

Orchard 36

Utility and Site Plan Status

Utilities:

1. Site Vicinity Utility Survey
 - See study prepared by Hilgart Wilson in Due Diligence dropbox.
2. Arizona Water Company
 - Orchard submitted a civil engineer's estimate of prospective water requirements for a three building speculative industrial/warehouse project on March 30, 2023 to Shawna Arnold at AZ Water (see Due Diligence dropbox).
 - Orchard and AZ Water held a conference call on April 14, 2023 in which Shawna Arnold of AZ Water confirmed that the prospective water requirements can be met with connections to the existing 16 inch water line in Ash, and that the developer will not be required to make any financial contributions to offsite infrastructure.
 - Orchard received written confirmation of the foregoing on a letter dated May 2, 2023 (see Due Diligence dropbox).
 - Contact: Shawna Arnold | Arizona Water Company
Development Coordinator I
3805 N. Black Canyon Hwy. | Phoenix, AZ 85015
D: 602.240.6860 ext. 1221 | sarnold@azwater.com
3. Arizona Power Service
 - See "will serve" letter and attachments in Due Diligence dropbox. APS has existing facilities along both Thornton and Ash
 - Contact: Rhonda McSperitt
Customer Project Rep Sr, SE Div., Pinal Dist.
50 N. Brown Ave., Casa Grande, AZ 85122, M.S. 4536
Tel 520.421.8390 Cell 928.892.9292
Rhonda.McSperitt@aps.com
4. San Carlos Project Electrical Service
 - SCP has existing facilities on Thornton. Per Johnny Federico at SCP, SCP would like the opportunity to propose providing electrical service.
 - Contact: Johnny Federico, PE
Supervisory Electrical Engineer
San Carlos Irrigation Project
13805 N Arizona Blvd
Coolidge, AZ 85128
t: 520.723.6254
m: 520.560.1599
e: juan.federico@bia.gov
5. Southwest Gas
 - See "will serve" letter in Due Diligence dropbox. Southwest Gas has existing facilities on both Thornton and Ash.

Site Plan Status

- Orchard submitted a site plan and project narrative to the City of Casa Grande on February 21, 2023 pursuant to the city's "Pre-Application Process".
- The City circulated the site plan to all City Departments. A call was convened on March 15, 2023 in which the City staff from various departments (Planning, Traffic, Engineering, Fire, Building) provided comments to the Site Plan.
- There were no significant comments other than a discussion of the proposed "right-in, right out" driveway on Thornton Road.
- Subsequent to the Pre-Application meeting, Orchard and the City staff came to agreement on an acceptable "right-in, right-out" point of access on Thornton which is shown on the current site plan within the Due Diligence dropbox. The agreement is documented via email.
- Planning Approval Process is as follows per statements by Joe Horn at the City:
 - a. Developer submits plans and development checklist per city standards
 - b. City provides comments within 30 days
 - c. Developer incorporates comments and resubmits
 - d. City reviews- maximum additional 30 days
 - e. Assuming no further comments, city issues "public notice" notifications
 - f. Project is then scheduled for Planning Commission which meets on 1st Thursday of each month
 - g. Total process is 90-120 days
 - h. In a "fast track" situation, it is possible to submit construction drawings and civil plans for Building Permit review after the first Planning review.

Additional Information

- Zoning Compliance Letter (see Due Diligence dropbox)