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January 5, 2021

City of Maricopa  
Development Services Department  
39700 West Civic Center Plaza  
Maricopa, Arizona 85138

Re: Sorrento Phase 2  
Master Plat and Infrastructure Improvement Plans  
Case #: SUB20-07

Coe & Van Loo Consultants Inc. (CVL) is submitting a request for approvals of a Master Plat and Infrastructure Improvement Plans to support future development of the Sorrento Phase 2 development. On December 23, 2020, the City approved the Preliminary Plat for Sorrento Phases 2, 3, and 4 as Case SUB20-07 and this request is consistent with that approval. The Master Plat is necessary so as to create the individual Parcels for potential sale from the Developer to home builders and shall consist of Parcels 9, 10, 11, 12, and 20 (school site) and the necessary right of way for Bowlin Road widening adjacent to Sorrento Phase 2 and for the portion of Sorrento Boulevard within Phase 2.

The Infrastructure Improvement Plans (IIPs) are the designs for the necessary infrastructure improvements to allow any of the noted Parcels to develop individually. The IIPs include half street improvements to Bowlin Road, full street improvements for the extension of Sorrento Boulevard within Phase 2, sewer extension from Bowlin Road to and within Sorrento Boulevard, water extension within Sorrento Boulevard, secondary fire access from the end of Sorrento Boulevard within Phase 2 through the undeveloped portion of Sorrento to existing Phase 1, Mass Grading for Sorrento Phase 2, and will also include the previously approved Sorrento Floodplain Solution Grading Plan for the construction of the Farrell and Fuqua flood control channels associated with the Conditional Letter of Map Revision (CLOMR) that was previously approved for Sorrento.

We appreciate staff's efforts in review of the project and all input provided.

Sincerely,

COE & VAN LOO  
Consultants, Inc.

A handwritten signature in black ink, appearing to read 'Ryan Weed'.

Ryan Weed, PE  
President, CEO

RW:jv