TREES                                                                               |                                       |         |     |
|  | PHOENIX DACTYLIFERA<br>DATE PALM      | 36" BOX | 2   |
| SHRUBS, ACCENTS, AND CACTI                                                          |                                       |         |     |
|  | LEUCOPHYLLUM FRUTESCENS<br>TEXAS SAGE | 5 GAL.  | 3   |
|  | AGAVE CELSII<br>AGAVE                 | 5 GAL.  | 5   |
|  | PHOENIX ROEBELINII<br>PYGMY DATE PALM | 5 GAL.  | 3   |
|  | LANTANA CAMARA<br>LANTANA             | 5 GAL.  | 3   |
|  | EXISTING LANDSCAPE TO REMAIN.         |         |     |



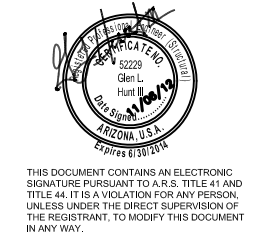
1 CONCEPTUAL LANDSCAPE PLAN  
Z-4 SCALE: 1/4" = 1'-0"

| INTERNAL REVIEW        |      |
|------------------------|------|
| CONSTRUCTION SIGNATURE | DATE |
| RF SIGNATURE           | DATE |
| REAL ESTATE SIGNATURE  | DATE |
| OWNER                  | DATE |

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SITE NAME

PHO SUNSTONE

SITE ADDRESS

15953 W. CLEARVIEW BLVD.  
SURPRISE, AZ 85374

SHEET TITLE

CONCEPTUAL  
LANDSCAPE PLAN

SHEET NUMBER