

ORIGINAL
SOUTHWEST ENVIRONMENTAL UTILITIES

5230 East Shea Boulevard, Suite 200 * Scottsdale, Arizona
PH: (480) 998-3300; FAX: (480) 483-7908



0000147733

28 August 2013

Arizona Corporation Commission
DOCKETED

AUG 28 2013

Docket Control Center
Arizona Corporation Commission
1200 W. Washington Street
Phoenix, Arizona 85007

DOCKETED BY	NR
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WS - 20878A - 13 - 0065

Re: SOUTHWEST ENVIRONMENTAL UTILITIES, L.L.C. APPLICATION FOR APPROVAL OF
CERTIFICATE OF CONVENIENCE AND NECESSITY AMENDMENT

Southwest Environmental Utilities, LLC is submitting this package as an amendment to the CC&N application previously submitted to the Arizona Corporation Commission on 21 March 2013. The purpose of this amendment is to include the subdivisions Redstone Ranch and Florence 157 into the aforementioned CC&N service area. This amendment includes the following information:

- Legal descriptions, Attachment #1 (The legal description for Southwest Environmental Utilities was previously submitted and is being re-submitted along with the legal descriptions for Redstone Ranch and Florence 157)
- Map showing requested areas and surrounding utilities, Attachment #1
- Engineering Reports for Redstone Ranch and Florence 157, Attachment #2
- Construction Timeline, Attachment #3
- Maps showing the boundaries of requested area, owner, and land size, Attachment #4

All other information given in the initial CC&N application pertain to Redstone Ranch and Florence 157.

If you have any questions or comments, please feel free to contact Katherine Nierva at (480) 998-3300.

Sincerely,

George H. Johnson
Manager

cc: Michelle Belaski
Katherine Nierva

AZ CORP COMMISSION
DOCKET CONTROL

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Attachment 1

LEGAL DESCRIPTIONS
FOR
SOUTHWEST ENVIRONMENTAL UTILITIES, LLC
CC&N

BEING PORTIONS OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 9 EAST AND
SECTIONS 7, 8, 17, 18, AND 19, TOWNSHIP 5 SOUTH, RANGE 10 EAST OF
THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA
AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 18,

THENCE N. 00°49'34" E., ALONG THE WEST LINE OF SAID SECTION 18, A DISTANCE
OF 2629.50 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 18;

THENCE CONTINUING ALONG SAID WEST LINE, N. 00°50'11" W., A DISTANCE OF 2206.12
FEET TO A POINT ON THE SOUTHWESTERLY RIGHT OF WAY LINE FOR US HWY 79;

THENCE N. 31°53'55" W., ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, A
DISTANCE OF 454.39 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 12;

THENCE S. 88°31'42" W., ALONG SAID SOUTH LINE, A DISTANCE OF 2316.55 FEET
TO THE SOUTH QUARTER CORNER OF SAID SECTION 12;

THENCE CONTINUING ALONG SAID SOUTH LINE, S. 88°31'42" W., A DISTANCE
OF 2549.58 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 12;

THENCE N. 01°43'02" W., ALONG THE WEST LINE OF SAID SECTION 12, A DISTANCE
OF 2649.79 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 12;

THENCE N. 88°31'54" E., ALONG THE EAST-WEST MID-SECTION LINE OF SAID SECTION 12,
A DISTANCE OF 1568.27 FEET TO THE NORTHWEST CORNER OF LOT 1 AS SHOWN ON A
"RECORD OF SURVEY MINOR LAND DIVISION OF PARCEL 202-21-015D" RECORDED IN
SURVEYS BOOK 3, PAGE 134, PINAL COUNTY RECORDS, PINAL COUNTY ARIZONA;

THENCE S. 02°15'14" E., ALONG THE WEST LINE OF SAID MINOR LAND DIVISION, A
DISTANCE OF 916.07 FEET TO THE NORTHWEST CORNER OF LOT 5 OF SAID MINOR
LAND DIVISION;

THENCE N. 88°31'11" E., ALONG THE NORTH LINE OF SAID LOT 5, A DISTANCE OF
982.55 FEET TO THE NORTHEAST CORNER OF SAID LOT 5;

THENCE N. 01°23'34" W., ALONG THE EAST LINE OF SAID MINOR LAND DIVISION, A
DISTANCE OF 809.79 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE
FOR EAST SALAZAR ROAD;

THENCE S. 73°02'13" E., ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE
OF 1073.58 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT OF WAY LINE FOR US
HWY. 79;

THENCE N. 31°53'55" W., ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 335.90 FEET;

THENCE DEPARTING SAID SOUTHWESTERLY RIGHT OF WAY LINE, N. 57°55'46" E., A DISTANCE OF 306.01 FEET TO A POINT ON THE EAST-WEST MID-SECTION LINE OF SAID SECTION 12;

THENCE N. 88°31'54" E., ALONG SAID EAST-WEST MID-SECTION LINE, A DISTANCE OF 1461.87 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 12;

THENCE N. 00°54'24" W., ALONG THE EAST LINE OF SAID SECTION 12, A DISTANCE OF 2642.80 FEET TO THE NORTHWEST CORNER OF SAID SECTION 7;

THENCE N. 88°02'40" E., ALONG THE NORTH LINE OF SAID SECTION 7, A DISTANCE OF 3565.10 FEET TO THE NORTHEAST CORNER OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 7;

THENCE S. 01°49'24" E., ALONG THE EAST LINE OF SAID WEST HALF, A DISTANCE OF 2639.28 FEET TO THE SOUTHEAST CORNER OF SAID WEST HALF;

THENCE N. 89°15'28" E., ALONG THE EAST-WEST MID-SECTION LINE OF SAID SECTION 7, A DISTANCE OF 1320.00 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 7 AND THE WEST QUARTER CORNER OF SAID SECTION 8;

THENCE N. 01°49'24" W., ALONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 659.82 FEET TO THE NORTHWEST CORNER OF THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 8;

THENCE N. 88° 13'08" E., ALONG THE NORTH LINE OF SAID SOUTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER, A DISTANCE OF 2654.61 FEET TO THE NORTHEAST CORNER OF SAID SOUTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER;

THENCE S. 01°50'43" E., ALONG THE NORTH-SOUTH MID-SECTION LINE OF SAID SECTION 8, A DISTANCE OF 661.44 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION 8;

THENCE CONTINUING ALONG SAID NORTH-SOUTH MID-SECTION LINE, S. 01°50'43" E., A DISTANCE OF 2635.87 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 8;

THENCE S. 88°10'30" W., ALONG THE SOUTH LINE OF SAID SECTION 8, A DISTANCE OF 2656.23 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 8 AND THE SOUTHEAST CORNER OF SAID SECTION 7;

THENCE S. 88°13'55" W., ALONG THE SOUTH LINE OF SAID SECTION 7, A DISTANCE OF 2640.42 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 7 AND THE NORTH QUARTER CORNER OF SAID SECTION 18;

THENCE S. 01°47'36" E., ALONG THE NORTH-SOUTH MID-SECTION LINE OF SAID SECTION 18, A DISTANCE OF 2620.59 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION 18;

THENCE CONTINUING ALONG SAID NORTH-SOUTH MID-SECTION LINE, S. 01°47'36" E., A DISTANCE OF 2648.58 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 18;

THENCE S. 89°14'13" W., ALONG THE SOUTH LINE OF SAID SECTION 18, A DISTANCE OF 2492.72 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED PARCEL CONTAINS 1,294.06 ACRES MORE OR LESS.

FOLLOWING PARCELS ALSO INCLUDED:

THE WEST HALF OF SECTION 17, AND THE SOUTH 825.00 FEET OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 10 EAST, OF THE GILA AND SALT RIVER BASELINE AND MERIDIAN, PINAL COUNTY, AZ, AND;

THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 5 SOUTH, RANGE 10 EAST, OF THE GILA AND SALT RIVER BASELINE AND MERIDIAN, PINAL COUNTY, AZ, AND;

THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 5 SOUTH, RANGE 10 EAST OF THE GILA AND SALT RIVER BASELINE AND MERIDIAN, PINAL COUNTY, ARIZONA; AND

THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 5 SOUTH, RANGE 10 EAST OF THE GILA AND SALT RIVER BASELINE AND MERIDIAN, PINAL COUNTY, ARIZONA.

NOTE:

THIS LEGAL DESCRIPTION IS FOR CC&N PURPOSES ONLY AND DOES NOT REPRESENT THE RESULTS OF AN ACTUAL FIELD SURVEY.

REDSTONE RANCH

LEGAL DESCRIPTION

A parcel of land located in a portion of the Northeast Quarter of Section 7, Township 5 South, Range 10 East, Gila and Salt River Meridian, Pinal County, Arizona, more particularly described as follows:

The NW Quarter of the SE Quarter of the NE Quarter of said Section 7, and

The South Half of the SE Quarter of the NE Quarter of said Section 7.

Except any portion lying within the adjacent dedicated road rights of way.

Said parcel containing 30 acres +/-.

FLORENCE 157

LEGAL DESCRIPTION

A parcel of land located in a portion of the Northwest Quarter of Section 29, Township 5 South, Range 10 East, Gila and Salt River Meridian, Pinal County, Arizona, more particularly described as follows:

All that portion of the NW Quarter of said Section 29 lying southwesterly of Highway 79,

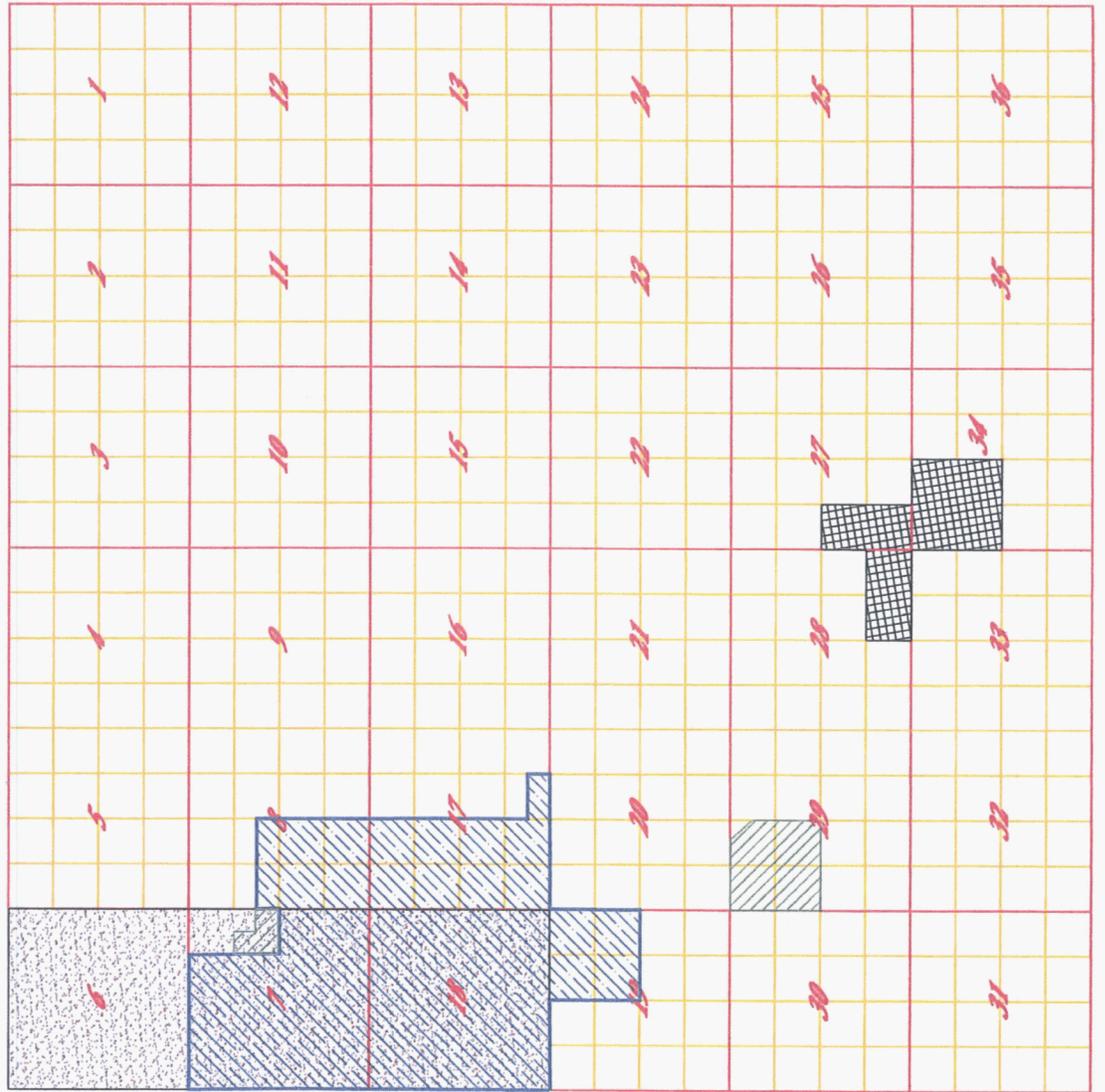
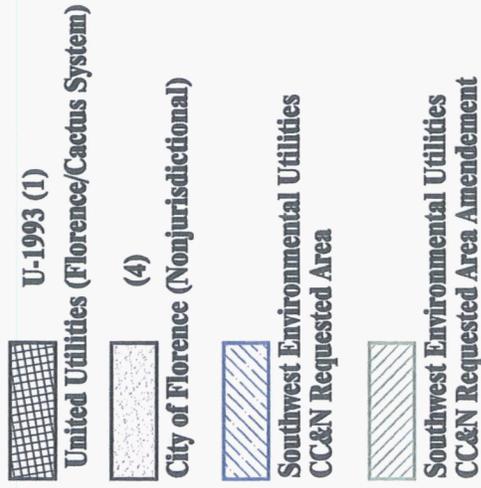
Except any portion lying within the adjacent dedicated road rights of way.

Said parcel containing 157 acres +/-.

COUNTY Pinal

RANGE 10 East

TOWNSHIP 5 South



Attachment 2

REDSTONE RANCH

A Portion of the NE ¼ of Section 7, T5S, R10E
Pinal County, Arizona

Water and Wastewater Analysis
Southwest Environmental Utilities LLC Service Area

August 21, 2013

DRAFT

Prepared for:

GH Capital LLC

Prepared by:

The WLB Group, Inc.
4444 East Broadway
Tucson, Arizona 85711
(520) 881-7480 Phone
(520) 881-7492 Fax

WLB No. 213006-A-001

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Table 2 – Estimated Water System Improvement Costs 3
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EXHIBITS

- Exhibit 1 – Location Map
- Exhibit 2 – Southwest Environmental Utilities LLC Proposed CC&N Area
- Exhibit 3 – Conceptual Land Use Plan
- Exhibit 4 – Proposed Water System Improvements
- Exhibit 5 – Proposed Wastewater System Improvements

APPENDICES

- Appendix A – Legal Description

1.0 INTRODUCTION

1.1 General

The Redstone Ranch project consists of approximately 30 acres located in a portion of the Northeast Quarter of Section 7, Township 5 South, Range 10 East, Pinal County, Arizona. Please refer to Exhibit 1: Location Map.

This report serves to quantify the water and wastewater demands and infrastructure needs for the project, as it is planned for inclusion in the proposed Southwest Environmental Utilities LLC CC&N area. The property is located adjacent to the proposed CC&N area. Please refer to Exhibit 2: Southwest Environmental Utilities LLC Proposed CC&N Area.

1.2 Land Use Plan

The property is proposed for single family residential uses with a target of 120 residential dwelling units (DU) as shown on Exhibit 3: Conceptual Land Use Plan. The land use plan for Redstone Ranch consists of 30 acres planned for a residential density of 4 dwelling units per acre for a total of 120 dwelling units.

1.3 Site Conditions

The property is currently undeveloped with the exception of one single family residence and yard area. The topography of the site is characterized as gently sloping from southeast to northwest. There are several washes running through the site. The property slopes from southeast to northwest with a high elevation of approximately 1,600' at the southeast corner and a low elevation of 1,572' at the northwest corner. The average cross slope is in the range of 1% to 2%.

2.0 WATER SYSTEM REQUIREMENTS

The following water system demands and requirements are based on the Southwest Environmental Utilities LLC Design Guidelines.

Water Use:

- 2.6 people/Dwelling Unit (DU) @ 100 gallons per day (gpd)
- Average Day (AD) = 2.6 x 100 = 260 gallons per unit per day (gpud)
- Peak Day (PD) = 2 x AD
- Peak Hour (PH) = 3.5 x AD
- Commercial – AD = 1500 gallons per acre per day (gpud)
 - PD = 2 x AD
 - PH = 3.5 x AD

Supply

Wells: Minimum supply from wells pumping to storage to meet peak day.

Booster: Minimum booster capacity to meet peak hour (PH) demand plus fire flow (FF).

Storage:

- Usable volume equal to AD minimum (50% PD) per ADEQ + fire flow (FF)

Pipe Sizes:

- Sized for PH with provisions for fire flow.

Table 1: Water Demands

No. DU	Unit Factor	Average Day Demand (gpd)	Peak Day Demand (gpd)	Peak Hour Demand (gpd)	Storage Demand (gpd)
120	260 gpud	31,200 gpd	62,400 gpd	109,200 gpd	152,000 gpd

These demands will be met by the installation of additional water production, storage, pumping and distribution infrastructure and connection to the proposed Southwest Environmental Utilities LLC water system planned to serve Johnson Ranch Estates (JRE) and other projects within the proposed CC&N. Please refer to Exhibit 4: Proposed Water System Improvements.

3.0 PROPOSED WATER SYSTEM IMPROVEMENTS

The proposed water system improvements to serve Redstone Ranch are shown on Exhibit 4. The system improvements consist of the following items:

- 8" main extending north from the proposed Johnson Ranch water system.
- The additional storage and pumping capacity required will be provided by connection with the proposed Johnson Ranch Estates facilities.

4.0 WATER SYSTEM COSTS

The proposed water system costs required to serve Redstone Ranch are estimated to be \$232,300 as shown in Table 2.

Table 2: Estimated Water System Improvement Costs

Item	Quantity	Unit	Unit Cost	Total
Off-Site Water System				
8" Water Main Extension	250	LF	\$40	\$10,000
On-Site Water System	120	LOT	\$1,600	\$192,000
Subtotal				\$202,000
15% Contingency				\$30,300
Total				\$232,300

5.0 WASTEWATER SYSTEM REQUIREMENTS

The following sewer demands for the project are based on the Southwest Environmental Utilities LLC Design Guide:

Sewer Demand

- 80 gallons per capita per day (gpcd) for all residential areas requiring sewers (ADWF)
- 2.6 persons/du for all Family Community Residences
- 1,000 gallons per acre per day (gpud) for all commercial (ADWF)
- 3.0 Peaking Factor for all commercial (PDWF)
- 250 gpud for wet weather flow infiltration and inflow

Note: ADWF = Average Dry Weather Flow
PDWF = Peak Dry Weather Flow
WWF = Wet Weather Flow

Sewage Treatment Plant

- Per the Southwest Environmental Utilities LLC Design Guide, the sewer treatment plant capacity required to serve the project is based on a minimum 187.2 gpud + commercial @ 1,000 gpud.

6.0 PROPOSED WASTEWATER SYSTEM IMPROVEMENTS

Wastewater flows from this project will be directed to an 8" gravity sewer that will connect with a 10" gravity sewer planned within the Johnson Ranch Estates project, located to the south of the site. From this point, wastewater will be conveyed to the proposed wastewater treatment plant. Please refer to Exhibit 5: Proposed Wastewater System Improvements.

7.0 WASTEWATER SYSTEM COSTS

The proposed wastewater system costs required to serve Redstone Ranch are estimated to be \$300,150 as shown in Table 3.

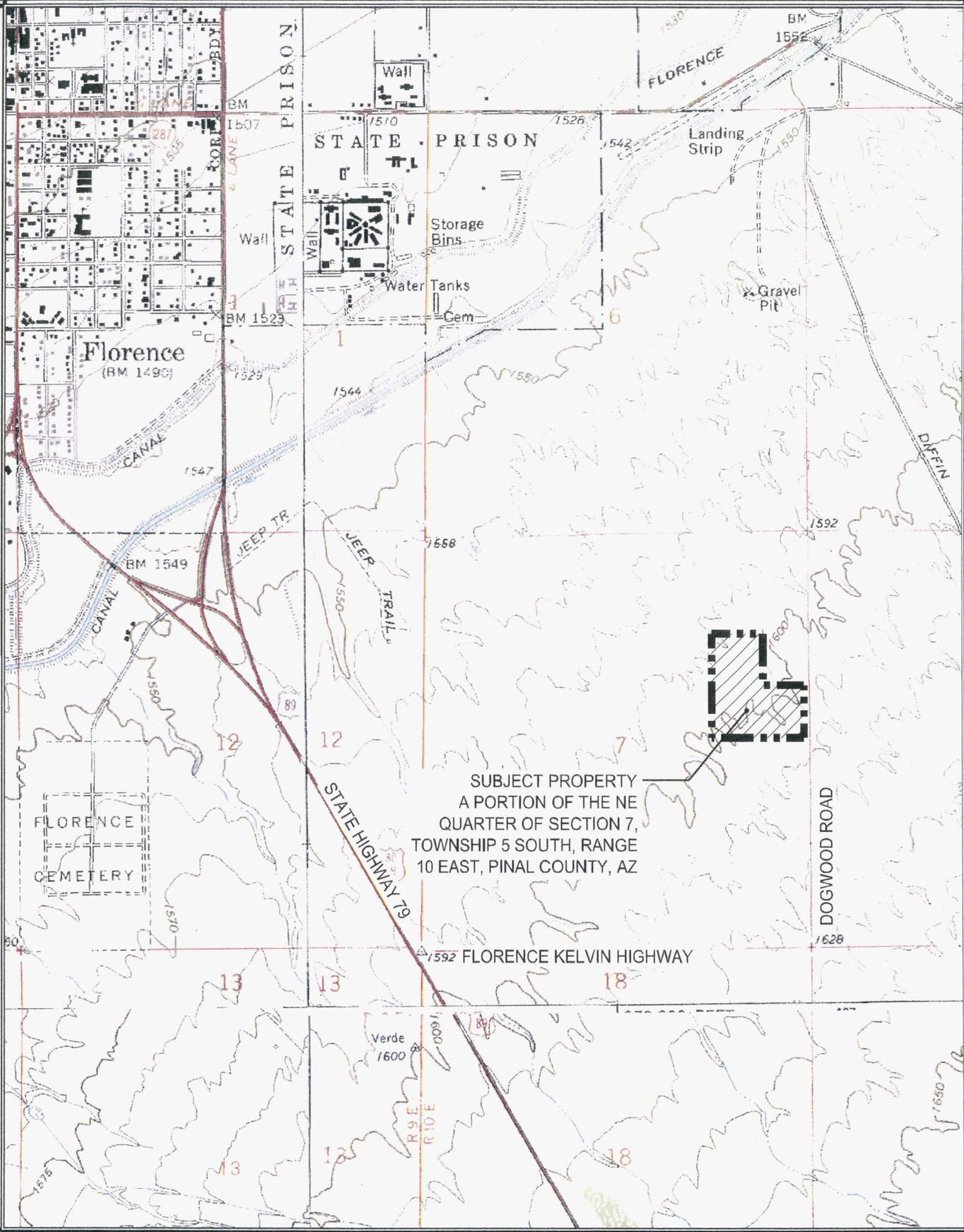
Table 3: Estimated Wastewater System Improvement Costs

Item	Quantity	Unit	Unit Cost	Total
Off-Site Wastewater System				
8" Sewer Main Incl. Manholes	1,000	LF	\$45	\$45,000
On-Site Wastewater System	120	LOT	\$1,800	\$216,000
Subtotal				\$261,000
15% Contingency				\$39,150
Total				\$300,150

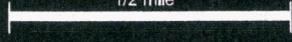
8.0 PHASING

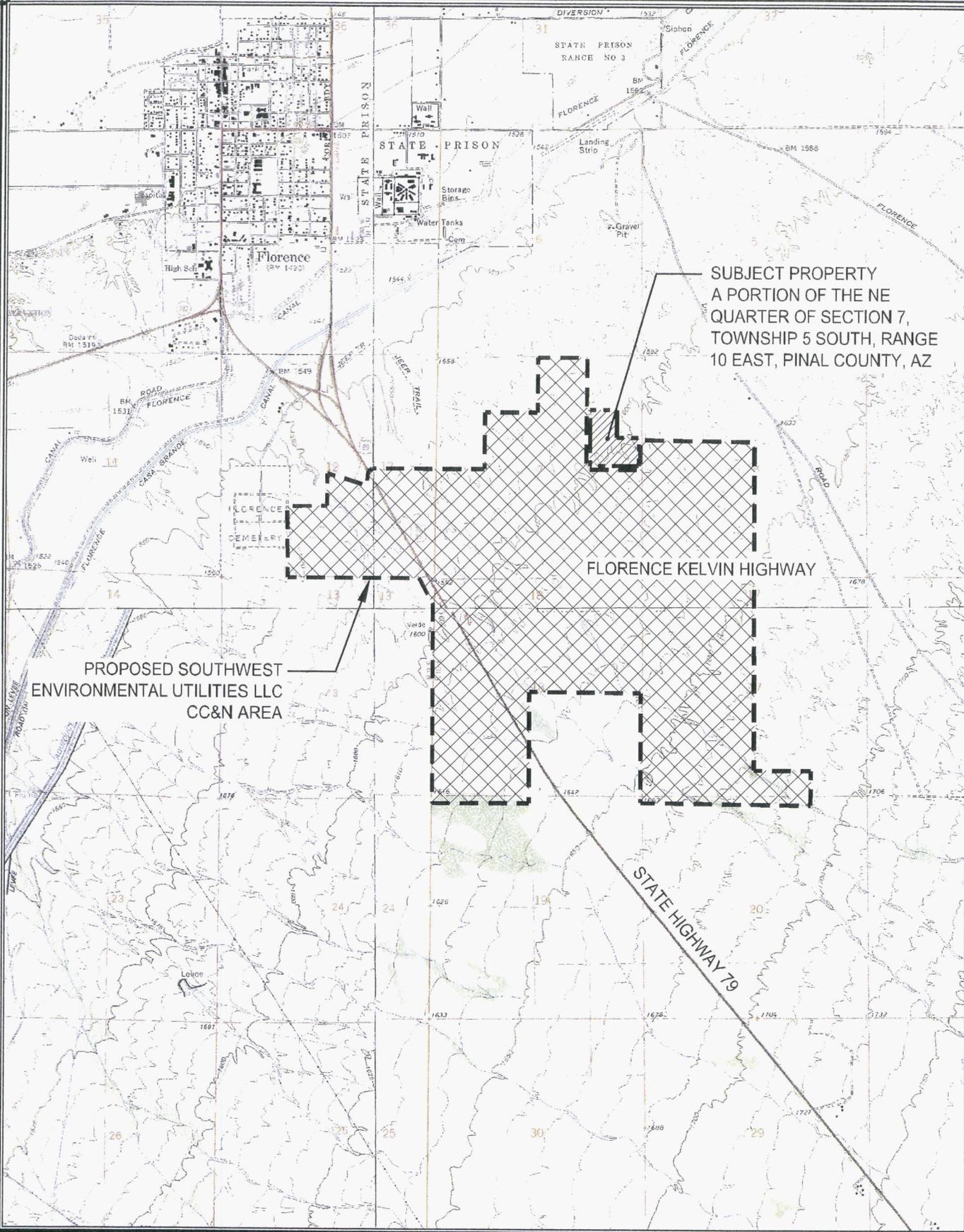
This property is anticipated to be developed in Phase II of the overall development, and is anticipated to be under construction in 2017.

EXHIBITS



SUBJECT PROPERTY
 A PORTION OF THE NE
 QUARTER OF SECTION 7,
 TOWNSHIP 5 SOUTH, RANGE
 10 EAST, PINAL COUNTY, AZ



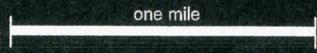


SUBJECT PROPERTY
 A PORTION OF THE NE
 QUARTER OF SECTION 7,
 TOWNSHIP 5 SOUTH, RANGE
 10 EAST, PINAL COUNTY, AZ

PROPOSED SOUTHWEST
 ENVIRONMENTAL UTILITIES LLC
 CC&N AREA

FLORENCE KELVIN HIGHWAY

STATE HIGHWAY 79

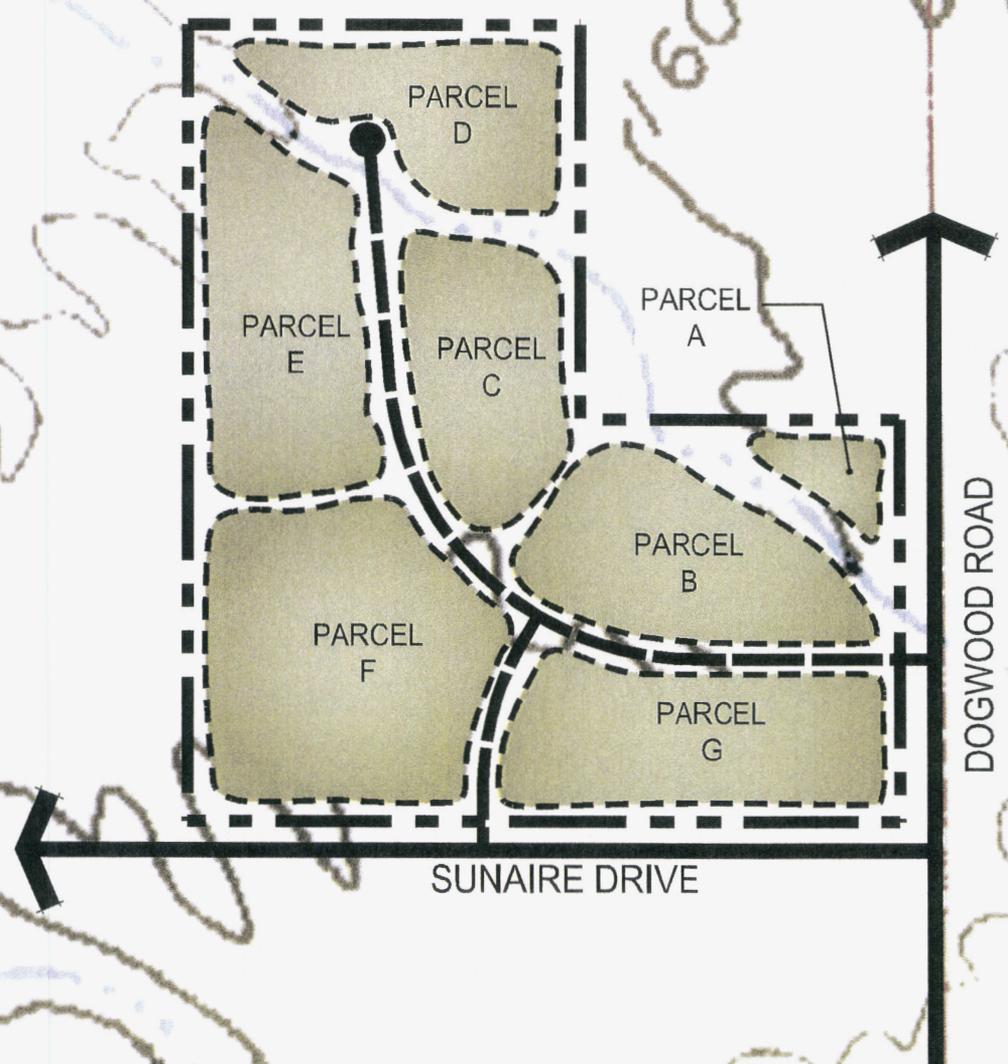


LEGEND

-  PROPERTY BOUNDARY
-  DEVELOPMENT PARCEL BOUNDARY
-  PROPOSED ROAD
-  MEDIUM DENSITY RESIDENTIAL AREA

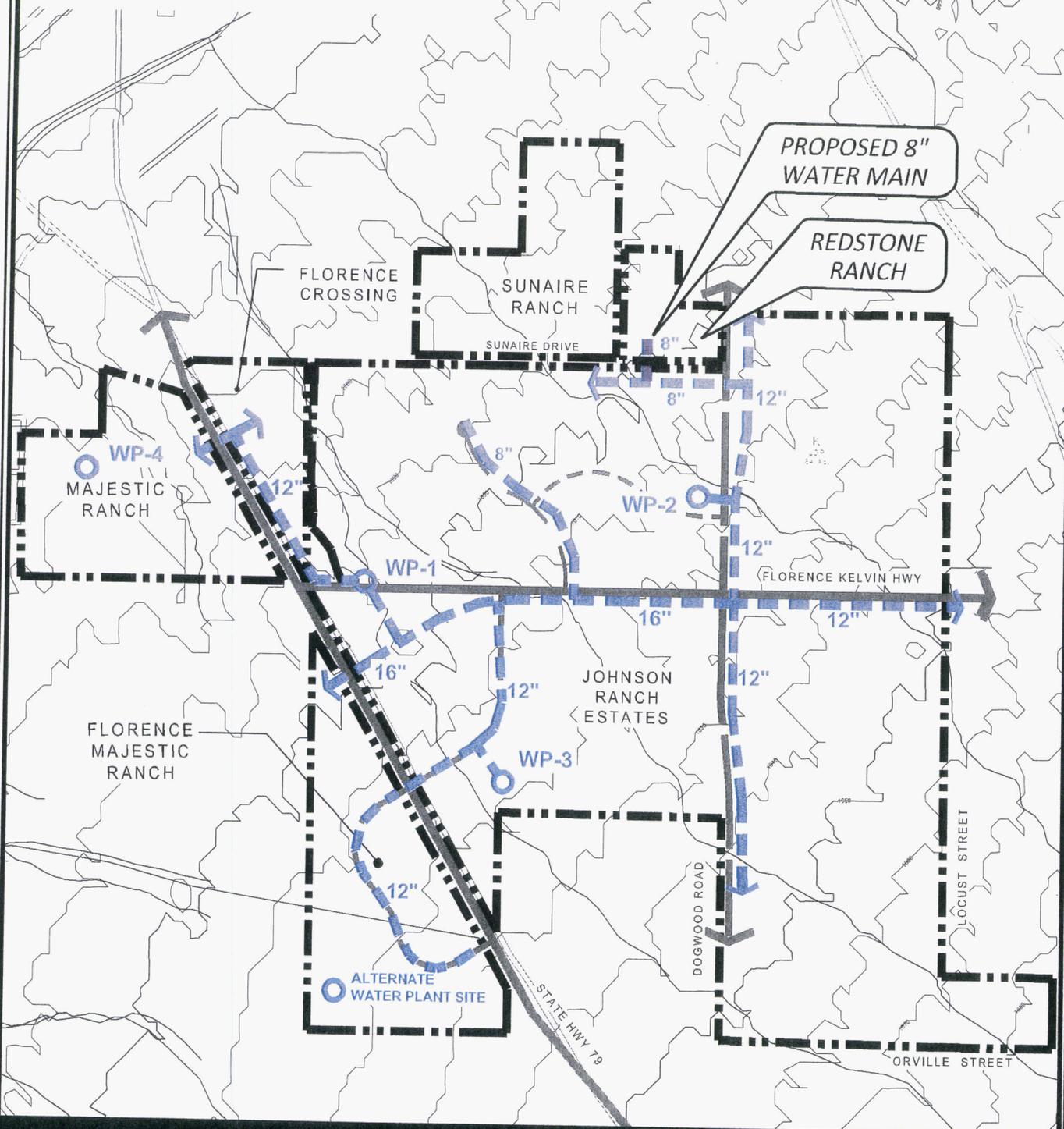
NOTES

- 1. TOTAL SITE AREA: 30 ACRES.
- 2. TOTAL NUMBER OF DWELLING UNITS: 120



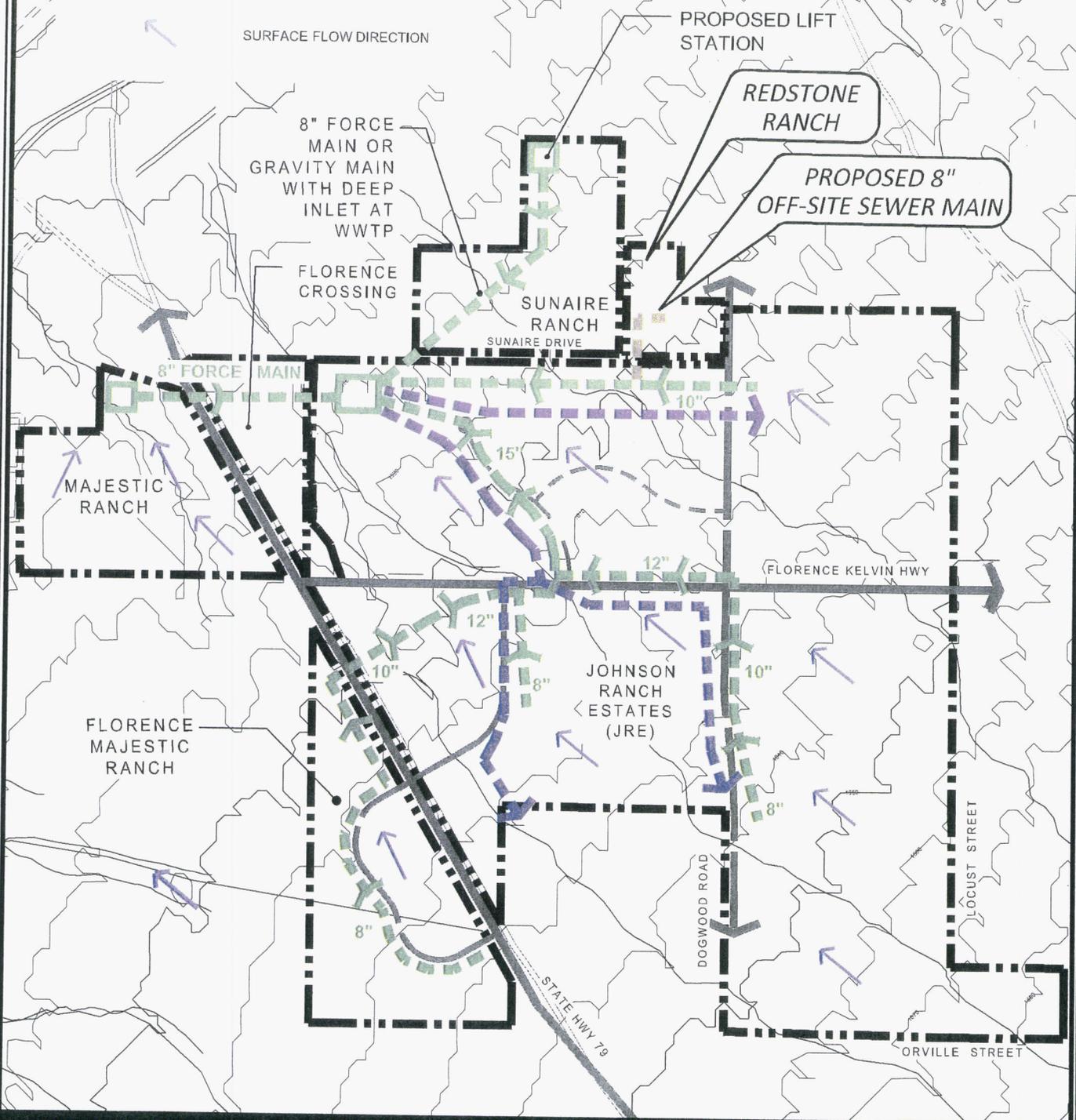
Legend of Symbols

-  PROPOSED WATER MAIN
-  PROPOSED WATER PLANT, WHICH INCLUDES WELL, STORAGE TANK AND BOOSTER STATION



Legend of Symbols

-  PROPOSED SEWER MAIN
-  PROPOSED RECLAIMED LINE
-  PROPOSED OFF-SITE SEWER MAIN
-  PROPOSED WASTEWATER TREATMENT PLANT
-  SURFACE FLOW DIRECTION



APPENDICES

REDSTONE RANCH

LEGAL DESCRIPTION

A parcel of land located in a portion of the Northeast Quarter of Section 7, Township 5 South, Range 10 East, Gila and Salt River Meridian, Pinal County, Arizona, more particularly described as follows:

The NW Quarter of the SE Quarter of the NE Quarter of said Section 7, and

The South Half of the SE Quarter of the NE Quarter of said Section 7.

Except any portion lying within the adjacent dedicated road rights of way.

Said parcel containing 30 acres +/-.

FLORENCE 157

A Portion of the NW ¼ of Section 29, T5S, R10E
Pinal County, Arizona

Water and Wastewater Analysis
Southwest Environmental Utilities LLC Service Area

August 21, 2013

DRAFT

Prepared for:

Hanna 120 Holdings, LLC

Prepared by:

The WLB Group, Inc.
4444 East Broadway
Tucson, Arizona 85711
(520) 881-7480 Phone
(520) 881-7492 Fax

WLB No. 213008-A-001

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APPENDICES

- Appendix A – Legal Description

1.0 INTRODUCTION

1.1 General

The Florence 157 project consists of approximately 157 acres located in a portion of the Northwest Quarter of Section 29, Township 5 South, Range 10 East, Pinal County, Arizona. Please refer to Exhibit 1: Location Map.

This report serves to quantify the water and wastewater demands and infrastructure needs for the project, as it is planned for inclusion in the proposed Southwest Environmental Utilities LLC CC&N area. The property is located approximately one mile south of the proposed CC&N area. Please refer to Exhibit 2: Southwest Environmental Utilities LLC Proposed CC&N Area.

1.2 Land Use Plan

The property is proposed for single family residential uses with a target of 628 residential dwelling units (DU) as shown on Exhibit 3: Conceptual Land Use Plan. The land use plan for Florence 157 consists of 157 acres planned for a residential density of 4 dwelling units per acre for a total of 628 dwelling units.

1.3 Site Conditions

The property is currently undeveloped. The topography of the site is characterized as gently sloping from southeast to northwest. There are several washes running through the site. The property slopes from southeast to northwest with a high elevation of approximately 1,710' at the southeast corner and a low elevation of 1,677' at the northwest corner. The average cross slope is in the range of 1% to 2%.

2.0 WATER SYSTEM REQUIREMENTS

The following water system demands and requirements are based on the Southwest Environmental Utilities LLC Design Guidelines.

Water Use:

- 2.6 people/Dwelling Unit (DU) @ 100 gallons per day (gpd)
- Average Day (AD) = 2.6 x 100 = 260 gallons per unit per day (gpud)
- Peak Day (PD) = 2 x AD
- Peak Hour (PH) = 3.5 x AD
- Commercial – AD = 1500 gallons per acre per day (gpac)
PD = 2 x AD
PH = 3.5 x AD

Supply

Wells: Minimum supply from wells pumping to storage to meet peak day.

Booster: Minimum booster capacity to meet peak hour (PH) demand plus fire flow (FF).

Storage:

- Usable volume equal to AD minimum (50% PD) per ADEQ + fire flow (FF)

Pipe Sizes:

- Sized for PH with provisions for fire flow.

Table 1: Water Demands

No. DU	Unit Factor	Average Day Demand (gpd)	Peak Day Demand (gpd)	Peak Hour Demand (gpd)	Storage Demand (gpd)
628	260 gpud	163,280 gpd	326,560 gpd	571,480 gpd	283,280 gpd

These demands will be met by the installation of additional water production, storage, pumping and distribution infrastructure and connection to the proposed Southwest Environmental Utilities LLC water system planned to serve Johnson Ranch Estates (JRE) and other projects within the proposed CC&N. Please refer to Exhibit 4: Proposed Water System Improvements.

3.0 PROPOSED WATER SYSTEM IMPROVEMENTS

The proposed water system improvements to serve Florence 157 are shown on Exhibit 4. The system improvements consist of the following items:

- 12" water main that will connect the site to the overall water system infrastructure planned for Johnson Ranch Estates. This water main is approximately 7,200 linear feet.
- Minimum of 200,000 gallon storage reservoir with 1,400 gpm of booster pumping capacity to meet Peak Hour (PH) and fire flow (FF).

4.0 WATER SYSTEM COSTS

The proposed water system costs required to serve Florence 157 are estimated to be \$2,119,220 as shown in Table 2.

Table 2: Estimated Water System Improvement Costs

Item	Quantity	Unit	Unit Cost	Total
Off-Site Water System				
12" Water Main Extension Incl. Valves	7,200	LF	\$40	\$288,000
Storage Tank	1	LS	\$200,000	\$200,000
Booster Station	1	LS	\$350,000	\$350,000
Subtotal				\$838,000
On-Site Water System				
	628	LOT	\$1,600	\$1,004,800
Subtotal				\$1,842,800
15% Contingency				\$276,420
Total				\$2,119,220

5.0 WASTEWATER SYSTEM REQUIREMENTS

The following sewer demands for the project are shown in the tables below and are based on the Southwest Environmental Utilities LLC Design Guide :

Sewer Demand

- 80 gallons per capita per day (gpcd) for all residential areas requiring sewers (ADWF)
- 2.6 persons/du for all Family Community Residences
- 1,000 gallons per acre per day (gpud) for all commercial (ADWF)
- 3.0 Peaking Factor for all commercial (PDWF)
- 250 gpud for wet weather flow infiltration and inflow

Note: ADWF = Average Dry Weather Flow
 PDWF = Peak Dry Weather Flow
 WWF = Wet Weather Flow

Sewage Treatment Plant

- Per the Southwest Environmental Utilities LLC Design Guide, the sewer treatment plant capacity required to serve the project is based on a minimum 187.2 gpud + commercial @ 1,000 gpud.

6.0 PROPOSED WASTEWATER SYSTEM IMPROVEMENTS

This project will utilize 8" gravity sewers to collect wastewater, which will be conveyed to the northwest corner of the site, which is the low point. At this point, the on-site gravity sewers will connect with a 8" gravity sewer that will extend to the north along the east line of Section 19 and then turn to the northwest and follow the right-of-way line for State Highway 79 until it reaches the Johnson Ranch Estates project. Here, this 8" line will connect to a 8" line that is planned as part of the wastewater infrastructure within Johnson Ranch Estates, and that connects to the proposed wastewater treatment plant. The length of this off-site gravity main is approximately 7,200 linear feet.

7.0 WASTEWATER SYSTEM COSTS

The proposed wastewater system costs required to serve Florence 157 are estimated to be \$1,672,560 as shown below in Table 3.

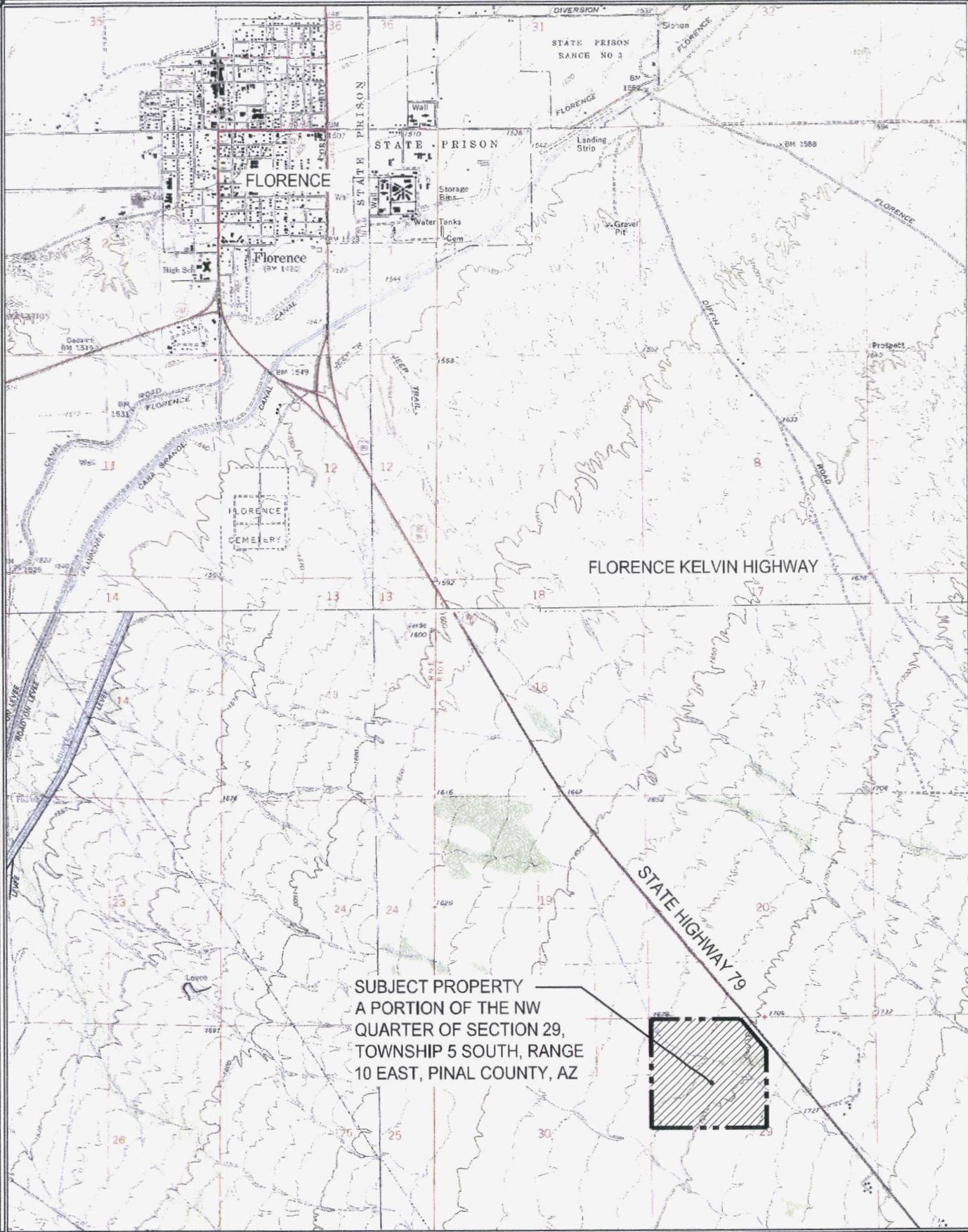
Table 3: Estimated Wastewater System Improvement Costs

Item	Quantity	Unit	Unit Cost	Total
Off-Site Sewer System				
8" Sewer Main Incl. Manholes	7,200	LF	\$45	\$324,000
On-Site Sewer System	628	LOT	\$1,800	\$1,130,400
Subtotal				\$1,454,400
15% Contingency				\$218,160
Total				\$1,672,560

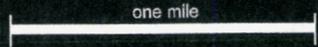
8.0 PHASING

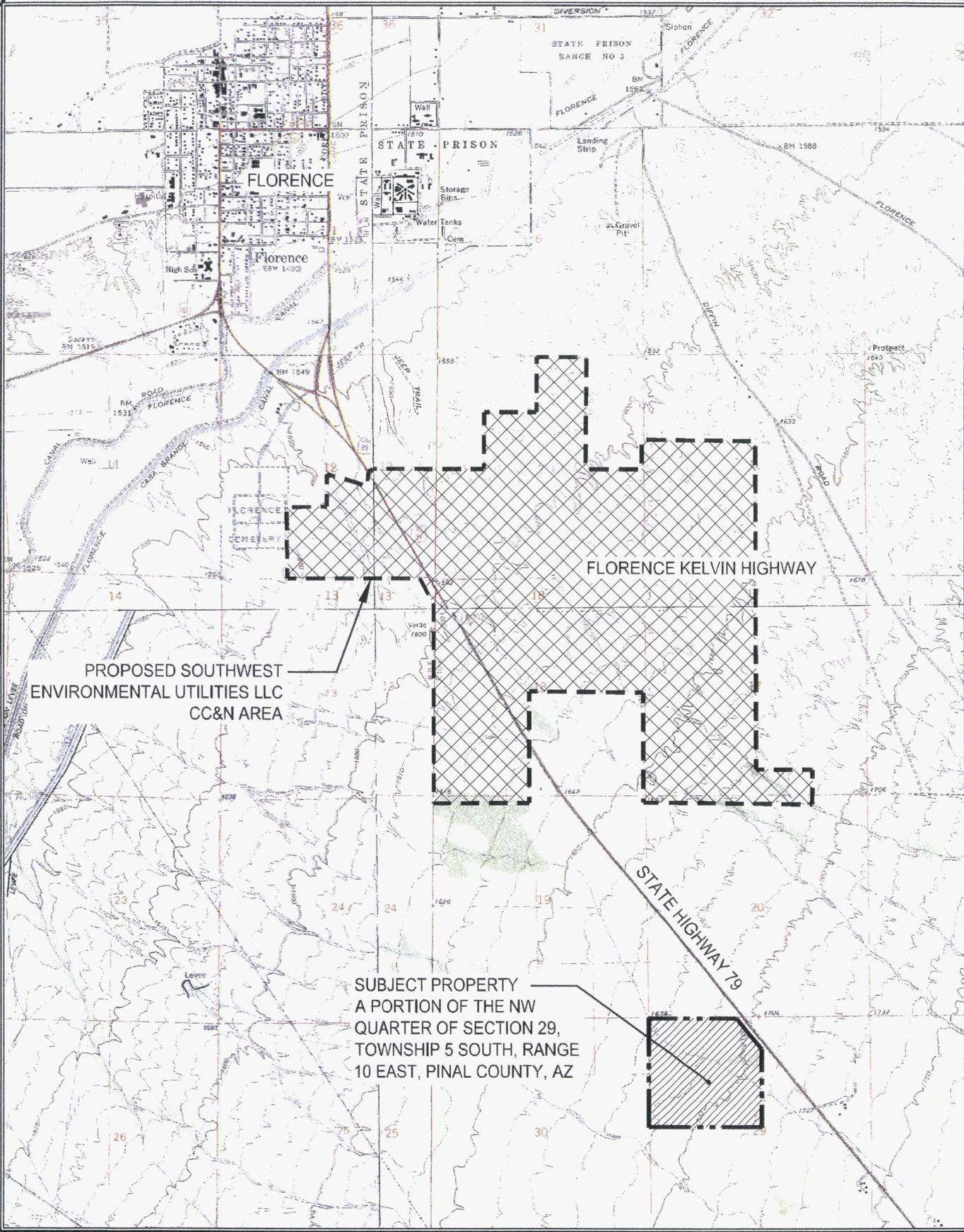
This property is anticipated to be developed in Phase II of the overall development, and is anticipated to be under construction in 2017.

EXHIBITS



SUBJECT PROPERTY
 A PORTION OF THE NW
 QUARTER OF SECTION 29,
 TOWNSHIP 5 SOUTH, RANGE
 10 EAST, PINAL COUNTY, AZ





PROPOSED SOUTHWEST ENVIRONMENTAL UTILITIES LLC CC&N AREA

SUBJECT PROPERTY
 A PORTION OF THE NW QUARTER OF SECTION 29,
 TOWNSHIP 5 SOUTH, RANGE 10 EAST, PINAL COUNTY, AZ

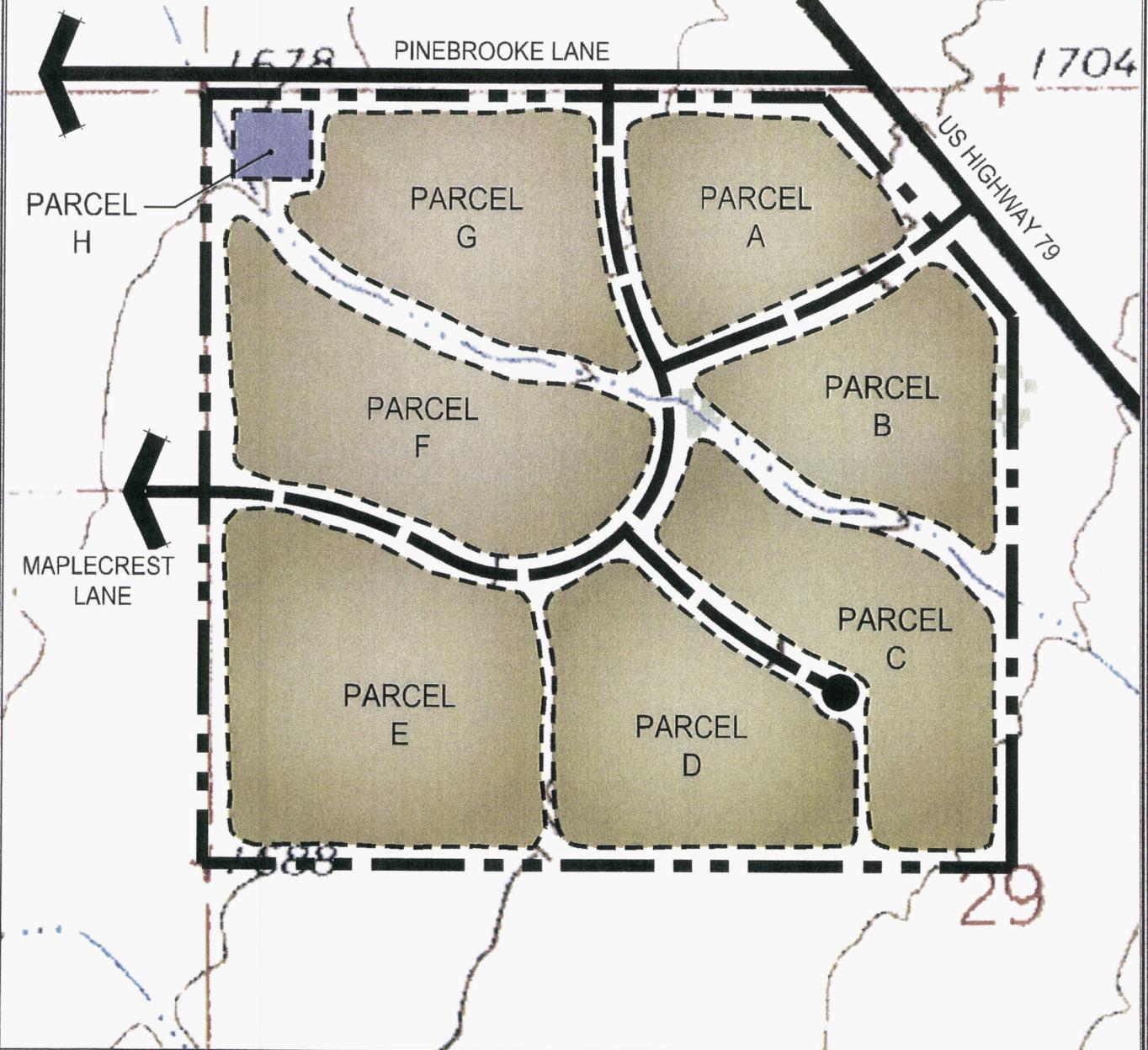


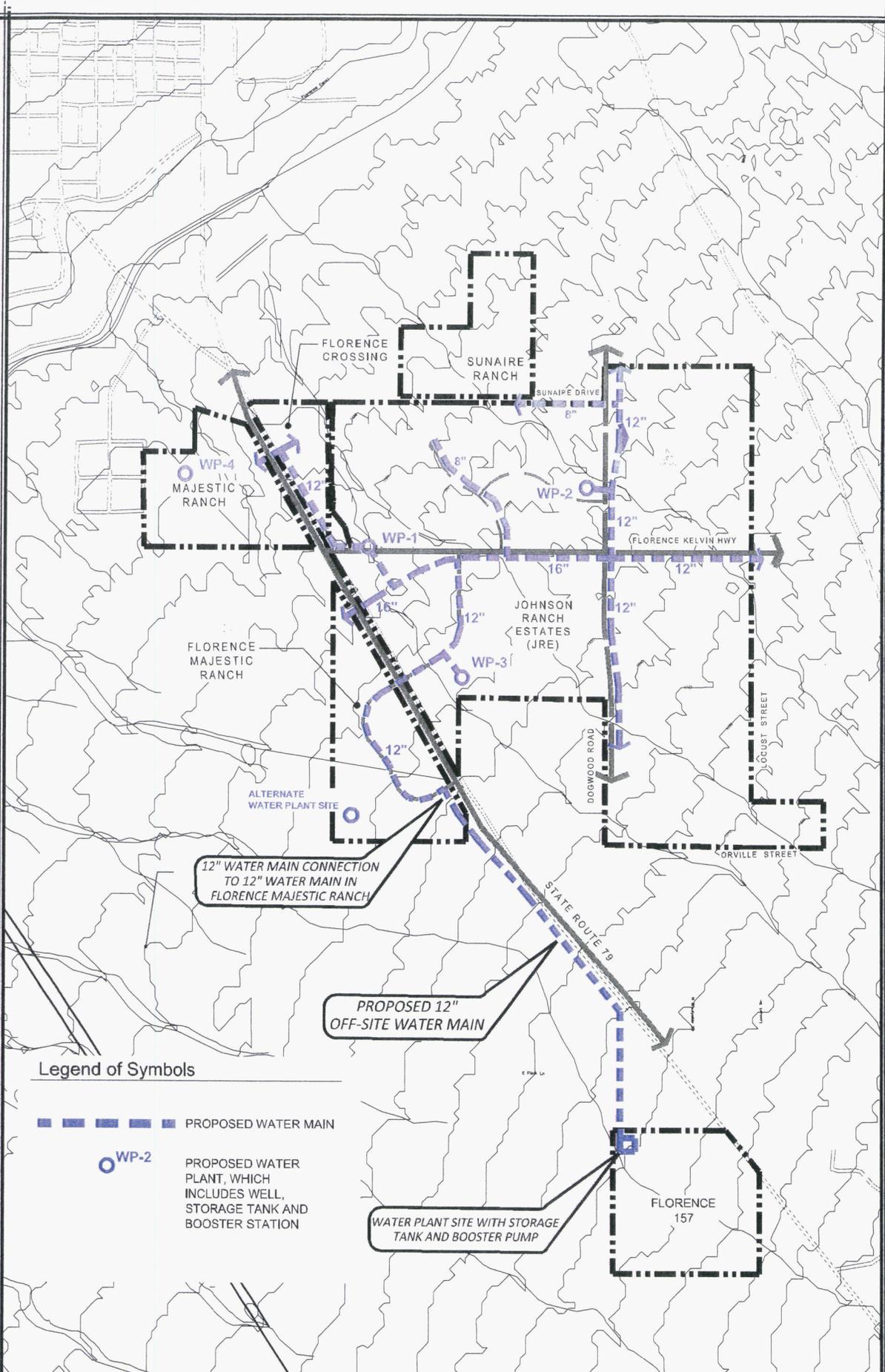
LEGEND

-  PROPERTY BOUNDARY
-  DEVELOPMENT PARCEL BOUNDARY
-  PROPOSED ROAD
-  MEDIUM DENSITY RESIDENTIAL AREA
-  UTILITY CAMPUS

NOTES

1. TOTAL SITE AREA: 157 ACRES.
2. TOTAL NUMBER OF DWELLING UNITS: 628



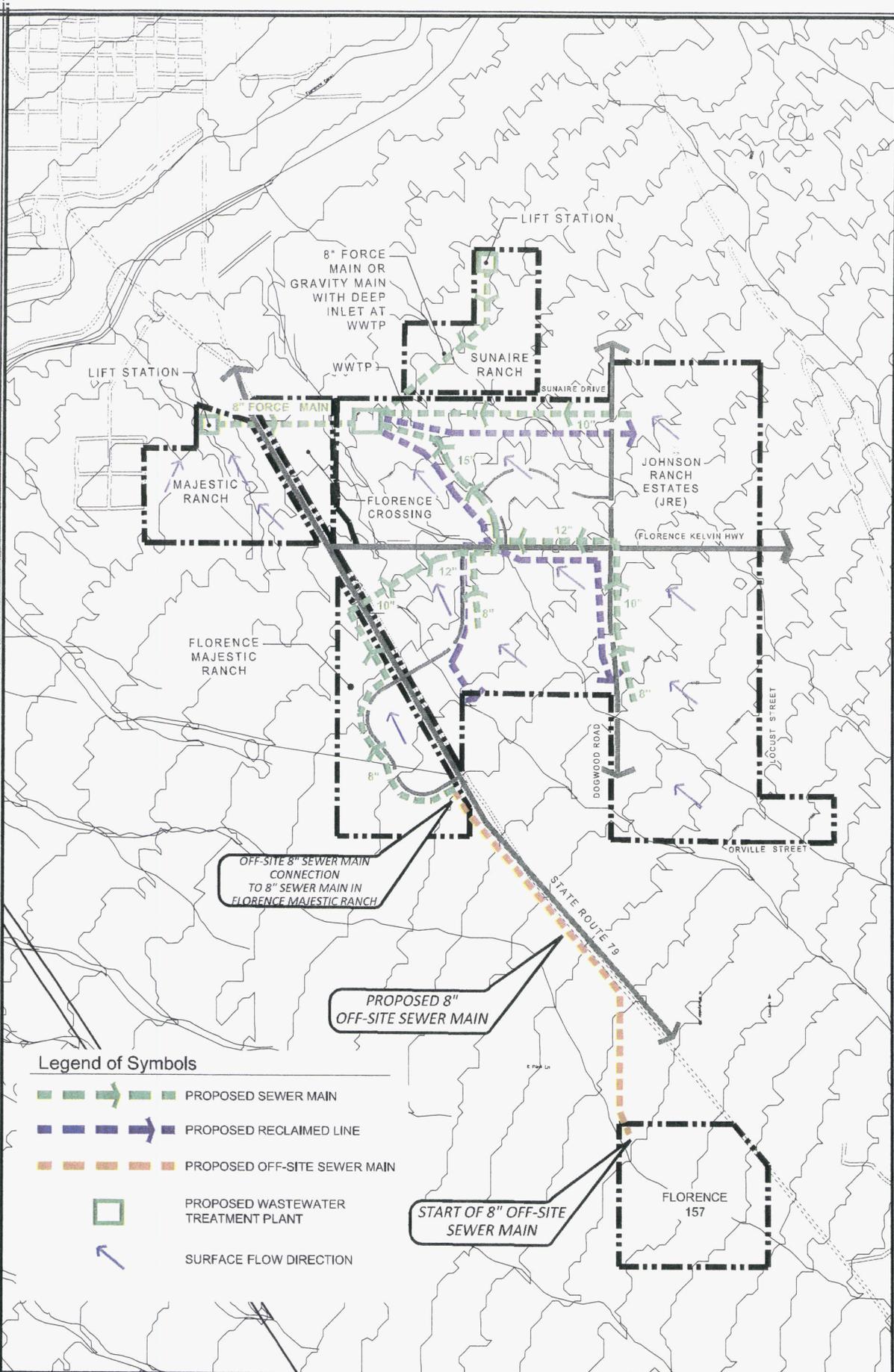


Legend of Symbols

-  PROPOSED WATER MAIN
-  PROPOSED WATER PLANT, WHICH INCLUDES WELL, STORAGE TANK AND BOOSTER STATION

WATER PLANT SITE WITH STORAGE TANK AND BOOSTER PUMP





Legend of Symbols

-  PROPOSED SEWER MAIN
-  PROPOSED RECLAIMED LINE
-  PROPOSED OFF-SITE SEWER MAIN
-  PROPOSED WASTEWATER TREATMENT PLANT
-  SURFACE FLOW DIRECTION



APPENDICES

FLORENCE 157

LEGAL DESCRIPTION

A parcel of land located in a portion of the Northwest Quarter of Section 29, Township 5 South, Range 10 East, Gila and Salt River Meridian, Pinal County, Arizona, more particularly described as follows:

All that portion of the NW Quarter of said Section 29 lying southwesterly of Highway 79,

Except any portion lying within the adjacent dedicated road rights of way.

Said parcel containing 157 acres +/-.

Attachment 3

Construction Timeline

Phase I:

Construction of WP-1 and associated offsite water infrastructure will begin in January 2014 and completion is anticipated July 1 2014.

Construction of WP-2 and associated offsite water infrastructure will begin July 1 2014 and completion is anticipated January 1 2015.

Construction of the Wastewater Treatment Plant and offsite sewer infrastructure will begin in April 2014 and is expected to be completed in September 2014.

Phase II:

Construction of WP-3 and associated offsite water infrastructure will begin in January 2017 and completion is anticipated in July 1 2017.

Construction of WP-4 and associated offsite water infrastructure will begin July 1 2017 and completion is anticipated January 1 2018.

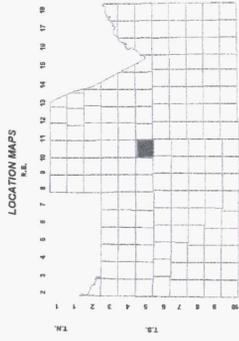
Construction for the Redstone Ranch and Florence 157 subdivisions will begin in January of 2017.

Attachment 4

BOOK - MAP

206-16

SEC. 29 T.05S. R.10E.



6	8	4	3	2	1
7	8	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	28	27	26	25	
31	32	33	34	35	36



Revised: 12/19/2012

By: **TH**



PINAL COUNTY
wide open opportunity

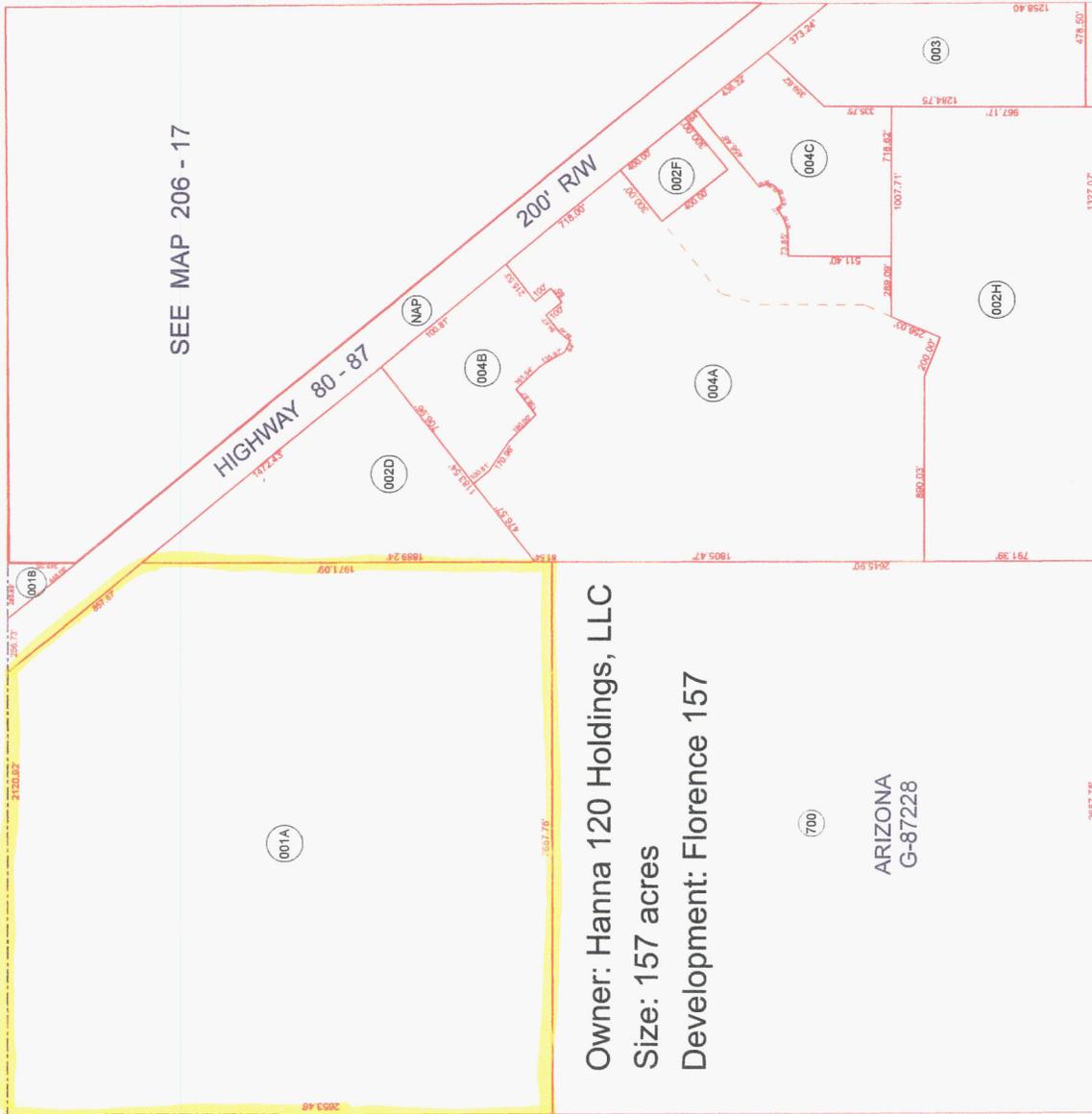
Pinal County Assessor

THIS MAP DOES NOT REPRESENT A SURVEY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THIS MAP IS COMPILED FROM OFFICIAL RECORDS, INCLUDING PLATS, SURVEYS, RECORDED DEEDS AND CONTRACTS, AND ONLY CONTAINS INFORMATION REQUIRED FOR THE PINAL COUNTY ASSESSOR'S OFFICE PURPOSES.

SEE MAP 206-01

SEE MAP 206 - 17

SEE MAP 206-14



Owner: Hanna 120 Holdings, LLC

Size: 157 acres

Development: Florence 157

ARIZONA
G-87228

SEE MAP 206-08_1

SEE MAP 206-18

SEE MAP 206-01

CACTUS FOREST RD.
SEE MAP 206-01

Parcel Search

[Start a New Search](#)
 Search Results (60 Entries)

 Parcel Details (206-16-001A)

 [Link to This Parcel](#)
 [Print View](#)
Parcel Number 206-16-001A shows the following information for Tax Year: 2014 [Tax Year Chart](#)

Parcel Number:	206-16-001A (Taxing Information)			Primary Owner:	HANNA 120 HOLDINGS LLC ETAL
Section:	29	Township:	5S	Range:	10E
Atlas Number:	063-29	Map:	View Parcel Map		
Property Description: (What is this?)					
A PORTION OF NW/4 OF SEC 29-5S-10 SOUTHWESTERLY OF HWY 79 AKA PCL A BK-10 OF SURVEYS PG-26 156.81 AC					
Tax Bill Mailing Address					
Address:	4616 E FIGHTER ACES DR				
City:	MESA				
State:	AZ				
Zip Code:	85215				

Date of Sale:	8/16/2005	Property Address (Location):			
Sale Amount:	\$3,532,500.00				
Document(s):		Subdivision:			
2005-105252 2004-033060		Unit:	Block:	Lot:	Phase:
		Cabinet:	Slide:		

Imp:	0.00	Item:			
Const ear:	0	Grnd Flr Perim:	0		
Stories:		Total Sq. Ft.:	0		

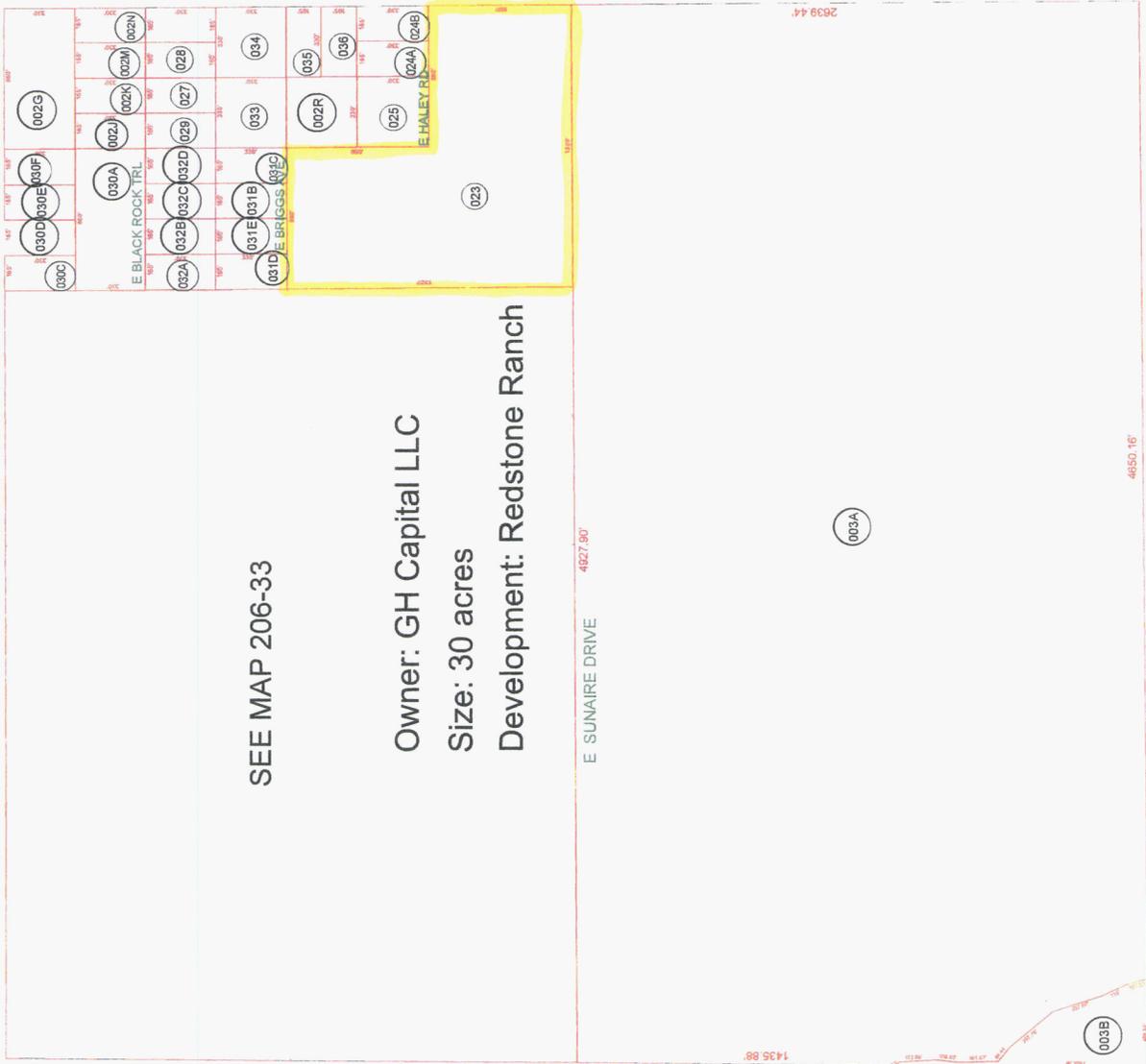
Parcel Size:	156.81
Size Indicator:	Acres
Tax Area Code:	0162 (Rates current as of 2012)
Use Code:	0004
Land Legal Class:	02RL - Vacant Land / Non-Profit Imp
Impr. Legal Class:	
Full Cash Value (FCV):	\$282,439.00
Limited Value (LPV):	\$282,439.00
Real Property Ratio:	

Assessed FCV:	\$45,190.00
Assessed LPV:	\$45,190.00

Attached Personal Property:	No Personal Property Listed
------------------------------------	-----------------------------

The data presented on this website is deemed reliable but not guaranteed. This information should be used for informational use only and does not constitute a legal document for the description of these properties. The Pinal County Assessor's Office disclaims any responsibility or liability for any direct or indirect damages resulting from the use of this data.

SEE MAP 206-01_1
E MAYFIELD RD



SEE MAP 206-33

Owner: GH Capital LLC

Size: 30 acres

Development: Redstone Ranch

E SUNAIRE DRIVE 4927.90'

N FOLSOM ROAD
SEE MAP 206-01_1

4650.16'

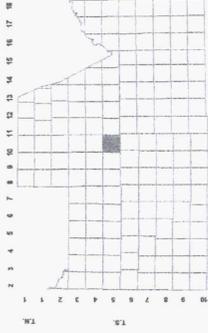
E FLORENCE-KELVIN HIGHWAY
SEE MAP 206-01_1

BOOK - MAP

206-01_2

SEC. 7 T.05S. R.10E.

LOCATION MAPS
N.E.



TOWNSHIP

6	5	4	3	2	1
7	8	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36

SECTION



Revised: 4/19/2011

By: **KG**



PINAL COUNTY
with open opportunity

Pinal County Assessor

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Parcel Search

[Start a New Search](#) **Search Results (181 Entries)** **Parcel Details (206-01-0230)** [Link to This Parcel](#) [Print View](#)**Parcel Number 206-01-0230 shows the following information for Tax Year:** [Tax Year Chart](#)

Parcel Number:	206-01-0230 (Taxing Information)			Primary Owner:	GH CAPITAL LLC
Section:	07	Township:	05S	Range:	10E
Atlas Number:	063-07	Map:	View Parcel Map		
Property Description: (What is this?)					
S1/2 SE NE NW SE NE OF SEC 7-5S-10E 30.00 AC					
Tax Bill Mailing Address					
Address:		5108 N 40TH ST STE 3			
City:		PHOENIX			
State:		AZ			
Zip Code:		85018			

Date of Sale:	6/28/2013	Property Address (Location):			
Sale Amount:	\$112,500.00	14416 N DOGWOOD RD FLORENCE AZ 85132			
Document(s):		VIEW MAP			
2013-054056					
2010-057701					
2004-074008					
Property Address refers to a geographical location: it may not match the mailing address city or zip code					
Subdivision:					
Unit:		Block:		Lot:	Phase:
Cabinet:		Slide:			

Imp:	1.00	Item:	Mobile Home Yard Improvements		
Const ear:	1996	Grnd Flr Perim:	1		
Stories:					

Parcel Size:	30.00
Size Indicator:	Acres
Tax Area Code:	<u>0162</u> (Rates current as of 2012)
Use Code:	8734

Land Legal Class:	02RL - Vacant Land / Non-Profit Imp
Impr. Legal Class:	03I - Owner Occupied Residential
Full Cash Value (FCV):	\$88,536.00
Limited Value (LPV):	\$88,536.00
Real Property Ratio:	
Assessed FCV:	\$12,483.00
Assessed LPV:	\$12,483.00

Attached Personal Property:	No Personal Property Listed
------------------------------------	-----------------------------

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