

**When Recorded:**

Office of the City Clerk's  
City of Peoria  
8401 West Monroe Street  
Peoria, Arizona 85345

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**JOMAX ROAD AND 126<sup>TH</sup> DRIVE DEAD-END TREATMENT AGREEMENT  
BETWEEN  
THE CITY OF PEORIA, ARIZONA AND  
VISTANCIA MAINTENANCE  
CORPORATION**

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This Jomax Road and 126<sup>th</sup> Drive Dead-end Treatment Agreement (": Agreement") dated the \_\_\_ day of \_\_\_\_\_, 2023 (the "Effective Date"), by and between the City of Peoria, Arizona, an Arizona municipal corporation (the "City"), and Vistancia Maintenance Corporation, an Arizona non-profit corporation (the "VMC"), is made for the purposes and considerations set forth herein. The City and VMC may be referred to herein as the "Parties" or individually as a "Party."

**I. RECITALS**

**WHEREAS**, Jomax Road roadway improvements were constructed by Vistancia Development LLC in 2007 to a point approximately 30 feet west of 126<sup>th</sup> Drive as a dead-end. The construction drawings called for the installation of MAG Detail 130, Type A barricades, **Exhibit 1**;

**WHEREAS**, the MAG Detail 130, Type A barricades at Jomax Road and 126<sup>th</sup> Drive have been damaged, have deteriorated and are in need of repair or replacement.

**WHEREAS**, the City has proposed to initiate a project to remove the existing barricades at Jomax Road and 126<sup>th</sup> Drive and construct new dead-end treatment improvements, known as " the "Project", which consist of gabion basket barrier, tube steel pipe railing, tube steel pipe gate and pedestrian access as illustrated in **Exhibit 2**;

**WHEREAS**, the Project length is illustrated in **Exhibit 3**;

**WHEREAS**, the City desires to coordinate and cost share with VMC to complete the Project;

**WHEREAS**, VMC has agreed to work with the City to complete the Project; cost share and expedite the completion of the Project;

**WHEREAS**, the Project will be constructed within public rights-of-way, City property and Vistancia Phase 1, Tracts H, UU and G (the "Vistancia Tracts"), **Exhibit 4**;

**WHEREAS**, The Vistancia Tracts are owned and maintained by VMC;

**NOW, THEREFORE**, in consideration of the respective rights, privileges and obligations of the Parties hereinafter set forth, it is recognized and agreed, as follows:

**II. RESPONSIBILITIES**

**A. The City agrees to:**

1. Obtain a cost proposal from DBA Contracting which is the contractor (the "Contractor") who will be performing the work on the Project. The cost proposal has been obtained and is attached, See **Exhibit 5**.
2. The City shall fund 95% of the Project cost, making the City's estimated share \$95,000.
3. After this agreement is executed, and prior to performing or authorizing any work, invoice VMC for 5% of the construction cost, estimated at \$5,000.
4. If construction costs exceed the estimated amount of \$100,000 (the "Additional Construction Costs"), the City will notify VMC, obtain concurrence prior to continuing with the construction.
5. The City shall be solely responsible for payment of any Additional Construction Costs.
6. Construct the Project within the right-of-way and Vistancia Tracts at Jomax Road at 126<sup>th</sup> Drive, which consists of: 1) gabion basket barrier, 2) tube steel pipe railing, 3) tube steel pipe gate, and 4) pedestrian access.
7. Invoice VMC for their share of the Project cost.
8. Maintain and/or repair the Project within the right-of-way as identified in this Agreement, as necessary, to ensure compliance with the City's Codes and Ordinances as well as to maintain the aesthetic appearance of the Project, at City's sole discretion.

**B. The Vistancia Maintenance Corporation (VMC) agrees to:**

1. Authorize the City to conduct the necessary work to construct the Project within Vistancia Tracts. Authorization will be issued through the execution of a separate Temporary Construction Easement (TCE).
2. VMC shall cost share with the City to remove the existing barricades and construct the Project.
3. Review and approve the cost proposal from the Contractor, submitted by the City. The cost proposal has been obtained and is attached, See **Exhibit 5**.
4. VMC shall fund Five (5%) of the Project cost, making VMC's estimated share \$5,000.
5. VMC's share of the Project costs shall not exceed \$5,000.
6. Within thirty (30) days of receipt of the City's invoice, VMC will remit payment to the City for their share of the construction cost, estimated at, but not to exceed, \$5,000.
7. Be responsible for operation, maintenance, and the aesthetic appearance of the Project within the Vistancia Tracts, as necessary, to ensure compliance with the City's Codes and Ordinances.
8. Be responsible for any damages to the Project, claims or loss occurring on the Vistancia Tracts caused by VMC's conduct, action, non-action, negligent use of the property or by the acts of its employees, agents, contractors, or the public.

### **III. GENERAL PROVISIONS RELATING TO THIS AGREEMENT**

1. Term. The terms, conditions and provisions of this Agreement shall remain in full force and effect until completion of the Project and all related Project contributions and/or reimbursements are made. Any and all obligations of maintenance hereunder shall remain perpetual and shall survive any termination hereof and the assignment or assumption of this Agreement or the Project by another competent jurisdiction or entity.
2. Vistancia Maintenance Corporation (VMC) Failure to Maintain or Repair Facilities. In the event VMC fails to properly maintain and/or repair the Project within the Vistancia Tracts, as described in **Exhibit 4**, pursuant to the terms of this Agreement within thirty (30) days after written notice from the City of such failure(s), the City may enter upon the property and take whatever steps it deems necessary to maintain and/or repair the

area or the Project at issue. Notwithstanding the foregoing, if VMC provides a written response to the written notice prior to the expiration of the thirty (30) day notice period disputing the necessity of the maintenance or repairs detailed therein, then the Parties shall retain a mutually agreed upon third party expert suitably qualified to evaluate the area or improvement at issue. Such expert shall then determine whether the maintenance or repair detailed by the City is reasonably required for the proper upkeep and operation of the area or Improvement at issue. Both Parties shall be bound by the decision of the third party expert, and the cost of retaining the expert shall be split equally between the Parties.

3. In the event the City, pursuant to this Agreement, performs work or expends any funds reasonably necessary for the maintenance, repair or construction of areas of the Project for which VMC is responsible pursuant to the terms of this Agreement, including but not limited to supplying labor, equipment, supplies and materials, VMC agrees to reimburse the City within thirty (30) days after the City gives VMC written notice of such expenditures with supporting documentation of expense(s). Should VMC fail to reimburse the City for these necessary and reasonable expenses, the City will be entitled to all remedies available at both law and in equity to recover said amounts. No delay by the City in exercising any right or remedy will constitute a waiver thereof. Nothing herein limits the City's remedy to money damages. In the event of breach, the City will be entitled to all remedies available at both law and in equity, including, but not limited to the remedy of specific performance.
4. Indemnification. Each Party (as "Indemnitor") agrees to indemnify, defend, and hold harmless the other Party and its elected officials, agents, boards, commissions, employees and representatives (as "Indemnitee") from and against any and all claims, losses, liability, costs, or expenses (including reasonable attorney's fees) (hereinafter collectively referred to as "Claims") arising out of or in connection with any grossly negligent act or willful misconduct of the Indemnitor, its agents or employees, and of any subconsultant, its agents and employees, in the course of the performance or non-performance of any work under the provisions of this Agreement which results directly or indirectly in the injury to, or death of any person or persons, and or damage to property, or arising out of the failure of the Indemnitor, or those acting under Indemnitor, to conform to any statute, ordinance, regulation, law or court decree. The provisions of this Section shall survive revocation and/or termination of this Agreement.
5. Continuance of Obligations. The responsibilities and obligations of VMC, as stated in this agreement shall constitute a covenant running with the land, and shall be binding upon VMC and its successors in

interest and assigns. VMC shall notify the City prior to when VMC dissolves reorganizes or transfers its interest regarding any area or the Project governed by this Agreement, or any portion thereof. VMC agrees that it will not convey any area or improvement governed by this Agreement to the public, to public use or to any Arizona political subdivision or government entity, without the City's prior written consent.

6. Notice. All notices, consents, approvals and other communications provided for herein or given in connection herewith ("Notices") will be validly given, filed, made, delivered or served if in writing and delivered personally or sent by registered or certified United States Postal Service Mail, return receipt requested, postage prepaid to:

If to the City:           City of Peoria  
                                  City Manager's Office  
                                  8401 West Monroe Street  
                                  Peoria, Arizona 85345

With a copy to:        City of Peoria  
                                  City Attorney's Office  
                                  8401 West Monroe Street  
                                  Peoria, Arizona 85345

If to Vistancia Maintenance Corporation :

With a copy to:        Vistancia Maintenance Corporation

**Jake Monday**  
Maintenance Director, Vistancia  
29701 N Sunrise Pt. , Building B  
Peoria, AZ 85383

Or to such other addresses as either Party may from time to time designate in writing. Notices, given by mail, will be deemed delivered 48 hours following deposit in the U.S. Postal Service, in the manner set forth above.

Service of any Notice by mail in accordance with the foregoing shall be deemed to be complete three (3) days (excluding Saturday, Sunday, and legal holidays) after the Notice is deposited in the United States mail. Service of any Notice by overnight courier in accordance with the foregoing shall be deemed to be complete upon receipt or refusal to receive.

7. Cancellation. This Agreement is subject to cancellation for conflict of interest without penalty or further obligation as provided by A.R.S. § 38-511.
8. Governing Law. This Agreement is governed by and must be construed and interpreted in accordance with and in reference to the laws of the State of Arizona, without regard to its conflicts of laws provisions. Any action to resolve any dispute regarding this Agreement shall be taken in a state court of competent jurisdiction located in Maricopa County, Arizona.
9. Resolution of Disputes. The Parties shall attempt to resolve all claims, disputes, controversies, or other matters in question between the Parties arising out of, or relating to, this Agreement ("Dispute") promptly, equitably, and in a good faith manner.
10. Default. If the City or VMC defaults in the timely performance of its obligations under this Agreement, the Party not in default (i.e., the prevailing party) shall be entitled to recover court costs and reasonable attorneys' fees, as determined by a court, in any suit or proceeding to enforce its rights under this Agreement. The foregoing shall not in any way limit or restrict any right or remedy at law or equity, which would otherwise be available to such Party in default.
11. Attorney's Fees. If legal action is brought by a Party because of a breach of this Agreement or to enforce a provision of this Agreement, the prevailing Party is entitled to reasonable attorney fees and costs as determined by the court or other decision maker
12. Incorporation of Recitals. The recitals set forth above are incorporated herein by this reference.
13. Authority to Enter into Agreement. Each Party represents and warrants that the person(s) executing this Agreement on their behalf has full right, power, and authority to execute this Agreement and bind their respective Party hereunder.
14. Exhibit Amendments. This Agreement may be modified, amended or revoked only by the express written agreement of the Parties hereto.
15. Entire Agreement. This Agreement constitutes the entire agreement between the Parties and no understandings or obligations not expressly set forth in this Agreement are binding upon the Parties.

16. Counterparts. This Agreement may be executed in counterparts, each of which shall be deemed an original but all of which together shall constitute one and the same instrument.
17. Section Headings. The Section headings contained herein are for convenience in reference and not intended to define or limit the scope of any provision of this Agreement.
18. Compliance with Laws. The Parties agree to comply with all Applicable Laws that affect the Project, Improvements and rights-of-way as are now in effect or as may hereafter be adopted or amended.
19. No Partnership. This Agreement and the transactions and performances contemplated hereby shall not create any sort of partnership, joint venture, or similar relationship between the Parties.
20. Severability. The provisions of this Agreement are severable to the extent that if any provision is held unenforceable under applicable law, the remaining provisions of the Agreement shall remain in effect, if the intent of the Agreement can be accomplished.
21. No Third-Party Beneficiaries. This Agreement is solely for the benefit of the Parties and does not create, nor shall it be construed to create, rights in any third party unless expressly provided herein. No third party may enforce the terms and conditions of this Agreement.
22. Exhibits. All exhibits attached hereto as specified herein are hereby incorporated into and made an integral part of this Agreement for all purposes.
23. Force Majeure. Neither Party will be responsible for delays or failures in performances resulting from acts beyond their control, and all dates and time periods provided for in this Agreement shall be extended by the duration of any delays resulting therefrom. These acts will include, but not limited to, riots, acts of war, acts of terrorism, epidemics, labor disputes not arising out of actions of the Parties, governmental regulations imposed after the fact, fire, communication line failures, or power failures. This section shall only apply to those acts which commence after the Effective Date of this Agreement and shall in no way apply to any act initiated, or on-going, prior to the Effective Date of this Agreement

[SIGNATURES ON FOLLOWING PAGES]

IN WITNESS WHEREOF, the Parties to this Agreement have executed this Agreement as of the date first set forth above.

**CITY OF PEORIA**

\_\_\_\_\_  
Henry Darwin, City Manager

\_\_\_\_\_  
Date:

Attest:

\_\_\_\_\_  
Agnes Goodwine, City Clerk

Approved as to Form:

\_\_\_\_\_  
Emily Jurmu, City Attorney

**Vistancia Maintenance Corporation:**

By 

Title: President W

**ACKNOWLEDGEMENT**

STATE OF ARIZONA     )  
  ) ss.  
County of Maricopa     )

On this date, before me, a Notary Public, personally appeared \_\_\_\_\_  
\_\_\_\_\_ known to me or satisfactorily proven to be the person whose  
name is subscribed to this instrument and acknowledged that he executed the same. If  
this person's name is subscribed in a representative capacity, it is for the principal named  
and in the capacity indicated.

\_\_\_\_\_  
Notary Public

My Commission Expires:  
\_\_\_\_\_

## **List of Exhibits**

**Exhibit 1 – Paving Plans for Vistancia – Jomax Rd Peoria, Az**

**Exhibit 2 – Dead End Treatment Concept**

**Exhibit 3- Project Length**

**Exhibit 4- Re-Plat of Map of Dedication Vistancia Phase 1A**

**Exhibit 5- Proposal/Contract**

# EXHIBIT 1

Paving Plans for Vistancia – Jomax Rd Peoria, Az.

EXHIBIT 1

# PAVING PLANS FOR VISTANCIA

## JOMAX ROAD - PEORIA, ARIZONA

DEDICATED ROADWAY IN PORTION OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

CITY OF PEORIA NOTES FOR PAVING PLANS

- EXACT POINT OF PAVEMENT MATCHING, TERMINATION AND/OR OVERLAY, IF NECESSARY, SHALL BE DETERMINED IN THE FIELD BY THE FIELD ENGINEERING DIVISION.
- ALL FRAMES, COVERS, VALVE BOXES AND MANHOLES SHALL BE ADJUSTED TO FINISH GRADE UPON COMPLETION OF PAVING OR BEFORE CONSTRUCTION OF THE CONCRETE COLLAR SHALL BE ADJUSTED LEVEL WITH EXISTING BITUMINOUS PAVEMENT. ADJUSTMENT OF EXISTING TYPE "A" OR TYPE "B" WATER VALVE BOXES IN RIGHT-OF-WAY SHALL BE CONSIDERED INCIDENTAL.
- ALL CONTRACTORS/DEVELOPERS SHALL COMPLY WITH CITY OF PEORIA STANDARD DETAIL 148 FOR TRENCH PLATING.
- PAVING SHALL NOT START UNTIL ALL APPROPRIATE TESTING HAS BEEN COMPLETED AND ACCEPTED (PRESSURE TESTING OF UTILITIES, DENSITY TESTING, MOODING OF SEWER LINE, ETC.). SERVICE STUBS TO ALL PLATTED LOTS SHALL BE EXTENDED, AND ALL CONFLICTING UTILITY CONSTRUCTION COMPLETED PRIOR TO START OF PAVING.
- TREES AND SHRUBBERY IN THE RIGHT-OF-WAY, UNOH CONFLICT WITH THE IMPROVEMENTS PROPOSED HEREIN, ARE NOT TO BE REMOVED OR RELOCATED WITHOUT PRIOR APPROVAL OF THE CITY OF PEORIA. THE PERMITEE SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY AUTHORIZATION TO REMOVE AND/OR RELOCATE SAID TREES OR SHRUBBERY.
- IN ALL AREAS WHERE NEW CONSTRUCTION OF CURBS, GUTTER, SIDEWALKS, AND DRIVEWAYS IS REQUIRED, AND THE ENGINEER DETERMINES THE EXISTING GRADE TO CONSIST OF SOILS WITH SWELLING CHARACTERISTICS, THE MOISTURE CONTENT SHALL BE BROUGHT AS CLOSE AS POSSIBLE TO OPTIMUM REQUIRED FOR COMPACTION BY THE ADDITION OF WATER, BLENDING OF DRY SUITABLE MATERIAL OR BY DRYING OF EXISTING MATERIAL. THE MATERIAL SHALL THEN BE COMPACTED TO A RELATIVE DENSITY OF 75 PERCENT MINIMUM TO 85 PERCENT MAXIMUM WITH 80 PERCENT AS DESIRED.
- CONSTRUCTION LOADS: DURING CONSTRUCTION OPERATIONS, HEAVY EQUIPMENT MAY CROSS EXISTING OR PROPOSED PIPE. IN THIS CASE, AN EARTH FILL SHOULD BE CONSTRUCTED TO AT LEAST THREE (3) FEET ABOVE PIPE. THE FILL MUST BE SUFFICIENT TO PREVENT THE LATERAL DISPLACEMENT OF THE PIPE.
- UNLESS OTHERWISE SPECIFIED, THE CITY OF PEORIA REQUIRES THAT THE ASPHALTIC CONCRETE MIX DESIGN MEET THE CITY OF PEORIA MIX DESIGN FOR C-3/4 MIX. COPIES OF THIS MIX DESIGN AND RELATED PRODUCT CODES ARE AVAILABLE FROM THE ENGINEERING DEPARTMENT.
- ALL STREET IMPROVEMENTS MUST BE COMPLETED IN ACCORDANCE WITH THE CITY OF PEORIA POLICY ON UNPAVED ROADS. ALL PRIVATE ACCESS MUST BE CONSTRUCTED WITH AN ACCEPTABLE DUST PALLIATIVE.
- ALL CONTRACTORS/DEVELOPERS ARE RESPONSIBLE TO CONSTRUCT STABILIZED CONSTRUCTION ENTRANCES IN ORDER TO REDUCE OR ELIMINATE THE TRACKING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS OR STREETS. GRAVEL TRACK-OUT PADS SHALL MEET CURRENT MARICOPA COUNTY STANDARDS. THE CONTRACTOR/DEVELOPER SHALL IMMEDIATELY REMOVE ANY SEDIMENT TRACKED ONTO PUBLIC RIGHT-OF-WAYS OR STREETS.
- IF ANY EXISTING BARRICADES, TRAFFIC SIGNS OR STREET NAME SIGNS NEED TO BE REMOVED DURING CONSTRUCTION, NOTIFY THE CITY OF PEORIA PUBLIC WORKS STREETS DIVISION AT (602) 773-7432. A MEMORANDUM OF 48-HOURS NOTICE IS NEEDED FOR REMOVAL. IF SIGNS AND BARRICADES BELONG TO ANOTHER AGENCY, IT IS THE RESPONSIBILITY OF THE CONTRACTOR/DEVELOPER TO NOTIFY THEM.
- NO WATER SUPPLY HOSE OR RAMPS SHALL BE PLACED ACROSS OR IN THE ARTERIAL OR COLLECTOR STREETS. APPROVAL IN WRITING FROM THE CITY ENGINEER OR HIS DESIGNEE IS REQUIRED FOR PLACEMENT OF THE SUPPLY HOSE OR RAMPS IN LOCAL STREET. APPLICATIONS SHALL INCLUDE SUBMITTALS OF THE MANUFACTURER'S SPECIFICATIONS, MATERIALS USED, DIMENSIONS OF THE RAMP, PROPOSED LOCATION, PROPOSED BARRICADE AND SIGNAGE.

ENGINEERS NOTES

- REFER TO ALPHA GEOTECHNICAL & MATERIALS, INC. GEOTECHNICAL SUBSURFACE EXPLORATION FOR JOMAX ROAD AT VISTANCIA, PEORIA ARIZONA AND DATED 4-28-05. JOB NO. 05-G-0005.
- THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING AND PRESERVING ALL EXISTING C.L.O. SURVEY MONUMENTS PRIOR TO CONSTRUCTION. THE PROJECT SURVEYOR SHALL REFERENCE THE MONUMENTS BOTH HORIZONTALLY AND VERTICALLY AND MARK THE LOCATION OF ALL MONUMENTS. UPON THE EVENT THAT A MONUMENT IS DISTURBED OR THAT THE CONTRACTOR ANTICIPATES THE DESTRUCTION OF A MONUMENT, THE CONTRACTOR SHALL NOTIFY THE PROJECT SURVEYOR ALLOWING THE PROJECT SURVEYOR TO ESTABLISH SURVEY POINTS. THE CONTRACTOR SHALL NOT PROCEED WITH WORK IN THE IMMEDIATE AREA OF THE MONUMENT UNTIL THE PROJECT SURVEYOR HAS COMPLETED ESTABLISHING THESE SURVEY POINTS. WORK IN THIS AREA, THE CONTRACTOR SHALL NOTIFY THE PROJECT SURVEYOR AND THE PROJECT SURVEYOR SHALL RESET ALL DISTURBED SURVEY MONUMENTS. FIELD NOTES INCLUDING ELEVATIONS SHALL BE FILED WITH THE CITY OF PEORIA.
- "LANDSLIDE VILLAGE PHASE 1 MASS GRADING, A PORTION OF VISTANCIA SWPPP DRAINAGE DOCUMENTATION" BY WOOD-PATEL AND ASSOCIATES AND O&J, L.L.C. DATED 10/14/02 ARE REFERENCED AS PART OF THESE PLANS. SEE VISTANCIA "MASS GRADING PLANS" SET OF DRAWINGS MC-0 AND MC-02 FOR STORM WATER MANAGEMENT PLAN, AND DRAWINGS MC-3, MC-15, MC-16, MC-17, MC-18 AND MC-20 FOR LOCATION AND TYPE OF EROSION CONTROL MEASURES TO BE MAINTAINED.

THIS SET OF CONSTRUCTION PLANS HAVE BEEN SUBMITTED TO THE FOLLOWING UTILITY COMPANIES FOR REVIEW AND TO DETERMINE ANY POTENTIAL CONFLICTS.

UTILITY COMPANY	COMPANY CONTACT	DATE SUBMITTED
SOUTHWEST GAS CORPORATION	EDMUND LONGWELL	FEBRUARY 5, 2003
CITY COMMUNICATIONS	WALT COCHISE	FEBRUARY 5, 2003
ARIZONA PUBLIC SERVICE	SCOTT CUPPLESS	FEBRUARY 3, 2003



KEY MAP  
N.T.S.

ESTIMATED QUANTITIES

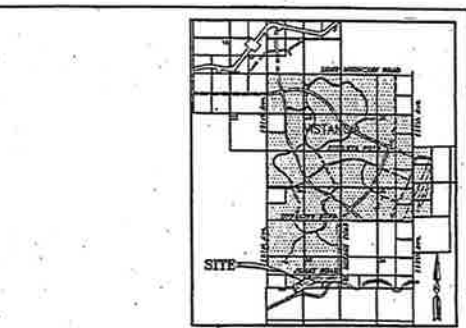
No.	Construction Notes Description	Qty.	ESTIMATED CUT & FILL (INTERIM CONDITIONS)
1	CONSTRUCT 6" AC ON 12" ABC PER DETAIL ON SHEET TS-1	7,121 S.Y.	
2	CONSTRUCT 6" VERTICAL CURB & GUTTER PER MAG STD DET 220-A	3,631 LF.	
3	INSTALL SURVEY MONUMENT PER MAG STD DET 120-1, TYPE 'C'	1 EA.	
4	ADJUST MANHOLE FRAME & COVER TO FINISH GRADE PER CITY OF PEORIA, DET. 422	3 EA.	
5	SAWED, REMOVE AND REPLACE EXISTING ASPHALT PAVEMENT (0+30.00)	35 S.F.	
6	ADJUST VALVE, BOX & COVER TO FINISH GRADE PER CITY OF PEORIA DET. 383	4 EA.	
7	INSTALL TEMPORARY BARRICADE PER MAG STD DET 130, TYPE "A" (MOUNTED ON BASE)	44 LF.	
8	PAVEMENT TERMINATION PER MAG STD DET 201 TYPE "B"	130 LF.	
9	CONSTRUCT SIDEWALK RAMP PER MCDOT STD. DET. 2031-B, SEE DETAIL ON SHEET DT-1.	2 EA.	
10	CONSTRUCT TYPE "C" SIDEWALK RAMP PER MAG STD DET 233	1 EA.	
11	INSTALL FIRE HYDRANT PAVEMENT MARKER PER CITY OF PEORIA DET. 271	4 EA.	
12	INSTALL RETURN TYPE DRIVEWAY PER CITY OF PEORIA DET. 254 R-10, WIDTH PER PLAN.	743 S.F.	
13	CONSTRUCT 6" WIDE CONCRETE SIDEWALK PER MAG STD. DET. 230. SEE LANDSCAPE ARCHITECTURE PLANS FOR FINAL HORIZONTAL AND VERTICAL ADJUSTMENT.	14,971 S.F.	
14	RELOCATE EXISTING FIRE HYDRANT, VALVE, BOX AND COVER.	2 EA.	
15	SEEDING FOR LANDSCAPE. REFER TO LANDSCAPE ARCHITECTURE PLANS FOR SIZE, NUMBER, AND MATERIAL. (MIN. COVER 2" BELOW SUBGRADE)	NP	
16	APS OR CATY FEEDSTAL VALVE, OR MANHOLE TO BE ADJUSTED TO GRADE AND/OR RELOCATED. COST AND COORDINATION EFFORTS TO BE INCLUDED IN THE CONTRACT/SCOPE OF WORK.	L.S.	
17	EXISTING APS/CATY DUCT BANK. CONTRACTOR TO USE EXTREME CAUTION. PROTECT IN PLACE.	NP	
18	ADJUST EXISTING BLEED OFF RISER TO GRADE.	7 EA.	
19	STESSED-UP CONDUIT. CONTRACTOR TO EXCAVATE AND DETERMINE WHERE CONDUIT RUNS. COORDINATE W/SUBSETT HOLDINGS TO DETERMINE IF CONDUIT SHOULD REMAIN. IF CONDUIT TO REMAIN, INSTALL JUNCTION BOX AT FINISH GRADE WITH CONDUIT CAPPED INSIDE. IF NOT NEEDED, REMOVE CONDUIT TO 6" BELOW FINISH GRADE.	L.S.	
20	RELOCATE EXISTING IRRIGATION BOX AS NEEDED TO BACK OF SIDEWALK.	L.S.	
21	ADJUST MANHOLE FRAME & COVER TO TEMPORARY GRADE.	1 EA.	
22	STREET LIGHT TO BE INSTALLED. REFER TO STREET LIGHT PLANS.	NP	
23	INSTALL SURVEY MONUMENT, PER MAG STD DET 120-1, TYPE 'B'	1 EA.	
24	CONTRACTOR TO VERIFY ELEVATION OF EXISTING CONDUIT AND TO RELOCATE VERTICALLY AS NECESSARY TO PROVIDE MIN. 36" OF COVER.	NP	
25	TRAFFIC SIGNAL CONDUIT TO BE INSTALLED. REFER TO TRAFFIC SIGNAL INTERCONNECT PLAN.	NP/1	

SHEET INDEX

DRAWING NO.	SHEET TITLE	SHT. NO.
PAVING PLANS		
CV-1	PAVING COVER SHEET	1
GN-1	PAVING GENERAL NOTES	2
DT-1	LEGEND AND DETAILS	3
TS-1	TYPICAL SECTIONS	4
HC-1	HORIZONTAL CONTROL PLAN	5
P-1	PAVING PLAN & PROFILE	6
P-2	PAVING PLAN & PROFILE	7
P-3	PAVING PLAN & PROFILE	8
STORM DRAIN PLANS		
SD-C	STORM DRAIN COVER SHEET	9
SD-N	STORM DRAIN GENERAL NOTES	10
SD-D	STORM DRAIN DETAILS	11
SD-1	STORM DRAIN PLAN & PROFILE	12

ESTIMATED CUT & FILL (INTERIM CONDITIONS)  
EXCAVATION: 2465 CY  
FILL: 1473 CY  
NOT ADJUSTED FOR SHRINK OR SWELL

THE PROFFER PAY LAWFULL BE ALTERED FOR THIS CONTRACT  
NOTICE OF EXTENDED PAYMENT PROVISION THIS CONTRACT ALLOWS THE OWNER TO MAKE PAYMENT WITHIN 60 DAYS AFTER CERTIFICATION AND APPROVAL OF BILLING AND ESTIMATES.  
NOTICE OF EXTENDED CERTIFICATION AND APPROVAL PERIOD PROVIDES THIS CONTRACT ALLOWS THE OWNER TO CERTIFY AND APPROVE BILLING AND ESTIMATES WITHIN 60 DAYS AFTER THE BILLING AND ESTIMATES ARE RECEIVED FROM THE CONTRACTOR.



GEOTECHNICAL ENG. ALPHA GEOTECHNICAL & MATERIALS, INC. 5218 S. 40TH STREET PHOENIX, ARIZONA 85040 PHONE: (602) 453-3265 CONTACT: JAMES E. WEAVER

DEVELOPER/OWNER VISTANCIA, L.L.C. 2051 WEST KELTON SUITE #4 PHOENIX, ARIZONA 85028 PHONE: (602) 583-1897 FAX: (602) 583-4248 PROJECT ENGINEER: DAVID HOUSEWEART

ENGINEER: ENTELLUS, INC. 2255 N. 44TH STREET, STE. 125 PHOENIX, ARIZONA 85008 PHONE: (602) 244-2566 FAX: (602) 244-8847 PROJECT ENGINEER: TIMOTHY D. CRALL AZ. REG. NO. 22861

BENCHMARK BENCHMARK NO. R17 #9 REBAR IN I.L.H. @ INTERSECTION OF 63RD AVENUE AND BEARDSLEY ROAD ELEVATION = 1253.774 NAVD 29 (BASIS OF SURVEY) ELEVATION = 1253.650 NAVD 88 EQUATION = 1.876

RELEASED FOR PERMITTING THIS SET OF PLANS HAS BEEN REVIEWED FOR COMPLIANCE WITH CITY REQUIREMENTS PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS. THE CITY NEITHER ACCEPTS NOR ASSUMES ANY LIABILITY FOR ERRORS OR OMISSIONS. THIS COMPLIANCE APPROVAL SHALL NOT PREVENT THE CITY ENGINEER FROM REQUIRING CORRECTION OF ERRORS OR OMISSIONS IN PLANS FOUND TO BE IN VIOLATION OF ANY LAW OR ORDINANCE.

CITY ENGINEER AS-BUILT CERTIFICATION Stanley Consultants, Inc. I HEREBY CERTIFY THAT THE "AS-BUILT" INFORMATION SHOWN HEREON WAS OBTAINED UNDER MY DIRECT SUPERVISION AND IS CORRECT AND COMPLETE TO THE BEST OF MY KNOWLEDGE AND BELIEF. NAME: JAMES M. KENNELLY REGISTRATION NO.: 38770 DATE: 11-28-08 REV'D BY: FIELD ENGINEERING

I HEREBY CERTIFY THAT THE "AS-BUILT" MEASUREMENTS SHOWN HEREON WERE MADE UNDER MY SUPERVISION OR AS NOTED AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. REGISTERED PROFESSIONAL ENGINEER DATE:

Entellus, Inc. 2255 N. 44th Street, Suite 125 Phoenix, AZ 85008  
PROJECT TITLE: VISTANCIA JOMAX ROAD PAVING COVER SHEET  
DATE: 11-28-08  
SHEET NO.: 1 OF 12

PLAN REVIEW# R030184

**CITY OF PEORIA GENERAL NOTES**

- ALL CONSTRUCTION SHALL CONFORM TO THE LATEST MARICOPA ASSOCIATION OF GOVERNMENTS UNIFORM STANDARD SPECIFICATIONS AND DETAILS FOR PUBLIC WORKS CONSTRUCTION (MAG). CITY OF PEORIA HAS DEVELOPED PEORIA DETAILS AND CITY OF PHOENIX STANDARD DETAILS WILL CONTINUE TO APPLY WHERE SUCH DETAILS WERE NOT ADOPTED OR INCLUDED BY MAG. ALTERNATE DETAILS AND SPECIFICATIONS MAY BE SUBMITTED FOR REVIEW AND APPROVAL BY THE ENGINEERING DEPARTMENT. IF ACCEPTED, ALTERNATE DETAILS WILL BE SHOWN AS PART OF THE APPROVED PLANS/DETAIL SHEETS.
- THIS SET OF PLANS HAS BEEN REVIEWED FOR COMPLIANCE WITH CITY REQUIREMENTS PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS. HOWEVER, SUCH REVIEW SHALL NOT PREVENT THE CITY ENGINEER FROM REQUESTING CORRECTION OF ERRORS OR OMISSIONS IN PLANS FOUND TO BE IN VIOLATION OF ANY LAW OR ORDINANCE.
- APPROVAL BY THE CITY ENGINEER MEANS FOR GENERAL LAYOUT IN RIGHT-OF-WAY ONLY. THIS APPROVAL OF CONSTRUCTION PLANS IS VALID FOR A PERIOD OF NINE (9) MONTHS. CONSTRUCTION PERMITS SHALL BE OBTAINED WITHIN THIS PERIOD OR THE PLANS SHALL BE RESUBMITTED FOR APPROVAL. WORK SHALL ALSO BE CONTINUOUSLY PURSUED IN ORDER TO MAINTAIN A VALID PLAN APPROVAL AND PERMIT. APPROVAL IS ONLY FOR WORK WITHIN THE JURISDICTION OF THE CITY OF PEORIA.
- THE CITY ENGINEER DOES NOT WARRANT ANY QUANTITIES SHOWN ON THESE PLANS.
- OFF-SITE PERMITS FOR ANY WORK WITHIN THE RIGHT-OF-WAY AND EASEMENTS AND ANY GRADING AND DRAINAGE, WHETHER ON-SITE OR OFF-SITE, ARE REQUIRED PRIOR TO ANY WORK BEING COMMENCED. THE BUILDING PERMIT SHALL NOT BE CONSTRUED IN ANY WAY AS PERMISSION TO COMMENCE WORK COVERED BY AN OFF-SITE PERMIT. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR/DEVELOPER TO UNDERSTAND THE WORK COVERED BY VARIOUS PERMITS.
- THE ENGINEERING DEPARTMENT, INSPECTION SECTION, SHALL BE NOTIFIED TWENTY-FOUR (24) HOURS PRIOR TO ANY CONSTRUCTION WORK BY TELEPHONE AT (623)773-7210. ANY WORK CONCEALED WITHOUT INSPECTION SHALL BE SUBJECT TO REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S/DEVELOPER'S EXPENSE.
- AN APPROVED SET OF PLANS MUST BE AVAILABLE ON THE JOB SITE AT ALL TIMES. THE CONTRACTOR'S/DEVELOPER'S REPRESENTATIVE SHALL BE ON THE JOB AT ALL TIMES THE WORK IS BEING PERFORMED.
- THE CONTRACTOR/DEVELOPER IS RESPONSIBLE TO PROVIDE EMERGENCY TELEPHONE NUMBERS TO THE CITY OF PEORIA AT THE TIME OF ISSUANCE OF OFF-SITE/ON-SITE PERMITS AND HAVE PERSONNEL AVAILABLE 24 HOURS A DAY TO RESPOND TO EMERGENCIES. IF THE CITY IS REQUIRED TO RESPOND AND MAKE EMERGENCY REPAIRS ON BEHALF OF THE CONTRACTOR/DEVELOPER, THE CONTRACTOR/DEVELOPER IS RESPONSIBLE TO REIMBURSE THE CITY FOR ALL COSTS INCURRED.
- IT SHALL BE THE RESPONSIBILITY OF THE PERMITTEE TO ARRANGE FOR THE RELOCATION AND RELOCATION COSTS OF ALL UTILITIES, AND SUBMIT A UTILITY RELOCATION SCHEDULE PRIOR TO THE ISSUANCE OF A CONSTRUCTION PERMIT.
- ALL UNDERGROUND UTILITIES SHALL BE IDENTIFIED FROM THE PRE DEPARTMENT PRIOR TO REMOVAL. THE PROCEDURES AND METHODS USED TO SAMPLE AND TEST MATERIALS WILL BE DETERMINED BY THE ENGINEERING DEPARTMENT. FOR ALL PHASES OF CONSTRUCTION, THE TYPE, SCHEDULING, FREQUENCY AND LOCATION OF ALL MATERIALS TESTING AND SAMPLING SHALL BE DETERMINED BY THE ENGINEERING DEPARTMENT. ALL TEST RESULTS SHALL BE REPORTED DIRECTLY (IN WRITING) TO THE ENGINEERING DEPARTMENT. FOR EACH PHASE OF CONSTRUCTION, TEST RESULTS (IN WRITING) MUST BE RECEIVED FROM THE TESTING LABORATORY, PRIOR TO START OF CONSTRUCTION.
- THE EXCAVATING CONTRACTOR MUST GIVE LOCATION FOR WASTING EXCESS EXCAVATION AND A LETTER FROM THE OWNER GIVING PERMISSION FOR DUMPING PRIOR TO STARTING ON-SITE CONSTRUCTION. DEVELOPER'S ENGINEER SHALL SUBMIT CERTIFICATION OF CONSTRUCTION BUILDING PAD ELEVATIONS PRIOR TO CITY ACCEPTANCE OF PROJECT.
- IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO VERIFY THE PRESENCE AND LOCATION OF ALL EXISTING OVERHEAD AND/OR UNDERGROUND UTILITIES THAT MAY INTERFERE WITH THIS CONSTRUCTION, WHETHER OR NOT SAID UTILITIES ARE SHOWN ON THE CONSTRUCTION PLANS FOR THIS PROJECT AND TO IMMEDIATELY PROTECT AND MAINTAIN ANY SUCH UTILITIES.
- THE ENGINEERING DEPARTMENT DOES NOT ASSUME ANY LIABILITY FOR ERRORS OF LINE AND/OR GRADE ON ANY STAKING WHICH HAS BEEN DISTURBED IN ANY WAY, NOR DOES THE ENGINEER ASSUME ANY LIABILITY FOR ERRORS OF LINE AND/OR GRADE ON ANY STAKING THAT HAS BEEN IN PLACE FOR A PERIOD OF TWENTY-FOUR (24) HOURS OR MORE WITHOUT THE COMMENCEMENT OF THE CONSTRUCTION FOR WHICH IT WAS SET.
- THE CONTRACTOR SHALL CONTACT BLUE STAKE (283-1100) PRIOR TO CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN CURRENT "BLUE STAKE" MARKINGS THROUGHOUT CONSTRUCTION.
- THE CONTRACTOR SHALL OBTAIN A FIRE HYDRANT METER FOR CONSTRUCTION FROM THE MANAGEMENT SERVICES DEPARTMENT. CUSTOMER SERVICES, CONTACT CUSTOMER SERVICES AT (623) 773-7160 TO SCHEDULE THE RELOCATION OF THE HYDRANT METERS. CONTRACTORS SHALL NOT RELOCATE HYDRANT METERS THEMSELVES.
- ALL CONTRACTORS/DEVELOPERS ARE RESPONSIBLE TO CONSTRUCT STABILIZED CONSTRUCTION ENTRANCES IN ORDER TO REDUCE OR ELIMINATE THE TRACKING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY OR STREETS. GRAVEL TRACK-OUT PADS SHALL MEET CURRENT MARICOPA COUNTY STANDARDS.
- ALL DRAINAGE PROTECTIVE DEVICES SUCH AS SWALES, INTERCEPTION DITCHES, PIPES PROTECTIVE BERMS, CONCRETE CURBS OR OTHER MEASURES DESIGNED TO PROTECT IMPROVEMENTS, WHETHER EXISTING OR PROPOSED, FROM RUNOFF OR DAMAGE FROM STORM WATER, MUST BE CONSTRUCTED PRIOR TO THE CONSTRUCTION OF ANY IMPROVEMENTS.
- TRAFFIC CONTROL SHALL CONFORM WITH THE CITY OF PHOENIX TRAFFIC BARRICADE MANUAL, MUTCD, AND THE CITY OF PEORIA INFRASTRUCTURE DEVELOPMENT GUIDELINES.
- ANY AND ALL OBSTRUCTIONS WITHIN THE RIGHT-OF-WAY AND EASEMENTS SHALL BE REMOVED BEFORE ANY CONSTRUCTION IS COMMENCED.
- ALL CONTRACTORS/DEVELOPERS ARE RESPONSIBLE TO OBTAIN A NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT IN ACCORDANCE WITH FEDERAL AND STATE REGULATIONS, INCLUDING NOTICE OF INTENT (NOI), NOTICE OF TERMINATION, AND STORM WATER POLLUTION PREVENTION PLAN (SWPPP). A COPY OF THE NOI AND SWPPP SHALL BE AVAILABLE ON THE JOB SITE AT ALL TIMES.
- ALL CONTRACTORS/DEVELOPERS ARE RESPONSIBLE TO OBTAIN THE NECESSARY 401 AND 404 PERMITS. A COPY OF THE PERMIT SHALL BE SUBMITTED TO THE CITY PRIOR TO APPROVAL OF THE GRADING AND DRAINAGE PLANS.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR/DEVELOPER TO OBTAIN ANY AND ALL OTHER PERMITS AND MEET ANY REQUIREMENTS SET FORTH BY OTHER AGENCIES OR UTILITIES, WHICH HAVE JURISDICTION, AT THE CONTRACTOR'S/DEVELOPERS EXPENSE, INCLUDING OSHA. CONTRACTOR SHALL MEET OSHA STANDARDS FOR TRENCH SAFETY.

**CITY OF PEORIA GENERAL NOTES (CONT)**

24. AS A REMINDER, MARICOPA COUNTY ENVIRONMENTAL SERVICES DEPARTMENT HAS ASKED THE CITY TO INFORM ALL CONTRACTORS/DEVELOPERS WORKING IN THE CITY OF PEORIA OF THE FOLLOWING:  
 PER THE MARICOPA COUNTY AIR POLLUTION CONTROL RULES AND REGULATIONS ON EARTH MOVING EQUIPMENT PERMITS, NO PERSON SHALL CAUSE OR PERMIT THE USE OF ANY POWER OR MECHANICAL EQUIPMENT FOR COMMERCIAL PURPOSES TO CLEAN, ESCAVATE OR LEVEL LAND, INCLUDING BUT NOT LIMITED TO BLASTING, DEMOLITION, ROAD AND STREET CONSTRUCTION, SWAMPING POOL EXCAVATING, TREEDING, VEGETATION REMOVAL OR ENGAGE IN ANY OTHER EARTH MOVING ACTIVITIES WITHOUT FIRST OBTAINING A PERMIT FROM THE MARICOPA COUNTY ENVIRONMENTAL SERVICES DEPARTMENT. THE PROPERTY OWNER, LESSEE, DEVELOPER OR PRIME CONTRACTOR WILL BE RESPONSIBLE FOR ACQUIRING THE PERMIT.

ALSO AS A REMINDER, IF THE ABOVE REFERENCED DEVELOPMENT HAS WORK THAT NEEDS TO BE DONE IN THE MARICOPA COUNTY RIGHTS-OF-WAY, PLEASE OBTAIN ALL PERMITS FROM THE MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION. THE OFF-SITE PERMITS ISSUED BY THE CITY OF PEORIA DO NOT COVER THE MARICOPA COUNTY RIGHTS-OF-WAY.

**GENERAL INFORMATION  
CITY OF PEORIA**

NO PERSON, CORPORATION, CONTRACTOR, OR UTILITY SHALL WORK WITHIN THE RIGHT-OF-WAY, ROAD, STREET, OR EASEMENTS GRANTED FOR PUBLIC USE OR ALLEYS WITHOUT SECURING AN OFF-SITE/ON-SITE PERMIT FROM THE ENGINEERING DEPARTMENT.  
 OFF-SITE/ON-SITE PERMITS ARE REQUIRED FOR THE FOLLOWING:  
 GRADING/DRAINAGE, EROSION CONTROL, FLOOD CONTROL, STRUCTURES, GRADING, HAULING MATERIALS IN EXCESS OF 500 CUBIC YARDS, GRADING OR ANY SURFACING OF ANY STREET, OR ALLEY, WATER SYSTEM, SEWER SYSTEM, STORM DRAIN SYSTEM, TRENCHING, GAS OR ANY OTHER TYPES OF PIPE LINES, DRYWELLS, PAVING, CURB, CUTTER, SIDEWALKS AND FLOOD ZONE DETERMINATIONS, WATER, SEWER, PAVING, CURB, CUTTER, SIDEWALKS, STRIPING, AND SIGNAGE, BANK STABILIZATION AND CHANNELIZATION, STREET LIGHTS, WELL ABANDONMENT, UTILITY LINES SUCH AS ELECTRIC, TELEPHONES, TELEVISION, COMMUNICATIONS AND OTHER FRANCHISED FACILITIES.

THE CITY'S ORDINANCE NO. 96-04 ESTABLISHES CONSTRUCTION WORK HOURS AS FOLLOWS:

CONSTRUCTION TYPE	04/02 - 09/29	09/30 - 04/01
CONCRETE WORK	5:00 AM TO 7:00 PM	6:00 AM TO 7:00 PM
OTHER CONSTRUCTION (WITHIN 500 FEET OF RESIDENTIAL AREA)	6:00 AM TO 7:00 PM	7:00 AM TO 7:00 PM
CONSTRUCTION WORK (MORE THAN 500 FEET OF RESIDENTIAL AREA)	5:00 AM TO 7:00 PM	5:00 AM TO 7:00 PM

THIS DOCUMENT ESTABLISHES WORK HOURS IN THE PUBLIC RIGHT-OF-WAY AS FOLLOWS:  
 NO INTERFERENCE WITH TRAFFIC FLOW ON ARTERIAL STREETS SHALL BE PERMITTED DURING THE HOURS OF 6:00 A.M. TO 8:30 A.M. OF THE CITY OF PEORIA CITY CODE, SECTION 11-5-6 AND 11-5-7. PAY ALL FEES AS IDENTIFIED ON THE CONSTRUCTION PLAN APPROVAL LETTER. SUCH FEES INCLUDE, BUT ARE NOT LIMITED TO: REPAIRMENT ZONE CHARGES, IMPROVEMENT DISTRICT ASSESSMENT MODIFICATION CHARGES, FOG SEAL APPLICATION, WATER AND SEWER BUY-IN FEES, PROCESSING ALTERNATE METHOD OF ASSURANCE, PAYMENT TO INCORPORATE PLANS INTO CITY'S CAD SYSTEM, STREET LIGHT IMPROVEMENT DISTRICT (SID), MAINTENANCE IMPROVEMENT DISTRICT (MID), AND FIRE IMPROVEMENT DISTRICT (FID) FEES. PLAN REVIEW FEES, STREET ADDRESSING FEES, TRAFFIC SIGNAL PARTICIPATION, STRIPING, STREET SIGN AND STREET LIGHT INSTALLATION, AND ALL CITY EXPANSION FEES.

**GENERAL PERMIT APPLICATION PROCESS  
CITY OF PEORIA**

THE DEVELOPER/CONTRACTOR/APPLICANT MUST PROVIDE THE FOLLOWING INFORMATION TO THE CITY OF PEORIA PRIOR TO THE ISSUANCE OF AN OFF-SITE PERMIT:

- PAY ALL FEES LISTED ON THE PLAN APPROVAL LETTER.
- SHOW PROOF OF COUNCIL APPROVAL AND RECORDATION OF FINAL PLAT OR APPROVAL OF SITE PLAN OR MINOR LAND DIVISION.
- SUBMIT AN EXECUTED COPY OF THE AGREEMENT TO INSTALL IMPROVEMENTS, INSTALL-A OR INSTALL-B. REFER TO ORDINANCE 91-17 OF THE PEORIA CITY CODE, SECTION 11-5-5.
- PRIOR TO RECORDATION OF THE FINAL PLAT, THE DEVELOPER MUST PROVIDE A FINANCIAL GUARANTEE TO ASSURE COMPLETION OF THE IMPROVEMENTS IN ONE OR MORE OF THE FOLLOWING: PERFORMANCE BOND, ESCROW ACCOUNT, LETTER OF CREDIT, OR THE ALTERNATE METHOD OF ASSURANCE. REFER TO ORDINANCE 91-17 OF THE PEORIA CITY CODE, SECTION 11-5-5 AND 11-5-7. PAY ALL FEES AS IDENTIFIED ON THE CONSTRUCTION PLAN APPROVAL LETTER. SUCH FEES INCLUDE, BUT ARE NOT LIMITED TO: REPAIRMENT ZONE CHARGES, IMPROVEMENT DISTRICT ASSESSMENT MODIFICATION CHARGES, FOG SEAL APPLICATION, WATER AND SEWER BUY-IN FEES, PROCESSING ALTERNATE METHOD OF ASSURANCE, PAYMENT TO INCORPORATE PLANS INTO CITY'S CAD SYSTEM, STREET LIGHT IMPROVEMENT DISTRICT (SID), MAINTENANCE IMPROVEMENT DISTRICT (MID), AND FIRE IMPROVEMENT DISTRICT (FID) FEES. PLAN REVIEW FEES, STREET ADDRESSING FEES, TRAFFIC SIGNAL PARTICIPATION, STRIPING, STREET SIGN AND STREET LIGHT INSTALLATION, AND ALL CITY EXPANSION FEES.
- PROVIDE EIGHT (8) SETS OF APPROVED CONSTRUCTION PLANS TO THE CITY OF PEORIA ENGINEERING DEPARTMENT.
- SUBMIT ALL MAINTENANCE IMPROVEMENT DISTRICT (MID) AND STREET LIGHT IMPROVEMENT DISTRICT (SID) DOCUMENTATION LISTED IN THE MID AND SID POLICIES.
- SUBMIT THREE (3) FULLY EXECUTED COPIES OF THE APS STREET LIGHT WARRANTY AGREEMENT IF STREETLIGHTS ARE INSTALLED BY A CONTRACTOR OTHER THAN APS (APPLICABLE TO STREETLIGHTS LOCATED WITHIN THE ARIZONA PUBLIC SERVICES AREA). ALL STREETLIGHTS INSTALLED BY THE DEVELOPER/CONTRACTOR MUST COMPLY WITH THE APS STANDARDS AND APPROVED MANUFACTURERS FOR STREET LIGHTS. ALL STREETLIGHTS WITHIN THE SRP SERVICE AREA MUST BE INSTALLED BY SRP.
- PROCESS ANY REQUIRED IMPROVEMENT DISTRICT MODIFICATIONS.
- PROVIDE A 3.5", 1.4 MB FLOPPY DISK OR CD CONTAINING AN AUTOCAD FILE, THROUGH RELEASE 14, OF THE FINAL PLAT BASE MAP WITH LEGAL DESCRIPTION.

**GENERAL PERMIT APPLICATION PROCESS  
CITY OF PEORIA, continued**

- ALL CONTRACTORS, SUBCONTRACTORS, AND DEVELOPERS MUST PROVIDE A CERTIFICATE OF INSURANCE NAMING THE CITY AS ADDITIONALLY INSURED. THIS INCLUDES LIABILITY, AUTO, AND WORKER'S COMPENSATION.
- ALL CONTRACTORS/DEVELOPERS MUST PROVIDE A COPY OF A SIGNED CONTRACT SHOWING QUANTITIES OF MATERIALS AND UNIT PRICES. THE PERMIT FOR WATER, SEWER, PAVING, CONCRETE, TRENCHING, GAS OR OTHER PIPELINES, DRY WELLS, FLOOD IRRIGATION, LANDSCAPE/IRRIGATION, TRAFFIC SIGNALS, STREET LIGHTS, STRIPING, BANK STABILIZATION AND CHANNELIZATION, STORM DRAIN FACILITIES, WELL ABANDONMENT AND UTILITY LINES, IS 3.5% OF THE CONTRACT PRICE PLUS A \$15.00 ADMINISTRATION FEE.
- ALL CONTRACTORS/DEVELOPERS MUST PROVIDE A COPY OF THE SIGNED CONTRACT SHOWING GROSS CUBIC YARDS (CY + FILL) FOR THE GRADING AND DRAINAGE. THE PERMIT FEE WILL BE BASED UPON CALCULATED TOTAL CUBIC YARDS. A MINIMUM OF \$50.00 WILL BE CHARGED FOR CUSTOM HOMES AND \$100.00 FOR COMMERCIAL DEVELOPMENT.
- THE CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN PER THE PHOENIX TRAFFIC BARRICADE MANUAL. BARRICADES MUST BE CONTINUALLY MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT (REFER TO CITY ORDINANCE 90-18). IF ANY PART OF THE TRAFFIC CONTROL PLAN FALLS WITHIN 300' OF A SIGNALIZED INTERSECTION, AN OFF-DUTY TRAFFIC CONTROL PLAN SHALL BE REQUIRED FOR TRAFFIC CONTROL. A TRAFFIC CONTROL PLAN (TCP) SHALL BE SUBMITTED TO THE ENGINEERING DEPARTMENT AND ACCEPTED A MINIMUM OF 24-HOURS PRIOR TO CONSTRUCTION. AN ACCEPTED TCP PLAN MUST REMAIN ON THE JOB SITE AT ALL TIMES. CONTRACTOR, A COPY OF THE ACCEPTED PLAN MUST BE RETURNED TO THE ENGINEERING DEPARTMENT.
- ALL CONTRACTOR, SUBCONTRACTORS, AND DEVELOPERS MUST OBTAIN A LICENSE TO OPERATE IN THE CITY OF PEORIA AT THE SALES TAX OFFICE. YOU MUST SHOW RECEIPT UPON OBTAINING A PERMIT, OR PROVIDE A LICENSE NUMBER. FOR MORE INFORMATION, PLEASE CONTACT (623) 773-7160.
- THE DEVELOPER/CONTRACTOR MUST PROVIDE 24-HOUR EMERGENCY TELEPHONE AND CELLULAR PHONE NUMBERS.

**FINAL ACCEPTANCE OF PROJECTS  
CITY OF PEORIA**

PRIOR TO THE FINAL ACCEPTANCE OF THE ON-SITE/OFF-SITE IMPROVEMENTS, THE CITY REQUIRES THE SUBMISSION OF THE FOLLOWING:

- REPRODUCIBLE 24" x 36", 4 MIL MYLAR AS-BUILT DRAWINGS (NO ORIGINAL WORKING OR STUDY BAGS PERMITTED ON AS-BUILT DRAWING), CERTIFIED BY A REGISTERED LAND SURVEYOR OR PROFESSIONAL CIVIL ENGINEER REGISTERED IN THE STATE OF ARIZONA FOR: GRADING AND DRAINAGE, INCLUDING CERTIFICATES OF PAD OR FINISHED FLOOR ELEVATIONS, DRYWELL RIM ELEVATIONS, RETENTION/DETENTION BASIN BOTTOM ELEVATIONS, AND FLOOD ZONE DETERMINATIONS, WATER, SEWER, PAVING, CURB, CUTTER, SIDEWALK, DRIVEWAYS, STORM DRAIN, LANDSCAPE AND LANDSCAPE IRRIGATION, STREET LIGHTS, BANK STABILIZATION AND CHANNELIZATION, TRAFFIC SIGNALS, STRIPING AND SIGNAGE, AND FLOOD IRRIGATION.
- ALL MATERIALS TESTING RESULTS, BAC-7 TEST RESULTS, FOR WATERLINES AND VIDEO TAPES FOR SEWER LINES.
- COPIES OF DRYWELL DRILLING LOGS, ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY (ADEQ) CERTIFICATION REGISTRATION AND DRYWELL PERCOLATION TEST RESULTS.
- PROVIDE CAD DRAWING, COMPATIBLE WITH CITY SOFTWARE, OF THE WATER AND SEWER SYSTEMS BASE MAPS WITH AS-BUILT LOCATION OF MAINS AND SERVICES. (AUTOCAD DRAWING FILE, THROUGH RELEASE 14).
- ALL EXISTING PERIMETER/ADJACENT DAMAGED CONCRETE (SIDEWALK, CURB, CUTTER, AND/OR VALLEY CUTTER) SHALL BE REPLACED. ALL EXISTING PERIMETER/ADJACENT CONCRETE DAMAGED DURING CONSTRUCTION SHALL BE REPLACED.
- ADDITIONAL TEST RESULTS, CERTIFICATIONS, REGISTRATIONS AND REPORTS AS REQUIRED IN THE AS-BUILT REQUIREMENTS SECTION OF THE INFRASTRUCTURE GUIDE.

**ENGINEERS NOTES**

- THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING AND PRESERVING ALL EXISTING G.L.D. SURVEY MONUMENTS PRIOR TO CONSTRUCTION. THE PROJECT SURVEYOR SHALL REPLY THE MONUMENTS BOTH HORIZONTALLY AND VERTICALLY AND MARK THE LOCATION OF ALL MONUMENTS. UPON THE EVENT THAT A MONUMENT IS DISTURBED OR THAT THE CONTRACTOR ANTICIPATES THE DISTURBANCE OF A MONUMENT, THE CONTRACTOR SHALL NOTIFY THE PROJECT SURVEYOR ALLOWING THE PROJECT SURVEYOR TO ESTABLISH SURVEY TIES. THE CONTRACTOR SHALL NOT PROCEED WITH WORK IN THE IMMEDIATE AREA OF THE MONUMENT UNTIL THE PROJECT SURVEYOR HAS COMPLETED ESTABLISHING TIES. UPON COMPLETION OF WORK IN THE AREA, THE CONTRACTOR SHALL NOTIFY THE PROJECT SURVEYOR AND THE PROJECT SURVEYOR SHALL REPLY THE EXISTING SURVEY MONUMENTS. FIELD NOTES INCLUDING ELEVATIONS SHALL BE FILED WITH THE CITY OF PEORIA.
- BLOCKING SHALL BE IN ACCORDANCE WITH MAG SPEED 810, 13-BLOCKING MECHANICAL THRUST RESTRAINT WITH A MEO-A-LUG OR APPROVED EQUAL MAY BE USED AND / OR CONCRETE THRUST BLOCKS PER MAG STD. DETAIL 301 AND/OR 340.
- FOR PIPES LARGER THAN 12" IN DIAMETER CONTRACTOR SHALL SUBMIT RESTRAINT DETAIL FOR APPROVAL PRIOR TO INSTALLATION. THIS SUBMITTAL SHALL BE APPLICABLE TO ALL PIPE REALIGNMENTS, HORIZONTAL AND VERTICAL.

THE PROBABLY PAY PLAN WILL BE ALTERED FOR THIS CONTRACT.  
 NOTICE OF EXTENDED PAYMENT PROVISION: THIS CONTRACT ALLOWS THE OWNER TO MAKE PAYMENT WITHIN 90 DAYS AFTER CERTIFICATION AND APPROVAL OF BILLINGS AND ESTIMATES.  
 NOTICE OF EXTENDED CERTIFICATION AND APPROVAL PERIOD: THIS CONTRACT ALLOWS THE OWNER TO CERTIFY AND APPROVE BILLINGS AND ESTIMATES WITHIN 90 DAYS AFTER THE BILLINGS AND ESTIMATES ARE RECEIVED FROM THE CONTRACTOR.

Starley Consultants Inc.  
 1511 E. GARDNER  
 PHOENIX, AZ 85024  
 (602) 333-2100  
 REGISTERED LAND SURVEYOR  
 License 01/27/2005

AS-BUILT SET.  
 NO AS-BUILT MEASUREMENTS THIS SHEET  
 263-1100  
 REG. ENG. CODED

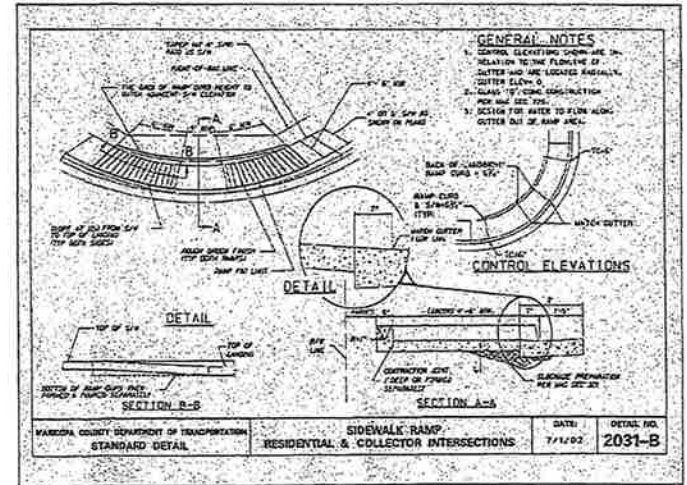
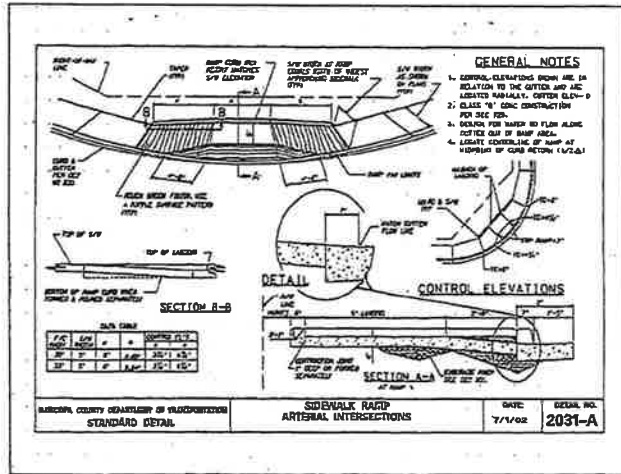
PROJECT TITLE: VISTANCIA  
 JOMAX ROAD  
 PAVING GENERAL NOTES

Scale: 1" = 40'  
 Date: 11/2005  
 Project No: 263-1100  
 Sheet No: 2 of 12

PLAN REVIEW# R030184

### ABBREVIATIONS

ABC	AGGREGATE BASE COURSE
AC	ASPHALTIC CEMENT OR CONCRETE
CB	CATCH BASIN
PT	POINT OF TANGENCY
PC	POINT OF CURVE
C&G	CURB AND GUTTER
TC	TOP OF CURB
C	CUTTER
SD	STORM DRAIN
W	WEST OR WATER LINE
VC	VERTICAL CURVE
LT.	LEFT
RT.	RIGHT
GB	GRADE BREAK
MED.	MEDIAN
STA.	STATION
P	PAVEMENT
R/W	RIGHT OF WAY
B/C	BACK OF CURB
S/W	SIDEWALK
PRC	POINT OF REVERSE CURVE
SVC	SOUTH SLOPE OR SCALAR LINE
EVC	END VERTICAL CURVE
BVC	BEGIN VERTICAL CURVE
INV.	INVERSE
CF	CENTERLINE OR BACK OF CURB LABEL
HORIZ.	HORIZONTAL
VERT.	VERTICAL
N	NORTH OR NORTHING
E	EAST OR EASTING
FT	FOOT OR FEET
MH	MAN HOLE
FUT.	FUTURE
MIN.	MINIMUM
C/L or Ø	CENTERLINE
DIA.	DIAMETER
L.F.	LINEAR FEET
FT/FT	FEET PER FOOT
NPW	NON-POTABLE WATER
INV.	INVERT
DI	DUCTILE IRON PIPE
PVC	POLYVINYL CHLORIDE
RGRCP	RUBBER GASKET REINFORCED CONC. PIPE
AND	AND
AK	AHEAD
ESMT	EASEMENT
C.O.P.	CITY OF PEORIA
S'G	SOUTHWEST GAS
C.O.PHX.	CITY OF PHOENIX
PM	POINT OF VERTICAL INTERSECTION
PI VC	POINT OF INTERSECTION VERTICAL CURVE
PC VC	POINT OF CURVATURE VERTICAL CURVE
PT VC	POINT OF TANGENT VERTICAL CURVE
PI EL	POINT OF INTERSECTION ELEVATION
PIC	POINT OF COMPOUND CURVE
SHT	SHEET
HC	HORIZONTAL CONTROL
W/	WITH
RW	RAIN WATER WELL TRANSMISSION LINE
TRANS	TRANSMISSION OR TRANSITION
BTRFLY	BUTTERFLY
SPEC	SPECIFICATIONS
MUTCD	MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES
SEC	SECTION
DTL	DETAIL
STD	STANDARD
MAG	MARICOPA ASSOCIATION OF GOVERNMENTS
BLVD.	BOULEVARD
ST.	STREET
N/S	NOT TO SCALE
CONT.	CONTINUE
TYP.	TYPICAL
EA	EACH
SDMH	STORM DRAIN MANHOLE
BCR	BEGIN CURB RETURN
ECR	END CURB RETURN
D.G.	DECOMPOSED GRANITE MIXING TRAIL
WTR	WATER LINE
SNR	SEWER LINE
MUE	MULTI-USE EASEMENT
DUC	DRY UTILITY CORRIDOR
MC/EP	FACE OF CURB TO EDGE OF PAVEMENT
MON	MONUMENT
C/L/EP	CENTERLINE TO EDGE OF PAVEMENT
SHDR.	SHOULDER



### LEGEND

	MONUMENT		PROPOSED CURB AND GUTTER (PHASE I)
	MONUMENT LINE		PROPOSED CURB AND GUTTER (PHASE II)
	RIGHT-OF-WAY		PROPOSED CURB AND GUTTER (FUTURE)
	FENCE LINE OR LANDSCAPE ESMT		EXISTING WATER LINE
	EASEMENT LINE		EXISTING SEWER LINE
	BARRICADE		EXISTING RECLAIMED WATER LINE
	MANHOLE		EXISTING STORM DRAIN LINE
	SEWER PLUCK AND MARKER		EXISTING GAS LINE
	SEWER PUMP AND PUMP STATION		EXISTING APS ELECTRIC TRENCH
	WATER LINE INTERSECTION		EXISTING CABLE TV LINE
	TEE		EXISTING ELECTRIC CONDUIT LINE
	FIRE HYDRANT VALVE AND TEE		PROPOSED ASPHALT PAVEMENT 5" AC ON 12" ABC
	REDUCER		STABILIZED CONSTRUCTION ENTRANCE
	CAP		
	WATER PRESSURE RELIEF OUTLET		
	WATER VALVE		
	VALVE WITH OPERATOR MANHOLE		
	BOX CULVERT AND RING WALLS		
	HEADWALL		
	CATCH BASIN		

THE DRAFT PAY LAW WILL BE ALTERED FOR THIS CONTRACT.

NOTICE OF EXTENDED PAYMENT PROVISION: THIS CONTRACT ALLOWS THE OWNER TO MAKE PAYMENT WITHIN 90 DAYS AFTER CERTIFICATION AND APPROVAL OF BILLINGS AND ESTIMATES.

NOTICE OF EXTENDED CERTIFICATION AND APPROVAL PERIOD PROVISION: THIS CONTRACT ALLOWS THE OWNER TO CERTIFY AND APPROVE BILLINGS AND ESTIMATES WITHIN 90 DAYS AFTER THE BILLINGS AND ESTIMATES ARE RECEIVED FROM THE CONTRACTOR.

Stanley Consultants Inc.

1801 E. GARDNER  
PHOENIX, AZ 85016  
602-333-2220

AS-BUILT SET.  
NO AS-BUILT MEASUREMENTS THIS SHEET

REGISTERED LAND SURVEYOR

Exp. 02/20/2018

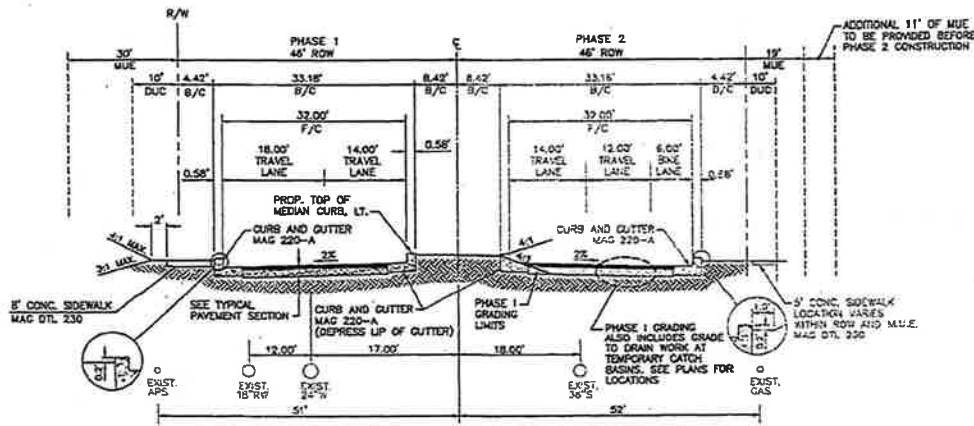
(602) 263-1100  
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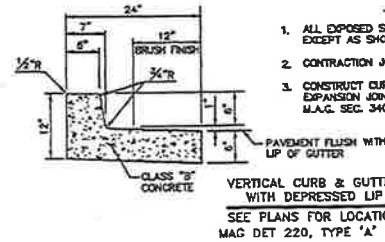
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Tel: 602.244.2546  
Fax: 602.244.2547  
E-Mail: info@entellus.com

**VISTANCIA**  
**JOMAX ROAD**  
**DETAILS AND ABBREVIATIONS**

DATE	REV	BY	CHK
11/11/2015	01	MM	DT
SCALE	PROJECT NO.	DATE	SHEET NO.
1"=50'	15-0000	11/11/2015	3 of 12



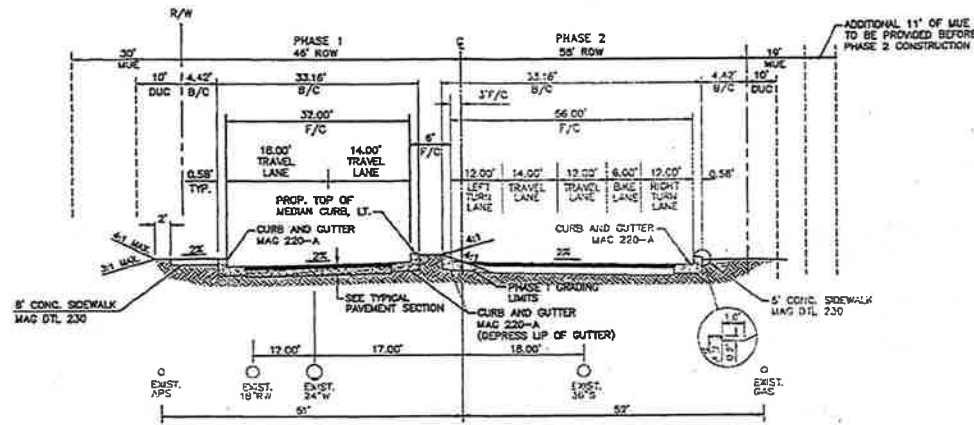
**JOMAX ROAD**  
 NTS  
 STA: 30+47.81 TO STA 46+84  
 NOTE: REFER TO PLANS FOR MEDIAN  
 BREAKS AND TURN BAY LOCATIONS.



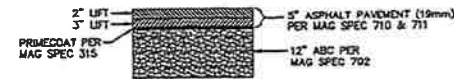
**NOTES**

1. ALL EXPOSED SURFACES TO BE TROWEL FINISHED EXCEPT AS SHOWN. SEE M.A.G. SECTION 340.
2. CONTRACTION JOINT SPACING 10' MAXIMUM.
3. CONSTRUCT CURB AND INSTALL 1/2" MASTIC EXPANSION JOINTS, A.S.T.M. D-1751, PER M.A.G. SEC. 340 & 729.

VERTICAL CURB & GUTTER WITH DEPRESSED LIP  
 SEE PLANS FOR LOCATION  
 MAG DET 220, TYPE 'A' MOD.



**JOMAX ROAD**  
 NTS  
 STA: 46+84 TO STA 50+31.40  
 NOTE: REFER TO PLANS FOR MEDIAN  
 BREAKS AND TURN BAY LOCATIONS.



**TYPICAL PAVEMENT SECTION**  
 N.T.S.

**NOTES:**

1. CONTRACTOR TO SUBMIT MAX DESIGN TO CITY OF PEORIA FOR APPROVAL.
2. REFER TO ALPHA GEOTECHNICAL & MATERIALS, INC. GEOTECHNICAL SUBSURFACE EXPLORATION FOR JOMAX ROAD AT VISTANCIA, PEORIA, ARIZONA AND DATED 4-23-05, JOB NO. 05-G-00095.

THE PROMPT PAY LAW WILL BE ALTERED FOR THIS CONTRACT

NOTICE OF EXTENDED PAYMENT PROVISION THIS CONTRACT ALLOWS THE OWNER TO MAKE PAYMENT WITHIN 60 DAYS AFTER CERTIFICATION AND APPROVAL OF BILLINGS AND ESTIMATES.

NOTICE OF EXTENDED CERTIFICATION AND APPROVAL PERIOD PROVISION: THIS CONTRACT ALLOWS THE OWNER TO CERTIFY AND APPROVE BILLINGS AND ESTIMATES WITHIN 30 DAYS AFTER THE BILLINGS AND ESTIMATES ARE RECEIVED FROM THE CONTRACTOR.

Stanley Consultants, Inc.  
 45-0413 SET  
 NO AS-BUILT MEASUREMENTS THIS SHEET  
 REGISTERED LAND SURVEYOR  
 222 E. OGDON ROAD, LEXINGTON, KY 40503-2520  
 606-253-2200  
 08/20/2010



Entellus<sup>TM</sup>  
 222 E. OGDON ROAD, LEXINGTON, KY 40503-2520  
 PHONE: 606-253-2200  
 FAX: 606-253-2200  
 E-MAIL: INFO@ENTELLUS.COM

PROJECT TITLE: **VISTANCIA JOMAX ROAD TYPICAL SECTIONS**

SCALE:	DATE:	BY:	NO. OF SHEETS:	SHEET NO.:
1"=40'	7/2005	JR	10	10
DATE:	PROJECT NO.:	DATE:	PROJECT NO.:	DATE:
7/2005	05-00095	7/2005	05-00095	7/2005

4 of 12

EL MIRAGE AND JOMAX ROAD CENTER LINE CONTROL

NO.	STATION	NORTHING	EASTING	DESCRIPTION
1	STA: 27+44.99	N 992380.90	E 375663.80	INTERSEC. OF EL MIRAGE ROAD & JOMAX ROAD
2	STA: 43+02.38	N 993837.98	E 375663.38	INTERSEC. OF CL & SEC LINE
3	STA: 49+21.91	N 994457.31	E 375663.20	ANGLE POINT OF CL
4	STA: 62+56.74	N 995788.47	E 375548.08	PC
5	STA: 67+71.85	N 996332.91	E 375502.82	PI OF 1224' R. CURVE
6	STA: 69+72.18	N 996477.98	E 375492.93	INTERSEC. OF CL & SEC LINE
7	STA: 71+38.56	N 996618.36	E 375781.99	INTERSEC. OF CL & SEC LINE
8	STA: 72+84.95	N 996730.90	E 375875.47	PT
9	STA: 10+00.00	N 991544.81	E 371800.56	FOUND REBAR
10	STA: 16+28.81	N 991542.89	E 372430.37	PC
11	STA: 20+59.88	N 991541.54	E 372872.62	PI OF 1500' R. CURVE
12	STA: 23+47.49	N 991709.21	E 373121.49	INTERSEC. OF CL & SEC LINE
13	STA: 24+89.95	N 991780.33	E 373244.07	PT
14	STA: 29+75.62	N 992042.58	E 373653.66	PC
15	STA: 34+03.03	N 992278.79	E 374023.48	PI OF 1500' R. CURVE
16	STA: 38+30.44	N 992280.01	E 374462.84	PT
17	STA: 50+31.40	N 992280.60	E 375663.80	INTERSEC. OF JOMAX ROAD & EL MIRAGE ROAD
18	STA: 81+25.22	N 997344.04	E 379450.03	INTERSEC. OF EL MIRAGE ROAD & VISTANCIA BLVD

NOTES:

THE COORDINATES SHOWN HEREON ARE BASED ON CURRENT ZONE "ASB3-01"-MADRID ARIZONA STATE PLANES, CENTRAL ZONE, INTERNATIONAL FOOT.

SECTION SURVEY PER AMENDED RESULTS OF SURVEY, BOOK 632, PAGE 24, M.C.R.

JOMAX AND EL MIRAGE ROADWAY CENTERLINE AND MUE'S PER MAP OF DEDICATION, VISTANCIA PHASE 1A, BOOK 647, PAGE 31, M.C.R.

EQUATION: GRID TO SURFACE CORRECTION = 1.00014285

1641 E. CHANDLER  
MESA, AZ 85206  
480-342-3300

AS-BUILT SET.  
NO AS-BUILT MEASUREMENTS THIS SHEET

REGISTERED LAND SURVEYOR

Seal: 01/20/2018

THE PROPERTY PAY LAY WILL BE ALTERED FOR THIS CONTRACT

NOTICE OF EXTENDED PAYMENT PROVISION: THIS CONTRACT ALLOWS THE OWNER TO MAKE PAYMENT WITHIN 90 DAYS AFTER CERTIFICATION AND APPROVAL OF BILLINGS AND ESTIMATES.

NOTICE OF EXTENDED CERTIFICATION AND APPROVAL PERIOD: PROVISIONS OF THIS CONTRACT ALLOWS THE OWNER TO CERTIFY AND APPROVE BILLINGS AND ESTIMATES WITHIN 30 DAYS AFTER THE BILLING AND ESTIMATES ARE RECEIVED FROM THE CONTRACTOR.

220 E. 4th Street, Suite 125  
Phoenix, AZ 85012  
Tel: 602.441.2558  
Fax: 602.441.8107  
E-Mail: www.entellus.com

PROJECT TITLE: **VISTANCIA JOMAX ROAD HORIZONTAL CONTROL PLAN**

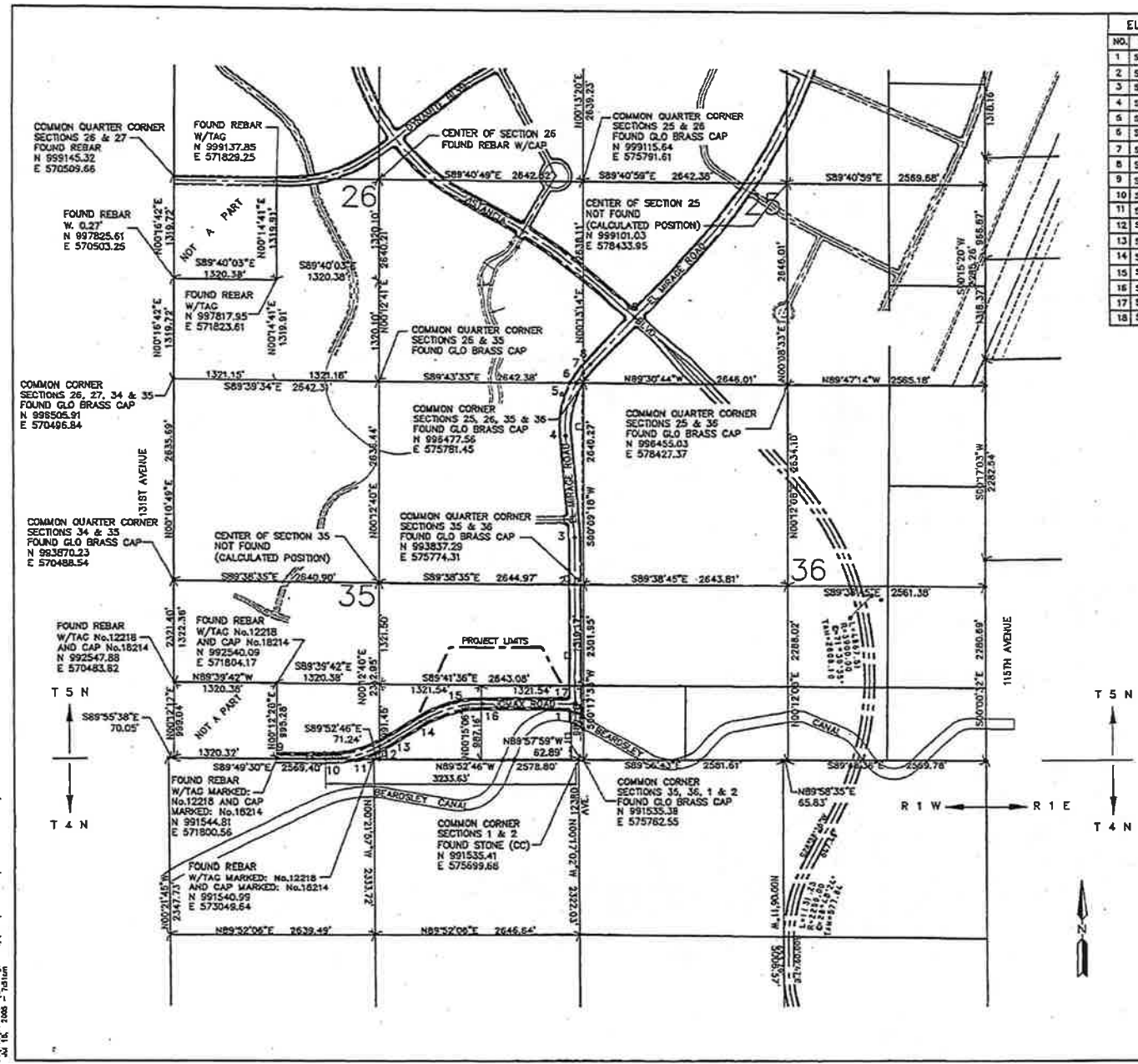
DATE: 7/2005

SCALE: N/A

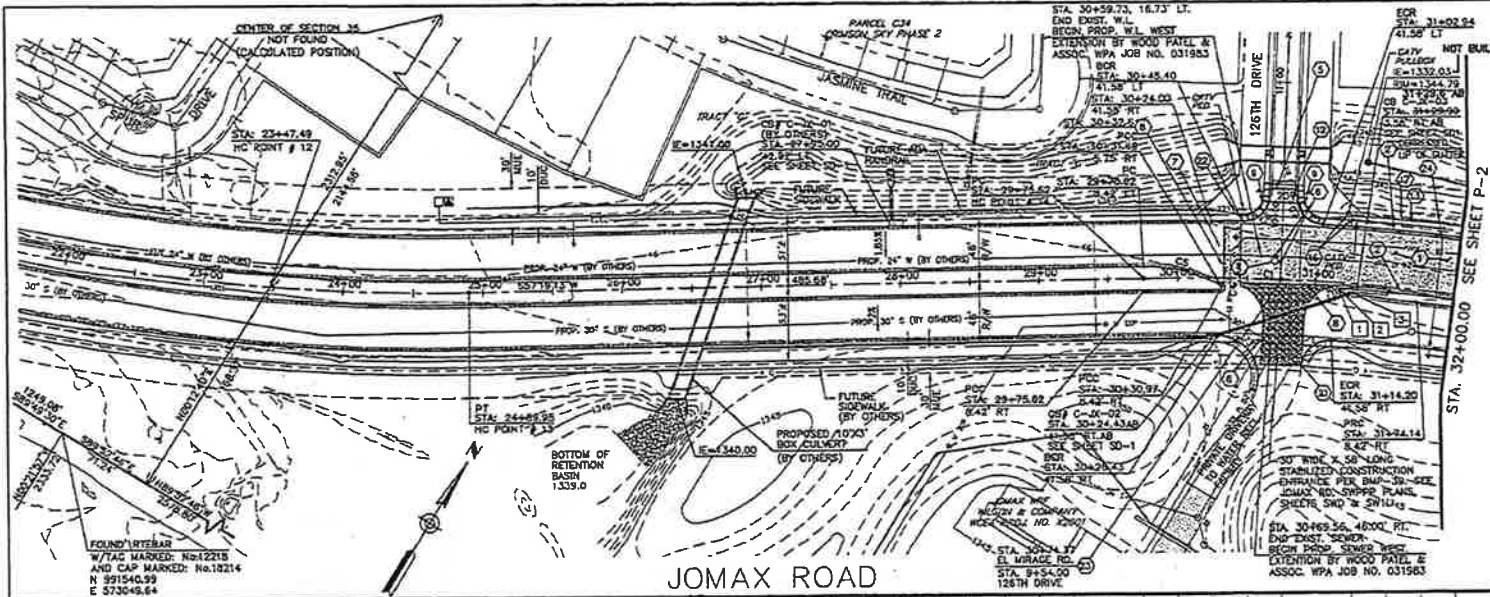
PROJECT NO: 263-1100

DATE: 6 of 12

263-1100  
A.L.C. MARK GROUP



PLAN REVIEW# R030184  
 01/20/2018 (C:\Users\james\OneDrive\Documents\263-1100)



- CONSTRUCTION NOTES**
- | No. | DESCRIPTION   | Qty.     |
|-----|---|----------|
| 1   | CONSTRUCT 5" AC ON 12" ABC PER DETAIL ON SHEET TS-1   | 791 S.F. |
| 2   | CONSTRUCT 6" VERTICAL CURB & CUTTER PER MAG STD DET 223-1   | 215 L.F. |
| 3   | ADJUST MANHOLE FRAME & COVER TO FINISH GRADE PER CITY OF PEORIA DET. 422  | 1 EA.    |
| 4   | SABOT, REMOVE AND REPLACE EXISTING ASPHALT PAVEMENT (H-RND).  | 35 S.F.  |
| 5   | ADJUST VALVE, BOX & COVER TO FINISH GRADE PER CITY OF PEORIA DET. 383   | 3 EA.    |
| 6   | INSTALL TEMPORARY BARRICADE PER MAG STD DET 130, TYPE "A" (QUANTITY ON BASE)  | 44 L.F.  |
| 7   | PAVEMENT TERMINATION PER MAG STD DET 201, TYPE "B"  | 130 L.F. |
| 8   | CONSTRUCT SIDEWALK RAMP PER MCDOT STD. DET. 2031-B, SEE DETAIL ON SHEET DT-L  | 2 EA.    |
| 9   | INSTALL RETURN TYPE DRIVEWAY PER CITY OF PEORIA DET. 254 R=10', WIDTH PER PLAN.   | 743 S.F. |
| 10  | CONSTRUCT 6" WIDE CONCRETE SIDEWALK PER MAG STD. DET. 235. SEE LANDSCAPE ARCHITECTURE PLANS FOR FINAL HORIZONTAL AND VERTICAL ALIGNMENT.                        | 639 S.F. |
| 11  | APS OR CATV PEDESTAL, VALVE, OR MANHOLE TO BE ADJUSTED TO GRADE AND/OR RELOCATED. COORD AND COORDINATION EFFORTS TO BE INCLUDED IN THIS CONTRACT/SCOPE OF WORK. | L.S.     |
| 12  | EXISTING APS/CATV DUCT BANK. CONTRACTOR TO USE EXTREME CAUTION. PROTECT IN PLACE.   | NPI      |
| 13  | ADJUST MANHOLE FRAME & COVER TO TEMPORARY GRADE.  | 1 EA.    |
| 14  | STREET LIGHT TO BE INSTALLED. REFER TO STREET LIGHT PLANS.  | NPI      |
| 15  | INSTALL SURVEY MONUMENT. PER MAG STD DET 100-1, TYPE "F"  | 1 EA.    |
| 16  | CONTRACTOR TO VERIFY ELEVATION OF EXISTING CORNER AND TO RELOCATE VERTICALLY AS NECESSARY TO PROVIDE MIN. 30" OF COVER.   | NPI      |

**CENTERLINE CURVE TABLE**

CURVE	RADIUS	LENGTH	DELTA	TANGENT
C1	1500.00	654.82	32°35'08"	435.36

**BACK OF CURB CURVE TABLE**

CURVE	RADIUS	LENGTH	DELTA	TANGENT
C2	19.42	30.50	90°00'00"	19.42
C3	29.42	56.14	109°19'56"	41.50
C4	1.42	3.76	151°33'15"	5.60
C5	105.00	58.54	30°46'13"	30.00
C6	19.42	30.28	69°17'03"	19.18
C7	19.42	30.28	89°15'57"	19.17
C8	1.42	4.34	175°13'11"	34.02

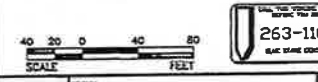
**HORIZONTAL CONTROL DATA (BACK OF CURB)**

POINT	NORTHING	EASTING	DESCRIPTION
1	92210.0573	573778.1581	PC CURVE NO. 8
2	92210.6398	573778.9600	CENTER CURVE NO. 8
3	92210.6398	573778.9600	PT CURVE NO. 8

**Stanley Consultants Inc.**  
 1800 E. CHAMBERLAIN  
 PEORIA, IL 61611  
 TEL: 309-696-2229

**RECORDED AND INDEXED**

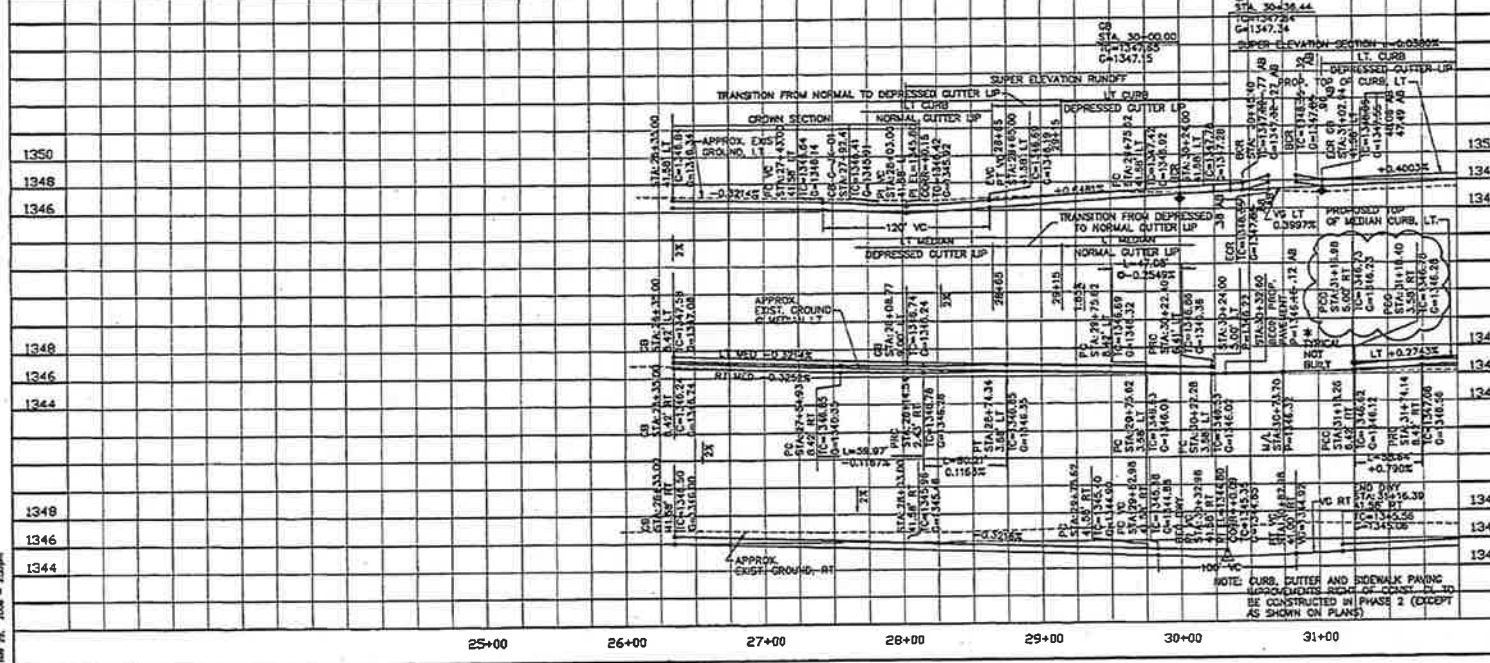
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 SHEET: SA



**Entellus**  
 1200 E. 4th Street, Suite 120  
 Peoria, IL 61603  
 TEL: 309-696-2229  
 FAX: 309-696-2229  
 E-MAIL: info@entellus.com

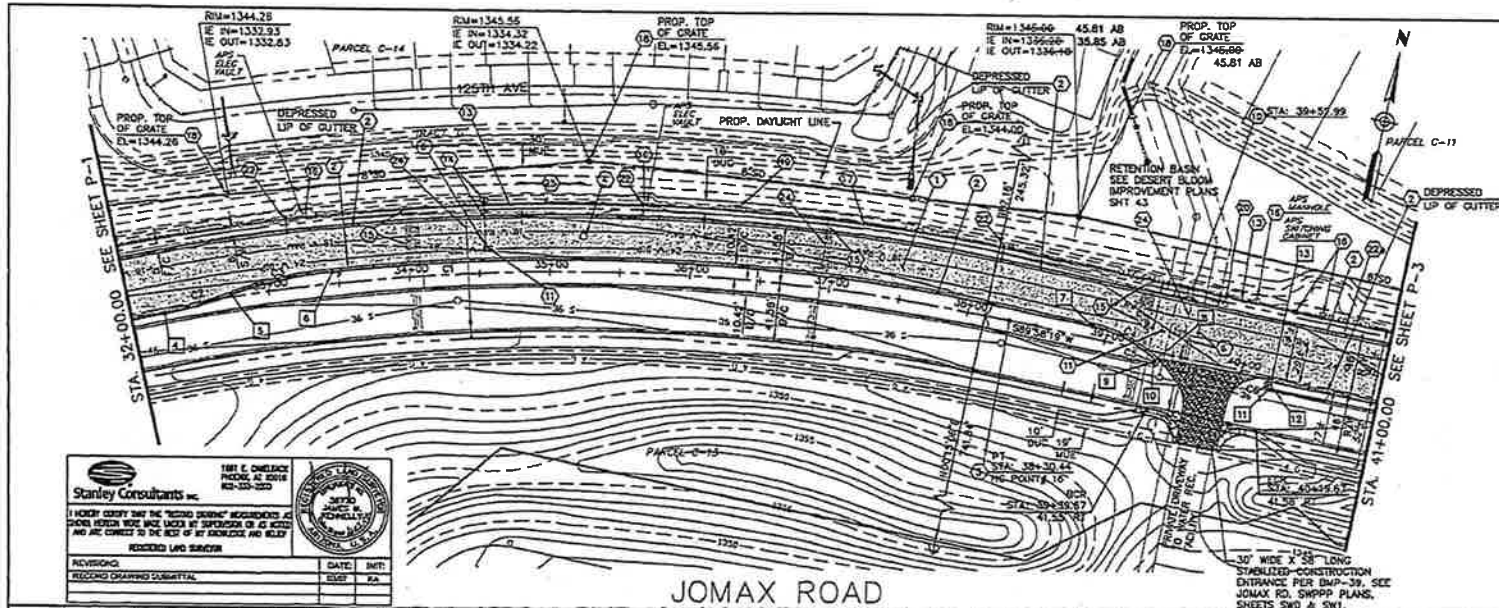
**VISTANCIA**  
**JOMAX ROAD**  
**PAVING PLAN AND PROFILE**

DATE: 7/2/2015  
 SHEET: 6 of 12  
 PROJECT NO.: \_\_\_\_\_



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 Date Plotted: 8/20/14 10:58 AM

PLAN REVIEW# R030184



**Stanley Consultants Inc.**

1811 E. CHELSEA  
PHOENIX, AZ 85016  
602-350-3500

3170  
STANLEY  
CONSULTANTS  
INC.

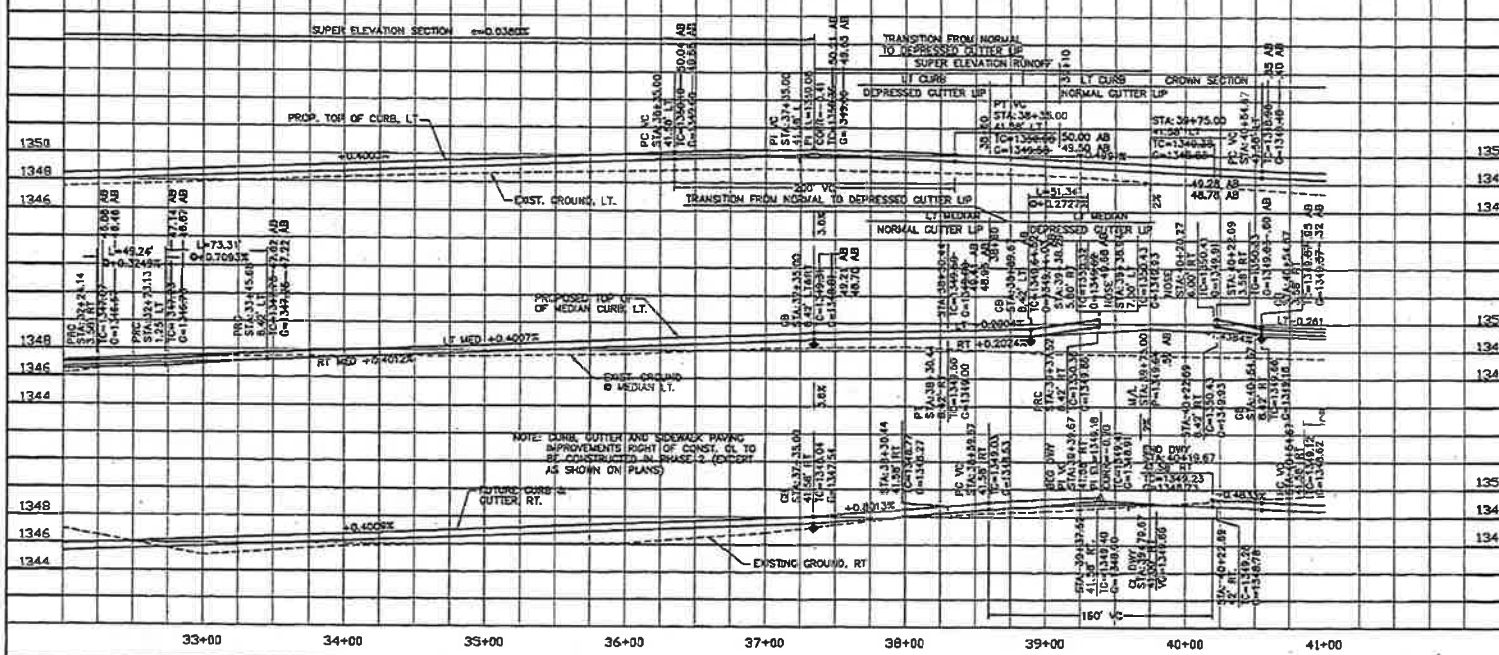
REGISTERED LAND SURVEYOR

REVISIONS	DATE	INIT.
RECORDING CHAIRMAN SUBMITTAL		

**JOMAX ROAD**

30' WIDE X 55' LONG  
STABILIZED-CONSTRUCTION  
ENTRANCE PER BMP-39. SEE  
JOMAX RD. SHPPP PLANS,  
SHEETS SWD & SWI.

No.	CONSTRUCTION NOTES DESCRIPTION	Qty.
1	CONSTRUCT 5' AC ON 12" ABC PER DETAIL ON SHEET TS-1	3630 G.Y.
2	CONSTRUCT 6" VERTICAL CURB & GUTTER PER MAG STD DET 220-A	1754 L.F.
3	INSTALL SURVEY MONUMENT, PER MAG STD DET 120	1 EA.
4	ADJUST MANHOLE FRAME & COVER TO FRESH GRADE PER CITY OF PEORIA DET. 422	2 EA.
5	ADJUST VALVE, BOX & COVER TO FRESH GRADE PER CITY OF PEORIA DET. 393.	3 EA.
6	CONSTRUCT TYPE "C" SIDEWALK RAMP PER MAG STD DET 233	1 EA.
7	INSTALL FIRE HYDRANT PAVEMENT MARKER PER CITY OF PEORIA DET. 271.	2 EA.
8	CONSTRUCT 6" WIDE CONCRETE SIDEWALK PER MAG STD. DET. 230. SEE LANDSCAPE ARCHITECTURE PLANS FOR FINAL HORIZONTAL AND VERTICAL ALIGNMENT.	7380 S.F.
9	RELOCATE EXISTING FIRE HYDRANT, VALVE, BOX AND COVER.	1 EA.
10	SLEEVES FOR LANDSCAPE. REFER TO LANDSCAPE ARCHITECTURE PLANS FOR SIZE, NUMBER AND MATERIAL (MIN. COVER 24" BELOW SUBGRADE)	NP
11	APS OR CATV PEDESTAL, VAULT, OR MANHOLE TO BE ADJUSTED TO GRADE AND/OR RELOCATED. COST AND COORDINATION EXPENSE TO BE INCLUDED IN THIS CONTRACT/SCOPE OF WORK.	LS.
12	EXISTING APS/CATV DUCT BANK. CONTRACTOR TO USE EXTREME CAUTION. PROTECT IN PLACE.	NP
13	ADJUST EXISTING BLEED OFF RISER TO GRADE.	4 EA.
14	STUBBED-UP CONDUIT. CONTRACTOR TO EXCAVATE AND DETEMERE WHERE CONDUIT RUNS. COORDINATE WITH/BEHIND UTILITIES TO DETERMINE IF CONDUIT SHOULD REMAIN. IF CONDUIT TO REMAIN, INSTALL JUNCTION BOX AT FRESH GRADE WITH CONDUIT CAPPED INSIDE. IF NOT KEPT, REMOVE CONDUIT TO 6" BELOW FRESH GRADE.	LS.
15	RELOCATE EXISTING BRIGATION BOX AS NEEDED TO BACK OF SIDEWALK.	LS.
16	STREET LIGHT TO BE INSTALLED. REFER TO STREET LIGHT PLANS.	NP
17	CONTRACTOR TO VERIFY ELEVATION OF EXISTING CONDUIT AND TO RELOCATE VERTICALLY AS NECESSARY TO PROVIDE MIN. 36" OF COVER.	NP
18	TRAFFIC SIGNAL CONDUIT TO BE INSTALLED. REFER TO TRAFFIC SIGNAL INTERCONNECT PLAN.	NP.L.



CENTERLINE CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	TANGENT
C1	1500.00	854.82	132°39'06"	436.35

BACK OF CURB CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	TANGENT
C2	300.58	49.24	09°23'11"	24.66
C3	299.42	73.31	14°01'44"	36.84
C4	90.21	51.34	32°36'35"	26.39
C5	1.42	3.85	144°03'29"	4.85
C6	2.42	7.60	160°00'00"	INFINITE
C7	19.42	30.50	80°00'00"	19.42
C8	19.42	30.50	90°00'00"	19.42

HORIZONTAL CONTROL DATA (BACK OF CURB)		
POINT #	NORTHING	EASTING
1	992155.5569	573274.3883
2	992178.5576	573917.8668
3	992210.1095	573983.8397
4	992288.4576	574522.0667
5	992274.2607	574520.6891
6	992273.0842	574589.9245
7	992271.4442	574569.2351
8	992271.6846	574655.0965
9	992274.1037	574655.0852
10	992276.5227	574655.0946

263-1100  
SCALE: 1"=40'  
DATE: 7/2006

**Entellus**  
2291  
TROYER BL.  
CHALL.  
PEORIA, IL 61629  
TEL: 309.241.2500  
WWW.ENTELLUS.COM

**VISTANCIA**  
JOMAX ROAD  
PAVING PLAN AND PROFILE

DATE: 7/2006  
PROJECT NO.:  
SHEET NO.: 7 of 12

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Rev 25, 2006 - 1:46pm

PLAN REVIEW# R030184



# EXHIBIT 2

Jomax Rd - Dead End Treatment Concept

Exhibit 2







PEORIA JOMAX ROAD - CONCEPT



KEY LEGEND:

-  Tube Steel Pipe Railing
-  Gabion Basket Barriers
-  Tube Steel Vehicular Maintenance Gate

KEYNOTES:

-  Pedestrian Access - 36 inch opening
-  Single Wide Swing Gate - 14 feet wide max
-  Existing Utility Box - Protect
-  Existing Sidewalk - Protect





# EXHIBIT 3

## Estimated Project Length

## EXHIBIT 3

### Jomax Road and 126<sup>th</sup> Drive Dead End Treatment – Tracts UU and G

Tract UU = 21'

Tract G = 47'

ROW = 141'

City Property = 126'





# EXHIBIT 4

Re-Plat of Map of Dedication Vistancia Phase 1A



**CONSENT TO REPLAT MAP OF DEDICATION**

THIS RE-PLAT OF THE MAP OF DEDICATION VISTANCIA - PHASE 1A, IS HEREBY CONSENTED TO BY THE FOLLOWING ENTITIES:

VISTANCIA VILLAGE A COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION;

BY: [Signature]  
ITS: President

AND

THE CITY OF PEORIA, A MUNICIPAL CORPORATION

BY: [Signature]  
ITS: CITY ENGINEER

**STATEMENT OF RE-PLAT**

THIS IS A RE-PLAT OF THE MAP OF DEDICATION OF "VISTANCIA - PHASE 1A" AS RECORDED IN BOOK 647, PAGE 31, DEED NO. 03-1095632, RECORDED AUGUST 12, 2003, MARICOPA COUNTY RECORDS. IN GENERAL, THE PURPOSE OF THIS RE-PLAT IS TO:

- (1) MODIFY THE RIGHT-OF-WAY AT THE TERMINUS OF EL MIRAGE ROAD PHASE 1 TO THE SOUTHERN TERMINUS OF EL MIRAGE ROAD PHASE II (AS SHOWN IN BOOK 719, PAGE 24, MCR), SUBSEQUENTLY CHANGING THE CHAMBERS IN TRACTS 00 AND 35 ADJACENT THE TERMINUS OF EL MIRAGE ROAD.
- (2) REMOVE ALL OF TOWN CENTER, INCLUDING THE ROUND-A-BOUT, SUBSEQUENTLY REALIGNING SUNRISE POINT TO MAKE THE CONNECTION BETWEEN RIDGELINE ROAD AND VISTANCIA BOULEVARD.
- (3) CREATE A BUMP OUT FOR THE FUTURE RIGHT-OF-WAY OF JONAX ROAD EAST OF EL MIRAGE ROAD.
- (4) MODIFY THE RIGHT-OF-WAY FOR EL MIRAGE ROAD, TRACTS EE, FF, AND GG TO ACCOMMODATE THE BUS BAY AND SHELTER SOUTHWEST OF THE INTERSECTION OF EL MIRAGE AND VISTANCIA BOULEVARD SUBSEQUENTLY REDESIGNATING A RE-PLAT OF TRACTS "C" AND "L", AS SHOWN ON THE FINAL PLAT FOR TRLOGY AT VISTANCIA PARCEL C15-C19, RECORDED IN BOOK 655, PAGE 35, MCR.
- (5) ACCOMMODATE THE ENTRANCE CHAMBERS FOR PARCEL A36 (AS SHOWN IN BOOK 655, PAGE 30, MCR) AND PARCEL A37/39 (AS SHOWN IN BOOK 652, PAGE 26, MCR) SUBSEQUENTLY DIVIDING TRACT T AND CREATING TRACTS A, VV, WW AND XX HEREOF.
- (6) ACCOMMODATE THE ENTRANCE CHAMBER FOR PARCEL A33 (AS SHOWN IN BOOK 655, PAGE 29, MCR) SUBSEQUENTLY DIVIDING TRACT V AND CREATING TRACTS F, S AND YY HEREOF.
- (7) ACCOMMODATE THE ENTRANCE CHAMBER FOR PARCEL A10A (AS SHOWN IN BOOK 655, PAGE 33, MCR) SUBSEQUENTLY DIVIDING TRACT 09 AND CREATING TRACTS B AND D HEREOF.
- (8) ACCOMMODATE THE ENTRANCE CHAMBERS FOR PARCEL A30 (AS SHOWN IN BOOK 647, PAGE 41, MCR), PARCEL A12 (AS SHOWN IN BOOK 656, PAGE 32, MCR) AND PARCEL A1A (AS SHOWN IN BOOK 651, PAGE 25, MCR), SUBSEQUENTLY DIVIDING TRACT DE AND CREATING TRACTS R, T, V, X, Z AND 00 HEREOF.
- (9) ACCOMMODATE THE ENTRANCE CHAMBER FOR PARCEL A20 (AS SHOWN IN BOOK 656, PAGE 03, MCR) AND PARCEL A19 (AS SHOWN IN BOOK 656, PAGE 39, MCR) SUBSEQUENTLY DIVIDING TRACT Z AND CREATING TRACTS Y, AA AND CC HEREOF.
- (10) REFLECT THAT ALL ALLEYS AND DUCS WERE TERMINATED AND REPLACED BY PILES, THE ALLEYS AND DUCS WERE TERMINATED BY INSTRUMENT NO. 2005-1910117.
- (11) WIDEN THE RIGHT-OF-WAY, PER THE CITY OF PEORIA PUBLIC RIGHT-OF-WAY REQUIREMENTS, OF THE FOLLOWING PUBLIC ROADWAYS: SUNRISE POINT, THUNDERING RIDGE, VISTANCIA BOULEVARD, RIDGELINE ROAD, SUNRISE POINT, EL MIRAGE ROAD AND JONAX ROAD. SUBSEQUENT TO SAID WIDENING, ALL ADJACENT TRACTS TO THE ABOVE MENTIONED ROADWAYS WERE RE-PLATTED TO ACCOMMODATE THE ADJUSTED RIGHT-OF-WAY.
- (12) ALSO SUBSEQUENT TO THE ABOVE MENTIONED WIDENING OF JONAX ROAD, TRACTS "C" AND "T", AS SHOWN ON THE FINAL PLAT FOR TRLOGY AT VISTANCIA PARCEL C33, RECORDED IN BOOK 707, PAGE 39, MCR AND TRACTS "C" AND "T", AS SHOWN ON THE FINAL PLAT FOR TRLOGY AT VISTANCIA PARCEL C34, RECORDED IN BOOK 708, PAGE 21, MCR, WERE RE-PLATTED TO MEET THE CITY OF PEORIA REQUIREMENT OF A 30'X30' CHAMBER AT THIS SUBDIVISION'S INTERSECTION WITH JONAX ROAD.

**NOTES**

1. THIS RE-PLAT MAP OF DEDICATION IS SUBJECT TO SEVERAL FIRE, MAINTENANCE AND STREETLIGHT IMPROVEMENT DISTRICTS AND THE REQUIREMENTS THEREOF.
2. NO CONSTRUCTION OF ANY KIND SHALL BE CONSTRUCTED OR PLACED WITHIN THE UTILITY EASEMENTS, EXCEPT UTILITIES, WOOD, WIRE, OR REMOVABLE SEASON TIME FENCING AND/OR PAVING, AND ANY PLANTING EXCEPT GRASS. IT SHALL BE FURTHER UNDERSTOOD THAT THE CITY OF PEORIA SHALL NOT BE REQUIRED TO REPLACE ANY DESTRUCTION OR PLANTING THAT MUST BE REMOVED DURING THE COURSE OF MAINTENANCE, CONSTRUCTION OR RECONSTRUCTION.
3. ALL NEW AND EXISTING UTILITY FACILITIES, ELECTRICAL FACILITIES LESS THAN 69 KVA, CABLE TV, TELECOMMUNICATIONS FIBER OPTICS, CELLULAR, GAS, ETC. SHALL BE INSTALLED UNDERGROUND AS PART OF THE STREET IMPROVEMENTS.
4. MAINTENANCE OF SURFACE AND UNDERGROUND DRAINAGE FACILITIES WITHIN TRACTS L, J, K, L, DD, EE, FF, GG, HH, I, JJ, KK, LL, MM, NN, OO, PP, RR AND SS SHALL BE THE RESPONSIBILITY OF THE MAINTENANCE CORPORATION, MAINTENANCE OF SURFACE AND UNDERGROUND DRAINAGE FACILITIES WITHIN TRACTS A, B, D, F, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z, AA, BB, CC, OO, VV, WW, XX AND YY SHALL BE THE RESPONSIBILITY OF THE VILLAGE A ASSOCIATION.
5. ALL CORNERS SHALL BE MONUMENTED WITH 3" REDBAR AND CAPPED OR TAGGED, BEARING THE REGISTRATION NUMBER OF THE SURVEYOR RESPONSIBLE FOR THEIR REPLACEMENT PRIOR TO RECORDING OF THIS MAP OF DEDICATION.
6. BENCH, FENCES, WALLS, UTILITY BOXES, STRUCTURES, SHRUBS, HEDGES OR OTHER PLANTS BUT ENCLINGING TREES OVER 30 INCHES IN HEIGHT SHALL NOT BE PERMITTED WITHIN VIEW EASEMENTS OR THE SITE DISTANCE TRIANGLES. NO LIMBS, LEAVES, NEEDLES OR OTHER FOLIAGE ABOVE 30 INCHES IN HEIGHT OR BELOW 84 INCHES ARE PERMITTED. TREES ARE TO BE PLANTED SO AS NOT TO OBSTRUCT 20% OF THE VISIBILITY WHEN COMBINED WITH OTHER OBSTRUCTIONS.
7. THIS RE-PLAT MAP OF DEDICATION IS LOCATED WITHIN THE CITY OF PEORIA WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING A 100-YEAR ASSURED WATER SUPPLY.
8. THIS RE-PLAT MAP OF DEDICATION IS LOCATED WITHIN THE CITY OF PEORIA SEWER SERVICE AREA.
9. THIS RE-PLAT MAP OF DEDICATION IS LOCATED WITHIN THE VICINITY OF A DESIGNATED TRUCK ROUTE. LONG MOUNTAIN ROAD IS DESIGNATED AS A TRUCK ROUTE BY THE CITY OF PEORIA.
10. THIS RE-PLAT MAP OF DEDICATION IS LOCATED IN THE VICINITY OF A ROCK QUARRY.
11. THE MASTER DEVELOPER SHALL CERTIFY BY THIS DOCUMENT THAT RULES AS MAY BE ESTABLISHED BY THE ARIZONA DEPARTMENT OF TRANSPORTATION RELATING TO PROVISIONS FOR THE SAFETY OF ENTRANCE UPON AND DEPARTURE FROM ABRUTING STATE PRIMARY HIGHWAYS HAVE BEEN FOLLOWED AS APPLICABLE.
12. THE MASTER DEVELOPER SHALL CERTIFY BY THIS DOCUMENT THAT RULES AS MAY BE ESTABLISHED BY MARICOPA COUNTY FLOOD CONTROL DISTRICT RELATING TO THE CONSTRUCTION OR PREVENTION OF CONSTRUCTION OF STREETS IN LAND ESTABLISHED AS BEING SUBJECT TO PERIODIC INUNDATION HAVE BEEN FOLLOWED AS APPLICABLE.
13. THE MASTER DEVELOPER SHALL CERTIFY BY THIS DOCUMENT THAT RULES AS MAY BE ESTABLISHED BY THE MARICOPA COUNTY HEALTH DEPARTMENT RELATING TO THE PROVISION OF DOMESTIC WATER SUPPLY AND SANITARY SEWER DISPOSAL, HAVE BEEN FOLLOWED AS APPLICABLE.
14. THE MASTER DEVELOPER SHALL CERTIFY THAT THE REQUIREMENTS OF THE PEORIA ZONING ORDINANCE AND THE CITY OF PEORIA DESIGN REVIEW MANUAL HAVE BEEN ADDRESSED AND FOLLOWED AS APPLICABLE.
15. A PUBLIC WATER EASEMENT, RECLAIMED WATER EASEMENT, PUBLIC SEWER EASEMENT, INGRESS AND EGRESS FOR REFUSE COLLECTION, EMERGENCY AND SERVICE TYPE ACCESS ARE HEREBY DEDICATED IN OPEN SPACE TRACTS PER CITY REQUIREMENTS.
16. SEE THE AMENDED RESULTS OF SURVEY RECORDED IN BOOK 632, PAGE 24, MARICOPA COUNTY RECORDS FOR SECTION LINE INFORMATION NOT SHOWN HEREOF.
17. ALL ALLEYS AND DUCS WERE TERMINATED AND REPLACED BY PILES, THE ALLEYS AND DUCS WERE TERMINATED BY INSTRUMENT NO. 2005-1910117 AND THE ROADWAY & UTILITY EASEMENTS (RULES) WERE CREATED BY INSTRUMENT NO. 2005-1915982.
18. NO STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED OR ANY VEGETATION BE PLANTED NOR BE ALLOWED TO GROW WITHIN THE DRAINAGE EASEMENT OR TRACT WHICH WOULD IMPAIR THE FLOW OF WATER OVER, UNDER, OR THROUGH THE EASEMENT OR TRACT.

**FLOOD PLAIN**

ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) 0401300740H, PANEL 740 OF 4350, DATED SEPTEMBER 30, 2005 AND DEDUCTIBLE, PANEL 1150 OF 4300, DATED SEPTEMBER 30, 2005, THIS SUBDIVISION IS LOCATED IN FLOOD INSURANCE ZONE'S A, X AND AE. ZONE X IS DEFINED AS FOLLOWS: "AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD." ZONE A HAS TWO BASE FLOOD ELEVATIONS DETERMINED.

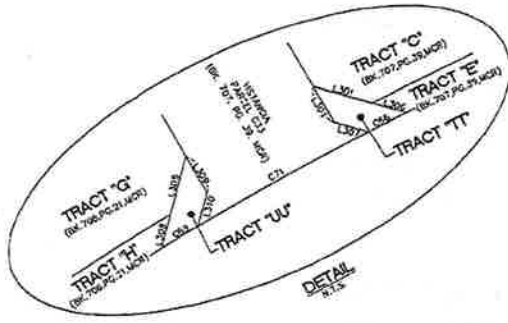
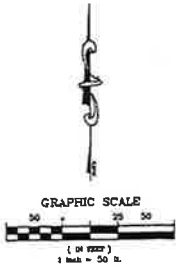
**BASIS OF BEARINGS**

THE BASIS OF BEARINGS IS THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 5 NORTH, RANGE 1 WEST, THE BEARING OF WHICH IS N89°40'22"N, AS SHOWN ON THE AMENDED RESULTS OF SURVEY RECORDED IN BOOK 632, PAGE 24, OF MARICOPA COUNTY RECORDS.

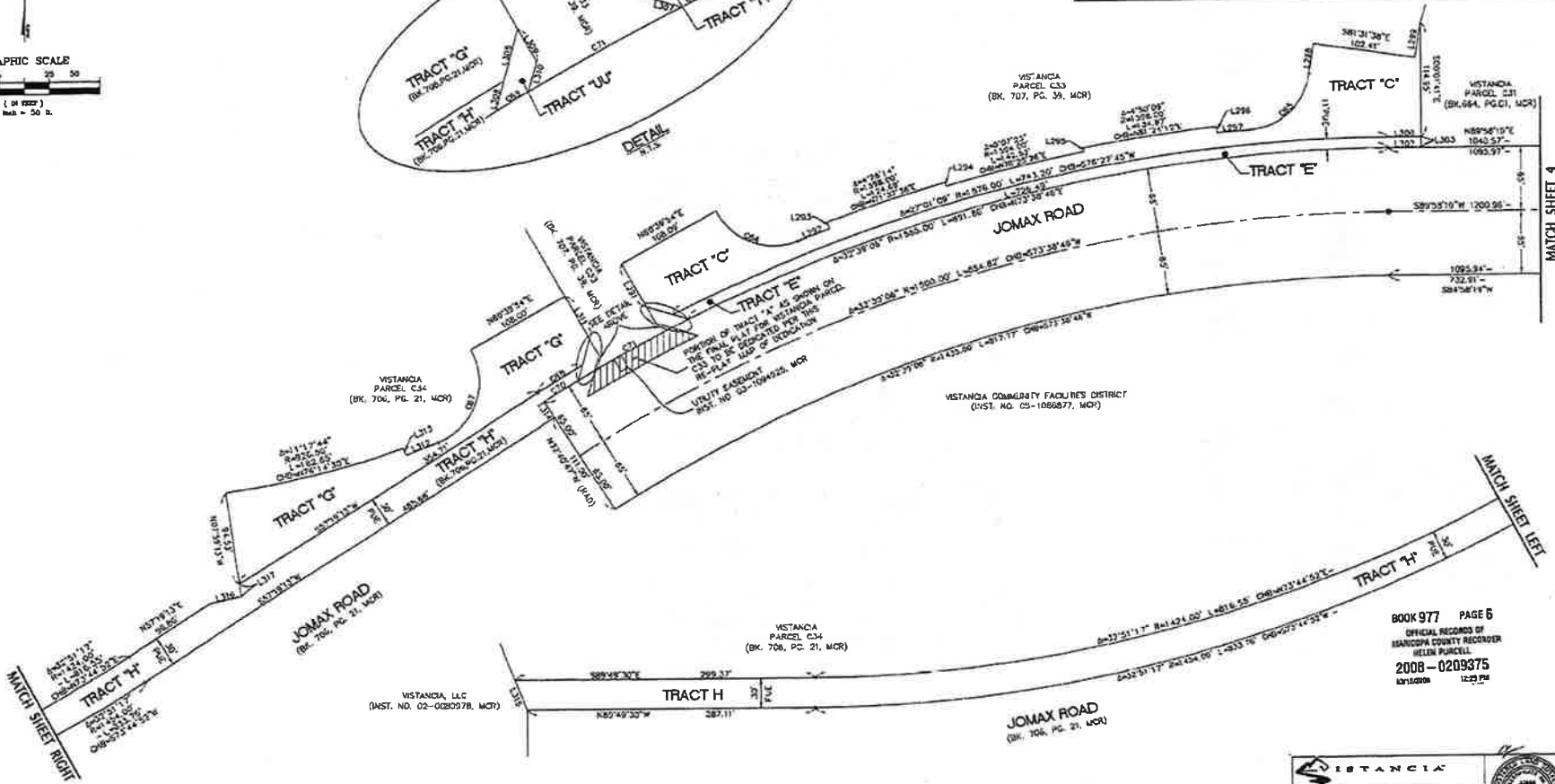
**TRACT AREAS**

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TRACT JR	PURE LANDSCAPE	

**NOTE PERTAINING TO TRACTS C, E, G AND H**  
 TRACTS C AND E, AS SHOWN HEREON, WERE ORIGINALLY PLATED AS TRACTS C AND E ON THE FINAL PLAT OF VISTANGA PARCEL 0-33, RECORDED IN BOOK 707, PAGE 34, MCR. TRACTS G AND H, AS SHOWN HEREON, WERE ORIGINALLY PLATED AS TRACTS G AND H ON THE FINAL PLAT OF VISTANGA PARCEL 0-34, RECORDED IN BOOK 708, PAGE 21, MCR.



LEGEND			
ABBREVIATIONS			
PUE	PUBLIC UTILITY EASEMENT	MCR	MARICOPA COUNTY RECORDS
R.O.W.	RIGHT-OF-WAY	CAF	CENTRAL ARIZONA PROJECT
C.O.P.D.E.	CITY OF PEORIA DRAINAGE EASEMENT	M.T.S.	MAP TO SCALE
C.O.P.W.E.	CITY OF PEORIA WATER EASEMENT	MOD	MAP OF DEDICATION
C.O.P.S.E.	CITY OF PEORIA SEWER EASEMENT	MOPD	MAP OF PRIVATE TRACT DEDICATION
C.O.P.W.S.E.	CITY OF PEORIA WATER & SEWER EASEMENT	INST. NO.	INSTRUMENT NUMBER
LINE TYPES & SYMBOLS			
---	CENTERLINE	●	BRASS CAP FLUSH PER IACD STD. 07L120-1 TYPE "G"
---	RIGHT OF WAY	⊕	QUARTER SECTION CORNER
---	SECTION LINE	⊕	SECTION CORNER
---	SECTION RE		



BOOK 977 PAGE 6  
 OFFICIAL RECORDS OF  
 MARICOPA COUNTY RECORDER  
 HELEN PURCELL  
 2008-0209375  
 12/15/2008 12:29 PM

**VISTANGA**

1500 GOLF COURSE ROAD, SUITE 200  
 PHOENIX, ARIZONA 85024

**Stanley Consultants Inc.**

RE-PLAT OF MAP OF DEDICATION  
 VISTANGA - PHASE 1A  
 CITY OF PEORIA PLAN CHECK # 07020

DRAWN: NSJ  
 DESIGNED: NSJ  
 APPROVED: TSK

FILED IN: MARICOPA COUNTY PROJECT: 1004 DATE/TIME: 12/15/2008 SHEET 3 OF 27

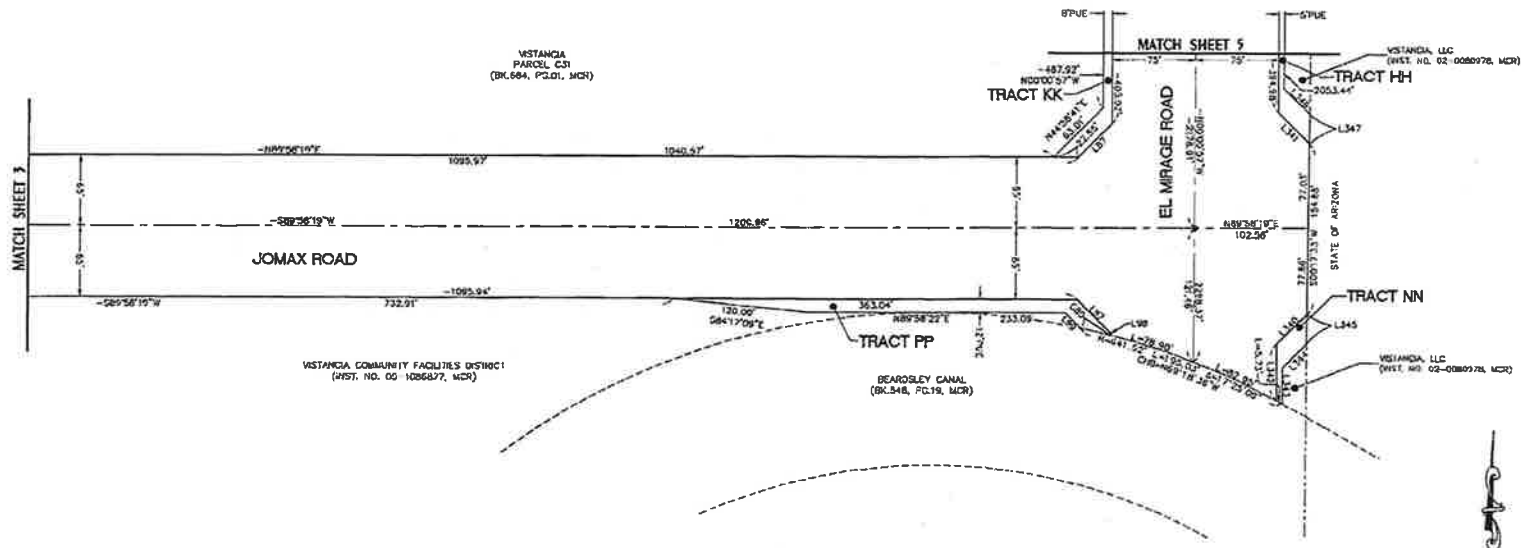
**LEGEND**

**ABBREVIATIONS**

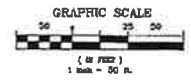
PUE	PUBLIC UTILITY EASEMENT	MCR	MARICOPA COUNTY RECORDS
R.O.W.	RIGHT-OF-WAY	CAP	CENTRAL ARIZONA PROJECT
C.O.P.D.E.	CITY OF PEORIA DRAINAGE EASEMENT	N.T.S.	NOT TO SCALE
C.O.P.W.E.	CITY OF PEORIA WATER EASEMENT	MCD	MAP OF DEDICATION
C.O.P.S.E.	CITY OF PEORIA SEWER EASEMENT	MOPTD	MAP OF PRIVATE TRACT DEDICATION
C.O.P.W.S.C.	CITY OF PEORIA WATER & SEWER EASEMENT	INST. NO.	INSTRUMENT NUMBER

**LINE TYPES & SYMBOLS**

—	CENTERLINE	●	BRASS CAP FLUSH PER MAG. STD. D.B.L. 100-1 TYPE "B"
---	RIGHT OF WAY	□	QUARTER SECTION CORNER
---	SECTION LINE	⊕	SECTION CORNER
---	SECTION TIE		



BOOK 977 PAGE 6  
 OFFICIAL RECORDS OF  
 MARICOPA COUNTY RECORDER  
 KYLE RUSSELL  
 2008-0209375  
 02/16/08 12:21 PM



VISTANCIA 1801 EAST CHANDLER ROAD, SUITE 100 PHOENIX, ARIZONA 85024-1000		
Stanley Consultants Inc. RE-PLAT OF MAP OF DEDICATION VISTANCIA - PHASE 1A CITY OF PEORIA PLAN CHECK 1 02020		DRAFTED: HJM DESIGNED: HJM APPROVED: TAN
FILE: P:\PHASE 1A\1A.DWG PROJECT: 1000 DATE: 02/16/08 SHEET: 4 OF 17		

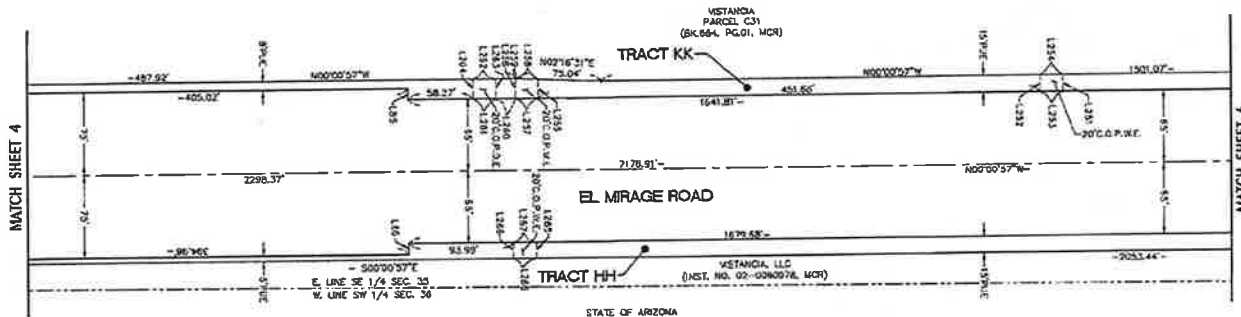
**LEGEND**

**ABBREVIATIONS**

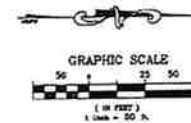
P.U.E.	PUBLIC UTILITY EASEMENT	MCR	MARICOPA COUNTY RECORDS
R.O.W.	RIGHT-OF-WAY	CAP	CENTRAL ARIZONA PROJECT
C.O.P.O.E.	CITY OF PEORIA DRAINAGE EASEMENT	N.T.S.	NOT TO SCALE
C.O.P.W.E.	CITY OF PEORIA WATER EASEMENT	WCD	MAP OF DEDICATION
C.O.P.S.E.	CITY OF PEORIA SEWER EASEMENT	MOPTD	MAP OF PRIVATE TRACT DEDICATION
C.O.P.W.S.E.	CITY OF PEORIA WATER & SEWER EASEMENT	INST. NO.	INSTRUMENT NUMBER

**LINE TYPES & SYMBOLS**

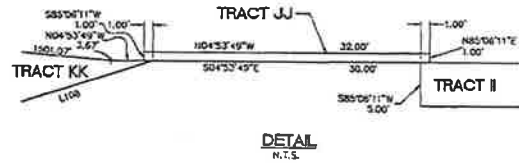
—	CENTERLINE	●	BRASS CAP FLUSH PER MAG STD. 07L120-1 TYPE "D"
— — — — —	RIGHT OF WAY	⊗	QUARTER SECTION CORNER
— · — · — · —	SECTION LINE	⊠	SECTION CORNER
— · — · — · —	SECTION TIE		



BOOK 977 PAGE 6  
 OFFICIAL RECORDS OF  
 MARICOPA COUNTY RECORDER  
 HELEN PURCELL  
 2006-0209375  
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1841 EAST CHANDLER ROAD, SUITE 400 PHOENIX, ARIZONA 85024-3222		
Stanley Consultants, Inc.		
RE-PLAT OF MAP OF DEDICATION VISTANCIA - PHASE 1A CITY OF PEORIA PLAN CHECK # 0200	DRAFTED: ISJ DESIGNED: ISJ APPROVED: TAR	
FILED: MARICOPA COUNTY PROJECT 1800		DATE/TIME: SHEET 5 OF 27



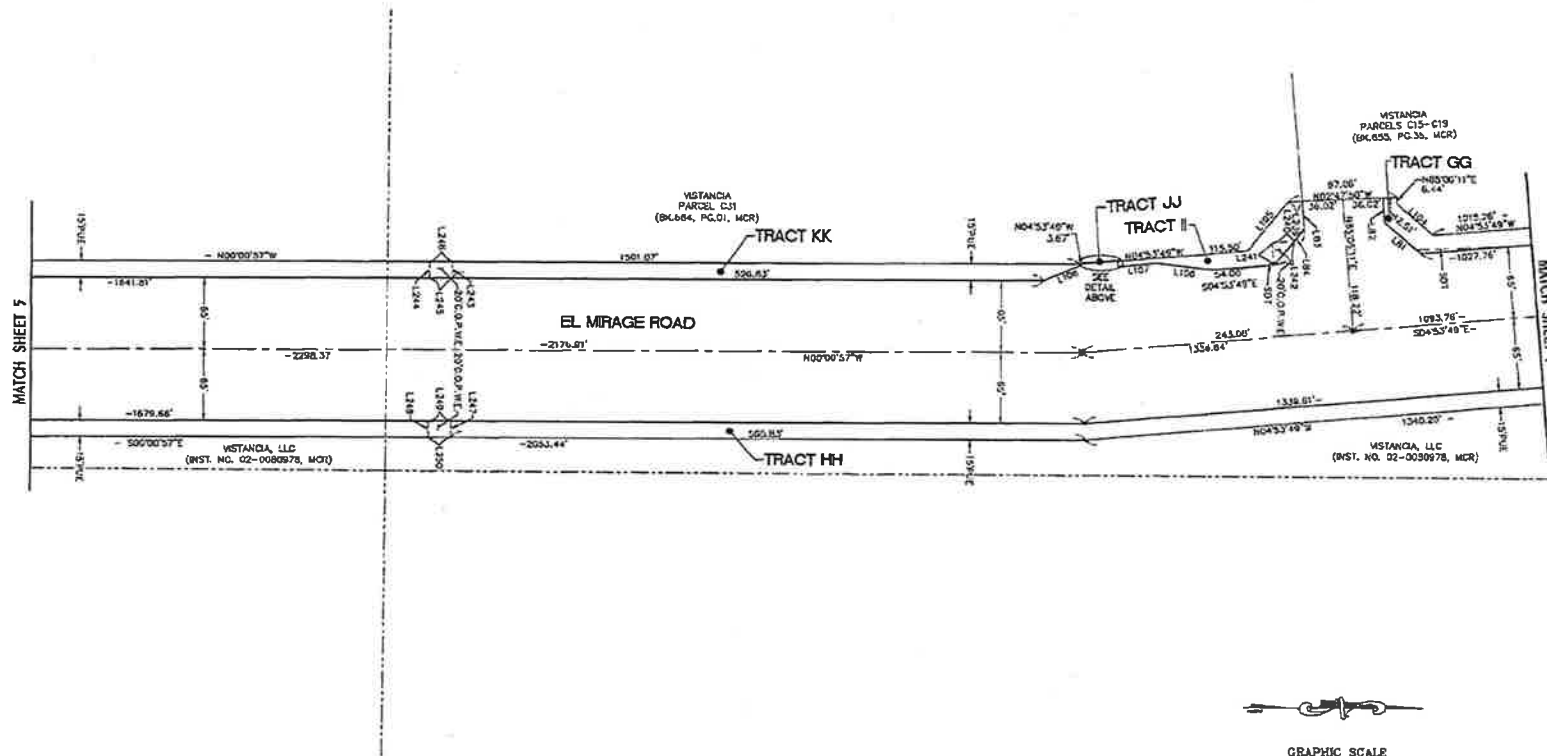
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**ABBREVIATIONS**

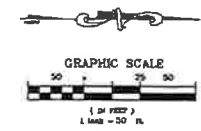
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R.O.W.	RIGHT-OF-WAY	CAP	CENTRAL ARIZONA PROJECT
C.O.P.D.E.	CITY OF PEORIA DRAINAGE EASEMENT	N.T.S.	NOT TO SCALE
C.O.P.W.E.	CITY OF PEORIA WATER EASEMENT	MO	MAP OF DEDICATION
C.O.P.S.E.	CITY OF PEORIA SEWER EASEMENT	MOPTD	MAP OF PRIVATE TRACT DEDICATION
C.O.P.W.S.E.	CITY OF PEORIA WATER & SEWER EASEMENT	INST. NO.	INSTRUMENT NUMBER

**LINE TYPES & SYMBOLS**

---○---	CENTERLINE	●	BRASS CAP FLUSH PER MAC STD. DTL.120-1 TYPE "B"
---	RIGHT OF WAY	□	QUARTER SECTION CORNER
---	SECTION LINE	+	SECTION CORNER
---	SECTION TIE		



BOOK 977 PAGE 6  
 OFFICIAL RECORDS OF  
 MARICOPA COUNTY RECORDER  
 HELEN PURCELL  
 2008 - 0209375  
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Stanley Consultants Inc. RE-PLAT OF MAP OF DEDICATION VISTANCIA - PHASE 1A CITY OF PEORIA PLAN CHECK # 070025		
DESIGNED: ISJ APPROVED: TAY	DRAFTED: ISJ	SHEET: 6 OF 27

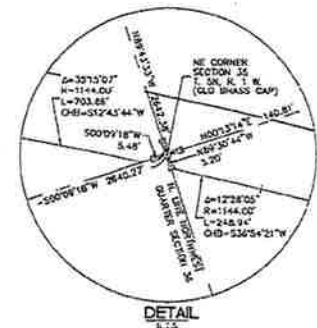
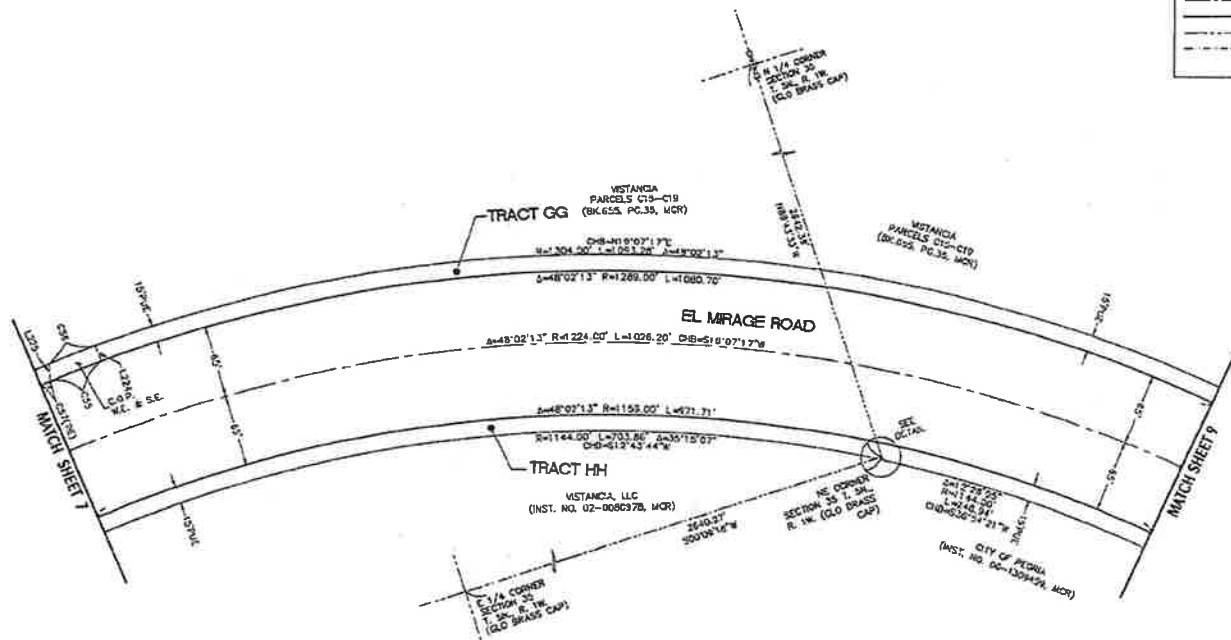


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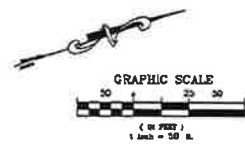
ABBREVIATIONS			
P.U.E.	PUBLIC UTILITY EASEMENT	M.C.R.	MARICOPA COUNTY RECORDS
R.O.W.	RIGHT-OF-WAY	C.A.P.	CENTRAL ARIZONA PROJECT
C.O.P.D.E.	CITY OF PEORIA DRAINAGE EASEMENT	N.T.S.	NOT TO SCALE
C.O.P.W.E.	CITY OF PEORIA WATER EASEMENT	M.O.D.	MAP OF DEDICATION
C.O.P.S.E.	CITY OF PEORIA SEWER EASEMENT	M.O.P.T.D.	MAP OF PRIVATE TRACT DEDICATION
C.O.P.W.S.E.	CITY OF PEORIA WATER & SEWER EASEMENT	I.N.S.T. NO.	INSTRUMENT NUMBER

LINE TYPES & SYMBOLS	
	CENTERLINE
	RIGHT OF WAY
	SECTION LINE
	SECTION TIE
	BRASS CAP FLUSH PER
	QUARTER SECTION CORNER
	SECTION CORNER



BOOK 977 PAGE 6  
 OFFICIAL RECORDS OF  
 MARICOPA COUNTY RECORDS  
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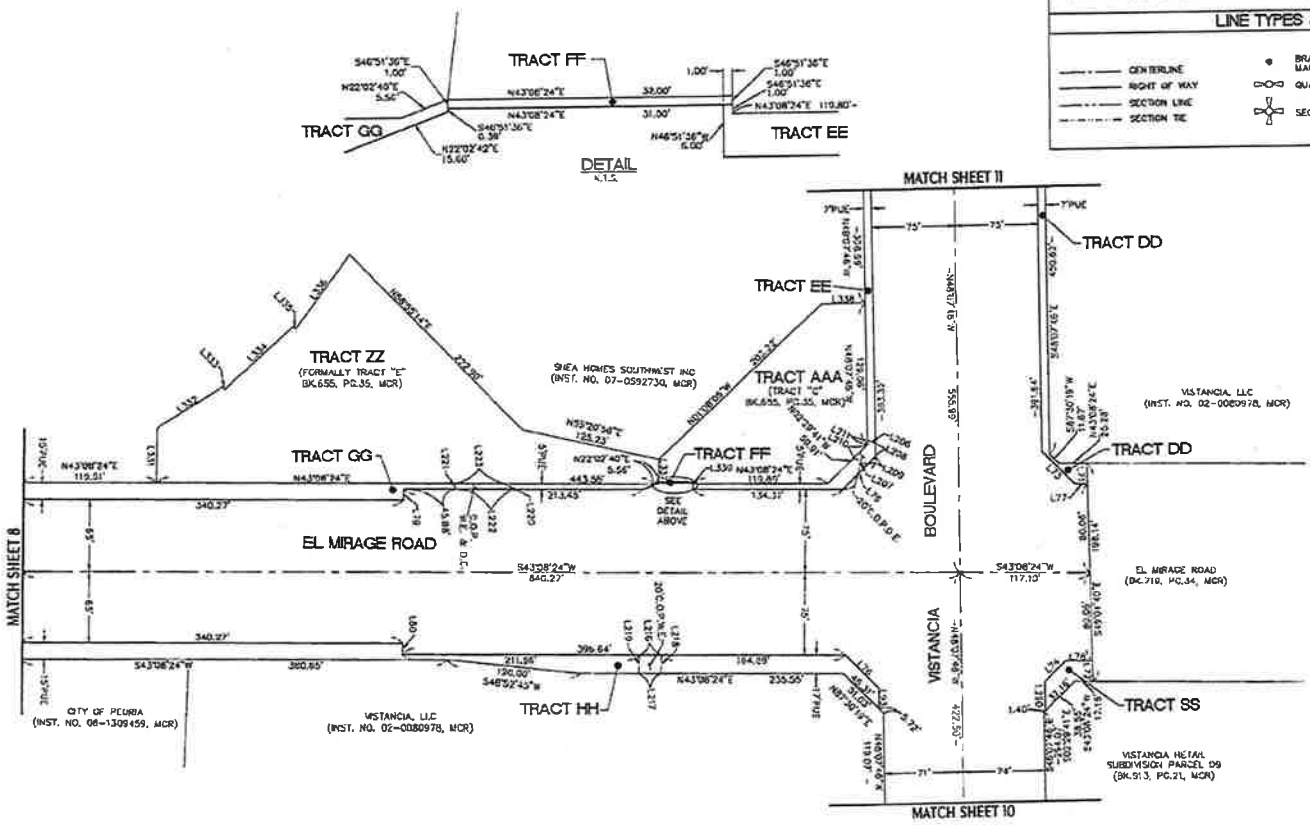
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Stanley Consultants, Inc. PEORIA CONSULTANTS, INC. 1000 N. GARDEN AVENUE, SUITE 100 PEORIA, ARIZONA 85601		
PREPARED BY: [Name] DATE: [Date]	CHECKED BY: [Name] DATE: [Date]	APPROVED BY: [Name] DATE: [Date]

**LEGEND**

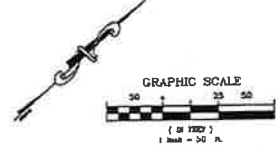
ABBREVIATIONS			
P.U.E.	PUBLIC UTILITY EASEMENT	MCR	MARICOPA COUNTY RECORDS
R.O.W.	RIGHT-OF-WAY	DAP	CENTRAL ARIZONA PROJECT
C.O.P.D.E.	CITY OF PEORIA DRAINAGE EASEMENT	N.T.S.	NOT TO SCALE
C.O.P.W.E.	CITY OF PEORIA WATER EASEMENT	MOD	MAP OF DEDICATION
C.O.P.S.E.	CITY OF PEORIA SEWER EASEMENT	MOPD	MAP OF PRIVATE TRACT DEDICATION
C.O.P.W.S.E.	CITY OF PEORIA WATER & SEWER EASEMENT	INST. NO.	INSTRUMENT NUMBER

LINE TYPES & SYMBOLS	
	CENTERLINE
	RIGHT OF WAY
	SECTION LINE
	SECTION TIE
	BRASS CAP FLUSH PER MAC STD. DTL120-1 TYPE "B"
	QUARTER SECTION CORNER
	SECTION CORNER



BOOK 977 PAGE 6  
OFFICIAL RECORDS OF  
MARICOPA COUNTY RECORDER  
KELLEN FURCELL  
2008 - 0209375  
13/02/08 02:23 PM



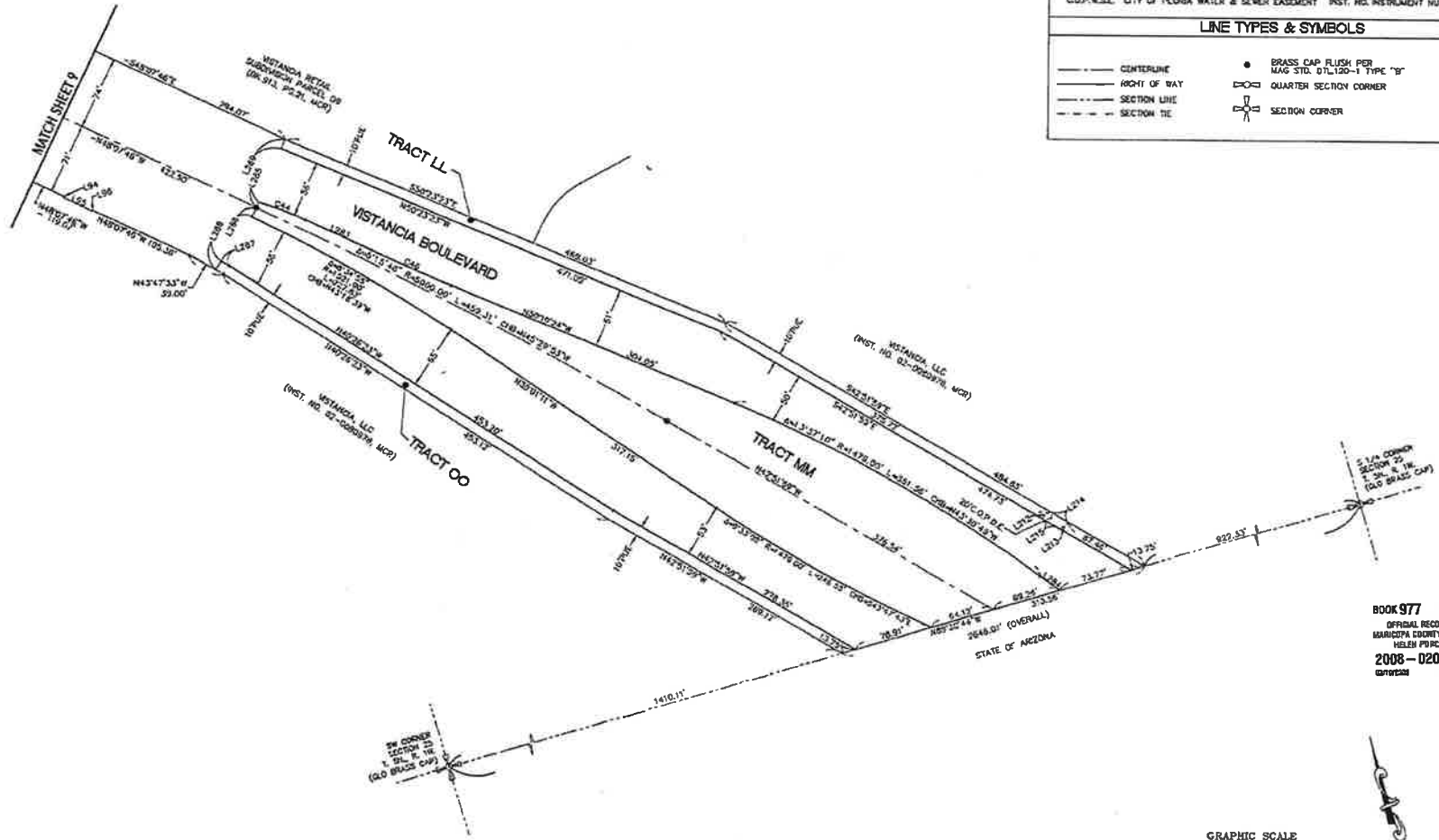
<b>VISTANCIA</b>		
1341 EAST CHANDLER ROAD, SUITE 400 PHOENIX, ARIZONA 85032-2299		
Stanley Consultants Inc.		
RE-PLAY OF MAP OF DEDICATION VISTANCIA - PHASE 1A CITY OF PEORIA PLAN CHECK # 679020		DRAWN: HSL CHECKED: HSL APPROVED: TAR
FILE: 08/11/08-04-02 PROJECT: 10048	DATE: 07/08	SHEET: 5 OF 27

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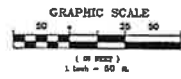
ABBREVIATIONS			
P.U.E.	PUBLIC UTILITY EASEMENT	MOR	MARICOPA COUNTY RECORDS
R.O.W.	RIGHT-OF-WAY	CAP	CENTRAL ARIZONA PROJECT
C.O.P.D.E.	CITY OF PEORIA DRAINAGE EASEMENT	N.T.S.	NOT TO SCALE
C.O.P.W.E.	CITY OF PEORIA WATER EASEMENT	MOO	MAP OF DEDICATION
C.O.P.S.E.	CITY OF PEORIA SEWER EASEMENT	MOPD	MAP OF PRIVATE TRACT DEDICATION
C.O.P.N.S.E.	CITY OF PEORIA WATER & SEWER EASEMENT	INST. NO.	INST. INSTRUMENT NUMBER

LINE TYPES & SYMBOLS	
	CENTERLINE
	RIGHT OF WAY
	SECTION LINE
	SECTION TIE
	BRASS CAP FLUSH PER 1/4" DIA. STD. DTL. 100'-1" TYP. "B"
	QUARTER SECTION CORNER
	SECTION CORNER

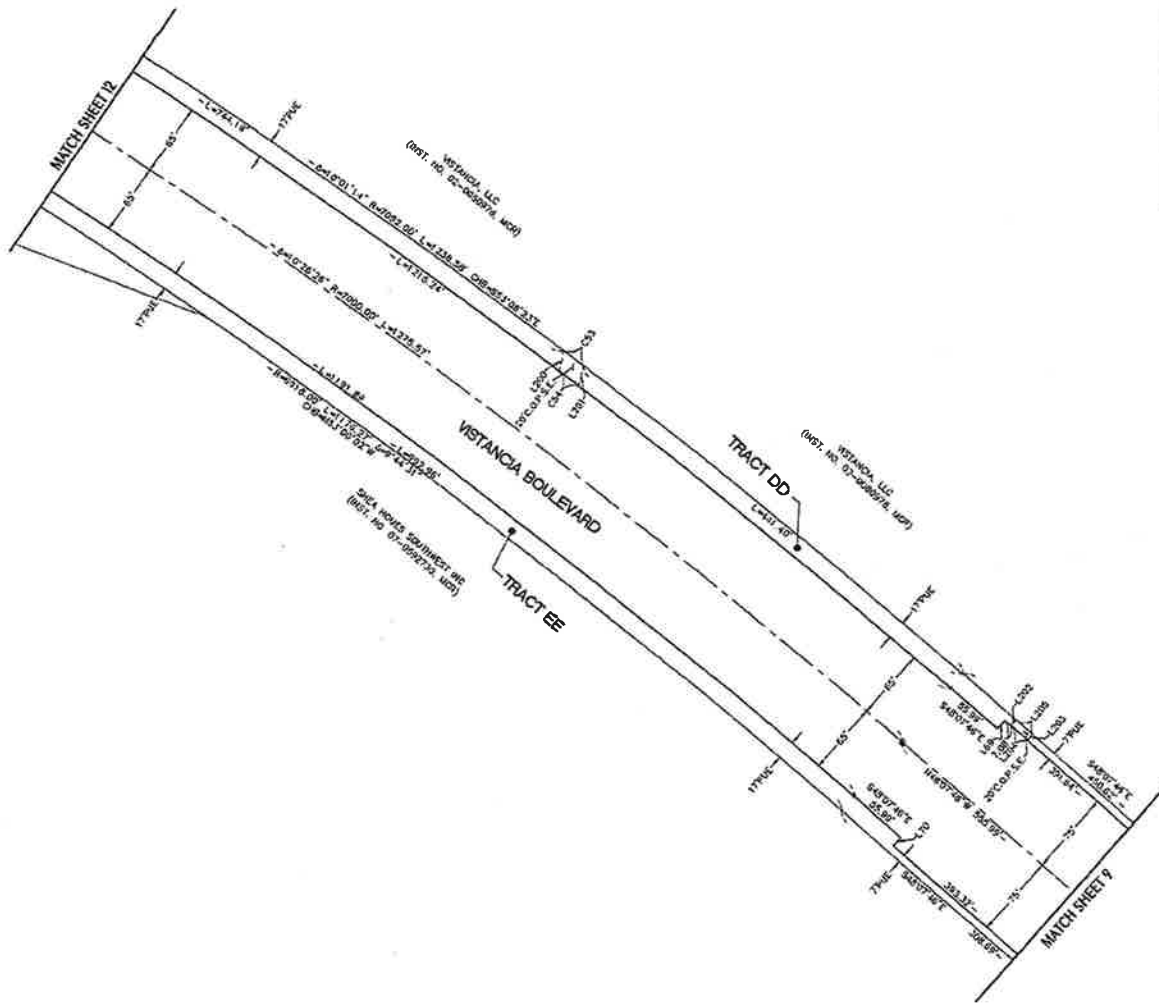


BOOK 977 PAGE 6  
 OFFICIAL RECORDS OF  
 MARICOPA COUNTY RECORDER  
 HELEN FORESLA  
 2008-0209375  
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**VISTANCIA**  
 1801 EAST GARDEN ROAD, SUITE 200  
 PHOENIX, ARIZONA 85024-3322

<b>Stanley Consultants Inc.</b>	
<b>PREPARED BY</b> MAP OF DEDICATION	<b>DRAFTED</b> HSL
VISTANCIA - PHASE 1A	<b>DESIGNED</b> HSL
CITY OF PEORIA PLUM CHECK & UTILITY	<b>APPROVED</b> TAW
FILED IN PHOENIX PROJECT 12048 DATE 02/09/08	SHEET 18 OF 17



**LEGEND**

ABBREVIATIONS			
P.U.E.	PUBLIC UTILITY EASEMENT	M.C.R.	MARICOPA COUNTY RECORDS
R.O.W.	RIGHT-OF-WAY	C.A.P.	CENTRAL ARIZONA PROJECT
C.O.P.D.E.	CITY OF PEORIA DRAINAGE EASEMENT	N.T.S.	NOT TO SCALE
C.O.P.W.E.	CITY OF PEORIA WATER EASEMENT	M.O.D.	MAP OF DEDICATION
C.O.P.S.E.	CITY OF PEORIA SEWER EASEMENT	M.O.P.T.D.	MAP OF PRIVATE TRACT DEDICATION
C.O.P.W.S.E.	CITY OF PEORIA WATER & SEWER EASEMENT	I.N.S.T. NO.	INSTRUMENT NUMBER

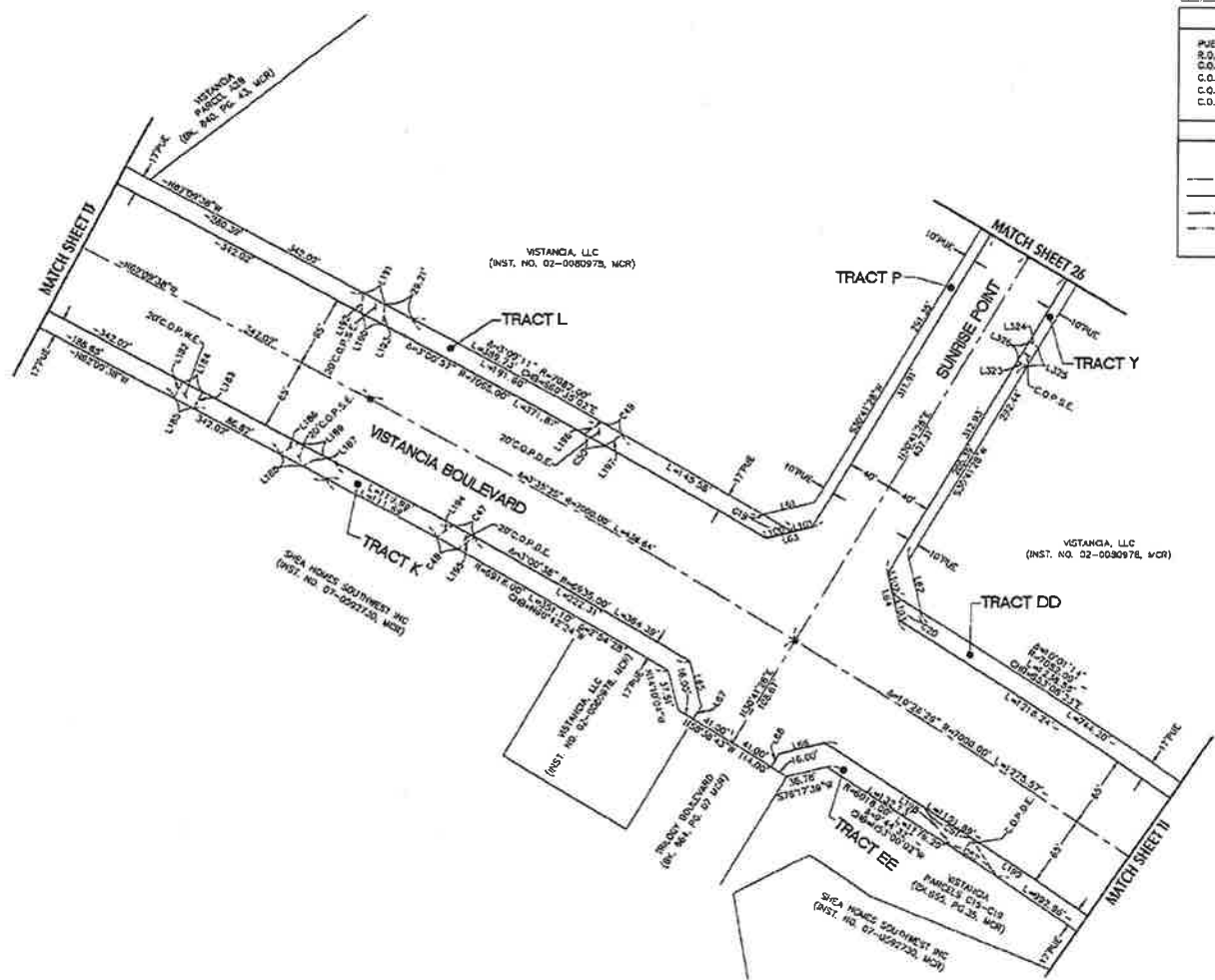
  

LINE TYPES & SYMBOLS			
— — — — —	CENTERLINE	●	BRASS CAP FLUSH PER MAG STD. DTL. 122-1 TYPE 'B'
— — — — —	RIGHT OF WAY	⊕	QUARTER SECTION CORNER
— — — — —	SECTION LINE	⊕	SECTION CORNER
- - - - -	SECTION TIE		

BOOK 977 PAGE 6  
 OFFICIAL RECORDS OF  
 MARICOPA COUNTY RECORDER  
 HELEN FORSELL  
 2008 - 0209375  
 03/10/08 12:53 PM



<b>VISTANCA</b> <small>1461 EAST CHAMBERLAIN ROAD, SUITE 400        PEORIA, ARIZONA 85381 913.532.2200</small>		
<b>Scurley Consultants Inc.</b> RE-PLAY OF MAP OF DEDICATION VISTANCA - PHASE 1A CITY OF PEORIA PLAN CHECK # 07003		
DRAFTED: HGL DESIGNED: HGL APPROVED: DMK	PREPARED BY: [Signature] PROJECT 18189 DATE: 05/08 SHEET 11 OF 27	



**LEGEND**

ABBREVIATIONS			
PUE	PUBLIC UTILITY EASEMENT	MCR	MARICOPA COUNTY RECORDS
R.O.W.	RIGHT-OF-WAY	CAP	CENTRAL ARIZONA PROJECT
C.O.P.W.E.	CITY OF PEORIA WATER EASEMENT	N.T.S.	NOT TO SCALE
C.O.P.S.E.	CITY OF PEORIA SEWER EASEMENT	MCD	MAP OF DEDICATION
C.O.P.W.S.E.	CITY OF PEORIA WATER & SEWER EASEMENT	MCPD	MAP OF PRIVATE TRACT DEDICATION
		INST. NO.	INSTRUMENT NUMBER

LINE TYPES & SYMBOLS			
---	CENTERLINE	●	BRASS CAP FLUSH PER MAG STD. DTL.120-1 TYPE "B"
---	RIGHT OF WAY	⊕	QUARTER SECTION CORNER
---	SECTION LINE	⊗	SECTION CORNER
---	SECTION TIE		

BOOK 977 PAGE 6  
 OFFICIAL RECORDS OF  
 MARICOPA COUNTY RECORDER  
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GRAPHIC SCALE  
 (30 FEET)  
 1 inch = 50 ft.

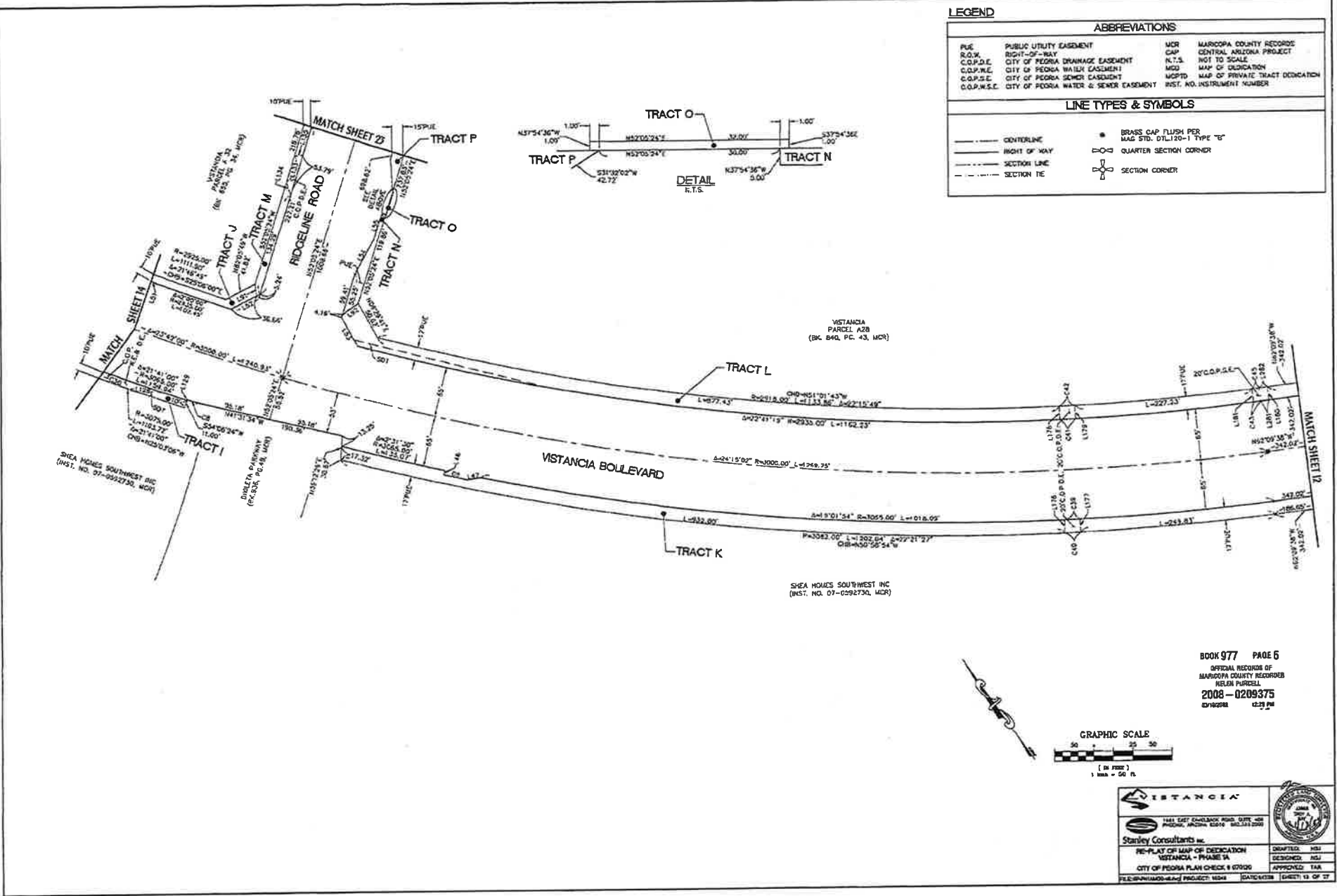
180 EAST GARDEN ROAD, SUITE 400 PEORIA, ARIZONA 85114-3133, AZUSA		
<b>Stanley Consultants Inc.</b>		
RE-PLAY OF MAP OF DEDICATION VISTANCIA - PHASE 1A		DRAFTED: NGJ DESIGNED: NGJ
CITY OF PEORIA PLAN CHECK # 07000		APPROVED: TAB
PEORIA\IN\00-44\ PROJECT 1804		DATE/TIME: SHEET 12 OF 27

**LEGEND**

ABBREVIATIONS			
P.U.E.	PUBLIC UTILITY EASEMENT	MCR	MARICOPA COUNTY RECORDS
R.O.W.	RIGHT-OF-WAY	CAP	CENTRAL ARIZONA PROJECT
C.O.P.D.E.	CITY OF PEORIA DRAINAGE EASEMENT	N.T.S.	NOT TO SCALE
C.O.P.W.E.	CITY OF PEORIA WATER EASEMENT	MOJ	MAP OF JURISDICTION
C.O.P.S.E.	CITY OF PEORIA SEWER EASEMENT	MPFD	MAP OF PRIVATE TRACT DEDICATION
C.O.P.W.S.E.	CITY OF PEORIA WATER & SEWER EASEMENT	INST. NO.	INSTRUMENT NUMBER

LINE TYPES & SYMBOLS	
	CENTERLINE
	RIGHT OF WAY
	SECTION LINE
	SECTION TIE
	BRASS CAP FLUSH PER IAD STD. 071.120-1 TYPE "B"
	QUARTER SECTION CORNER
	SECTION CORNER



BOOK 977 PAGE 6  
 OFFICIAL RECORDS OF  
 MARICOPA COUNTY RECORDS  
 HELEN PURDELL  
 2008 - 0209375  
 03/19/2008 12:29 PM



 1841 EAST CHANDLER ROAD, SUITE 408 PHOENIX, ARIZONA 85048 (602.953.2000)	
RE-PLAY OF MAP OF DEDICATION VISTANCIA - PHASE 1A CITY OF PEORIA PLAN CHECK # 67090	DRAFTED: MSJ DESIGNED: MSJ APPROVED: TAK
FILE: 01/11/08/04-04 PROJECT: 1024 DATE: 03/19/2008 SHEET: 13 OF 27	

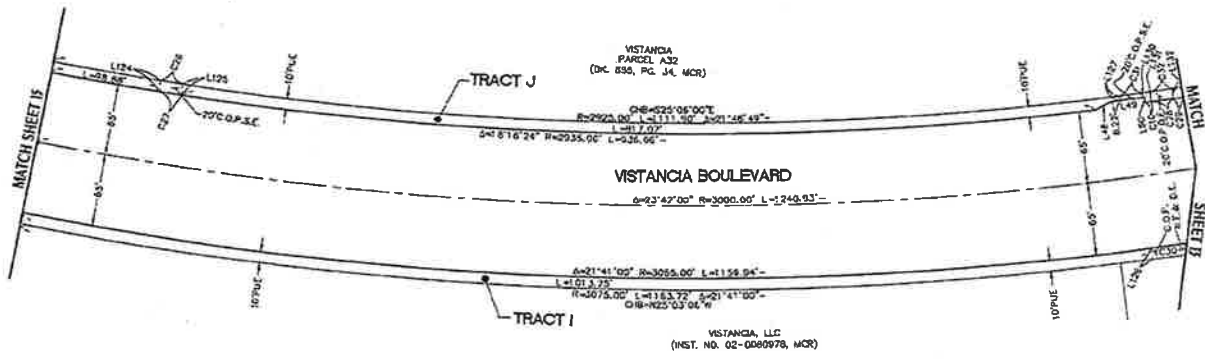
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**ABBREVIATIONS**

PUE	PUBLIC UTILITY EASEMENT	MCR	MARICOPA COUNTY RECORDS
R.O.W.	RIGHT-OF-WAY	CAP	CENTRAL ARIZONA PROJECT
C.O.P.D.E.	CITY OF PEORIA DRAINAGE EASEMENT	N.T.S.	NOT TO SCALE
C.O.P.W.E.	CITY OF PEORIA WATER EASEMENT	MDD	MAP OF DEDICATION
C.O.P.S.E.	CITY OF PEORIA SEWER EASEMENT	MPD	MAP OF PRIVATE TRACT DEDICATION
C.O.P.W.S.E.	CITY OF PEORIA WATER & SEWER EASEMENT	INST. NO.	INSTRUMENT NUMBER

**LINE TYPES & SYMBOLS**

---○---	CENTERLINE	⊙	BRASS CAP FLUSH PER MAG. STD. UTIL. 20-1 TYPE "B"
---	RIGHT OF WAY	⊠	QUARTER SECTION CORNER
---	SECTION LINE	⊞	SECTION CORNER
---	SECTION TIE		



BOOK 977 PAGE 6  
 OFFICIAL RECORDS OF  
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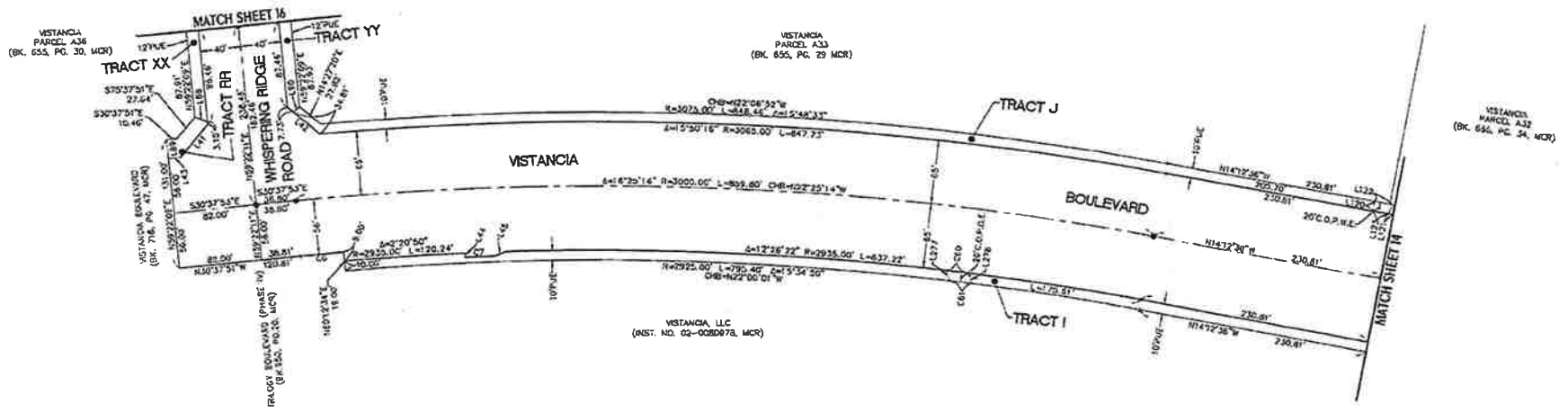
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	Stanley Consultants, Inc.	
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FILED IN MARICOPA COUNTY RECORDS PROJECT: 16048 DATE: 02/16/08		SHEET: 14 OF 27

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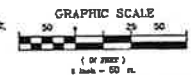
ABBREVIATIONS			
P.U.E.	PUBLIC UTILITY EASEMENT	M.C.R.	MARICOPA COUNTY RECORDS
R.O.W.	RIGHT-OF-WAY	CAP	CENTRAL ARIZONA PROJECT
C.O.P.D.E.	CITY OF PEORIA DRAINAGE EASEMENT	N.T.S.	NOT TO SCALE
C.O.P.W.E.	CITY OF PEORIA WATER EASEMENT	M.C.D.	MAP OF DEDICATION
C.O.P.S.E.	CITY OF PEORIA SEWER EASEMENT	M.P.T.D.	MAP OF PRIVATE TRACT DEDICATION
C.O.P.W.S.E.	CITY OF PEORIA WATER & SEWER EASEMENT	INST. NO.	INSTRUMENT NUMBER

LINE TYPES & SYMBOLS	
	CENTERLINE
	RIGHT OF WAY
	SECTION LINE
	SECTION TIE
	BRASS CAP FLUSH PER IAG STD. UTIL120-1 TYPE "D"
	QUARTER SECTION CORNER
	SECTION CORNER



BOOK 977 PAGE 6  
 OFFICIAL RECORDS OF  
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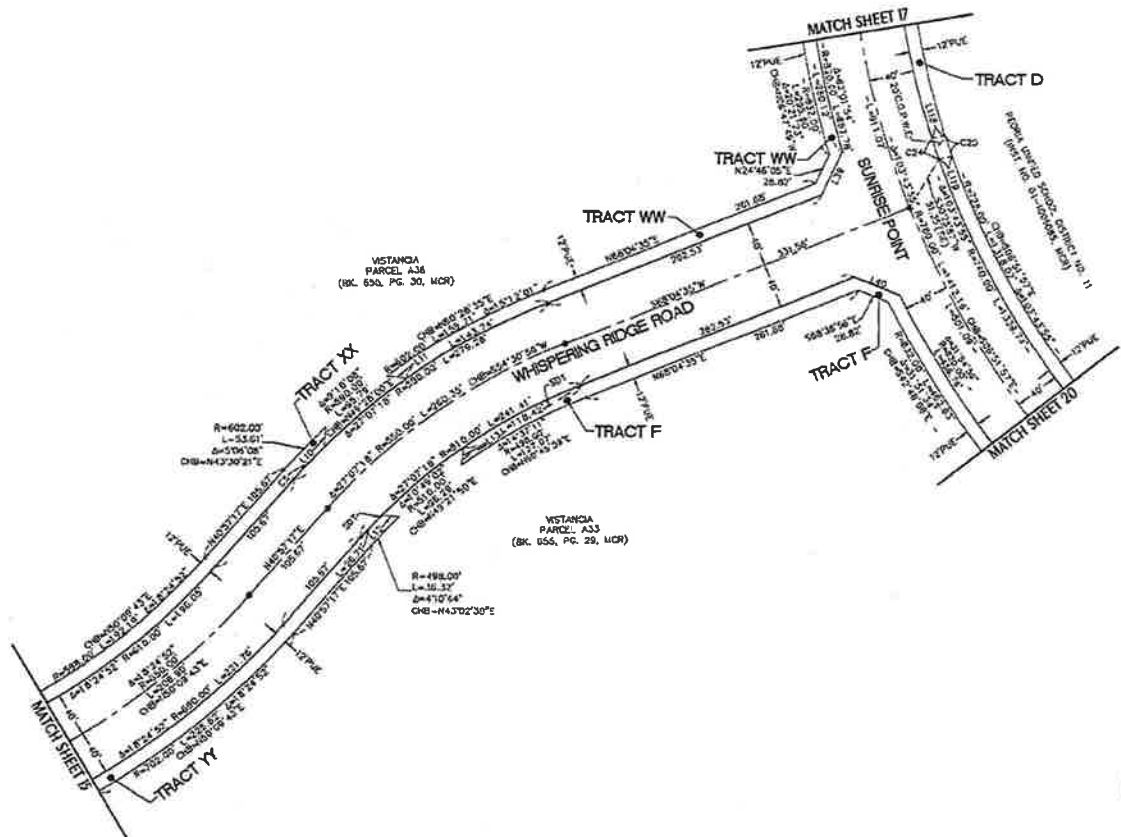
1181 EAST OVERLOOK ROAD, SUITE 400 PHOENIX, ARIZONA 85014 TEL: 313.7700		
Stanley Consultants Inc. RE-PLAT OF MAP OF DEDICATION VISTANCIA - PHASE IA CITY OF PEORIA PLAN CHECK & CROSS		DRAFTED: KSL DESIGNED: KSL APPROVED: TAF
FILE # PHOENIX-044 PROJECT: 1680 DATE: 08/14/08 SHEET: 13 OF 22		

LEGEND

ABBREVIATIONS			
PUE	PUBLIC UTILITY EASEMENT	MCR	MAHARIPA COUNTY RECORDS
R.O.W.	RIGHT-OF-WAY	CAP	CENTRAL ARIZONA PROJECT
C.O.P.D.E.	CITY OF PEORIA DRAINAGE EASEMENT	N.T.S.	NOT TO SCALE
C.O.P.W.E.	CITY OF PEORIA WATER EASEMENT	MOD	MAP OF DEDICATION
C.O.P.S.E.	CITY OF PEORIA SEWER EASEMENT	MPD	MAP OF PRIVATE TRACT DEDICATION
C.O.P.W.S.E.	CITY OF PEORIA WATER & SEWER EASEMENT	INST. NO.	INSTRUMENT NUMBER

LINE TYPES & SYMBOLS			
	CENTERLINE		BRASS CAP FLUSH PER MAG STD. DTL-120-1 TYPE "B"
	RIGHT OF WAY		QUARTER SECTION CORNER
	SECTION LINE		SECTION CORNER
	SECTION TIE		



BOOK 977 PAGE 6  
 OFFICIAL RECORDS OF  
 MARICOPA COUNTY RECORDER  
 HELEN PURCELL  
 2008-0209375  
 03/19/2008 12:29 PM

GRAPHIC SCALE  
  
 1 inch = 50 ft.

 <b>VISTANGIA</b> 1801 EAST OMBLACK BOULEVARD, SUITE 400 PHOENIX, ARIZONA 85024		
<b>Stanley Consultants Inc.</b> RE-PLAT OF MAP OF DEDICATION VISTANGIA - PHASE 1A		
CITY OF PEORIA PLAN CHECK # 07020 FILE# P-11440-144 PROJECT: 10008 DATE: 05/03/08 SHEET: 16 OF 27	DRAFTED: NSJ DESIGNED: NSJ APPROVED: TAJ	

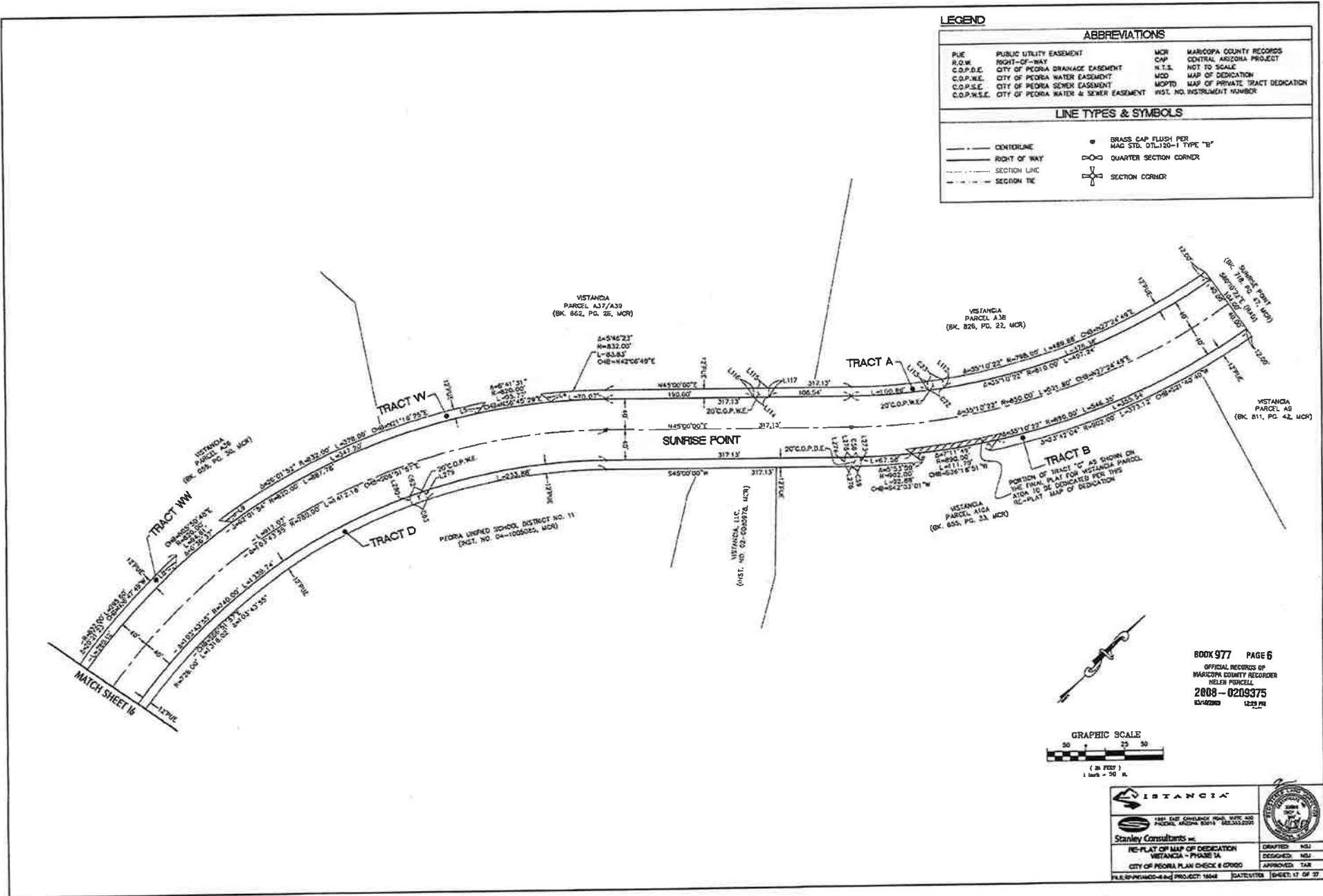
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**ABBREVIATIONS**

PUE	PUBLIC UTILITY EASEMENT	MCR	MARICOPA COUNTY RECORDS
R.O.W.	RIGHT-OF-WAY	CAP	CENTRAL ARIZONA PROJECT
C.O.P.D.E.	CITY OF PEORIA DRAINAGE EASEMENT	N.T.S.	NOT TO SCALE
C.O.P.W.E.	CITY OF PEORIA WATER EASEMENT	MCD	MAP OF DEDICATION
C.O.P.S.E.	CITY OF PEORIA SEWER EASEMENT	MOPTD	MAP OF PRIVATE TRACT DEDICATION
C.O.P.W.S.E.	CITY OF PEORIA WATER & SEWER EASEMENT	INST. NO.	INSTRUMENT NUMBER

**LINE TYPES & SYMBOLS**

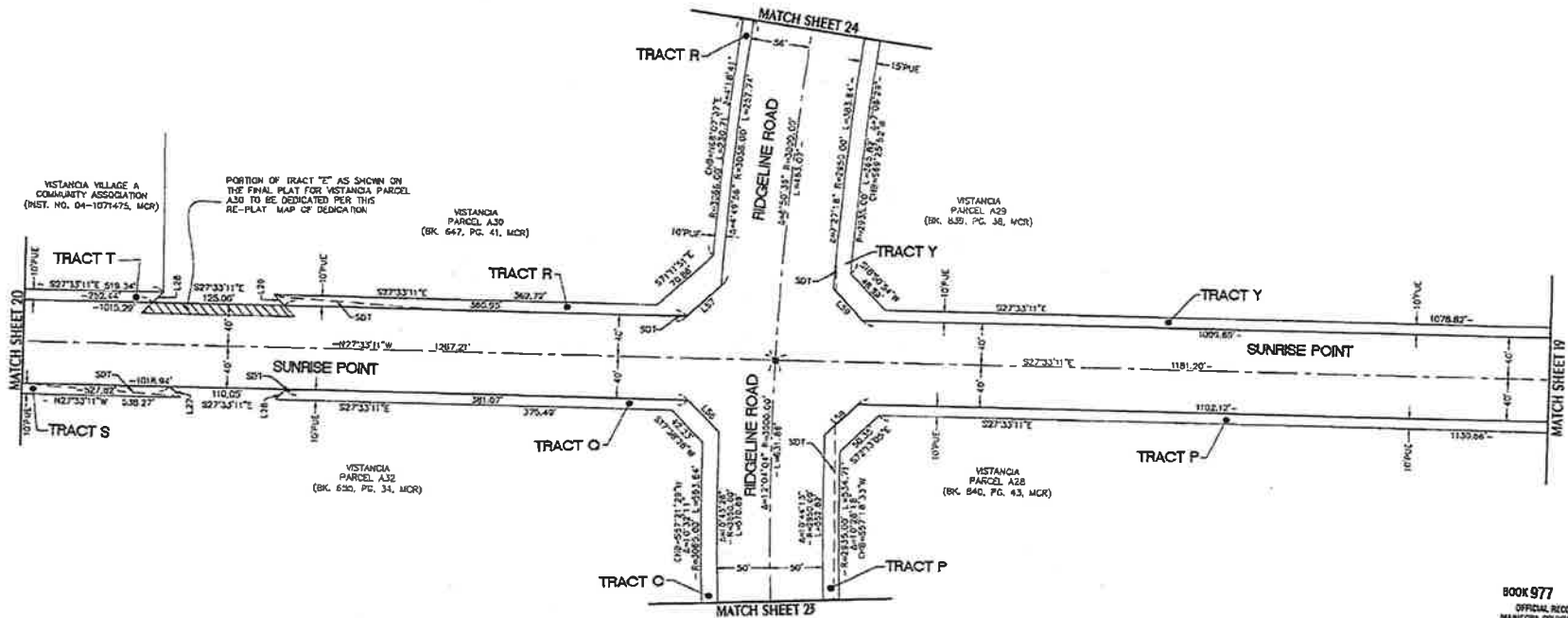
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---	RIGHT OF WAY	⊠	QUARTER SECTION CORNER
- - -	SECTION LINE	⊕	SECTION CORNER
---	SECTION TIE		



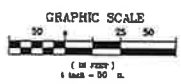
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ABBREVIATIONS			
PUE	PUBLIC UTILITY EASEMENT	MCR	MANICOPA COUNTY RECORDS
R.O.W	RIGHT-OF-WAY	CAP	CENTRAL ARIZONA PROJECT
C.O.P.D.E.	CITY OF PEORIA DRAINAGE EASEMENT	N.T.S.	NOT TO SCALE
C.O.P.W.E.	CITY OF PEORIA WATER EASEMENT	MO	MAP OF DEDICATION
C.O.P.S.E.	CITY OF PEORIA SEWER EASEMENT	MPFD	MAP OF PRIVATE TRACT DEDICATION
C.O.P.W.S.E.	CITY OF PEORIA WATER & SEWER EASEMENT	INST. NO.	INSTRUMENT NUMBER

LINE TYPES & SYMBOLS	
---	CENTERLINE
---	RIGHT OF WAY
---	SECTION LINE
---	SECTION TIE
●	BRASS CAP FLUSH PER MAG STD. DTL120-1 TYPE "B"
○	QUARTER SECTION CORNER
⊕	SECTION CORNER



BOOK 977 PAGE 6  
 OFFICIAL RECORDS OF  
 MANICOPA COUNTY RECORDER  
 HELEN PURCELL  
 2008-0209375  
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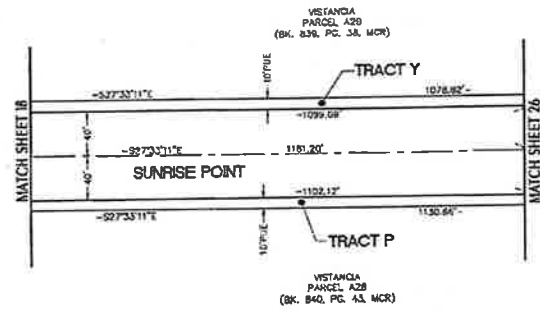
1544 EAST CHANDLER ROAD, SUITE 400 PEORIA, ARIZONA 86108 505.333.2200		
Stanley Consultants Inc.		
RE-PLAY OF MAP OF DEDICATION VISTANCIA - PHASE 1A CITY OF PEORIA PLAN CHECK & RECORD		DRAFTED: HSL DESIGNED: HSL APPROVED: DAV
FILE: SP11A1000-8.mxd PROJECT: 1004 DATE: 07/08 SHEET: 18 OF 27		

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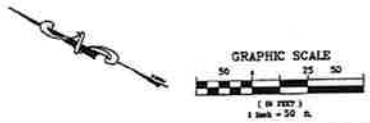
ABBREVIATIONS			
P.U.E.	PUBLIC UTILITY EASEMENT	M.C.R.	MARICOPA COUNTY RECORDS
R.O.W.	RIGHT-OF-WAY	C.A.P.	CENTRAL ARIZONA PROJECT
C.O.P.D.E.	CITY OF PEORIA DRAINAGE EASEMENT	N.T.S.	NOT TO SCALE
C.O.P.W.E.	CITY OF PEORIA WATER EASEMENT	M.O.D.	MAP OF DEDICATION
C.O.P.S.E.	CITY OF PEORIA SEWER EASEMENT	M.O.P.T.	MAP OF PRIVATE TRACT DEDICATION
C.O.P.W.S.E.	CITY OF PEORIA WATER & SEWER EASEMENT	INST. NO.	INSTRUMENT NUMBER

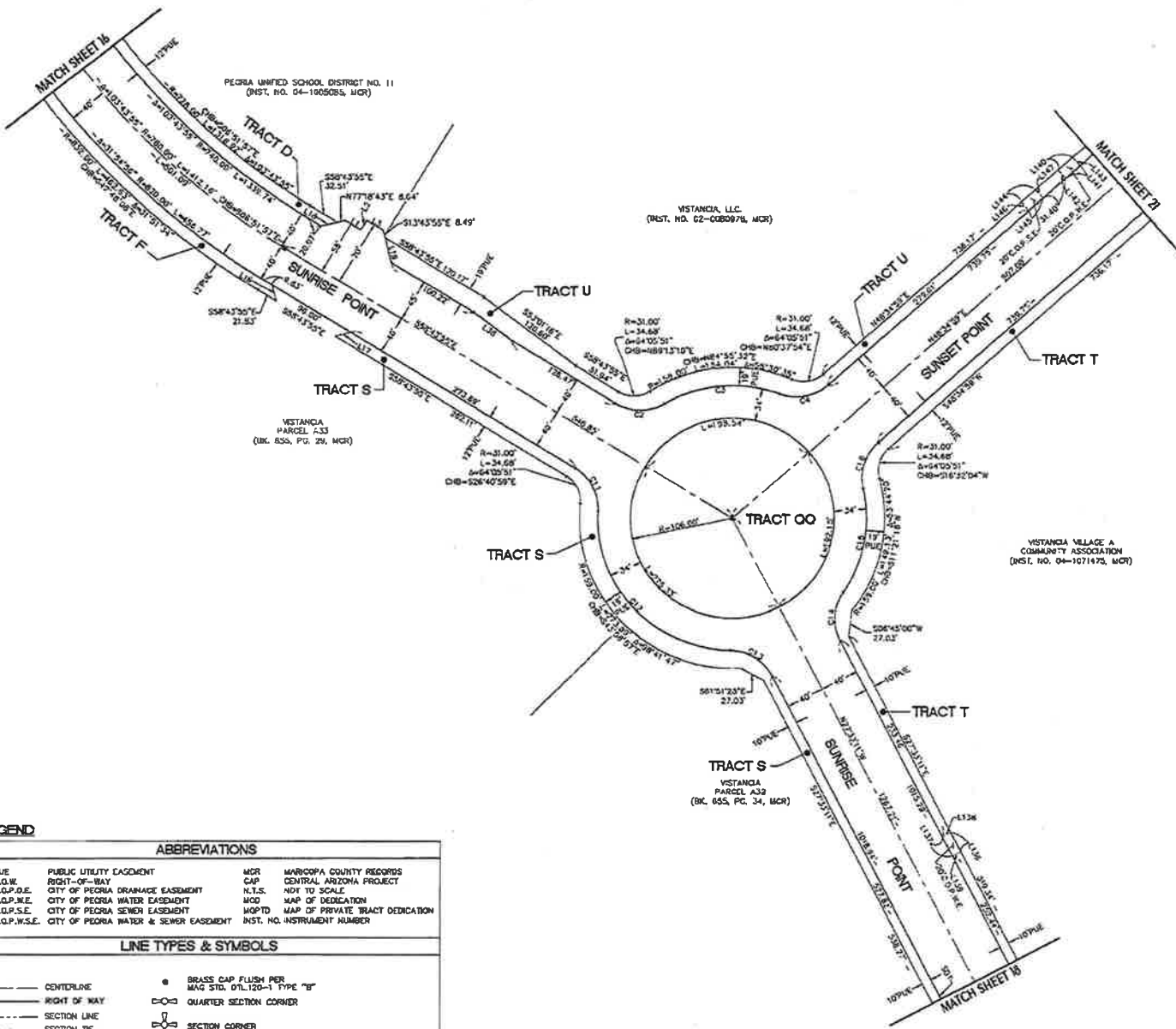
LINE TYPES & SYMBOLS			
—+—+—+—	CENTERLINE	⊙	BRASS CAP PLUSH PER MAD STD. D.L. 100-1 TYPE "B"
—+—+—	RIGHT OF WAY	⊠	QUARTER SECTION CORNER
—+—+—+—+—	SECTION LINE	⊕	SECTION CORNER
—+—+—	SECTION TIE		



BOOK 977 PAGE 6  
 OFFICIAL RECORDS OF  
 MARICOPA COUNTY RECORDER  
 HELEN PIERCE  
 2008-0209375  
 03/10/2008 12:29 PM



<p><b>Stanley Consultants Inc.</b></p>	
<p>RE-PLAT OF MAP OF DEDICATION                  VISTANCIA - PHASE 1A                  CITY OF PEORIA PLAN CHECK # 07050</p>	
<p>DRAWN BY: HSL                  DESIGNED BY: HSL                  APPROVED: TAR</p>	<p>FILE: 07/05/08-04-00 PROJECT: 1904 DATE: 07/05/08 SHEET: 18 OF 27</p>



PEORIA UNIFIED SCHOOL DISTRICT NO. 11  
(INST. NO. 04-100500, MCR)

VISTANCIA, LLC  
(INST. NO. 02-0060976, MCR)

VISTANCIA  
PARCEL A33  
(BK. 65S, PG. 29, MCR)

VISTANCIA VILLAGE A  
COMMUNITY ASSOCIATION  
(INST. NO. 04-1071473, MCR)

VISTANCIA  
PARCEL A32  
(BK. 65S, PG. 24, MCR)

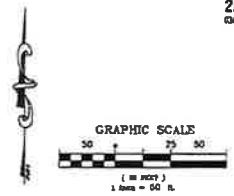
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ABBREVIATIONS			
P.U.E.	PUBLIC UTILITY EASEMENT	M.C.R.	MARICOPA COUNTY RECORDS
R.O.W.	RIGHT-OF-WAY	C.A.P.	CENTRAL ARIZONA PROJECT
C.O.P.D.E.	CITY OF PEORIA DRAINAGE EASEMENT	N.T.S.	NOT TO SCALE
C.O.P.W.E.	CITY OF PEORIA WATER EASEMENT	MOD	MAP OF DEDICATION
C.O.P.S.E.	CITY OF PEORIA SEWER EASEMENT	MPDT	MAP OF PRIVATE TRACT DEDICATION
C.O.P.W.S.E.	CITY OF PEORIA WATER & SEWER EASEMENT	INST. NO.	INSTRUMENT NUMBER

LINE TYPES & SYMBOLS	
---	CENTERLINE
---	RIGHT OF WAY
---	SECTION LINE
---	SECTION TIE
●	BRASS CAP FLUSH PER MAG STD. 071.120-1 TYPE "B"
○	QUARTER SECTION CORNER
⊕	SECTION CORNER

BOOK 977 PAGE 6  
OFFICIAL RECORDS OF  
MARICOPA COUNTY RECORDS  
HELEN PURCELL  
2008-0209375  
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1811 OUI CONCRETE PAV. PLANT #00 PEORIA, ARIZONA 86518 912.233.2300		
<b>Stanley Consultants, Inc.</b> RE-PLAY OF MAP OF DEDICATION VISTANCIA - PHASE 1A CITY OF PEORIA PLAN CHECK # 07000		DRAFTED: HCU DESIGNED: MGA APPROVED: TWR
FILE# 2008-0209375-1000 PROJECT: 16028 DATE: 01/20/08 SHEET: 20 OF 27		

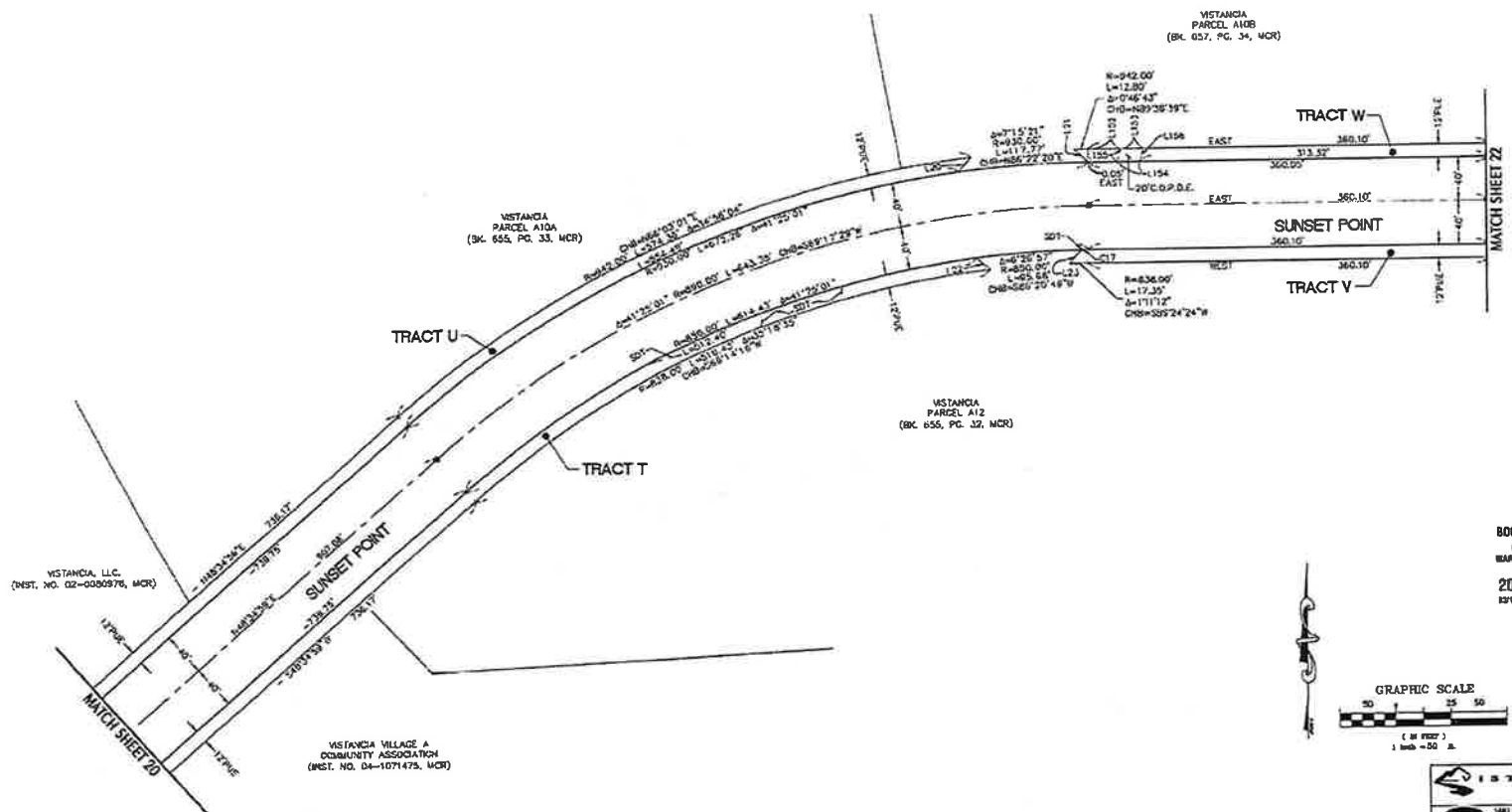
**LEGEND**

**ABBREVIATIONS**

PUE	PUBLIC UTILITY EASEMENT	MCR	MARICOPA COUNTY RECORDS
R.O.W.	RIGHT-OF-WAY	CAP	CENTRAL ARIZONA PROJECT
C.O.P.D.E.	CITY OF PEORIA DRAINAGE EASEMENT	N.T.S.	NOT TO SCALE
C.O.P.W.E.	CITY OF PEORIA WATER EASEMENT	MO	MAP OF DEDICATION
C.O.P.S.E.	CITY OF PEORIA SEWER EASEMENT	MAPTD	MAP OF PRIVATE TRACT DEDICATION
C.O.P.W.S.E.	CITY OF PEORIA WATER & SEWER EASEMENT	INST. NO.	RESTRICTION NUMBER

**LINE TYPES & SYMBOLS**

—	CENTERLINE	●	BRASS CAP FLUSH PER MAC STD. DTL-150-1 TYPE "B"
— — —	RIGHT OF WAY	⊠	QUARTER SECTION CORNER
- - - - -	SECTION LINE	⊞	SECTION CORNER
⋯	SECTION TIE		



VISTANCIA  
PARCEL A10B  
(BK. 657, PG. 34, MCR)

VISTANCIA  
PARCEL A10A  
(BK. 655, PG. 33, MCR)

VISTANCIA  
PARCEL A12  
(BK. 655, PG. 32, MCR)

VISTANCIA, L.L.C.  
(INST. NO. 02-0000976, MCR)

VISTANCIA VILLAGE A  
COMMUNITY ASSOCIATION  
(INST. NO. 04-1071475, MCR)

BOOK 977 PAGE 6

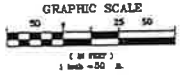
OFFICIAL RECORDS OF

MARICOPA COUNTY RECORDS

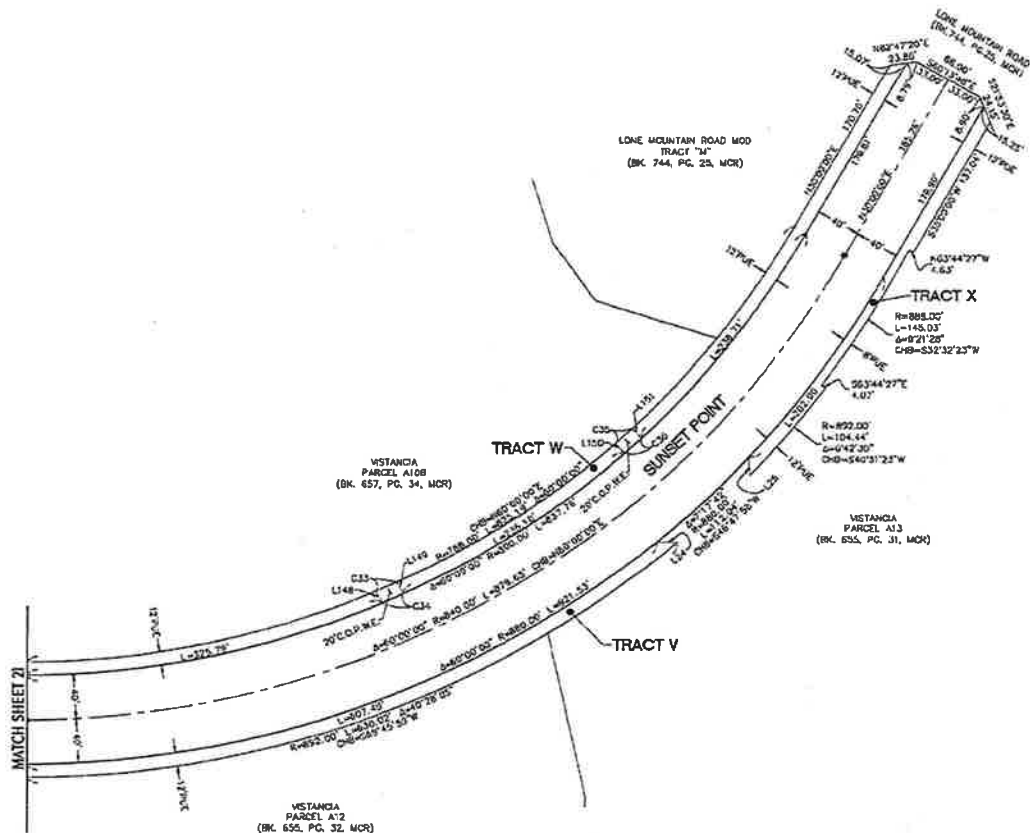
WELER PURCELL

2008-0209375

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1801 EAST CHANDLER ROAD, SUITE 400 PHOENIX, ARIZONA 85024-2600		
Stanley Consultants Inc. RE-PLAT OF MAP OF DEDICATION VISTANCIA - PHASE 1A CITY OF PEORIA PLAN CHECK # 07020		DRAFTED: KOL DESIGNED: NLI APPROVED: TKS
FILE # PH100-400 PROJECT: 1006		DATE: 03/16/08 SHEET: 21 OF 27



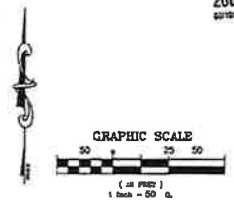
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ABBREVIATIONS			
PUE	PUBLIC UTILITY EASEMENT	MCR	MARICOPA COUNTY RECORDS
R.O.W.	RIGHT-OF-WAY	CAP	CENTRAL ARIZONA PROJECT
C.O.P.D.E.	CITY OF PEORIA DRAINAGE EASEMENT	N.T.S.	NOT TO SCALE
C.O.P.W.E.	CITY OF PEORIA WATER EASEMENT	MOD	MAP OF DEDICATION
C.O.P.S.E.	CITY OF PEORIA SEWER EASEMENT	MOPD	MAP OF PRIVATE TRACT DEDICATION
C.O.P.W.S.E.	CITY OF PEORIA WATER & SEWER EASEMENT	INST. NO.	INSTRUMENT NUMBER

LINE TYPES & SYMBOLS			
	CENTERLINE		BRASS CHIP FLUSH PER MAG. STD. DBL. 120-1 TYPE "B"
	RIGHT-OF-WAY		QUARTER SECTION CORNER
	SECTION LINE		SECTION CORNER
	SECTION TIE		

BOOK 977 PAGE 6  
 OFFICIAL RECORDS OF  
 MARICOPA COUNTY RECORDER  
 HELEN PURCELL  
 2008-0209375  
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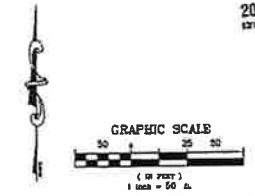
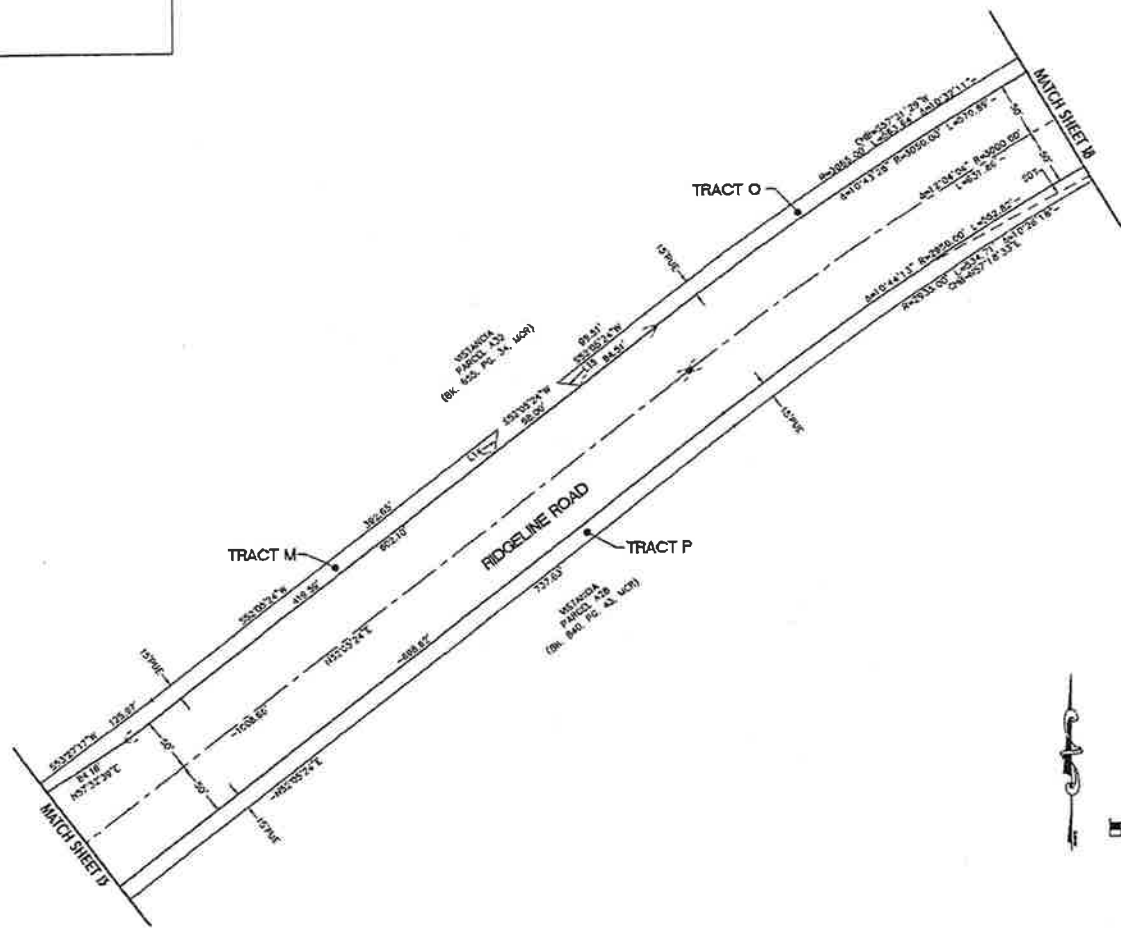
1811 EAST OAKMEADOW ROAD, SUITE 400 PEORIA, ARIZONA 85104-2323 Stanley Consultants, Inc.		
RE-PLAY OF MAP OF DEDICATION VISTANCIA - PHASE 1A CITY OF PEORIA, PLAN CHECK # 07050		DRAFTED: HCU DESIGNED: HCU APPROVED: TSK
FILE: 08-01-0000-0000 PROJECT: 16008 DATE: 1/15/08 SHEET: 22 OF 27		

LEGEND

ABBREVIATIONS			
PUE	PUBLIC UTILITY EASEMENT	MCR	MARICOPA COUNTY RECORDS
R.O.W.	RIGHT-OF-WAY	CAP	CENTRAL ARIZONA PROJECT
C.O.P.D.E.	CITY OF PEORIA DRAINAGE EASEMENT	N.T.S.	NOT TO SCALE
C.O.P.W.E.	CITY OF PEORIA WATER EASEMENT	MO	MAP OF DEDICATION
C.O.P.S.E.	CITY OF PEORIA SEWER EASEMENT	MOPTD	MAP OF PRIVATE TRACT DEDICATION
C.O.P.W.S.E.	CITY OF PEORIA WATER & SEWER EASEMENT	INST. NO.	INSTRUMENT NUMBER

LINE TYPES & SYMBOLS			
	CENTERLINE		BRASS CAP FLUSH PER MAG STD. DTL120-1 TYPE "B"
	RIGHT OF WAY		QUARTER SECTION CORNER
	SECTION LINE		SECTION CORNER
	SECTION TIE		



BOOK 977 PAGE 6  
 OFFICIAL RECORDS OF  
 MARICOPA COUNTY RECORDER  
 HELEN FRICHELL  
 2008-0209375  
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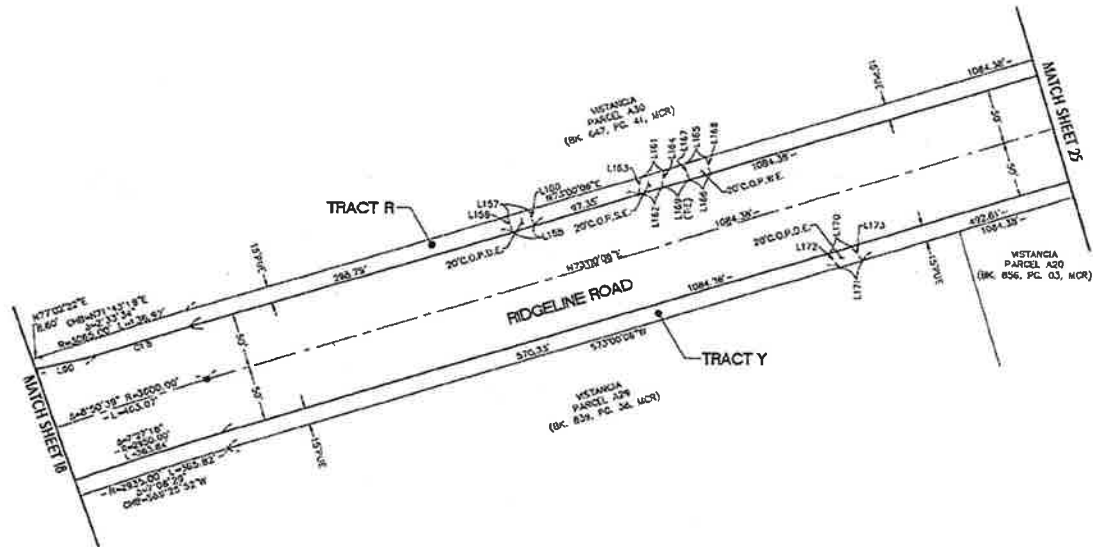
<b>VESTANCIA</b> 1981 LAST CHALLENGE SINCE DATE 030 PEORIA, ARIZONA 85801 TEL: 623.232.0000		
Stanley Consultants		
RE-PLAY OF MAP OF DEDICATION VESTANCIA - PHASE 1A CITY OF PEORIA PLAN CHECK & OFFICE		DRAFTED: HSI DESIGNED: HSI APPROVED: TMR
FILE: H:\PRJ\2008-0209375\PROJECT\1000		DATE: 02/18/08 SHEET 25 OF 27

**LEGEND**

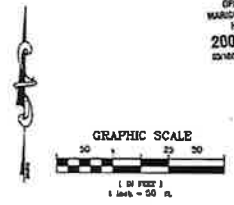
ABBREVIATIONS			
PUE	PUBLIC UTILITY EASEMENT	MCR	MARICOPA COUNTY RECORDS
R.O.W.	RIGHT-OF-WAY	CAP	CENTRAL ARIZONA PROJECT
C.O.P.D.E.	CITY OF PEORIA DRAINAGE EASEMENT	N.T.S.	NOT TO SCALE
C.O.P.W.E.	CITY OF PEORIA WATER EASEMENT	MOD	MAP OF DEDICATION
C.O.P.S.E.	CITY OF PEORIA SEWER EASEMENT	MPD	MAP OF PRIVATE TRACT DEDICATION
C.O.P.W.E.E.	CITY OF PEORIA WATER & SEWER EASEMENT	INST. NO.	INSTRUMENT NUMBER

LINE TYPES & SYMBOLS	
— — — — —	CENTERLINE
— — — — —	RIGHT OF WAY
— — — — —	SECTION LINE
— — — — —	SECTION TIE
●	BRASS CAP FLUSH PIP
○	MAC STD. DIL. 100-1 TYPE "B"
⊕	QUARTER SECTION CORNER
⊗	SECTION CORNER



BOOK 977 PAGE 6  
 OFFICIAL RECORDS OF  
 MARICOPA COUNTY RECORDER  
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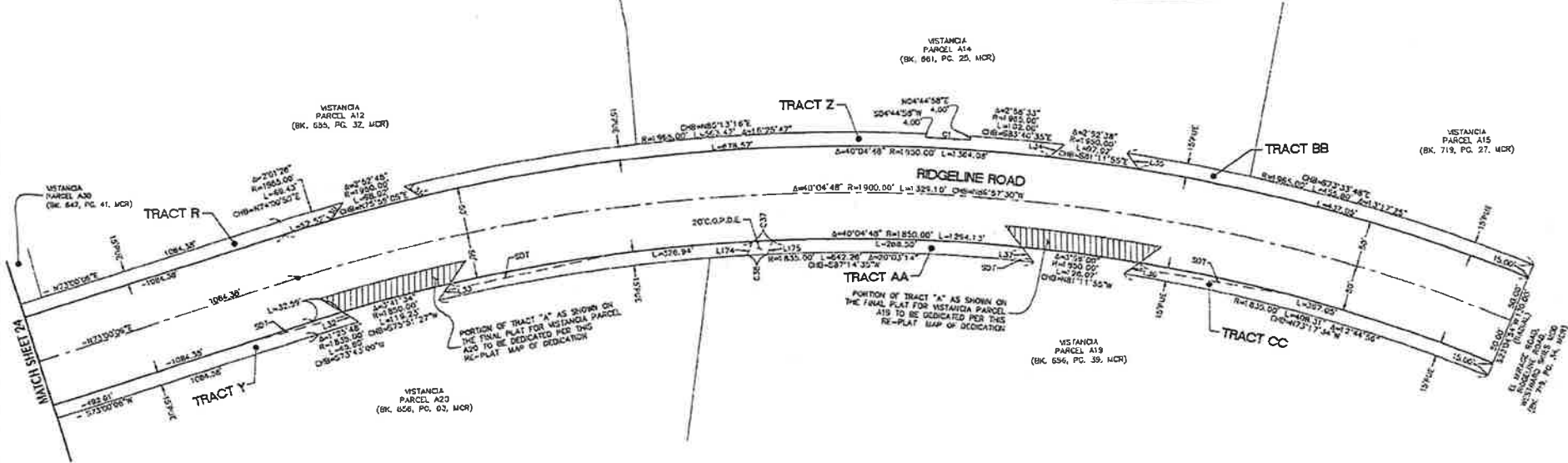
1811 EAST GARDENWAY ROAD, SUITE 400 PHOENIX, ARIZONA 85024-3528		
Stanley Consultants, Inc.		
RE-PLAT OF MAP OF DEDICATION INSTANCA - PHASE 1A CITY OF PEORIA, PLAN CHECK # 070050		DRAFTED: HBJ CHECKED: HBJ APPROVED: TWR
FILE NUMBER: 2008-0209375 PROJECT: 16048		DATE: 08/10/08 SHEET: 31 OF 37

**LEGEND**

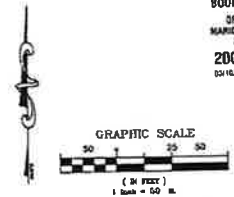
ABBREVIATIONS			
P.U.E.	PUBLIC UTILITY EASEMENT	MCR	MARICOPA COUNTY RECORDS
R.O.W.	RIGHT-OF-WAY	CAP	CENTRAL ARIZONA PROJECT
C.O.P.D.E.	CITY OF PEORIA DRAINAGE EASEMENT	N.T.S.	NOT TO SCALE
C.O.P.W.E.	CITY OF PEORIA WATER EASEMENT	M/D	MAP OF DEDICATION
C.O.P.S.E.	CITY OF PEORIA SEWER EASEMENT	MP/D	MAP OF PRIVATE TRACT DEDICATION
C.O.P.W.S.E.	CITY OF PEORIA WATER & SEWER EASEMENT	INST. NO.	INSTRUMENT NUMBER

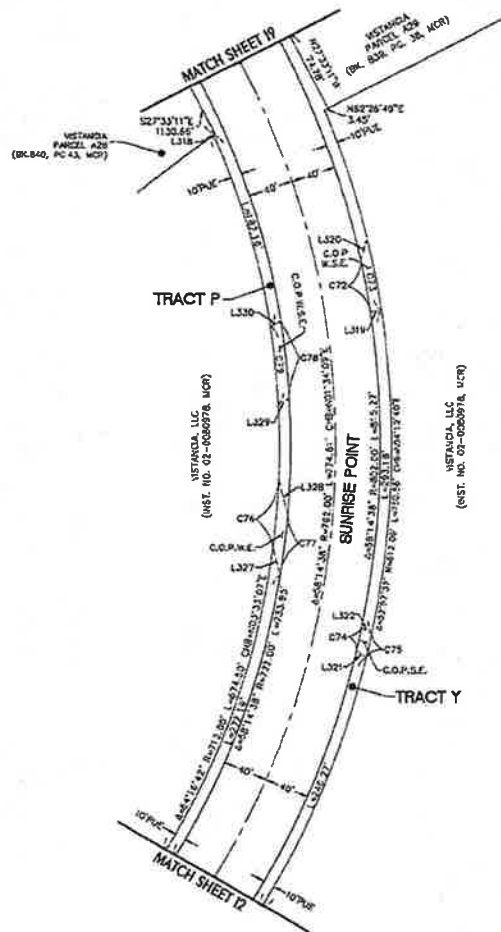
LINE TYPES & SYMBOLS	
—	CENTERLINE
---	RIGHT OF WAY
- - -	SECTION LINE
- · - · -	SECTION TIE
●	BRASS CAP FLUSH PER MAG. STD. 374.120-1 TYPE "3"
⊕	QUARTER SECTION CORNER
⊗	SECTION CORNER



BOOK 977 PAGE 6  
 OFFICIAL RECORDS OF  
 MARICOPA COUNTY RECORDS  
 HELEN FURCELL  
 2008-0209375  
 03/16/2008 12:00 PM



1841 EAST CHANDLER ROAD, SUITE 402 PHOENIX, ARIZONA 85024 302.323.2308		
Stanley Consultants Inc. RE-PLAT OF MAP OF DEDICATION VISTANCA - PHASE 1A CITY OF PEORIA PLAN CHECK # 0000	DRAFTED DESIGNED APPROVED T&E	SHEET 25 OF 27



**LEGEND**

**ABBREVIATIONS**

PUE	PUBLIC UTILITY EASEMENT	MCR	MARICOPA COUNTY RECORDS
R.O.W.	RIGHT-OF-WAY	CAP	CENTRAL ARIZONA PROJECT
C.O.P.D.E.	CITY OF PEORIA DRAINAGE EASEMENT	N.T.S.	NOT TO SCALE
C.O.P.W.E.	CITY OF PEORIA WATER EASEMENT	MOO	MAP OF DEDICATION
C.P.S.E.	CITY OF PEORIA SEWER EASEMENT	MOFD	MAP OF PRIVATE TRACT DEDICATION
C.O.P.W.S.E.	CITY OF PEORIA WATER & SEWER EASEMENT	INST. NO.	INSTRUMENT NUMBER

**LINE TYPES & SYMBOLS**

—	CENTERLINE	⊙	BRASS CAP FLUSH POK MAG STD. DTL120-1 TYPE "B"
—	RIGHT OF WAY	⊠	QUARTER SECTION CORNER
—	SECTION LINE	⊞	SECTION CORNER
—	SECTION TIC		

BOOK 977 PAGE 6  
 OFFICIAL RECORDS OF  
 MARICOPA COUNTY RECORDER  
 MELLEN PURCELL  
 2008-0209375  
 03-11-2008 10:29 AM



1801 EAST CHANDLER ROAD, SUITE 100 PEORIA, ARIZONA 85604-1000		
<b>Stanley Consultants, Inc.</b> RE-PLAT OF MAP OF DEDICATION VISTANCIA - PHASE 1A CITY OF PEORIA PLAN C/O.C. & O.T.D.20		DRAFTED: HSL DESIGNED: HSL APPROVED: TAR
FILE # 09-008097A-6.02 PROJECT: 1008	DATE: 03/28/08	SHEET 28 OF 27

LINE	BEARING	DISTANCE
L1	S84°45'57"	19.00'
L2	N1°16'00"E	12.00'
L3	S84°45'57"	20.00'
L4	N89°00'00"E	12.42'
L5	S89°39'06"E	12.42'
L6	S82°32'19"W	17.49'
L7	N10°14'36"W	12.49'
L8	S45°47'00"E	12.00'
L9	N81°40'14"E	12.61'
L10	S82°32'19"W	12.42'
L11	N88°26'19"W	12.62'
L12	N86°18'41"W	18.89'
L13	S88°04'45"W	16.82'
L14	N80°09'24"E	21.21'
L15	S89°24'30"E	14.29'
L16	N10°14'36"W	16.82'
L17	S76°16'05"W	16.82'
L18	N17°16'43"E	17.29'
L19	S12°14'20"E	26.82'
L20	S32°36'10"W	17.02'
L21	N42°00'00"E	12.00'
L22	S45°43'31"E	16.42'
L23	N44°02'14"E	16.20'
L24	S82°11'45"E	18.24'
L25	N20°22'00"W	16.43'
L26	N12°46'48"W	18.84'
L27	N40°11'22"E	14.26'
L28	S72°24'11"E	14.14'
L29	N17°28'49"E	14.14'
L30	S32°02'08"W	22.26'
L31	N46°24'01"W	20.12'
L32	S12°49'22"E	11.00'
L33	S24°24'23"E	11.00'
L34	S62°11'42"W	21.40'
L35	N32°36'33"W	21.40'
L36	N54°39'02"E	33.08'
L37	S72°02'02"E	20.08'
L38	S58°01'16"E	30.25'
L39	S74°32'04"E	43.82'
L40	N46°32'45"E	43.82'
L41	N72°17'51"W	42.42'
L42	S14°31'14"W	42.44'
L43	N20°27'51"W	12.00'
L44	S62°08'32"E	4.00'
L45	S46°22'46"E	11.04'
L46	S14°01'21"E	11.04'
L47	S61°38'48"E	16.74'
L48	N34°34'36"W	16.84'
L49	N13°06'48"W	20.02'
L50	S51°12'49"W	3.00'
L51	N27°04'46"W	8.89'
L52	S82°11'31"E	41.80'
L53	S54°22'20"W	41.80'
L54	S62°28'04"W	30.82'
L55	N42°05'24"E	20.08'
L56	S17°46'17"W	49.40'
L57	N71°15'11"W	48.42'
L58	N72°11'33"E	49.67'
L59	N18°31'04"E	41.37'
L60	N72°32'24"E	58.07'
L61	N72°32'04"E	47.33'
L62	S1°14'28"E	48.12'
L63	S24°06'03"W	42.32'
L64	N14°32'11"W	42.85'
L65	N14°15'03"W	42.82'
L66	N18°17'42"E	41.88'
L67	N30°41'28"E	41.88'
L68	N20°41'26"E	13.49'
L69	N46°30'14"E	13.00'
L70	S45°29'14"W	10.00'
L71	N42°04'40"E	19.01'
L72	N10°14'36"E	12.49'
L73	N20°27'51"E	12.00'
L74	N20°27'51"E	12.00'
L75	N10°14'36"E	12.49'
L76	S12°14'20"E	26.82'
L77	N10°14'36"E	12.49'
L78	N44°02'14"E	21.21'
L79	S45°43'31"E	16.42'
L80	S45°43'31"E	16.42'
L81	S82°11'45"E	18.24'
L82	N20°22'00"W	16.43'
L83	N12°46'48"W	18.84'
L84	S45°43'31"E	16.42'
L85	S82°11'45"E	18.24'
L86	S45°43'31"E	16.43'
L87	N12°46'48"W	18.84'
L88	S45°43'31"E	16.42'
L89	N12°46'48"W	18.84'
L90	N42°00'00"E	12.00'
L91	S45°43'31"E	16.42'
L92	N44°02'14"E	16.20'
L93	S82°11'45"E	18.24'
L94	N20°22'00"W	16.43'
L95	N12°46'48"W	18.84'
L96	S45°43'31"E	16.42'
L97	N12°46'48"W	18.84'
L98	S45°43'31"E	16.42'
L99	N42°00'00"E	12.00'
L100	S45°43'31"E	16.42'

LINE	BEARING	DISTANCE
L101	N20°22'00"E	16.43'
L102	N12°46'48"W	18.84'
L103	S45°43'31"E	16.42'
L104	N42°00'00"E	12.00'
L105	S45°43'31"E	16.42'
L106	N20°22'00"W	16.43'
L107	N12°46'48"W	18.84'
L108	S45°43'31"E	16.42'
L109	N42°00'00"E	12.00'
L110	S45°43'31"E	16.42'
L111	N20°22'00"W	16.43'
L112	N12°46'48"W	18.84'
L113	S45°43'31"E	16.42'
L114	N42°00'00"E	12.00'
L115	S45°43'31"E	16.42'
L116	N20°22'00"W	16.43'
L117	N12°46'48"W	18.84'
L118	S45°43'31"E	16.42'
L119	N42°00'00"E	12.00'
L120	S45°43'31"E	16.42'
L121	N20°22'00"W	16.43'
L122	N12°46'48"W	18.84'
L123	S45°43'31"E	16.42'
L124	N42°00'00"E	12.00'
L125	S45°43'31"E	16.42'
L126	N20°22'00"W	16.43'
L127	N12°46'48"W	18.84'
L128	S45°43'31"E	16.42'
L129	N42°00'00"E	12.00'
L130	S45°43'31"E	16.42'
L131	N20°22'00"W	16.43'
L132	N12°46'48"W	18.84'
L133	S45°43'31"E	16.42'
L134	N42°00'00"E	12.00'
L135	S45°43'31"E	16.42'
L136	N20°22'00"W	16.43'
L137	N12°46'48"W	18.84'
L138	S45°43'31"E	16.42'
L139	N42°00'00"E	12.00'
L140	S45°43'31"E	16.42'
L141	N20°22'00"W	16.43'
L142	N12°46'48"W	18.84'
L143	S45°43'31"E	16.42'
L144	N42°00'00"E	12.00'
L145	S45°43'31"E	16.42'
L146	N20°22'00"W	16.43'
L147	N12°46'48"W	18.84'
L148	S45°43'31"E	16.42'
L149	N42°00'00"E	12.00'
L150	S45°43'31"E	16.42'
L151	N20°22'00"W	16.43'
L152	N12°46'48"W	18.84'
L153	S45°43'31"E	16.42'
L154	N42°00'00"E	12.00'
L155	S45°43'31"E	16.42'
L156	N20°22'00"W	16.43'
L157	N12°46'48"W	18.84'
L158	S45°43'31"E	16.42'
L159	N42°00'00"E	12.00'
L160	S45°43'31"E	16.42'
L161	N20°22'00"W	16.43'
L162	N12°46'48"W	18.84'
L163	S45°43'31"E	16.42'
L164	N42°00'00"E	12.00'
L165	S45°43'31"E	16.42'
L166	N20°22'00"W	16.43'
L167	N12°46'48"W	18.84'
L168	S45°43'31"E	16.42'
L169	N42°00'00"E	12.00'
L170	S45°43'31"E	16.42'
L171	N20°22'00"W	16.43'
L172	N12°46'48"W	18.84'
L173	S45°43'31"E	16.42'
L174	N42°00'00"E	12.00'
L175	S45°43'31"E	16.42'
L176	N20°22'00"W	16.43'
L177	N12°46'48"W	18.84'
L178	S45°43'31"E	16.42'
L179	N42°00'00"E	12.00'
L180	S45°43'31"E	16.42'

LINE	BEARING	DISTANCE
L181	N20°22'00"E	16.43'
L182	N12°46'48"W	18.84'
L183	S45°43'31"E	16.42'
L184	N42°00'00"E	12.00'
L185	S45°43'31"E	16.42'
L186	N20°22'00"W	16.43'
L187	N12°46'48"W	18.84'
L188	S45°43'31"E	16.42'
L189	N42°00'00"E	12.00'
L190	S45°43'31"E	16.42'
L191	N20°22'00"W	16.43'
L192	N12°46'48"W	18.84'
L193	S45°43'31"E	16.42'
L194	N42°00'00"E	12.00'
L195	S45°43'31"E	16.42'
L196	N20°22'00"W	16.43'
L197	N12°46'48"W	18.84'
L198	S45°43'31"E	16.42'
L199	N42°00'00"E	12.00'
L200	S45°43'31"E	16.42'
L201	N20°22'00"W	16.43'
L202	N12°46'48"W	18.84'
L203	S45°43'31"E	16.42'
L204	N42°00'00"E	12.00'
L205	S45°43'31"E	16.42'
L206	N20°22'00"W	16.43'
L207	N12°46'48"W	18.84'
L208	S45°43'31"E	16.42'
L209	N42°00'00"E	12.00'
L210	S45°43'31"E	16.42'
L211	N20°22'00"W	16.43'
L212	N12°46'48"W	18.84'
L213	S45°43'31"E	16.42'
L214	N42°00'00"E	12.00'
L215	S45°43'31"E	16.42'
L216	N20°22'00"W	16.43'
L217	N12°46'48"W	18.84'
L218	S45°43'31"E	16.42'
L219	N42°00'00"E	12.00'
L220	S45°43'31"E	16.42'
L221	N20°22'00"W	16.43'
L222	N12°46'48"W	18.84'
L223	S45°43'31"E	16.42'
L224	N42°00'00"E	12.00'
L225	S45°43'31"E	16.42'
L226	N20°22'00"W	16.43'
L227	N12°46'48"W	18.84'
L228	S45°43'31"E	16.42'
L229	N42°00'00"E	12.00'
L230	S45°43'31"E	16.42'
L231	N20°22'00"W	16.43'
L232	N12°46'48"W	18.84'
L233	S45°43'31"E	16.42'
L234	N42°00'00"E	12.00'
L235	S45°43'31"E	16.42'
L236	N20°22'00"W	16.43'
L237	N12°46'48"W	18.84'
L238	S45°43'31"E	16.42'
L239	N42°00'00"E	12.00'
L240	S45°43'31"E	16.42'
L241	N20°22'00"W	16.43'
L242	N12°46'48"W	18.84'
L243	S45°43'31"E	16.42'
L244	N42°00'00"E	12.00'
L245	S45°43'31"E	16.42'
L246	N20°22'00"W	16.43'
L247	N12°46'48"W	18.84'
L248	S45°43'31"E	16.42'
L249	N42°00'00"E	12.00'
L250	S45°43'31"E	16.42'
L251	N20°22'00"W	16.43'
L252	N12°46'48"W	18.84'
L253	S45°43'31"E	16.42'
L254	N42°00'00"E	12.00'
L255	S45°43'31"E	16.42'
L256	N20°22'00"W	16.43'
L257	N12°46'48"W	18.84'
L258	S45°43'31"E	16.42'
L259	N42°00'00"E	12.00'
L260	S45°43'31"E	16.42'
L261	N20°22'00"W	16.43'
L262	N12°46'48"W	18.84'
L263	S45°43'31"E	16.42'
L264	N42°00'00"E	12.00'
L265	S45°43'31"E	16.42'
L266	N20°22'00"W	16.43'
L267	N12°46'48"W	18.84'
L268	S45°43'31"E	16.42'
L269	N42°00'00"E	12.00'
L270	S45°43'31"E	16.42'
L271	N20°22'00"W	16.43'
L272	N12°46'48"W	18.84'
L273	S45°43'31"E	16.42'
L274	N42°00'00"E	12.00'
L275	S45°43'31"E	16.42'
L276	N20°22'00"W	16.43'
L277	N12°46'48"W	18.84'
L278	S45°43'31"E	16.42'
L279	N42°00'00"E	12.00'
L280	S45°43'31"E	16.42'

LINE	BEARING	DISTANCE
L281	NOT USED	
L282	NOT USED	
L283	N51°37'30"W	12.00'
L284	N51°37'30"W	12.00'
L285	N42°00'00"E	8.00'
L286	N42°00'00"E	7.99'
L287	N46°31'28"E	11.07'
L288	N46°31'28"E	11.11'
L289	S64°11'28"E	12.00'
L290	S64°11'28"E	12.00'
L291	S62°07'34"E	10.46'
L292	S62°07'34"E	10.46'
L293	S42°17'49"E	24.29'
L294	S42°17'49"E	24.29'
L295	N41°32'14"E	5.84'
L296	N41°32'14"E	10.04'
L297	S42°17'49"E	8.26'
L298	N42°00'00"E	10.00'
L299	N32°36'17"E	10.11'
L300	N46°07'48"W	26.38'
L301	N42°00'00"E	20.12'
L302	N42°00'00"E	20.12'
L303	N42°00'00"E	7.10'
L304	S18°01'51"E	4.00'
L305	N11°00'00"E	4.00'
L306	N11°00'00"E	4.00'
L307	N11°00'00"E	20.30'
L308	N11°00'00"E	20.30'
L309	N11°00'00"E	20.30'
L310	N11°00'00"E	20.30'
L311	N11°00'00"E	20.30'
L312	N11°00'00"E	20.30'
L313	N11°00'00"E	20.30'
L314	N11°00'00"E	20.30'
L315	N11°00'00"E	20.30'
L316	N11°00'00"E	20.30'
L317	N11°00'00"E	20.30'
L318	N11°00'00"E	20.30'
L319	N11°00'00"E	20.30'
L320	N11°00'00"E	20.30'
L321	N11°00'00"E	20.30'
L322	N11°00'00"E	20.30'
L323	N11°00'00"E	20.30'
L324	N11°00'00"E	20.30'
L325	N11°00'00"E	20.30'
L326	N11°00'00"E	20.30'
L327	N11°00'00"E	20.30'
L328	N11°00'00"E	20.30'
L329	N11°00'00"E	20.30'
L330	N11°00'00"E	20

**EXHIBIT 5**  
**Contractor Proposal**

EXHIBIT 5



Date: 01/31/22  
 Proposal No. PEOR21037-1

To: Charles Andrews, P.E.  
 Engineering Supervisor  
 Development and Engineering Department  
 City of Peoria

**126th Dr. & Jomax Dead End Revision 1**

To: Charles Andrews,  
 DBA Construction proposes (unless otherwise noted) to furnish all labor, equipment, material and incidentals necessary to successfully complete the items listed below. We thank you for the opportunity to provide you with a comprehensive proposal for the above referenced project.

WORK ITEMS						
NO.	DESCRIPTION	QTY	UNIT	UNIT PRICE	EXTENSION	
1.	FURNISH AND INSTALL 3 TO 4 FOOT BOULDERS	7	EA	\$ 428.00	\$	2,996.00
2.	DEMO AND REMOVE WOOD BARRICADE	132	LF	\$ 14.00	\$	1,848.00
3.	REMOVE PALO VERDE TREE AND ROOTBALL	1	EA	\$ 750.00	\$	750.00
4.	GRADING FOR GABIONS	90	SF	\$ 10.00	\$	900.00
5.	HAUL OUT DEBRIS	2	LOAD	\$ 410.00	\$	820.00
6.	FURNISH AND INSTALL GABION BASKETS	30	LF	\$ 325.00	\$	9,750.00
7.	INSTALL STEEL GATE	1	EA	\$ 9,750.00	\$	9,750.00
8.	INSTALL MAG 145 HANDRAIL	220	EA	\$ 165.00	\$	36,300.00
9.	TRAFFIC CONTROL	5	DAY	\$ 460.00	\$	2,300.00
10.	POTHOLING	1	LS	\$ 2,550.00	\$	2,550.00
11.	SURVEY	1	LS	\$ 1,600.00	\$	1,600.00
12.	MOBILIZATION HANDRAIL SUB	1	EA	\$ 1,000.00	\$	1,000.00
13.	MOBILIZATION	2	EA	\$ 3,500.00	\$	7,000.00
14.	CITY CONTINGENCY (ALLOWANCE)	1	ALLO	\$ 20,436.00	\$	20,436.00
<b>PROPOSAL TOTAL:</b>					<b>\$</b>	<b>98,000.00</b>

**Assumptions**

Our proposal is based on the assumption that the following conditions exist on the project site:

1. Access to site to be provided for crews and equipment.
2. Boulders and gabion rock to be Saddleback Brown in color.

**Clarifications**

Our proposal requires further clarification on these points in order to be considered:

1. Steel gate 17.5' wide and built per city provided detail, painted yellow.
2. Gabion barricade 3'x3'x120' single stack, set 3" deep on landscape fabric.
3. Taxes and bonds are included.
4. Pedestrian access to land behind dead end to be closed during construction.

**Exclusions**

Our proposal excludes the following items and were not considered during the preparation to this estimate:

1. Engineering
2. Material Testing

Regards,  
 Curtis Stuepfl  
 Estimator