

**CITY OF SURPRISE**  
**Regular City Council Meeting**  
**16000 N. Civic Center Plaza**  
**Surprise, AZ 85374**

Tuesday, April 7, 2020 @ 6:00 PM  
COUNCIL CHAMBERS



**Changes to public participation during  
Council Meetings effective March 17**

<https://bit.ly/3asyowo>

**A. Call To Order**

Any prayer or invocation that may be offered before the start of the Regular Council Meeting is a voluntary offering by a private resident of Surprise; has not been previously reviewed or approved by City Council or City staff; should not be considered an endorsement of any particular religion by the City or its officials, as the beliefs, viewpoint, and content are personal to the speaker; and no participation by any person in attendance is required. A list of volunteers is maintained by the office of the City Clerk and interested persons should contact the Clerk's Office for further information.

**B. Roll Call**

**C. Pledge of Allegiance**

**D. Proclamation and Community Acknowledgements**

Fair Housing Month 2020 Proclamation

Water Awareness Month Proclamation

**E. City Manager Report**

**F. City Clerk Report**

**G. Call To The Public**

Public comment will be taken through email or via phone. To submit email comments, including Call to the Public for non-agenda items, please email [publiccomments@surpriseaz.gov](mailto:publiccomments@surpriseaz.gov). Comments for Call to the Public must be submitted prior to the start of the meeting. To comment on agenda items, emails must be submitted prior to the time(s) designated for public comment by the Board Chair during the meeting or before the agenda item has otherwise concluded.

To comment live by phone for Call to the Public for non-agenda items or for agenda items, please call 623-222-3542 prior to, or during, the meeting to have your name placed on a callback list. If you reach voicemail, please leave your name and phone number. The Board Secretary will call those wishing to comment from the dais during the meeting, and the call will be streamed through the Council Chamber audio system. Only calls received before Call to the Public for non-agenda items or before or during the time(s) designated for public comment by the Board Chair during the meeting on the subject agenda item will be accepted and streamed. No calls will be accepted after the time(s) designated by the Board Chair for public comment or after an agenda item has otherwise concluded.

**H. Regular City Council Meeting Agenda**

CONSENT AGENDA:

|    |            |                                                                                                                                                                                                                                                                                                                                                       |                                                        |
|----|------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------|
| 1. | Internal   | Consideration and action on the Regular City Council Work Session and Regular City Council Meeting minutes of March 17, 2020.                                                                                                                                                                                                                         | None<br><br>Sherry Aguilar<br>City Clerk               |
| 2. | District 6 | Consideration and action to approve a request by Kaleb Ryan Copenhaver (Agent/Owner) for a Series 12 Restaurant liquor license for Reel Pizza Pies located at 13953 W. Waddell Road, #103, Surprise, AZ. 85379.                                                                                                                                       | None<br><br>Sherry Aguilar<br>City Clerk               |
| 3. | District 3 | Consideration and action declaring the City's intent to establish the street light improvement district known as, "City of Surprise, Arizona, Su-Prasada Phase 2A 192 Lighting Improvement District" pursuant to A.R.S. § 48-616 for the purpose of purchasing facilities and energy for lighting the public streets and parks; Resolution # 2020-25. | None<br><br>Mike Gent<br>Public Works                  |
| 4. | District 3 | Consideration and action pertaining to conditional acceptance of the streets and public utility improvements at Toll at Prasada - Ph 1 Infrastructure - Peoria Avenue Phase 1 and 2, generally located at N. Darlington parkway and W. Peoria Avenue; Resolution # 2020-23.                                                                           | None<br><br>Mike Gent<br>Public Works                  |
| 5. | District 5 | Consideration and action pertaining to approval of the Joint Agency Agreement with the Maricopa Association of Governments for the reimbursement for geometric safety improvements at Litchfield Road and Bell Road; Resolution # 2020-22.                                                                                                            | None<br><br>Mike Gent<br>Public Works                  |
| 6. | District 1 | Consideration and action pertaining to approval of the Final Plat entitled, "Rio Rancho Estates, Parcel 1B.1" and dated January 30, 2020, an approximately 16.96 acre property generally located on the southwest corner of Happy Valley Road and 183rd Avenue within the Rio Rancho Estates Planned Unit Development ("PUD").                        | None<br><br>Hobart Wingard<br>Community<br>Development |
| 7. | District 1 | Consideration and action pertaining to approval of the Final Plat entitled "Rio Rancho Estates, Parcel 1B.2" and dated January 30, 2020, an approximately 19.10 acre property generally located south of the southwest corner of Happy Valley Road and 183rd Avenue within the Rio Rancho Estates Planned Unit Development ("PUD").                   | None<br><br>Hobart Wingard<br>Community<br>Development |
| 8. | District 3 | Consideration and action pertaining to the approval of the Final Plat entitled, "Toll at Prasada, Phase II Unit F & Unit C" and dated February 17, 2020, an approximately 37 acre property generally located west of Cotton Lane between Cactus Road and Peoria Avenue.                                                                               | None<br><br>Robert Kuhfuss<br>Community<br>Development |
| 9. | District 3 | Consideration and action pertaining to the approval of the Re-Plat entitled, "Final Re-Plat Toll at Prasada, Phase II Unit P" and dated February 18, 2020, an approximately 18 acre property generally located west of Cotton Lane between Cactus Road and Peoria Avenue.                                                                             | None<br><br>Robert Kuhfuss<br>Community<br>Development |



- |     |            |                                                                                                                                                                                                                                                                           |                                                     |
|-----|------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|
| 10. | District 3 | Consideration and action pertaining to the approval of the Re-Plat entitled, "Final Re-Plat Toll at Prasada, Phase II Unit E" and dated February 18, 2020, an approximately 19 acre property generally located west of Cotton Lane between Cactus Road and Peoria Avenue. | None<br><br>Robert Kuhfuss<br>Community Development |
| 11. | District 1 | Consideration and action pertaining to conditional acceptance of the maintenance of the streets and public utility improvements at Mirano at Desert Oasis, generally located at W. Jomax Road and N. 173rd Avenue; Resolution # 2020-28.                                  | None<br><br>Mike Gent<br>Public Works               |

REGULAR AGENDA ITEM - PUBLIC HEARING:

REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

- |     |          |                                                                                    |                                                                            |
|-----|----------|------------------------------------------------------------------------------------|----------------------------------------------------------------------------|
| 12. | Citywide | Presentation and discussion pertaining to the City's response related to COVID-19. | None<br><br>Tracy Montgomery<br>- Emergency Manager<br>City Manager Office |
|-----|----------|------------------------------------------------------------------------------------|----------------------------------------------------------------------------|

- I. Other Business and Future Agenda Items
- J. City Council Reports
- K. Executive Session

For information Purposes; Upon a public majority vote of a quorum of the City Council, the Council may hold an executive session, which will not be open to the public, but for only the following purposes:

- discussion or consideration of personnel matters (A.R.S. §38-431.03 (A)(1));
- discussion or consideration of records exempt by law from public inspection (A.R.S. §38-401.03 (A)(2));
- discussion or consultation for legal advice with the city's attorneys (A.R.S. §38-431.03 (A)(3));
- discussion or consultation with the city's attorneys regarding the city's position regarding contracts that are the subject of negotiations, in pending or contemplated litigation, or in settlement discussions conducted in order to avoid or resolve litigation (A.R.S. §38-431.03 (a)(4));
- discussion or consultation with designated representatives of the city in order to consider its position and instruct its representatives regarding negotiations with employee organizations (A.R.S. §38-431.03 (A)(5)); or
- discussion, consultation or consideration for international and interstate negotiations or for negotiations by a city or town, or its designated representatives, with members of a tribal council, or its designated representatives, of an Indian reservation located within or adjacent to the city or town. A.R.S. §38-401.03 (A)(6)).
- discussing or consulting with designated representatives of the city in order to consider its position and instruct its representatives regarding negotiations for the purchase, sale or lease of real property (A.R.S. §38-431.03 (A)(7)).

Confidentiality Requirements Pursuant to A.R.S. §38-431.03(C)(D): Any person receiving executive session information pursuant to A.R.S. §38-431.02 shall not disclose that information except to the Attorney General or County Attorney by agreement of the City Council, or as otherwise ordered by a court of competent jurisdiction.

The council may vote to hold an executive session for the purpose of obtaining legal advice from the Board's attorney on any matter listed on the agenda pursuant to A.R.S. § 38-431.03(A)(3).

L. Adjournment

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SHERRY ANN AGUILAR, CITY CLERK, MMC

POSTED: April 2, 2020 at 12:30 PM

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



**CITY OF SURPRISE**  
**Regular City Council Meeting**

Council Meeting Date: April 7, 2020  
Submitting Department: City Clerk  
Staff Recommendations:

Contact Person:  
District: Internal

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Consent: No      Regular: No      Public Hearing: No      Report/Discussion: No

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**Agenda Wording:**

Invocation

**Motion:**

**Background:**

**Objective Analysis:**

**Policy Compliant:**

**Financial Impact:**

**Budget Impact:**

**FTE Impact:**

**ATTACHMENTS:**

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**CITY OF SURPRISE**  
**Regular City Council Meeting**

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Council Meeting Date: April 7, 2020      Contact Person:  
Submitting Department: Human Svcs and Comm      District: Citywide  
Vitality  
Staff Recommendations: None

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Consent: No      Regular: No      Public Hearing: No      Report/Discussion: No

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**Agenda Wording:**

Fair Housing Month 2020 Proclamation

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**Motion:**

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**Background:**

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**Objective Analysis:**

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**Policy Compliant:**

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**Financial Impact:**

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**Budget Impact:**

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**FTE Impact:**

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**ATTACHMENTS:**

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**CITY OF SURPRISE**  
**Regular City Council Meeting**

Council Meeting Date: April 7, 2020  
Submitting Department: Mayor and Council  
Staff Recommendations: None

Contact Person: Skip Hall  
District: Internal

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Consent: No      Regular: No      Public Hearing: No      Report/Discussion: No

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**Agenda Wording:**

Water Awareness Month Proclamation

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**Motion:**

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**Background:**

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**Objective Analysis:**

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**Policy Compliant:**

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**Financial Impact:**

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**Budget Impact:**

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**FTE Impact:**

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**ATTACHMENTS:**

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**CITY OF SURPRISE**  
**Regular City Council Meeting**

Council Meeting Date: April 7, 2020  
Submitting Department: City Clerk  
Staff Recommendations: None

Contact Person: Sherry Aguilar  
District: Internal

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Consent: Yes      Regular: No      Public Hearing: No      Report/Discussion: No

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**Agenda Wording:**

Consideration and action on the Regular City Council Work Session and Regular City Council Meeting minutes of March 17, 2020.

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**Motion:**

I move to approve the Work Session and Regular Council Meeting minutes of March 17, 2020.

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**Background:**

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**Objective Analysis:**

---

**Policy Compliant:**

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**Financial Impact:**

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**Budget Impact:**

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**FTE Impact:**

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**ATTACHMENTS:**

1. March 17 REG
  2. March 17 WKS
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**CITY OF SURPRISE**  
**Regular City Council Meeting Minutes**  
**16000 North Civic Center Plaza**  
**Surprise, AZ 85374**

Tuesday, March 17, 2020 @ 6:00PM

**Call To Order**

**Invocation**

**Led by Deborah Welch.**

**Roll Call**

Mayor Hall called to order the Regular City Council Meeting of March 17, 2020 at 6:00 PM at Surprise City Hall Council Chambers, 16000 N Civic Center Plaza, Surprise, Arizona 85374. Also in attendance with Mayor Hall were Vice Mayor Judd, Council Members; Winters, Hayden, Duffy, Sanders and Remley.

Staff Present: City Manager, Michael Frazier; City Attorney, Robert Wingo and City Clerk, Sherry Ann Aguilar.

**Pledge of Allegiance**

**Proclamation and Community Acknowledgements**

Mayor read aloud the proclamations listed on the agenda.

**1. Developmental Disabilities Awareness Month Proclamation**

**2. Fix a Leak Week Proclamation**

**City Manager Report**

**City Clerk Report**

**Call To The Public**

**Alexis Cruz:**

To whom it may concern/Mayor of Surprise,

I come to you as a representative for quite a few restaurant industry employees. We all

are wondering if/when restaurants will be closed in Surprise, following in the steps of the city of Phoenix and other cities in state as well as out of state.

Restaurant employees are still being exposed to the public. A 50% capacity doesn't disregard the fact that we are all exposed and could bring it back to our families. It only takes one person.

I would also bring awareness to work compensation or something along those lines. Many restaurants are still open, which means they won't have to compensate their employees even though our hours are cut in half or more. I myself have already felt the effect of it.

Please hear us all out as we too, like many, are worried about our own health as well as our families. Thank you for your time.

**Brittney Dawn:**

WILL THERE BE ANY MEASURES TAKEN FOR EMPLOYEES THAT WORK WITHIN THE CITY THAT ARE APART OF THE DIFFERENT DEPARTMENTS THAT AREN'T JUST IN A OFFICE ENVIRONMENT ? I would like further information on the employees that are working within the outside community, parks and rec, baseball division, sanitary divisions and those type of employees since they are outside around quite a few people. Is there anything in place in regards to these employees and to contain social distancing as they have families that we need to be limiting exposures.

**Jen Mayer:**

What is the city of surprise doing to limit social distancing? There are bars and restaurants hosting St Patrick's Day parties in the city limits. If a state of emergency was declared by the mayor of surprise this would not be happening. you have many elderly residents that live in surprise?

**James Dare:**

My wife and I are the ones who appealed Community Development's interpretation that the 70 or so units in the Sunflower Resort with offset posts supporting their carport canopies are in violation of the code. The Board of Construction Review ruled that Community Development's interpretation stands, but we want you to be aware of the following.

1. In the hearing, when asked directly, Chief Abbott said the steel posts would be the last thing standing if a fire in one unit was hot enough to spread to the adjacent unit. This seems obvious to residents
  - the posts are steel; the units are wood and aluminum. So the posts don't seem to contribute to the spread of fire, which is the code section under which we're being required to remove them.



2. The offset posts actually contribute to safety. Lots of straight posts have been damaged by cars backing out as they turn while drivers were looking behind them for walkers, golf carts, bicycles and cars. The offset posts provide room for drivers to devote their full attention to avoiding conflicts with pedestrians and vehicles behind them. The code was designed with an eye toward use on housing developments; not RV parks. This application to the Sunflower will reduce public safety without any discernible public benefit.

3. Sunflower is a 55+ resort and has an older demographic than most of Surprise. The Board of Construction Review seemed to believe that owners of the 26 units who had removed their offset posts were, "happy to do so." This was not the case. The people who have removed their offset posts did so because these are older people who were threatened with eviction in the notice requiring them to remove the offset posts and they were fearful of losing their homes. The 30 - 40 Sunflower residents who attended that hearing can all attest to that. We do not believe it was the intent of the City to scare older residents - but eviction is the only enforcement tool the Sunflower has, so when the City pressures the Sunflower to get the posts out, people are faced with losing their homes. That's scary for anyone, but especially so for those of us who are not quite as nimble as we once were.

We ask that the City put a pause on enforcement actions until it can figure out a code that makes sense for this RV park. We believe Sunflower residents should have an opportunity to participate in this effort. Unfortunately, most are already leaving until next fall because of the Coronavirus.

Finally, since Chief Abbott is the only person involved in the proceedings so far who is an expert in fire prevention, we strongly suggest he be consulted and involved in these decisions. If, as he said, the steel posts will still be standing after a fire from one unit has spread to another, the posts themselves are not a fire safety issue that must be addressed before residents return. Especially since many of the posts have been in place for decades and at least one of the original homes has had theirs since 1984.

## **Regular City Council Meeting Agenda**

### **CONSENT AGENDA:**

Council Member Sanders made the motion to approve the consent agenda, excluding items 10 and 11. Council Member Remley seconded the motion. Seven yes votes, motion carried.

**1. Consideration and action on authorizing Mayor and Council to reallocate appropriations from Sewer Contingency to the Solar Biosolids Dryer project to advance the construction of the Small Scale Production phase (Phase II) of the project, P71110 and amend the \$50,000 item and capital list associated with this project; Resolution 2020-29 - APPROVED**

**2. Consideration and action on the minutes of February 28, 2020 Special City Council Meeting and Executive Session and March 3, 2020 Regular City Council Meeting - APPROVED**

**3. Consideration and action to approve a request by Jared Michael Repinsky (Agent) for a Series 12 Restaurant Liquor License for Mr. Mesquite Taqueria located at 16860 W. Waddell Road #112, Surprise, AZ 85388 - APPROVED**

**4. Consideration and action pertaining to an amendment of the FY2020 budget by reallocating appropriations of \$25,000 from contingency within the Municipal Arts Fund to establish art projects R12080 Northwest Regional Library Mural Restoration in the amount of \$16,500 and R12090 Surprise Aquatic Center Art in the amount of \$8,500 to further the City's Public Art Program; Resolution# 2020-21 - APPROVED**

**5. Consideration and action on authorizing Mayor and Council to reallocate appropriations of \$81,300 from the Southwest Gas (SWG) Capital Fund Contingency to the Waddell Road Capital Project, P61440; Resolution 2020-24 - APPROVED**

**6. Consideration and action pertaining to approval of the Map of Dedication entitled Cactus Road at Cotton Lane, located on the northwest corner of Cotton Lane and Sweetwater Avenue within the Northwest Corner of Cactus Road and Cotton Lane Planned Unit Development (PUD) - APPROVED**

**7. Consideration and action pertaining to approval of the Final Plat entitled Final Plat for Santiago Acres, located on the southeast corner of San Ysidro Road and 158th Drive. (Case FS19-696) - APPROVED**

**8. Consideration and action regarding the Final Plat for Royals Housing at Surprise Center located generally north of Greenway Road and east of Bullard Avenue, in the Surprise Center PAD - APPROVED**

**9. Consideration and action on Granting a Utility Easement to APS at Fire Station 304 near Happy Valley Road and 163rd Avenue - APPROVED**

**10. Consideration and action pertaining to approval of the Final Plat entitled Ryder Ranch Final Plat located on the southwest corner of Cotton Lane and Sweetwater Avenue within the Ryder Ranch Planned Unit Development (PUD) - CONTINUED INDEFINITELY**

Council Member Duffy made the motion to continue item 10 indefinitely. Vice Mayor Judd seconded the motion. Seven yes votes, motion carried.

**11. Consideration and action pertaining to approval of the Final Plat entitled A Replat of Lot 1 of the Replat of Lot 1 of the Final Plat for Sierra Montana Crossing, located south of the southwestern corner of Greenway Road and Cotton Lane - CONTINUED INDEFINITELY**

Council Member Duffy made the motion to continue item 11 indefinitely. Vice Mayor Judd seconded the motion. Seven yes votes, motion carried.

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

#### **12. Consideration and action pertaining to approval of the Shared Active Transportation Vehicle (SATV) Pilot Program Temporary Operating Agreement Extension with The Collective We, LLC - APPROVED**

Lloyd Abrams reported on the SATV Pilot Program.

Council Member Duffy - Will you be wiping the scooters down on a regular basis?

Mr. Abrams - Yes, before and after use through the day.

Vice Mayor Judd made the motion to approve the Shared Active Transportation Operating Agreement Extension with The Collective We, LLC. Council Member Sanders seconded the motion. Seven yes votes, motion carried.

#### **13. Consideration and action on amending the Surprise Municipal Code, Chapter 2, Article II, Section 2-60(a), Attendance, to allow up to three Council Members, including the Mayor, to remotely participate in a City Council Meeting via electronic means, including repealing conflicting ordinances; severability; and declaring an emergency; Ordinance 2020-12 - APPROVED**

Mayor Hall commented that this ordinance so Council Members can participate remotely.

Vice Mayor Judd made the motion to approve Ordinance 2020-12. Council Member Hayden seconded the motion. Six yes votes, one no vote (Winters). Motion carried.

#### **Other Business and Future Agenda Items**

##### **City Council Reports**

Mayor and Council attended and/or reported on the following.

Council Member Sanders - Vista ribbon cutting; thanked the City Manager for what he is doing.

Council Member Remley - echo's Council Member Sanders, great job Tracy Montgomery, stressful week, donations to schools or organizations.

Council Member Duffy - thanked staff in the last few weeks, staffs time on the weekend.

Council Member Winters - to residents, take care of yourselves, serious virus, important to stay home when necessary.

Council Member Hayden - ditto to everything, don't panic, stay home as much as possible until it settles down.

Vice Mayor Judd - echo the same sentiments, great job Tracy, please send concerns to Council.

Mayor Hall - were very concerned appreciative of staff, coordinating with state, feds and county. Reminder that state of the city has been moved to mid-April (electronically). visit surpriseaz.gov for details.

### **Executive Session**

### **Adjournment**

Council Member Winters made the motion to adjourn the Regular City Council Meeting of March 17, 2020 at 6:58 PM. Council Member Remley seconded the motion. Seven yes votes, motion carried.

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Skip Hall, Mayor

### **ATTEST:**

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Sherry Ann Aguilar, City Clerk, MMC

### **CERTIFICATION:**

I, Sherry Ann Aguilar, City Clerk for the City of Surprise, Maricopa County, Arizona, do hereby verify that these are the true and correct minutes of the Regular City Council Meeting of **Tuesday, March 17, 2020.**

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Sherry Ann Aguilar, City Clerk, MMC

**CITY OF SURPRISE**  
**Regular City Council Work Session Minutes**  
**16000 North Civic Center Plaza**  
**Surprise, AZ 85374**

**Tuesday, March 17, 2020 @ 4:00PM**

**Call To Order**

**Roll Call**

Mayor Hall called to order the Regular City Council Work Session of March 17, 2020 at 4:00 PM at Surprise City Hall Council Chambers, 16000 N Civic Center Plaza, Surprise, Arizona 85374. Also in attendance with Mayor Hall were Vice Mayor Judd, Council Members; Winters, Hayden, Duffy, Sanders and Remley.

Staff Present: City Manager, Michael Frazier; City Attorney, Robert Wingo and City Clerk, Sherry Ann Aguilar.

**Pledge of Allegiance**

**Call To The Public**

**Regular City Council Work Session Agenda**

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

**1. Presentation and discussion regarding Chapters 106 and Community Pools of the Land Development Ordinances code update - NO ACTION**

City Planner, Joshua Mike gave a powerpoint presentation regarding this item.

General discussion took place on stakeholders; issues with design standards, proposed regulations and changes.

Andrew Yancey called in to the meeting at 4:42 p.m. to comment on this item.

Mr. Mike summarized several statements to enter into the record on this item.

**Andrew Yancey -**

Josh, Thank you for the update and plugging along under the circumstances. I plan to call in to discuss these matters, but I wanted to provide you a few comments in writing. As you know, I am representing Pulte in this matter.

First, we wanted to share some information about the market in Surprise. Maricopa County has seen the highest increase in homebuilding costs in the nation the 6.5% increase in 2019 was almost twice the national average. And Surprise outpaces most other jurisdictions within the County for increased costs for homebuilding over the last 5 years. Currently there is generally an under-supply of inventory, and we expect increased demand from the millennial generation in the near future. The millennials have generally held off on buying homes longer than previous generations, but nearly 2/3 say they expect to buy in the next 5 years. One of that generations highest priorities is affordability, and they often favor smaller lot sizes even in suburban environments. With these factors in mind, it is important that Surprise ensures a variety of home products are available to make sure to prevent brain drain from the community.

Second, we have significant concerns that the current draft of the LDO has eliminated the PUD tool, and we believe these concerns are shared across the homebuilder community. No matter how well the Code is drafted, it cannot account for each unique piece of land and market conditions. We look forward to working with staff to develop the parameters of a PUD tool, but additional flexibility is necessary for the LDO to be successful and sustain high quality homebuilding in Surprise.

Third, we are concerned about the costs of the community pool requirements both in upfront costs and sustained HOA fees. We want to make sure that an alternative equivalent process is available to provide flexibility for homebuilders to provide the type of centralized amenities appropriate to the location and market for each project.

Finally, we have concerns about the proposed alley requirement, both because it is not desirable from a consumer standpoint and it eats up additional land that could be used for backyards or open space.

I hope to be able to further discuss these items later today.

### **Public comments:**

#### **Jackson Moll –**

Good afternoon Mayor Hall and Council Members:

My name is Jackson Moll. I am the Vice President of Municipal Affairs for the Home Builders Association of Central Arizona (HBACA) and a registered lobbyist with the City of Surprise.

At this afternoon's work session, Staff will be presenting on the status of the City's Land Development Ordinance (LDO) update, including feedback from stakeholders. The Home Builders Association of Central Arizona (HBACA) has been actively involved in these stakeholder meetings and was looking forward to being at the work session this afternoon to provide additional details on our position and lingering concerns. Given the

current circumstances, these written comments will have to suffice. We are hopeful that as the situation improves, we will have a future opportunity to provide in person feedback.

We are very appreciative of the City's effort to work with stakeholders to gather feedback. Joshua Mike and others have done a good job summarizing the concerns that we have raised. We are hopeful that when we can resume these stakeholder meetings that we will be able to continue to work through these remaining issues.

The HBACA believes that the City should strive to achieve two goals with this LDO update. First, the City should ensure that home builders are able to offer a full range of housing products throughout the City from entry-level homes through luxury. As Surprise continues to grow, this will become more and more important to satisfy the housing needs of its residents and employers. Second, the City should seek to minimize the mandated costs on builders to allow them the flexibility to provide the features and amenities that are most desirable to the home buyer. Throughout the home buying process buyers identify those features and amenities within their budget that they most desire. They also identify what they are willing to live with or do without because of budget limitations in order to get those things that they really need. Home builders are in the best position to work with buyers to identify these features their buyers are willing to pay for and what they are not. The City should not substitute its judgment for the home buyer.

As we have worked through the update, we believe a lot of progress has been made on improving the proposed draft, however, there are still issues that remain which must be addressed if Surprise is to have an LDO that is workable for home builders. Below, please find a short list of the more significant remaining issues, including a short summary of the feedback from our members:

(1) Lot dimensions within the various residential zoning districts. Specifically, the City's proposal that the smallest side yard setbacks be 8'/5'. The HBACA and other stakeholders all believe that the City should allow 5/5'. In addition, we believe the proposed lot coverage limitations are far too small.

The additional 3 feet on the side yard setback adds approximately \$10,000 to the cost of the home and adds almost no utility or value to most home buyers. The cost increase is attributed to added land cost, additional sidewalk, roadways, sewer lines, water lines, and reduced lot yield. Buyers would rather this money be spent on other features and amenities, including maximizing their livable square footage. Market research has demonstrated that buyers value space in the back yard, not the side yard.

Housing products come in 5' increments so on a 45' wide lot, a builder would typically put a 35' wide product. This will shrink that down to a 30' wide product, reduce the livable square footage, and making the garage more prominent. While these setbacks are vital to maintain affordability for entry level homes, these five-foot side yard setbacks are not solely for those price points. These types of products are very desirable for move-up homes. We are seeing these types of products, with these setbacks, in the \$400,000 to \$700,000 price points throughout the Valley.

Buyers throughout the Valley, particularly millennials, are increasingly looking for very urban products they can afford and don't require maintenance. By requiring the 8' side yard setback, the City will unnecessarily be restricting these types of products within its community. It is vital to the continued success of Surprise that these types of products be allowed. Before the City makes a determination on the side yard setback issue (and the residential lot dimensions generally), we would like the opportunity to do some further exploration with staff on these types of products that are currently being offered throughout the Valley.

(2) Requirement that all lots less than 50' wide have alley loaded garages. Our observation was that this requirement was largely disfavored at the Planning and Zoning Commission. We recognize that as lots get smaller there can be issues with on-street parking and trash pick-up. While these issues do need to be addressed, requiring that an alley loaded garage is the only way to mitigate these concerns is far too prescriptive. This is a very expensive mandate because it effectively doubles the amount of land set aside for streets and the cost to construct those streets. Alleys are not generally attractive to home buyers because of their appearance, as well as, safety and privacy issues. There are numerous communities in the Valley that have demonstrated that alleys are not necessary for lot sizes less than 50' wide.

(3) Requirement that any subdivision larger than roughly 260 lots or any subdivision with any lots less than 50' wide with a rear yard less than 1,000 sq.ft. would have to build a community swimming pool. The City should not mandate a particular feature that a home buyer has to pay for. Pools will add significant cost to the price of the home, as well as, add to the monthly HOA dues and assessments. Buyers may or may not want to pay for these amenities and the added cost will price a lot of buyers out of being able to purchase a home. We are still compiling the cost estimates, but in general, we are seeing that this mandate will add at a minimum between \$3,000 and \$8,000 to the cost of a home. In addition, larger subdivisions require larger facilities to accommodate the additional people. This means that the per lot costs do not necessarily shrink with additional units. Additional study is required to determine the full extent of the mandate, including land, parking and other related facilities. Moreover, it would likely add between \$12 and \$60 to the monthly HOA dues, just to accommodate the maintenance and operation of the pool, depending on the size of the community. This additional cost would likely bring the total HOA dues to well over \$100 per month. This can be devastating to the attractiveness of a community, particularly, for moderate and middle income families. Builders conduct extensive study and focus group work to determine the types of amenities that are most attractive to the targeted buyer. Surprise would unnecessarily be limiting the types of amenities offered within its community by requiring a swimming pool. Other buyers may want recreation centers, walking trails, dog parks, or green space more than a swimming pool. However, if Surprise adopts this requirement, these other amenities may not be offered to the detriment of the City and its home buyers.

The requirement that a pool be constructed for any subdivision with a single lot less than 50' wide and a rear yard less than 1,000 sq.ft. could potentially make this mandate very expensive. A 20-lot infill subdivision may meet this threshold which would require



the full cost of the pool to be spread out among only 20 home buyers. Plus, a small project (particularly infill) may simply not have the land available without losing too many lots to provide a swimming pool which would render these small projects unachievable.

In addition to these outlined concerns, we have also raised objections to some of the City's general growth principles, no longer allowing the use of PAD/PUD, and the requirements in the chapter on Traditional Neighborhood Development. However, it is our understanding that today's discussion is limited to a discussion on residential districts and swimming pools. We are happy to provide additional input when appropriate. Finally, we would like to request that the City Council provide direction to staff to continue to work with stakeholders on these issues and do further exploration on the types of products, subdivision designs, and amenities that are being successfully offered through the Valley. Surprise's housing needs and desires will likely evolve over time. We need to make sure that the City's LDO can accommodate that evolution.

On behalf of all of our members, thank you very much for the opportunity to provide additional feedback on the updated LDO. The City's stakeholder process has worked well so far. We have no reason to believe that given additional time and discussion (once we can reconvene) that we will not be able to work through these remaining issues. Thank you very much to staff for all its work and willingness to engage with the industry. We will be watching the meeting on the City's website and will respond to any questions or concerns, where appropriate. Please also feel free to contact me directly if you have any questions or if there is any additional information we can provide.

**Jeff Gunderson -**

Good Afternoon Mayor Hall and Council Members.

I wanted to write to you in support of the comments you received today from Jackson Moll at the HBACA (copied for your reference below).

His comments are well thought out and are a compilation of comments he received from myself and my counterparts in the Home Building Industry.

**Jose Castillo -**

Good Evening Mayor and Council,

Richmond American Homes wants to express our support of the letter you have received from the HBACA in regards to the LDO update. We hope we can continue to work together to find solutions that work for both the City and our industries.

Thank you for your time on this matter.

**Dave Garcia -**

You recently received an email from Jackson Moll, VP Municipal Affairs at HBACA outlining our industry's concerns. We agree with points made in Jackson's email.

In light of the Coronavirus circumstance all of us are dealing with we respectfully

request City of Surprise table any action on this matter. The revisions Surprise is considering will have a substantial impact on housing product and families wishing to purchase a new home in the City of Surprise. By deferring any action at this time ensures all stakeholders have ample opportunity to present comments and additional information beyond emails.

Revisions of this magnitude should be properly vetted via written and oral comments.

**2. Presentation and discussion on the City's Regional Transportation Plan (RTP) project with the Maricopa Association of Governments (MAG) - NO ACTION**

Assistant Community Development Director, Lloyd Abrams gave a powerpoint presentation on this item.

Mayor Hall asked for specifics on proposed projects with a color coded map to identify projects and summarized for an easier way to review since there are so many projects.

**Executive Session**

**Adjournment**

Council Member Winters made the motion to adjourn the Regular City Council Work Session of May 17, 2020 at 5:47 PM. Council Member Hayden seconded the motion. Seven yes votes, motion carried.

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Skip Hall, Mayor

ATTEST:

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Sherry Ann Aguilar, City Clerk, MMC

CERTIFICATION:

I, Sherry Ann Aguilar, City Clerk for the City of Surprise, Maricopa County, Arizona, do hereby verify that these are the true and correct minutes of the Regular City Council Work Session of Tuesday, March 17, 2020.

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Sherry Ann Aguilar, City Clerk, MMC



**CITY OF SURPRISE**  
**Regular City Council Meeting**

Council Meeting Date: April 7, 2020  
Submitting Department: City Clerk  
Staff Recommendations: None

Contact Person: Sherry Aguilar  
District: District 6

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Consent: Yes      Regular: No      Public Hearing: No      Report/Discussion: No

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**Agenda Wording:**

Consideration and action to approve a request by Kaleb Ryan Copenhaver (Agent/Owner) for a Series 12 Restaurant liquor license for Reel Pizza Pies located at 13953 W. Waddell Road, #103, Surprise, AZ. 85379.

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**Motion:**

I move to approve a request by Kaleb Ryan Copenhaver (Agent/Owner) for a Series 12 Restaurant liquor license for Reel Pizza Pies located at 13953 W. Waddell Road, #103, Surprise, AZ. 85379.

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**Background:**

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**Objective Analysis:**

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**Policy Compliant:**

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**Financial Impact:**

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**Budget Impact:**

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**FTE Impact:**

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**ATTACHMENTS:**

1. REEL PIZZA PIES CD DEPT MAP
  2. REEL PIZZA PIES CDreport
  3. Reel Pizza Pies\_Memo to ClerkFinance
  4. Reel Pizza Piespolicerreport2
-

# REEL PIZZA PIES

PAD  
ROYAL  
RANCH

IG,  
I-2

PAD  
SIERRA VERDE

RL-5, R1-5

PAD  
ROSEVIEW

CC, C-2

SONG LYNN  
VIETNAMESE CUISINE

RR, R1-43

SITE

Under Review

Nick's Diner II

RL-5, R1-5

PAD  
MARLEY  
PARK

AMC

Amigos Authentic Mexican Gril and Bar

PAD  
SURPRISE  
POINTE

IG, I-2



## COMMUNITY DEVELOPMENT DEPARTMENT

**Date:** March 9, 2020  
**To:** Sherry Aguilar, City Clerk  
**From:** Chris Boyd, Community Development Director  
James Stewart, Zoning Specialist  
**Re:** Liquor License Application for:

**REEL PIZZA PIES  
13953 W. WADDELL RD. #103, SURPRISE, ARIZONA 85379  
SERIES 12 – RESTAURANT – JOB #94943**

The number and series of licenses in close proximity to the subject site are:

1. Fry's Marketplace #674 (Series 9) – 13982 W. Waddell Rd.
2. N & B Pizza (Series 12) – 14010 N. Litchfield Rd.#212
3. Safeway Food & Drug # 2699 (Series # 9) – 13828 W Waddell Rd.
4. Walgreen's #12087 (Series 10) – 13723 N. Litchfield Rd.
5. Song Lynn Vietnamese Cuisine (Series 12) – 13749 N. Litchfield Rd. (Pending)
6. Nicks Diner II (Series 12) – 13765 N. Litchfield Rd. (Not Shown)
7. AMC Surprise Pointe 14 (Series 6) – 13649 N. Litchfield Rd. (Not Shown)
8. Amigos Authentic Mexican Grill and Bar (Series 12) – 13621 N. Litchfield Rd.
9. Uptown Alley II (Series 6) – 13525 N. Litchfield Rd
10. Under Review (Series 12)- 13699 N. Litchfield Rd.
11. Native New Yorker (Series 12) – 13929 W. Waddell Rd.

The immediate area is comprised of commercial establishments. The property is zoned PAD C-2 which is consistent with the proposed use.

Commercial and residential growth is expected to continue growing.

If managed properly, the effects of granting this liquor license on surrounding residences will be minimal. This license will have little to no affect on parking in the area. Staff believes that granting this liquor license will not directly impact the surrounding business and residential areas in a negative way.



# MEMO

Date: 02/28/2020

To: Sherry Aguilar, City Clerk  
Linda Stevens, Deputy City Clerk  
From: Stacie McQuarrie, Fiscal Support Specialist

RE: Liquor License Application – Reel Pizza Pies – 13953 W Waddell Rd #103

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## **Business License Status:**

Application packet to be mailed on 2/28/2020.

Mailing to:

Reel Pizza Pies  
c/o Kaleb Ryan Copenhaver  
13734 N 150<sup>th</sup> Ln  
Surprise AZ 85379

**S U R P R I S E   P O L I C E   D E P A R T M E N T**  
**L I Q U O R   L I C E N S E   A P P L I C A T I O N   R E V I E W**

REFERENCE:

DATE: March 9, 2020

JOB NUMBER - 94943  
Series 12 / Restaurant -New License

APPLICANT:

**Reel Pizza Pies**

13953 W. Waddell Road #103  
Surprise, Arizona 85379

FINDINGS:

- 1) ***Evidence concerning the nature of the proposed business, its potential market and its likely customers.***

Reel Pizza Pies is a fast casual restaurant specializing in pizza, subs and salads. There is a seating capacity of 13 persons with no designated bar area. Food items will also be sold for pick-up and delivery. The potential market should families from Surprise and the surrounding communities.

- 2) ***Effect of vehicular traffic in close proximity.***

Reel Pizza took over the previously occupied Marco's Pizza in the same location, within a small retail plaza whose main tenant is Dunkin' Donuts. There are multiple ingress/egress points on Waddell Road for the plaza. The addition of Reel Pizza Pies should have no altering effect on traffic.

- 3) ***The history for the past five years of liquor violations and reported criminal activity at the proposed premises provided that the applicant has received a detailed report of such activity at lest 20 days before the hearing.***

The previous tenant, Marco's Pizza, was open for approximately two years and there were only one incident of a business alarm. At the Dunkin' Donuts, there was a shoplifting in 2017. In 2019 Dunkin' had an employee arrested for theft, and an arrest for threats by customers toward employees. On March 8<sup>th</sup>, 2020, an employee was fired and subsequently arrested after he assaulted the store manager.

- 4) ***Comparison of hours of operation of the proposed premises to the existing businesses in close proximity.***

Reel Pizza Pies is looking to open for business by the second week of April, 2020. The store hours will be from 11 AM to 9 PM from Sundays to Thursdays and from 11 AM until 10 PM on Fridays and Saturdays. There is also a chiropractor's office in the small plaza, which is open most days from 10 AM to 7 PM. Dunkin' Donuts is open most days from 4 AM to 9 PM, with the only exception being Sundays, when it opens at 5 AM.

- 5) ***Appropriateness of series license requested.***

A series 12 license is appropriate and applicable for the Reel Pizza Pies, per state guidelines for restaurants.

Submitted by Officer Chris Tovar #2059





## CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: April 7, 2020  
Submitting Department: Public Works  
Staff Recommendations: None

Contact Person: Mike Gent, DIRECTOR - PW  
District: District 3

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|              |             |                    |                       |
|--------------|-------------|--------------------|-----------------------|
| Consent: Yes | Regular: No | Public Hearing: No | Report/Discussion: No |
|--------------|-------------|--------------------|-----------------------|

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### **Agenda Wording:**

Consideration and action declaring the City's intent to establish the street light improvement district known as, "City of Surprise, Arizona, Su-Prasada Phase 2A 192 Lighting Improvement District" pursuant to A.R.S. § 48-616 for the purpose of purchasing facilities and energy for lighting the public streets and parks; Resolution # 2020-25.

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### **Motion:**

I move to approve Resolution # 2020-25.

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### **Background:**

The City has verified that the Petition for the proposed street light improvement district contains the signatures of all of the real property owners in the district, exclusive of mortgages and other lien holders.

The City and Arizona Public Service Company ("APS") have approved the street layout and facilities design. The electric rates are established by APS tariff.

The lighting improvements are more than local or ordinary public benefit and the expenses of the district will be paid for by the levy and collection ad valorem taxes based upon the assessed value of all property in the District.

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### **Objective Analysis:**

A SLID is a neighborhood partnership and very common practice in which property owners in a defined area agree to pay the costs to operate and maintain their immediate area's street lights through a property tax. All new developments in the City of Surprise require a SLID. This action will form the SLID boundary for the Tractor Supply Company.

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### **Policy Compliant:**

Surprise Municipal Code requires that street lighting that serves a defined area be paid for through revenues obtained from the specific area being served by such street lighting. In these instances, a Street Light Improvement District (SLID) is formed. The city strives to assure that residents are subject to

only one SLID and that the boundaries of each SLID accurately reflect the service area. This item is consistent with these objectives.

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**Financial Impact:**

Any financial impact on the City is anticipated to be minimal, as the Developer and District will be bearing the costs and expenses of the District and street light improvement facilities.

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**Budget Impact:**

Funding was not included as part of the FY2020 adopted budget. A separate fund will be created to track revenue and expenses once the city starts receiving electric bills from APS for this particular SLID. If the SLID incurs expenses during FY2020, staff will return to request a budget amendment to appropriate the new fund. Regardless, the city will be unable to collect property taxes for this SLID until FY2021, at the earliest.

**FTE Impact:**

This action does not change the full time equivalent count.

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**ATTACHMENTS:**

1. 01 Resolution, Legal and Boundary Map - FS19-542 Tractor Supply
  2. 02 SLID PETITION - Approved
  3. 03 STREET LIGHT PLANS - Approved
  4. 04 SLID Council Exhibit
-

## RESOLUTION # 2020-25

**A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, DECLARING ITS INTENTION TO ESTABLISH A STREET LIGHT IMPROVEMENT DISTRICT TO PURCHASE ENERGY FOR LIGHTING THE PUBLIC STREETS AND PARKS IN THE AREA WITHIN THE CORPORATE LIMITS OF THE CITY OF SURPRISE, ARIZONA DESCRIBED ON EXHIBIT A, ATTACHED HERETO; DECLARING SUCH IMPROVEMENTS TO BE OF MORE THAN LOCAL OR ORDINARY PUBLIC BENEFIT AND THAT THE EXPENSES THEREOF BE PAID FOR BY THE LEVY AND COLLECTION OF AD VALOREM TAXES UPON THE ASSESSED VALUATION OF ALL REAL AND PERSONAL PROPERTY IN A CERTAIN DISTRICT TO BE KNOWN AS "CITY OF SURPRISE, ARIZONA, SU-PRASADA PHASE 2A 192 LIGHTING IMPROVEMENT DISTRICT"; AND ORDERING THAT SUCH IMPROVEMENTS BE PROVIDED FOR UNDER THE PROVISIONS OF SECTION 48-572, ARIZONA REVISED STATUTES.**

**WHEREAS**, the owners, exclusive of mortgagees and other lienholders, of all of the real property (hereinafter referred to as "Petitioner") in the hereinafter described District, acting pursuant to the provisions of Sections 48-615(A) and 48-617(A), Arizona Revised Statutes, have petitioned the Mayor and Council of the City of Surprise, Arizona (hereinafter referred to as "City"), to adopt a resolution of intention (hereinafter referred to as "Resolution") ordering the purchase of energy for the lighting of the public street and parks (hereinafter referred to as "Improvements") for the real property legally described in Exhibit A (such area hereinafter referred to as the "District") with such boundaries as shown in the map in Exhibit B attached hereto pursuant to the provisions of Section 48-576, Arizona Revised Statutes, giving the City immediate jurisdiction to order the improvements pursuant to the provisions of Section 48-581, Arizona Revised Statutes, without the necessity of the publications or posting of this Resolution provided for in Sections 48-578, Arizona Revised Statutes;

**WHEREAS**, the City has verified that Petitioner is the owner, exclusive of mortgagees and other lienholders, of all of the real property included within the boundaries of the District, and;

**WHEREAS**, the Mayor and Council of the City hereby find and determine that they have jurisdiction to adopt this Resolution to order the Improvements pursuant to the provisions of Section 48-576, Arizona Revised Statutes, and have immediate jurisdiction to adopt this Resolution ordering the Improvements pursuant to the provisions of Section 48-581, Arizona Revised Statutes without the necessity of publications and posting of this Resolution as provided for in Section 48-578, Arizona Revised Statutes;

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Surprise, Arizona, as follows.

**Section 1.** The City, after verifying ownership of the real property included within the boundaries of the District, hereby finds the Petitioner is the owner, exclusive of mortgagees and other lienholders, of all of the real property included within the boundaries of the District.

**Section 2.** The name of the District shall be "CITY OF SURPRISE, ARIZONA, SU-PRASADA PHASE 2A 192 LIGHTING IMPROVEMENT DISTRICT."

**Section 3.** The District is formed, and shall exist, pursuant to the provisions of Title 48, Chapter 4, Article 2, Arizona Revised Statutes, and Section 48-616, Arizona Revised Statutes.

**Section 4.** The public interest or convenience requires, and it is the intention of the Mayor and Council of the City to order the Improvement as so described above.

**Section 5.** The Improvements, in the opinion of the Mayor and Council of the City, are of more than local or ordinary public benefit and are of special benefit to the respective lots, pieces and parcels of real property in the District, and the Mayor and Council of the City hereby make and order the expense of the Improvements payable from the levying and collection of ad valorem taxes upon the assessed value of all real and personal property in the District to be known and designated as "City of Surprise, Arizona SU-Prasada Phase 2A 192 Lighting Improvement District" and hereby declare that the District is as legally described on Exhibit A attached hereto with the boundaries as shown in the map in Exhibit B attached hereto. Any public street or alley within the District shall be omitted from the assessment. Any lot belonging to the United States, the State, a county, city, school district or political subdivision or institution of the state or county within the District shall be omitted from the assessment.

**Section 6.** The Superintendent of Streets or equivalent of the City shall not be required to post or cause to be posted notices of the Resolution of Intention. The Clerk of the City shall certify to the passage of this Resolution of Intention but shall not be required to cause the same to be published in a newspaper published and of general circulation in the City.

**Section 7.** The Mayor and Council of the City shall make annual statements and estimates of the expenses of the district, which shall be provided for by the levy and collection of ad valorem taxes upon the assessed value of all the real and personal property in the District; shall publish notice thereof; shall have hearings thereon; and shall adopt them at the times and in the manner provided for incorporated cities and towns by the applicable portions of Section 42-17101, et seq., 42-17152, Arizona Revised Statutes. The Mayor and Council of the City shall, on or before the third Monday in August of each year, fix, levy and assess the amount to be raised by ad valorem taxes upon all of the property of the District and collect, as Maricopa County, Arizona (the "County") taxes are collected, the amounts shown by the statements and estimates as adopted by the Mayor and Council of the City. All statutes providing for the levy and collection of State of Arizona and County taxes, shall be applicable to District taxes as provided to be levied under Section 48-616, Arizona Revised Statutes.

**Section 8.** The District shall not be authorized to issue bonds and no assessment for District purposes against the property within the District shall exceed One Dollar and Twenty Cents (\$1.20) per each hundred dollars of taxable valuation thereof in any year.

**Section 9.** The District shall not engage in any activity other than as provided in Section 48-616, Arizona Revised Statutes, i.e., contracting for and purchasing of energy for street and public park lighting.

**Section 10.** The formation of the District shall not be considered as preventing the subsequent establishment of improvement districts for any other purpose authorized by law, including improvement districts for the purpose of construction street lighting facilities within any part or all of the same territory as the District.

**Section 11.** The type of lighting facilities to be installed in the District and the locations thereof shall consist of those lighting facilities and locations described in the petition submitted by Petitioner, or as may be approved by the City.

**Section 12.** The rate to be paid for purchasing the energy for the District shall be the rate described in the petition submitted by Petitioner, or as may be approved by the Arizona Public Service Company.

**Section 13.** Any resolutions or parts of resolutions in conflict with the provisions of this Resolution are hereby repealed.

**APPROVED AND ADOPTED** this \_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
Skip Hall, Mayor

Attest:

Approved as to form:

\_\_\_\_\_  
Sherry Aguilar, City Clerk

\_\_\_\_\_  
Robert Wingo, City Attorney

## EXHIBIT 'A'

### S.L.I.D. LEGAL DESCRIPTION

A PORTION OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 3 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, IN MARICOPA COUNTY, ARIZONA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER OF SECTION 12. SAID POINT BEING 26.00 FEET NORTHERLY OF THE INTERSECTION OF COTTON LANE AND GREENWAY BLVD.;

THENCE SOUTH 00°24'50" WEST ALONG THE WEST LINE OF SAID NORTHWEST QUARTER OF SECTION 12, A DISTANCE OF 899.81 FEET TO THE TRUE POINT OF BEGINNING.

THENCE SOUTH 89°35'10" EAST A DISTANCE OF 55.33 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF COTTON LANE, AND THE NORTHWESTERLY MOST POINT OF LOT 2 OF THE PLAT OF RECORD "LOTS 7, 8 AND CUSTER LANE OF PRASADA - PHASE 2A WEST" AS RECORDED IN BOOK 1014 AT PAGE 26, MARICOPA COUNTY RECORDER'S OFFICE.

THENCE SOUTH 89°47'30" EAST A DISTANCE OF 472.63 FEET TO THE NORTHWEST CORNER OF LOT 3 OF SAID PLAT;

THENCE ALONG, AND EXTENDING BEYOND THE WEST LINE OF SAID LOT 3, SOUTH 01°12'30" EAST A DISTANCE OF 345.07 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF CUSTER LANE;

THENCE SOUTH 15°51'40" WEST A DISTANCE OF 24.50 FEET TO A POINT ON THE MONUMENT LINE OF SAID CUSTER LANE;

THENCE NORTH 74°08'20" WEST A DISTANCE OF 64.44 FEET TO A POINT OF CURVATURE TO THE LEFT;

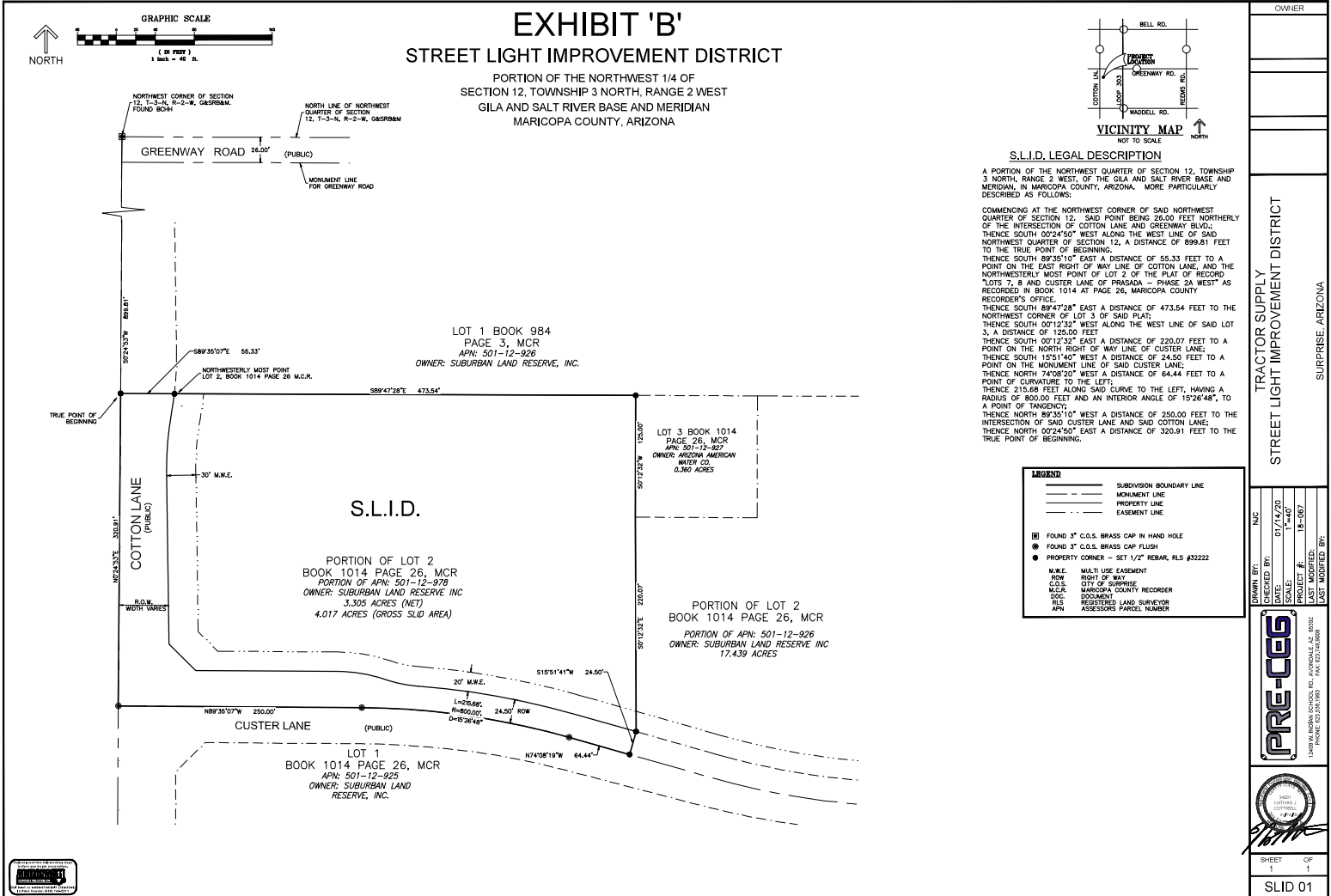
THENCE 215.68 FEET ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 800.00 FEET AND AN INTERIOR ANGLE OF 15°26'48", TO A POINT OF TANGENCY;

THENCE NORTH 89°35'10" WEST A DISTANCE OF 250.00 FEET TO THE INTERSECTION OF SAID CUSTER LANE AND SAID COTTON LANE;

THENCE NORTH 00°24'50" EAST A DISTANCE OF 320.91 FEET TO THE TRUE POINT OF BEGINNING.



EXPIRES: 09/30/2020



## STREET LIGHT IMPROVEMENT DISTRICT PETITION

TO THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE:

We, the undersigned, are all or a majority of the real property owners, exclusive of mortgagees and other lienholders, within the district named below. We petition the City Council of the City of Surprise, Arizona, to establish a street light improvement district under Arizona Revised Statutes (A.R.S.) §48-571 to 48-622, and any amendments, and specifically A.R.S. §48-615 to 48-617, to purchase electricity for lighting the public streets and/or parks within the district whose boundaries and area is described in Exhibits A and B attached hereto. This petition includes a charge for maintaining the lighting facilities.

It is hereby requested that, in compliance with the Arizona Revised Statutes, the City Council adopt a Resolution of Intention to order the proposed improvements, and that unless protests are received pursuant to A.R.S. §48-579 sufficient to bar further proceedings, the City Council proceed with the improvements petitioned for herein.

**Expenses of the District (PICK ONE)**

- ☒ shall be paid by the levy and collection of ad valorem taxes upon assessed value of all property in the District
- ☐ shall be paid by the levy and collection of equal apportionment of taxes based on the number and classification of properties within the District.

Public convenience, necessity and welfare will be promoted by the establishment of the District and the real property within the District will be benefited by the District. Additional street lighting facilities may be installed and included in the District, at no investment cost to the District, as directed by the City and as approved by Arizona Public Service and the City Engineer.

WHEREFORE, we respectfully ask that this Petition be properly filed and that the Mayor and Council of the City adopt the Resolution and take such other action as is proper, necessary and appropriate to form the District and to fulfill the purposes for which the District is organized, as the Mayor and Council believe is proper and necessary.

The name of the proposed street light improvements district shall be:  
SU-PrasadaPhase2A192

*(Leave Blank - to be assigned by City staff)*

PETITIONERS: Please print and sign your name

| PRINT BUSINESS/<br>PETITIONER'S NAME                   | ADDRESS OF PROPERTY<br>OWNED WITHIN DISTRICT | ASSESSOR<br>PARCEL # | SIGNATURE                 |
|--------------------------------------------------------|----------------------------------------------|----------------------|---------------------------|
| William C Ronalter for Surprise Development Group, LLC | 17050 W Custer Lane, Surprise AZ 85388       | 501-12-978           | <i>William C Ronalter</i> |
|                                                        |                                              |                      |                           |
|                                                        |                                              |                      |                           |
|                                                        |                                              |                      |                           |





**RATE SCHEDULE E-58  
CLASSIFIED SERVICE  
STREET LIGHTING SERVICE**

AVAILABILITY

This rate schedule is applicable to those portions of cities, towns and unincorporated communities in which the Company does a general retail electric business and where the Company has installed a multiple or series street lighting system of adequate capacity for the service to be rendered.

DESCRIPTION

E-58 is a rate that is applicable for lighting public streets, alleys, thoroughfares, public parks and playgrounds from dusk to dawn by use of Company's facilities.

TIME PERIODS

Dusk: Time between sunset and full night when photocontrol senses the lack of sufficient sunlight and turns on the lights.  
Dawn: The time between full night and sunrise when a photocontrol senses sufficient sunlight to turn off lights.

CHARGES

The monthly bill will consist of the following charges, plus adjustments.

I. FIXTURES (Includes Mounting Arm, if Applicable)

|                  | Lumen      | Watts | kWh | CHARGES               |                      |
|------------------|------------|-------|-----|-----------------------|----------------------|
|                  |            |       |     | Investment by Company | Investment by Others |
| A. Acorn         | 3,835 LED  | 75    | 26  | \$21.63               | \$7.59               |
|                  | 4,796 LED  | 75    | 26  | \$17.38               | \$6.46               |
|                  | 5,003 LED  | 100   | 35  | \$23.45               | \$8.71               |
|                  | 5,904 LED  | 100   | 35  | \$23.03               | \$8.60               |
|                  | 6000 IND   | 85    | 29  | \$19.24               | \$5.14               |
| B. Architectural | 6,200 IND  | 85    | 29  | \$10.13               | \$3.93               |
|                  | 8,400 IND  | 100   | 34  | \$10.69               | \$4.36               |
|                  | 10,200 IND | 120   | 41  | \$11.75               | \$4.99               |
|                  | 13,000 IND | 150   | 52  | \$12.98               | \$5.93               |
|                  | 20,500 IND | 200   | 69  | \$14.78               | \$7.37               |
|                  | 22,500 IND | 265   | 91  | \$17.63               | \$9.28               |
|                  | 3,300 LED  | 43    | 15  | \$10.24               | \$3.79               |
|                  | 3,800 LED  | 32    | 12  | \$7.73                | \$2.92               |
|                  | 3,900 LED  | 32    | 12  | \$9.96                | \$3.51               |
|                  | 4,050 LED  | 63    | 22  | \$18.63               | \$6.52               |
|                  | 4,100 LED  | 45    | 16  | \$10.34               | \$3.89               |
|                  | 4,800 LED  | 41    | 15  | \$8.27                | \$3.27               |
|                  | 5,000 LED  | 41    | 15  | \$9.61                | \$3.62               |



**RATE SCHEDULE E-58  
CLASSIFIED SERVICE  
STREET LIGHTING SERVICE**

|          | CHARGES    |       |     |                             |                            |
|----------|------------|-------|-----|-----------------------------|----------------------------|
|          | Lumen      | Watts | kWh | Investment<br>by<br>Company | Investment<br>by<br>Others |
|          | 5,100 LED  | 60    | 21  | \$10.18                     | \$4.19                     |
|          | 5,300 LED  | 67    | 24  | \$10.47                     | \$4.48                     |
|          | 5,800 LED  | 94    | 32  | \$17.81                     | \$5.16                     |
|          | 5,890 LED  | 89    | 31  | \$20.56                     | \$7.66                     |
|          | 6,000 LED  | 62    | 22  | \$18.63                     | \$6.52                     |
|          | 6,000 LED  | 67    | 24  | \$19.89                     | \$6.99                     |
|          | 6,400 LED  | 89    | 31  | \$17.89                     | \$5.10                     |
|          | 6,810 LED  | 101   | 35  | \$18.89                     | \$7.50                     |
|          | 7,100 LED  | 62    | 22  | \$19.70                     | \$6.80                     |
|          | 7,400 LED  | 127   | 44  | \$20.42                     | \$6.34                     |
|          | 7,500 LED  | 73    | 26  | \$20.08                     | \$7.18                     |
|          | 7,700 LED  | 86    | 30  | \$18.41                     | \$7.02                     |
|          | 8,200 LED  | 88    | 31  | \$10.45                     | \$4.97                     |
|          | 8,200 LED  | 95    | 33  | \$11.87                     | \$5.48                     |
|          | 8,300 LED  | 72    | 25  | \$17.93                     | \$6.54                     |
|          | 8,300 LED  | 106   | 37  | \$12.45                     | \$5.91                     |
|          | 8,500 LED  | 88    | 31  | \$11.69                     | \$5.30                     |
|          | 9,020 LED  | 139   | 48  | \$22.94                     | \$9.47                     |
|          | 9,200 LED  | 139   | 48  | \$25.60                     | \$7.30                     |
|          | 9,900 LED  | 130   | 45  | \$13.82                     | \$6.84                     |
|          | 10,000 LED | 93    | 32  | \$21.43                     | \$7.96                     |
|          | 10,000 LED | 113   | 39  | \$13.26                     | \$6.28                     |
|          | 10,600 LED | 126   | 44  | \$22.56                     | \$9.09                     |
|          | 11,100 LED | 108   | 38  | \$12.76                     | \$6.07                     |
|          | 11,500 LED | 108   | 38  | \$13.16                     | \$6.18                     |
|          | 12,300 LED | 203   | 70  | \$25.48                     | \$8.85                     |
|          | 12,900 LED | 119   | 41  | \$22.31                     | \$8.82                     |
|          | 13,260 LED | 202   | 70  | \$27.11                     | \$12.12                    |
|          | 13,620 LED | 202   | 70  | \$28.49                     | \$9.24                     |
|          | 14,000 LED | 171   | 59  | \$26.07                     | \$11.08                    |
|          | 15,000 LED | 136   | 47  | \$24.93                     | \$9.94                     |
|          | 15,400 LED | 144   | 50  | \$25.21                     | \$10.22                    |
|          | 18,300 LED | 162   | 56  | \$16.13                     | \$8.22                     |
|          | 19,200 LED | 257   | 89  | \$26.87                     | \$13.38                    |
|          | 20,000 LED | 258   | 89  | \$26.87                     | \$13.38                    |
|          | 20,300 LED | 193   | 67  | \$17.17                     | \$9.26                     |
|          | 21,000 LED | 193   | 67  | \$24.77                     | \$11.28                    |
| C. Cobra | 6,200 IND  | 75    | 26  | \$10.54                     | \$3.77                     |
|          | 6,400 IND  | 85    | 29  | \$8.97                      | \$3.78                     |
|          | 8,000 IND  | 88    | 30  | \$10.47                     | \$4.04                     |
|          | 8,400 IND  | 100   | 34  | \$9.70                      | \$4.24                     |
|          | 10,200 IND | 120   | 41  | \$10.44                     | \$4.81                     |



**RATE SCHEDULE E-58  
CLASSIFIED SERVICE  
STREET LIGHTING SERVICE**

|                          |  |              |            | CHARGES                     |                            |         |         |         |
|--------------------------|--|--------------|------------|-----------------------------|----------------------------|---------|---------|---------|
|                          |  |              |            | Investment<br>by<br>Company | Investment<br>by<br>Others |         |         |         |
|                          |  |              |            | Lumen                       | Watts                      | kWh     |         |         |
| C. Cobra                 |  |              |            | 13,000 IND                  | 150                        | 52      | \$11.50 | \$5.73  |
|                          |  |              |            | 15,250 IND                  | 200                        | 69      | \$13.86 | \$7.25  |
|                          |  |              |            | 22,500 IND                  | 250                        | 86      | \$18.55 | \$9.06  |
|                          |  | Gray / Bronz | 3,500 IND  | 55                          | 19                         | \$10.50 | \$3.27  |         |
|                          |  |              |            | 6,000 LED                   | 95                         | 33      | \$17.05 | \$5.13  |
|                          |  |              |            | 8,700 LED                   | 142                        | 49      | \$19.17 | \$6.53  |
|                          |  |              |            | 9,600 LED                   | 157                        | 54      | \$20.40 | \$7.04  |
|                          |  |              |            | 11,600 B-LED                | 181                        | 62      | \$19.03 | \$7.44  |
|                          |  | Gray / Bronz | 3,300 LED  | 43                          | 15                         | \$9.00  | \$2.79  |         |
|                          |  | Gray / Bronz | 5,300 LED  | 67                          | 23                         | \$10.45 | \$3.54  |         |
|                          |  | Gray / Bronz | 8,300 LED  | 106                         | 37                         | \$13.55 | \$4.94  |         |
|                          |  | Gray / Bronz | 10,500 LED | 130                         | 45                         | \$15.08 | \$5.69  |         |
|                          |  | Gray / Bronz | 20,000 LED | 258                         | 89                         | \$26.21 | \$10.27 |         |
| D. Decorative<br>Transit |  |              |            | 5,300 LED                   | 75                         | 26      | \$28.44 | \$6.12  |
|                          |  |              |            | 8,300 LED                   | 100                        | 34      | \$30.45 | \$6.97  |
|                          |  |              |            | 8,147 LED                   | 75                         | 26      | \$35.76 | \$11.36 |
|                          |  |              |            | 9,522 LED                   | 100                        | 35      | \$36.14 | \$12.09 |
|                          |  |              |            | 10,500 LED                  | 150                        | 52      | \$32.69 | \$8.52  |
|                          |  |              |            | 14,896 LED                  | 150                        | 52      | \$39.98 | \$14.29 |
|                          |  | Double       | 8,147 LED  | 75                          | 26                         | \$64.74 | \$18.96 |         |
|                          |  | Double       | 9,522 LED  | 100                         | 35                         | \$64.67 | \$19.58 |         |
|                          |  | Double       | 14,896 LED | 100                         | 52                         | \$70.67 | \$22.32 |         |
|                          |  | Copper       | 6,000 IND  | 85                          | 29                         | \$18.87 | \$5.09  |         |
|                          |  | Gray / Black | 8,000 IND  | 88                          | 30                         | \$14.86 | \$4.62  |         |
|                          |  | Gray / Black | 4,350 LED  | 86                          | 30                         | \$13.48 | \$4.44  |         |
|                          |  |              |            |                             |                            |         |         |         |
| E. Flood                 |  |              |            | 14,470 LED                  | 148                        | 51      | \$23.93 | \$9.95  |
|                          |  |              |            | 16,000 LED                  | 125                        | 43      | \$23.17 | \$9.19  |
| F. Pendant               |  |              |            | 8,678 LED                   | 75                         | 26      | \$26.36 | \$8.85  |
|                          |  |              |            | 13,964 LED                  | 100                        | 35      | \$27.84 | \$9.88  |
| G. Post Top              |  |              |            | 4,350 LED                   | 86                         | 30      | \$13.43 | \$5.69  |
|                          |  |              |            | 6,400 LED                   | 30                         | 30      | \$13.43 | \$5.69  |
|                          |  |              |            | 6,600 LED                   | 83                         | 29      | \$13.33 | \$5.59  |
| H. Roadway               |  |              |            | 3,300 LED                   | 43                         | 15      | \$9.46  | \$3.58  |
|                          |  |              |            | 3,800 LED                   | 32                         | 12      | \$7.24  | \$2.79  |
|                          |  |              |            | 3,900 LED                   | 32                         | 12      | \$9.18  | \$3.30  |
|                          |  |              |            | 4,100 LED                   | 45                         | 16      | \$9.56  | \$3.68  |
|                          |  |              |            | 4,800 LED                   | 41                         | 15      | \$7.76  | \$3.13  |
|                          |  |              |            | 5,000 LED                   | 41                         | 15      | \$9.12  | \$3.49  |
|                          |  |              |            | 5,100 LED                   | 60                         | 21      | \$9.69  | \$4.06  |
|                          |  |              |            | 5,300 LED                   | 67                         | 24      | \$9.98  | \$4.35  |
|                          |  |              |            | 8,200 LED                   | 88                         | 31      | \$9.72  | \$4.77  |



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STREET LIGHTING SERVICE**

|  |            |     |    |         |         |
|--|------------|-----|----|---------|---------|
|  | 8,200 LED  | 95  | 33 | \$11.36 | \$5.34  |
|  | 8,300 LED  | 106 | 37 | \$11.74 | \$5.72  |
|  | 8,500 LED  | 88  | 31 | \$11.18 | \$5.16  |
|  | 9,900 LED  | 130 | 45 | \$13.31 | \$6.70  |
|  | 10,000 LED | 113 | 39 | \$12.75 | \$6.14  |
|  | 11,100 LED | 108 | 38 | \$12.03 | \$5.88  |
|  | 11,500 LED | 108 | 38 | \$12.65 | \$6.04  |
|  | 18,300 LED | 162 | 56 | \$15.23 | \$7.98  |
|  | 19,200 LED | 257 | 89 | \$19.11 | \$11.32 |
|  | 20,000 LED | 258 | 89 | \$19.11 | \$11.32 |
|  | 20,300 LED | 193 | 67 | \$16.27 | \$9.02  |
|  | 21,000 LED | 193 | 67 | \$17.01 | \$9.22  |

|                                 |            |     |     |         |         |
|---------------------------------|------------|-----|-----|---------|---------|
| FROZEN                          | 4,000 INC  | 295 | 103 | \$10.54 | \$5.89  |
|                                 | 7,000 MV   | 175 | 73  | \$13.65 | \$7.83  |
|                                 | 11,000 MV  | 250 | 96  | \$17.09 | \$10.43 |
|                                 | 20,000 MV  | 400 | 150 | \$26.84 | \$15.21 |
| FROZEN<br>ACORN                 | 9,500 HPS  | 100 | 41  | \$29.14 | \$9.93  |
|                                 | 16,000 HPS | 150 | 69  | \$32.35 | \$12.55 |
| FROZEN<br>ARCHITECTURAL         | 9,500 HPS  | 100 | 41  | \$16.56 | \$7.90  |
|                                 | 16,000 HPS | 150 | 69  | \$19.77 | \$19.34 |
|                                 | 30,000 HPS | 250 | 99  | \$22.95 | \$13.57 |
|                                 | 50,000 HPS | 400 | 153 | \$28.32 | \$19.53 |
|                                 | 14,000 MH  | 175 | 72  | \$23.17 | \$12.70 |
|                                 | 21,000 MH  | 250 | 101 | \$26.31 | \$15.66 |
|                                 | 36,000 MH  | 400 | 159 | \$32.89 | \$21.54 |
|                                 | 8,000 LPS  | 55  | 30  | \$24.08 | \$10.58 |
|                                 | 13,500 LPS | 90  | 50  | \$28.39 | \$12.76 |
|                                 | 22,500 LPS | 135 | 72  | \$32.43 | \$15.56 |
| FROZEN<br>COBRA<br>ROADWAY      | 33,000 LPS | 180 | 90  | \$39.01 | \$18.33 |
|                                 | 5,800 HPS  | 70  | 29  | \$9.40  | \$5.56  |
|                                 | 9,500 HPS  | 100 | 41  | \$11.07 | \$6.81  |
|                                 | 16,000 HPS | 150 | 69  | \$13.86 | \$9.50  |
| FROZEN<br>COBRA<br>ROADWAY      | 30,000 HPS | 250 | 99  | \$16.72 | \$12.35 |
|                                 | 50,000 HPS | 400 | 153 | \$22.69 | \$17.63 |
|                                 | 14,000 MH  | 175 | 72  | \$16.12 | \$10.99 |
|                                 | 21,000 MH  | 250 | 101 | \$18.84 | \$13.67 |
|                                 | 36,000 MH  | 400 | 159 | \$24.81 | \$18.99 |
| FROZEN<br>DECORATIVE<br>TRANSIT | 8,000 FL   | 100 | 38  | \$18.53 | \$5.43  |
|                                 | 9,500 HPS  | 100 | 41  | \$39.95 | \$11.96 |
|                                 | 16,000 HPS | 150 | 69  | \$39.72 | \$13.36 |
| FROZEN<br>FLOOD                 | 30,000 HPS | 250 | 99  | \$45.74 | \$17.26 |
|                                 | 30,000 HPS | 250 | 99  | \$22.20 | \$13.79 |
|                                 | 50,000 HPS | 400 | 153 | \$27.53 | \$19.14 |
|                                 | 21,000 MH  | 250 | 101 | \$23.69 | \$14.58 |
| FROZEN Colonial Gray            | 36,000 MH  | 400 | 159 | \$28.89 | \$19.76 |
|                                 | 8,000 FL   | 100 | 38  | \$19.97 | \$5.64  |



**RATE SCHEDULE E-58  
CLASSIFIED SERVICE  
STREET LIGHTING SERVICE**

|          |                |           |     |    |         |         |
|----------|----------------|-----------|-----|----|---------|---------|
| POST TOP | Colonial Gray  | 9,500 HPS | 100 | 41 | \$11.42 | \$7.16  |
|          | Colonial Black | 9,500 HPS | 100 | 41 | \$13.15 | \$7.41  |
|          | Decorative     | 9,500 HPS | 100 | 41 | \$34.97 | \$11.03 |

**NOTES:**

1. Investment by Company. These rates are applicable where the Company provides the initial investment to purchase and install all facilities necessary for street lighting service. The Company will own, operate, and maintain the street lighting system.
2. Investment by Others. These rates are applicable in those instances where the requesting entity or individual purchases and installs the street lighting facilities at their own expense and in accordance with Company specifications. These rates will also apply in the instance where the Customer provides a non-refundable advance to the Company to cover the Company's cost of purchasing and installing the street lighting system. The Company retains ownership of the street lighting system and provides operation and maintenance for all facilities.
3. Listed kWhs reflect the assigned monthly energy usage for each type of fixture and are used to determine any applicable transmission, system benefit, distribution, energy, and adjustment charges.
4. HPS = High Pressure Sodium
5. MH = Metal Halide
6. LPS = Low Pressure Sodium
7. FL = Fluorescent
8. INC = Incandescent. Incandescent lighting charges are applicable and available only to those Customers being served and those installations in service on November 1, 1986.
9. MV = Mercury Vapor. Mercury Vapor lighting charges are applicable and available only to those Customers being served and those installation in service on November 1, 1986 in accordance with A.R.S. §49-1104(A).
10. LED = Light Emitting Diode
11. IND = Induction



**RATE SCHEDULE E-58  
CLASSIFIED SERVICE  
STREET LIGHTING SERVICE**

**II. POLES**

|                                         |                    |                       |         | CHARGES                     |                            |        |
|-----------------------------------------|--------------------|-----------------------|---------|-----------------------------|----------------------------|--------|
|                                         |                    |                       |         | Investment<br>by<br>Company | Investment<br>by<br>Others |        |
| A. Anchor Base<br>Mounted<br>(Flush)    | Round Steel        | 1 Simplex<br>Adapter  | Height  |                             |                            |        |
|                                         |                    |                       | 12 ft.  | \$13.11                     | \$1.81                     |        |
|                                         |                    |                       | 22 ft.  | \$14.75                     | \$2.03                     |        |
|                                         |                    |                       | 25 ft.  | \$15.97                     | \$2.21                     |        |
|                                         |                    |                       | 30 ft.  | \$18.34                     | \$2.52                     |        |
|                                         |                    | 32 ft.                | \$19.27 | \$2.55                      |                            |        |
|                                         |                    | 2 Simplex<br>Adapters | 12 ft.  | \$13.98                     | \$1.93                     |        |
|                                         |                    |                       | 22 ft.  | \$16.06                     | \$2.22                     |        |
|                                         |                    |                       | 25 ft.  | \$16.75                     | \$2.31                     |        |
|                                         |                    |                       | 30 ft.  | \$19.47                     | \$2.68                     |        |
|                                         | 32 ft.             |                       | \$20.77 | \$2.87                      |                            |        |
|                                         | Square Steel       | 5"                    | 13 ft.  | \$15.03                     | \$2.06                     |        |
|                                         |                    |                       | 15 ft.  | \$13.43                     | \$1.85                     |        |
|                                         |                    |                       | 23 ft.  | \$15.93                     | \$2.19                     |        |
|                                         |                    |                       | 25 ft.  | \$17.51                     | \$2.41                     |        |
|                                         |                    |                       | 28 ft.  | \$19.44                     | \$2.67                     |        |
|                                         |                    |                       | 32 ft.  | \$19.33                     | \$2.66                     |        |
|                                         | Concrete           |                       | 12 ft.  | \$44.79                     | \$6.17                     |        |
|                                         | Fiberglass         |                       | 12 ft.  | \$37.93                     | \$5.22                     |        |
|                                         | Decorative Transit |                       | 4"      | 16 ft.                      | \$36.98                    | \$5.10 |
|                                         | Decorative Transit |                       | 6"      | 30 ft.                      | \$71.39                    | \$9.83 |
|                                         | Hinged Poles       |                       | Square  | 15 ft.                      | \$14.21                    | \$1.16 |
| Round                                   |                    |                       | 19 ft.  | \$12.85                     | \$1.05                     |        |
| B. Anchor Base<br>Mounted<br>(Pedestal) | Round Steel        | 1 Simplex<br>Adapter  | 12 ft.  | \$12.61                     | \$1.73                     |        |
|                                         |                    |                       | 22 ft.  | \$14.26                     | \$1.96                     |        |
|                                         |                    |                       | 25 ft.  | \$15.46                     | \$2.13                     |        |
|                                         |                    |                       | 30 ft.  | \$17.85                     | \$2.47                     |        |
|                                         |                    |                       | 32 ft.  | \$18.75                     | \$2.58                     |        |
|                                         |                    | 2 Simplex<br>Adapters | 12 ft.  | \$13.47                     | \$1.85                     |        |
|                                         |                    |                       | 22 ft.  | \$15.05                     | \$2.06                     |        |
|                                         |                    |                       | 25 ft.  | \$16.24                     | \$2.23                     |        |
|                                         |                    |                       | 30 ft.  | \$18.97                     | \$2.60                     |        |
|                                         |                    |                       | 32 ft.  | \$20.26                     | \$2.79                     |        |
|                                         |                    | 3 Bolt                | 32 ft.  | \$23.28                     | \$3.20                     |        |
|                                         |                    | Square Steel          | 5"      | 13 ft.                      | \$14.54                    | \$2.01 |
|                                         |                    |                       |         | 15 ft.                      | \$14.86                    | \$2.03 |
|                                         |                    |                       |         | 23 ft.                      | \$15.43                    | \$2.13 |
|                                         | 25 ft.             |                       |         | \$17.02                     | \$2.36                     |        |
|                                         | 28 ft.             |                       |         | \$18.91                     | \$2.60                     |        |
|                                         | 32 ft.             |                       |         | \$19.63                     | \$2.69                     |        |



**RATE SCHEDULE E-58  
CLASSIFIED SERVICE  
STREET LIGHTING SERVICE**

**II POLES (cont)**

|                                                            |                                             | CHARGES                    |                       |                      |
|------------------------------------------------------------|---------------------------------------------|----------------------------|-----------------------|----------------------|
|                                                            |                                             | Height                     | Investment by Company | Investment by Others |
| C. Direct Bury                                             | Round Steel                                 | 19 ft.                     | \$19.84               | \$2.74               |
|                                                            |                                             | 30 ft.                     | \$15.49               | \$2.87               |
|                                                            |                                             | 38 ft.                     | \$18.90               | \$2.94               |
|                                                            |                                             | Self 40 ft.                | \$23.28               | \$3.69               |
|                                                            |                                             | Stepped 25 ft.             | \$53.55               | \$4.37               |
|                                                            |                                             | 32 ft.                     | \$56.40               | \$4.60               |
|                                                            |                                             | 49 ft.                     | \$70.00               | \$9.65               |
|                                                            | Square Steel                                | 4" 34 ft.                  | \$17.09               | \$2.96               |
|                                                            |                                             | 5" 20 ft.                  | \$16.23               | \$2.68               |
|                                                            |                                             | 30 ft.                     | \$16.92               | \$2.79               |
|                                                            |                                             | 38 ft.                     | \$18.36               | \$3.19               |
|                                                            |                                             | 8" 28 ft.                  | \$30.64               | \$2.49               |
|                                                            |                                             | 32 ft.                     | \$32.03               | \$2.62               |
|                                                            |                                             | Decorative Transit 41 ft 6 | \$22.05               | \$3.24               |
|                                                            | Decorative Transit                          | 47 ft.                     | \$27.47               | \$4.04               |
|                                                            | Steel Distribution Pole (for lighting only) | 35 ft.                     | \$25.36               | \$3.34               |
| D. Post Top                                                | Decorative Transit Anchor Base              | 16 ft.                     | \$37.77               | \$5.19               |
|                                                            | Gray Steel/Fiberglass                       | 23 ft.                     | \$13.10               | \$2.15               |
|                                                            | Black Steel                                 | 23 ft.                     | \$14.44               | \$2.38               |
| E. Existing distribution pole suitable for streetlight use |                                             |                            | \$1.59                | --                   |
| F. FROZEN                                                  | Wood Poles                                  | 30 ft.                     | \$9.64                | \$1.67               |
|                                                            |                                             | 35 ft.                     | \$9.64                | \$1.59               |

**NOTE:** The monthly rate for all new poles includes up to 300 feet of overhead secondary wire, or up to 300 feet of underground secondary wire if the Customer provides earthwork and conduit (excluding the underground to overhead transition).

**III. ANCHOR BASE**

|             |                               | CHARGES  |                       |                      |
|-------------|-------------------------------|----------|-----------------------|----------------------|
|             |                               | Height   | Investment by Company | Investment by Others |
| A. Flush    |                               | 4 ft.    | \$10.67               | \$1.47               |
|             |                               | 6 ft.    | \$12.73               | \$2.21               |
| B. Pedestal |                               | 8 ft.    | \$14.59               | \$2.54               |
|             | For 32' Round Steel Pole only | 4 ft. 6" | \$10.12               | \$1.75               |



**RATE SCHEDULE E-58  
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**IV. CHARGES FOR OPTIONAL OR ADDITIONAL EQUIPMENT**

|                              |                                               | CHARGE        |
|------------------------------|-----------------------------------------------|---------------|
|                              |                                               | Company Owned |
| <b>FROZEN</b>                |                                               |               |
| Underground Circuit Charges: |                                               |               |
| a.                           | Per foot of cable, installed under paving     | \$0.17000     |
| b.                           | Per foot of cable, not installed under paving | \$0.06000     |

**V. DETERMINATION OF CHARGES FOR NEW EQUIPMENT**

Monthly charges for new lighting fixtures, poles and other equipment not included in Sections I, II, or III above will be determined by the Company using the following method:

| <b>Step 1</b> Determination of Charges for each Charge Type |                               |   |                               |   |           |   | Monthly Fixed Charge Rate |
|-------------------------------------------------------------|-------------------------------|---|-------------------------------|---|-----------|---|---------------------------|
| Charge Type                                                 | Monthly Charge                |   | Cost Inputs<br>Equipment Cost |   | PV Factor |   |                           |
| 1                                                           | Carrying Cost (fixtures)      | = | (installed)                   | x | NA        | x | 1.518%                    |
|                                                             |                               |   | Equipment Cost                |   |           |   |                           |
| 2                                                           | Carrying Cost (poles)         | = | (installed)                   | x | NA        | x | 1.296%                    |
|                                                             |                               |   | Equipment Cost                |   |           |   |                           |
| 3                                                           | Fixture Replacement Cost      | = | Equipment Cost (installed)    | x | 0.257     | x | 1.518%                    |
| 4                                                           | Pole, Anchor Replacement Cost | = | Equipment Cost (installed)    | x | 0.110     | x | 1.296%                    |
| 5                                                           | Lighting O&M                  | = | O&M Cost (lifecycle)          | x | 0.427     | x | 1.518%                    |
| Charge Type                                                 | Monthly Charge                |   | kWh Input                     |   | \$/kWh    |   |                           |
| 6                                                           | Generation                    | = | kWh per month                 | x | 0.06760   |   |                           |
| 7                                                           | T&D, RCS, SB                  | = | kWh per month                 | x | 0.02738   |   |                           |





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**Step 2**      **Determination of Total Monthly Charge**  
The total monthly charge will be the summation of the charges for each applicable charge type

| <u>Equipment</u>        | <u>Charge Type</u> |
|-------------------------|--------------------|
| Fixture - IBC           | 1,5,6,7            |
| Fixture - IBO           | 3,5,6,7            |
| Pole, Anchor Base - IBC | 2                  |
| Pole, Anchor Base - IBO | 4                  |

**TRIP CHARGE**

A \$100.00 trip charge per light will be charged when a Customer requests a disconnect or reconnect of service in order to accommodate the maintenance activities of the Customer or its designee(s) on their street lighting equipment.

**ADJUSTMENTS**

The bill will include the following adjustments:

1. The Renewable Energy Standard charge, Adjustment Schedule REAC-1.
2. The Power Supply Adjustment charges, Adjustment Schedule PSA-1.
3. The Transmission Cost Adjustment charge, Adjustment Schedule TCA-1.
4. The Environmental Improvement Surcharge, Adjustment Schedule EIS.
5. The Demand Side Management Adjustment charge, Adjustment Schedule DSMAC-1.
6. The Lost Fixed Cost Recovery Adjustment charge, Adjustment Schedule LFCR.
7. Direct Access Customers returning to Standard Offer service may be subject to a Returning Customer Direct Access Charge, Adjustment Schedule RCDAC-1.
8. Any applicable taxes and governmental fees that are assessed on APS's revenues, prices, sales volume, or generation volume.

**SERVICE DETAILS**

1. Street lighting facilities installed under this rate schedule are of the type currently being furnished by Company as standard at the time service is initially requested. Standard facilities are those listed in the Company's Transmission and Distribution Construction Standards book.



**RATE SCHEDULE E-58  
CLASSIFIED SERVICE  
STREET LIGHTING SERVICE**

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2. The Customer will be responsible for notifying the Company when the streetlighting facilities are not operating as intended. The Company will use reasonable efforts to complete normal maintenance (replacement of lamps, photocontrols or fixtures) within ten (10) working days from notification by Customer. If the maintenance requires cable replacement or repairs, the Company will use reasonable efforts to complete said repairs within twenty (20) working days.
3. The Customer's bill will not be reduced due to lamp, photocontrol or cable repair or replacement outages.
4. Lighting equipment which is not specified in this rate schedule will be billed at the rates corresponding to the most similar equipment, as determined by the Company.
5. Non-standard facilities (non-standard being defined as any facility not listed in the Company's Transmission and Distribution Construction Standards book) do not qualify for this rate schedule. At the Company's discretion, such facilities may be served under another of the Company's rate schedules.
6. The Company will extend its standard street lighting system up to a distance of 300 feet for each additional lighting installation without cost at the request of the Customer. When the extension is underground the customer will provide earthwork as specified in the Company's Service Schedule 3, Conditions Governing Extensions of Electric Distribution Lines and Services; or, at the applicant's request, the Company will provide such earthwork and the applicant will be required to pay a non-refundable contribution in aid of construction equal to the cost of such earthwork. Any additional extension required (over and above the first 300 feet) will be provided by Company for a contribution in aid of construction equal to the cost of the additional extension.
  - a. Extensions to isolated areas requiring a substantial extension of the electric distribution system, as opposed to an extension of the street lighting system, will require a special study to determine the terms and conditions under which the Company will undertake such an extension.
7. APS provides electric service under the Company's Service Schedules. These schedules provide details about how the Company serves its Customers, and they have provisions and charges that may affect the Customer's bill. In addition, service may be subject to special terms and conditions as provided for in a Customer contract or service agreement.

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# TRACTOR SUPPLY COMPANY

## N COTTON LN & CUSTER LN

### STREET LIGHT DESIGN

#### STREET LIGHTING REQUIREMENTS

##### 5.00 GENERAL NOTES:

THE FOLLOWING INFORMATION IS PROVIDED TO EMPHASIZE CRITICAL WORK AND IS INTENDED TO SUPPLEMENT THE SPECIFICATIONS. SHOULD THERE BE A CONFLICT WITH THE SPECIFICATIONS, THIS DOCUMENT SHALL TAKE PRECEDENCE.

ALTERNATES SHALL BE PRE-APPROVED BY THE CITY ENGINEERING MANAGER. APPROVAL OF ALTERNATE PRODUCTS SHALL BE ON AN EQUAL BASIS WITH THE PRODUCT SPECIFIED AND SHALL BE SUBMITTED A MINIMUM OF TEN (10) DAYS PRIOR TO BID OPENING. STRUCTURAL CALCULATIONS SHALL BE FURNISHED FOR ALTERNATE PRODUCTS AND CERTIFIED BY A STRUCTURAL ENGINEER, REGISTERED IN THE STATE OF ARIZONA. LUMINAIRES AND LAMPS SHALL MEET OR EXCEED THE PHOTOMETRIC, ELECTRICAL, AND MECHANICAL REQUIREMENTS FOR THE SPECIFIED PRODUCTS.

THE CONTRACTOR SHALL COMPLY WITH STATE AND CITY STATUTES, AND MANUFACTURER'S RECOMMENDATIONS.

THE SUBMITTAL PACKAGE SHALL CONSIST OF THREE (3) COPIES OF EQUIPMENT/MATERIAL TO BE INSTALLED AND SHALL BE BOUND/STAPLED IN A FOLDER AND SUBMITTED AT THE TIME OF PERMIT APPLICATION.

PRIOR TO SUBMITTING A PROPOSAL, THE BIDDER SHALL EXAMINE ALL GENERAL CONSTRUCTION DRAWINGS AND VISIT THE CONSTRUCTION SITE TO BECOME FAMILIAR WITH EXISTING CONDITIONS UNDER WHICH HE WILL OPERATE AND WHICH WILL IN ANY WAY AFFECT THE WORK UNDER THE CONTRACT. NO SUBSEQUENT ALLOWANCE WILL BE MADE IN THIS CONNECTION IN THE BEHALF OF THE CONTRACTOR FOR ANY ERROR OR NEGLIGENCE ON HIS PART.

PRIOR TO ORDERING ANY MATERIALS OR DOING ANY WORK, THE CONTRACTOR SHOULD VERIFY DIMENSIONS AT THE SITE. IMMEDIATELY REPORT DIFFERENCES TO THE ENGINEERING MGR. AND SHOULD NOT PROCEED WITH WORK UNTIL THE ENGINEERING MGR. RENDERS A DECISION. NO EXTRA CHARGES OR COMPENSATION WILL BE ALLOWED FOR DIFFERENCES IN ACTUAL DIMENSIONS AND DIMENSIONS INDICATED ON THE DRAWINGS.

##### 5.01 GENERAL:

THE ELECTRICAL CONTRACTOR SHALL COMPLY WITH ALL LICENSING REQUIREMENTS SET FORTH BY THE STATE REGISTRAR OF CONTRACTORS OFFICE TO PERFORM WORK RELATING TO STREET LIGHT INSTALLATION IN THE CITY RIGHT-OF-WAY.

ONE PROJECT UNDERGROUND UTILITIES (RIGHT OF WAY) PERMIT AND ONE STREETLIGHT PERMIT FOR EACH STREET LIGHT POLE SHALL BE OBTAINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

##### 5.02 WORKING / "AS BUILT" PLANS:

ACCEPTANCE OF THE COMPLETED IMPROVEMENTS WILL NOT BE GIVEN UNTIL 4 MIL PHOTO MYLAR REPRODUCIBLE "AS BUILT" PLANS HAVE BEEN SUBMITTED TO AND APPROVED BY THE CITY ENGINEER.

##### 5.03 LIGHT POLES:

LIGHT POLES SHALL BE INSTALLED PLUMB, BE ADJUSTED TO PROVIDE PROPER ALIGNMENT TO THE ROADWAY BEING LIGHTED AND BE PROPERLY GROUNDED WHEN THE INSTALLATION IS COMPLETE.

##### 5.04 EMBEDMENT:

DIRECT BURIED POLES SHALL BE SET IN A TWELVE (12) INCH AUGURED HOLE DEPTH AS SPECIFIED IN UNDISTURBED EARTH. POLE SHALL BE SET PLUMB IN TWO DIRECTIONS 90 DEGREES APART. HAND TAMPING OF ABC BACKFILL WITH PNEUMATIC OR VIBRATING EQUIPMENT IS THE ACCEPTABLE METHOD OF COMPACTION. BACKFILL SHALL BE COMPACTED TO 85% OF MAXIMUM DENSITY AS DEFINED BY ASTM D-2922 AND D-3017. A GROUND ROD SHALL BE INSTALLED ADJACENT TO PULL BOX IN UNDISTURBED SOIL AND A LEAD IN COPPER BOND WIRE (#6) SHALL BE INSTALLED IN 1" CARFLEX LIQUIDTIGHT FLEXIBLE NONMETALLIC CONDUIT (OR EQUAL) FOR POLE GROUNDING.

SURPLUS EXCAVATION SHALL BE DISPOSED OF BY THE CONTRACTOR.

##### 5.05 LUMINAIRES:

LUMINAIRES SHALL BE INSTALLED LEVEL AND INCLUDE A LAMP AND PHOTOCELL. CONTRACTOR SHALL ASSURE THAT THE LUMINAIRES SHALL BE FREE OF DUST, DIRT OR ANYTHING THAT WOULD IMPAIR THE OUTPUT OF THE LIGHT BEFORE HE LEAVES THE SITE.

LUMINAIRES FURNISHED WITH MULTI-TAP BALLASTS SHALL BE REWIRED OR RECONNECTED TO MATCH THE VOLTAGE SUPPLIED BY THE ELECTRIC UTILITY COMPANY.

##### 5.06 WIRING:

WIRING SHALL BE INSTALLED PER UTILITY STANDARDS.

##### 5.07 GROUNDING:

EACH POLE SHALL HAVE A 8' X 5/8" COPPER CLAD GROUND ROD DRIVEN ADJACENT TO PULL BOX. A #6 BARE COPPER LEAD FROM THE GROUND ROD IN PULL BOX TO LANDING LUG IN STREET LIGHT POLE HAND HOLE.

##### 5.08 PULL BOXES:

EXCAVATION FOR PULL BOXES AND MATERIAL SPECIFICATION SHALL BE PER THE ELECTRIC UTILITY COMPANY STANDARDS.

##### 5.09 TRENCH

TRENCH SHALL BE INSTALLED PER THE UTILITY COMPANY STANDARDS.

THE USE OF A COMMON ELECTRIC UTILITY COMPANY TRENCH IS PERMITTED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE UTILITY COMPANY FOR COORDINATION OF TRENCHING AND THE INSTALLATION OF CONDUIT.

CONDUIT SHALL BE INSTALLED AT THE DEPTH SPECIFIED ON THE PLANS. CONDUIT SHALL BE 1 INCH CARFLEX LIQUIDTIGHT FLEXIBLE NONMETALLIC CONDUIT OR EQUAL. CONDUIT MUST BE UL RATED AND SUITABLE FOR UNDERGROUND USE.

CONNECTIONS SHALL BE PER UTILITY STANDARDS.

##### 5.12 LIGHT POLE IDENTIFICATION:

THE CONTRACTOR SHALL FURNISH AND INSTALL A NUMBER ON EACH LIGHT POLE. STREET LIGHT POLE IDENTIFICATION AND SPECIFICATIONS WILL BE PROVIDED BY THE CITY OF SURPRISE.

IT IS THE CONTRACTOR'S RESPONSIBILITY TO RESTORE ALL PROPERTY, LANDSCAPING, PAVING AND DRIVEWAYS THAT ARE DISTURBED DURING STREET LIGHT CONSTRUCTION TO THEIR ORIGINAL CONDITION IN CONFORMANCE WITH "MAG" SPECIFICATION SECTION 107.9.

THE DEVELOPER SHALL BE RESPONSIBLE FOR FURNISHING ALL PERSONNEL AND EQUIPMENT TO SUCCESSFULLY PERFORM THE FOLLOWING TEST.

PRIOR TO ACCEPTANCE, THE CONTRACTOR SHALL ENERGIZE AND OPERATE THE ENTIRE ROADWAY LIGHTING SYSTEM, FROM SUNSET TO SUNRISE FOR TWO CONSECUTIVE DAYS WITHOUT INTERRUPTION OR FAILURE. IF A LAMP OR BALLAST SHOULD FAIL, IT SHALL BE IMMEDIATELY REPLACED.

THE CONTRACTOR SHALL GUARANTEE ALL WORK FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE BY THE ENGINEERING MANAGER, AGAINST IMPERFECT WORKMANSHIP, FAILURE, MALFUNCTION OF MATERIALS AND/OR EQUIPMENT DUE TO FAULTY OR IMPERFECT WORKMANSHIP. THIS GUARANTEE IS TO BE IN WRITING TO THE CITY AT THE TIME OF ISSUING FINAL ACCEPTANCE. WORK FOUND TO BE DEFECTIVE WITHIN THE WARRANTY PERIOD SHALL BE REPLACED WITHOUT COST TO THE CITY.

#### GENERAL ENGINEERING NOTES:

- ALL CONSTRUCTION MUST CONFORM TO MARICOPA ASSOCIATION OF GOVERNMENT (MAG) SPECIFICATIONS AND DETAILS AND LATEST REVISIONS UNLESS OTHERWISE STATED ON PLANS.
- THE ENGINEER WILL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES OR FOR SAFETY PRECAUTIONS OR PROGRAMS UTILIZED IN CONNECTION WITH THE WORK, AND THEY WILL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING ALL OVERHEAD AND UNDERGROUND UTILITY LOCATIONS WHERE CONSTRUCTION OCCURS. SPECIAL CARE SHALL BE TAKEN TO ENSURE THAT ALL UTILITIES ARE AVOIDED. UTILITY LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND NOT FOR CONSTRUCTION PURPOSES. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED AND OR REPLACED AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL COMPLY WITH ALL CURRENT ARIZONA UNDERGROUND FACILITIES LAWS (ARIZONA REVISED STATUTES TITLE 40, CHAPTER 2, ARTICLE 6.3, SECTION 40-360.21-32). CALL ARIZONA 811 FOR FIELD LOCATION BY DIAL 811.
- THE CITY OF SURPRISE ENGINEERING SERVICES OF PUBLIC WORKS SHALL BE NOTIFIED FORTY-EIGHT (48) HOURS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION WORK AT 623-222-6150.
- THE ENGINEER AND APPLICABLE AGENCY MUST APPROVE, PRIOR TO CONSTRUCTION, ANY ALTERATION OR VARIANCE FROM THESE PLANS. ANY VARIATION FROM THESE PLANS SHALL BE PROPOSED AND RESUBMITTED FOR REVIEW AND APPROVAL.
- THE CONTRACTOR SHALL PROTECT AND MAINTAIN ALL EXISTING UTILITIES ON THE SITE. ANY DAMAGE TO EXISTING UTILITIES, WHETHER SHOWN OR NOT ON THE DRAWING, SHALL BE REPAIRED/REPLACED AT THE CONTRACTOR'S EXPENSE. EXISTING SURFACE FEATURES AND FENCING SHALL BE REPLACED IN KIND.
- ANY INSPECTION BY THE CITY, COUNTY, OR THE ENGINEER, SHALL NOT IN ANY WAY RELIEVE THE CONTRACTOR FROM ANY OBLIGATION TO PERFORM THE WORK IN STRICT COMPLIANCE WITH THE APPLICABLE CODES AND AGENCY REQUIREMENTS.
- THE CONTRACTOR IS TO LOCATE ALL EXISTING LANDSCAPING, LANDSCAPING IRRIGATION LINES, PROPERTY MONUMENTS, FENCING OR SURFACE FEATURES PRIOR TO CONSTRUCTION. ANYTHING DISTURBED DURING CONSTRUCTION SHALL BE REPLACED IN KIND AT THE CONTRACTOR'S EXPENSE.
- NOTHING CONTAINED IN THE CONTRACT DOCUMENTS SHALL CREATE, NOR SHALL BE CONSTRUED TO CREATE, ANY CONTRACTUAL RELATIONSHIP BETWEEN THE ENGINEER AND THE CONTRACTOR OR ANY SUBCONTRACTOR.
- ALL CONSTRUCTION WATER USED WITHIN THE CITY OF SURPRISE WATER SERVICE AREA REQUIRES APPROVAL BY THE CITY OF SURPRISE PUBLIC WORKS DEPARTMENT AND MAY BE SUBJECT TO VOLUME AND TIME RESTRICTIONS. PLEASE SEE THE CITY OF SURPRISE CONSTRUCTION WATER GUIDELINES FOR ADDITIONAL INFORMATION. THE GUIDELINES CAN BE OBTAINED FROM THE PUBLIC WORKS DEPARTMENT AT 623-222-6000.
- TRAFFIC CONTROL SHALL BE MAINTAINED IN ACCORDANCE WITH MAG SPECIFICATION 401, THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, AND THE "TEMPORARY WORK ZONE TRAFFIC MANAGEMENT POLICY" (LATEST EDITION).
- PRIOR TO FINAL APPROVAL AND ACCEPTANCE OF THE WORK, THE CONTRACTOR WILL BE REQUIRED TO CLEAN AND REPAIR ADJACENT (OFF-PROJECT) ROADWAYS USED OR DAMAGED DURING THE COURSE OF CONSTRUCTION.
- EMERGENCY VEHICLE ACCESS (E.V.A.) MUST BE PROVIDED BY THE DEVELOPER/CONTRACTOR THROUGHOUT THE PROJECT SITE. E.V.A. ROADS AND SIGNAGE SHALL BE MAINTAINED BY THE DEVELOPER/CONTRACTOR AT ALL TIMES. SIGNAGE SHALL BE POSTED AT THE POINT OF ENTRY TO THE SITE AND AT ALL LOCATIONS WHERE A CHANGE IN DIRECTION OCCURS.
- THE PLANS SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT'S ACCESSIBILITY GUIDELINES, AS PUBLISHED IN THE FEDERAL REGISTER ON SEPTEMBER 15, 2010.

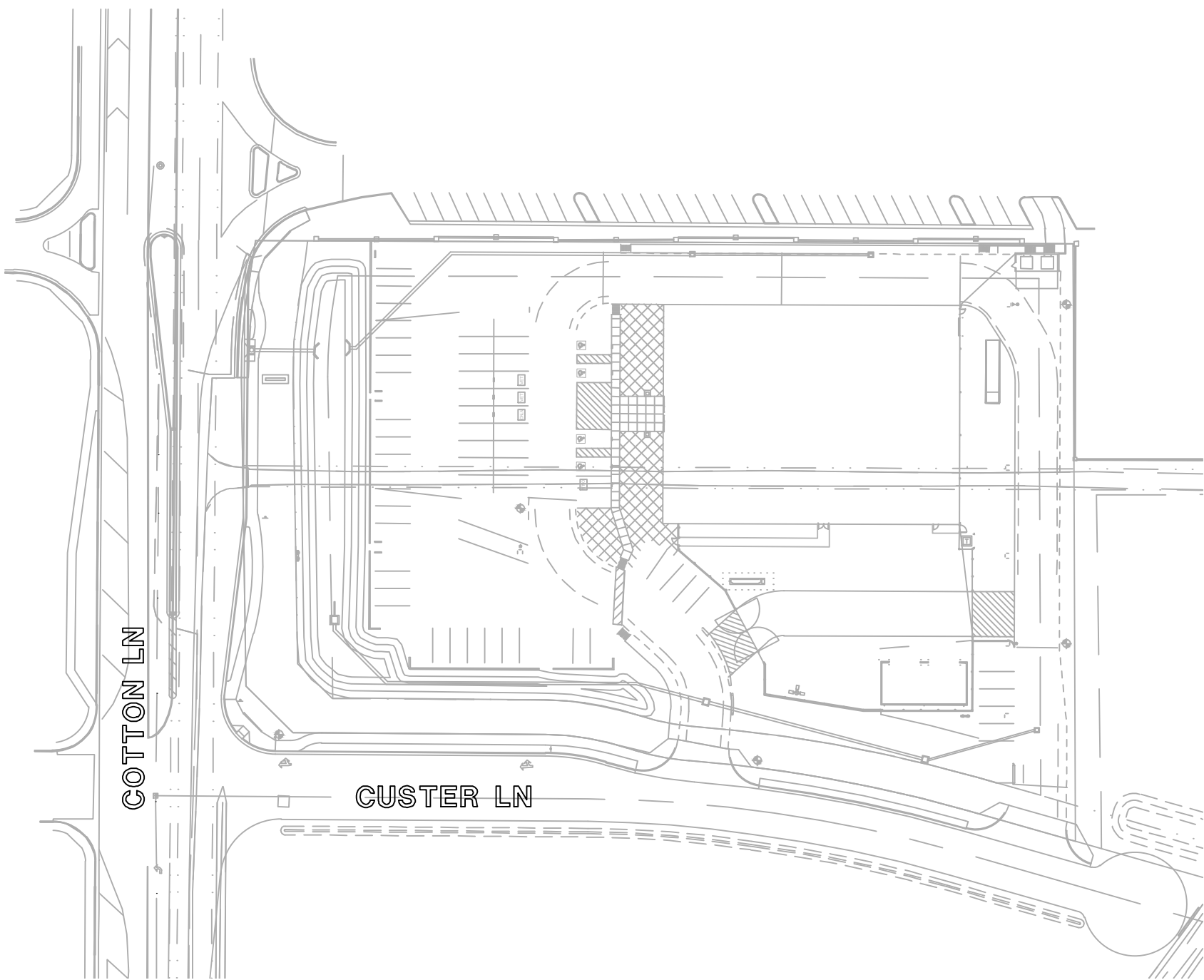
| UTILITIES WITHIN OR AFFECTED BY THE PROJECT |         |                |
|---------------------------------------------|---------|----------------|
| UTILITY                                     | CONTACT | DATE SUBMITTED |
| ARIZONA PUBLIC SERVICE                      |         | 8/1/2019       |
| CENTURY LINK                                |         | 8/1/2019       |
| COX COMMUNICATIONS                          |         | 8/1/2019       |
| COS WATER                                   |         | 8/1/2019       |
| SOUTHWEST GAS                               |         | 8/1/2019       |

#### NOTE

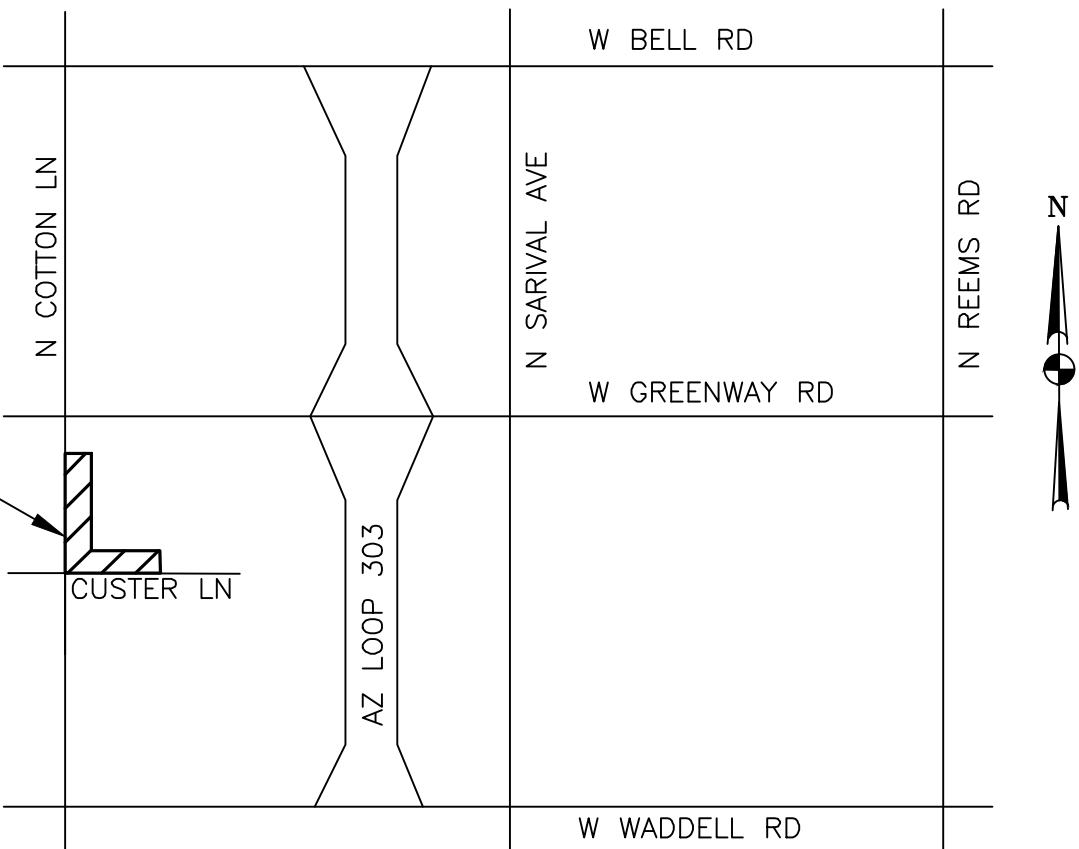
- ENSURE THERE IS 1' CLEARANCE FROM EDGE OF SIDEWALK TO FACE OF POLE.
- THE ELECTRICAL/MAINTENANCE COSTS OF ALL STREET LIGHTS ON LOCAL AND COLLECTOR STREETS ARE TO BE PAID BY THE ADJACENT PROJECT OR THE ADJACENT DEVELOPMENT'S STREET LIGHT IMPROVEMENT DISTRICT (SLID). THE ELECTRICAL / MAINTENANCE COSTS OF ALL STREET LIGHTS ON ARTERIAL STREETS ARE TO BE BILLED TO THE CITY OF SURPRISE'S ENERGY BILL.

#### LED NOTE

LED TECHNOLOGY IS CHANGING RAPIDLY. THE FIXTURES SHOWN ON THESE PLANS MAY NOT BE APPLICABLE AT TIME OF CONSTRUCTION. CONTRACTOR TO COORDINATE WITH APS AND UTILIZE THEIR CURRENT SPECIFICATION AT THE TIME OF BIDDING AND CONSTRUCTION.



THIS PROJECT



#### VICINITY MAP

N.T.S.

#### SHEET INDEX

|                           |     |
|---------------------------|-----|
| COVER SHEET               | SL1 |
| STREET LIGHT PLAN/DETAILS | SL2 |
| PHOTOMETRIC CALCULATIONS  | PH1 |



NORTH  
**KEY MAP**  
N.T.S.

#### CITY OF SURPRISE APPROVAL

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

CITY OF SURPRISE ENGINEER

DATE

CIVIL ENGINEER  
CEG APPLIED SCIENCES  
12409 W INDIAN SCHOOL RD, C303  
AVONDALE, AZ 85392  
PHONE: (623) 536-1993  
CONTACT: NATE COTTRELL, P.E.

OWNER  
SURPRISE DEVELOPMENT HOMES, LLC.  
155 W. NEW YORK AVE., #200  
SOUTHERN PINES, NC 28387  
PHONE: (910) 695-3694  
CONTACT: GAVIN MELIA

| STREET LIGHTING (APS AREA) |                                                                                       |             |                   |          |             |             |          |           |                 |        |          |              |         |                         |            |
|----------------------------|---------------------------------------------------------------------------------------|-------------|-------------------|----------|-------------|-------------|----------|-----------|-----------------|--------|----------|--------------|---------|-------------------------|------------|
| KEY NO.                    | SYMBOL                                                                                | STREET TYPE | OFFSET BEHIND B/C | QUANTITY | POLE        |             | MAST ARM | LUMINAIRE |                 |        |          |              |         | APS STANDARD CODE NO.   |            |
|                            |                                                                                       |             |                   |          | POLE HEIGHT | FOUNDATION  |          | SIZE      | MOUNTING HEIGHT | LUMENS | WATTAGE  | I.E.S. DIST. | VOLTAGE |                         | TYPE       |
| ①                          |  | ARTERIAL    | PER PLANS         | 1        | 38'—6"      | DIRECT BURY | 8' X 8'  | 32'       | 9,600           | 97 W   | TYPE III | *            | LED     | ARCHITECTURAL (SHOEBOX) | 8030.S2AD* |
| ②                          |  | COLLECTOR   | PER PLANS         | 3        | 38'—6"      | DIRECT BURY | 3' X 8'  | 32'       | 8,800           | 84 W   | TYPE III | *            | LED     | ARCHITECTURAL (SHOEBOX) | 8030.S4AF* |

\*PER UTILITY COMPANY REQUIREMENTS



WRIGHT ENGINEERING  
PROJECT NO:  
**19318**  
DESIGN BY: ERD  
DRAWN BY: ERD  
CHECKED BY: WTW

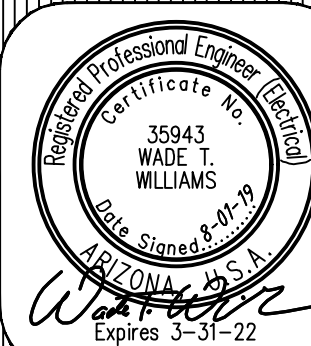
**WRIGHT** engineering corporation  
ELECTRICAL ENGINEERING AND DESIGN  
165 EAST CHILTON DRIVE • CHANDLER, ARIZONA 85225  
PHONE 480.497.5829 • FAX 480.497.5807  
www.wrightengineering.us

PROJECT: TITLE:

SURPRISE, ARIZONA  
**TRACTOR SUPPLY COMPANY**  
**N COTTON LN & CUSTER LN**  
**STREET LIGHT COVER SHEET**

NO. DATE SUBMITTALS/REVISIONS (DESCRIPTIONS)

1 JULY 2019 1ST SUBMITTAL



DRAWING NO:  
**SL1**  
OF 2



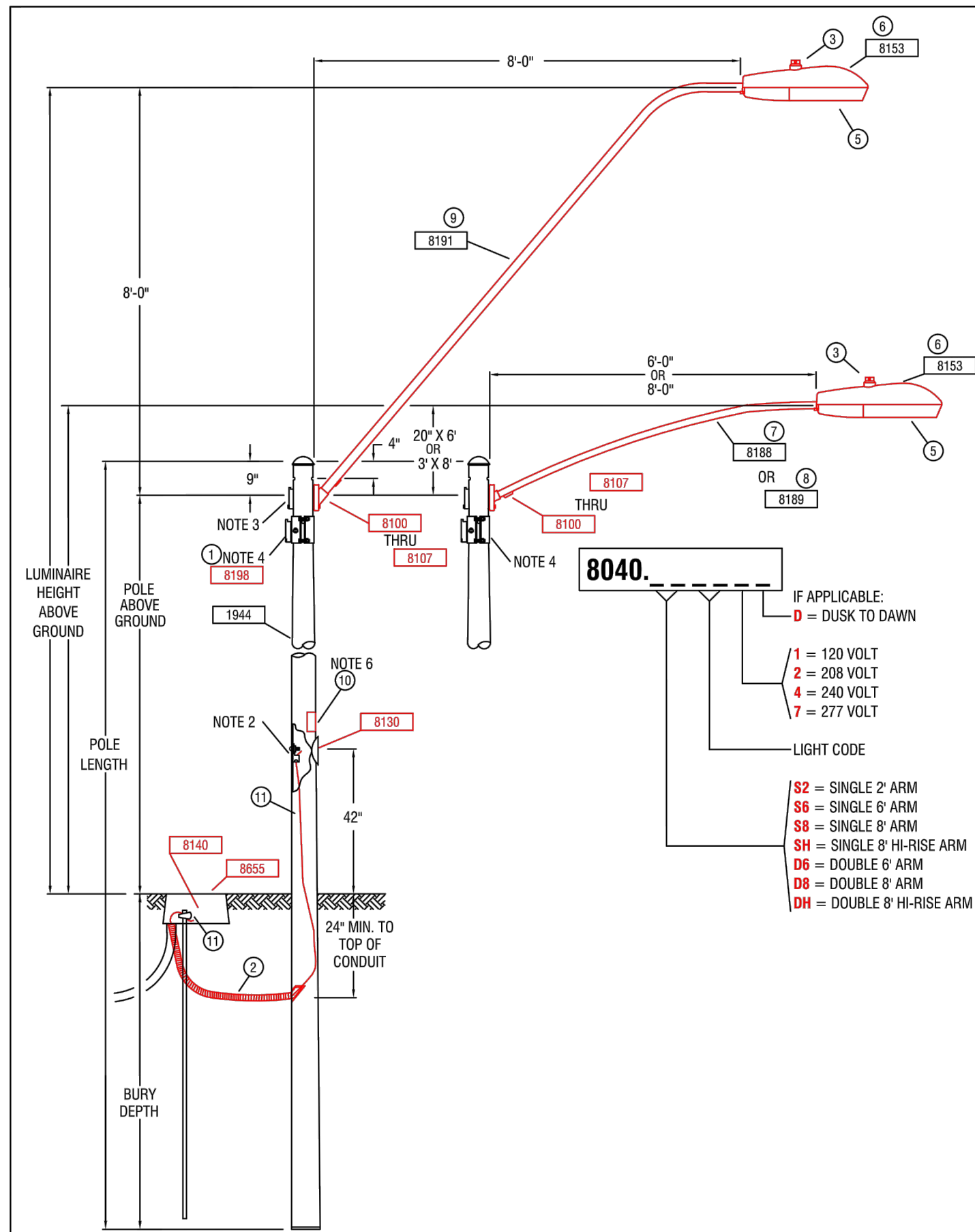
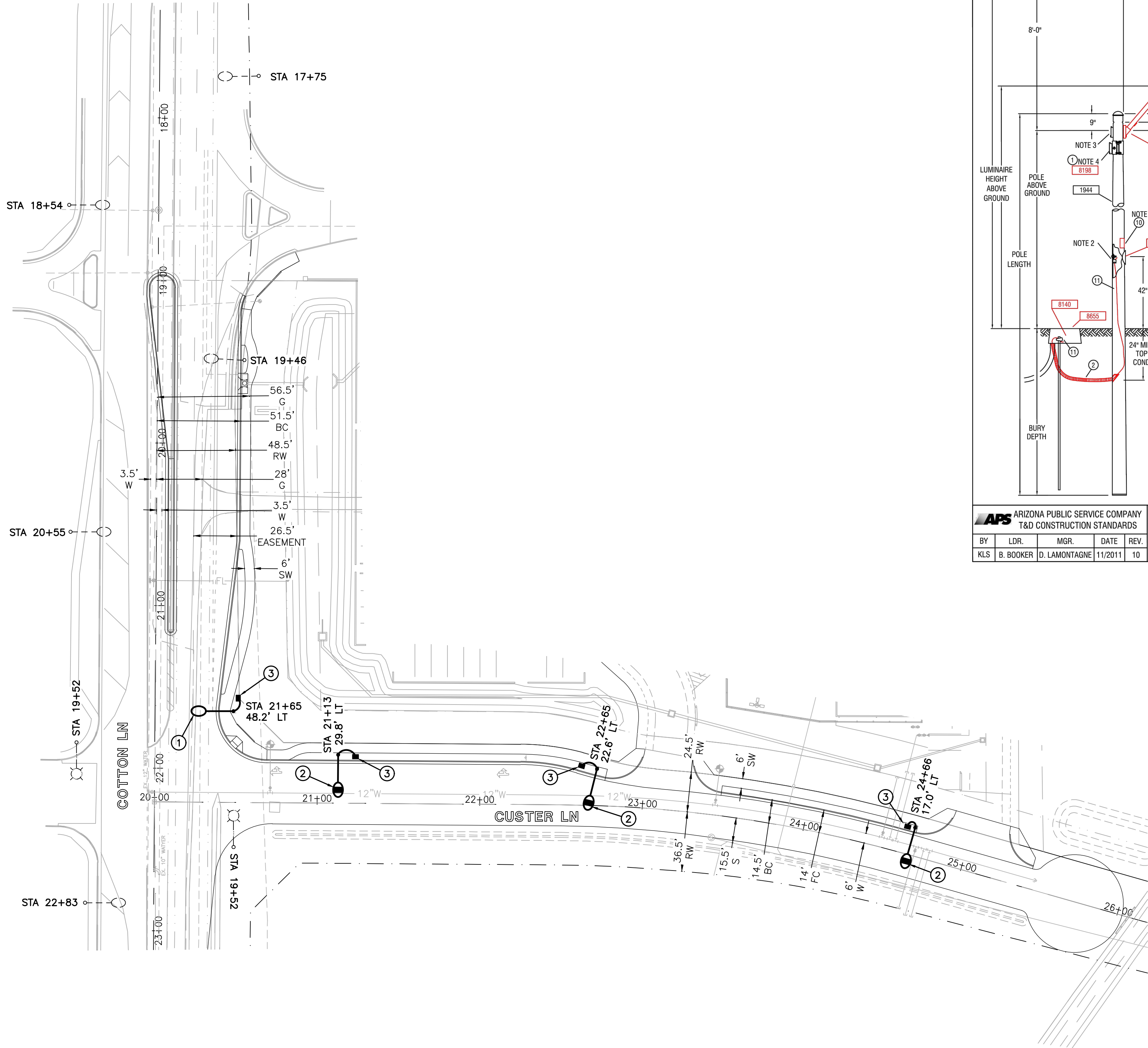
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## LEGEND

- 97W LED STREET LIGHT
- 84W LED STREET LIGHT
- EXISTING STREET LIGHT
- FUTURE STREET LIGHT
- PULL BOX
- NEW CONDUIT RUN
- FIRE HYDRANT

## CONSTRUCTION NOTES

- INSTALL 97W LED (9,600 LUMEN) LUMINAIRE (SEE LUMINAIRE TABLE), PHOTOCCELL, 32' DIRECT BURIED POLE (1944.38), 8" X 8" MAST ARM (S8) PER APS DETAIL 8040 (SEE SHEET SL2). INSTALL (2) #14 THHN/THWN FROM LUMINAIRE TO FUSE HOLDER IN POLE. ALL WIRING, FUSING, AND GROUNDING PER APS DETAILS AND SPECIFICATIONS.
- INSTALL 84W LED (8,800 LUMEN) LUMINAIRE (SEE LUMINAIRE TABLE), PHOTOCCELL, 32' DIRECT BURIED POLE (1944.38), 3' X 8' MAST ARM PER APS DETAIL 8040 (SEE SHEET SL2). INSTALL (2) #14 THHN/THWN FROM LUMINAIRE TO FUSE HOLDER IN POLE. ALL WIRING, FUSING, AND GROUNDING PER APS DETAILS AND SPECIFICATIONS.
- INSTALL APS PULL BOX NEXT TO POLE. INSTALL 1" CONDUIT WITH (2) #14 TYPE THHN/THWN AND (1) #14 BARE BOND FROM PULL BOX TO FUSE HOLDER IN STREET LIGHT PER APS DETAILS AND SPECIFICATIONS.



### CONSTRUCTION NOTES:

- ADJUST PHOTO EYE TO FACE NORTH.
- A GROUND ROD IS PROVIDED WITH THE J-BOX. WHERE A GROUND ROD CAN NOT BE DRIVEN ALTERNATE GROUND SHALL BE USED. SEE 2-49 THRU 2-49 FOR APPROVED ALTERNATES.
- THE 40'-6" SELF-SUPPORTING STEEL POLE AND ONE OF THE 38'-6", HAVE TWO, MANUFACTURER INSTALLED SIMPLEX FITTINGS 180° APART FOR DOUBLE ARMS, SEE CHART.
- APN 33701054 IS A POLE BAND ADAPTOR WITH A SIMPLEX FITTING. ADAPTOR IS REQUIRED FOR THE SECOND ARM IN DOUBLE ARM APPLICATIONS ON EXISTING POLES IN THE FIELD WITHOUT TWO SIMPLEX FITTINGS. SEE 8198 FOR AVAILABLE SIZES.
- THE BROWN PHOTO CONTROL IS A FAIL OFF CONTROL AND SHALL BE USED WITH ALL INDUCTION AND LED LUMINAIRES.
- SIGN, "NOTICE THIS POLE IS OWNED AND MAINTAINED BY APS. DISCONNECT INSIDE," IS REQUIRED ON ALL DUSK-TO-DAWN AND AREA LIGHTING APPLICATIONS.
- POLES THAT HAVE MORE THAN ONE LUMINAIRE REQUIRE A SEPARATE CIRCUIT WITH FUSING FROM THE J-BOX TO EACH LUMINAIRE.
- THE LIGHT CODE PROVIDES TWO SAME WATTAGE LUMINAIRES WHEN DOUBLE ARMS ARE SPECIFIED.
- SEE SPEC 9130-8140 FOR IN-LINE FUSE FOR UNDERGROUND FEEDS.
- SEE 8100 THRU 8107 FOR OVERHEAD ATTACHMENTS.

| POLE CODE | POLE LENGTH | BURY DEPTH | POLE ABOVE GROUND | LUMINAIRE HEIGHT ABOVE GROUND ON ARM | 20" X 6" | 3" X 8" | 8" X 8" |
|-----------|-------------|------------|-------------------|--------------------------------------|----------|---------|---------|
| 1944.19   | 19'-0"      | 5'-0"      | 14'-0"            | 14'-11"                              | 15'-3"   | ---     | ---     |
| 1944.30   | 30'-6"      | 5'-0"      | 25'-0"            | 25'-11"                              | 27'-3"   | ---     | ---     |
| 1944.38   | 38'-6"      | 6'-0"      | 32'-0"            | 32'-11"                              | 34'-3"   | 39'-3"  | ---     |
| 1944.38X  | 38'-6"      | 6'-0"      | 32'-0"            | 32'-11"                              | 34'-3"   | 39'-3"  | ---     |
| 1944.40X  | 40'-6"      | 6'-0"      | 32'-0"            | 32'-11"                              | 34'-3"   | 39'-3"  | ---     |

IF APPLICABLE:  
1 = 120 VOLT  
2 = 208 VOLT  
4 = 240 VOLT  
7 = 277 VOLT

LIGHT CODE  
S2 = SINGLE 2' ARM  
S6 = SINGLE 6' ARM  
S8 = SINGLE 8' ARM  
SH = SINGLE 8' HI-RISE ARM  
D6 = DOUBLE 6' ARM  
D8 = DOUBLE 8' ARM  
DH = DOUBLE 8' HI-RISE ARM

| CODE    | ITEM | QTY | QTY | QTY | QTY | QTY | QTY | DESCRIPTION                  | APN      |
|---------|------|-----|-----|-----|-----|-----|-----|------------------------------|----------|
| 8040.S8 | 1    | 1   | 1   | 1   | 1   | 1   | 1   | ADAPTER BAND W/ SIMPLEX 3"   | 33701054 |
| 8040.S8 | 2    | 10  | 10  | 10  | 10  | 10  | 10  | CONDUIT 1" PVC FLEX CORR     | 32900891 |
| 8040.S8 | 3    | 1   | 1   | 2   | 2   | 2   | 2   | CONTROL PHOTO MULTI BLACK    | 00063965 |
| 8040.S8 | 4    | VAR | VAR | VAR | VAR | VAR | VAR | CONTROL PHOTO MULTI BR-20    | 00073241 |
| 8040.S8 | 5    | 1   | 1   | 2   | 2   | 2   | 2   | LAMP - SEE 8164 - 8171       | ---      |
| 8040.S8 | 6    | 1   | 1   | 2   | 2   | 2   | 2   | LUMINAIRE - SEE CHART        | ---      |
| 8040.S8 | 7    | 1   | 1   | 2   | 2   | 2   | 2   | MAST ARM ST LT 2" X 20" X 8" | 33701112 |
| 8040.S8 | 8    | 1   | 1   | 2   | 2   | 2   | 2   | MAST ARM ST LT 2" X 2" X 8"  | 33701124 |
| 8040.S8 | 9    | 1   | 1   | 2   | 2   | 2   | 2   | MAST ARM ST LT 2" X 8" X 8"  | 33701123 |
| 8040.S8 | 10   | 1   | 1   | 1   | 1   | 1   | 1   | SIGN POLE OWNED BY APS       | 00050092 |
| 8040.S8 | 11   | 10  | 10  | 10  | 10  | 10  | 10  | WIRE BARE #6 SOLID CU        | 33007380 |

### MATERIAL LIST

| BY  | LDR.      | MGR.          | DATE    | REV. |
|-----|-----------|---------------|---------|------|
| KLS | B. BOOKER | D. LAMONTAGNE | 11/2011 | 10   |

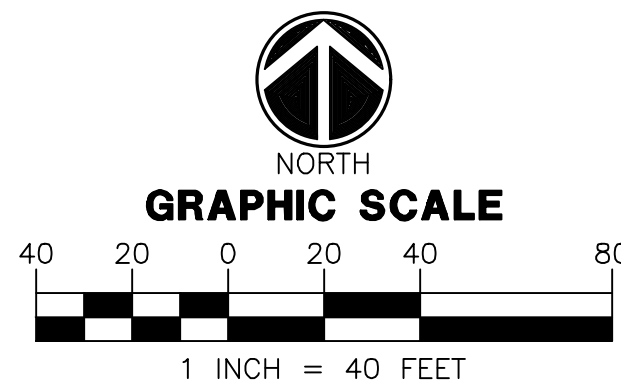
LIGHTS  
ROADWAY LUMINAIRE ON  
20" X 6", 3" X 8", OR 8" X 8" MAST ARM ON  
19'-0", 30'-0", 38'-0" OR 40'-6" STEEL POLES

| SH   | 1 | OF | 2 |
|------|---|----|---|
| 8040 |   |    |   |

| BY  | LDR.      | MGR.      | DATE    | REV. |
|-----|-----------|-----------|---------|------|
| KLS | B. McMINN | S. SIERRA | 01/2007 | 9    |

LIGHTS  
ROADWAY LUMINAIRE ON  
20" X 6", 3" X 8", OR 8" X 8" MAST ARMS ON  
19'-0", 38'-0" OR 40'-6" STEEL POLES

| SH   | 2 | OF | 2 |
|------|---|----|---|
| 8040 |   |    |   |



ARIZONA BLUE STAKE  
CALL TWO WORKING DAYS  
BEFORE YOU DIG  
Dial 811 or  
602-263-1100  
1-800-STAKE-IT  
(OUTSIDE MARICOPA COUNTY)

WRIGHT ENGINEERING  
PROJECT NO:  
**19318**  
DESIGN BY: ERD  
DRAWN BY: ERD  
CHECKED BY: WTW

**WRIGHT**  
engineering corporation  
ELECTRICAL ENGINEERING AND DESIGN  
165 EAST CHILTON DRIVE • CHANDLER, ARIZONA 85225  
PHONE 480.497.5829 • FAX 480.497.5807  
www.wrightengineering.us

PROJECT: TITLE:

SURPRISE, ARIZONA  
TRACTOR SUPPLY COMPANY  
N COTTON LN & CUSTER LN  
STREET LIGHT PLAN/DETAILS

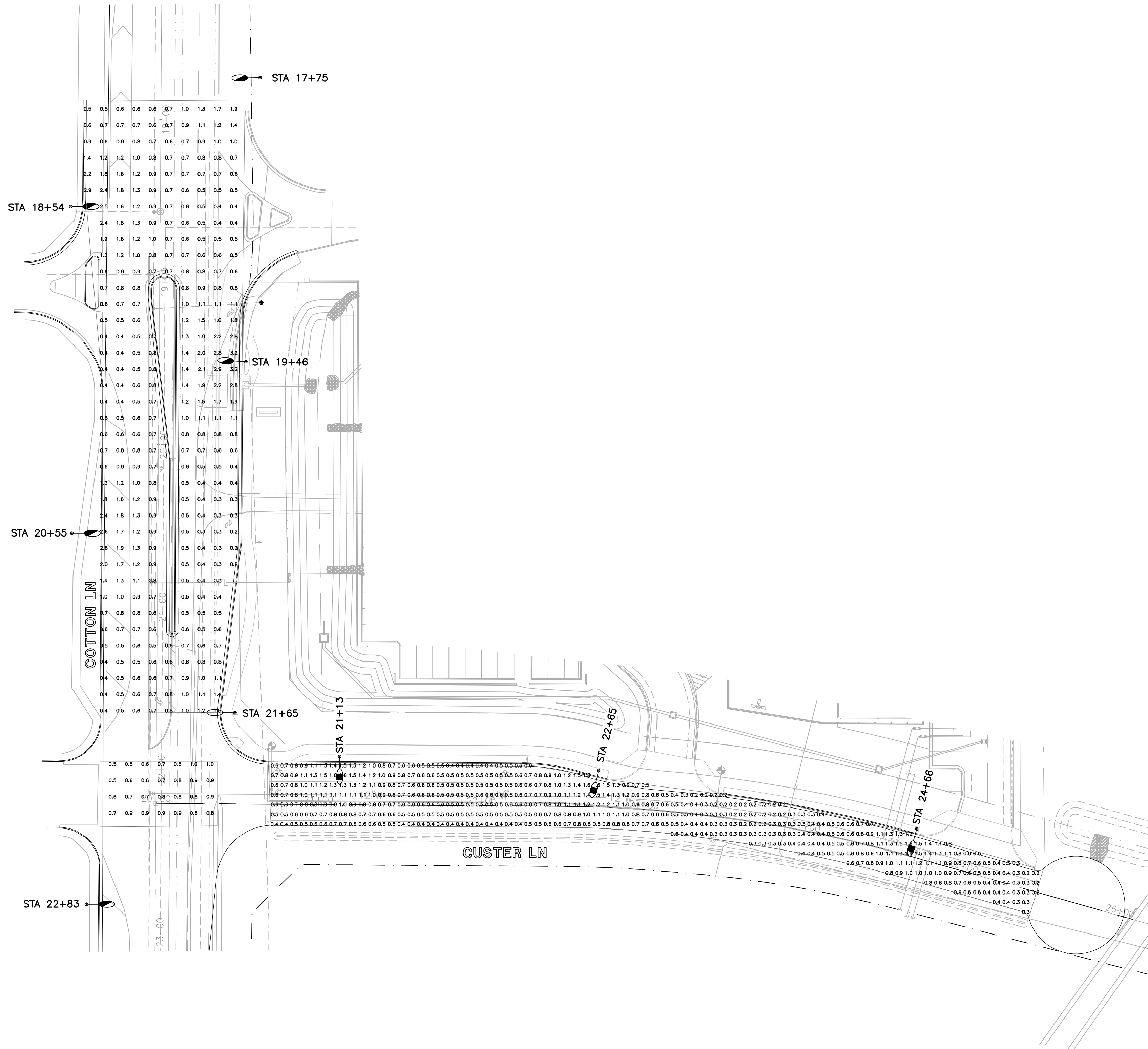
NO. DATE SUBMITTALS/REVISIONS (DESCRIPTIONS)

1 JULY 2019 1ST SUBMITTAL

Professional Engineer  
35943  
MADE T. WILLIAMS  
Date Signed: 7/1/2019  
ARIZONA - P.E. #  
Expires 3-31-22

DRAWING NO:  
**SL2**  
OF 2





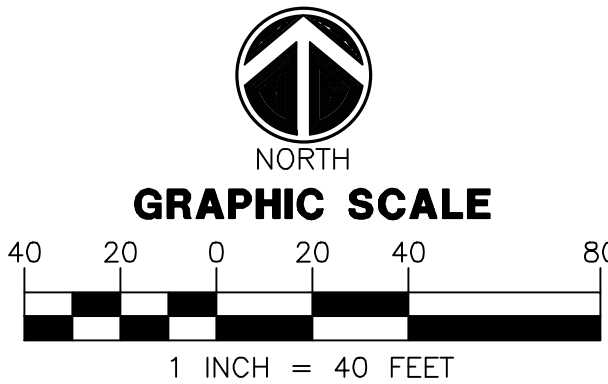
PHOTOMETRIC CALCULATIONS (ILLUMINANCE METHOD)

|                                    |       |                                  |      |
|------------------------------------|-------|----------------------------------|------|
| COTTON LN                          |       | CUSTER LN                        |      |
| 315 points at z=0, sp 10ft by 10ft |       | 443 points at z=0, sp 6ft by 6ft |      |
| HORIZONTAL FOOTCANDLES             |       | HORIZONTAL FOOTCANDLES           |      |
| Average                            | 0.9   | Average                          | 0.7  |
| Maximum                            | 3.2   | Maximum                          | 1.6  |
| Minimum                            | 0.2   | Minimum                          | 0.2  |
| Avg:Min                            | 4.60  | Avg:Min                          | 3.40 |
| Max:Min                            | 16.00 | Max:Min                          | 8.00 |
| Coef Var                           | 0.63  | Coef Var                         | 0.49 |
| UnifGrad                           | 1.73  | UnifGrad                         | 2.00 |

|                                   |      |                                   |      |
|-----------------------------------|------|-----------------------------------|------|
| INT CUSTER LN & COTTON LN         |      | INT CUSTER LN & COTTON LN(FUTURE) |      |
| 28 points at z=0, sp 10ft by 10ft |      | 28 points at z=0, sp 10ft by 10ft |      |
| HORIZONTAL FOOTCANDLES            |      | HORIZONTAL FOOTCANDLES            |      |
| Average                           | 0.8  | Average                           | 1.6  |
| Maximum                           | 1.0  | Maximum                           | 1.9  |
| Minimum                           | 0.5  | Minimum                           | 1.4  |
| Avg:Min                           | 1.52 | Avg:Min                           | 1.11 |
| Max:Min                           | 2.00 | Max:Min                           | 1.36 |
| Coef Var                          | 0.19 | Coef Var                          | 0.08 |
| UnifGrad                          | 1.29 | UnifGrad                          | 1.14 |

LEGEND

- 250W HPS  
candela file 'GE7323.IES'  
1 lamp(s) per luminaire, 27500 initial lumens per lamp  
Light Loss Factor = 0.810, watts per luminaire = 1  
mounting height= 35 ft  
number locations= 6, number luminaires= 6  
kw all locations= 0.0
- 97W LED  
candela file 'ERL1\_10C330\_-.IES'  
1 lamp(s) per luminaire, photometry is absolute  
Light Loss Factor = 0.900, watts per luminaire = 97  
mounting height= 39.25 ft  
number locations= 2, number luminaires= 2  
kw all locations= 0.2
- 84W LED  
candela file 'ERL1\_09C330\_-.IES'  
1 lamp(s) per luminaire, photometry is absolute  
Light Loss Factor = 0.900, watts per luminaire = 84  
mounting height= 34.25 ft  
number locations= 3, number luminaires= 3  
kw all locations= 0.3



WRIGHT  
engineering corporation  
ELECTRICAL ENGINEERING AND DESIGN  
165 EAST CHILTON DRIVE • CHANDLER, ARIZONA 85225  
PHONE 480.497.5829 • FAX 480.497.5807

**PHOTOMETRIC CALCULATION  
SHEET. FOR INFORMATION ONLY.**

PROJECT NAME:  
TRACTOR SUPPLY CO.  
N COTTON LN & CUSTER LN  
PHOTOMETRIC CALCULATIONS

WRIGHT ENG.  
PROJECT NO: **19318**

DESIGN BY: ERD **PH1**

ARIZONA BLUE STAKE  
CALL FOR WORKING DRAFTS  
BEFORE YOU DIG  
Dial 811 or  
602-263-1100  
1-800-STAKE-IT  
(OUTSIDE MARICOPA COUNTY)

Professional Engineer Seal  
35943  
WADE T. WILLIAMS  
Exp. 3-31-22

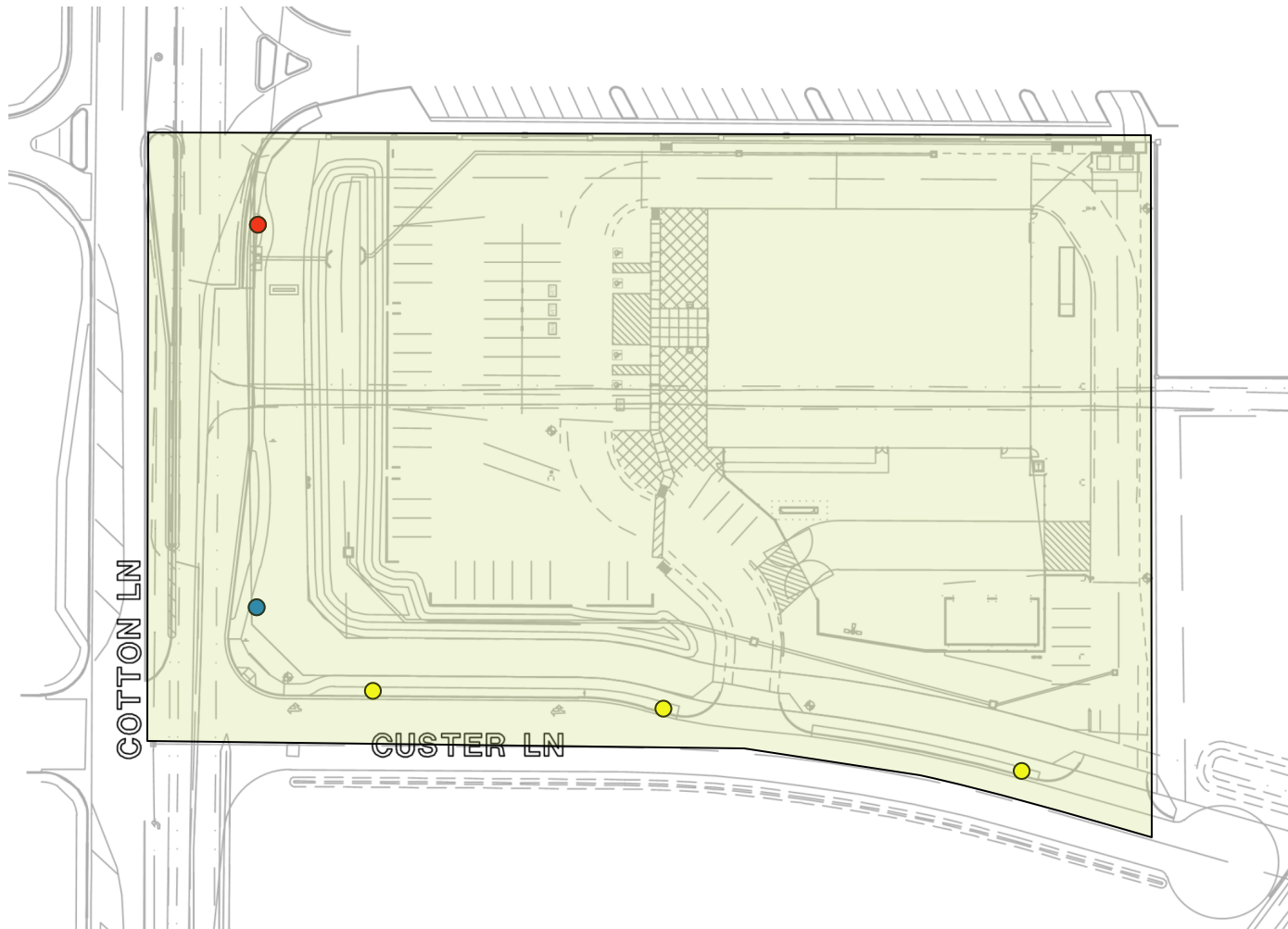


# TRACTOR SUPPLY COMPANY

## Street Lights:

Street Light Pole

- 3 new poles (Collector)
- 1 new pole (Arterial)
- 1 existing pole (Arterial)
- SLID Boundary





## CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: April 7, 2020  
Submitting Department: Public Works  
Staff Recommendations: None

Contact Person: Mike Gent, DIRECTOR - PW  
District: District 3

---

|              |             |                    |                       |
|--------------|-------------|--------------------|-----------------------|
| Consent: Yes | Regular: No | Public Hearing: No | Report/Discussion: No |
|--------------|-------------|--------------------|-----------------------|

---

### **Agenda Wording:**

Consideration and action pertaining to conditional acceptance of the streets and public utility improvements at Toll at Prasada - Ph 1 Infrastructure - Peoria Avenue Phase 1 and 2, generally located at N. Darlington parkway and W. Peoria Avenue; Resolution # 2020-23.

---

### **Motion:**

I move to approve Resolution # 2020-23.

---

### **Background:**

The Public Works Department conducted the final inspection of the public improvements for Toll at Prasada - Ph 1 Infrastructure - Peoria Avenue Phase 1 and 2 (W. Peoria Avenue) on or about January 3rd, 2020 totaling 16,851 SY (approximately 5090 LF) and determined that the infrastructure was compliant and acceptable to the city. The infrastructure includes asphalt pavement. Domestic water lines are located within the Epcor water jurisdiction.

---

### **Objective Analysis:**

The improvements for this property provide access and conveyance to the property. This action will accept the required infrastructure.

---

### **Policy Compliant:**

City Code generally requires development to install public infrastructure required to serve the development. Upon completion and acceptance of such infrastructure, the infrastructure becomes the property of the City. Acceptance of this infrastructure will officially transfer ownership and future maintenance to the City.

---

### **Financial Impact:**

Acceptance of streets infrastructure increases the city's asset base and adds to future maintenance commitments. The total acceptance value of the infrastructure included with this item is \$750,785.50.

---

### **Budget Impact:**

Funding for the infrastructure maintenance now and in the future will be supported from the city's HURF Fund. The anticipated incremental additional maintenance expense associated with the

acceptance of these infrastructure items will be incorporated in future year budgets.

**FTE Impact:**

This action does not change the full time equivalent count.

---

**ATTACHMENTS:**

1. 01\_Res. 2020-23 Accept Toll Prasada Ph 1 Infrastructure-final-
  2. 02A\_NOC LETTER-signed
  3. 02B\_NOC LETTER-signed
  4. 03A\_Inspector sign off form
  5. 03B\_Inspector sign off form
-



## RESOLUTION # 2020-23

**A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, TO CONDITIONALLY ACCEPT THE STREET AND PUBLIC UTILITY IMPROVEMENTS AND COMMENCE MAINTENANCE AFTER TWO YEAR WARRANTY GENERALLY LOCATED AT N. DARLINGTON PARKWAY AND W. PEORIA AVENUE.**

**WHEREAS**, the Mayor and City Council of the City of Surprise approved a final plat entitled "Toll at Prasada, Phase 1 Onsite Infrastructure" on, January 15<sup>th</sup>, 2019;

**WHEREAS**, Toll Prasada LLC, the developer of Toll at Prasada, dedicated to the City the street and public utility improvements, generally located at N. Darlington Parkway and W. Peoria Avenue;

**WHEREAS**, on or about January 3<sup>rd</sup>, 2020, the City of Surprise Public Works Department Engineering Division completed an inspection of the public improvements described in this resolution and found the improvements to be in substantial compliance with the approved plans and specifications;

**WHEREAS**, the City of Surprise notes that the two-year warranty period will commence upon conditional acceptance by the City; and

**WHEREAS**, after the conclusion of the two-year warranty period, the City of Surprise will release the warranty and begin maintenance of the street and public utility improvements.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the City of Surprise, Arizona, as follows.

**Section 1.** The City of Surprise conditionally accepts the street and public utility improvements generally located as depicted on the map attached as Exhibit A and listed on Exhibit B.

**Section 2.** Upon final acceptance by the City Engineer, the City Council hereby directs the City to release warranty and begin maintenance of the street and public utility improvements.

**SIGNATURES ON THE FOLLOWING PAGE**

**APPROVED AND ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
Skip Hall, Mayor

Attest:

Approved as to form:

\_\_\_\_\_  
Sherry Aguilar, City Clerk

\_\_\_\_\_  
Robert Wingo, City Attorney

## **Exhibit A**

### **Map of Infrastructure**

# Toll at Prasada - Ph 1 Infrastructure

## Peoria Avenue Phase 1 and 2



**INFRASTRUCTURE TO  
BE ACCEPTED:**

 ROADWAY

## **EXHIBIT B**

### List and Cost of Improvements

# Memorandum

**To:** City of Surprise City Council  
**From:** Public Works – Engineering Services  
**Date:** 2/21/2020  
**Re:** Toll at Prasada – Ph 1 Infrastructure – Peoria Avenue Ph1 and 2

---

The public improvements for the above project have been completed and are tentatively scheduled for the March 17th, 2020 council agenda for acceptance. The amounts for the infrastructure have been provided by a third party and not the City of Surprise. The following are the infrastructure improvements included with this acceptance and the corresponding valuation that the City will be accepting:

- City Paving (Ph1) - \$228,830.00
- City Concrete (Ph1) - \$32,094.46
- City Storm Drain (Ph1) - \$3,055.00
- City Paving (Ph2) - \$424,970.00
- City Concrete (Ph2) - \$59,603.99
- City Storm Drain (Ph2) - \$2,232.00
- **Total: \$750,785.50**

January 07, 2020

Toll Brothers AZ Construction Company  
8767 E Via De Ventura #390  
Scottsdale, AZ 85258

**RE: NOTICE OF COMPLETION AND COUNCIL ACTION REQUIREMENT FOR TOLL AT  
PRASADA PHASE 1 PEORIA AVE – FS18-343**

The City of Surprise Public Works Department has completed the inspection of the public utility improvements for the above referenced project. These improvements are in substantial compliance with the approved plans and specifications. Council action is required prior to conditional acceptance and the official beginning of the warranty period. The time frame for Council action is approximately 90 days after the following items have been submitted:

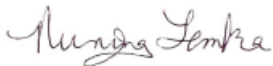
- A copy of all lien releases or a title report
- Actual construction cost for related civil permits issued
- Warranty assurance in a format acceptable by the City

A notice of the required assurance amount and acceptable formats will be sent via email once actual construction costs have been submitted by the applicant. The warranty period starts upon council acceptance for a period of two (2) years; please ensure warranty assurance will not expire prior to this date. The applicant will be notified of the council date as soon as it is scheduled and the warranty financial assurance is required to be submitted to the city 10 calendar days prior to the council date. If a warranty financial assurance is not received within 10 calendar days, council action and start of the warranty period will be delayed, at a minimum, an additional two (2) weeks.

A letter of conditional acceptance and notification that the warranty period has begun will be forwarded upon the completion of council acceptance. Also, a request to release the associated completion assurance will be made; notification will be sent when assurance document is available for pick up.

If you have any questions or concerns, you can reach me at 623-222-6148 or at [nuning.lemka@surpriseaz.gov](mailto:nuning.lemka@surpriseaz.gov).

Sincerely,



Nuning Lemka, P.E.  
Engineering Manager

cc: Kristin Tytler, Assistant PW Director/City Engineer  
David Mobley, Field Engineering Supervisor  
David Kohlbeck, Public Works Business Manager  
Lee Lambert, Water Services  
Warren Bert, GIS

Mike Gent, Public Works Director  
John McFarland, Public Works Streets Manager  
Jonathan Gake, Finance  
Michael Boule, Assistant PW Director/Operations  
File

January 07, 2020

Toll Brothers AZ Construction Company  
8767 E Via De Ventura 390  
Scottsdale, AZ 85258

**RE: NOTICE OF COMPLETION AND COUNCIL ACTION REQUIREMENT FOR TOLL AT  
PRASADA PHASE 2 PEORIA AVE – FS18-691**

The City of Surprise Public Works Department has completed the inspection of the public utility improvements for the above referenced project. These improvements are in substantial compliance with the approved plans and specifications. Council action is required prior to conditional acceptance and the official beginning of the warranty period. The time frame for Council action is approximately 90 days after the following items have been submitted:

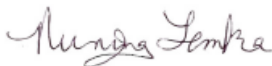
- A copy of all lien releases or a title report
- Actual construction cost for related civil permits issued
- Warranty assurance in a format acceptable by the City

A notice of the required assurance amount and acceptable formats will be sent via email once actual construction costs have been submitted by the applicant. The warranty period starts upon council acceptance for a period of two (2) years; please ensure warranty assurance will not expire prior to this date. The applicant will be notified of the council date as soon as it is scheduled and the warranty financial assurance is required to be submitted to the city 10 calendar days prior to the council date. If a warranty financial assurance is not received within 10 calendar days, council action and start of the warranty period will be delayed, at a minimum, an additional two (2) weeks.

A letter of conditional acceptance and notification that the warranty period has begun will be forwarded upon the completion of council acceptance. Also, a request to release the associated completion assurance will be made; notification will be sent when assurance document is available for pick up.

If you have any questions or concerns, you can reach me at 623-222-6148 or at [nuning.lemka@surpriseaz.gov](mailto:nuning.lemka@surpriseaz.gov).

Sincerely,



Nuning Lemka, P.E.  
Engineering Manager

cc: Kristin Tytler, Assistant PW Director/City Engineer  
David Mobley, Field Engineering Supervisor  
David Kohlbeck, Public Works Business Manager  
Lee Lambert, Water Services  
Warren Bert, GIS

Mike Gent, Public Works Director  
John McFarland, Public Works Streets Manager  
Jonathan Gake, Finance  
Michael Boule, Assistant PW Director/Operations  
File







**PROJECT SIGN OFF FORM**  
**PUBLIC WORKS - ENGINEERING SERVICES, INSPECTIONS**

Date Submitted: 12/24/2019      ☐ Commercial    ☐ Commercial w/Offsite    ☒ Residential

☒ COMPLETION ACCEPTANCE (End of Construction)      ☐ FINAL ACCEPTANCE (End of Warranty)

12/10/2019      Date of Punch-List Walk      12/20/2019      Date Punch-List Completed

FS Number: FS18-691      Permit Number(s): E19P-0548,0549,0550,0551,0552,0553

Project Name: Toll at Prasada Phase 2 Peoria

Project Developer/Builder: (Name/Email, Address)

Toll Brothers AZ Construction Company

8767 E Via De Ventura 390, Scottsdale AZ 85258

**MAG TIP Reporting:**

| Street Name | Classification | Begin Limits | End Limits            | # Lanes | Length to nearest ¼ mi. | Features |
|-------------|----------------|--------------|-----------------------|---------|-------------------------|----------|
| Peoria Road | Minor Arterial | Citrus Road  | N. Darlington Parkway | 2       | 1/2                     |          |
|             |                |              |                       |         |                         |          |
|             |                |              |                       |         |                         |          |
|             |                |              |                       |         |                         |          |
|             |                |              |                       |         |                         |          |

**MATERIALS:**

|          |                         |           |             |                  |               |                    |
|----------|-------------------------|-----------|-------------|------------------|---------------|--------------------|
| Asphalt: | <u>Vulcan Materials</u> | Supplier  | <u>1/2</u>  | Total Lane Miles | <u>10,487</u> | Total Square Yards |
| Water:   | <u>8" PVC</u>           | Size/Type | <u>133'</u> | Total LF         |               |                    |
|          | <u>6" DIP</u>           | Size/Type | <u>160'</u> | Total LF         |               |                    |
| Sewer:   |                         | Size/Type |             | Total LF         |               |                    |
|          |                         | Size/Type |             | Total LF         |               |                    |
| Storm:   | <u>15" RGRCP</u>        | Size/Type | <u>36'</u>  | Total LF         |               |                    |
|          |                         | Size/Type |             | Total LF         |               |                    |
| Fire Ln: |                         | Size/Type |             | Total LF         |               |                    |

**Additional Comments:**

**SUPPORTING DOCUMENTATION REQUIRED:**

|                                                               |                                                                                   |
|---------------------------------------------------------------|-----------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> Copy of Punch List        | <u>N/A</u> AOC                                                                    |
| <u>N/A</u> Final Certification Letter from Engineer of Record | <input checked="" type="checkbox"/> Asphalt Concrete Ticket w/ Name of Contractor |
| <u>N/A</u> Complete Geotechnical Testing Packet               | <u>N/A</u> Streetlight Energize Letter                                            |
| <u>N/A</u> Sewer Pressure Testing Results                     | <input checked="" type="checkbox"/> As built Documents (PDF copy on CD)           |
| <u>N/A</u> Sewer Manhole Vacuum Testing Certification         | <u>N/A</u> Updated asbuilt CAD base files (copy on CD)                            |
| <u>N/A</u> Sewer Manhole Insecticide Certification            |                                                                                   |
| <u>N/A</u> Sewer Videos with Operators Notes (inc. re-videos) |                                                                                   |
| Other _____                                                   | (Specify)                                                                         |

**APPROVAL:**

Civil Inspector: David Mobley

Date: 12/24/19

Civil Engineering Supervisor:  

Date: 01/03/2020



## CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: April 7, 2020  
Submitting Department: Public Works  
Staff Recommendations: None

Contact Person: Mike Gent, DIRECTOR - PW  
District: District 5

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|              |             |                    |                       |
|--------------|-------------|--------------------|-----------------------|
| Consent: Yes | Regular: No | Public Hearing: No | Report/Discussion: No |
|--------------|-------------|--------------------|-----------------------|

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### **Agenda Wording:**

Consideration and action pertaining to approval of the Joint Agency Agreement with the Maricopa Association of Governments for the reimbursement for geometric safety improvements at Litchfield Road and Bell Road; Resolution # 2020-22.

---

### **Motion:**

I move to approve Resolution # 2020-22.

---

### **Background:**

MAG is the regional planning agency for Maricopa County and has approved a comprehensive, performance based, multimodal MAG 2040 Regional Transportation Plan (RTP). The Regional Roadway Safety Improvement Program (RSP) is a component of the RTP that includes safety improvements. Funds for the RSP are administered by the Arizona Department of Transportation (ADOT) through its Highway User Revenue Funds (HURF) sub-account for local agency streets designated collector or above, and through allocations of Surface Transportation Block Grant (STBG) Funds that are allocated to the MAG region and administered by ADOT. The RSP includes a safety improvement project on Bell Road at Litchfield Road intersection. This project was also adopted in the FY2020 budget. This Joint Agency Agreement (JAA) with MAG allows for the reimbursement to the city for the geometric safety improvements.

---

### **Objective Analysis:**

The Litchfield Road and Bell Road intersection improvements was funded in the FY2020 budget. This agreement will allow for the reimbursement of the geometric safety improvements at Litchfield Road and Bell Road.

---

### **Policy Compliant:**

The Mayor, the City Manager, the City Clerk and the City Attorney are authorized to cause the execution of the Agreement and to take all steps necessary to carry out the purpose and intent of this Resolution.

---

### **Financial Impact:**

This Joint Agency Agreement (JAA) with MAG allows for the reimbursement to the city for the geometric safety improvements. Any ongoing financial impact on the City is anticipated to be minimal, as the Litchfield Road and Bell Road intersection is already a part of the city's roadway maintenance

inventory.

---

**Budget Impact:**

The Litchfield Road and Bell Road intersection improvements was funded in the FY2020 budget. This agreement will allow for the reimbursement of the geometric safety improvements at Litchfield Road and Bell Road. The required match required to be eligible for the reimbursement from MAG was the design cost. Design costs were included in the FY2020 budget.

**FTE Impact:**

This action does not change the full time equivalent count.

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**ATTACHMENTS:**

1. RES 2020-22 MAG JAA-final
-

## RESOLUTION # 2020-22

### A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA APPROVING A JOINT AGENCY AGREEMENT WITH MARICOPA ASSOCIATION OF GOVERNMENTS AND THE REGIONAL ROADWAY SAFETY IMPROVEMENT PROGRAM FOR THE IMPROVEMENTS ON BELL AND LITCHFIELD ROAD INTERSECTION.

**WHEREAS**, pursuant to Arizona Revised Statute §11-951, *et seq.*, the City of Surprise has the authority to enter into joint agency agreements with other governmental entities for the purposes set forth within;

**WHEREAS**, the City and the Maricopa Association of Governments (“MAG”) desire to enter into this joint agency agreement;

**WHEREAS**, MAG is the regional planning agency for Maricopa County and has approved a comprehensive, performance based, multimodal MAG 2040 Regional Transportation Plan (RTP). The Regional Roadway Safety Improvement Program (RSP) is a component of the RTP that includes safety improvements;

**WHEREAS**, funds for the RSP are administered by the Arizona Department of Transportation (ADOT) through its Highway User Revenue Funds (HURF) sub-account for local agency streets designated collector or above, and through allocations of Surface Transportation Block Grant (STBG) Funds that are allocated to the MAG region and administered by ADOT;

**WHEREAS**, the RSP includes a safety improvement project on Bell Road at Litchfield Road intersection (Project);

**WHEREAS**, the City of Surprise FY2020 budget was adopted and included funding for a portion of the geometric improvements at Litchfield Road and Bell Road;

**WHEREAS**, the City, and the MAG now desire to enter into this agreement in order to allocate HURF and STBG funds to the City for geometric and other safety improvements at Litchfield Road and Bell Road.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the City of Surprise, Arizona, as follows.

**Section 1.** That the Joint Agency Agreement with the MAG for the reimbursement for geometric improvements at Litchfield Road and Bell Road (the “Agreement”) is hereby approved in the form attached hereto as Exhibit A and incorporated herein by this reference.

**Section 2.** That the Mayor, the City Manager, the City Clerk and the City Attorney are hereby authorized and directed to cause the execution of the Agreement and to take all steps necessary to carry out the purpose and intent of this Resolution.

**APPROVED AND ADOPTED** this \_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
Skip Hall, Mayor

Attest:

Approved as to form:

\_\_\_\_\_  
Sherry Aguilar, City Clerk

\_\_\_\_\_  
Robert Wingo, City Attorney

## EXHIBIT A





MARICOPA ASSOCIATION OF GOVERNMENTS  
ROADWAY SAFETY PROGRAM

JOINT AGENCY AGREEMENT

MAG Roadway Safety Program, Joint Agency Agreement No. 1061  
MAG TIP Project # SUR20-870C, SUR19-870D  
City of Surprise Capital Improvement Plan # P42090, T61800

This Joint Agency Agreement (Agreement) by and between the Maricopa Association of Governments (MAG) and the City of Surprise (City), an Arizona Municipal Corporation, will become effective on the day, which it is executed by the MAG Executive Director. MAG and the City are referred to in this Agreement each individually as a "Party" and collectively as the "Parties".

RECITALS

A. MAG is the regional planning agency for Maricopa County and portions of Pinal County. MAG is governed by a regional council, which includes the mayor or chief executive of each member agency (Regional Council). Pursuant to state law, MAG has developed, and the necessary parties have approved, a twenty-year comprehensive, performance based, multimodal MAG 2040 Regional Transportation Plan (RTP). The Regional Roadway Safety Improvement Program (RSP) is a component of the RTP that includes safety improvements with a revenue allocation through 2025.

B. Funds for the RSP are administered by the Arizona Department of Transportation (ADOT) through its Highway User Revenue (HURF) sub-account for local agency streets designated collector or above, and through allocations of Surface Transportation Block Grant (STBG) Funds that are allocated to the MAG region and administered by ADOT. Funds will be disbursed by ADOT once an invoice is reviewed and approved in concurrence with MAG. Highway User Revenue funds (HURF) for the RSP are provided by ADOT are allocated to the RSP via a funding exchange with the MAG region. Eligible activities must adhere to article IX, section 14, Constitution of Arizona.

C. The RSP includes a safety improvement project on Bell Road at Litchfield Road intersection (Project). The Project is described in greater detail in the Project Application (Project Application) submitted by the City, dated November 4, 2019 and on file in the offices of the City and MAG.

D. The Project will be designed and constructed in accordance with the standards adopted by the City.



E. The regional reimbursement schedule for the Project are as follows:

| Type of Work                       | Fiscal Year of Work | Reimbursement | Type of Reimbursement Funds | Fiscal Year for Reimbursement |
|------------------------------------|---------------------|---------------|-----------------------------|-------------------------------|
| Pre-Design                         | NA                  | NA            | Local                       | NA                            |
| Design                             | 2019                | \$0           | Local                       | NA                            |
| Right-of-Way                       | NA                  | NA            | Local                       | NA                            |
| Procurement                        | NA                  | NA            | HURF                        | NA                            |
| Construction                       | 2020                | \$383,585.00  | HURF                        | 2020                          |
| Total Programmed for Reimbursement |                     | \$383,585.00  |                             | 2020                          |

F. The Parties are authorized to enter into this agreement by the provisions of Arizona Revised Statutes “A.R.S.”) Section 28-6501 et seq., and A.R.S. Section 11-951 et seq. (where applicable).

#### AGREEMENTS

NOW, THEREFORE, for good and sufficient consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties agree as follows:

- A. Purpose. The purpose of this Agreement is to identify and define the responsibilities of the City and MAG for the design, acquisition of right of way, construction and financing of the Project, as established in the RSP.
- B. Responsibilities of the Parties.
1. MAG’s Responsibilities. MAG agrees to:
    - a. Administer the RSP, pursuant to the RSP Policies and Procedures;
    - b. Provide to the City the required format for submitting requests for payment, invoices, progress reports, and backup documentation;
    - c. Review and approve invoices for projects to be reimbursed with HURF subject to the terms of this Agreement;
    - d. Submit approved invoices to ADOT for payment by ADOT to the City. The payments from ADOT to the City will be based on the reimbursement amounts and schedule as noted in the Recitals, Section E. The basis for payment to City shall be reimbursement for costs in conformance with the RSP and the Policies and Procedures.
  2. City’s Responsibilities. The City agrees to:

- a. Be responsible for all project costs and submit invoices to MAG for reimbursement. The City will: 1) be responsible for the completion of all surveys, design, plans and specifications, including contractor selection documents; 2) conduct contractor selection process(es), award contract(s) for construction pursuant to the applicable laws and ordinances, and provide necessary construction management and inspections, unless noted otherwise in an Intergovernmental Agreement (IGA); 3) if necessary, purchase or condemn right of way required for the completion of the Project, unless otherwise provided in an IGA; 4) be responsible for all utility relocations, and 5) review and approve invoices from its contractors and subcontractors before submitting an invoice to MAG;
  - b. Abide by the RSP Policies and Procedures throughout the completion of the Project.
  - c. Be responsible for meeting all applicable federal requirements for the Project when using local funding (e.g. National Highway System requirements);
  - d. Obtain appropriate indemnifications and insurance from all contractors and subcontractors involved in the Project;
  - e. Be responsible for all Project costs in excess of the maximum amount of the RSP-MAG funds allocated for the Project in the amount of \$383,585.00 (Allocated Funds). The amount of funds to be paid to the City pursuant to this Agreement will not exceed the Allocated Funds as included in the MAG approved Transportation Improvement Program (TIP). The allocated funds are expressed in Year of Expenditure dollar amounts, which will not be adjusted for inflation;
  - f. Provide invoices and progress reports to MAG consistent with the RSP Policies and Procedures; and
  - g. Otherwise comply with all requirements of this Agreement.
  - h. The City's authorized representative to sign, approve and submit invoices to MAG is the City's Public Works Director or designee.
- C. Records and Audit Rights. The City's work and accounting records (hard copy, as well as computer readable data), and any other supporting evidence deemed necessary by MAG to substantiate charges and claims related to this Agreement shall be open to inspection and subject to audit and/or reproduction by authorized representatives of MAG, ADOT and the Auditor General of the State of Arizona (collectively Auditors), as applicable to the extent necessary to adequately permit evaluation and verification of the performance and cost of the work, and to conduct and prepare all audits and reports required by law. Auditors shall be afforded access, at reasonable times and places, to all of the City's records and personnel, pursuant to the provisions of this Section, throughout the term of this Agreement, and for a period of five (5) years after last or final payment.
- D. Term and Termination. The Agreement is valid through the payment of the final invoice for completion of construction, by the end of fiscal year, or July 30, 2021, as noted in the reimbursement schedule of the Recitals, section E, subject to earlier termination as specifically provided herein.

1. Termination by MAG. MAG reserves the right to terminate this Agreement in the event that MAG determines, in its reasonable discretion, that local or MAG allocated funds are not available to meet the City's financial responsibilities in regard to the Project or in the event of an act of God or act of war or terror that makes continuation of work pursuant to this Agreement no longer in the public interest. MAG will give sixty (60) days advance notice of such termination, unless such notice is impracticable, in which case MAG will provide such notice as is practicable under the circumstances. In the event of such termination, MAG will recommend to ADOT that it reimburse the City as provided in this Agreement, for work satisfactorily performed to the date of termination.

MAG also reserves the right to terminate this Agreement in the following circumstances: 1) no Material Project Reimbursement Request (MPRR) has been submitted to MAG for a period of at least eighteen (18) months from the date of the last Project Reimbursement Request (PRR), or the effective date of this Agreement, whichever is later; 2) no Substantial Project Reimbursement Request (SPRR) has been submitted to MAG for a period of twenty (20) months from the date of the last PRR, or the effective date of this Agreement, whichever is later; or 3) in the event of a Substantial Project Change.

2. Termination by the City. The City reserves the right to terminate this Agreement in the event that the City determines, in its reasonable discretion, that local funds are not available to meet the City's financial responsibilities in regard to the Project or in the event of an act of God or act of war or terror that makes continuation of work pursuant to this Agreement no longer in the public interest. The City will give sixty (60) days advance notice of such termination, unless such notice is impracticable under these circumstances, in which case the City will provide such notice, as is practicable.
3. Termination by Mutual Consent. The Parties may terminate this Agreement by mutual consent in the event that they determine that such termination is in furtherance of the goals of the RSP and is in the best interests of the Parties.
4. In the event of termination pursuant to this Section "D," the City agrees that it will leave the Project in condition that is safe for use by the public.

E. Availability of Funds. Each Party's obligations under this Agreement are conditioned upon the availability of funds, appropriated or allocated, for the payment of such obligation. No liability shall accrue to MAG in the event MAG declines to review and/or approve invoices for payment on the basis that funds are not available for payment of such invoices and MAG terminates the Agreement in accordance with section D.1.

F. Indemnification. Each Party to this Agreement (Indemnitor) agrees to defend, indemnify and hold harmless the other Party, and such Party's officers, officials, employees, agents, and directors (collectively the Indemnitee) from and against any and all claims, demands, losses, liabilities, causes of action and costs (including expert witness fees, attorneys fees and costs of defense and appellate appeal) (collectively Claims), which may be imposed upon, incurred by or asserted against the Indemnitee, attributable (directly or indirectly) to, or arising in any manner by reason of, the negligence, error, or omission of any agent, officer, servant, or employee of the Indemnitor, or anyone for whom Indemnitor may be legally liable, in the performance of this Agreement.

- G. Conflict of Interest. This Agreement is subject to termination for conflict of interest, pursuant to the provisions of A.R.S. § 38-511.
- H. Ownership of Improvements upon Termination. Upon the expiration or other termination of this Agreement, ownership of the Project and the improvements constructed under this Agreement shall be vested in the City.
- I. General Provisions.
1. INCORPORATION OF RECITALS. The Recitals are acknowledged by the Parties to be substantially true and correct, and hereby incorporated as agreements of the Parties.
  2. ENTIRE AGREEMENT. This Agreement constitutes the entire understanding of the Parties and supersedes all previous representations, written or oral, with respect to the services specified herein. This Agreement may not be modified or amended, except by a written document, signed by authorized representatives of each Party.
  3. OFFICIAL COPIES. Upon date of execution by the MAG Executive Director, the City shall receive a signed copy of the agreement within 14 days of execution.
  4. ARIZONA LAW. This Agreement shall be governed and interpreted according to the laws of the State of Arizona.
  5. MODIFICATIONS. Except as otherwise specifically provided in this Agreement, any amendment, modification or variation from the terms of this Agreement shall be in writing and shall be effective only after written approval of all Parties.
  6. ATTORNEY'S FEES. In the event either Party brings any action for any relief, declaratory or otherwise, arising out of this Agreement, or on account of any breach or default of this Agreement, the prevailing Party shall be entitled to receive from the other Party reasonable attorneys' fees and reasonable costs and expenses, as determined by the arbitrator or court sitting without a jury, which shall be deemed to have accrued on the commencement of such action and shall be enforceable, whether or not such action is prosecuted to judgment.
  7. NOTICES. All notices or demands required to be given, pursuant to the terms of this Agreement, shall be given to the other Party in writing, delivered in person, sent by facsimile transmission, deposited in the United States mail, postage prepaid, registered or certified mail, return receipt requested or deposited with any commercial air courier or express service at the addresses set forth below, or to such other address as the Parties may substitute by written notice, given in the manner prescribed in this paragraph.

If to the City :

Kristin Tytler, P.E.  
City of Surprise Public Works Dept.  
16000 N. Civic Center Plaza  
Surprise, AZ 85374  
Tel: (602) 222-6153  
Fax: (602) 222-6006

If to MAG:

Executive Director  
Maricopa Association of Governments  
302 No. First Avenue  
Suite 300  
Phoenix, Arizona 85003  
Tel: (602) 254-6300  
Fax: (602) 254-6490

A notice shall be deemed received on the date delivered, if delivered by hand, on the day it is sent by facsimile transmission, on the second day after its deposit with any commercial air courier or express services or, if mailed, three (3) working days (exclusive of United State Post Office holidays) after the notice is deposited in the United States mail as above provided, and on the delivery date indicated on receipt, if delivered by certified or registered mail. Any time period stated in a notice shall be computed from the time the notice is deemed received. Notices sent by facsimile transmission shall also be sent by regular mail to the recipient at the above address. This requirement for duplicate notice is not intended to change the effective date of the notice sent by facsimile transmission. E-mail is not an acceptable means for meeting the requirements of this section unless otherwise agreed in writing.

8. **FORCE MAJEURE.** Neither Party shall be responsible for delays or failures in performance resulting from acts beyond their control. Such acts shall include, but not be limited to, acts of God, riots, acts of war, epidemics, governmental regulations imposed after the fact, fire, communication line failures or power failures.
9. **ADVERTISING.** No advertising or publicity concerning MAG using any contractor's or subcontractor's services shall be undertaken without prior written approval of such advertising or publicity by MAG's Executive Director.
10. **COUNTERPARTS.** This Agreement may be executed in one or more counterparts, and each originally executed duplicate counterpart of this Agreement shall be deemed to possess the full force and effect of the original.
11. **CAPTIONS.** The captions used in this Agreement are solely for the convenience of the Parties, do not constitute a part of this Agreement and are not to be used to construe or interpret this Agreement.
12. **SEVERABILITY.** If any term or provision of this Agreement shall be found to be illegal or unenforceable, then notwithstanding such illegality or unenforceability, this Agreement

shall remain in full force and effect, and such term or provision shall be deemed to be deleted.

13. **AUTHORITY.** Each Party hereby warrants and represents that it has full power and authority to enter into and perform this Agreement, and that the person signing on behalf of each has been properly authorized and empowered to enter this Agreement. Each Party further acknowledges that it has read this Agreement, understands it, and agrees to be bound by it.
14. **E-VERIFY.**
  - a. **Warrant of Compliance.** Pursuant to the provisions of A.R.S. §41-4401, each Party warrants to the other that it is in compliance with all Federal Immigration laws and regulations that relate to its employees and with the E-Verify Program under A.R.S. §23-214(A).
  - b. **Breach of Warranty.** A breach of this warranty by a Party or any of its subcontractors will be considered a material breach of this Agreement and may subject the breaching party to penalties up to and including termination of this Agreement or any subcontract.
  - c. **Right to Inspect.** Each Party retains the legal right to inspect the papers of any employee who works on this Agreement or any subcontractor to ensure compliance with the warranty given above.
  - d. **Random Verification.** Either Party may conduct a random verification of the employment records of the other to ensure compliance with this warranty.
  - e. **Federal Employment Verification Provisions – No Material Breach.** A Party will not be considered in material breach of this Agreement if it establishes that it has complied with the employment verification provisions prescribed by 8 USCA §1324(a) and (b) of the Federal Immigration and Nationality Act and the E-Verify requirements prescribed by A.R.S. §23-214(A).
  - f. **Inclusion of Article in Other Contracts:** The provisions of this Article must be included in any contract either Party enters into with any and all of its contractors or subcontractors who provide services pursuant to this Agreement.
15. **PROHIBITION OF DOING BUSINESS WITH SUDAN AND IRAN.** Pursuant to A.R.S. §§ 35-391.06 and 35-393.06, each Party certifies that it does not have a scrutinized business operation, as defined in A.R.S. §§ 35-391 and 35-393, in either Sudan or Iran.

IN WITNESS WHEREOF, the Parties hereto have caused these presents to be executed by their duly authorized officers. (The order for obtaining the signatures is as follows: the MAG General Counsel, the appropriate representative of the City of Surprise, and the MAG Executive Director).

MAG:

Maricopa Association of Governments, an  
Arizona non-profit Corporation

\_\_\_\_\_  
Date

By: \_\_\_\_\_  
Eric Anderson  
Executive Director

City of Surprise:

City of Surprise, an Arizona Municipal  
Corporation

\_\_\_\_\_  
Date

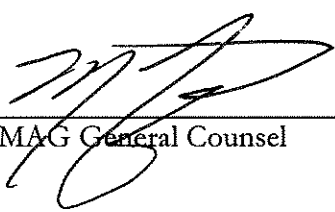
By: \_\_\_\_\_  
Its: Mayor Skip Hall

ATTEST:

\_\_\_\_\_  
Sherry Aguilar, City of Surprise Clerk

Reviewed Approved as to form:

Approved as to form:

By:   
MAG General Counsel

By: \_\_\_\_\_  
Robert Wingo,  
Attorney for the City of Surprise



## CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: April 7, 2020

Contact Person: Hobart Wingard, PLANNER II

Submitting Department: Community Development District: District 1

Staff Recommendations: None

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Consent: Yes

Regular: No

Public Hearing: No

Report/Discussion: No

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### **Agenda Wording:**

Consideration and action pertaining to approval of the Final Plat entitled, "Rio Rancho Estates, Parcel 1B.1" and dated January 30, 2020, an approximately 16.96 acre property generally located on the southwest corner of Happy Valley Road and 183rd Avenue within the Rio Rancho Estates Planned Unit Development ("PUD").

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### **Motion:**

I move to approve the Final Plat entitled, "Rio Rancho Estates, Parcel 1B.1" and dated January 30, 2020.

---

### **Background:**

Goodwin and Marshall, Inc. on behalf of the Forestar Group, seeks approval of a Final Plat for 78 lots on 16.96 gross acres. 20.7 percent open space is being provided on 3.52 acres. Additionally, 3.651 acres of Rights-of-Way are being dedicated.

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### **Objective Analysis:**

The proposed Final Plat will provide 78 lots on 16.96 gross acres.

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### **Policy Compliant:**

The Surprise General Plan 2035 shows the subject property as lying within the Neighborhood Character Area, which supports residential uses such as that proposed.

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### **Financial Impact:**

While this item does not have an immediate or direct financial impact, ongoing development activity in the City will inevitably have a future financial impact as additional resources are needed to provide city services.

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### **Budget Impact:**

There is no anticipated budget impact related to this item.

### **FTE Impact:**

This item does not have an impact on current staffing levels.

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### **ATTACHMENTS:**



1. SR - FS18-592 - Rio Rancho 1B.1 FP - CC Staff Report - 040720
  2. 01 - FS18-592 - Rio Rancho 1B.1 FP - Vicinity - 040720
  3. 02 - FS18-592 - Rio Rancho 1B.1 FP - Final Plat - 040720
  4. 03 - FS18-592 - Rio Rancho 1B.1 FP - Landscape Plans - 040720
  5. 04 - FS18-592 - Rio Rancho 1B.1 FP - Hardscape Plans - 040720
  6. PP - FS18-592 - Rio Rancho 1B.1 FP - PowerPoint- 040720
  7. RW value FS18-592 Final Plat of Rio Rico 1B.1
-

# FINAL PLAT

## REPORT TO THE CITY COUNCIL

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**Case:** FS18-592

**Project Name:** Rio Rancho 1B.1 Final Plat

**Council District:** 1

**City Council Date:** April 7, 2020

**Planner:** Hobart Wingard, Planner II

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**Owner:** Forestar Group

**Applicant:** Goodwin and Marshall, Inc.

**Request:** Final Plat for a 78 lot, single-family residential subdivision in the Rio Rancho Estates RM-9-PUD zoning district.

**Site Location:** Generally, on the southwest corner of Happy Valley Road and 183<sup>rd</sup> Avenue.

**Site Size:** 16.96 acres (approx.)

**Findings:**

- The proposed Final Plat demonstrates compliance with the General Plan 2035.
- The proposed Final Plat is consistent with the zone change as approved under FS18-617.
- The proposed Final Plat is consistent with the Preliminary Plat as approved under FS18-071.
- The proposed Final Plat is consistent with the Master Plat as approved under FS18-591.
- The proposed Final Plat is consistent with the Surprise Municipal Code.

**Alternative Actions:** **Approve** – Approval of the proposed Final Plat will allow the applicant the ability to subdivide the property as proposed.

**Deny** – Denial of the requested Final Plat will prevent the applicant from subdividing the property as proposed.

**Additional Information:**

41 Goodwin and Marshall, Inc. on behalf of the Forestar Group, seeks approval of a Final Plat for 78 lots  
42 on 16.96 gross acres. 20.7 percent open space is being provided on 3.52 acres. Additionally, 3.65  
43 acres are being dedicated for rights-of-way.

44

45 **Attachments:**

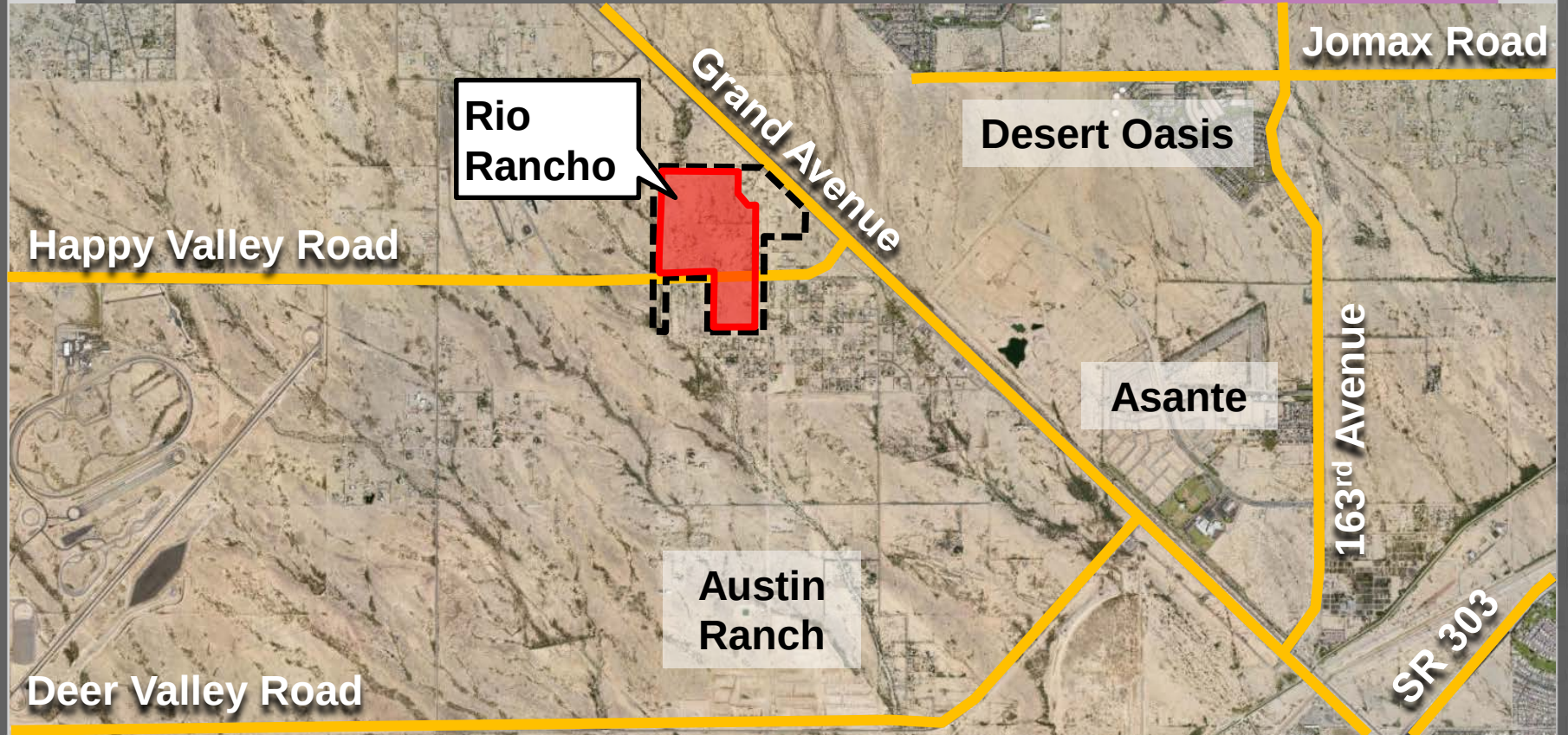
46 01 Vicinity Maps

47 02 Final Plat

48 03 Landscape Plans

49 04 Hardscape Plans

# VICINITY MAP

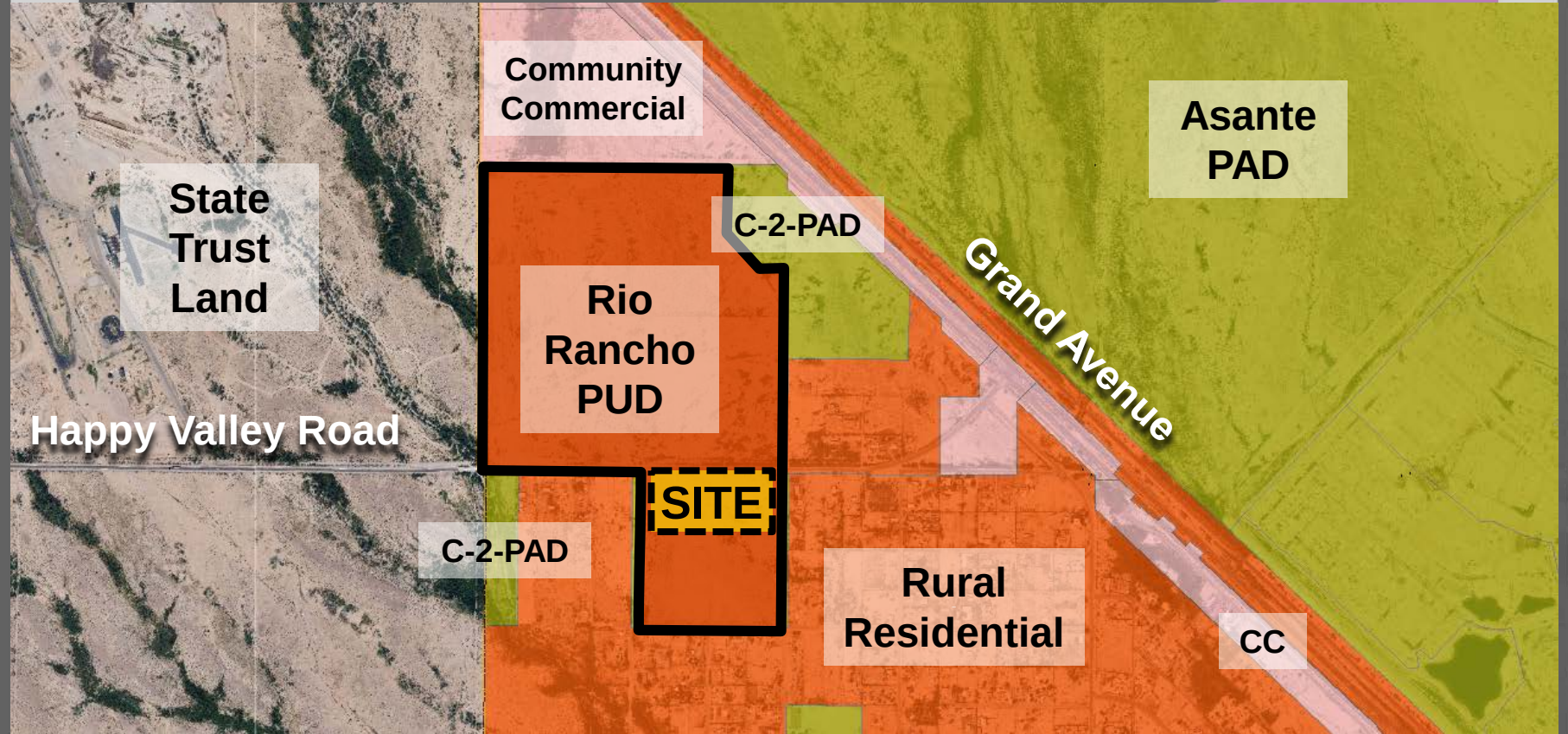




# VICINITY MAP



# ZONING MAP





DEDICATION

STATE OF ARIZONA }  
COUNTY OF MARICOPA } SS.

KNOW ALL PERSONS BY THESE PRESENTS:

THAT FORESTAR (USA) REAL ESTATE GROUP INC., A DELAWARE CORPORATION, AS OWNER, DOES HEREBY PUBLISH THIS FINAL PLAT OF "RIO RANCHO ESTATES PARCEL 1B.1" SURPRISE, ARIZONA, A REPLAT OF PARCEL 1B.1 OF THE MASTER PLAT OF RIO RANCHO ESTATES PARCELS 1B.1, AND 1B.2, AS RECORDED IN BOOK 1502 OF MAPS, PAGE 41, OF THE MARICOPA COUNTY RECORDER SITUATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 4 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA AS SHOWN AND PLATTED HEREON AND DOES HEREBY PUBLISH THIS PLAT AS AND FOR THE PLAT OF SAID "RIO RANCHO ESTATES PARCEL 1B.1" AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS, EASEMENTS AND STREETS CONSTITUTING SAME, AND THAT EACH LOT, TRACT AND STREET SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN TO EACH RESPECTIVELY ON SAID PLAT AND HEREBY DEDICATES TO THE CITY OF SURPRISE FOR USE, AS SUCH, THE STREETS AS SHOWN ON SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES. EASEMENTS ARE DEDICATED FOR THE PURPOSES SHOWN.

ALL NOTATIONS AND DEDICATIONS STATED ON OR WITHIN THE MASTER PLAT OF RIO RANCHO ESTATES PARCELS 1B.1, AND 1B.2, AS RECORDED IN BOOK 1502 OF MAPS, PAGE 41, OF THE MARICOPA COUNTY RECORDER SHALL REMAIN IN FULL FORCE AND EFFECT WITH THE RECDORDATION OF THIS FINAL PLAT.

OWNER, HEREBY DEDICATES TO THE CITY THE RIGHTS-OF-WAY AS SHOWN HEREON.

OWNER, HEREBY GRANTS TO THE PUBLIC A PERPETUAL NON-EXCLUSIVE EASEMENT IN, UPON, OVER, UNDER, THROUGH, AND ACROSS THE AREAS DESIGNATED AS PUBLIC UTILITY EASEMENTS AS SHOWN ON THE PLAT FOR THE PURPOSE OF ACCESSING, INSTALLING, CONSTRUCTING, MAINTAINING, REPAIRING, REPLACING, AND UTILIZING PUBLIC UTILITIES.

OWNER, HEREBY GRANTS TO THE CITY OF SURPRISE OF AMERICA DEPARTMENT OF THE AIR FORCE ("USAF") AN AVIGATION EASEMENT OVER AND ACROSS THIS PLAT AND EVERY LOT AND PARCEL THEREOF, WHICH EASEMENT SHALL INCLUDE, BUT NOT BE LIMITED TO, THE RIGHT OF FLIGHT OF AIRCRAFT OVER THIS PLAT, TOGETHER WITH ITS ATTENDANT NOISE, VIBRATIONS, FUMES, DUST, FUEL, AND LUBRICANT PARTICLES, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY THE OPERATION OF AIRCRAFT LANDING AT, OR TAKING OFF FROM, OR OPERATING AT OR ON LUKE AIR FORCE BASE AND AUXILIARY FIELDS.

THE MAINTENANCE OF LANDSCAPING WITHIN THE OPEN SPACES, LANDSCAPED TRACTS, RETENTION BASINS AND PARKS SHALL BE THE RESPONSIBILITY OF THE OWNER OR THE ASSOCIATION FORMED BY THE OWNER.

THE MAINTENANCE OF LANDSCAPING WITHIN THE ADJACENT PUBLIC RIGHTS-OF-WAY, INCLUDING LANDSCAPED MEDIANS WITHIN COLLECTORS AND LOCAL STREETS AND LANDSCAPED AREAS BETWEEN THE CURB AND THE DETACHED SIDEWALK, SHALL BE THE RESPONSIBILITY OF THE ADJACENT PROPERTY OWNER OR THE PROPERTY ASSOCIATION FORMED BY THE ADJACENT PROPERTY.

LANDSCAPING MAINTENANCE WITHIN THE MEDIANS WITHIN THE PUBLIC RIGHT-OF-WAY WITHIN ANY ARTERIAL OR PARKWAY STREET CLASSIFICATION SHALL BE RESPONSIBILITY OF THE CITY OF SURPRISE AFTER ACCEPTANCE.

ALL IMPROVEMENTS FOR STREETS AND PUBLIC UTILITIES OWNED AND OPERATED BY THE CITY, INSTALLED OR CONSTRUCTED BY THE OWNER WITHIN THE PUBLIC RIGHTS-OF-WAY, THE EASEMENTS, OR ANY TRACTS OR PARCELS HEREBY DEDICATED TO THE CITY OF SURPRISE, SHALL BE DEEMED TO HAVE BEEN DEDICATED BY THE OWNER TO THE CITY UPON THEIR COMPLETION, HOWEVER, SUCH TRANSFER SHALL NOT OCCUR UNTIL THE CITY COUNCIL FOR THE CITY OF SURPRISE MANIFESTS ITS ACCEPTANCE BY FORMAL COUNCIL ACTION.

THE EASEMENTS GRANTED WITHIN THIS DEDICATION AS PERMANENT AND PERPETUAL AND SHALL RUN WITH THE LAND AND BE BINDING UPON OWNER AND ITS HEIRS, ASSIGNS, AND SUCCESSORS IN INTEREST TO THIS PLAT OR ANY PARCEL OR LOT THEREOF.

OWNER HEREBY GRANTS TO THE CITY OF SURPRISE A PERPETUAL CROSS ACCESS EASEMENT ACROSS THE PLAT INCLUDING ROADS AND STREETS, OPEN SPACES, COMMUNITY FACILITIES, TRACTS, SIDEWALKS, DRAINAGE BASINS AND ANY PROPERTY WITHIN THE PLAT OWNED BY THE HOMEOWNERS ASSOCIATION FOR THE PURPOSES OF PROVIDING CONTINUOUS AND UNINTERRUPTED INGRESS AND EGRESS FOR EMERGENCY VEHICLES.

OWNER HEREBY GRANTS TO THE CITY OF SURPRISE A PERPETUAL EASEMENT ACROSS THE PLAT INCLUDING ROADS AND STREETS, OPEN SPACES, COMMUNITY FACILITIES, TRACTS, SIDEWALKS, DRAINAGE BASINS AND ANY PROPERTY WITHIN THE PLAT OWNED BY THE HOMEOWNERS ASSOCIATION FOR THE PURPOSES OF PROVIDING CONTINUOUS AND UNINTERRUPTED INGRESS AND EGRESS FOR TRASH COLLECTION VEHICLES.

TRACTS A, B, C, D, E, F, G, AND H ARE HEREBY DEDICATED TO A FUTURE HOMEOWNER'S ASSOCIATION AND ARE DECLARED FOR THE SPECIFIC USES IDENTIFIED ON THE TRACT SUMMARY TABLE PROVIDED HEREIN ON PAGE 2 OF THIS FINAL PLAT AND SUBJECT TO THE EASEMENTS DEDICATED TO THE CITY OF SURPRISE.

IN WITNESS WHEREOF: FORESTAR (USA) REAL ESTATE GROUP INC., A DELAWARE CORPORATION, AS OWNER, HAS HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED TO BY THE SIGNATURES OF THE UNDERSIGNED MEMBER REPRESENTATIVES DULY AUTHORIZED THIS DAY OF , 2020.

FORESTAR (USA) REAL ESTATE GROUP INC., A DELAWARE CORPORATION

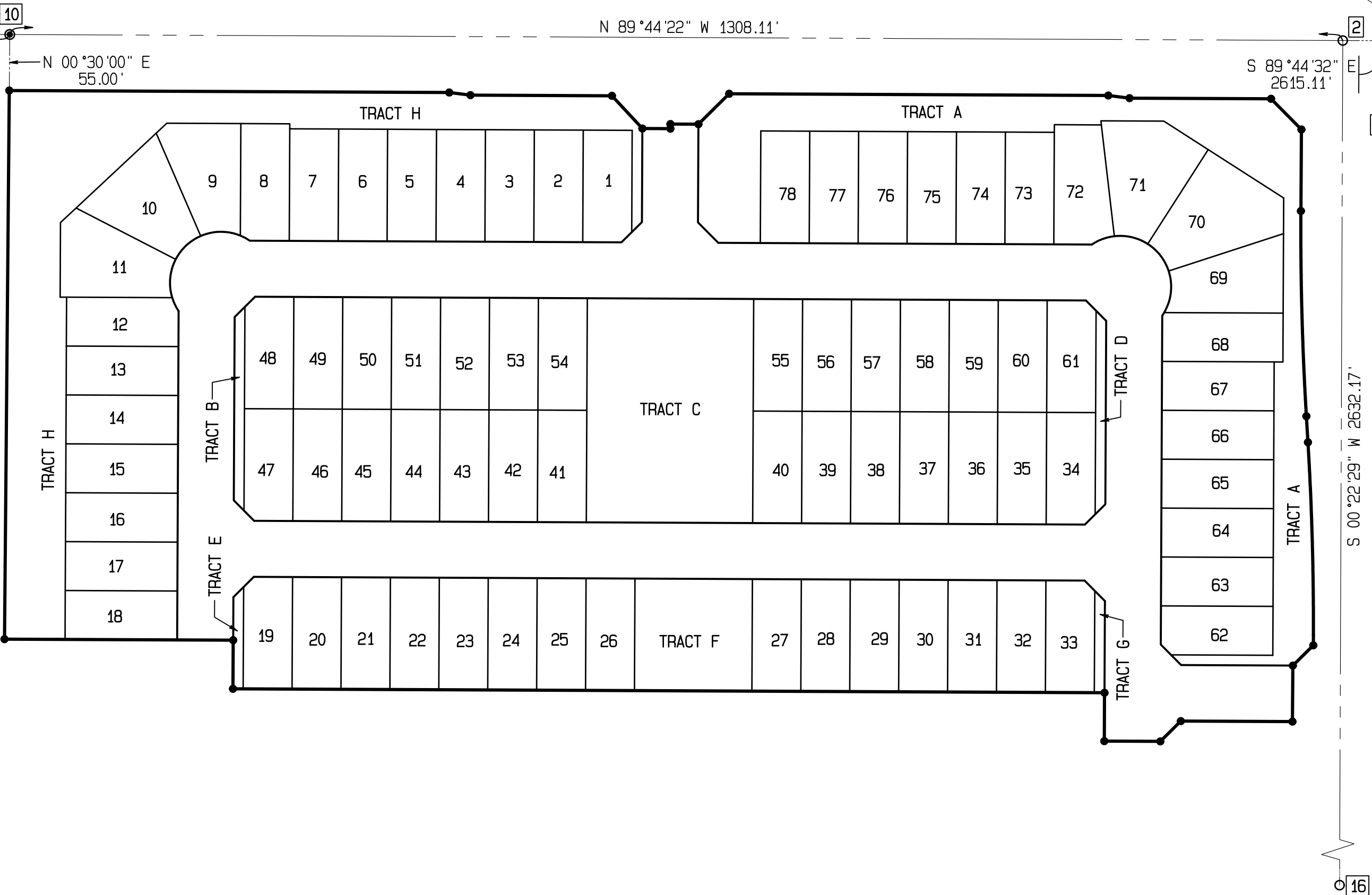
BY: THOMAS H. BURLERSON, REGION PRESIDENT

CERTIFICATE OF ASSURED WATER SUPPLY

THE SUBDIVIDER HAS OBTAINED A CERTIFICATE OF 100 YEAR ASSURED SUPPLY FROM THE DEPARTMENT OF WATER RESOURCES.

27-401762\_0000 MAY 08, 2008  
CERTIFICATE NUMBER DATE

1 10  
N 89°44'22" W 1308.11'  
N 00°30'00" E 55.00'  
S 00°37'30" W 2631.24'  
11



ACKNOWLEDGMENT

STATE OF ARIZONA }  
COUNTY OF MARICOPA } SS.

ON THIS DAY OF , 2020 BEFORE ME, THE UNDERSIGNED THOMAS H. BURLERSON, PERSONALLY APPEARED, WHO ACKNOWLEDGED HIMSELF TO BE THE REGION PRESIDENT OF FORESTAR (USA) REAL ESTATE GROUP INC., A DELAWARE CORPORATION AND BEING AUTHORIZED TO DO SO ON BEHALF OF SAID ENTITY, EXECUTED THE FOREGOING PLAT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF:

I HEREUNTO SET MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC  
MY COMMISSION EXPIRES

APPROVALS

DATA ON THIS PLAT REVIEWED AND APPROVED THIS DAY OF , 2020, BY THE CITY ENGINEER OF SURPRISE, ARIZONA.

APPROVED BY: DATE:  
CITY ENGINEER

APPROVED BY THE CITY COUNCIL OF THE CITY OF SURPRISE, ARIZONA, THIS DAY OF , 2020.

APPROVED BY: DATE:  
MAYOR

ATTESTED BY: DATE:  
CLERK

FINAL PLAT  
"RIO RANCHO ESTATES, PARCEL 1B.1"  
SURPRISE, ARIZONA

A REPLAT OF PARCEL 1B.1 OF THE MASTER PLAT OF RIO RANCHO ESTATES PARCELS 1B.1, & 1B.2, AS RECORDED IN BOOK 1502 OF MAPS, PAGE 41, OF THE MARICOPA COUNTY RECORDER SITUATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 4 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

KEY MAP

N.T.S.

PUBLIC NOTICE

THE LOTS DEPICTED ON THIS PLAT ARE LOCATED WITHIN THE VICINITY OF LUKE AIR FORCE BASE AND MAY BE SUBJECT TO OVERFLIGHTS BY JET AIRCRAFT. ALL STRUCTURES WITHIN THIS PLAT SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE SOUND ATTENUATION STANDARDS ADOPTED BY THE CITY OF SURPRISE. A MAP DEPICTING THE MOST CURRENT ADOPTED NOISE CONTOURS IN RELATION TO THIS PLAT SHALL BE DISPLAYED IN ALL SALES OFFICES. ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE CITY OF SURPRISE COMMUNITY DEVELOPMENT DEPARTMENT.

RELEASE OF LIABILITY

FORESTAR (USA) REAL ESTATE GROUP INC., A DELAWARE CORPORATION, (OWNER) DOES HEREBY (1) RELEASE AND DISCHARGE THE CITY OF SURPRISE, AND (2) INDEMNIFY, DEFEND, AND HOLD HARMLESS THE CITY OF SURPRISE, OF AND FROM ANY LIABILITY FOR ANY AND ALL CLAIMS FOR DAMAGES OF ANY KIND TO PERSONS OR PROPERTY THAT MAY ARISE AT ANY TIME IN THE FUTURE OVER, OR IN CONNECTION WITH AIRCRAFT OVERFLIGHTS FROM AIRCRAFT UTILIZING LUKE AIR FORCE BASE, WHETHER SUCH DAMAGES SHALL ORIGINATE FROM NOISE, VIBRATION, FUMES, DUST, FUEL, AND LUBRICANT PARTICLES, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY THE OPERATION OF AIRCRAFT LANDING AT, OR TAKING OFF FROM, OR OPERATING AT OR ON LUKE AIR FORCE BASE. THIS INSTRUMENT SHALL RUN WITH THE LAND AND BE BINDING UPON OWNER AND ITS HEIRS, ASSIGNS, AND SUCCESSORS IN INTEREST TO THIS PLAT OR ANY PARCEL OR LOT THEREOF. THIS INSTRUMENT DOES NOT RELEASE THE USAF FROM LIABILITY FOR DAMAGE OR INJURY TO PERSON OR PROPERTY CAUSED BY FALLING AIRCRAFT OR FALLING PHYSICAL OBJECTS FROM AIRCRAFT, EXCEPT AS STATED HEREIN WITH RESPECT TO NOISE, FUMES, DUST, FUEL, AND LUBRICANT PARTICLES.

FORESTAR (USA) REAL ESTATE GROUP INC., A DELAWARE CORPORATION, (OWNER) DOES HEREBY (1) RELEASE AND DISCHARGE THE CITY OF SURPRISE, AND (2) INDEMNIFY, DEFEND, AND HOLD HARMLESS THE CITY OF SURPRISE, OF AND FROM ANY LIABILITY FOR ANY AND ALL CLAIMS FOR DAMAGES OF ANY KIND TO PERSONS OR PROPERTY THAT MAY ARISE AT ANY TIME IN THE FUTURE OVER, OR IN CONNECTION WITH THE AREAS LOCATED WITHIN THE NEWLY DEDICATED RIGHT-OF-WAY AS DEPICTED ON THIS PLAT UNTIL SUCH TIME THE RIGHT-OF-WAY IS IMPROVED TO CITY STANDARDS AND THOSE IMPROVEMENTS ARE APPROVED AND ACCEPTED BY THE CITY COUNCIL. THE MAINTENANCE OF THE AREA WITHIN ANY NEWLY DEDICATED RIGHT-OF-WAY AS SHOWN ON THIS PLAT SHALL BE THE RESPONSIBILITY OF THE ADJACENT OWNER/OR SUBSEQUENT ADJACENT OWNERS WITHIN THE BOUNDARY OF SAID PLAT UNTIL SUCH TIME THAT THE AREA WITHIN THE RIGHT-OF-WAY IS IMPROVED TO CITY STANDARD AND ACCEPTED BY THE CITY OF SURPRISE.

OWNER HEREBY FURTHER AGREES TO INDEMNIFY, DEFEND, AND HOLD HARMLESS THE CITY OF SURPRISE FROM ANY AND ALL CLAIMS FOR DAMAGES OF ANY KIND TO PERSONS OR PROPERTY LOCATED WITHIN THE RIGHT-OF-WAY THAT MAY ARISE IN CONNECTION WITH THE USE OF THE SIDEWALKS LOCATED WITHIN THE RIGHT-OF-WAY, UNTIL SUCH TIME THE CITY OF SURPRISE HAS ACCEPTED THE SIDEWALKS.

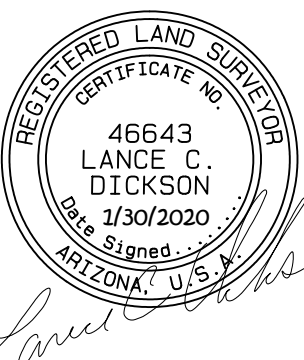
NOTES

- NO STRUCTURE OF ANY KIND MAY BE CONSTRUCTED OR ANY VEGETATION BE PLANTED NOR BE ALLOWED TO GROW WITHIN THE DRAINAGE EASEMENT WHICH WOULD IMPEDE THE FLOW OF WATER OVER, UNDER, OR THROUGH THE EASEMENT.
- NO STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED ON, OVER, OR PLACED WITHIN THE SEWER AND WATER EASEMENT EXCEPT WOOD, WIRE, OR REMOVABLE SECTION TYPE FENCING AND/OR PAVING NOR ANY PLANTING EXCEPT GRASS. IT SHALL BE FURTHER UNDERSTOOD THAT THE CITY SHALL NOT BE REQUIRED TO REPLACE ANY OBSTRUCTIONS, SHRUBS, AND GROUND COVER THAT MUST BE REMOVED DURING THE COURSE OF MAINTENANCE, CONSTRUCTION, OR RECONSTRUCTION OF CITY UTILITIES.
- CONSTRUCTION WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO UTILITIES, WOOD, WIRE, OR REMOVABLE SECTION TYPE FENCING.
- ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
- NO ON-SITE GRADING OR EXCAVATION SHALL OCCUR WITHOUT FIRST OBTAINING A PERMIT FROM THE CITY OF SURPRISE.
- THE PROPERTY IS LOCATED WITHIN AN AREA HAVING FLOOD ZONE "AE AND X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, ON FLOOD INSURANCE RATE MAP NO. 04013C1205L, WITH A DATE OF IDENTIFICATION OF OCTOBER 16, 2013, FOR COMMUNITY NO. 040053, IN MARICOPA COUNTY, STATE OF ARIZONA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.
- IN ACCORDANCE WITH A.R.S. SS 9-461.07, THE CITY OF SURPRISE HAS DETERMINED THAT ALL DEDICATIONS OCCURRING WITH THIS PLAT ARE IN CONFORMANCE WITH THE SURPRISE GENERAL PLAN.
- PURSUANT TO A.R.S. SS 42-11102, THE CITY OF SURPRISE, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA, IS EXEMPT FROM ALL TAXES AND ASSESSMENTS BASED ON ASSESSED VALUE EXCEPT FOR SPECIAL DISTRICTS #14751 AND 14710, WHEN APPLICABLE.
- THIS FINAL PLAT IS IN SUBSTANTIAL CONFORMANCE WITH THE RIO RANCHO ESTATES PRELIMINARY PLAT, APPROVED OCTOBER 16, 2018 UNDER CASE FS18-071.

SURVEYOR'S STATEMENT

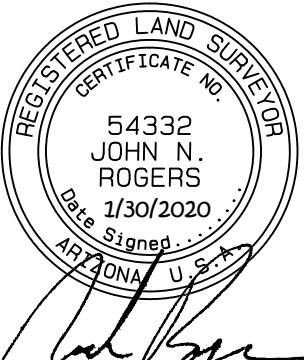
I, LANCE C. DICKSON, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, THAT THIS MAP, CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE UNDER MY SUPERVISION AND THE SURVEY IS TRUE AND COMPLETE AS SHOWN, MEETS THE MINIMUM STANDARDS FOR ARIZONA LAND BOUNDARY SURVEYS, ALL MONUMENTS SHOWN ACTUALLY EXIST AS SHOWN, THEIR POSITIONS ARE CORRECTLY SHOWN AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

BY: LANCE C. DICKSON, R.L.S. #46643  
ARIZONA SURVEYING AND MAPPING  
2411 W. NORTHERN, SUITE 110  
PHOENIX, ARIZONA 85021  
(602) 246-9919

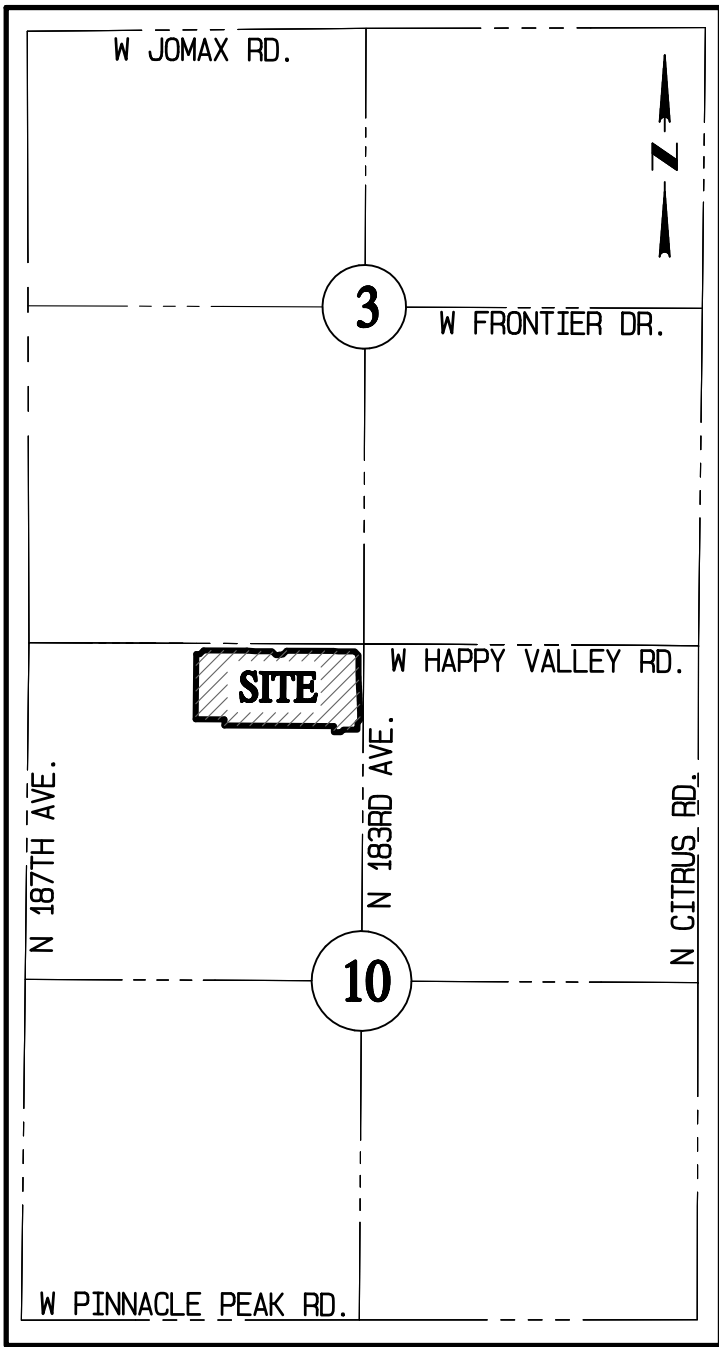


I, JOHN N. ROGERS, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, DO HEREBY DECLARE THAT THE INTERNAL LOT AND TRACT LINES, EASEMENTS, RIGHTS-OF-WAY, AND OTHER CALCULATIONS OTHER THAN PROPERTY BOUNDARY, WERE PROPERLY PREPARED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE PLATTING RULES AND REGULATIONS OF THE STATE OF ARIZONA.

BY: JOHN N. ROGERS, R.L.S. #54332  
GOODWIN AND MARSHALL, INC.  
2705 S. ALMA SCHOOL RD., SUITE 2  
CHANDLER, ARIZONA 85286  
(602) 218-7285



NOTE:  
A.R.S. 32-151 STATES THAT THE USE OF THE WORD "CERTIFY" OR "CERTIFICATE" IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A GUARANTEE, EXPRESS OR IMPLIED.



VICINITY MAP

N.T.S.

BASIS OF BEARINGS

WEST LINE OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 4 NORTH, RANGE 2 WEST AS SHOWN ON THE ALTA/NSPS LAND TITLE SURVEY PREPARED BY ARIZONA SURVEYING AND MAPPING, DATED JANUARY 19, 2018 JOB NO. P17-333, SAID BEARING BEING SOUTH 00°37'30" WEST AS MEASURED BETWEEN MONUMENTS NUMBERED 1 AND 11 AS SHOWN HEREON AND DESCRIBED UNDER MONUMENT NOTES.

SHEET INDEX

|            |                                                                                               |
|------------|-----------------------------------------------------------------------------------------------|
| SHEET 1    | COVER                                                                                         |
| SHEET 2    | LOT SUMMARY TABLE, TRACT SUMMARY TABLE, CURVE AND LINE TABLES, LEGAL DESCRIPTION, AND DETAILS |
| SHEETS 3-4 | TYPICAL PLAT PLAN SHEETS                                                                      |

OWNER:

**FORESTAR (USA) REAL ESTATE GROUP INC.**  
20410 NORTH 19TH AVENUE  
SUITE 100  
PHOENIX, ARIZONA 85027  
(480) 368-2357

PREPARED JANUARY 2020

SHEET 1 OF 3

PREPARED BY:

**GOODWIN & MARSHALL**

CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS

2705 South Alma School Road, Suite 2  
Chandler, Arizona 85286  
(602) 218-7285

SURVEYED BY:



2440 W. Mission, Suite 4  
Phoenix, Arizona 85021  
(602) 246-9919

FINAL PLAT OF "RIO RANCHO ESTATES, PARCEL 1B.1"

CASE NO. FS18-592

W:\10692A - Rio Rancho\COGO\PARCEL 1B\1B.1.FPLAT.pro Plotted: Thu Jan 30 10:32:57 2020



LEGAL DESCRIPTION

All that certain lot, tract, or parcel of land, situated in a portion of the Northwest Quarter of Section 10, Township 4 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, and being more completely described as follows, to-wit:

COMMENCING at a found 1/2" rebar stamped "RLS #38863" for the Northwest corner of said Section 10, from which a found 2" Maricopa County aluminum cap stamped "RLS #35832, dated 2004" for the West Quarter corner of said Section 10 bears South 00 deg. 37 min. 30 sec. West (Basis of Bearings) - 2631.24 feet,

THENCE South 89 deg. 44 min. 22 sec. East along the North line of the Northwest Quarter of said Section 10, a distance of 1308.11 feet to a found 1" iron pipe for the North 16th corner of the Northwest Quarter of said Section 10,

THENCE South 00 deg. 30 min. 00 sec. West along the West line of the Northeast Quarter of the Northwest Quarter of said Section 10, a distance of 55.00 feet to the TRUE POINT OF BEGINNING,

THENCE South 89 deg. 44 min. 22 sec. East being 55 feet South of and parallel with the North line of the Northwest Quarter of said Section 10, a distance of 431.74 feet,

THENCE South 82 deg. 53 min. 48 sec. East, a distance of 20.98 feet,

THENCE South 89 deg. 44 min. 22 sec. East being 57.50 feet South of and parallel with the North line of the Northwest Quarter of said Section 10, a distance of 138.86 feet,

THENCE South 42 deg. 53 min. 32 sec. East, a distance of 43.86. feet,

THENCE South 89 deg. 44 min. 22 sec. East, a distance of 27.50 feet,

THENCE North 00 deg. 15 min. 38 sec. East, a distance of 4.50 feet,

THENCE South 89 deg. 44 min. 22 sec. East, a distance of 27.50 feet,

THENCE North 45 deg. 15 min. 38 sec. East, a distance of 42.43 feet,

THENCE South 89 deg. 44 min. 22 sec. East being 55.00 feet South of and parallel with the North line of the Northwest Quarter of said Section 10, a distance of 372.07 feet,

THENCE South 82 deg. 53 min. 48 sec. East, a distance of 20.98 feet,

THENCE South 89 deg. 44 min. 22 sec. East being 57.50 feet South of and parallel with the North line of the Northwest Quarter of said Section 10, a distance of 138.89 feet,

THENCE South 44 deg. 40 min. 57 sec. East, a distance of 42.38 feet,

THENCE South 00 deg. 22 min. 29 sec. West being 40.00 feet West of and parallel with the East line of the Northwest Quarter of said Section 10, a distance of 80.04 feet to a Point of Curvature of a circular curve to the left, having a radius of 3027.50 feet, a central angle of 3 deg. 48 min. 52 sec., and being subtended by a chord which bears South 01 deg. 31 min. 57 sec. East - 201.52 feet,

THENCE in a southerly direction along said curve to the left, a distance of 201.56 feet,

THENCE South 03 deg. 26 min. 23 sec. East tangent to said curve, a distance of 25.67 feet to a Point of Curvature of a circular curve to the right, having a radius of 2972.50 feet, a central angle of 3 deg. 50 min. 36 sec., and being subtended by a chord which bears South 01 deg. 31 min. 05 sec. East - 199.36 feet,

THENCE in a southerly direction along said curve to the right, a distance of 199.40 feet,

THENCE South 45 deg. 19 min. 01 sec. West non-tangent to said curve, a distance of 28.31 feet,

THENCE South 00 deg. 22 min. 29 sec. West, a distance of 55.00 feet,

THENCE North 89 deg. 44 min. 22 sec. West, a distance of 109.56 feet,

THENCE South 45 deg. 15 min. 39 sec. West, a distance of 28.28 feet,

THENCE North 89 deg. 44 min. 22 sec. West, a distance of 55.00 feet,

THENCE North 00 deg. 15 min. 38 sec. East, a distance of 47.50 feet,

THENCE North 89 deg. 44 min. 22 sec. West, a distance of 855.26 feet,

THENCE North 00 deg. 15 min. 38 sec. East, a distance of 47.72 feet,

THENCE North 89 deg. 44 min. 22 sec. West, a distance of 224.44 feet to the West line of the Northeast Quarter of the Northwest Quarter of said Section 10,

THENCE North 00 deg. 30 min. 00 sec. East along said West line, a distance of 538.63 feet to the POINT OF BEGINNING, containing 738,769 square feet or 16.960 acres of land, more or less.

LOT SUMMARY TABLE

| LOT | (SQ. FT.) |
|-----|-----------|
| 1   | 5230      |
| 2   | 5280      |
| 3   | 5280      |
| 4   | 5280      |
| 5   | 5280      |
| 6   | 5280      |
| 7   | 5280      |
| 8   | 5491      |
| 9   | 6795      |
| 10  | 7248      |
| 11  | 7202      |
| 12  | 5233      |
| 13  | 5280      |
| 14  | 5280      |
| 15  | 5280      |
| 16  | 5280      |
| 17  | 5280      |
| 18  | 5280      |
| 19  | 5230      |
| 20  | 5280      |
| 21  | 5280      |
| 22  | 5280      |
| 23  | 5280      |
| 24  | 5280      |
| 25  | 5280      |
| 26  | 5280      |
| 27  | 5280      |
| 28  | 5280      |
| 29  | 5280      |
| 30  | 5280      |
| 31  | 5280      |
| 32  | 5280      |
| 33  | 5230      |
| 34  | 5230      |
| 35  | 5280      |

LOT SUMMARY TABLE

| LOT | (SQ. FT.) |
|-----|-----------|
| 36  | 5280      |
| 37  | 5280      |
| 38  | 5280      |
| 39  | 5280      |
| 40  | 5280      |
| 41  | 5280      |
| 42  | 5280      |
| 43  | 5280      |
| 44  | 5280      |
| 45  | 5280      |
| 46  | 5280      |
| 47  | 5230      |
| 48  | 5230      |
| 49  | 5280      |
| 50  | 5280      |
| 51  | 5280      |
| 52  | 5280      |
| 53  | 5280      |
| 54  | 5280      |
| 55  | 5280      |
| 56  | 5280      |
| 57  | 5280      |
| 58  | 5280      |
| 59  | 5280      |
| 60  | 5280      |
| 61  | 5230      |
| 62  | 5230      |
| 63  | 5280      |
| 64  | 5280      |
| 65  | 5280      |
| 66  | 5280      |
| 67  | 5280      |
| 68  | 5689      |
| 69  | 6650      |
| 70  | 8980      |

LOT SUMMARY TABLE

| LOT   | (SQ. FT.) |
|-------|-----------|
| 71    | 8310      |
| 72    | 6133      |
| 73    | 5280      |
| 74    | 5280      |
| 75    | 5280      |
| 76    | 5280      |
| 77    | 5280      |
| 78    | 5280      |
| TOTAL | 426,371   |

LAND USE TABLE

|                                  |                       |
|----------------------------------|-----------------------|
| GROSS ACREAGE (TO BOUNDARY LINE) | 16.960 ACRES          |
| AREA OF PUBLIC STREETS           | 3.651 ACRES           |
| NET ACREAGE                      | 13.309 ACRES          |
| AREA OF TRACTS                   | 3.521 ACRES           |
| TOTAL NUMBER OF LOTS             | 78 LOTS               |
| OVERALL DENSITY                  | 4.60 DU/ "GROSS" ACRE |
| AVERAGE AREA PER LOT             | 5,466 SQUARE FEET     |
| PERCENTAGE OF OPEN SPACE         | 20.7%                 |

TRACT SUMMARY TABLE

| TRACT                                   | AREA (SQ. FT.) | USAGE                  | MAINTENANCE RESPONSIBILITY |
|-----------------------------------------|----------------|------------------------|----------------------------|
| A                                       | 44209          | L.S., D/R              | H.O.A.                     |
| B                                       | 1900           | L.S.                   | H.O.A.                     |
| C                                       | 35918          | L.S., D/R, PARK, TRAIL | H.O.A.                     |
| D                                       | 1900           | L.S.                   | H.O.A.                     |
| E                                       | 950            | L.S.                   | H.O.A.                     |
| F                                       | 12679          | L.S., D/R, TRAIL       | H.O.A.                     |
| G                                       | 950            | L.S.                   | H.O.A.                     |
| H                                       | 54871          | L.S., D/R              | H.O.A.                     |
| (53,377 TOTAL AREA OF TRACTS (SQ. FT.)) |                |                        |                            |

LAND USAGE LEGEND

L.S. LANDSCAPE  
D/R DRAINAGE/RETENTION

MAINTENANCE LEGEND

H.O.A. HOME OWNERS ASSOCIATION

RESIDENTIAL DEVELOPMENT STANDARDS

CASE NUMBER: FS17-259

| ZONING DISTRICT | MINIMUM LOT SIZE |       | BUILDING HEIGHT | MINIMUM YARD SETBACKS |      |            |      | MAXIMUM COVERAGE |
|-----------------|------------------|-------|-----------------|-----------------------|------|------------|------|------------------|
|                 | AREA             | WIDTH |                 | FRONT                 | SIDE | TOTAL SIDE | REAR |                  |
| PUD-RM-9        | 4,500            | 40    | 35              | 15                    | 5    | 13         | 20   | 55%              |

NOTE:  
1) THE FRONT YARD SETBACK IS TO BE LISTED AS 12 FEET FOR SIDE FACING GARAGE OR LIVING SPACE AND A MINIMUM OF 21 FEET FOR THE FRONT FACING GARAGES.

RIO RANCHO ESTATES PRELIMINARY PLAT CONFORMANCE

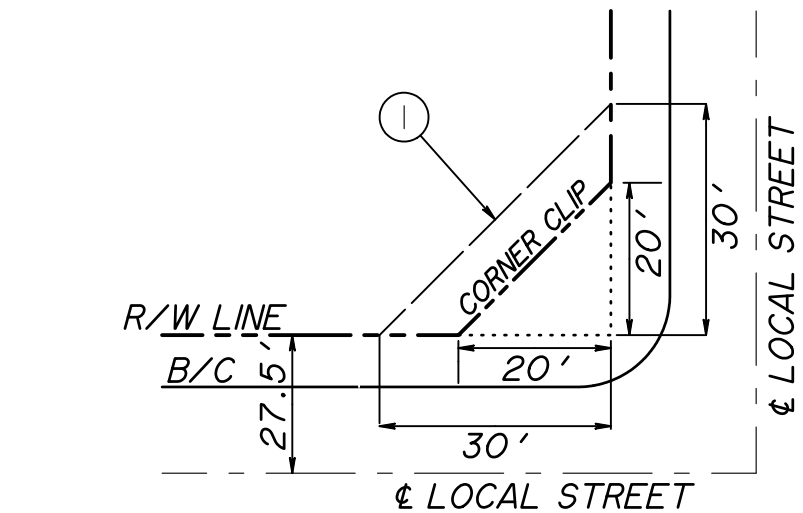
| PARCEL | CASE     | LOT WIDTH |     |     |     | TOTAL | PP TOTAL | DIFFERENCE |
|--------|----------|-----------|-----|-----|-----|-------|----------|------------|
|        |          | 48'       | 53' | 58' | 63' |       |          |            |
| 1B.1   | FS18-592 | 78        | 0   | 0   | 0   | 78    | 78       | 0          |

AREA SUMMARY TABLE

|                | AREA (SQ. FT.) | AREA ACRES |
|----------------|----------------|------------|
| GROSS ACREAGE  | 738769         | 16.960 AC. |
| RIGHT-OF-WAY   | 159021         | 3.651 AC.  |
| AREA OF LOTS   | 426371         | 9.788 AC.  |
| AREA OF TRACTS | 153377         | 3.521 AC.  |

MONUMENT NOTES

- FOUND 1/2" REBAR RLS# 38863 LOCALLY ACCEPTED AS THE NORTHWEST CORNER OF SECTION 10, T4N, R2W, SHOWN IN LAND DIVISION SURVEY BOOK 1110, PAGE 49, M.C.R.
- CALCULATED POSITION OF THE NORTH QUARTER CORNER OF SECTION 10, T4N, R2W PER BOOK 888 OF MAPS, PAGE 24, M.C.R. MAG STD. DTL. TYPE "A" WILL BE SET AFTER FINAL IMPROVEMENTS TO WEST HAPPY VALLEY ROAD ARE IN PLACE.
- CALCULATED POSITION OF NORTHEAST CORNER OF SECTION 10, T4N, R2W BASED ON REFERENCE MONUMENTS PER PLSS SUBDIVISION MAP BOOK 1029 OF SURVEYS, PAGE 48, M.C.R.
- FOUND 1" IRON PIPE AT THE NORTH 16TH CORNER OF THE NORTHWEST QUARTER OF SECTION 10, T4N, R2W ALSO THE INTERSECTION OF RIO RANCHO BLVD. AND HAPPY VALLEY ROAD, ALSO FOUND 1/2" REBAR 3.96 FEET SOUTH
- FOUND 2" MARICOPA COUNTY ALUMINUM CAP ON BAR AT THE WEST QUARTER CORNER OF SECTION 10, T4N, R2W RLS# 35832 DATED 2004
- CALCULATED CENTER OF SECTION 10, T4N, R2W
- FOUND ALUMINUM CAPPED ROD DATED, 2004 RLS# 35832
- FOUND 5/8" REBAR



NOTE:  
DETAIL PERTAINS TO ALL LOCAL UNCONTROLLED INTERSECTIONS.

① = 30' X 30' UNOBSTRUCTED VIEW EASEMENT

LOCAL SIGHT VISIBILITY TRIANGLES PER C.O.A. DETAIL 4-02

N.T.S.

PREPARED JANUARY 2020 SHEET 2 OF 3

PREPARED BY:

GOODWIN & MARSHALL

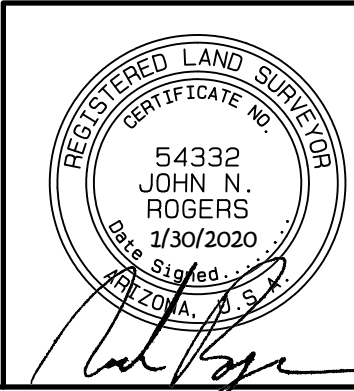
CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS

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Chandler, Arizona 85286  
(602) 218-7285

SURVEYED BY:



2440 W. Mission, Suite 4  
Phoenix, Arizona 85021  
(602) 246-9919



FINAL PLAT OF "RIO RANCHO ESTATES, PARCEL 1B.1"

CASE NO.  
FS18-592

W:\10692A - Rio Rancho\COGO\PARCEL 1B\1B.1 FPLAT.pro Plotted: Thu Jan 30 10:16:22 2020



FORESTAR (USA) REAL ESTATE GROUP INC.  
2019-0707019, MCR

FORESTAR (USA) REAL ESTATE GROUP INC.  
2019-0707019, MCR

POINT OF COMMENCING

POINT OF BEGINNING

HAPPY VALLEY ROAD

BK. OF MAPS, PG. MCR

N. 184TH AVE.

WEST ARTEMISA AVENUE

WEST ARTEMISA AVENUE

WEST FAYE WAY

WEST FAYE WAY

NORTH 183RD DRIVE

NORTH 183RD AVENUE

BK. 1502 OF MAPS, PG. 41, MCR

30' R/W DEDICATION PER  
BEARDSLEY RANCHITOS #1  
BK. 124, PG. 46, MCR

LUCESTIO F. GUTIERREZ &  
MARIA GUADALUPE GARCIA  
DKT. 12909, PG. 774, MCR

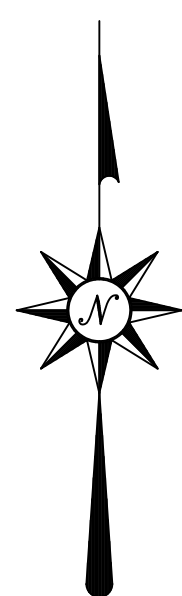
FINAL PLAT OF "RIO RANCHO ESTATES, PARCEL 1B.1"

CASE NO.  
FS18-592  
W:\10692A - Rio Rancho\COGO\PARCEL 1B\1B.1 FPLAT.pro Plotted: Thu Jan 30 10:13:36 2020

JOE AND ERLINDA QUINTANA  
2012-1145339, MCR

EMILIA M. ARIZMEÑEZ  
2012-0181733, MCR

APPROXIMATE LOCATION OF  
100-YEAR FLOODPLAIN  
PER FIRM 04013C1205L  
DATED OCT. 16, 2013



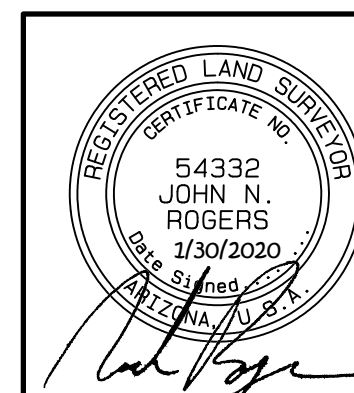
GRAPHIC SCALE 1"=50'  
0 50 100 150

| LINE TABLE |              |          |
|------------|--------------|----------|
| LINE       | BEARING      | DISTANCE |
| L1         | S 42°53'32"E | 43.86'   |
| L2         | S 89°44'22"E | 27.50'   |
| L3         | N 00°15'38"E | 4.50'    |
| L4         | S 89°44'22"E | 27.50'   |
| L5         | N 45°15'38"E | 42.43'   |
| L6         | S 82°53'48"E | 20.98'   |
| L7         | S 44°40'57"E | 42.38'   |
| L8         | S 03°26'23"E | 25.67'   |
| L9         | S 45°19'01"W | 28.31'   |
| L10        | S 45°15'39"W | 28.28'   |
| L11        | S 44°44'22"E | 19.68'   |
| L12        | S 45°15'38"W | 19.68'   |
| L13        | N 44°44'22"W | 28.28'   |
| L14        | S 45°15'38"W | 28.28'   |
| L15        | N 45°15'38"E | 28.28'   |
| L16        | N 44°44'23"W | 28.28'   |
| L17        | N 45°15'38"E | 28.28'   |
| L18        | S 44°44'22"E | 28.28'   |
| L19        | S 45°15'38"W | 28.28'   |
| L20        | N 44°44'22"W | 28.28'   |
| L21        | S 44°44'22"E | 28.28'   |

| CURVE TABLE |          |         |            |               |         |
|-------------|----------|---------|------------|---------------|---------|
| CURVE       | RADIUS   | ARC     | DELTA      | CHORD BEARING | CHORD   |
| C1          | 3027.50' | 201.56' | 3°48'52"   | S 01°31'57"E  | 201.52' |
| C2          | 2972.50' | 199.40' | 3°50'36"   | S 01°31'05"E  | 199.36' |
| C3          | 50.00'   | 138.02' | 158°09'41" | N 45°15'38"E  | 98.19'  |
| C4          | 50.00'   | 138.02' | 158°09'41" | S 44°44'22"E  | 98.19'  |

PARCEL 1B.2  
MASTER PLAT OF  
RIO RANCHO PARCELS 1B.1 & 1B.2  
BK. 1502 OF MAPS, PG. 41, MCR

① = 30' X 30' UNOBSTRUCTED VIEW EASEMENT  
SEE SHEET TWO FOR DETAIL



PREPARED JANUARY 2020 SHEET 3 OF 3

PREPARED BY:

GOODWIN &  
MARSHALL

CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS

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SURVEYED BY:



2440 W. Mission, Suite 4  
Phoenix, Arizona 85021  
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# RIO RANCHO

## Phase 1B.1 Landscape Construction Documents

### PLANT SCHEDULE

| TREES                                                                               | BOTANICAL NAME                           | COMMON NAME                  | SIZE       | QTY        | EMITTER ALLOCATION        | MAINTENANCE NOTES                                                                                                                            |
|-------------------------------------------------------------------------------------|------------------------------------------|------------------------------|------------|------------|---------------------------|----------------------------------------------------------------------------------------------------------------------------------------------|
|     | Acacia farnesiana                        | Sweet Acacia                 | 24" Box    | 22         | See Tree Emitter Schedule | Multi-Trunk Tree - Stake As Req. - See Tree Planting Detail<br>Thin & Trim Canopy To 70% Height Of Tree                                      |
|     | Acacia salicina                          | Willow Acacia                | 24" Box    | 6          | See Tree Emitter Schedule | Stake As Required - See Tree Planting Detail<br>Trim Canopy To 70% Height Of Tree                                                            |
|     | Fraxinus velutina 'Rio Grande'           | Rio Grande Ash               | 24" Box    | 15         | See Tree Emitter Schedule | Stake As Required - See Tree Planting Detail<br>Trim Canopy To 70% Height Of Tree                                                            |
|     | Parkinsonia praecox                      | Palo Brea                    | 24" Box    | 6          | See Tree Emitter Schedule | Multi-Trunk Tree - Stake As Req. - See Tree Planting Detail<br>Thin & Trim Canopy To 70% Height Of Tree                                      |
|     | Parkinsonia x 'Desert Museum'            | Desert Museum Palo Verde     | 24" Box    | 9          | See Tree Emitter Schedule | Multi-Trunk Tree - Stake As Req. - See Tree Planting Detail<br>Trim Canopy To Tree Form                                                      |
|     | Pistacia chinensis                       | Chinese Pistache Multi-Trunk | 24" Box    | 2          | See Tree Emitter Schedule | Multi-Trunk Tree - Stake As Req. - See Tree Planting Detail<br>Trim Canopy To 70% Height Of Tree                                             |
|     | Pistacia chinensis 'Sarah's Radiance' TM | Chinese Pistache             | 24" Box    | 19         | See Tree Emitter Schedule | Stake As Required - See Tree Planting Detail<br>Trim Canopy To 70% Height Of Tree                                                            |
|     | Pithecellobium flexicaule                | Texas Ebony                  | 24" Box    | 17         | See Tree Emitter Schedule | Stake As Required - See Tree Planting Detail<br>Thin & Trim Canopy To 70% Height Of Tree                                                     |
|     | Prosopis glandulosa 'Maverick' TM        | Honey Mesquite               | 24" Box    | 8          | See Tree Emitter Schedule | Stake As Required - See Tree Planting Detail<br>Trim Canopy To 70% Height Of Tree                                                            |
|     | Sophora secundiflora                     | Texas Mountain Laurel        | 24" Box    | 3          | See Tree Emitter Schedule | Stake As Required - See Tree Planting Detail<br>Trim Canopy To 70% Height Of Tree                                                            |
| EVERGREEN TREES                                                                     | BOTANICAL NAME                           | COMMON NAME                  | SIZE       | QTY        | EMITTER ALLOCATION        | MAINTENANCE NOTES                                                                                                                            |
|    | Pinus edlarica                           | Afghan Pine                  | 24" Box    | 27         | See Tree Emitter Schedule | Stake As Required - See Tree Planting Detail<br>Cut New Growth Back By Two-Thirds In Early Spring                                            |
| SHRUBS                                                                              | BOTANICAL NAME                           | COMMON NAME                  | SIZE       | QTY        | EMITTER ALLOCATION        | MAINTENANCE NOTES                                                                                                                            |
|    | Agave angustifolia marginata             | Ribbon Agave                 | 5 gal.     | 27         | 1.0 GPH Emitter           | Trim Dead Or Dying Foliage As Needed Year Round.<br>Remove Agave "Pups" As Needed Throughout The Year.<br>Plant Does Not Require Maintenance |
|    | Ambrosia deltoidea                       | Triangle Leaf Bursage        | 5 gal.     | 15         | 1.0 GPH Emitter           |                                                                                                                                              |
|    | Baileya multiradiata                     | Desert Marigold              | 1 gal.     | 109        | 0.5 GPH Emitter           | Prune And Remove Spent Blooms Throughout The Year<br>Do Not Over Water Or Will Die                                                           |
|    | Caesalpinia pulcherrima                  | Red Bird Of Paradise         | 5 gal.     | 35         | 1.0 GPH Emitter           | Trim Shrub To 6' Height November 1st Each Year                                                                                               |
|    | Calliandra californica                   | Red Baja Fairy Duster        | 5 gal.     | 48         | 1.0 GPH Emitter           | Trim Shrub To 6' Height November 1st Each Year                                                                                               |
|  | Cassia artemisioides                     | Feathery Cassia              | 5 gal.     | 14         | 1.0 GPH Emitter           | Trim Shrub Back To 18" Height April 1st Each Year<br>(Trim Shrub Back No Later Than April 7th)                                               |
|  | Celtis pallida                           | Desert Hackberry             | 5 gal.     | 59         | 1.0 GPH Emitter           | Prune Once A Year To Maintain Shape                                                                                                          |
|  | Dalea frutescens 'Sierra Negra'          | Black Dalea                  | 5 gal.     | 118        | 1.0 GPH Emitter           | Plant Does Not Require Maintenance                                                                                                           |
|  | Eremophila maculata 'Valentine'          | Emu Bush                     | 5 gal.     | 85         | 1.0 GPH Emitter           | Plant Does Not Require Maintenance                                                                                                           |
|  | Fouquieria splendens                     | Ocotillo                     | 5 gal.     | 13         | 1.0 GPH Emitter           | Remove Dead or Broken Canes Throughout The Year                                                                                              |
|  | Hesperaloe parviflora                    | Red Yucca                    | 1 gal.     | 193        | 1.0 GPH Emitter           | Trim Dead Or Dying Flower Stalks By June 1st Each Year                                                                                       |
|  | Justicia californica                     | Red Churaposa                | 5 gal.     | 14         | 1.0 GPH Emitter           | Trim Shrub Back To 18" Height April 1st Each Year                                                                                            |
|  | Larrea tridentata                        | Creosote Bush                | 5 gal.     | 44         | 1.0 GPH Emitter           | Remove Dead Branches As Necessary                                                                                                            |
|  | Leucophyllum candidum 'Thunder Cloud'    | Thunder Cloud Texas Sage     | 5 gal.     | 73         | 1.0 GPH Emitter           | Trim Shrub Back To 18" Height April 1st Each Year<br>Do Not Over Water Or Will Die                                                           |
|  | Ruellia penninsularis                    | Baja Ruellia                 | 5 gal.     | 70         | 1.0 GPH Emitter           | Trim Shrub Back To 18" Height March 1st Each Year                                                                                            |
|  | Simmondsia chinensis                     | Jojoba                       | 5 gal.     | 86         | 1.0 GPH Emitter           | Plant Does Not Require Maintenance                                                                                                           |
|  | Sphaeralcea ambigua                      | Desert Mallow                | 5 gal.     | 5          | 1.0 GPH Emitter           | Trim Shrub Back To 12" Height March 1st Each Year                                                                                            |
|  | Vauquelinia californica                  | Arizona Rosewood             | 5 gal.     | 53         | 1.0 GPH Emitter           | Do Not Prune To Encourage Shrub Form                                                                                                         |
| GRASSES                                                                             | BOTANICAL NAME                           | COMMON NAME                  | SIZE       | QTY        | EMITTER ALLOCATION        | MAINTENANCE NOTES                                                                                                                            |
|  | Festuca glauca 'Elijah Blue'             | Blue Fescue                  | 1 gal.     | 265        | 2.0 GPH Emitter           | Trim Grass To 6" Height, Feb. 15th Each Year                                                                                                 |
|  | Muhlenbergia capillaris 'Lenca'          | Regal Mist Pink Muhly        | 1 gal.     | 75         | 2.0 GPH Emitter           | Trim Grass To 6" Height, Feb. 15th Each Year                                                                                                 |
|  | Muhlenbergia rigens                      | Deer Grass                   | 1 gal.     | 226        | 2.0 GPH Emitter           | Trim Grass To 6" Height, Feb. 15th Each Year                                                                                                 |
|  | Nassella tenuissima 'Pony Tails'         | Mexican Feathergrass         | 1 gal.     | 160        | 2.0 GPH Emitter           | Trim Grass To 6" Height, Feb. 15th Each Year                                                                                                 |
| GROUND COVERS                                                                       | BOTANICAL NAME                           | COMMON NAME                  | SIZE       | QTY        | EMITTER ALLOCATION        | MAINTENANCE NOTES                                                                                                                            |
|  | Decomposed Granite                       | 'Superior Gold'              | 3/8" Minus | 269 sf     |                           | Contractor To Submit Sample For Approval                                                                                                     |
|  | Decomposed Granite                       | 'Superior Gold'              | 7/8" Minus | 142,213 sf |                           | Contractor To Submit Sample For Approval                                                                                                     |
|  | Lantana montevidensis                    | Trailing Purple Lantana      | 1 gal.     | 237        | 1.0 GPH Emitter           | Do Not Trim Unless Necessary To Keep Off Of Hardscape<br>Trim Only As A Mass If Needed, Not Individually                                     |
| SOD/SEED                                                                            | BOTANICAL NAME                           | COMMON NAME                  | SIZE       | QTY        | EMITTER ALLOCATION        | MAINTENANCE NOTES                                                                                                                            |
|  | Cynodon Dactylon 'Mid-Iron'              | 'Mid-Iron' Bermuda Grass     | sod        | 14,522 sf  | See Irrigation Plans      | Stake As Required - See Tree Planting Detail<br>Trim Canopy To 70% Height Of Tree                                                            |

### Landscape Notes:

- CONTRACTOR TO OBTAIN PERMITS FROM LOCAL AGENCIES AND UTILITY COMPANIES HAVING JURISDICTION OVER THE SITE.
- CONTRACTOR TO VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO ANY INSTALLATION.
- CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY TO INSTALL THE WORK INDICATED ON THE LANDSCAPE DOCUMENTS. THEY SHALL BE RESPONSIBLE FOR CAREFUL SITE INSPECTION, DETAILED REVIEW OF THE PLANS, AND COORDINATION WITH OTHER CONTRACTORS ON-SITE PRIOR TO ANY INSTALLATION. ANY DISCREPANCIES SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE OWNERS AGENT.
- PRIOR TO INITIATING THESE LANDSCAPE IMPROVEMENTS, THE LANDSCAPE CONTRACTOR MUST SCHEDULE A PRE-CONSTRUCTION MEETING ON-SITE WITH THE APPROVAL OF THE OWNER AND THE GENERAL CONTRACTOR. THE OWNERS REPRESENTATIVE AND/OR THE PROJECT LANDSCAPE ARCHITECT MUST BE PRESENT. THE PURPOSE OF THIS MEETING IS TO RESOLVE ANY EXISTING SITE CONDITIONS THAT MAY BE IN CONFLICT WITH THESE LANDSCAPE CONSTRUCTION DOCUMENTS AND THEREFORE IMPACT THE INSTALLATION OF ANY OF THESE PROPOSED IMPROVEMENTS. THIS FIRST MEETING SHOULD BE SCHEDULED TO OCCUR AFTER THE COMPLETION OF ON-SITE AND OFF-SITE IMPROVEMENTS INCLUDING: ALL UNDERGROUND UTILITIES, MASS GRADING AND STREET IMPROVEMENTS.
- DAMAGE TO EXISTING LANDSCAPING, UNDERGROUND UTILITIES, IRRIGATION LINES, ELECTRICAL LINES, ETC. SHALL BE REPAIRED AT CONTRACTORS EXPENSE.
- ANY DISCREPANCIES FOUND BETWEEN THE PLANS AND THE SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
- ALL QUANTITIES PROVIDED ARE FOR REFERENCE ONLY. LANDSCAPE CONTRACTOR SHALL VERIFY ALL QUANTITIES PRIOR TO FINAL BID.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FINISH GRADES IN LANDSCAPED AREAS. HE SHALL DETERMINE, WITH THE GENERAL CONTRACTOR, THE EXTENT OF ROUGH GRADING AND/OR FINE GRADING TO BE ESTABLISHED BY OTHERS.
- ALL GRADING AND DRAINAGE SHALL BE IN ACCORDANCE WITH THE PLANS PREPARED BY THE PROJECT CIVIL ENGINEER, OR AS DIRECTED BY THE OWNER'S AGENT. PROVIDE POSITIVE DRAINAGE AWAY FROM THE BUILDING(S) IN ALL CONDITIONS. CONTRACTOR TO MEET ALL EXISTING GRADES AT PROJECT BOUNDARIES. FINISH GRADE SHALL BE 1" BELOW THE TOP OF ADJACENT WALKS, CURBS AND HEADERS FOR PLANTER BEDS.
- ALL AREAS DISTURBED DURING CONSTRUCTION TO BE FINE GRADED. ADJACENT UNDISTURBED AREAS DAMAGED OR DISTURBED TO BE RESTORED TO ITS ORIGINAL CONDITION AT THE CONTRACTORS EXPENSE.
- ALL PLANTING AREAS INDICATED ON THE LANDSCAPE PLANS SHALL RECEIVE A 2" TOP DRESSING OF 7/8" MINUS DECOMPOSED GRANITE 'SUPERIOR GOLD.' (PROVIDE SAMPLE)
- STAKE LOCATIONS OF ALL TREES AND HEADERS FOR APPROVAL PRIOR TO INSTALLATION OF ANY PLANT MATERIAL.
- ALL PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED (WHEN IN LEAF) AS IS TYPICAL FOR THE SPECIES. THEY SHALL HAVE HEALTHY WELL DEVELOPED ROOT SYSTEMS (NOT POT BOUND), A NORMAL HABIT OF GROWTH CONSISTENT WITH INDUSTRY STANDARDS, AND FREE OF ANY BRUISES, CUTS OR OTHER ABNORMALITIES. PLANT MATERIAL SHALL BE SIZED IN ACCORDANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK, LATEST EDITION, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN AND THE ARIZONA NURSERYMAN ASSOCIATION STANDARDS.
- ALL RIGHT-OF-WAY PLANT MATERIAL MUST BE IN COMPLIANCE WITH THE DEPARTMENT OF WATER RESOURCES LOW WATER USE PLANT LIST. DO NOT SUBSTITUTE PLANT MATERIAL SELECTIONS OR ALTER QUANTITIES FROM THE APPROVED LANDSCAPE OR IRRIGATION PLANS WITHOUT PRIOR APPROVAL FROM THE CITY'S LANDSCAPE ARCHITECT.
- BACKFILL MIXTURES, EXCEPT AS NOTED, TO BE COMPRISED OF 50% NATIVE SOIL, 25% SAND AND 25% DECOMPOSED GRANULAR BARK MULCH, AND 2 LBS. DISPERSAL PER CUBIC YARD OF BACKFILL.
- ADD AGRI-FORM FERTILIZER TABLETS AT THE FOLLOWING RATES:  
1 GALLON PLANT - 1 TABLET  
5 GALLON PLANT - 2 TABLETS  
15 GALLON PLANT - 4 TABLETS  
BOXED TREE - 6 TABLETS (MIN.)
- TABLETS TO BE PLACED NO DEEPER THAN 6" BELOW SOIL SURFACE.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL PLANTS SHOWN ON PLANTING PLAN. DO NOT SUBSTITUTE PLANTS BY TYPE OR QUANTITY WITHOUT WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT OR OWNER'S AGENT.
- THE OWNER'S AGENT RESERVES THE RIGHT TO REJECT ANY SELECTION OF PLANT MATERIAL THAT DOES NOT SATISFY THE INTENT OF THE LANDSCAPE DESIGN BASED ON SIZE, SHAPE, EVIDENCE OF STRESS OF IMPROPER CARE.
- PRIOR TO INITIATING THE 90 DAY MAINTENANCE PERIOD, COMPLETE ANY INITIAL PUNCH LIST ITEMS, THEN OBTAIN APPROVAL FROM OWNERS AGENT OF SUBSTANTIAL COMPLETION. DETERMINE WITH OWNER'S AGENT THE START DATE FOR THE 90 DAY MAINTENANCE PERIOD. CONTRACTOR TO THEN MAINTAIN LANDSCAPE WHICH MAY INCLUDE WATERING, WEEDING, PRUNING AND REPLACEMENT OF ANY MATERIAL THAT HAS DIED OR IS SHOWING EVIDENCE OF STRESS. SUBMIT WRITTEN REQUEST FOR FINAL PUNCH LIST ONE WEEK PRIOR TO END OF MAINTENANCE PERIOD.
- PROVIDE OWNER WITH A WRITTEN GUARANTEE OF ONE (1) YEAR FOR ALL PALM TREES AND TREES AND A PERIOD OF SIX (6) MONTHS FOR ALL OTHER PLANT MATERIAL DATED FROM THE START OF THE MAINTENANCE PERIOD AGAINST DEFECTS INCLUDING DEATH AND UNSATISFACTORY GROWTH. PROVIDE OWNER WITH WRITTEN INSTRUCTIONS OUTLINING MAINTENANCE PROCEDURES TO BE ADOPTED IN ORDER TO PROTECT ALL GUARANTEED PLANT MATERIAL. INCLUDE WATERING SCHEDULE AND FERTILIZER PROGRAM.
- ALL LANDSCAPE IMPROVEMENTS SHALL BE MAINTAINED BY THE RIO RANCHO H.O.A. THIS INCLUDES ALL STREETSCAPE AREAS, INCLUDING THE RIGHT OF WAY, AND ALL INTERIOR LANDSCAPE TRACTS AND EASEMENTS.
- SIGHT DISTANCE REQUIREMENTS FOR ARTERIAL AND COLLECTOR STREETS SHALL ADHERE TO SURPRISE DETAIL 4-01. SIGHT VISIBILITY WITHIN THE UNOBSTRUCTED VIEW EASEMENT AREA AND IN FRONT OF STOP SIGNS MUST MEET OR EXCEED REQUIREMENTS IN SURPRISE DETAIL 4-01 AND 4-02.

### Sheet Index:

|            |                                |
|------------|--------------------------------|
| SHEET L0.1 | LANDSCAPE COVER SHEET          |
| SHEET L0.2 | OVERALL LANDSCAPE PLAN         |
| SHEET L1.1 | LANDSCAPE PLAN                 |
| SHEET L1.2 | LANDSCAPE PLAN                 |
| SHEET L1.3 | LANDSCAPE PLAN                 |
| SHEET L1.4 | LANDSCAPE PLAN                 |
| SHEET L1.5 | LANDSCAPE PLAN                 |
| SHEET L1.6 | LANDSCAPE DETAILS              |
| SHEET L1.7 | LANDSCAPE MAINTENANCE SCHEDULE |

### Tree Emitter Schedule:

| SIZE    | EMITTER ALLOCATION |
|---------|--------------------|
| 15 GAL. | (3) 2 GPH OUTLETS  |
| 24" BOX | (4) 2 GPH OUTLETS  |
| 30" BOX | (5) 2 GPH OUTLETS  |
| 36" BOX | (6) 2 GPH OUTLETS  |
| 42" BOX | (7) 2 GPH OUTLETS  |
| 48" BOX | (8) 2 GPH OUTLETS  |
| 54" BOX | (9) 2 GPH OUTLETS  |
| 60" BOX | (10) 2 GPH OUTLETS |
| 72" BOX | (12) 2 GPH OUTLETS |



## RIO RANCHO

### PHASE 1B.1

### CONSTRUCTION DOCUMENTS

CITY OF SURPRISE, ARIZONA



PREPARED FOR:

DATE: JUNE 2019

PROJECT: 000.0000.81

DRAWN BY: TK

REVIEW BY: DL

VERSION:

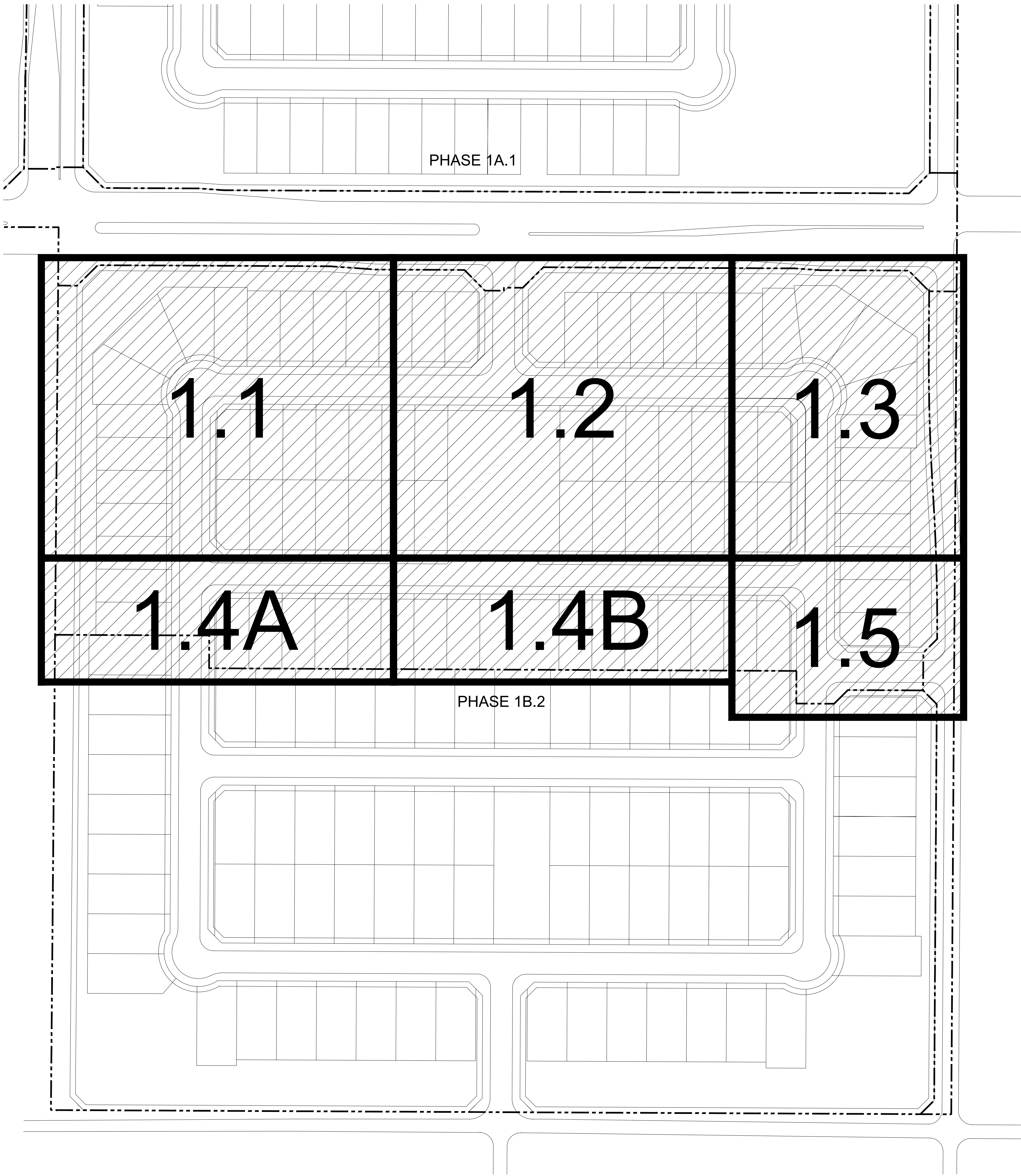
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LANDSCAPE COVER  
SHEET

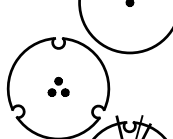
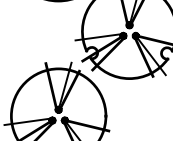
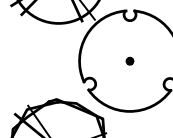
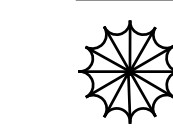
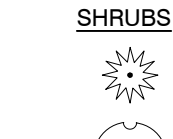
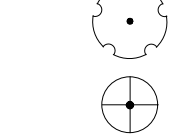
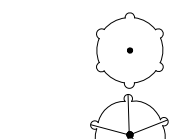
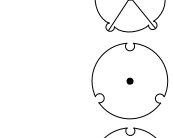
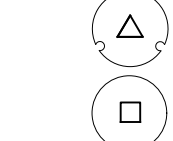
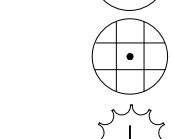
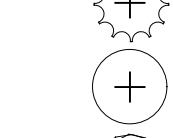
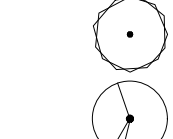
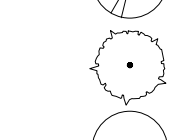
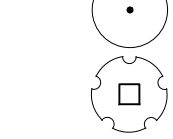
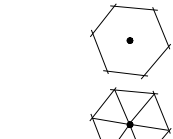
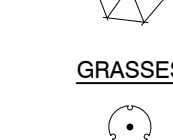
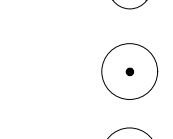
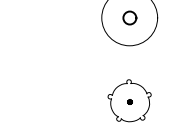
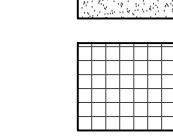
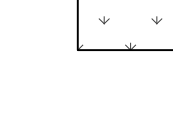
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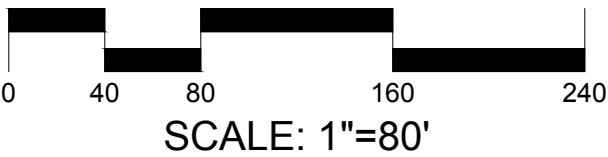
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PLANT SCHEDULE

| TREES                                                                                 | BOTANICAL NAME                            | COMMON NAME                  | SIZE       | QTY        |
|---------------------------------------------------------------------------------------|-------------------------------------------|------------------------------|------------|------------|
|     | Acacia farnesiana                         | Sweet Acacia                 | 24" Box    | 22         |
|    | Acacia salicina                           | Willow Acacia                | 24" Box    | 6          |
|    | Fraxinus velutina 'Rio Grande'            | Rio Grande Ash               | 24" Box    | 15         |
|    | Parkinsonia praecox                       | Palo Brea                    | 24" Box    | 6          |
|    | Parkinsonia x 'Desert Museum'             | Desert Museum Palo Verde     | 24" Box    | 9          |
|    | Pistacia chinensis                        | Chinese Pistache Multi-Trunk | 24" Box    | 2          |
|    | Pistacia chinensis 'Sarah' s Radiance' TM | Chinese Pistache             | 24" Box    | 19         |
|    | Pithecellobium flexicaule                 | Texas Ebony                  | 24" Box    | 17         |
|    | Prosopis glandulosa 'Maverick' TM         | Honey Mesquite               | 24" Box    | 8          |
|    | Sophora secundiflora                      | Texas Mountain Laurel        | 24" Box    | 3          |
| EVERGREEN TREES                                                                       | BOTANICAL NAME                            | COMMON NAME                  | SIZE       | QTY        |
|    | Pinus eldarica                            | Afghan Pine                  | 24" Box    | 27         |
| SHRUBS                                                                                | BOTANICAL NAME                            | COMMON NAME                  | SIZE       | QTY        |
|    | Agave angustifolia marginata              | Ribbon Agave                 | 5 gal.     | 27         |
|    | Ambrosia deltoidea                        | Triangle Leaf Bursage        | 5 gal.     | 15         |
|    | Baileya multiradiata                      | Desert Marigold              | 1 gal.     | 109        |
|   | Caesalpinia pulcherrima                   | Red Bird Of Paradise         | 5 gal.     | 35         |
|  | Calliandra californica                    | Red Baja Fairy Duster        | 5 gal.     | 48         |
|  | Cassia artemisioides                      | Feathery Cassia              | 5 gal.     | 14         |
|  | Celtis pallida                            | Desert Hackberry             | 5 gal.     | 59         |
|  | Dalea frutescens 'Sierra Negra'           | Black Dalea                  | 5 gal.     | 118        |
|  | Eremophila maculata 'Valentine'           | Emu Bush                     | 5 gal.     | 85         |
|  | Fouquieria splendens                      | Ocotillo                     | 5 gal.     | 13         |
|  | Hesperaloe parviflora                     | Red Yucca                    | 1 gal.     | 193        |
|  | Justicia californica                      | Red Churaposa                | 5 gal.     | 14         |
|  | Larrea tridentata                         | Creosote Bush                | 5 gal.     | 44         |
|  | Leucophyllum candidum 'Thunder Cloud'     | Thunder Cloud Texas Sage     | 5 gal.     | 73         |
|  | Ruellia penninsularis                     | Baja Ruellia                 | 5 gal.     | 70         |
|  | Simmondsia chinensis                      | Jobba                        | 5 gal.     | 86         |
|  | Sphaeralcea ambigua                       | Desert Mallow                | 5 gal.     | 5          |
|  | Vauquelinia californica                   | Arizona Rosewood             | 5 gal.     | 53         |
| GRASSES                                                                               | BOTANICAL NAME                            | COMMON NAME                  | SIZE       | QTY        |
|  | Festuca glauca 'Elijah Blue'              | Blue Fescue                  | 1 gal.     | 265        |
|  | Muhlenbergia capillaris 'Lenca'           | Regal Mist Pink Muhly        | 1 gal.     | 75         |
|  | Muhlenbergia rigens                       | Deer Grass                   | 1 gal.     | 220        |
|  | Nassella tenuissima 'Pony Tails'          | Mexican Feathergrass         | 1 gal.     | 160        |
| GROUND COVERS                                                                         | BOTANICAL NAME                            | COMMON NAME                  | SIZE       | QTY        |
|  | Decomposed Granite                        | 'Superior Gold'              | 3/8" Minus | 269 sf     |
|  | Decomposed Granite                        | 'Superior Gold'              | 7/8" Minus | 142,213 sf |
|  | Lantana montevidensis                     | Trailing Purple Lantana      | 1 gal.     | 237        |
| SOD/SEED                                                                              | BOTANICAL NAME                            | COMMON NAME                  | SIZE       | QTY        |
|  | Cynodon Dactylon 'Mid-Iron'               | 'Mid-Iron' Bermuda Grass     | sod        | 14,522 sf  |



RIO RANCHO  
PHASE 1B.1  
CONSTRUCTION DOCUMENTS  
CITY OF SURPRISE, ARIZONA



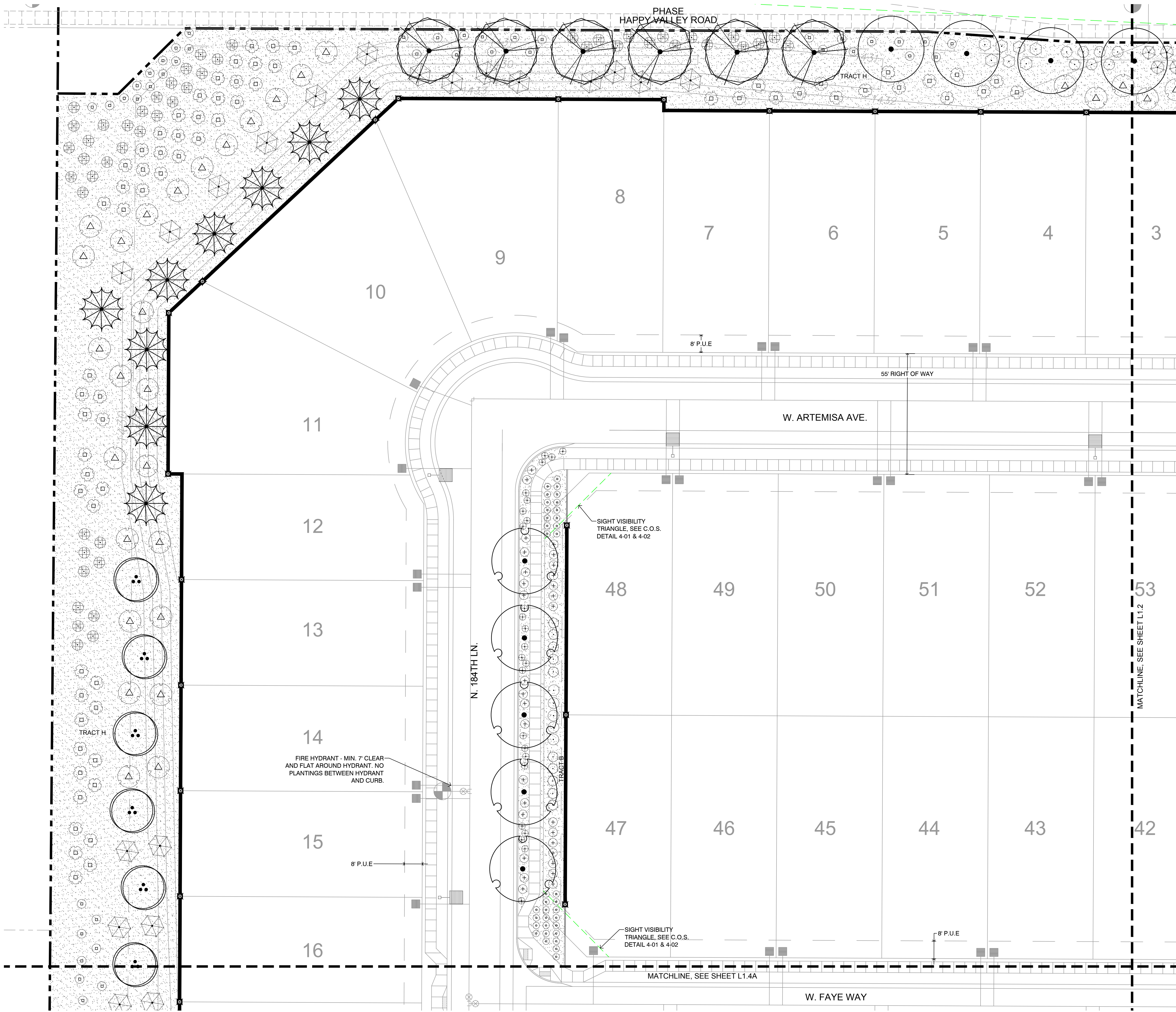
Chris Langvardt

|               |             |
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| PROJECT:      | 000.0000.81 |
| DRAWN BY:     | TK          |
| REVIEW BY:    | DL          |
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| REVISIONS:    |             |
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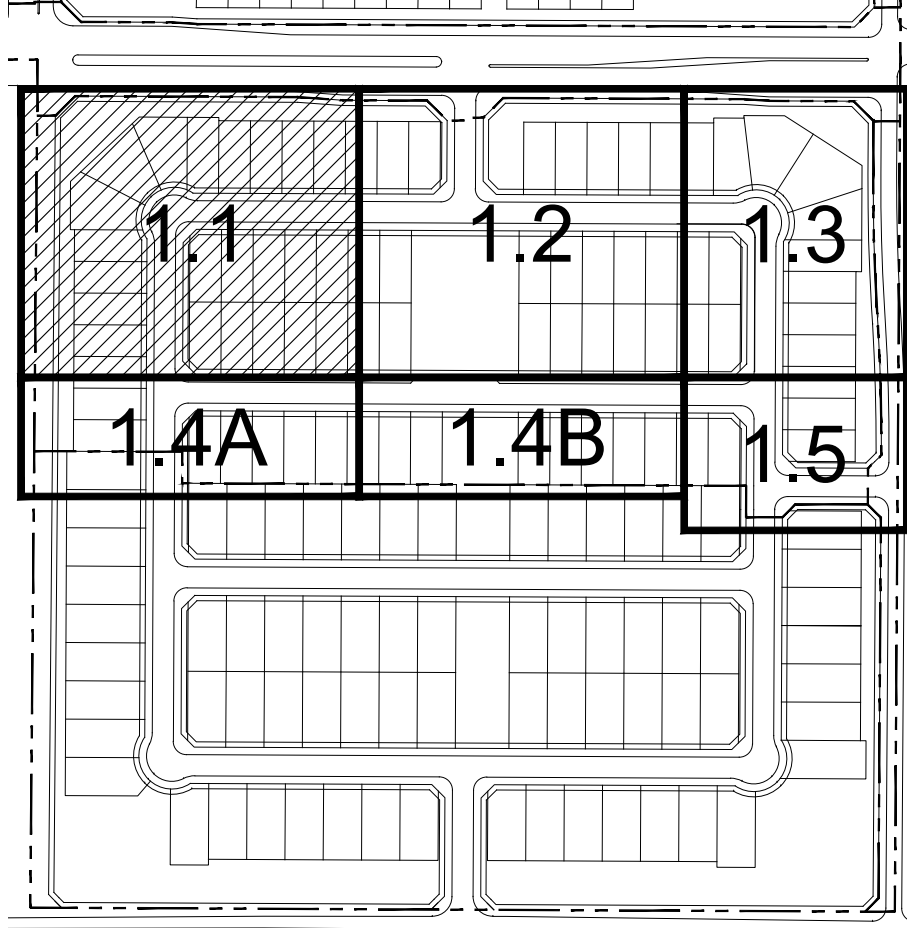
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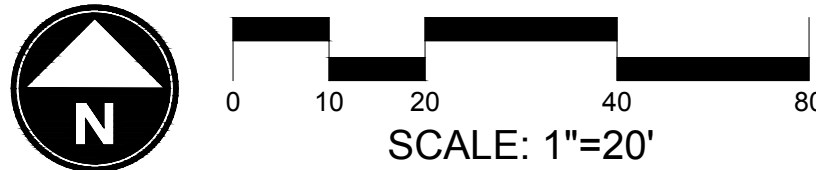


KEY MAP:



PLANT SCHEDULE

| TREES           | BOTANICAL NAME                         | COMMON NAME                  | SIZE       |
|-----------------|----------------------------------------|------------------------------|------------|
|                 | Acacia farnesiana                      | Sweet Acacia                 | 24" Box    |
|                 | Acacia salicina                        | Willow Acacia                | 24" Box    |
|                 | Fraxinus velutina 'Rio Grande'         | Rio Grande Ash               | 24" Box    |
|                 | Parkinsonia platycox                   | Palo Verde                   | 24" Box    |
|                 | Parkinsonia 'Desert Museum'            | Desert Museum Palo Verde     | 24" Box    |
|                 | Pistacia chinensis                     | Chinese Pistache Multi-Trunk | 24" Box    |
|                 | Pistacia chinensis 'Sarah's Radiance'™ | Chinese Pistache             | 24" Box    |
|                 | Pithecellobium flexulae                | Texas Ebony                  | 24" Box    |
|                 | Prosopis glandulosa 'Maverick'™        | Honey Mesquite               | 24" Box    |
|                 | Sophora secundiflora                   | Texas Mountain Laurel        | 24" Box    |
| EVERGREEN TREES | BOTANICAL NAME                         | COMMON NAME                  | SIZE       |
|                 | Pinus edulis                           | Alghen Pine                  | 24" Box    |
| SHRUBS          | BOTANICAL NAME                         | COMMON NAME                  | SIZE       |
|                 | Agave angustifolia marginata           | Ribbon Agave                 | 5 gal.     |
|                 | Ambrosia deltoidea                     | Triangle Leaf Bursage        | 5 gal.     |
|                 | Baleya multiradiata                    | Desert Margold               | 1 gal.     |
|                 | Caesalpinia pulcherrima                | Red Bird Of Paradise         | 5 gal.     |
|                 | Calliandra californica                 | Red Baja Fairy Duster        | 5 gal.     |
|                 | Cassia artemisioides                   | Feathery Cassia              | 5 gal.     |
|                 | Celtis pallida                         | Desert Hackberry             | 5 gal.     |
|                 | Dalea frutescens 'Sierra Negra'        | Black Dalea                  | 5 gal.     |
|                 | Eremophila maculata 'Valentine'        | Ernu Bush                    | 5 gal.     |
|                 | Fouquieria splendens                   | Ocotillo                     | 5 gal.     |
|                 | Hesperaloe parviflora                  | Red Yucca                    | 1 gal.     |
|                 | Justicia californica                   | Red Churuposa                | 5 gal.     |
|                 | Larrea tridentata                      | Creosote Bush                | 5 gal.     |
|                 | Leucophyllum candidum 'Thunder Cloud'  | Thunder Cloud Texas Sage     | 5 gal.     |
|                 | Ruellia peninsularis                   | Baja Ruellia                 | 5 gal.     |
|                 | Simmondsia chinensis                   | Jopba                        | 5 gal.     |
|                 | Sphaeralcea ambigua                    | Desert Mallow                | 5 gal.     |
|                 | Vauquelinia californica                | Arizona Rosewood             | 5 gal.     |
| GRASSES         | BOTANICAL NAME                         | COMMON NAME                  | SIZE       |
|                 | Festuca glauca 'Elijah Blue'           | Blue Fescue                  | 1 gal.     |
|                 | Muhlenbergia capillaris 'Lencia'       | Regal Mist Pink Muhly        | 1 gal.     |
|                 | Muhlenbergia rigens                    | Deer Grass                   | 1 gal.     |
|                 | Nassella tenuissima 'Pony Tails'       | Mexican Feathergrass         | 1 gal.     |
| GROUND COVERS   | BOTANICAL NAME                         | COMMON NAME                  | SIZE       |
|                 | Decomposed Granite                     | Supertor Gold                | 3/8" Minus |
|                 | Decomposed Granite                     | Supertor Gold                | 7/8" Minus |
|                 | Lantana montevidensis                  | Trailing Purple Lantana      | 1 gal.     |
| SOD/SEED        | BOTANICAL NAME                         | COMMON NAME                  | SIZE       |
|                 | Cynodon Dactylon 'Mid-Iron'            | 'Mid-Iron' Bermuda Grass     | sod        |



RIO RANCHO

PHASE 1B.1

CONSTRUCTION DOCUMENTS

CITY OF SURPRISE, ARIZONA

PREPARED FOR:

DATE: JUNE 2019

PROJECT: 000.0000.81

DRAWN BY: TK

REVIEW BY: DL

VERSION:

REVISIONS:

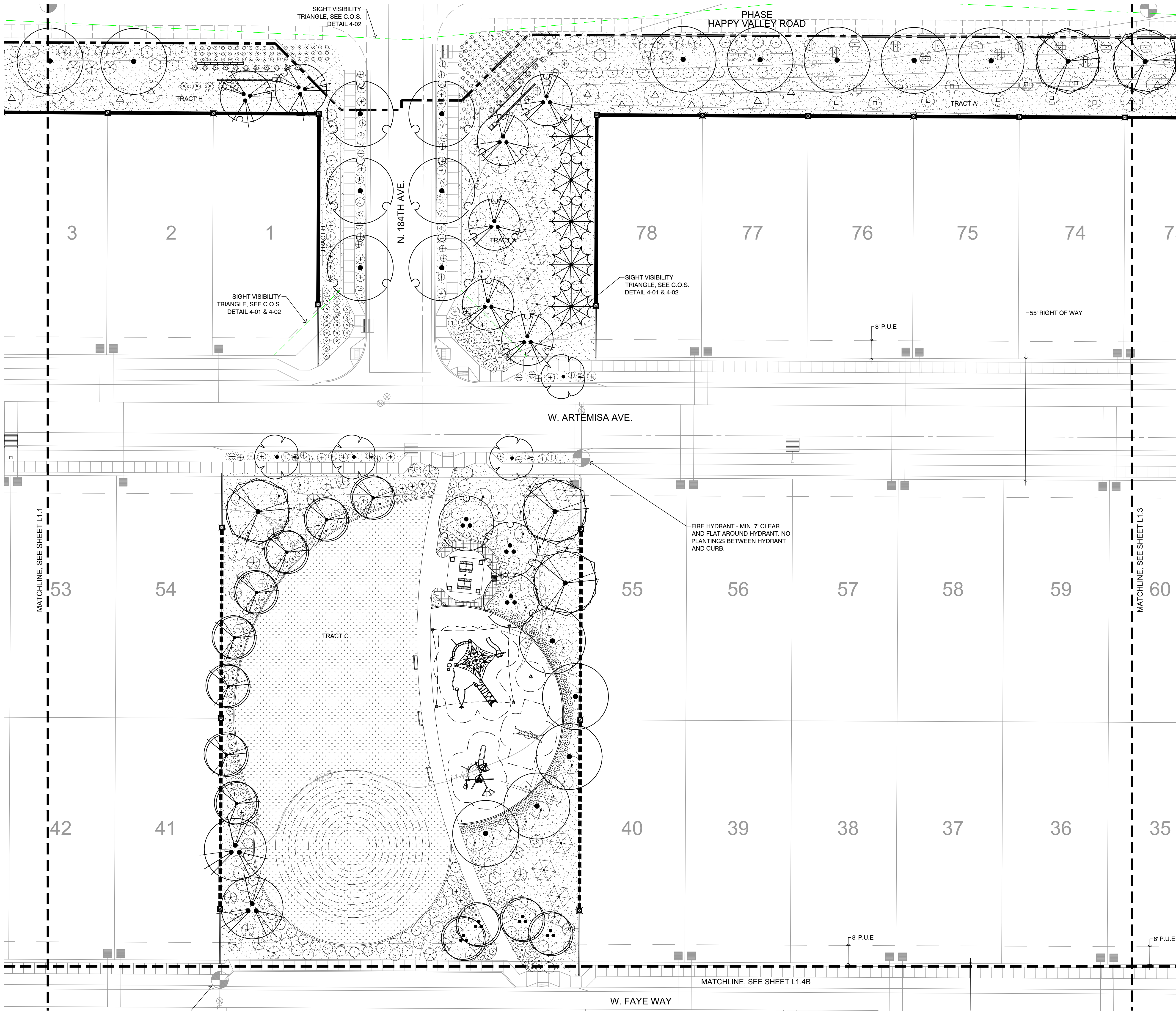
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LANDSCAPE PLAN

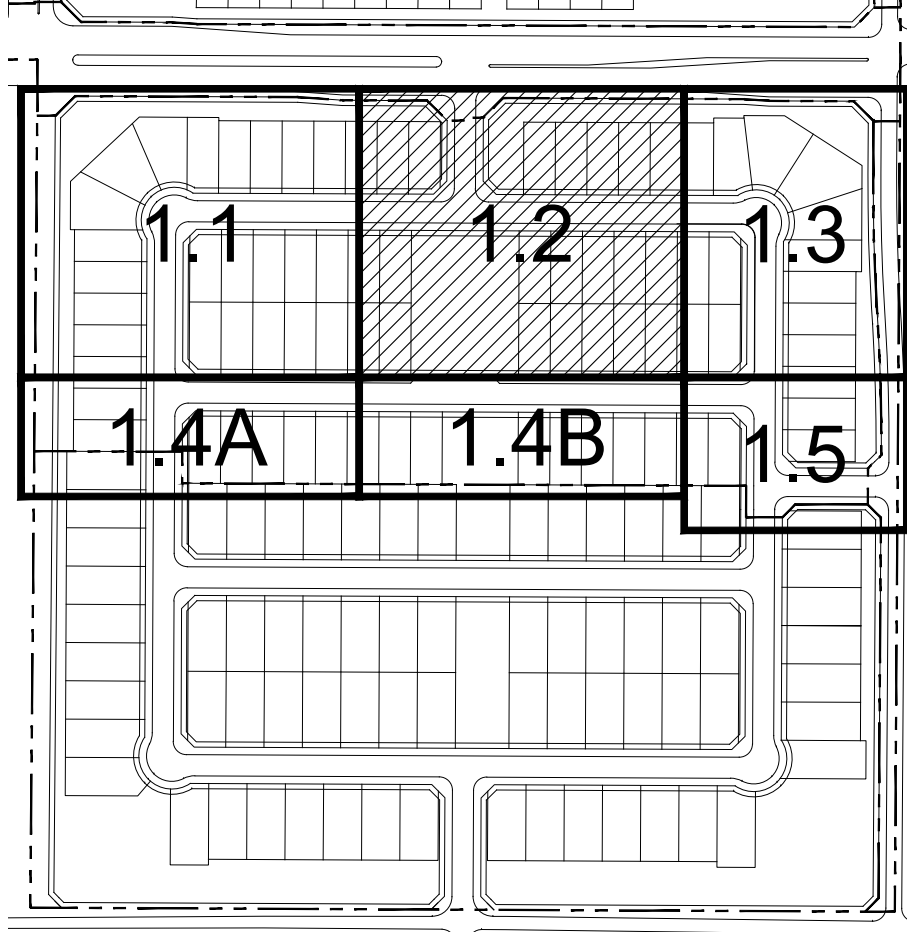
SHEET NUMBER:

L1.1





KEY MAP:



PLANT SCHEDULE

| TREES           | BOTANICAL NAME                           | COMMON NAME                  | SIZE       |
|-----------------|------------------------------------------|------------------------------|------------|
|                 | Acacia farnesiana                        | Sweet Acacia                 | 24" Box    |
|                 | Acacia salicina                          | Willow Acacia                | 24" Box    |
|                 | Fraxinus velutina 'Rio Grande'           | Rio Grande Ash               | 24" Box    |
|                 | Parkinsonia platanus                     | Palo Verde                   | 24" Box    |
|                 | Parkinsonia 'Desert Museum'              | Desert Museum Palo Verde     | 24" Box    |
|                 | Pistacia chinensis                       | Chinese Pistache Multi-Trunk | 24" Box    |
|                 | Pistacia chinensis 'Sarah's Radiance' TM | Chinese Pistache             | 24" Box    |
|                 | Pithecellobium flexulae                  | Texas Ebony                  | 24" Box    |
|                 | Prosopis glandulosa 'Maverick' TM        | Honey Mesquite               | 24" Box    |
|                 | Sophora secundiflora                     | Texas Mountain Laurel        | 24" Box    |
| EVERGREEN TREES | BOTANICAL NAME                           | COMMON NAME                  | SIZE       |
|                 | Pinus edulis                             | Alghen Pine                  | 24" Box    |
| SHRUBS          | BOTANICAL NAME                           | COMMON NAME                  | SIZE       |
|                 | Agave angustifolia marginata             | Ribbon Agave                 | 5 gal.     |
|                 | Ambrosia deltoidea                       | Triangle Leaf Burnage        | 5 gal.     |
|                 | Baleya multiradiata                      | Desert Margold               | 1 gal.     |
|                 | Caesalpinia pulcherrima                  | Red Bird Of Paradise         | 5 gal.     |
|                 | Calliandra californica                   | Red Baja Fairy Duster        | 5 gal.     |
|                 | Cassia artemisoides                      | Feathery Cassia              | 5 gal.     |
|                 | Celtis pallida                           | Desert Hackberry             | 5 gal.     |
|                 | Dalea tutescens 'Sierra Negra'           | Black Dalea                  | 5 gal.     |
|                 | Eriophylla maculata 'Valentine'          | Ernu Bush                    | 5 gal.     |
|                 | Fouquieria splendens                     | Ocotillo                     | 5 gal.     |
|                 | Hesperaloe parviflora                    | Red Yucca                    | 1 gal.     |
|                 | Justicia californica                     | Red Churaposa                | 5 gal.     |
|                 | Larrea tridentata                        | Creosote Bush                | 5 gal.     |
|                 | Leucophyllum candidum 'Thunder Cloud'    | Thunder Cloud Texas Sage     | 5 gal.     |
|                 | Ruellia peninsularis                     | Baja Ruella                  | 5 gal.     |
|                 | Simmondsia chinensis                     | Jopba                        | 5 gal.     |
|                 | Sphaeralcea ambigua                      | Desert Mallow                | 5 gal.     |
|                 | Vauquelinia californica                  | Arizona Rosewood             | 5 gal.     |
| GRASSES         | BOTANICAL NAME                           | COMMON NAME                  | SIZE       |
|                 | Festuca glauca 'Elijah Blue'             | Blue Fescue                  | 1 gal.     |
|                 | Muhlenbergia capillaris 'Lencia'         | Regal Mist Pink Muhy         | 1 gal.     |
|                 | Muhlenbergia rigens                      | Deer Grass                   | 1 gal.     |
|                 | Nassella tenuissima 'Pony Tails'         | Mexican Feathergrass         | 1 gal.     |
| GROUND COVERS   | BOTANICAL NAME                           | COMMON NAME                  | SIZE       |
|                 | Decomposed Granite                       | Superior Gold                | 3/8" Minus |
|                 | Decomposed Granite                       | Superior Gold                | 7/8" Minus |
|                 | Lantana montevidensis                    | Trailing Purple Lantana      | 1 gal.     |
| SOD/SEED        | BOTANICAL NAME                           | COMMON NAME                  | SIZE       |
|                 | Cynodon Dactylon 'Mid-Iron'              | 'Mid-Iron' Bermuda Grass     | sod        |



RIO RANCHO  
PHASE 1B.1  
CONSTRUCTION DOCUMENTS  
CITY OF SURPRISE, ARIZONA



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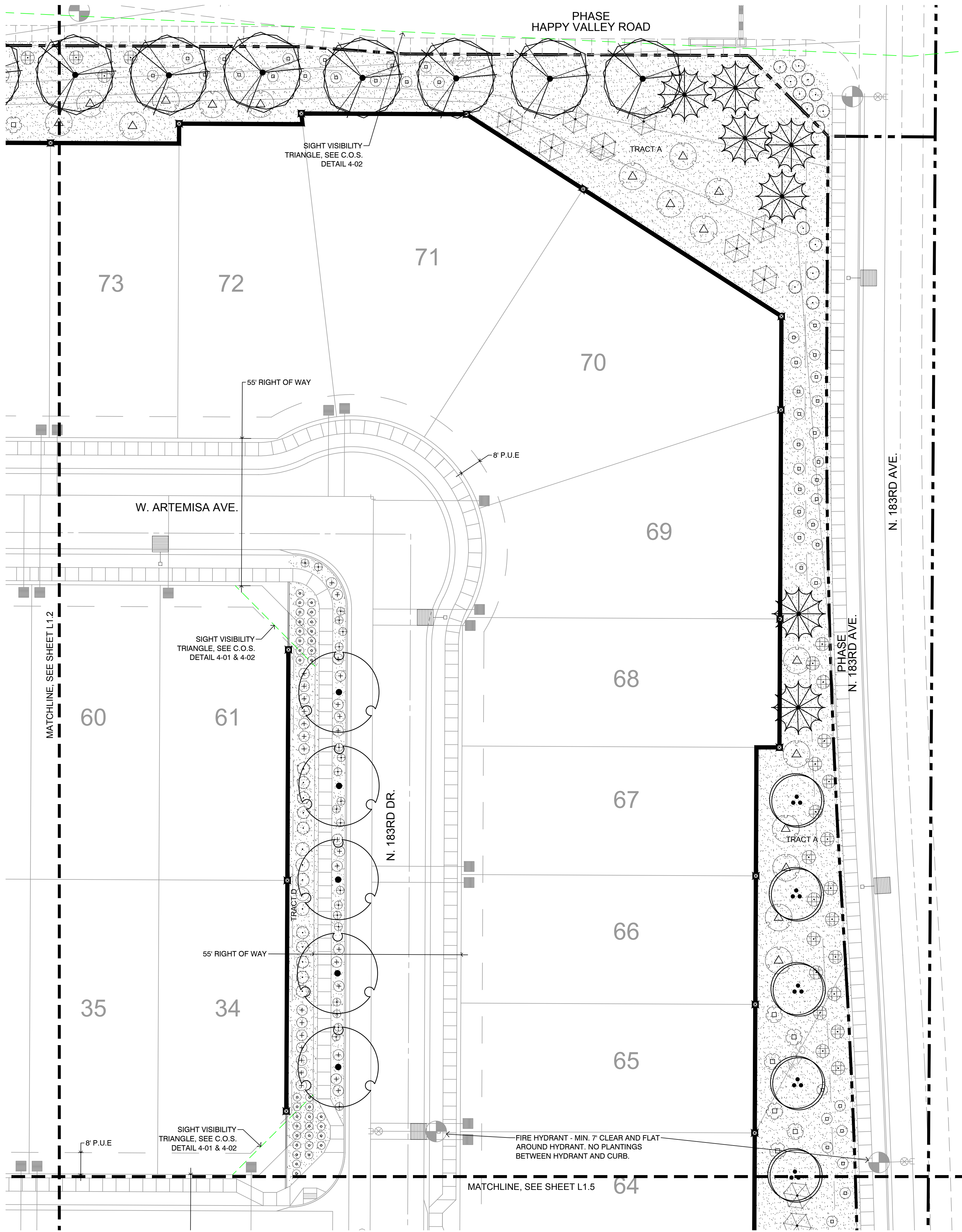
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| DATE:      | JUNE 2019   |
| PROJECT:   | 000.0000.81 |
| DRAWN BY:  | TK          |
| REVIEW BY: | DL          |
| VERSION:   |             |
| REVISIONS: |             |

SHEET TITLE:  
LANDSCAPE  
PLAN

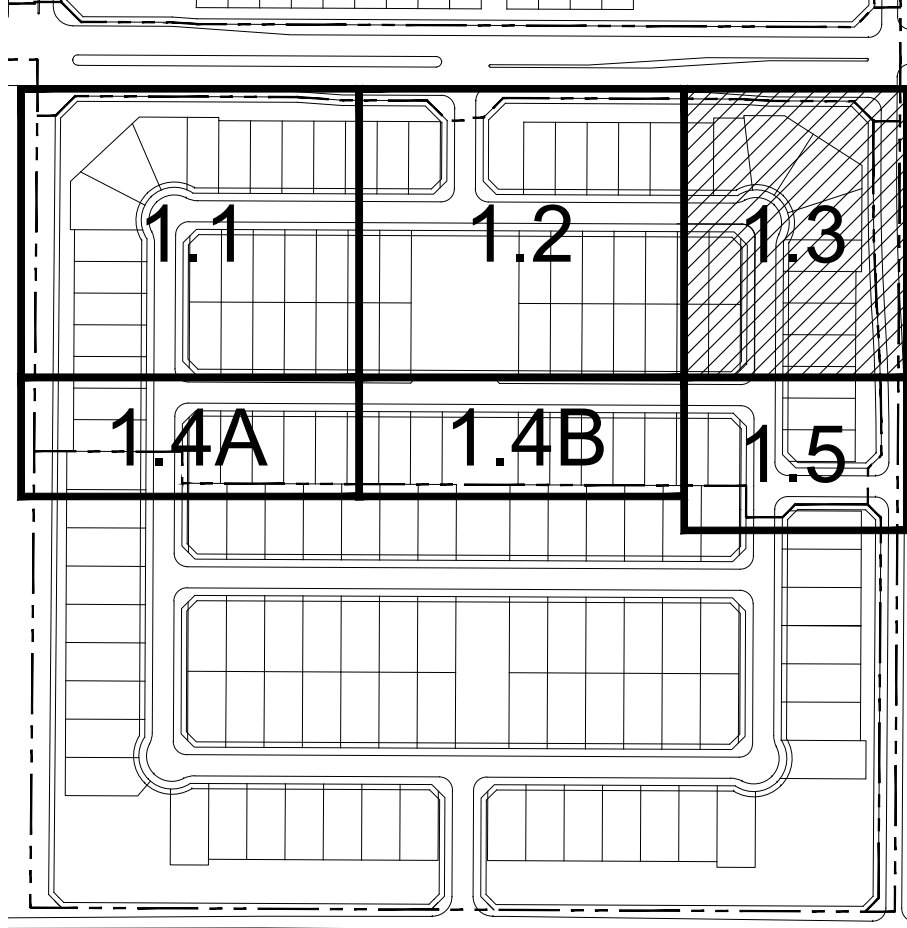
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L1.2



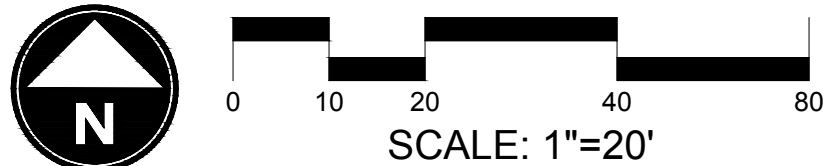


KEY MAP:



PLANT SCHEDULE

| TREES           | BOTANICAL NAME                           | COMMON NAME                  | SIZE       |
|-----------------|------------------------------------------|------------------------------|------------|
|                 | Acacia farnesiana                        | Sweet Acacia                 | 24" Box    |
|                 | Acacia salicina                          | Willow Acacia                | 24" Box    |
|                 | Fraxinus velutina 'Rio Grande'           | Rio Grande Ash               | 24" Box    |
|                 | Parkinsonia platensis                    | Palo Verde                   | 24" Box    |
|                 | Parkinsonia 'Desert Museum'              | Desert Museum Palo Verde     | 24" Box    |
|                 | Pistacia chinensis                       | Chinese Pistache Multi-Trunk | 24" Box    |
|                 | Pistacia chinensis 'Sarah's Radiance' TM | Chinese Pistache             | 24" Box    |
|                 | Pithecellobium flexicaule                | Texas Ebony                  | 24" Box    |
|                 | Prosopis glandulosa 'Maverick' TM        | Honey Mesquite               | 24" Box    |
|                 | Sophora secundiflora                     | Texas Mountain Laurel        | 24" Box    |
| EVERGREEN TREES | BOTANICAL NAME                           | COMMON NAME                  | SIZE       |
|                 | Pinus edulis                             | Alghen Pine                  | 24" Box    |
| SHRUBS          | BOTANICAL NAME                           | COMMON NAME                  | SIZE       |
|                 | Agave angustifolia marginata             | Ribbon Agave                 | 5 gal.     |
|                 | Ambrosia deltoidea                       | Triangle Leaf Bursage        | 5 gal.     |
|                 | Baleya multiradiata                      | Desert Margold               | 1 gal.     |
|                 | Caesalpinia pulcherrima                  | Red Bird Of Paradise         | 5 gal.     |
|                 | Calliandra californica                   | Red Baja Fairy Duster        | 5 gal.     |
|                 | Cassia artemisioides                     | Feathery Cassia              | 5 gal.     |
|                 | Celtis pallida                           | Desert Hackberry             | 5 gal.     |
|                 | Dalea frutescens 'Sierra Negra'          | Black Dalea                  | 5 gal.     |
|                 | Eremophila maculata 'Valentine'          | Emu Bush                     | 5 gal.     |
|                 | Fouquieria splendens                     | Ocotillo                     | 5 gal.     |
|                 | Hesperaloe parviflora                    | Red Yucca                    | 1 gal.     |
|                 | Justicia californica                     | Red Churaposa                | 5 gal.     |
|                 | Larrea tridentata                        | Creosote Bush                | 5 gal.     |
|                 | Leucophyllum candidum 'Thunder Cloud'    | Thunder Cloud Texas Sage     | 5 gal.     |
|                 | Ruellia peninsularis                     | Baja Ruella                  | 5 gal.     |
|                 | Simmondsia chinensis                     | Jopba                        | 5 gal.     |
|                 | Sphaeralcea ambigua                      | Desert Mallow                | 5 gal.     |
|                 | Vauquelinia californica                  | Arizona Rosewood             | 5 gal.     |
| GRASSES         | BOTANICAL NAME                           | COMMON NAME                  | SIZE       |
|                 | Festuca glauca 'Elijah Blue'             | Blue Fescue                  | 1 gal.     |
|                 | Muhlenbergia capillaris 'Lencia'         | Regal Mist Pink Muhly        | 1 gal.     |
|                 | Muhlenbergia rigens                      | Deer Grass                   | 1 gal.     |
|                 | Nassella tenuissima 'Pony Tail'          | Mexican Feathergrass         | 1 gal.     |
| GROUND COVERS   | BOTANICAL NAME                           | COMMON NAME                  | SIZE       |
|                 | Decomposed Granite                       | Supertor Gold                | 3/8" Minus |
|                 | Decomposed Granite                       | Supertor Gold                | 7/8" Minus |
|                 | Lantana montevidensis                    | Trailing Purple Lantana      | 1 gal.     |
| SOD/SEED        | BOTANICAL NAME                           | COMMON NAME                  | SIZE       |
|                 | Cynodon Dactylon 'Mid-Iron'              | 'Mid-Iron' Bermuda Grass     | sod        |



RIO RANCHO  
PHASE 1B.1  
CONSTRUCTION DOCUMENTS  
CITY OF SURPRISE, ARIZONA



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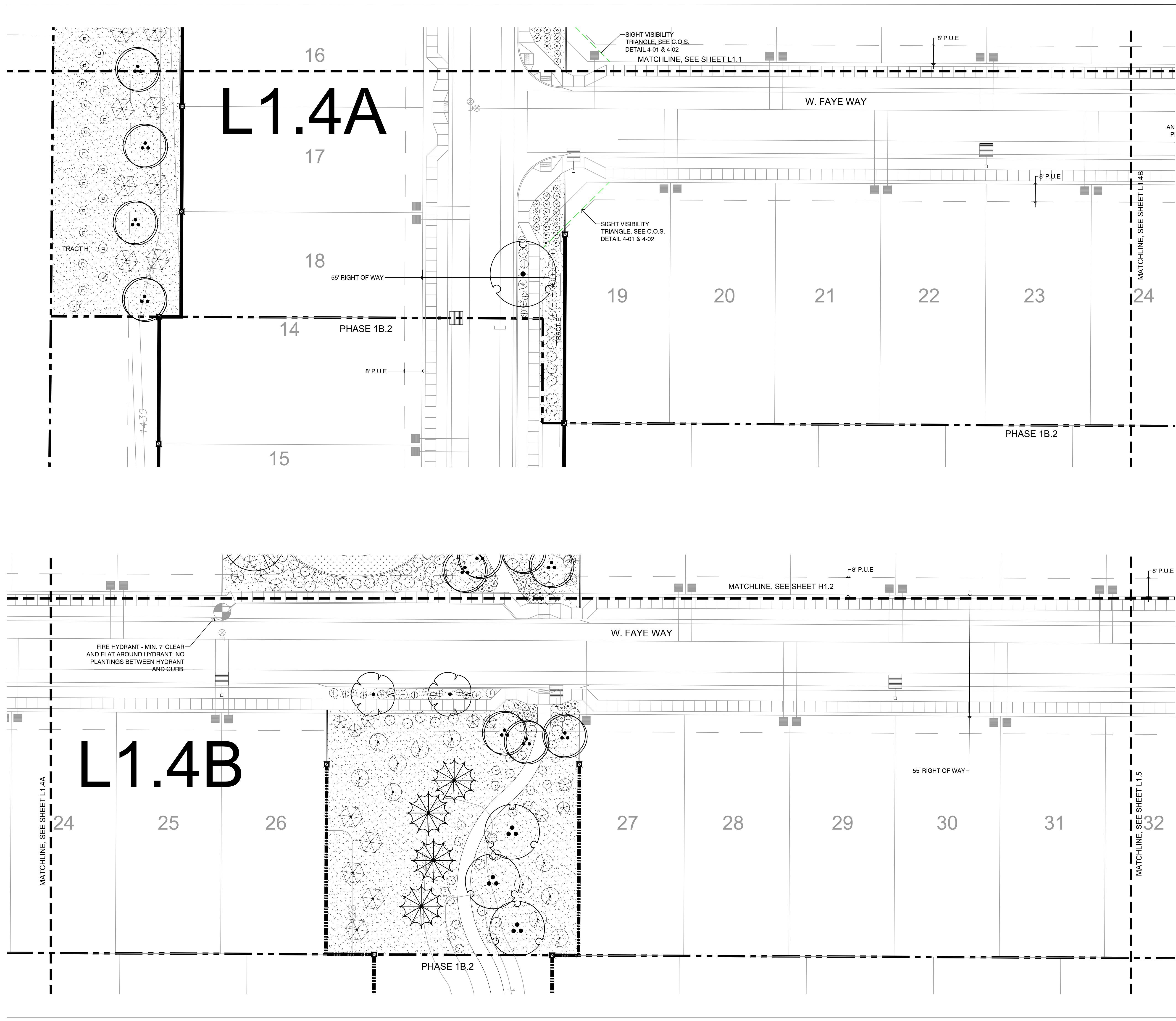
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| DATE:      | JUNE 2019   |
| PROJECT:   | 000.0000.81 |
| DRAWN BY:  | TK          |
| REVIEW BY: | DL          |
| VERSION:   |             |
| REVISIONS: |             |

SHEET TITLE:  
LANDSCAPE  
PLAN

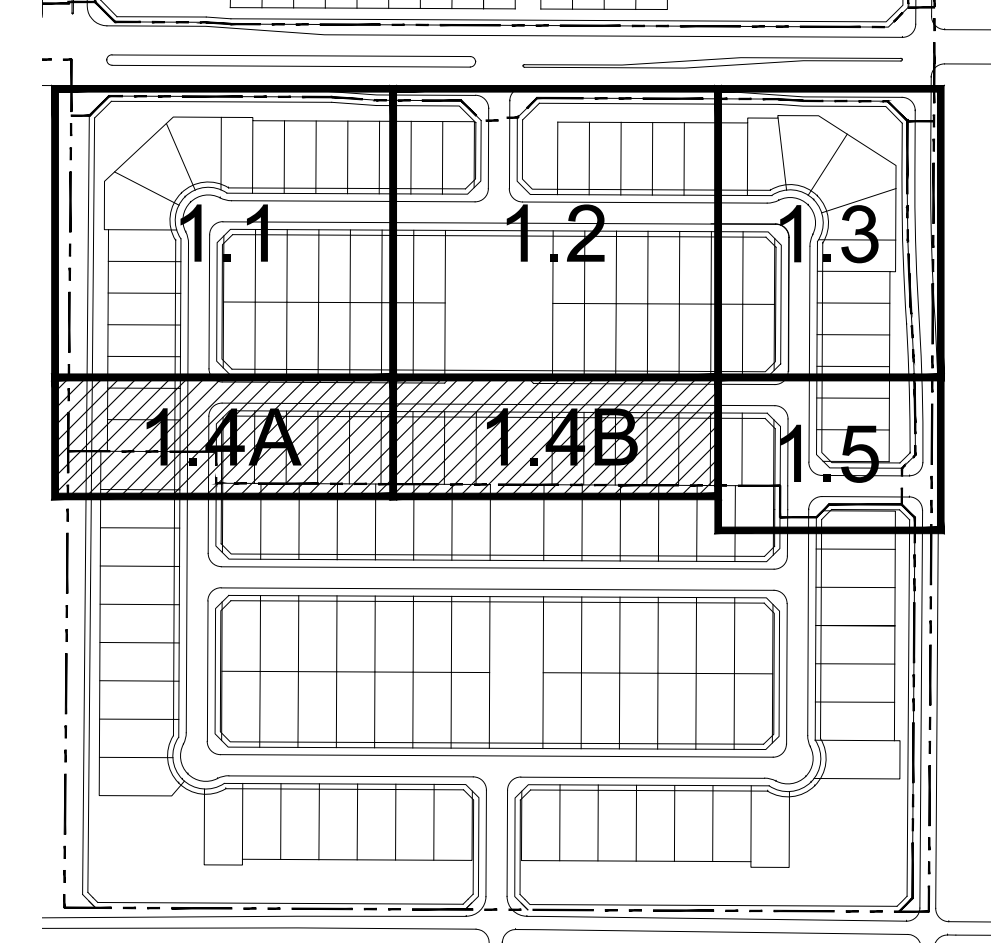
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L1.3





KEY MAP:



PLANT SCHEDULE

| TREES           | BOTANICAL NAME                         | COMMON NAME                  | SIZE       |
|-----------------|----------------------------------------|------------------------------|------------|
|                 | Acacia farnesiana                      | Sweet Acacia                 | 24" Box    |
|                 | Acacia salicina                        | Willow Acacia                | 24" Box    |
|                 | Fraxinus velutina 'Rio Grande'         | Rio Grande Ash               | 24" Box    |
|                 | Parkinsonia platanox                   | Palo Verde                   | 24" Box    |
|                 | Parkinsonia 'Desert Museum'            | Desert Museum Palo Verde     | 24" Box    |
|                 | Pistacia chinensis                     | Chinese Pistache Multi-Trunk | 24" Box    |
|                 | Pistacia chinensis 'Sarah's Radiance'™ | Chinese Pistache             | 24" Box    |
|                 | Pithecellobium flexicaule              | Texas Ebony                  | 24" Box    |
|                 | Prosopis glandulosa 'Maverick'™        | Honey Mesquite               | 24" Box    |
|                 | Sophora secundiflora                   | Texas Mountain Laurel        | 24" Box    |
| EVERGREEN TREES | BOTANICAL NAME                         | COMMON NAME                  | SIZE       |
|                 | Pinus edulis                           | Alghen Pine                  | 24" Box    |
| SHRUBS          | BOTANICAL NAME                         | COMMON NAME                  | SIZE       |
|                 | Agave angustifolia marginata           | Ribbon Agave                 | 5 gal.     |
|                 | Ambrosia deltoidea                     | Triangle Leaf Bursage        | 5 gal.     |
|                 | Baleya multiradiata                    | Desert Mangold               | 1 gal.     |
|                 | Caesalpinia pulcherrima                | Red Bird Of Paradise         | 5 gal.     |
|                 | Calliandra californica                 | Red Baja Fairy Duster        | 5 gal.     |
|                 | Cassia artemisioides                   | Feathery Cassia              | 5 gal.     |
|                 | Celtis pallida                         | Desert Hackberry             | 5 gal.     |
|                 | Dalea frutescens 'Sierra Negra'        | Black Dalea                  | 5 gal.     |
|                 | Eremophila maculata 'Valentine'        | Emu Bush                     | 5 gal.     |
|                 | Fouquieria splendens                   | Ocotillo                     | 5 gal.     |
|                 | Hesperaloe parviflora                  | Red Yucca                    | 1 gal.     |
|                 | Justicia californica                   | Red Churaposa                | 5 gal.     |
|                 | Larrea tridentata                      | Creosote Bush                | 5 gal.     |
|                 | Leucophyllum candidum 'Thunder Cloud'  | Thunder Cloud Texas Sage     | 5 gal.     |
|                 | Ruellia peninsularis                   | Baja Ruella                  | 5 gal.     |
|                 | Simmondsia chinensis                   | Jopba                        | 5 gal.     |
|                 | Sphaeralcea ambigua                    | Desert Mallow                | 5 gal.     |
|                 | Vauquelinia californica                | Arizona Rosewood             | 5 gal.     |
| GRASSES         | BOTANICAL NAME                         | COMMON NAME                  | SIZE       |
|                 | Festuca glauca 'Elijah Blue'           | Blue Fescue                  | 1 gal.     |
|                 | Muhlenbergia capillaris 'Lencia'       | Regal Mist Pink Muhly        | 1 gal.     |
|                 | Muhlenbergia rigens                    | Deer Grass                   | 1 gal.     |
|                 | Nassella tenuissima 'Pony Tails'       | Mexican Feathergrass         | 1 gal.     |
| GROUND COVERS   | BOTANICAL NAME                         | COMMON NAME                  | SIZE       |
|                 | Decomposed Granite                     | Supertor Gold                | 3/8" Minus |
|                 | Decomposed Granite                     | Supertor Gold                | 7/8" Minus |
|                 | Lantana montevidensis                  | Trailing Purple Lantana      | 1 gal.     |
| SOD/SEED        | BOTANICAL NAME                         | COMMON NAME                  | SIZE       |
|                 | Cynodon Dactylon 'Mid-Iron'            | 'Mid-Iron' Bermuda Grass     | sod        |



RIO RANCHO  
PHASE 1B.1  
CONSTRUCTION DOCUMENTS  
CITY OF SURPRISE, ARIZONA



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| DATE:      | JUNE 2019   |
| PROJECT:   | 000.0000.81 |
| DRAWN BY:  | TK          |
| REVIEW BY: | DL          |
| VERSION:   |             |
| REVISIONS: |             |
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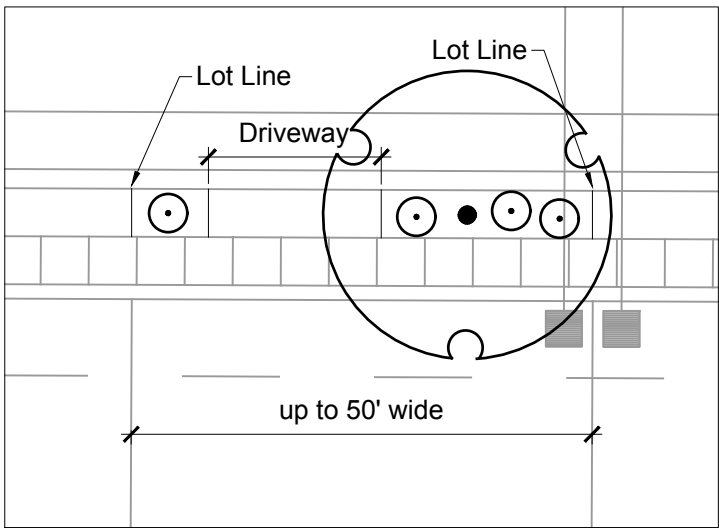
SHEET TITLE:  
LANDSCAPE  
PLAN

SHEET NUMBER:

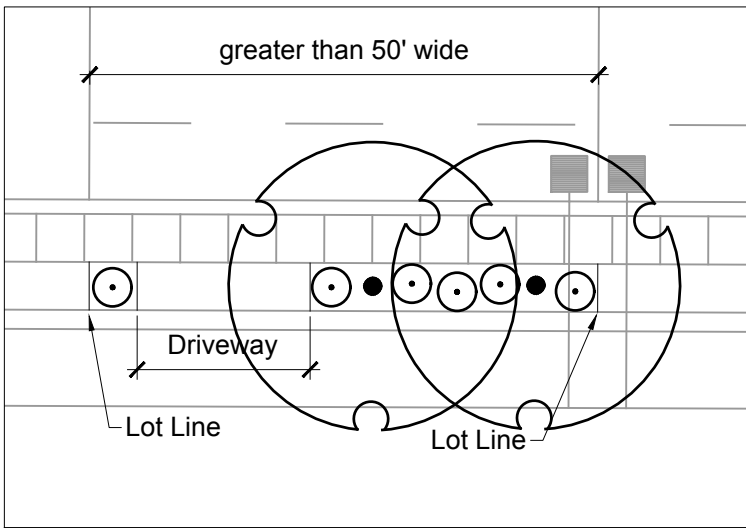
L1.4



TYPICAL FRONT YARD PARK STRIP LANDSCAPING

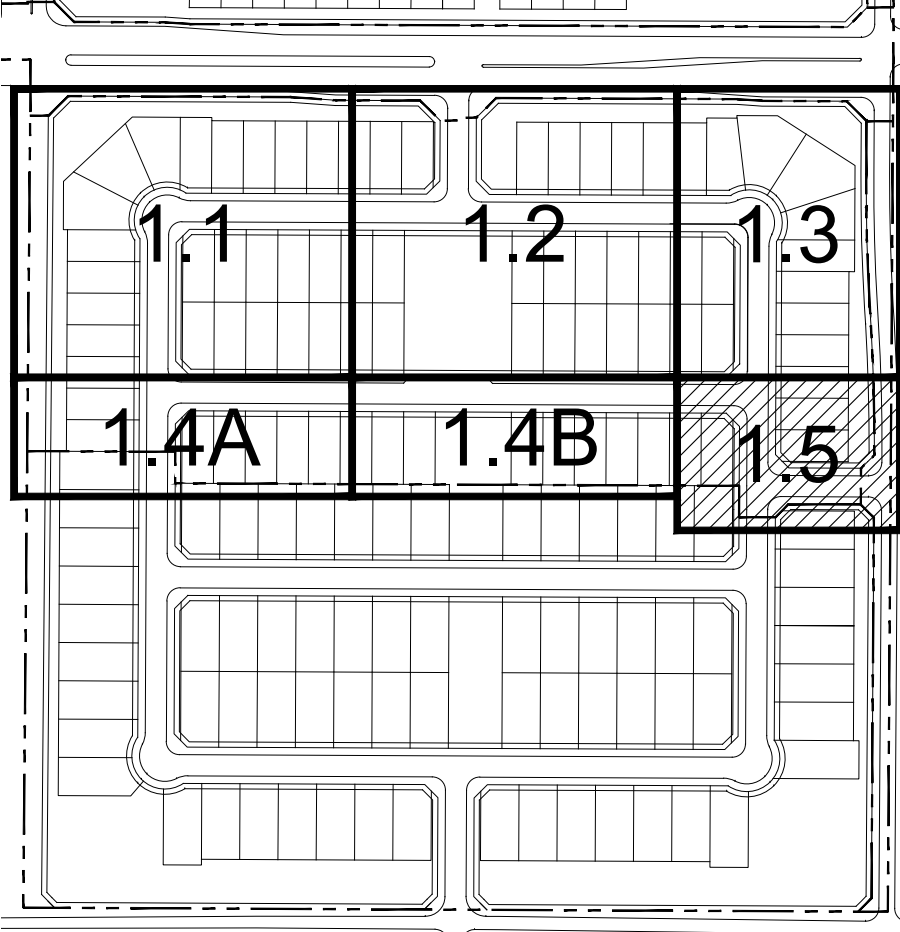


A MINIMUM OF ONE (1) 24-INCH BOX TREE AND FOUR (4) FIVE-GALLON SHRUBS AND/OR GROUNDCOVER PLANTS PER HOME FRONTAGE FOR LOTS UP TO 50 FEET WIDE IN THE PARKSTRIP.



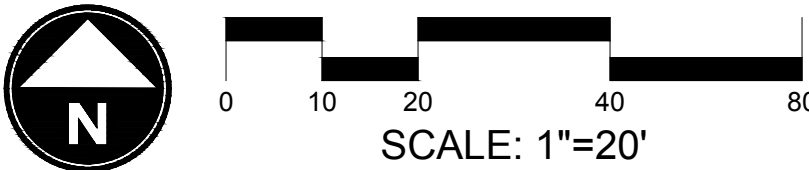
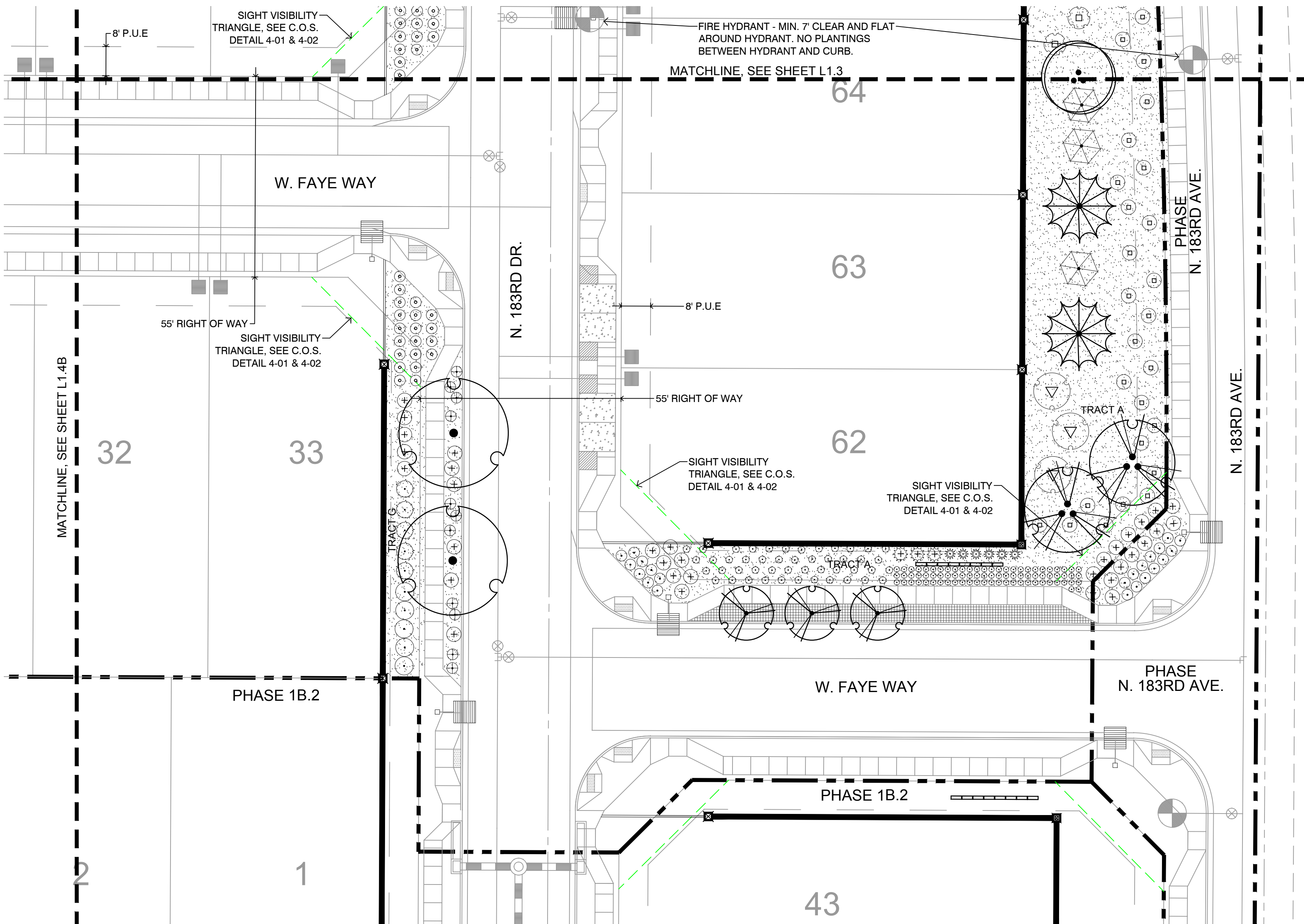
HOMES WITH FRONTAGES GREATER THAN 50 FEET WIDE SHALL HAVE AN ADDITIONAL TREE AND TWO (2) SHRUBS AND/OR GROUNDCOVER PLANTS.

KEY MAP:



PLANT SCHEDULE

| TREES           | BOTANICAL NAME                         | COMMON NAME                  | SIZE       |
|-----------------|----------------------------------------|------------------------------|------------|
|                 | Acacia farnesiana                      | Sweet Acacia                 | 24" Box    |
|                 | Acacia salicina                        | Willow Acacia                | 24" Box    |
|                 | Fraxinus velutina 'Rio Grande'         | Rio Grande Ash               | 24" Box    |
|                 | Parkinsonia pacific                    | Palo Verde                   | 24" Box    |
|                 | Parkinsonia 'Desert Museum'            | Desert Museum Palo Verde     | 24" Box    |
|                 | Pistacia chinensis                     | Chinese Pistache Multi-Trunk | 24" Box    |
|                 | Pistacia chinensis 'Sarah's Radiance'™ | Chinese Pistache             | 24" Box    |
|                 | Pithecellobium flexicaule              | Texas Ebony                  | 24" Box    |
|                 | Prosopis glandulosa 'Maverick'™        | Honey Mesquite               | 24" Box    |
|                 | Sophora secundiflora                   | Texas Mountain Laurel        | 24" Box    |
| EVERGREEN TREES | BOTANICAL NAME                         | COMMON NAME                  | SIZE       |
|                 | Pinus edulis                           | Alghen Pine                  | 24" Box    |
| SHRUBS          | BOTANICAL NAME                         | COMMON NAME                  | SIZE       |
|                 | Agave angustifolia marginata           | Ribbon Agave                 | 5 gal.     |
|                 | Ambrosia deltoidea                     | Triangle Leaf Bursage        | 5 gal.     |
|                 | Baleya multiradiata                    | Desert Margold               | 1 gal.     |
|                 | Ceanothus pulcherrimus                 | Red Bird Of Paradise         | 5 gal.     |
|                 | Calliandra californica                 | Red Baja Fairy Duster        | 5 gal.     |
|                 | Cassia artemisioides                   | Feathery Cassia              | 5 gal.     |
|                 | Celtis pallida                         | Desert Hackberry             | 5 gal.     |
|                 | Dalea frutescens 'Sierra Negra'        | Black Dalea                  | 5 gal.     |
|                 | Eremophila maculata 'Valentine'        | Ernu Bush                    | 5 gal.     |
|                 | Fouquieria splendens                   | Ocotillo                     | 5 gal.     |
|                 | Hesperaloe parviflora                  | Red Yucca                    | 1 gal.     |
|                 | Justicia californica                   | Red Churuposa                | 5 gal.     |
|                 | Larrea tridentata                      | Creosote Bush                | 5 gal.     |
|                 | Leucophyllum candidum 'Thunder Cloud'  | Thunder Cloud Texas Sage     | 5 gal.     |
|                 | Ruellia peninsularis                   | Baja Ruella                  | 5 gal.     |
|                 | Simmondsia chinensis                   | Jopba                        | 5 gal.     |
|                 | Sphaeralcea ambigua                    | Desert Mallow                | 5 gal.     |
|                 | Vauquelinia californica                | Arizona Rosewood             | 5 gal.     |
| GRASSES         | BOTANICAL NAME                         | COMMON NAME                  | SIZE       |
|                 | Festuca glauca 'Elijah Blue'           | Blue Fescue                  | 1 gal.     |
|                 | Muhlenbergia capillaris 'Lencia'       | Regal Mist Pink Muhly        | 1 gal.     |
|                 | Muhlenbergia rigens                    | Deer Grass                   | 1 gal.     |
|                 | Nassella tenuissima 'Pony Tails'       | Mexican Feathergrass         | 1 gal.     |
| GROUND COVERS   | BOTANICAL NAME                         | COMMON NAME                  | SIZE       |
|                 | Decomposed Granite                     | Superior Gold                | 3/8" Minus |
|                 | Decomposed Granite                     | Superior Gold                | 7/8" Minus |
|                 | Lantana montevidensis                  | Trailing Purple Lantana      | 1 gal.     |
| SOILSEED        | BOTANICAL NAME                         | COMMON NAME                  | SIZE       |
|                 | Cynodon Dactylon 'Mid-Iron'            | 'Mid-Iron' Bermuda Grass     | soil       |



RIO RANCHO  
PHASE 1B.1  
CONSTRUCTION DOCUMENTS  
CITY OF SURPRISE, ARIZONA



PREPARED FOR:

DATE: JUNE 2019  
PROJECT: 000.0000.81  
DRAWN BY: TK  
REVIEW BY: DL  
VERSION:  
REVISIONS:

SHEET TITLE:  
LANDSCAPE  
PLAN

SHEET NUMBER:

L1.5



# RIO RANCHO

## Phase 1B.1 Hardscape Construction Documents

### Hardscape Quantities:

|                              | Type   | Units | Quantity |
|------------------------------|--------|-------|----------|
| <b>Concrete</b>              |        |       |          |
| OPEN SPACE SIDEWALK          | 'GREY' | S.F.  | 2,420    |
| PLAYGROUND SIDEWALK TURNDOWN | 'GREY' | L.F.  | 102      |
| PLAYGROUND HEADER EDGE       | 'GREY' | L.F.  | 165      |

### Masonry Walls

|                      |               |      |       |
|----------------------|---------------|------|-------|
| COMMUNITY WALL       | 6'-0"         | L.F. | 2,810 |
| PARTIAL VIEW WALL    | 4 FT. / 2 FT. | L.F. | 340   |
| FULL VIEW WALL       | 6'-8"         | EA.  | 205   |
| GABION BASKET COLUMN | 6'-8"         | EA.  | 3     |
| CMU WALL COLUMN      | 6'-8"         | EA.  | 61    |

### Entry Features

|                       |   |     |   |
|-----------------------|---|-----|---|
| COMMUNITY ENTRANCE    | 2 | EA. | 2 |
| NEIGHBORHOOD ENTRANCE | 1 | EA. | 1 |

### Site Furniture

|                    |                    |     |   |
|--------------------|--------------------|-----|---|
| 6 FT. PICNIC TABLE | WABASH VALLEY      | EA. | 2 |
| 6 FT. BENCH        | WABASH VALLEY      | EA. | 3 |
| TRASH RECEPTACLE   | WABASH VALLEY      | EA. | 1 |
| CHARCOAL BAR-B-QUE | IRON MOUNTAIN      | EA. | 1 |
| BICYCLE RACK LOOP  | PATTERSON WILLIAMS | EA. | 2 |

### Recreation Amenities

|                         |      |     |        |
|-------------------------|------|-----|--------|
| MULTI-PURPOSE PLAY LAWN | TURF | SF. | 14,700 |
|-------------------------|------|-----|--------|

### Covered Structures

|                                       |              |     |   |
|---------------------------------------|--------------|-----|---|
| CRS - NEIGHBORHOOD RAMADA (16' X 16') | DENVER MODEL | EA. | 1 |
| CLASSIC RECREATION SYSTEMS            |              |     |   |

### Play Equipment

|                             |                   |      |       |
|-----------------------------|-------------------|------|-------|
| PLAYGROUND - PLAY STRUCTURE | LANDSCAPE STRUCT. | EA.  | 1     |
| SOFFALL PLAYGROUND SURFACE  | SOFFALL           | S.F. | 4,540 |

1. QUANTITIES ARE FOR REFERENCE PURPOSES ONLY.
2. WALLS, RAMADAS AND OTHER AMENITIES SHALL BE SUBMITTED TO BUILDING SAFETY FOR REVIEW, APPROVAL, PERMITTING AND INSPECTION

### Callout Notes:

- 1 COMMUNITY ENTRY MONUMENT SIGN (TYP.)  
SEE DETAIL 1 - 2, SHEET H1.9
- 2 NEIGHBORHOOD ENTRY SIGN (TYP.)  
SEE DETAIL 4 - 5, SHEET H1.9
- 3 COMMUNITY ENTRY MONUMENT SIGN WEATHERED  
STEEL WALL, SEE DETAIL 3, SHEET H1.9
- 4 COMMUNITY ENTRY MONUMENT SIGN  
GABION BASKET, SEE DETAIL 6, SHEET H1.9
- 5 COMMUNITY WALL (TYP.)  
SEE DETAIL 1 - 2, SHEET H1.8
- 6 PARTIAL VIEW WALL  
SEE DETAIL 7 - 8, SHEET H1.8
- 7 FULL VIEW WALL  
SEE DETAIL 4 - 5, SHEET H1.8
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- 10 5 FT. CONCRETE SIDEWALK (TYP.) COLOR: GREY  
FOR REFERENCE ONLY - SEE CIVIL PLANS
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(SEE ELECTRICAL PLANS)

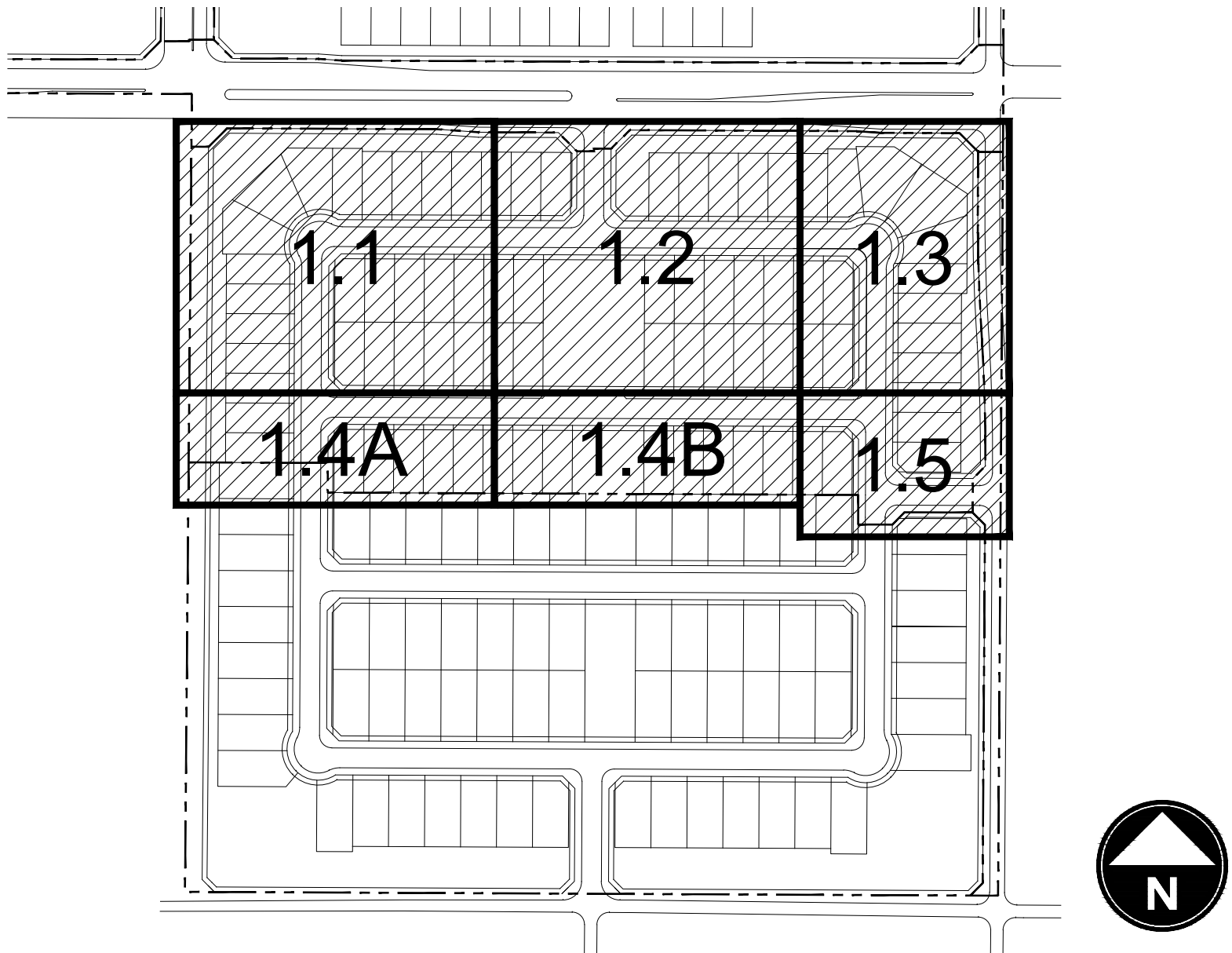
- 17 OPEN SPACE BOLLARD LIGHT (TYP.)  
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- 31 SIGHT VISIBILITY TRIANGLE (TYP.)  
PER C.O.S. DETAIL 4-01 AND 4-02
- 32 TURF GRASS PLAY MOUND

ALL SIDEWALKS LOCATED IN THE PUBLIC RIGHT-OF-WAY SHALL BE  
CONSTRUCTED FROM THE APPROVED CIVIL ENGINEERING PLANS.

### Sheet Index:

|             |                        |
|-------------|------------------------|
| SHEET H0.1  | HARDSCAPE COVER SHEET  |
| SHEET H0.2  | OVERALL HARDSCAPE PLAN |
| SHEET H1.1  | HARDSCAPE PLAN         |
| SHEET H1.2  | HARDSCAPE PLAN         |
| SHEET H1.3  | HARDSCAPE PLAN         |
| SHEET H1.4  | HARDSCAPE PLAN         |
| SHEET H1.5  | HARDSCAPE PLAN         |
| SHEET H1.6  | PLAYGROUND DETAIL      |
| SHEET H1.7  | HARDSCAPE DETAILS      |
| SHEET H1.8  | HARDSCAPE DETAILS      |
| SHEET H1.9  | HARDSCAPE DETAILS      |
| SHEET H1.10 | HARDSCAPE DETAILS      |

### KEY MAP:



## RIO RANCHO

### PHASE 1B.1

### CONSTRUCTION DOCUMENTS

CITY OF SURPRISE, ARIZONA



*Chris Eric Langvardt*

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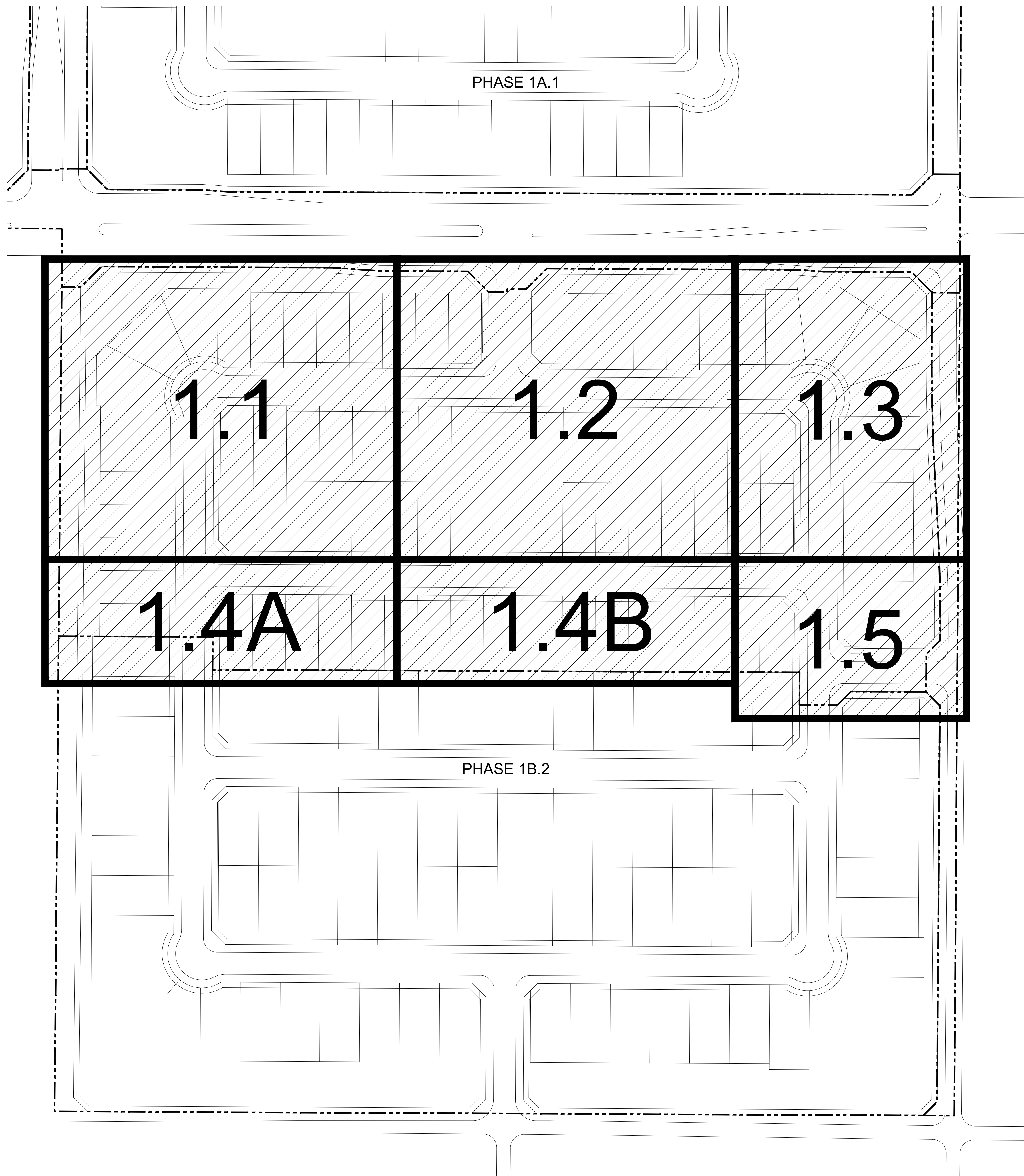
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| PROJECT:   | 000.0000.81 |
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| REVIEW BY: | DL          |
| VERSION:   |             |
| REVISIONS: |             |
|            |             |
|            |             |
|            |             |

SHEET TITLE:  
IRRIGATION COVER  
SHEET

SHEET NUMBER:

10.1





Callout Notes:

- 1 COMMUNITY ENTRY MONUMENT SIGN (TYP.)  
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RIO RANCHO  
PHASE 1B.1  
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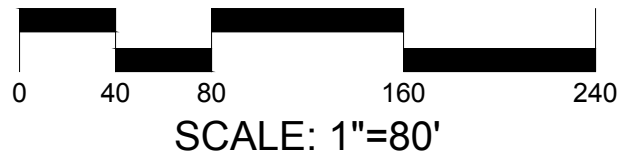
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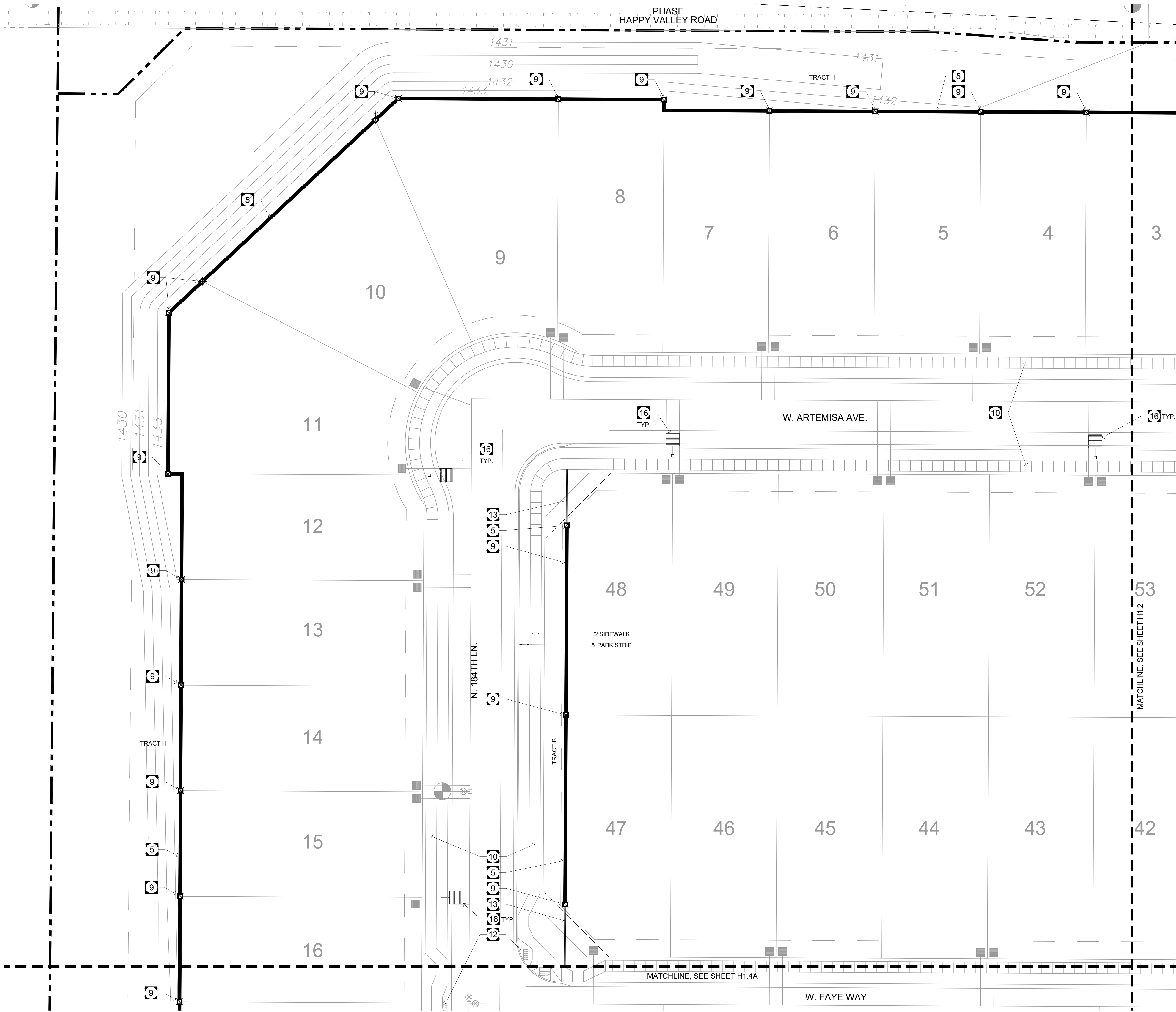
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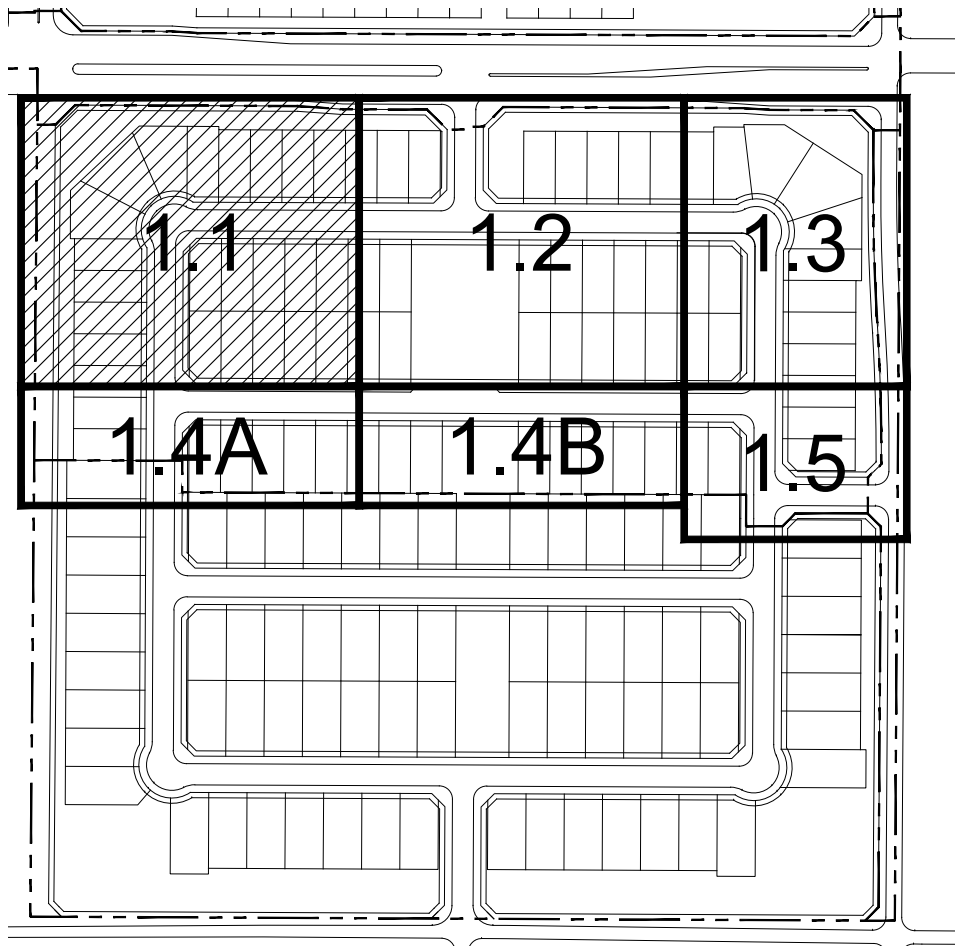
H0.2







KEY MAP:



RIO RANCHO  
PHASE 1B.1  
CONSTRUCTION DOCUMENTS  
CITY OF SURPRISE, ARIZONA



*Chris Langvardt*

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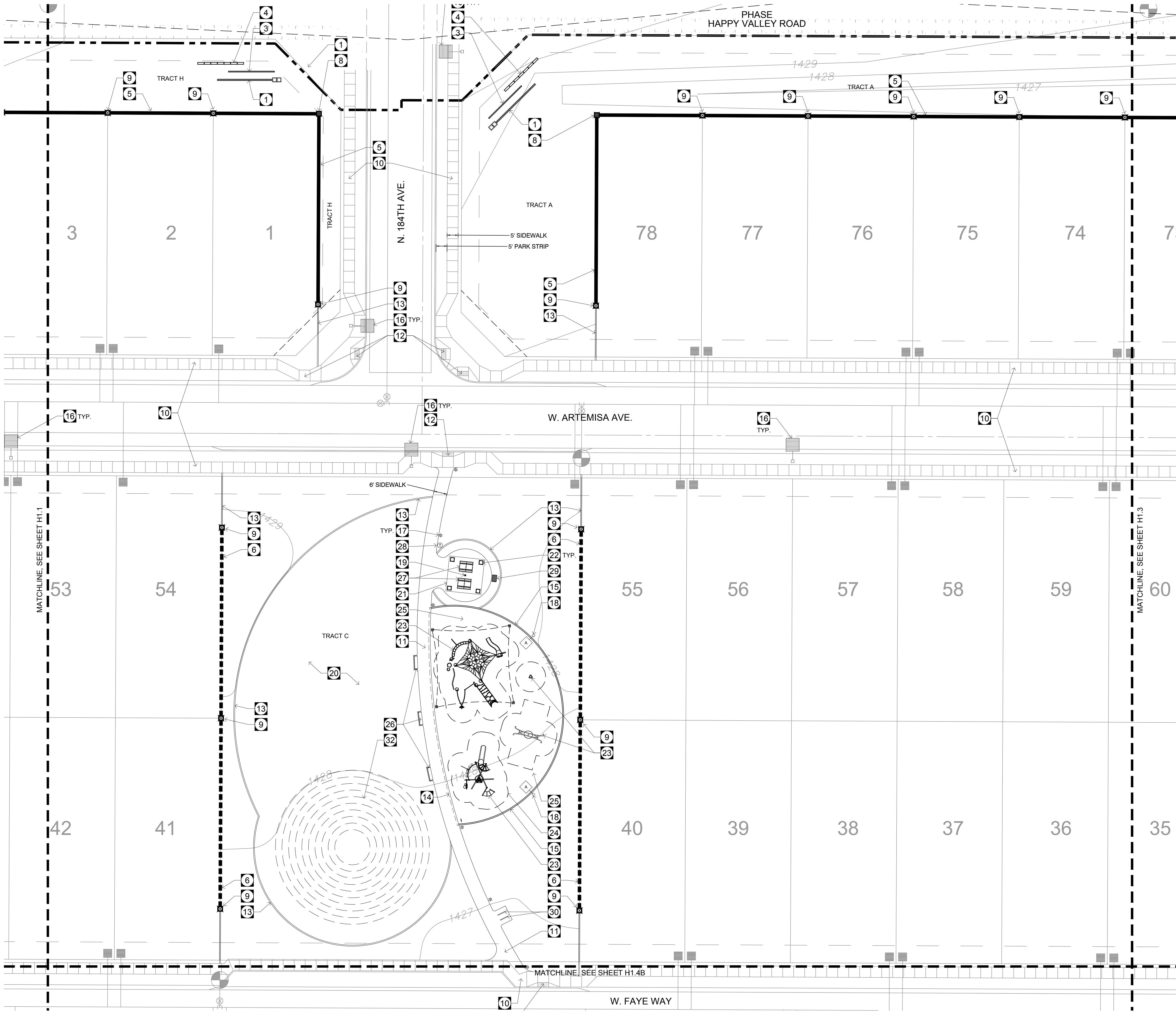
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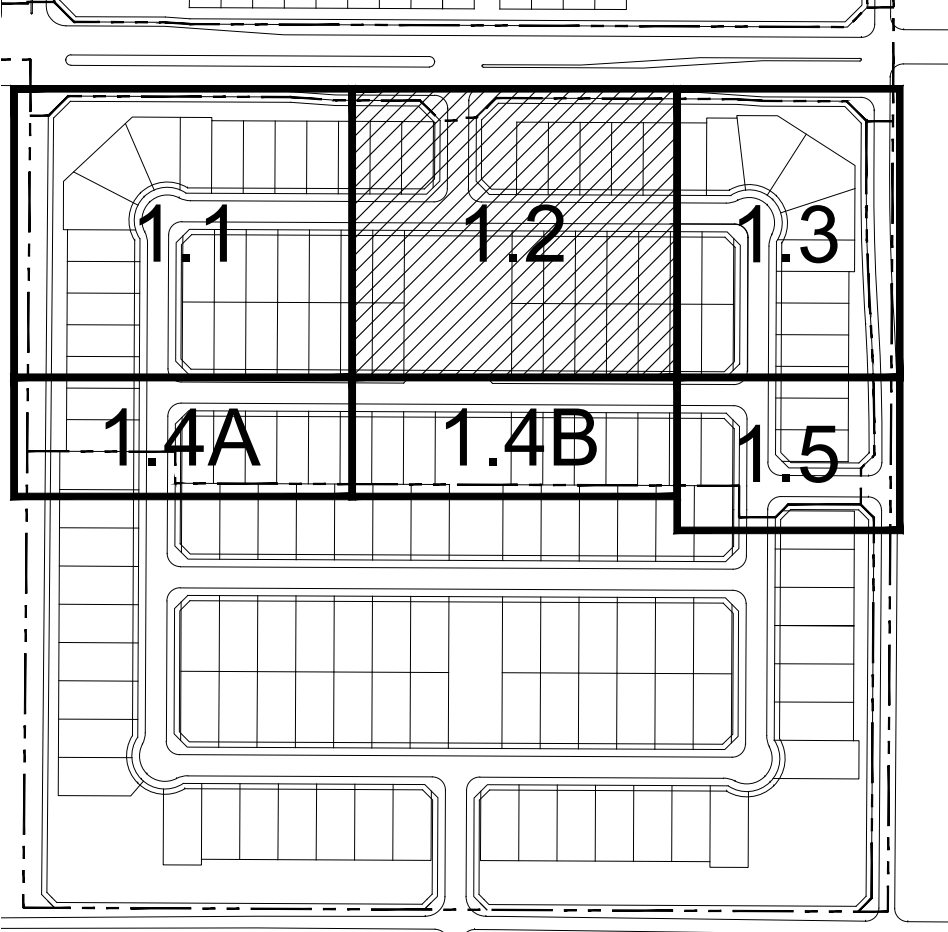
H1.1





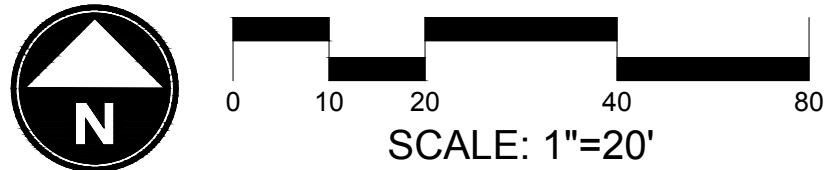


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RIO RANCHO  
PHASE 1B.1  
CONSTRUCTION DOCUMENTS  
CITY OF SURPRISE, ARIZONA



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REVIEW BY: DL

VERSION:

REVISIONS:

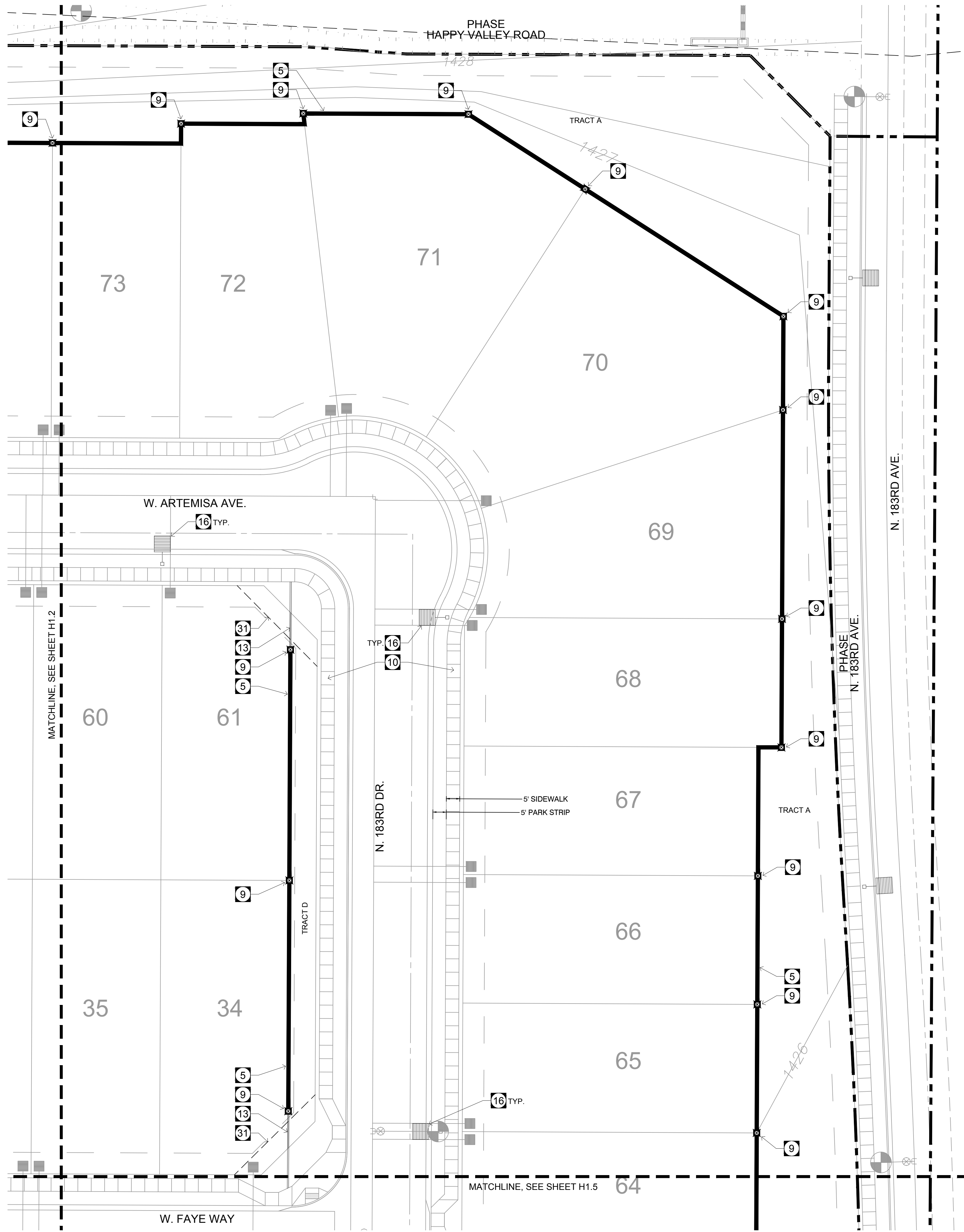
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HARDSCAPE  
PLAN

SHEET NUMBER:

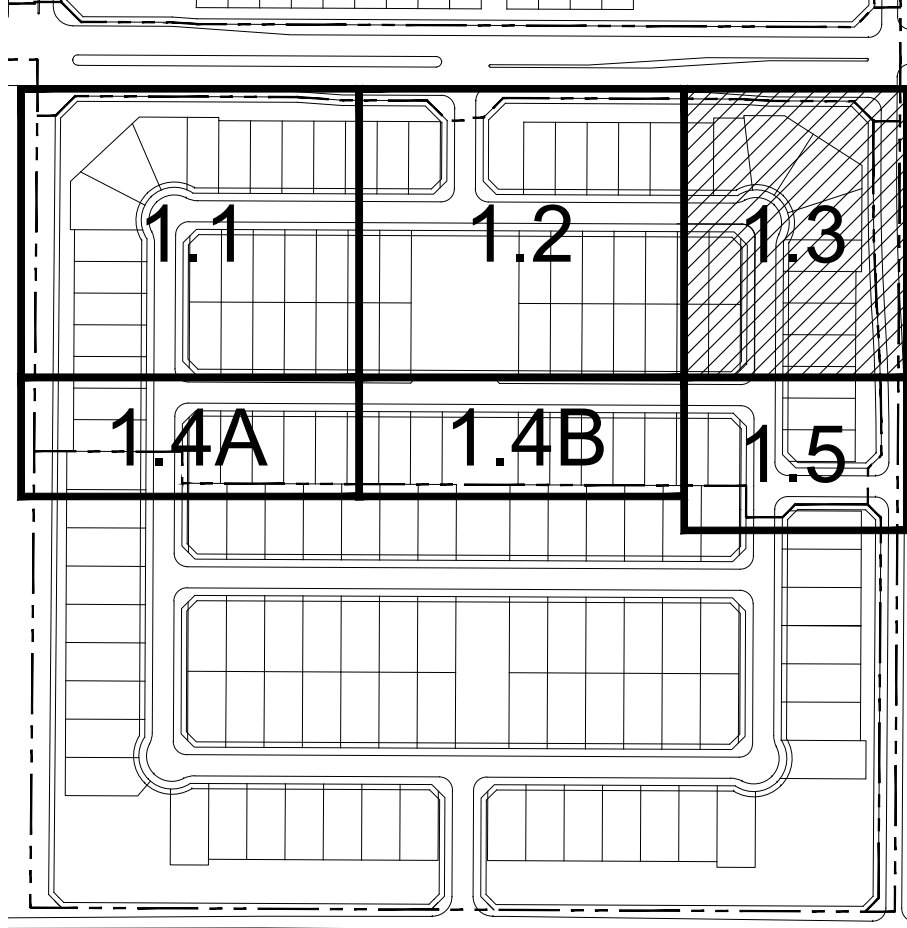
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RIO RANCHO  
PHASE 1B.1  
CONSTRUCTION DOCUMENTS  
CITY OF SURPRISE, ARIZONA



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REVISIONS:

SHEET TITLE:

HARDSCAPE  
PLAN

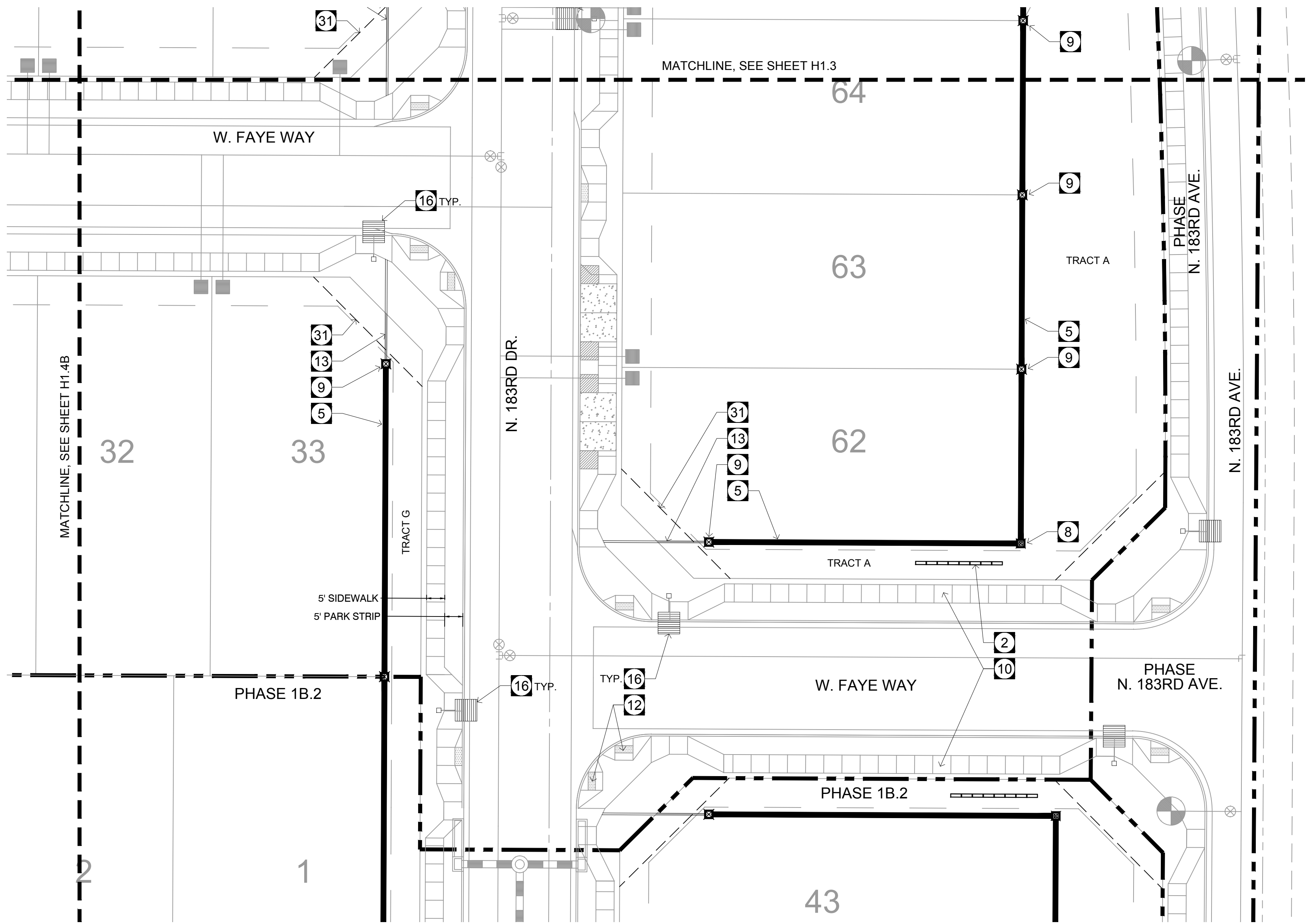
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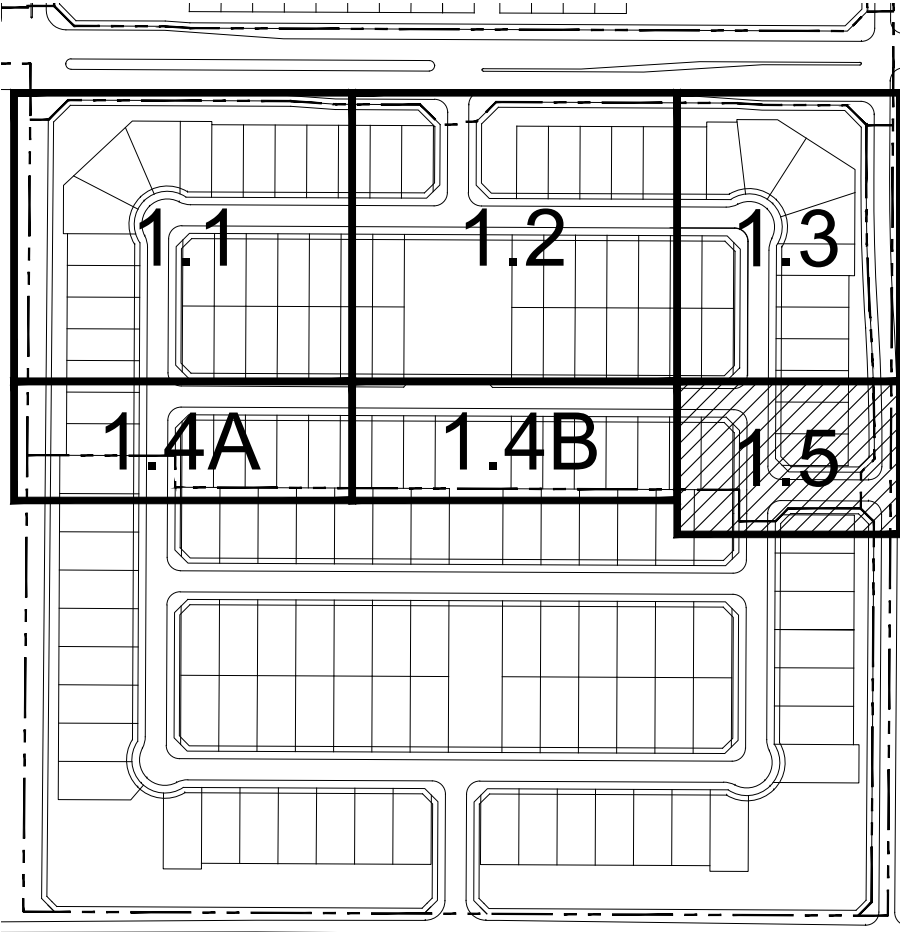






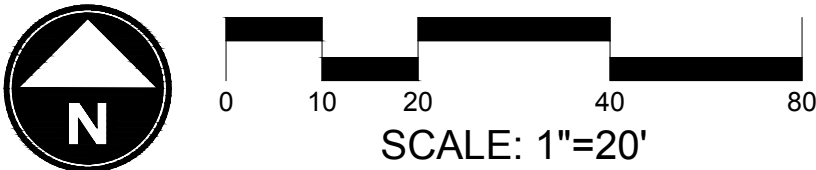


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RIO RANCHO  
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VERSION:

REVISIONS:

SHEET TITLE:  
HARDSCAPE  
PLAN

SHEET NUMBER:

H1.5



Play Equipment Color Scheme

POSTS: PEACOCK (w. LIMON accents)  
PANELS: LIMON (w. BERRY accents)  
COMPONENTS: BERRY & LAGOON  
DECKS: LAGOON  
COOL TOPPER FABRIC: TAN  
SHADE STRUCTURE POSTS: LAGOON

Playground Representative

EXERPLAY  
JUSTIN GALION  
800-457-6444  
JUSTIN@EXERPLAY.COM

Play Apparatus List:

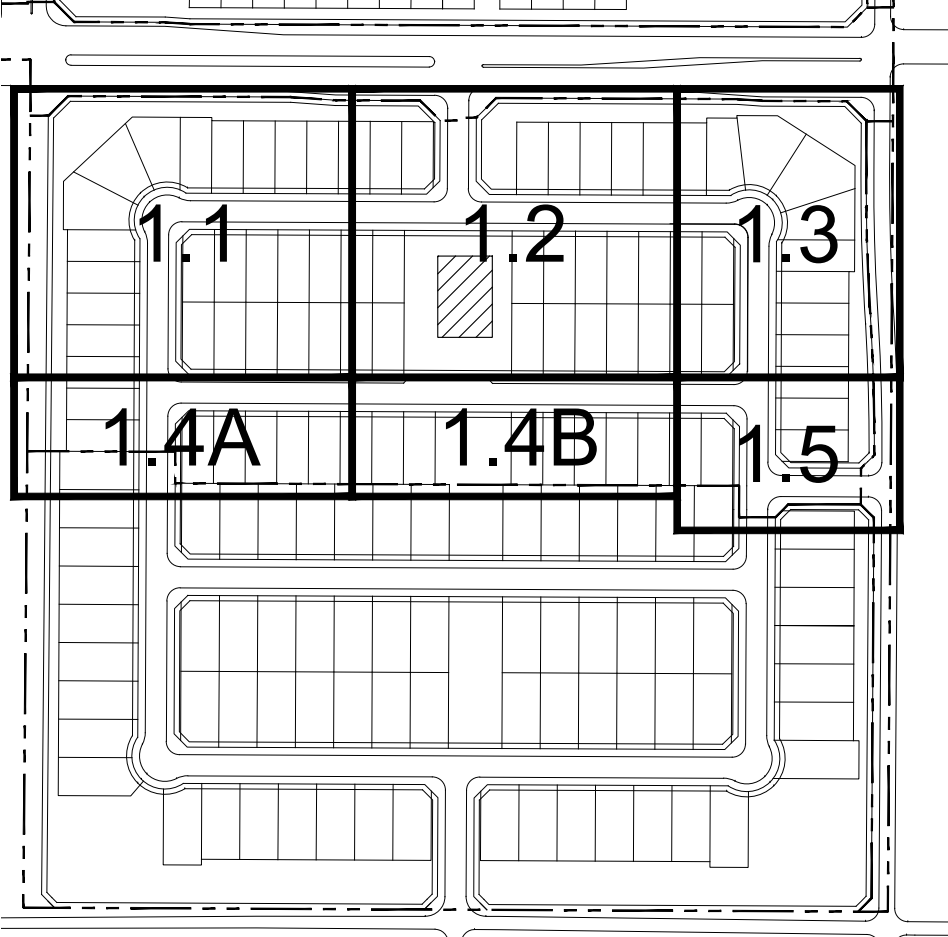
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| 1   | 164174 | Weevos Play Structure                           |
| 1   | 201032 | Evos Play Structure (under shade structure)     |
| 1   | 215186 | SkyWays Shade Structure (35' x 35', 14' Height) |
| 1   | 152179 | Saddle Spinner                                  |
| 1   | 100041 | Curved Balance Beam                             |
| 1   | 173592 | Oodle Swing                                     |

NOTE:  
REFER TO SHEET H1.2 FOR  
CALLOUT INFORMATION

PLAYGROUND AREA RENDERINGS (refer to chart for color scheme)



KEY MAP:



RIO RANCHO  
PHASE 1B.1  
CONSTRUCTION DOCUMENTS  
CITY OF SURPRISE, ARIZONA



*Chris Eric Langvardt*

PREPARED FOR:

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DRAWN BY: TK

REVIEW BY: DL

VERSION:

REVISIONS:

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PLAYGROUND  
DETAIL

SHEET NUMBER:

H1.6





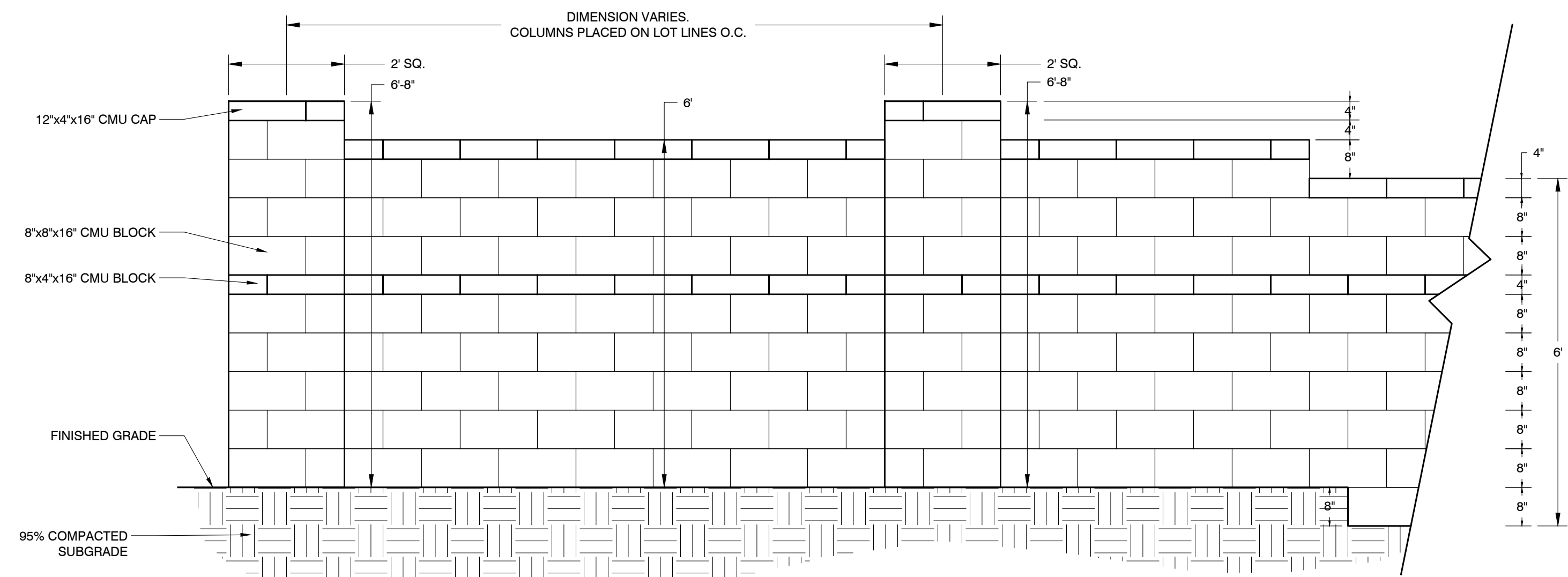


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SHEET NUMBER:

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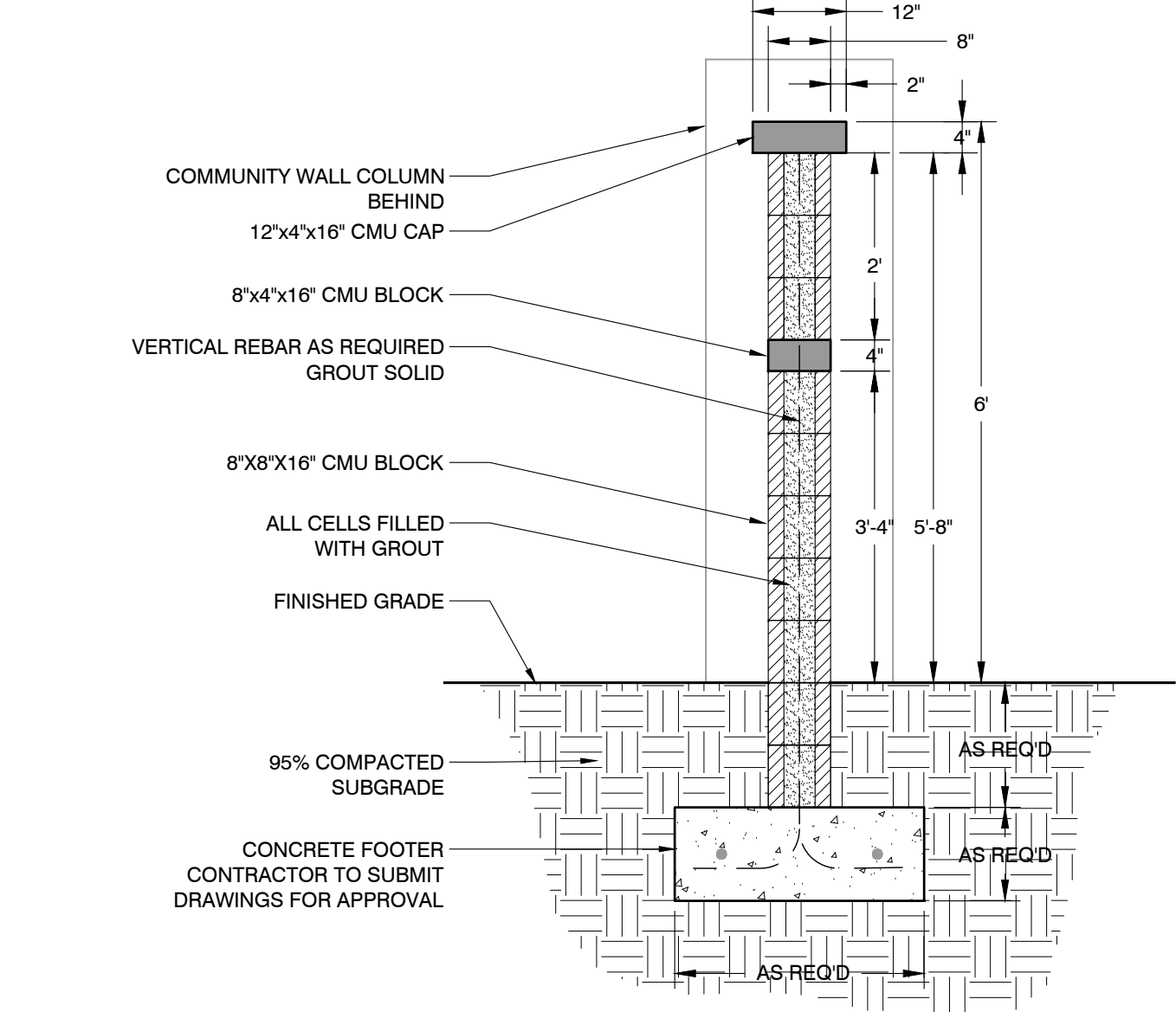


NOTE:  
- MASONRY BLOCK WALL STRUCTURAL CALCULATIONS SHALL BE PROVIDED BY MASONRY CONTRACTOR AND APPROVED BY THE CITY OF SURPRISE PRIOR TO CONSTRUCTION  
- COLOR OF BLOCKS TO MATCH REZONING CASE PACKAGE AND APPROVED BY OWNERS REPRESENTATIVE OR LANDSCAPE ARCHITECT

1 COMMUNITY WALL ELEVATION

NTS

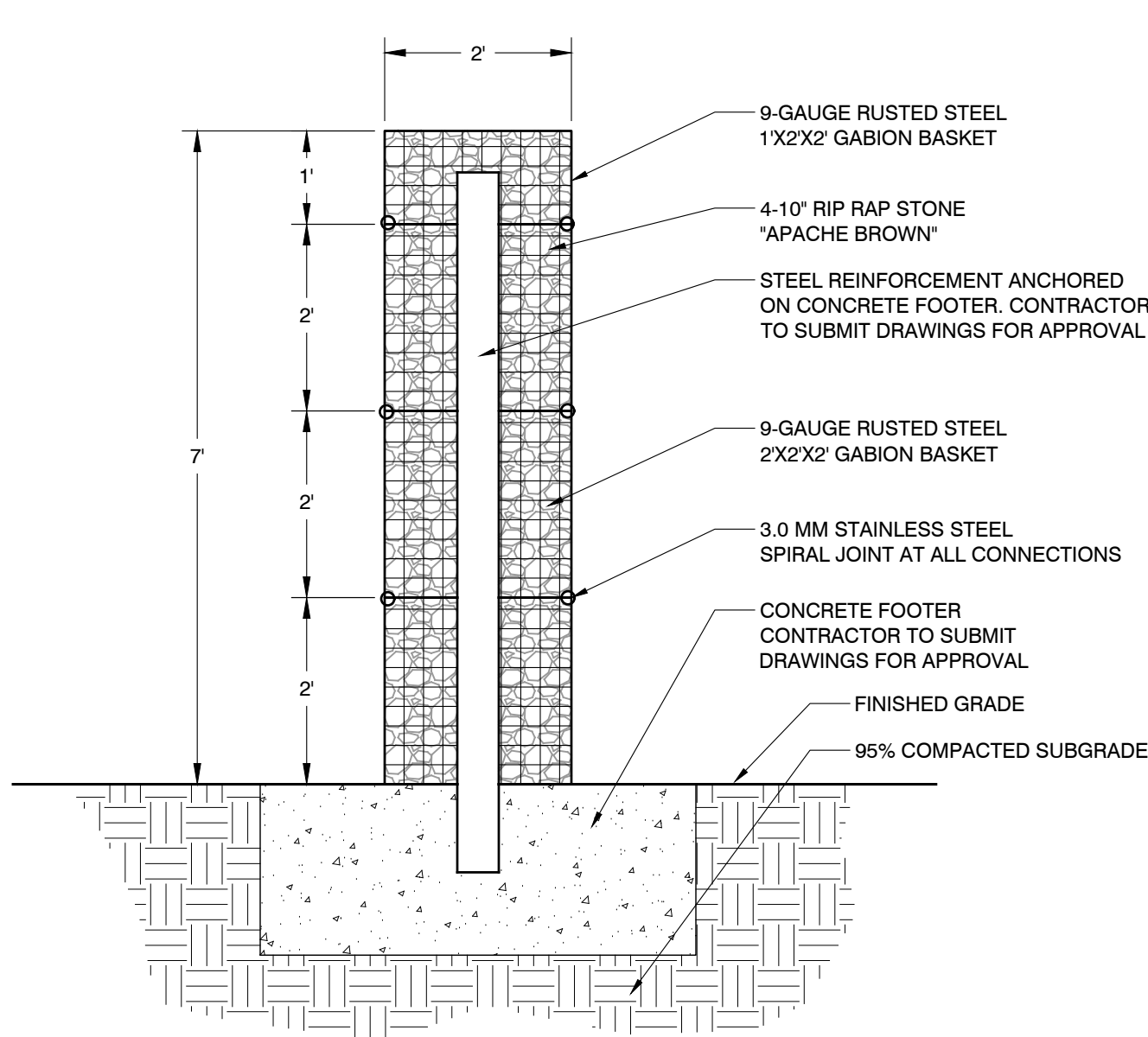
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2 COMMUNITY WALL SECTION

NTS

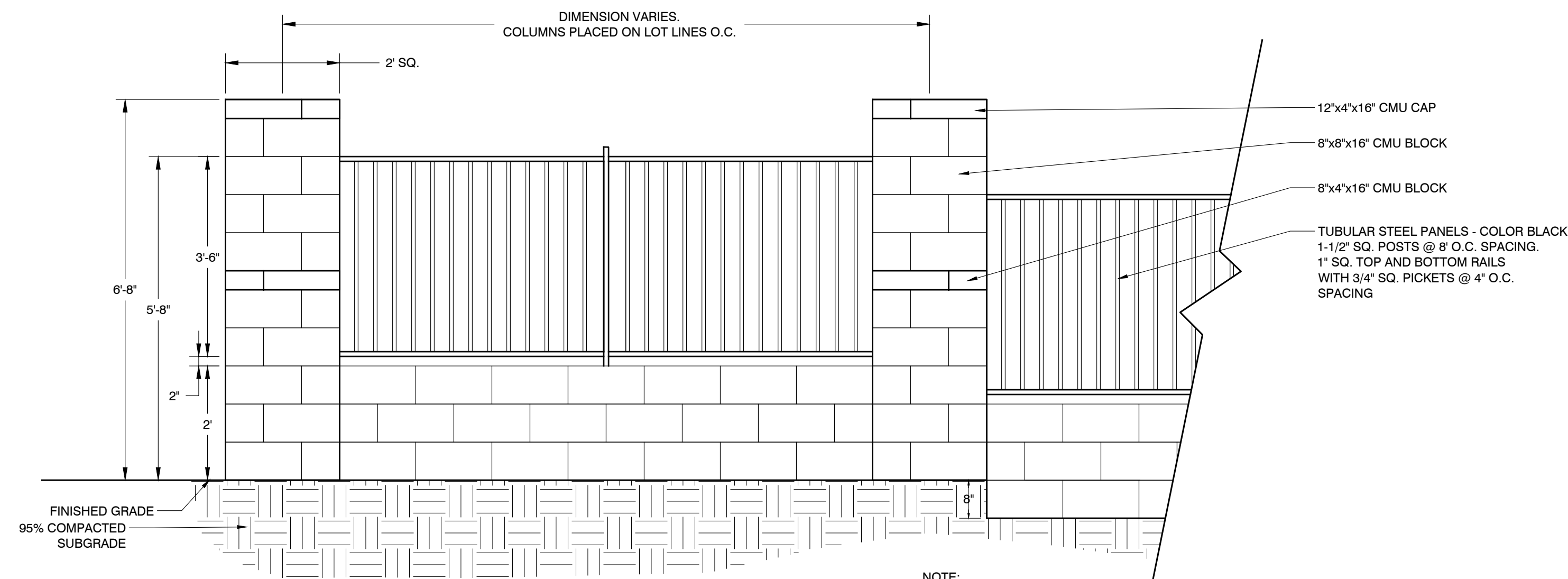
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3 GABION BASKET COLUMN

NTS

042263-08

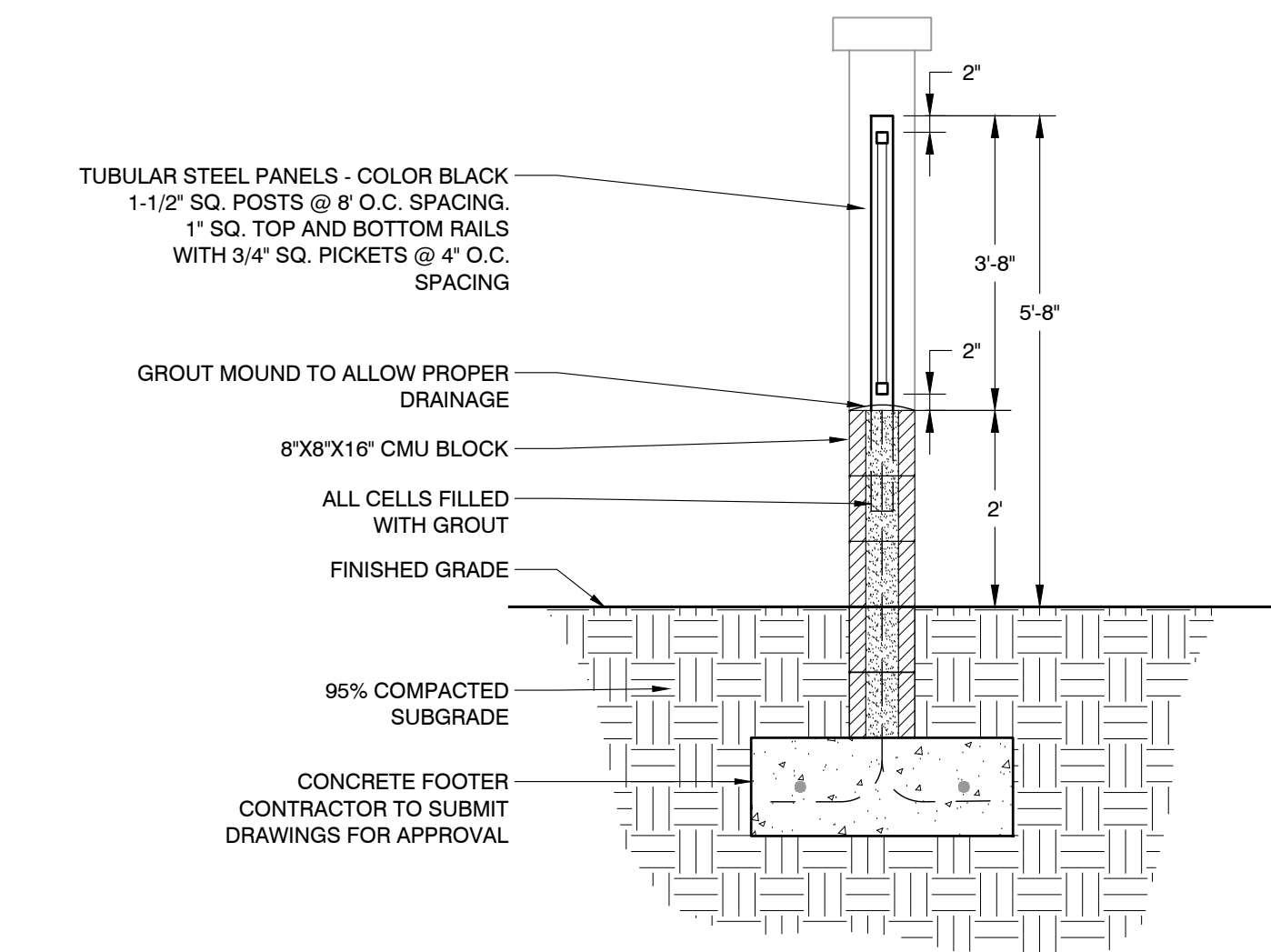


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4 FULL VIEW WALL ELEVATION

NTS

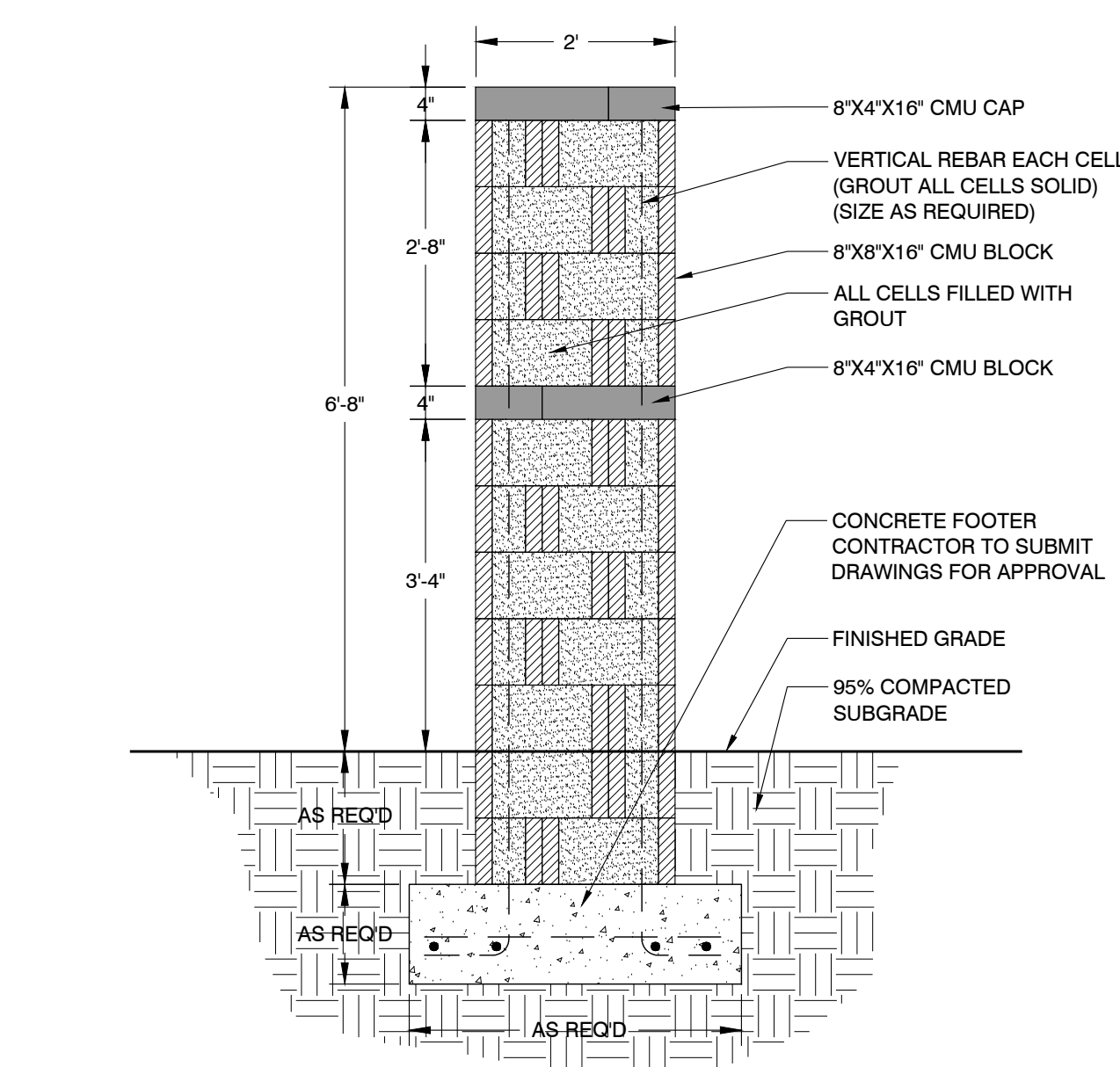
042263-04



5 FULL VIEW WALL SECTION

NTS

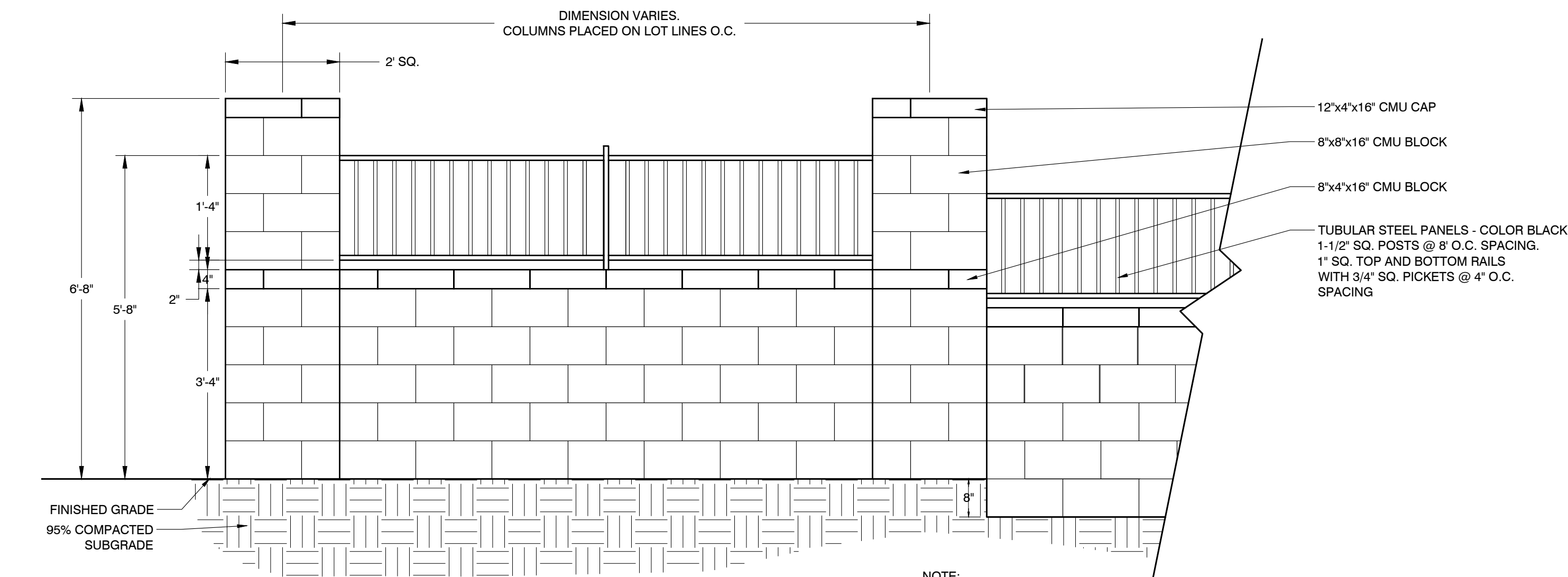
042263-05



6 CMU COLUMN

NTS

042263-09

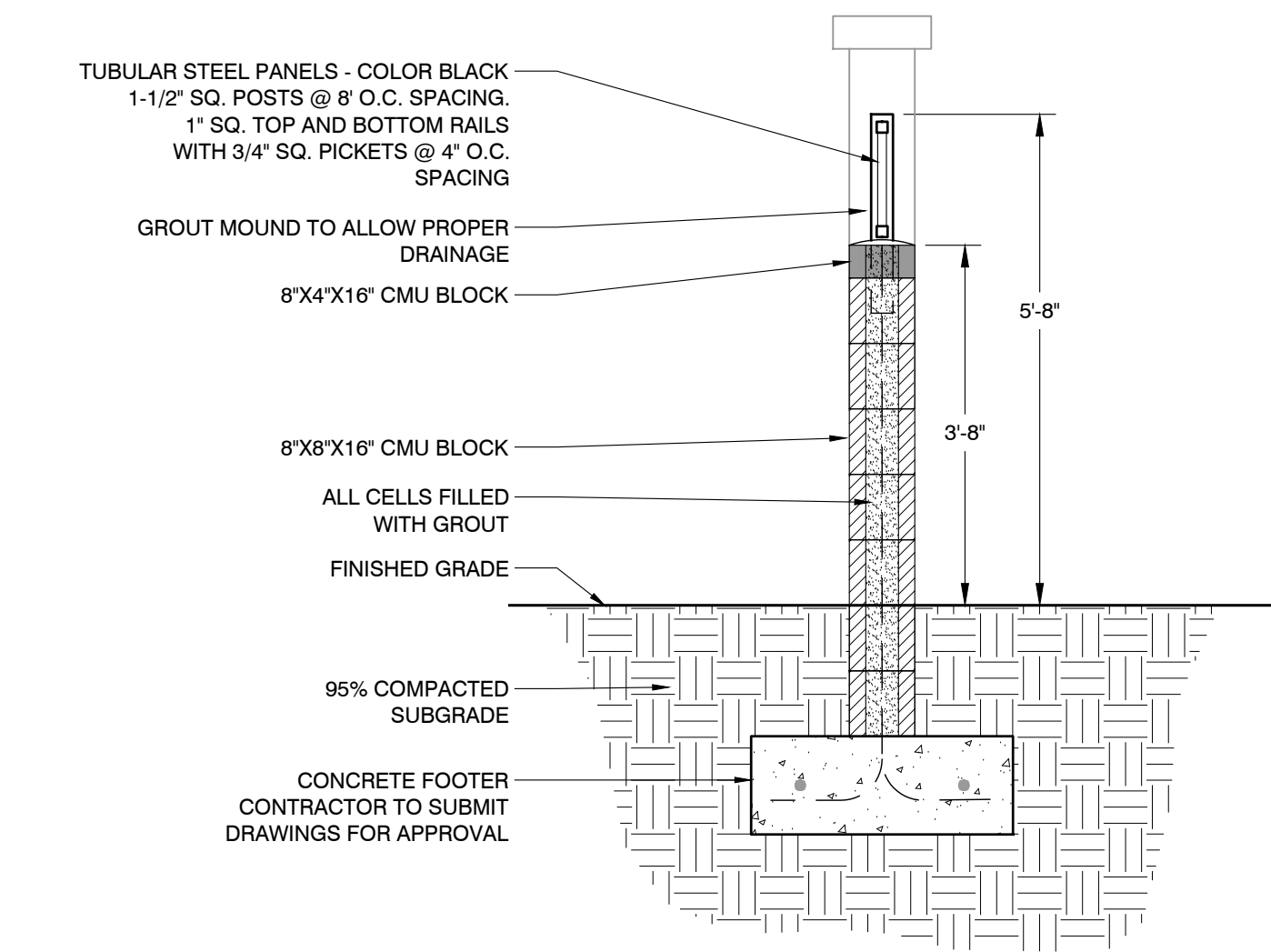


NOTE:  
- MASONRY BLOCK WALL STRUCTURAL CALCULATIONS SHALL BE PROVIDED BY MASONRY CONTRACTOR AND APPROVED BY THE CITY OF SURPRISE PRIOR TO CONSTRUCTION  
- COLOR OF BLOCKS TO MATCH REZONING CASE PACKAGE AND APPROVED BY OWNERS REPRESENTATIVE OR LANDSCAPE ARCHITECT

7 PARTIAL VIEW WALL ELEVATION

NTS

042263-06



8 PARTIAL VIEW WALL SECTION

NTS

042263-07



# RIO RANCHO

## PHASE 1B.1

### CONSTRUCTION DOCUMENTS

CITY OF SURPRISE, ARIZONA



PREPARED FOR:

|            |             |
|------------|-------------|
| DATE:      | JUNE 2019   |
| PROJECT:   | 000.0000.81 |
| DRAWN BY:  | TK          |
| REVIEW BY: | DL          |
| VERSION:   |             |
| REVISIONS: |             |

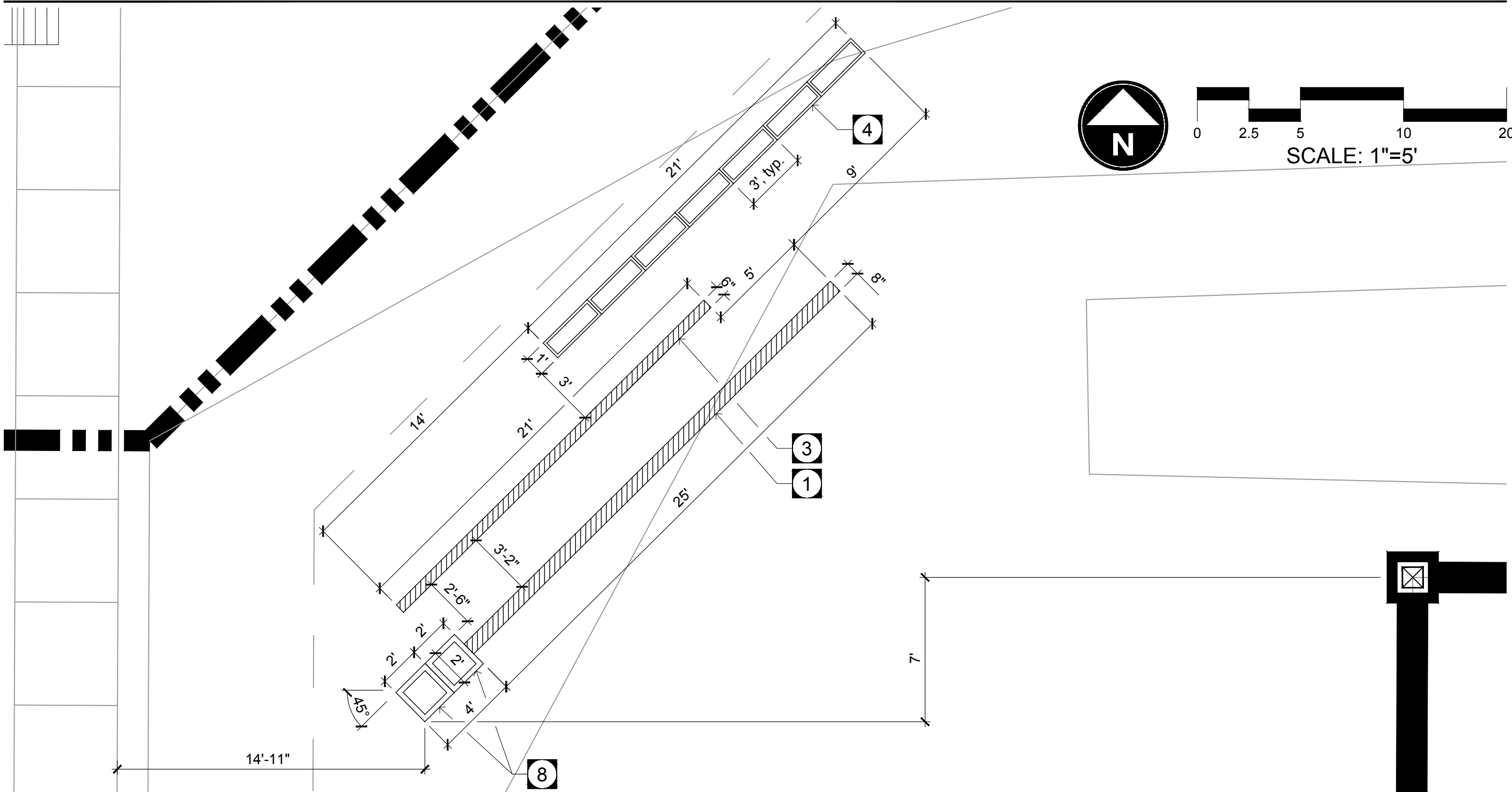
SHEET TITLE:  
**HARDSCAPE  
DETAILS**

SHEET NUMBER:

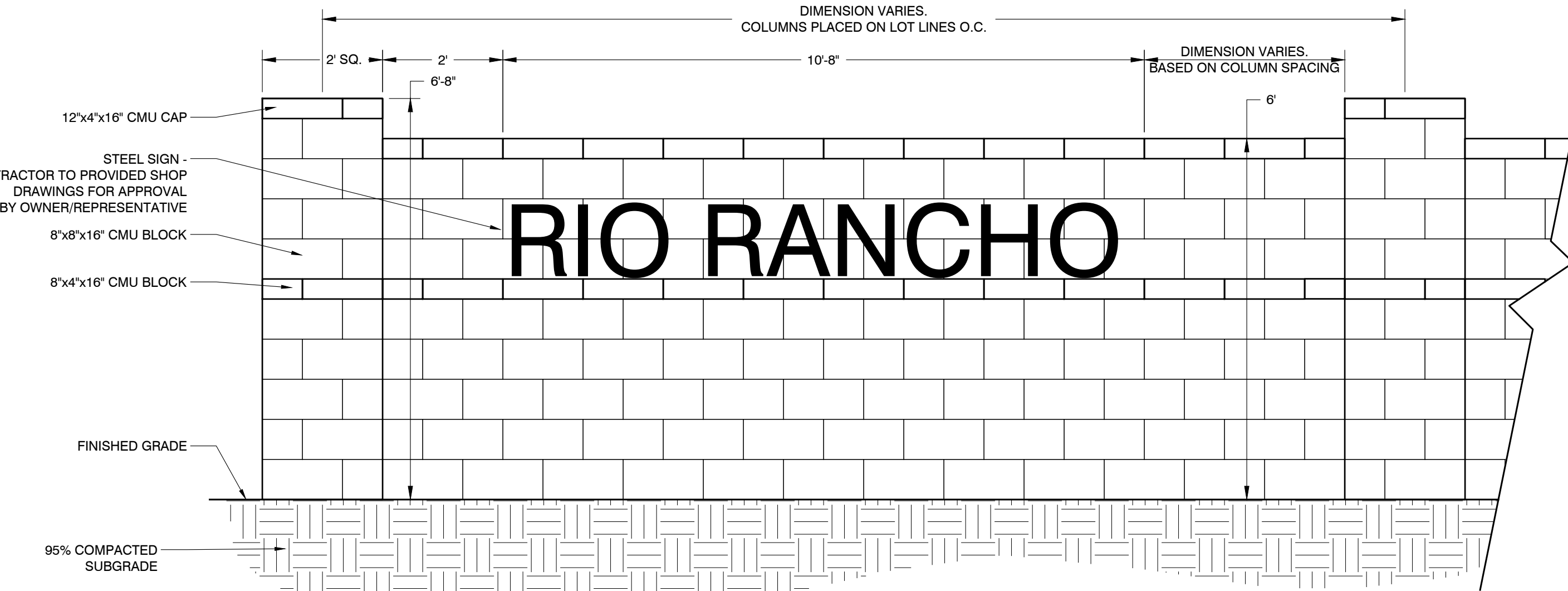
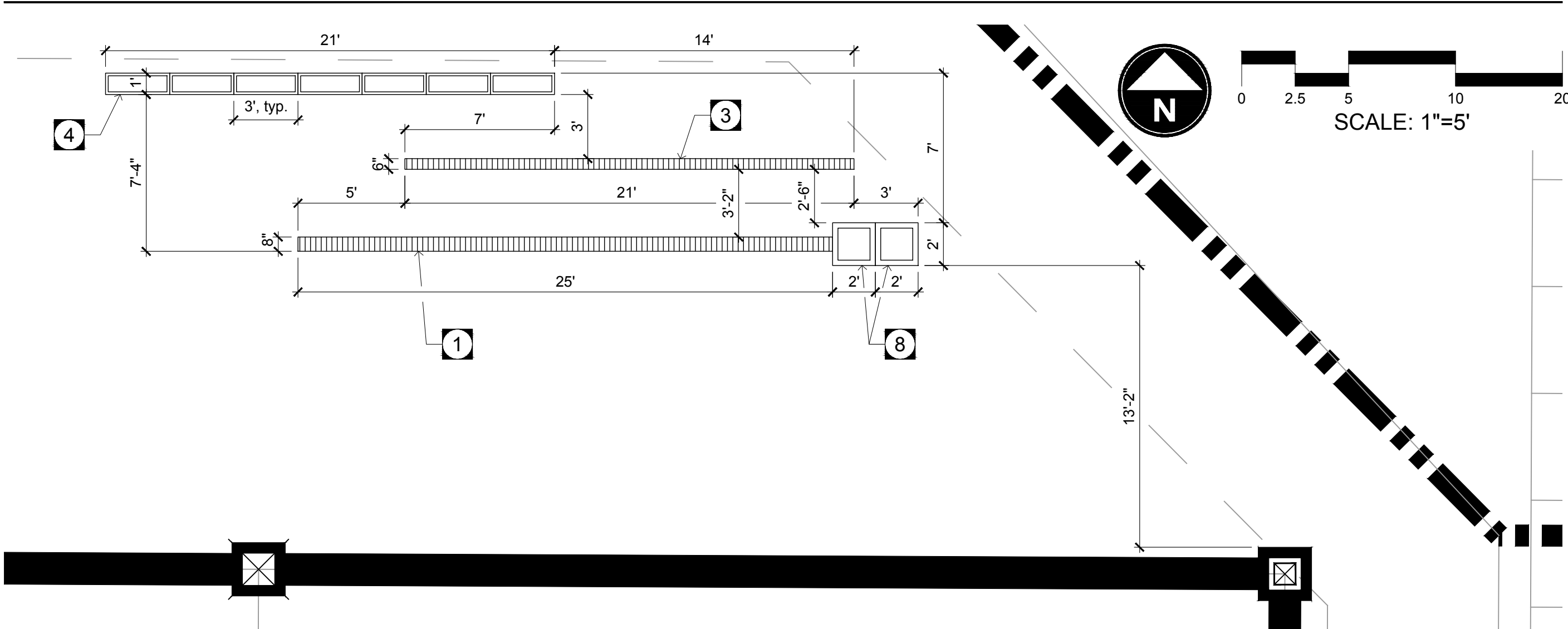
# H1.8



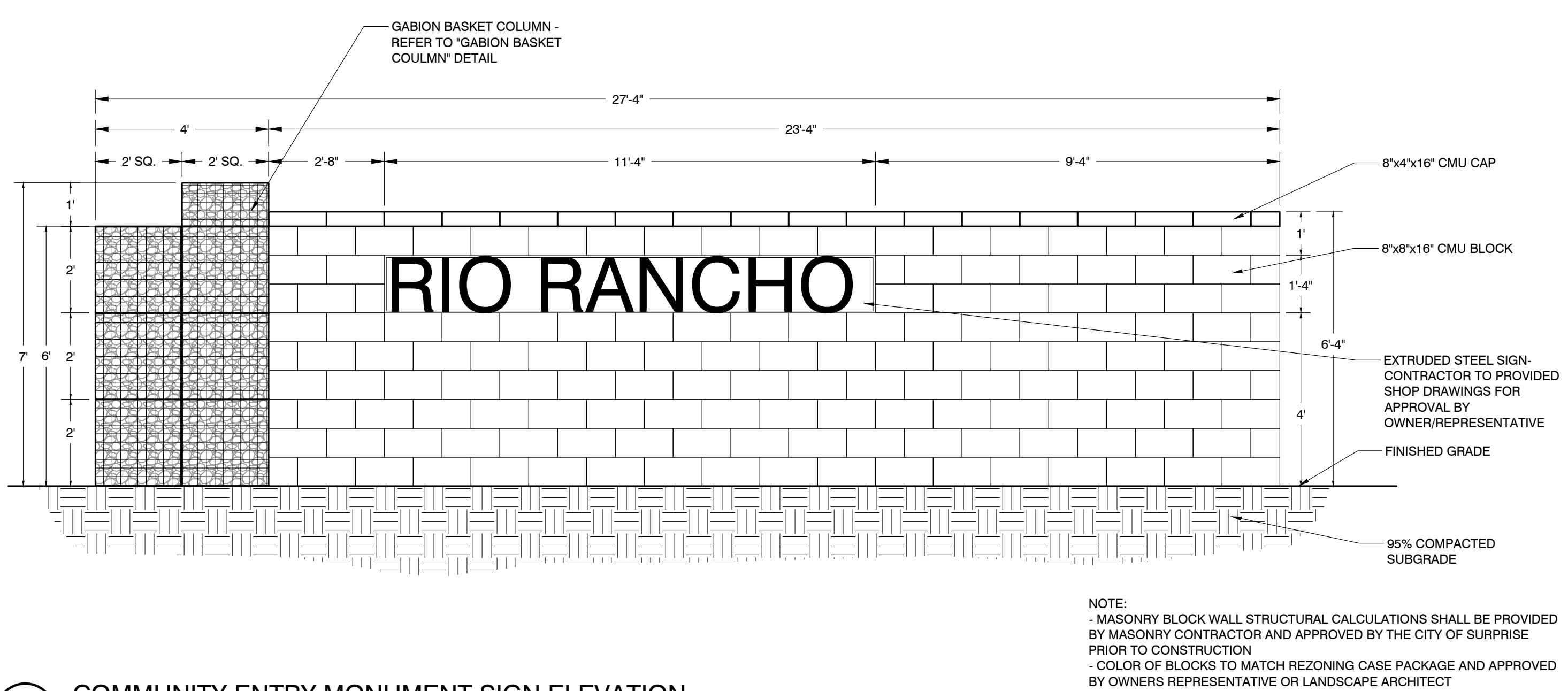
COMMUNITY ENTRY MONUMENT SIGN ENLARGEMENT (EAST SIDE)



COMMUNITY ENTRY MONUMENT SIGN ENLARGEMENT (WEST SIDE)

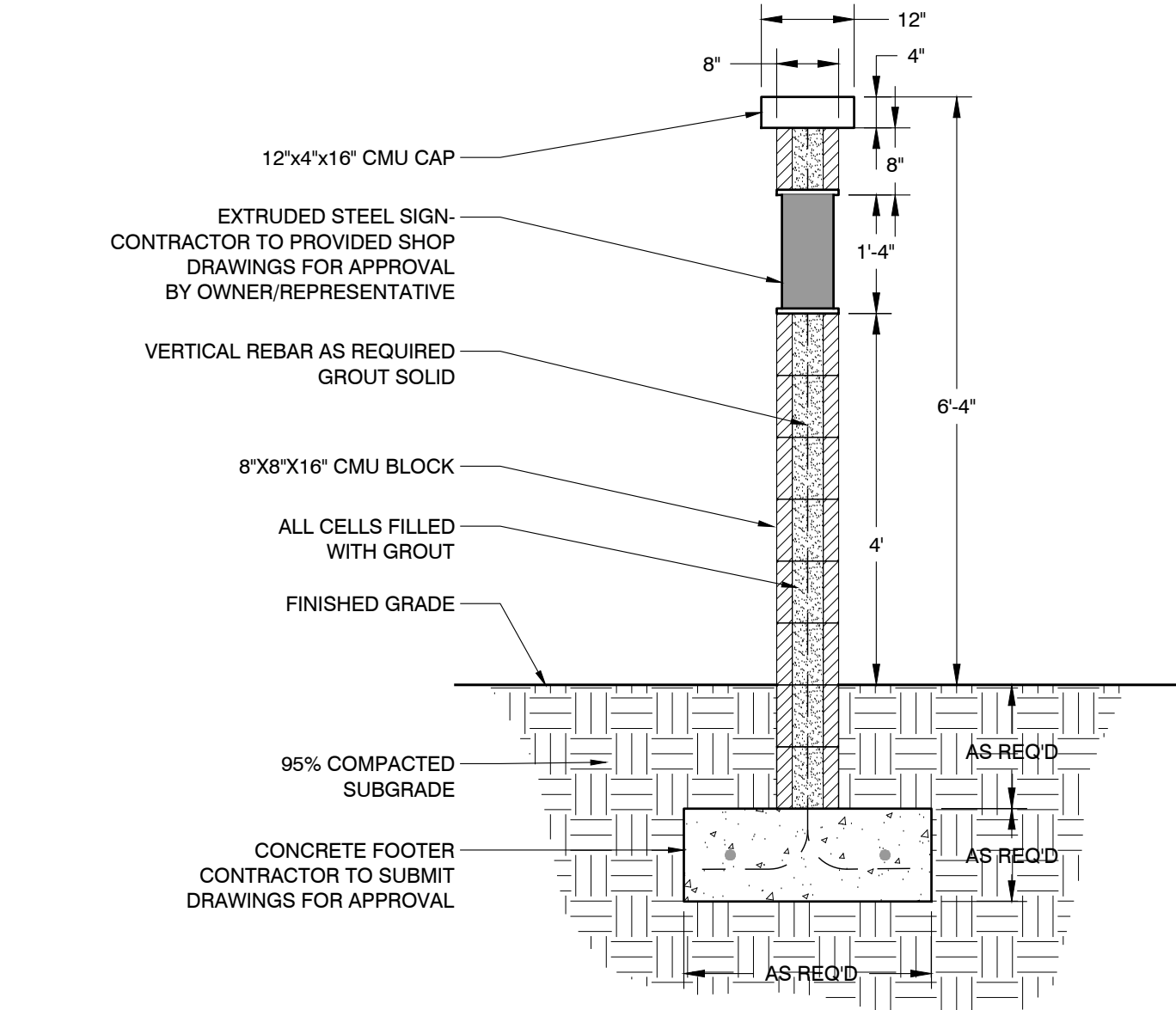


NOTE:  
- MASONRY BLOCK WALL STRUCTURAL CALCULATIONS SHALL BE PROVIDED BY MASONRY CONTRACTOR AND APPROVED BY THE CITY OF SURPRISE PRIOR TO CONSTRUCTION  
- COLOR OF BLOCKS TO MATCH REZONING CASE PACKAGE AND APPROVED BY OWNERS REPRESENTATIVE OR LANDSCAPE ARCHITECT



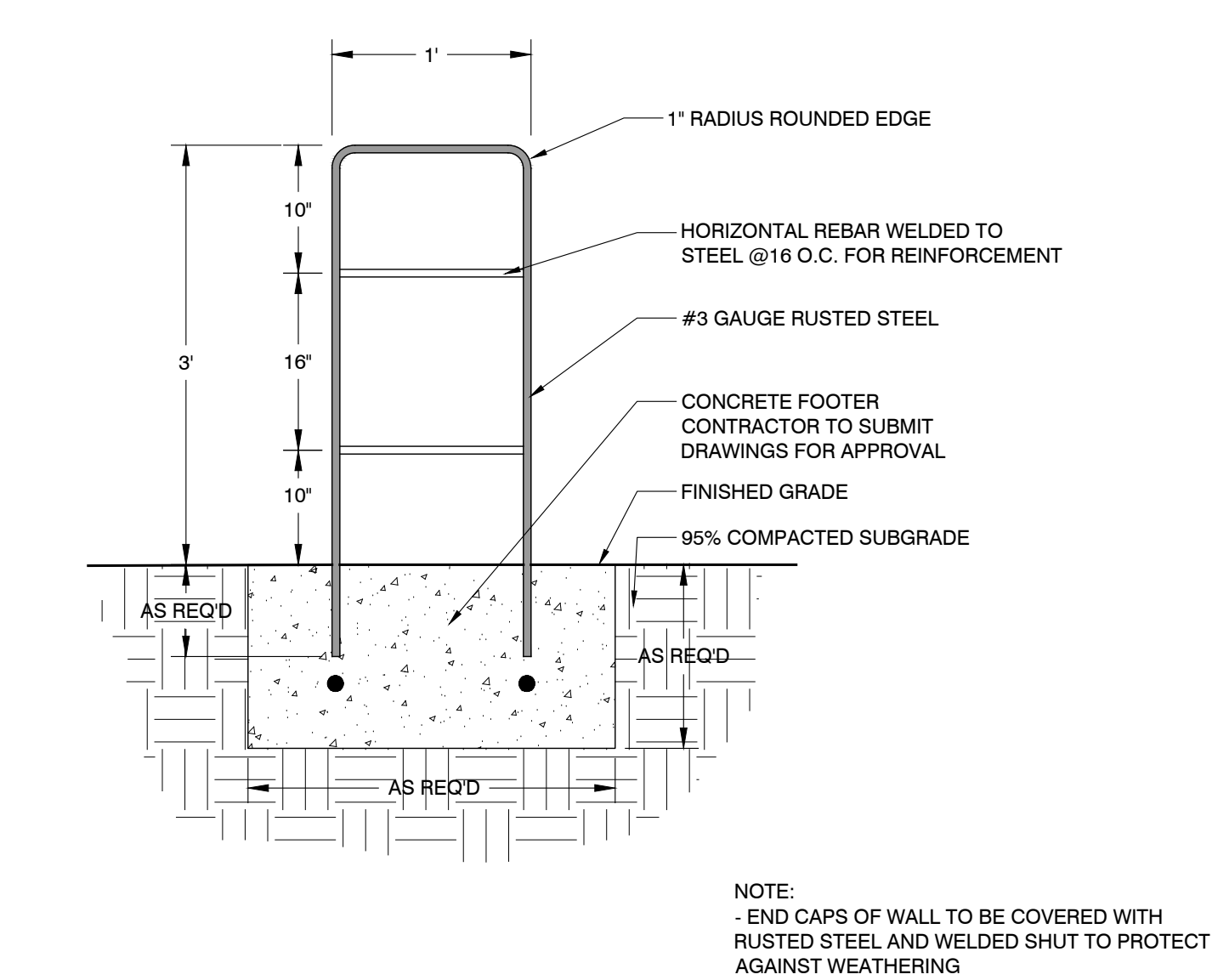
1 COMMUNITY ENTRY MONUMENT SIGN ELEVATION  
NTS

042263-10



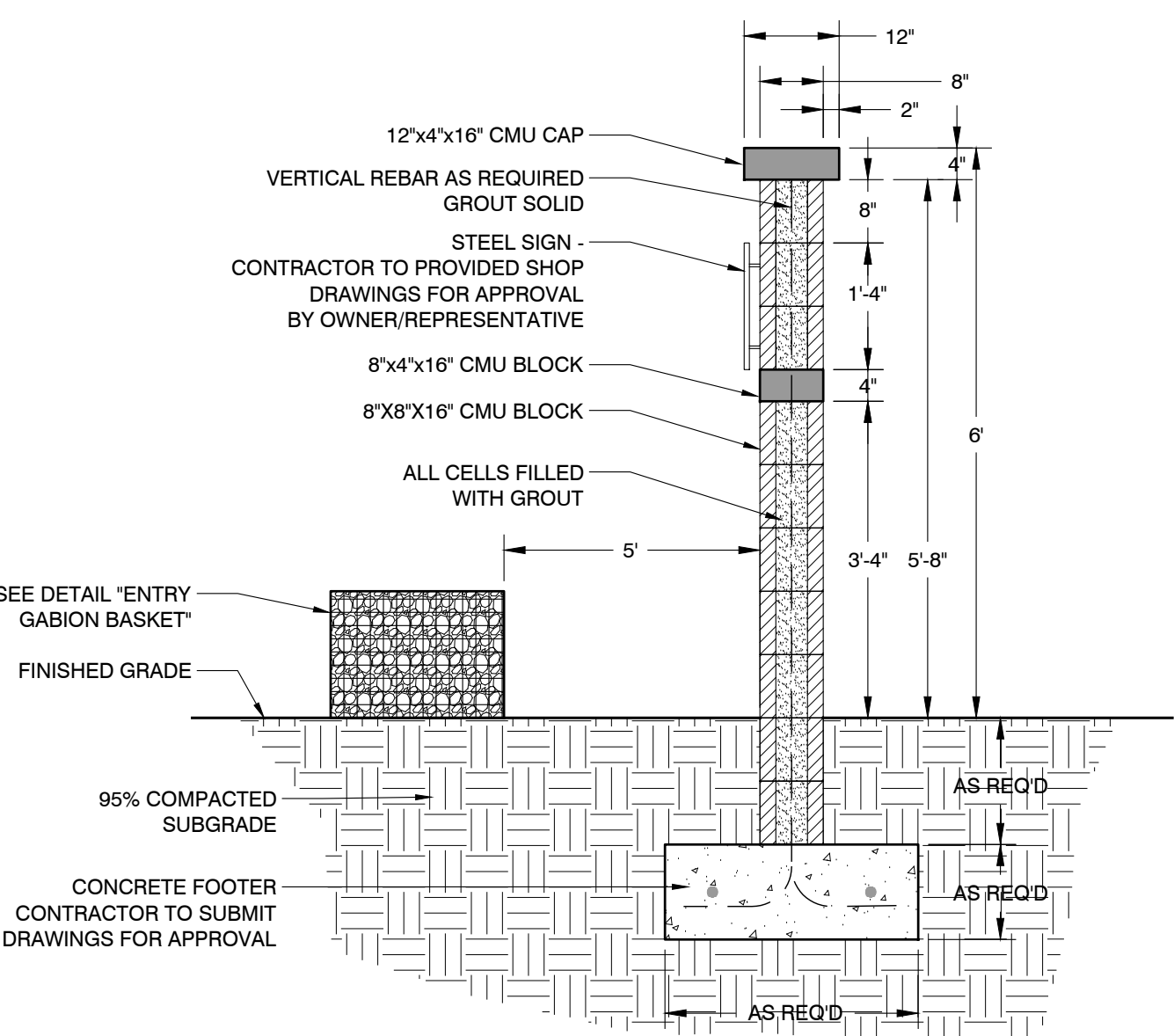
2 COMMUNITY ENTRY MONUMENT SIGN SECTION  
NTS

042263-11



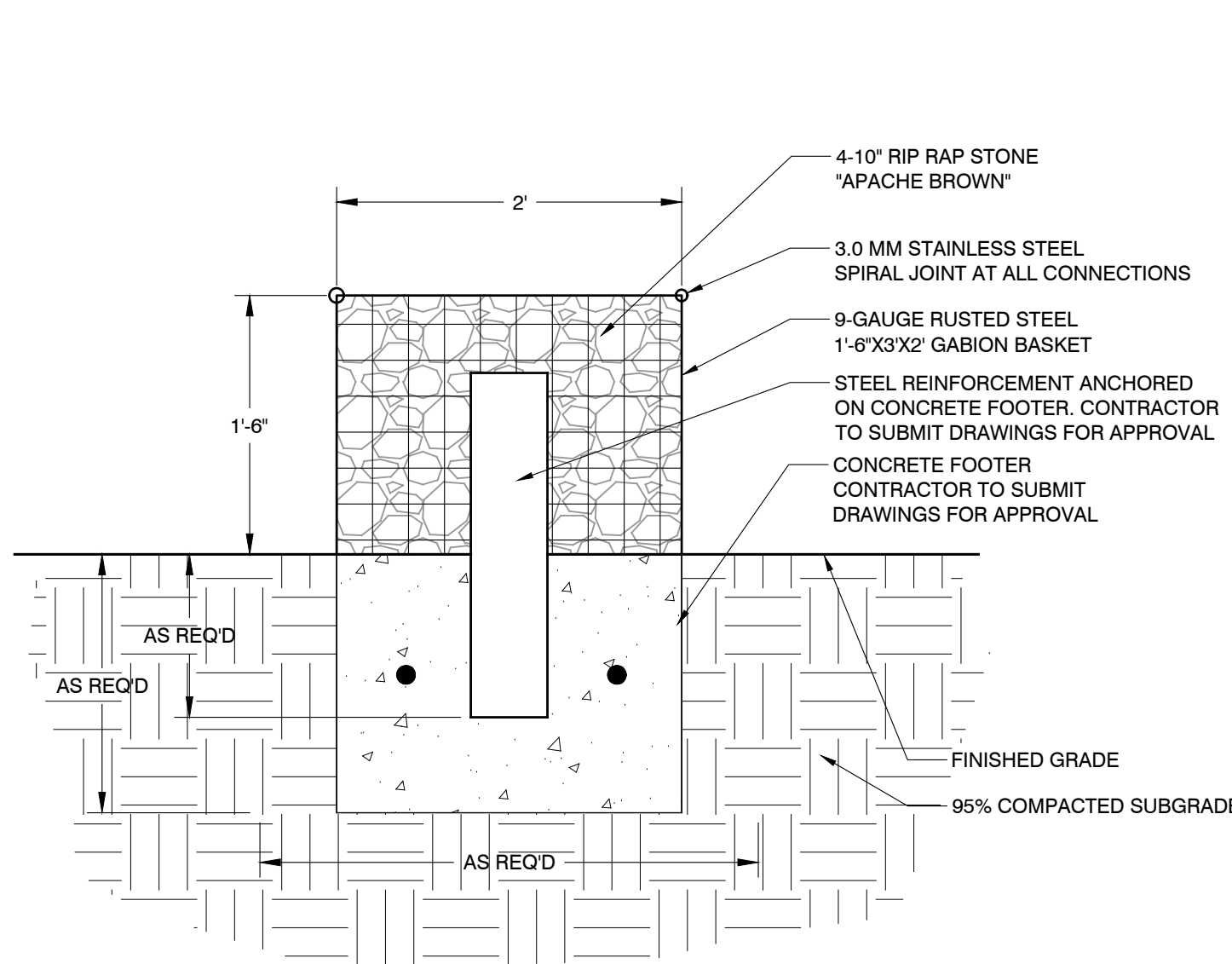
3 COMMUNITY ENTRY MONUMENT SIGN WEATHERED STEEL WALL SECTION  
NTS

042263-12



5 NEIGHBORHOOD ENTRY SIGN SECTION  
NTS

042263-15



6 COMMUNITY ENTRY MONUMENT SIGN GABION BASKET  
NTS

042263-13



RIO RANCHO  
PHASE 1B.1  
CONSTRUCTION DOCUMENTS  
CITY OF SURPRISE, ARIZONA



PREPARED FOR:

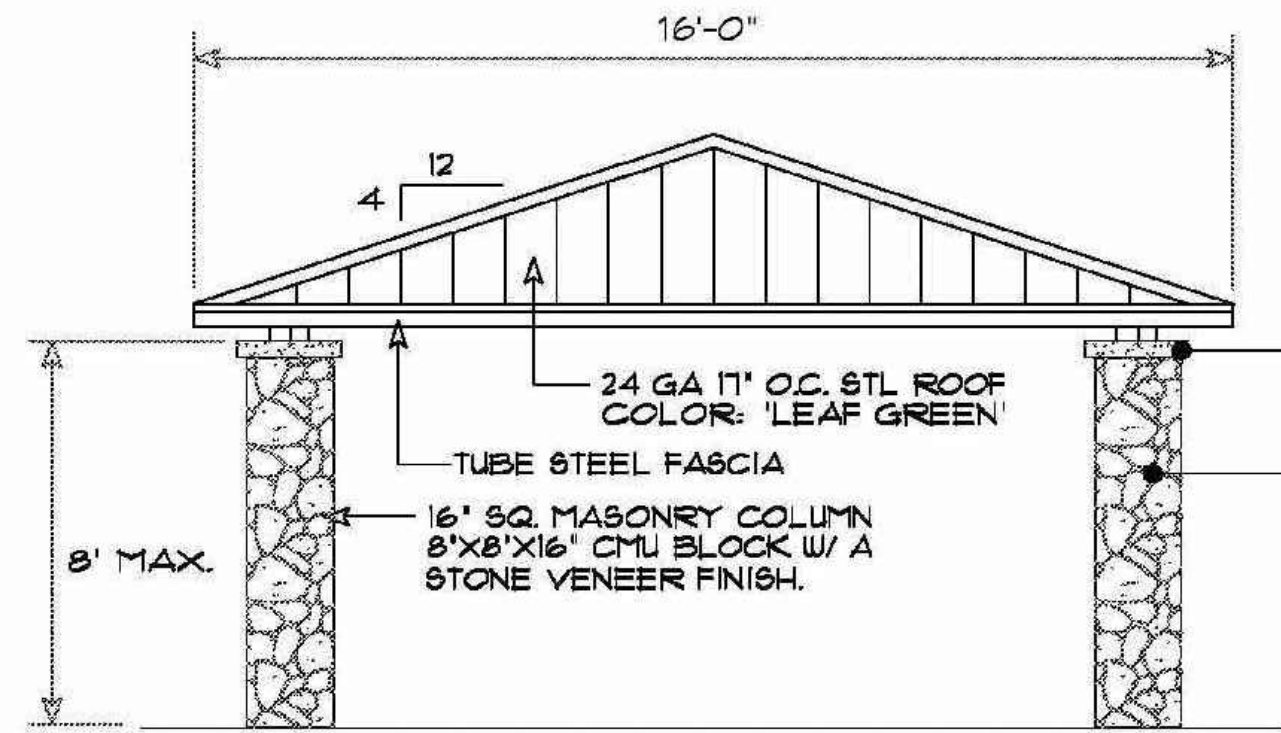
|            |             |
|------------|-------------|
| DATE:      | JUNE 2019   |
| PROJECT:   | 000.0000.81 |
| DRAWN BY:  | TK          |
| REVIEW BY: | DL          |
| VERSION:   |             |
| REVISIONS: |             |

SHEET TITLE:  
HARDSCAPE  
DETAILS

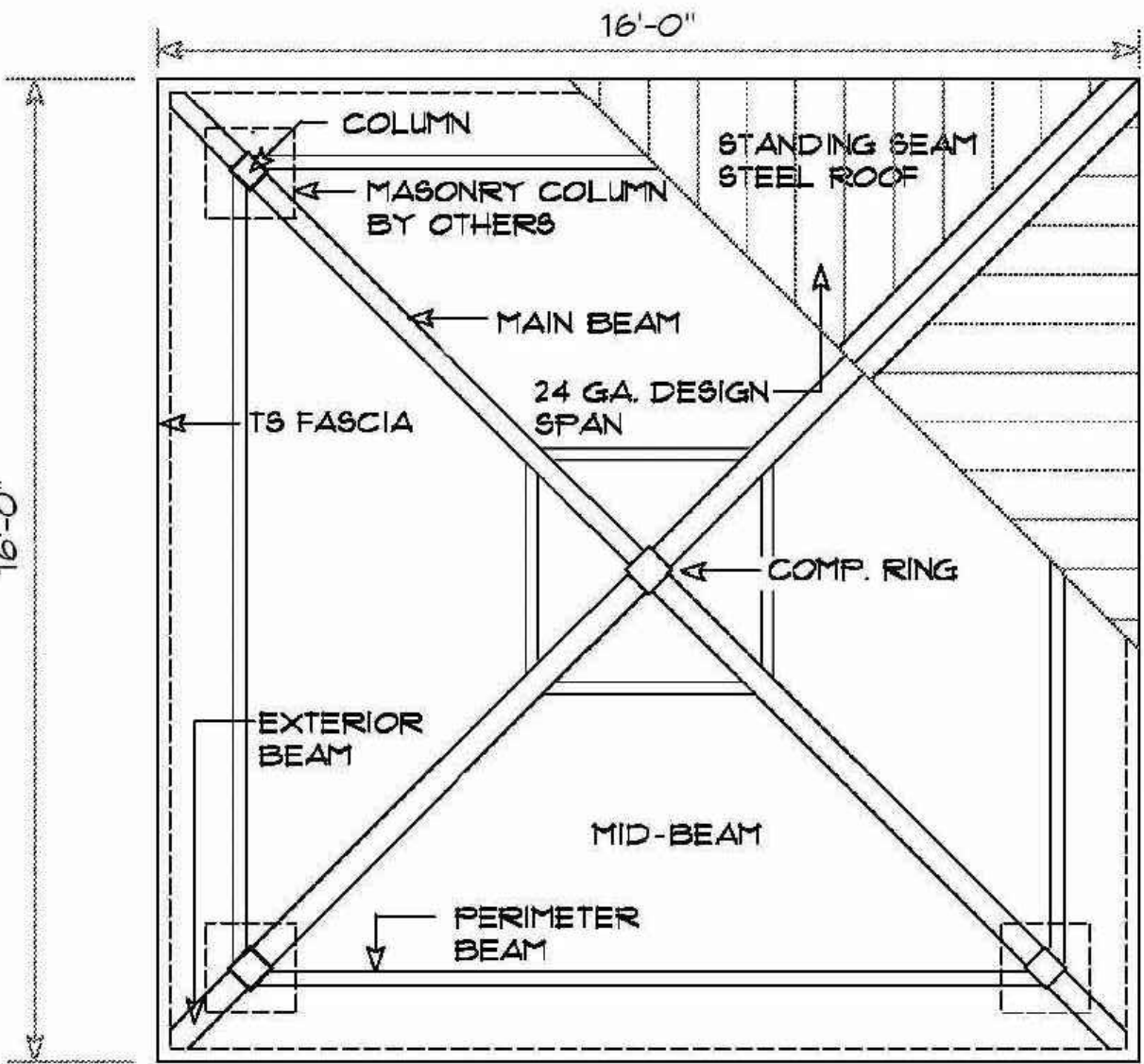
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H1.9

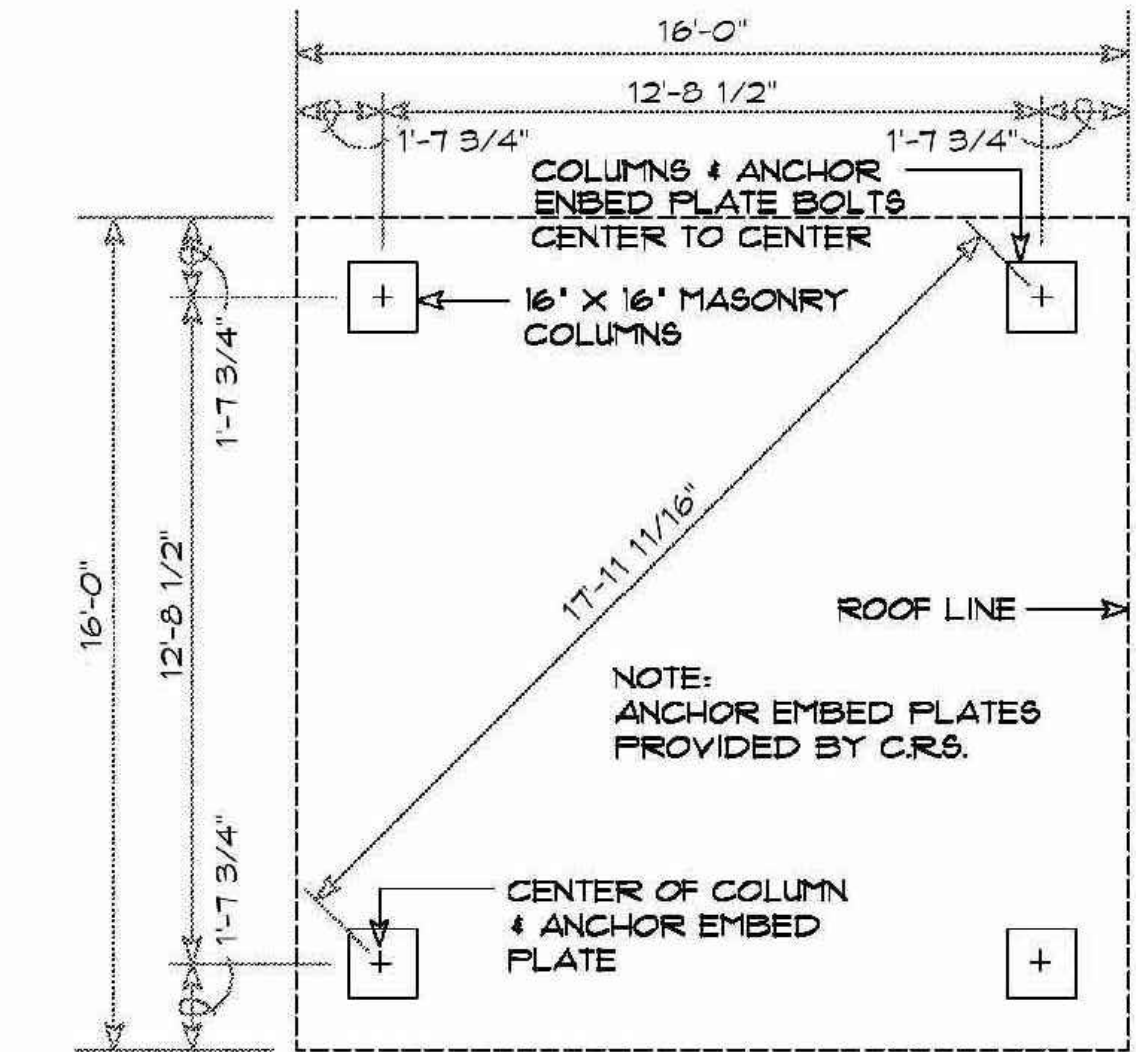




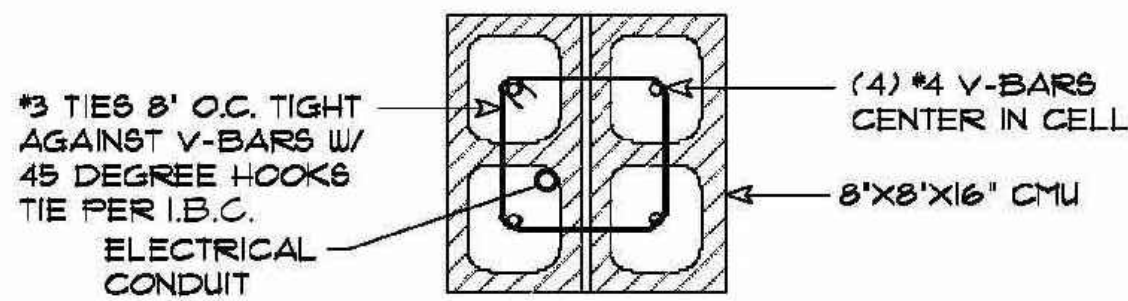
elevation



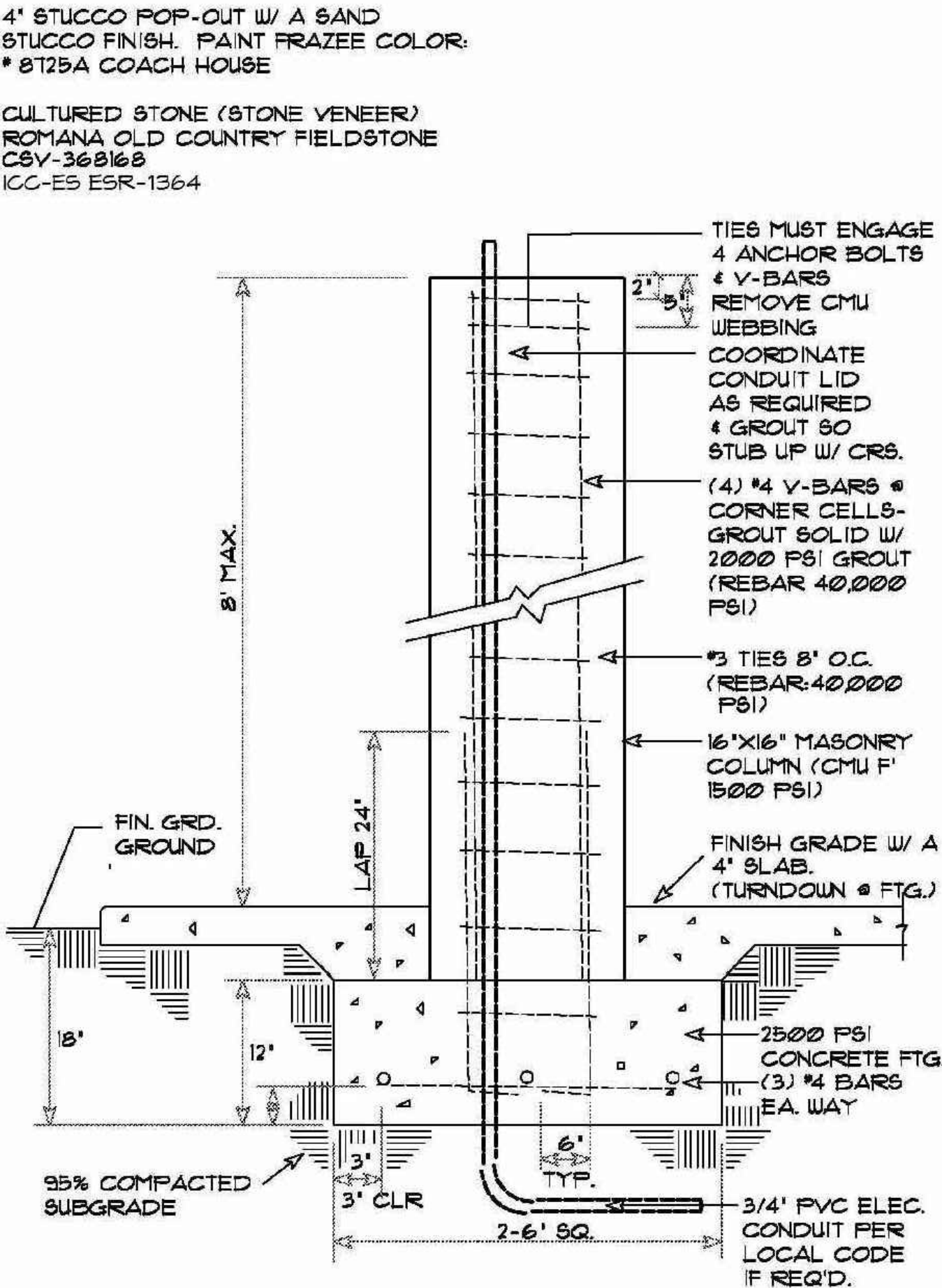
plan view



layout plan



plan view



section

footing detail

MATERIALS:

CULTURED STONE (STONE VENEER)  
ROMANA OLD COUNTRY FIELDSTONE  
CSV-368168 ICC-ES ESR-1364

STANDING BEAM STEEL ROOF  
COLOR: LEAF GREEN

CLASSIC RECREATION SYSTEMS  
LOCAL REPRESENTATIVE:

BUTCH RANDOLPH & ASSOCIATES  
10709 N. 90TH STREET, #201  
SCOTTSDALE, ARIZONA 85260  
PH: 480.651.0281 FAX: 480.651.0268

neighborhood ramada  
classic recreation systems  
denver model ( 16' x 16' )



RIO RANCHO  
PHASE 1B.1  
CONSTRUCTION DOCUMENTS  
CITY OF SURPRISE, ARIZONA



*Chris Eric Langvardt*

PREPARED FOR:

|            |             |
|------------|-------------|
| DATE:      | JUNE 2019   |
| PROJECT:   | 000.0000.81 |
| DRAWN BY:  | TK          |
| REVIEW BY: | DL          |
| VERSION:   |             |
| REVISIONS: |             |

SHEET TITLE:  
HARDSCAPE  
DETAILS

SHEET NUMBER:

H1.10



# **FS18-592**

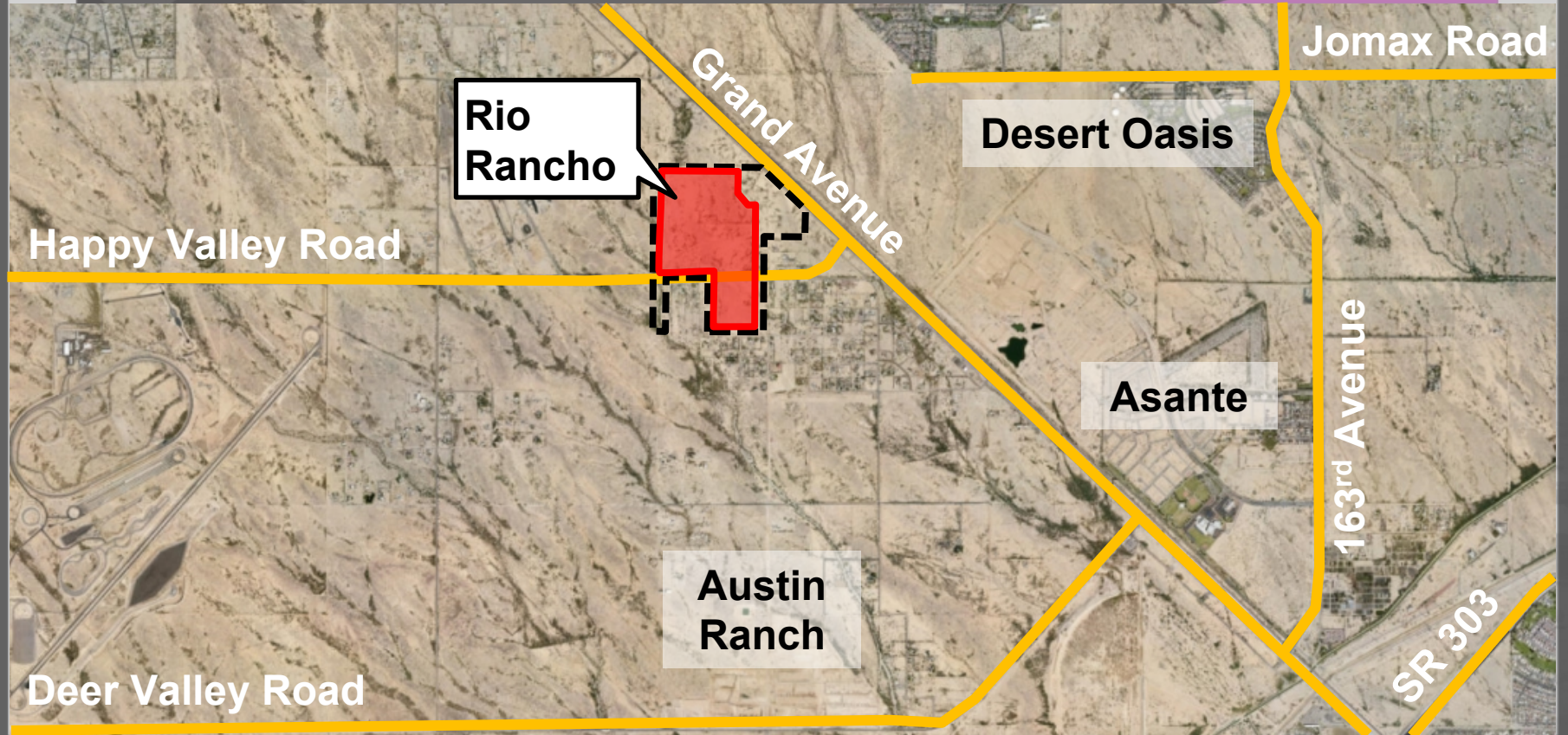
## **Rio Rancho Estates 1.B1**

### **Final Plat**

Mayor and City Council – April 7, 2020



# VICINITY MAP

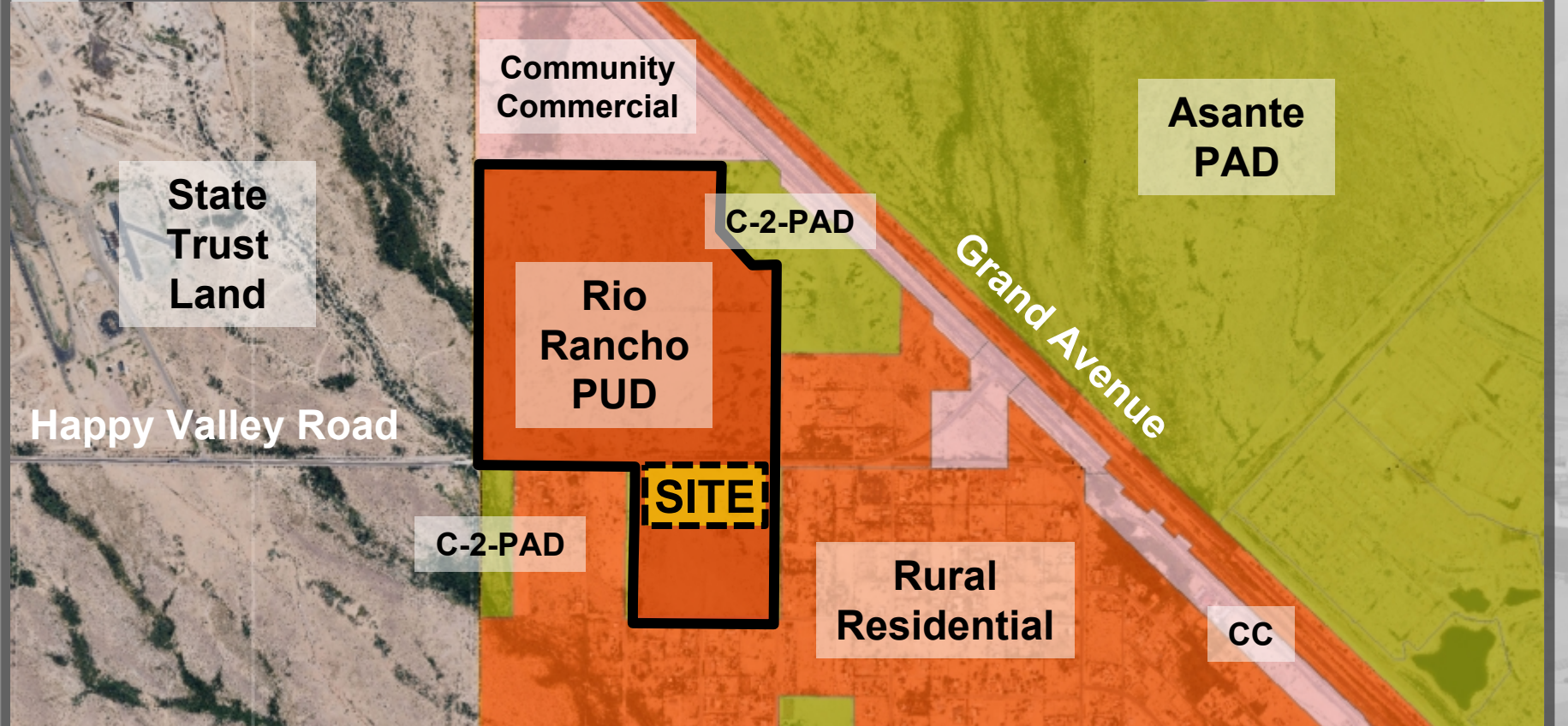




# VICINITY MAP



# ZONING MAP





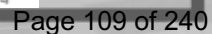


# FINAL PLAT





# FINAL PLAT





# QUESTIONS OR COMMENTS?

Thank You



COMMUNITY DEVELOPMENT  
CITY OF SURPRISE

16000 N. CIVIC CENTER PLAZA  
SURPRISE, AZ 85374

T. 623-222-3000

**Date: February 3, 2020**

**To: Finance**

**From: Lari Beth Kirkendall, Real Property Manager**

**Re: FS18-592 Final Plat of Rio Rancho Parcels 1B.1 Right of Way Valuation**

The Value of the Right of Way associated with the Final Plat of Rio Rancho Parcels 1B.1 FS18-592 is \$795,105.00.

The area being dedicated as right-of-way is 159,021 square feet. The value of the land is \$5.00/sq foot.



## CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: April 7, 2020

Contact Person: Hobart Wingard, PLANNER II

Submitting Department: Community Development District: District 1

Staff Recommendations: None

---

Consent: Yes

Regular: No

Public Hearing: No

Report/Discussion: No

---

### **Agenda Wording:**

Consideration and action pertaining to approval of the Final Plat entitled “Rio Rancho Estates, Parcel 1B.2” and dated January 30, 2020, an approximately 19.10 acre property generally located south of the southwest corner of Happy Valley Road and 183rd Avenue within the Rio Rancho Estates Planned Unit Development (“PUD”).

---

### **Motion:**

I move to approve/deny the Final Plat entitled, “Rio Rancho Estates, Parcel 1B.2” and dated January 30, 2020.

---

### **Background:**

Goodwin and Marshall, Inc. on behalf of the Forestar Group, seeks approval of a Final Plat for 69 lots on 19.10 gross acres. 25.1 percent open space is being provided on 4.80 acres. Additionally, 3.62 acres are being dedicated for rights-of-way.

---

### **Objective Analysis:**

The proposed Final Plat will provide 69 residential lots on 19.10 gross acres.

---

### **Policy Compliant:**

The Surprise General Plan 2035 shows the subject property as lying within the Neighborhood Character Area, which supports residential uses such as that proposed.

---

### **Financial Impact:**

While this item does not have an immediate or direct financial impact, ongoing development activity in the City will inevitably have a future financial impact as additional resources are needed to provide city services.

---

### **Budget Impact:**

There is no anticipated budget impact related to this item.

### **FTE Impact:**

This item does not have an impact on current staffing levels.

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### **ATTACHMENTS:**



1. SR - FS18-594 - Rio Rancho 1B.2 FP - CC Staff Report - 040720
  2. 01 - FS18-594 - Rio Rancho 1B.2 FP - Vicinity - 040720
  3. 02 - FS18-594 - Rio Rancho 1B.2 FP - Final Plat - 040720
  4. 03 - FS18-594 - Rio Rancho 1B.2 FP - Landscape - 040720
  5. 04 - FS18-594 - Rio Rancho 1B.2 FP - Hardscape - 040720
  6. PP - FS18-594 - Rio Rancho 1B.2 FP - PowerPoint- 040720
  7. RW value FS18-594 Final Plat of Rio Rico Estates 1B.2
-

# FINAL PLAT

## REPORT TO THE CITY COUNCIL

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**Case:** FS18-594

**Project Name:** Rio Rancho 1B.2 Final Plat

**Council District:** 1

**City Council Date:** April 7, 2020

**Planner:** Hobart Wingard, Planner II

---

**Owner:** Forestar Group

**Applicant:** Goodwin and Marshall, Inc.

**Request:** Final Plat for a 69 lot, single-family residential subdivision in the Rio Rancho Estates RM-6-PUD zoning district.

**Site Location:** Generally, south of the southwest corner of Happy Valley Road and 183<sup>rd</sup> Avenue.

**Site Size:** 19.10 acres (approx.)

**Findings:**

- The proposed Final Plat demonstrates compliance with the General Plan 2035.
- The proposed Final Plat is consistent with the zone change as approved under FS18-617.
- The proposed Final Plat is consistent with the Preliminary Plat as approved under FS18-071.
- The proposed Final Plat is consistent with the Master Plat as approved under FS18-591.
- The proposed Final Plat is consistent with the Surprise Municipal Code.

**Alternative Actions:** **Approve** – Approval of the proposed Final Plat will allow the applicant the ability to subdivide the property as proposed.

**Deny** – Denial of the requested Final Plat will prevent the applicant from subdividing the property as proposed.

**Additional Information:**

41 Goodwin and Marshall, Inc. on behalf of the Forestar Group, seeks approval of a Final Plat for 69 lots  
42 on 19.10 gross acres. 25.1 percent open space is being provided on 4.80 acres. Additionally, 3.62  
43 acres are being dedicated for rights-of-way.

44

45 **Attachments:**

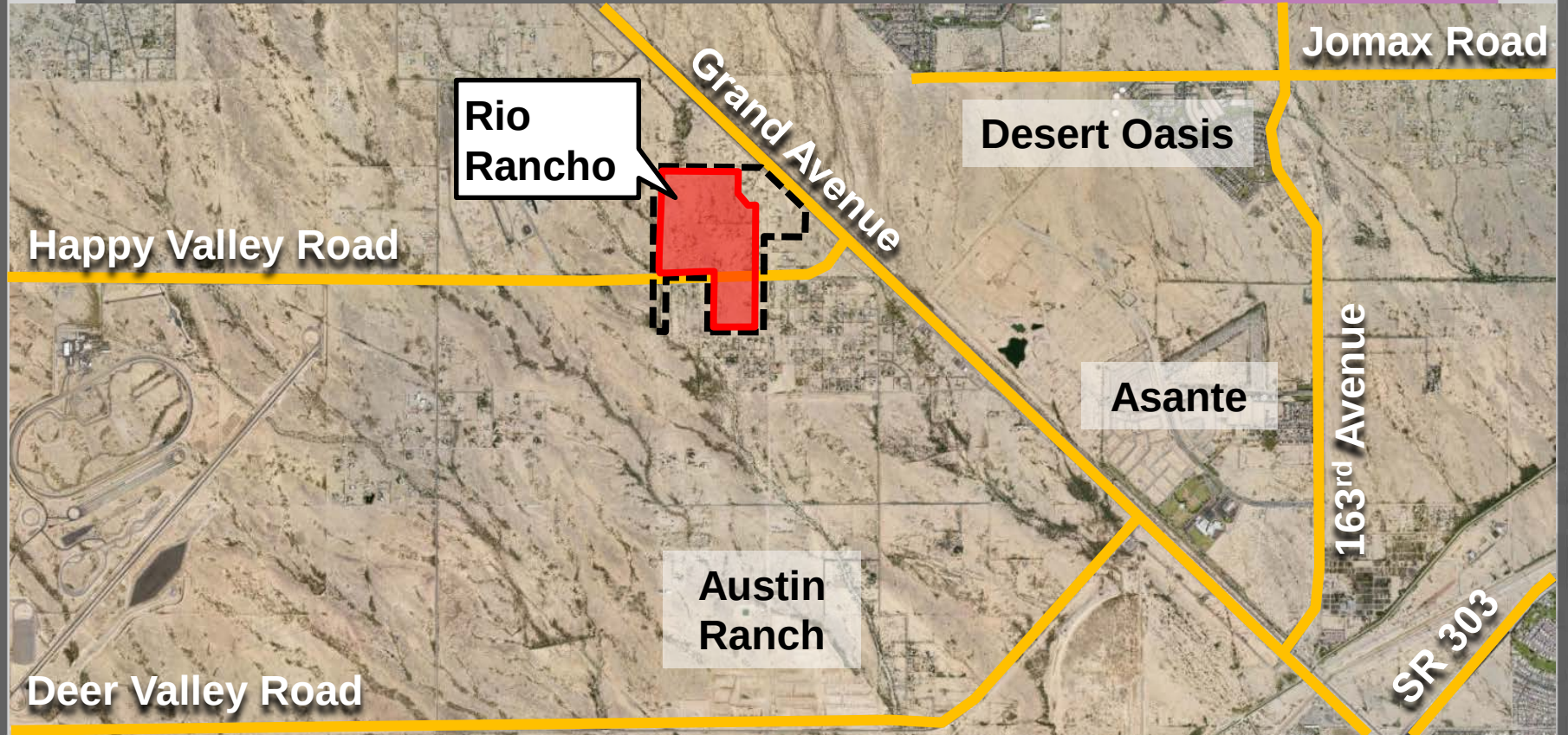
46 01 Vicinity Maps

47 02 Final Plat

48 03 Landscape Plans

49 04 Hardscape Plans

# VICINITY MAP

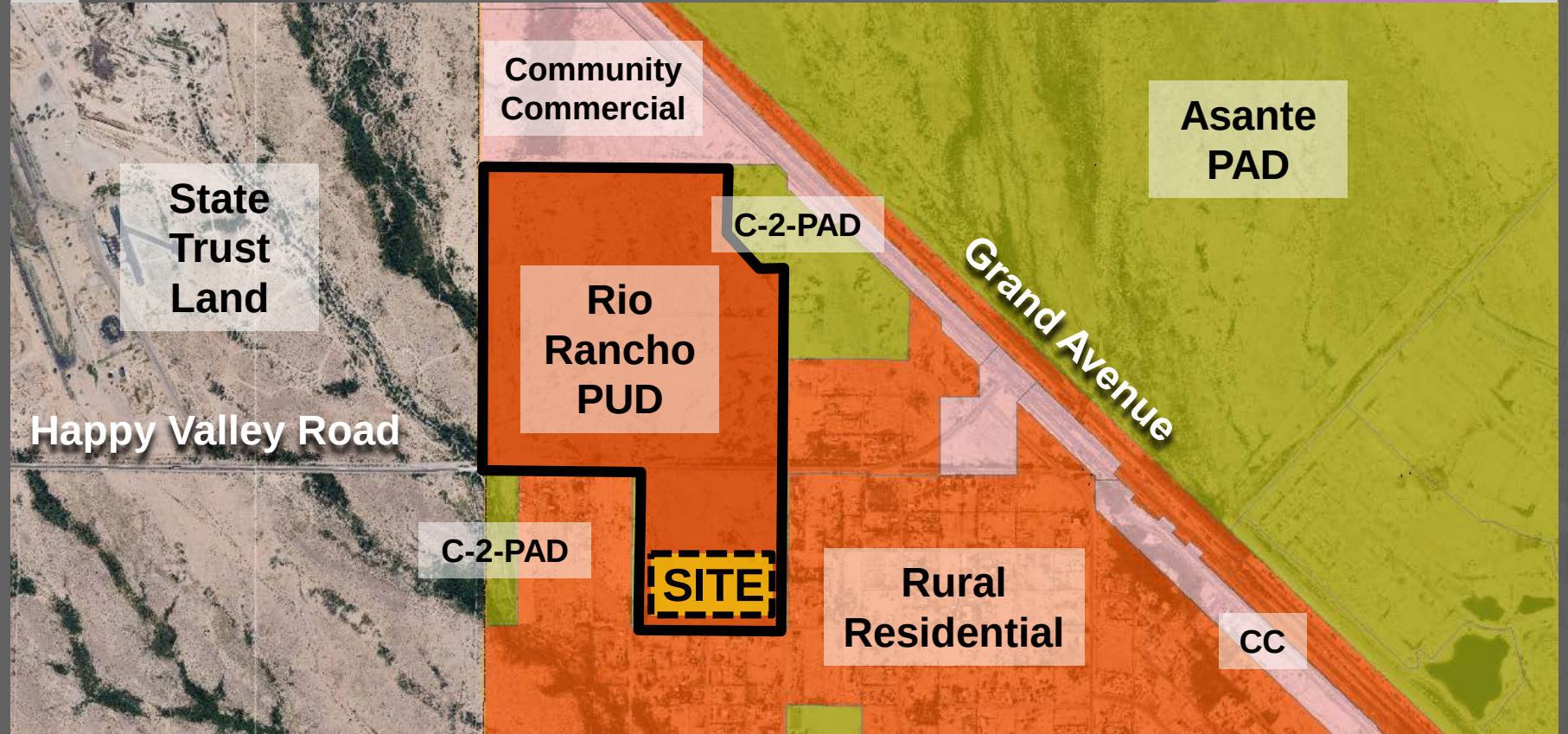




# VICINITY MAP



# ZONING MAP





DEDICATION

STATE OF ARIZONA )  
COUNTY OF MARICOPA ) SS.

KNOW ALL PERSONS BY THESE PRESENTS:

THAT FORESTAR (USA) REAL ESTATE GROUP INC., A DELAWARE CORPORATION, AS OWNER, DOES HEREBY PUBLISH THIS FINAL PLAT OF "RIO RANCHO ESTATES PARCEL 1B.2" SURPRISE, ARIZONA, A REPLAT OF PARCEL 1B.2 OF THE MASTER PLAT OF RIO RANCHO ESTATES PARCELS 1B.1, AND 1B.2, AS RECORDED IN BOOK 1502 OF MAPS, PAGE 41, OF THE MARICOPA COUNTY RECORDER SITUATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 4 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA AS SHOWN AND PLATTED HEREON AND DOES HEREBY PUBLISH THIS PLAT AS AND FOR THE PLAT OF SAID "RIO RANCHO ESTATES PARCEL 1B.2" AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS, EASEMENTS AND STREETS CONSTITUTING SAME, AND THAT EACH LOT, TRACT AND STREET SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN TO EACH RESPECTIVELY ON SAID PLAT AND HEREBY DEDICATES TO THE CITY OF SURPRISE FOR USE, AS SUCH, THE STREETS AS SHOWN ON SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES. EASEMENTS ARE DEDICATED FOR THE PURPOSES SHOWN.

ALL NOTATIONS AND DEDICATIONS STATED ON OR WITHIN THE MASTER PLAT OF RIO RANCHO ESTATES PARCELS 1B.1, AND 1B.2, AS RECORDED IN BOOK 1502 OF MAPS, PAGE 41, OF THE MARICOPA COUNTY RECORDER SHALL REMAIN IN FULL FORCE AND EFFECT WITH THE RECORDATION OF THIS FINAL PLAT.

OWNER, HEREBY DEDICATES TO THE CITY THE RIGHTS-OF-WAY AS SHOWN HEREON.

OWNER, HEREBY GRANTS TO THE PUBLIC A PERPETUAL NON-EXCLUSIVE EASEMENT IN, UPON, OVER, UNDER, THROUGH, AND ACROSS THE AREAS DESIGNATED AS PUBLIC UTILITY EASEMENTS AS SHOWN ON THE PLAT FOR THE PURPOSE OF ACCESSING, INSTALLING, CONSTRUCTING, MAINTAINING, REPAIRING, REPLACING, AND UTILIZING PUBLIC UTILITIES.

OWNER, HEREBY GRANTS TO THE CITY OF SURPRISE A PERPETUAL NON-EXCLUSIVE EASEMENT OVER, UPON, AND ACROSS THE AREAS DESIGNATED AS SIGHT VISIBILITY TRIANGLES FOR THE PURPOSE OF ENSURING THAT THESE AREAS REMAIN FREE OF SIGHT VISIBILITY OBSTRUCTIONS.

OWNER, HEREBY DEDICATES TO THE UNITED STATES OF AMERICA DEPARTMENT OF THE AIR FORCE ("USAF") AN AVIGATION EASEMENT OVER AND ACROSS THIS PLAT AND EVERY LOT AND PARCEL THEREOF, WHICH EASEMENT SHALL INCLUDE, BUT NOT BE LIMITED TO, THE RIGHT OF FLIGHT OF AIRCRAFT OVER THIS PLAT, TOGETHER WITH ITS ATTENDANT NOISE, VIBRATIONS, FUMES, DUST, FUEL, AND LUBRICANT PARTICLES, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY THE OPERATION OF AIRCRAFT LANDING AT, OR TAKING OFF FROM, OR OPERATING AT OR ON LUKE AIR FORCE BASE AND AUXILIARY FIELDS.

THE MAINTENANCE OF LANDSCAPING WITHIN THE OPEN SPACES, LANDSCAPED TRACTS, RETENTION BASINS AND PARKS SHALL BE THE RESPONSIBILITY OF THE OWNER OR THE ASSOCIATION FORMED BY THE OWNER.

THE MAINTENANCE OF LANDSCAPING WITHIN THE ADJACENT PUBLIC RIGHTS-OF-WAY, INCLUDING LANDSCAPED MEDIANS WITHIN COLLECTORS AND LOCAL STREETS AND LANDSCAPED AREAS BETWEEN THE CURB AND THE DETACHED SIDEWALK, SHALL BE THE RESPONSIBILITY OF THE ADJACENT PROPERTY OWNER OR THE PROPERTY ASSOCIATION FORMED BY THE ADJACENT PROPERTY.

LANDSCAPING MAINTENANCE WITHIN THE MEDIANS WITHIN THE PUBLIC RIGHT-OF-WAY WITHIN ANY ARTERIAL OR PARKWAY STREET CLASSIFICATION SHALL BE RESPONSIBILITY OF THE CITY OF SURPRISE AFTER ACCEPTANCE.

ALL IMPROVEMENTS FOR STREETS AND PUBLIC UTILITIES OWNED AND OPERATED BY THE CITY, INSTALLED OR CONSTRUCTED BY THE OWNER WITHIN THE PUBLIC RIGHTS-OF-WAY, THE EASEMENTS, OR ANY TRACTS OR PARCELS HEREBY DEDICATED TO THE CITY OF SURPRISE, SHALL BE DEEMED TO HAVE BEEN DEDICATED BY THE OWNER TO THE CITY UPON THEIR COMPLETION, HOWEVER, SUCH TRANSFER SHALL NOT OCCUR UNTIL THE CITY COUNCIL FOR THE CITY OF SURPRISE MANIFESTS ITS ACCEPTANCE BY FORMAL COUNCIL ACTION.

THE EASEMENTS GRANTED WITHIN THIS DEDICATION AS PERMANENT AND PERPETUAL AND SHALL RUN WITH THE LAND AND BE BINDING UPON OWNER AND ITS HEIRS, ASSIGNS, AND SUCCESSORS IN INTEREST TO THIS PLAT OR ANY PARCEL OR LOT THEREOF.

OWNER HEREBY GRANTS TO THE CITY OF SURPRISE A PERPETUAL CROSS ACCESS EASEMENT ACROSS THE PLAT INCLUDING ROADS AND STREETS, OPEN SPACES, COMMUNITY FACILITIES, TRACTS, SIDEWALKS, DRAINAGE BASINS AND ANY PROPERTY WITHIN THE PLAT OWNED BY THE HOMEOWNERS ASSOCIATION FOR THE PURPOSES OF PROVIDING CONTINUOUS AND UNINTERRUPTED INGRESS AND EGRESS FOR EMERGENCY VEHICLES.

OWNER HEREBY GRANTS TO THE CITY OF SURPRISE A PERPETUAL EASEMENT ACROSS THE PLAT INCLUDING ROADS AND STREETS, OPEN SPACES, COMMUNITY FACILITIES, TRACTS, SIDEWALKS, DRAINAGE BASINS AND ANY PROPERTY WITHIN THE PLAT OWNED BY THE HOMEOWNERS ASSOCIATION FOR THE PURPOSES OF PROVIDING CONTINUOUS AND UNINTERRUPTED INGRESS AND EGRESS FOR TRASH COLLECTION VEHICLES.

OWNER HEREBY GRANTS TO THE CITY OF SURPRISE A PERPETUAL EXCLUSIVE EASEMENT OVER, UNDER, UPON AND ACROSS ALL AREAS DESIGNATED ON THE PLAT AS SEWER LINES AND MANHOLES FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, MAINTAINING, REPAIRING, REPLACING AND UTILIZING THE SEWER LINES AND MANHOLES.

TRACTS A, B, C, D, E, F, G, AND H ARE HEREBY DEDICATED TO A FUTURE HOMEOWNER'S ASSOCIATION AND ARE DECLARED FOR THE SPECIFIC USES IDENTIFIED ON THE TRACT SUMMARY TABLE PROVIDED HEREIN ON PAGE 2 OF THIS FINAL PLAT AND SUBJECT TO THE EASEMENTS DEDICATED TO THE CITY OF SURPRISE.

IN WITNESS WHEREOF: FORESTAR (USA) REAL ESTATE GROUP INC., A DELAWARE CORPORATION, AS OWNER, HAS HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED TO BY THE SIGNATURES OF THE UNDERSIGNED MEMBER REPRESENTATIVES DULY AUTHORIZED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

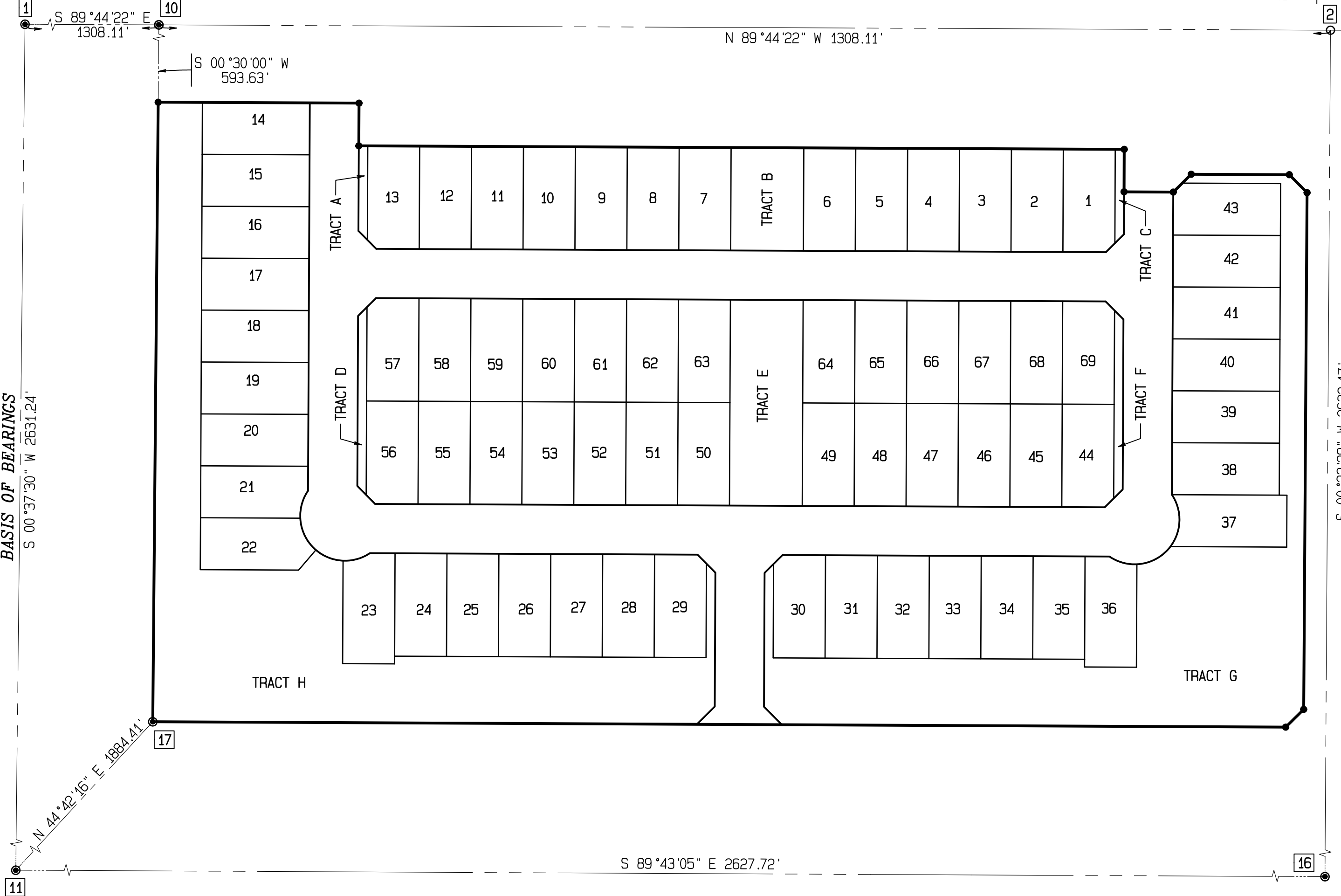
FORESTAR (USA) REAL ESTATE GROUP INC., A DELAWARE CORPORATION

BY: \_\_\_\_\_  
THOMAS H. BURLESON, REGION PRESIDENT

BASIS OF BEARINGS

WEST LINE OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 4 NORTH, RANGE 2 WEST AS SHOWN ON THE UNRECORDED ALTA/NSPS LAND TITLE SURVEY PREPARED BY ARIZONA SURVEYING AND MAPPING, DATED JANUARY 19, 2018 JOB NO. P17-333, SAID BEARINGS BEING SOUTH 00°37'30" WEST AS MEASURED BETWEEN MONUMENTS NUMBERED I AND II AS SHOWN HEREON AND DESCRIBED UNDER MONUMENT NOTES.

KEY MAP  
N.T.S.



ACKNOWLEDGMENT

STATE OF ARIZONA )  
COUNTY OF MARICOPA ) SS.

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020 BEFORE ME, THE UNDERSIGNED THOMAS H. BURLESON, PERSONALLY APPEARED, WHO ACKNOWLEDGED HIMSELF TO BE THE REGION PRESIDENT OF FORESTAR (USA) REAL ESTATE GROUP INC., A DELAWARE CORPORATION AND BEING AUTHORIZED TO DO SO ON BEHALF OF SAID ENTITY, EXECUTED THE FOREGOING PLAT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF:

I HEREUNTO SET MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC  
MY COMMISSION EXPIRES \_\_\_\_\_

APPROVALS

DATA ON THIS PLAT REVIEWED AND APPROVED THIS DAY \_\_\_\_\_ OF \_\_\_\_\_, 2020, BY THE CITY ENGINEER OF SURPRISE, ARIZONA.

APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
CITY ENGINEER

APPROVED BY THE CITY COUNCIL OF THE CITY OF SURPRISE, ARIZONA, THIS DAY \_\_\_\_\_ OF \_\_\_\_\_, 2020.

APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
MAYOR

ATTESTED BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
CLERK

FINAL PLAT  
"RIO RANCHO ESTATES, PARCEL 1B.2"  
SURPRISE, ARIZONA

A REPLAT OF PARCEL 1B.2 OF THE MASTER PLAT OF RIO RANCHO ESTATES PARCELS 1B.1, & 1B.2, AS RECORDED IN BOOK 1502 OF MAPS, PAGE 41, OF THE MARICOPA COUNTY RECORDER SITUATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 4 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

KEY MAP

N.T.S.

SEE DETAIL "A"

S 89°44'32" E 2615.11'

N 89°44'22" W 1308.11'

S 00°30'00" W 593.63'

S 89°43'05" E 2627.72'

S 00°22'29" W 2632.17'

S 89°44'22" E 1308.11'

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S 89°44'22" E 1308.11'

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S 00°30'00" W 593.63'

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S 00°30'00" W 593.63'

S 89°43'05" E 2627.72'

S 00°22'29" W 2632.17'

S 89°44'22" E 1308.11'

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S 89°43'05" E 2627.72'

S 00°22'29" W 2632.17'

CERTIFICATE OF ASSURED WATER SUPPLY

THE SUBDIVIDER HAS OBTAINED A CERTIFICATE OF 100 YEAR ASSURED SUPPLY FROM THE DEPARTMENT OF WATER RESOURCES.

27-401762.0000 MAY 08, 2008  
CERTIFICATE NUMBER DATE

PUBLIC NOTICE

THE LOTS DEPICTED ON THIS PLAT ARE LOCATED WITHIN THE VICINITY OF LUKE AIR FORCE BASE AND MAY BE SUBJECT TO OVERFLIGHTS BY JET AIRCRAFT. ALL STRUCTURES WITHIN THIS PLAT SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE SOUND ATTENUATION STANDARDS ADOPTED BY THE CITY OF SURPRISE. A MAP DEPICTING THE MOST CURRENT ADOPTED MAG NOISE CONTOURS IN RELATION TO THIS PLAT SHALL BE DISPLAYED IN ALL SALES OFFICES. ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE CITY OF SURPRISE COMMUNITY DEVELOPMENT DEPARTMENT.

RELEASE OF LIABILITY

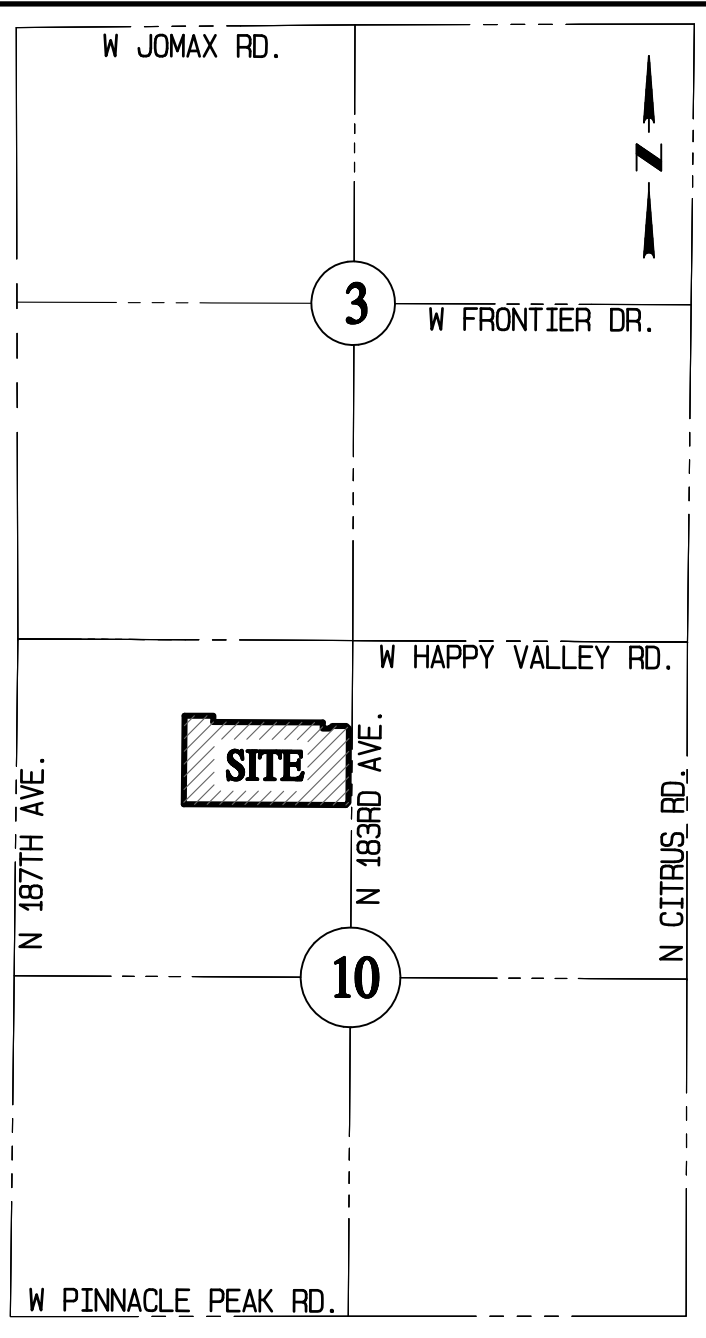
FORESTAR (USA) REAL ESTATE GROUP INC., A DELAWARE CORPORATION, ("OWNER") DOES HEREBY (1) RELEASE AND DISCHARGE THE USAF AND THE CITY OF SURPRISE, AND (2) INDEMNIFY, DEFEND, AND HOLD HARMLESS THE CITY OF SURPRISE, OF AND FROM ANY LIABILITY FOR ANY AND ALL CLAIMS FOR DAMAGES OF ANY KIND TO PERSONS OR PROPERTY THAT MAY ARISE AT ANY TIME IN THE FUTURE OVER, OR IN CONNECTION WITH AIRCRAFT OVERFLIGHTS FROM AIRCRAFT UTILIZING LUKE AIR FORCE BASE, WHETHER SUCH DAMAGE SHALL ORIGINATE FROM NOISE, VIBRATION, FUMES, DUST, FUEL, AND LUBRICANT PARTICLES, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY THE OPERATION OF AIRCRAFT LANDING AT, OR TAKING OFF FROM, OR OPERATING AT OR ON LUKE AIR FORCE BASE. THIS INSTRUMENT SHALL RUN WITH THE LAND AND BE BINDING UPON OWNER AND ITS HEIRS, ASSIGNS, AND SUCCESSORS INTEREST TO THIS PLAT OR ANY PARCEL OR LOT THEREOF. THIS INSTRUMENT DOES NOT RELEASE THE USAF FROM LIABILITY FOR DAMAGE OR INJURY TO PERSON OR PROPERTY CAUSED BY FALLING AIRCRAFT OR FALLING PHYSICAL OBJECTS FROM AIRCRAFT, EXCEPT AS STATED HEREIN WITH RESPECT TO NOISE, FUMES, DUST, FUEL, AND LUBRICANT PARTICLES.

FORESTAR (USA) REAL ESTATE GROUP INC., A DELAWARE CORPORATION, ("OWNER") DOES HEREBY (1) RELEASE AND DISCHARGE THE CITY OF SURPRISE, AND (2) INDEMNIFY, DEFEND, AND HOLD HARMLESS THE CITY OF SURPRISE, OF AND FROM ANY LIABILITY FOR ANY AND ALL CLAIMS FOR DAMAGES OF ANY KIND TO PERSONS OR PROPERTY THAT MAY ARISE AT ANY TIME IN THE FUTURE OVER, OR IN CONNECTION WITH THE AREAS LOCATED WITHIN THE NEWLY DEDICATED RIGHT-OF-WAY AS DEPICTED ON THIS PLAT UNTIL SUCH TIME THE RIGHT-OF-WAY IS IMPROVED TO CITY STANDARDS AND THOSE IMPROVEMENTS ARE APPROVED AND ACCEPTED BY THE CITY COUNCIL. THE MAINTENANCE OF THE AREA WITHIN ANY NEWLY DEDICATED RIGHT-OF-WAY AS SHOWN ON THIS PLAT SHALL BE THE RESPONSIBILITY OF THE ADJACENT OWNER/OR SUBSEQUENT ADJACENT OWNERS WITHIN THE BOUNDARY OF SAID PLAT UNTIL SUCH TIME THAT THE AREA WITHIN THE RIGHT-OF-WAY IS IMPROVED TO CITY STANDARD AND ACCEPTED BY THE CITY OF SURPRISE.

OWNER HEREBY FURTHER AGREES TO INDEMNIFY, DEFEND, AND HOLD HARMLESS THE CITY OF SURPRISE FROM ANY AND ALL CLAIMS FOR DAMAGES OF ANY KIND TO PERSONS OR PROPERTY LOCATED WITHIN THE RIGHT-OF-WAY THAT MAY ARISE IN CONNECTION WITH THE USE OF THE SIDEWALKS LOCATED WITHIN THE RIGHT-OF-WAY, UNTIL SUCH TIME THE CITY OF SURPRISE HAS ACCEPTED THE SIDEWALKS.

NOTES

- NO STRUCTURE OF ANY KIND MAY BE CONSTRUCTED OR ANY VEGETATION BE PLANTED NOR BE ALLOWED TO GROW WITHIN THE DRAINAGE EASEMENT WHICH WOULD IMPEDE THE FLOW OF WATER OVER, UNDER, OR THROUGH THE EASEMENT.
- NO STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED ON, OVER, OR PLACED WITHIN THE SEWER AND WATER EASEMENT EXCEPT WOOD, WIRE, OR REMOVABLE SECTION TYPE FENCING AND/OR PAVING NOR ANY PLANTING EXCEPT GRASS. IT SHALL BE FURTHER UNDERSTOOD THAT THE CITY SHALL NOT BE REQUIRED TO REPLACE ANY OBSTRUCTIONS, SHRUBS, AND GROUND COVER THAT MUST BE REMOVED DURING THE COURSE OF MAINTENANCE, CONSTRUCTION, OR RECONSTRUCTION OF CITY UTILITIES.
- CONSTRUCTION WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO UTILITIES, WOOD, WIRE, OR REMOVABLE SECTION TYPE FENCING.
- ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
- NO ON-SITE GRADING OR EXCAVATION SHALL OCCUR WITHOUT FIRST OBTAINING A PERMIT FROM THE CITY OF SURPRISE.
- THE PROPERTY IS LOCATED WITHIN AN AREA HAVING FLOOD ZONE "AE AND X", BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, ON FLOOD INSURANCE RATE MAP NO. 0401301205L, WITH A DATE OF IDENTIFICATION OF OCTOBER 16, 2013, FOR COMMUNITY NO. 040053, IN MARICOPA COUNTY, STATE OF ARIZONA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.
- IN ACCORDANCE WITH A.R.S. SS 9-461.07, THE CITY OF SURPRISE HAS DETERMINED THAT ALL DEDICATIONS OCCURRING WITH THIS PLAT ARE IN CONFORMANCE WITH THE SURPRISE GENERAL PLAN.
- PURSUANT TO A.R.S. SS 42-11102, THE CITY OF SURPRISE, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA, IS EXEMPT FROM ALL TAXES AND ASSESSMENTS BASED ON ASSESSED VALUE EXCEPT FOR SPECIAL DISTRICTS #14751 AND 14710, WHEN APPLICABLE.
- THIS FINAL PLAT IS IN SUBSTANTIAL CONFORMANCE WITH THE RIO RANCHO ESTATES PRELIMINARY PLAT, APPROVED OCTOBER 16, 2018 UNDER CASE FS18-071.



VICINITY MAP

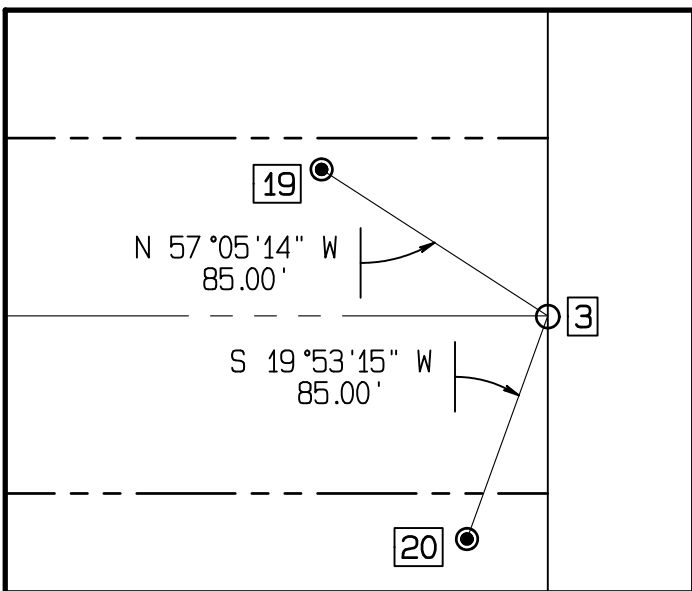
N.T.S.

SHEET INDEX

|            |                                                                                               |
|------------|-----------------------------------------------------------------------------------------------|
| SHEET 1    | COVER                                                                                         |
| SHEET 2    | LOT SUMMARY TABLE, TRACT SUMMARY TABLE, CURVE AND LINE TABLES, LEGAL DESCRIPTION, AND DETAILS |
| SHEETS 3-4 | TYPICAL PLAT PLAN SHEETS                                                                      |

DETAIL "A"

N.T.S.



PREPARED JANUARY 2020 SHEET 1 OF 3

PREPARED BY:

GOODWIN & MARSHALL

CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS

2705 South Alma School Road, Suite 2  
Chandler, Arizona 85286  
(602) 218-7285

SURVEYED BY:

ASAM  
Arizona Surveying & Mapping

2440 W. Mission, Suite 4  
Phoenix, Arizona 85021  
(602) 246 - 9919

OWNER:

FORESTAR (USA) REAL ESTATE GROUP INC.

20410 NORTH 19TH AVENUE  
SUITE 100  
PHOENIX, ARIZONA 85027  
(480) 368-2357

SURVEYOR'S STATEMENT

I, LANCE C. DICKSON, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, THAT THIS MAP, CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE UNDER MY SUPERVISION AND THE SURVEY IS TRUE AND COMPLETE AS SHOWN, MEETS THE MINIMUM STANDARDS FOR ARIZONA LAND BOUNDARY SURVEYS, ALL MONUMENTS SHOWN ACTUALLY EXIST AS SHOWN, THEIR POSITIONS ARE CORRECTLY SHOWN AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

BY: LANCE C. DICKSON, R.L.S. #46643  
ARIZONA SURVEYING AND MAPPING  
2411 W. NORTHERN, SUITE 110  
PHOENIX, ARIZONA 85021  
(602) 246-9919

I, JOHN N. ROGERS, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, DO HEREBY DECLARE THAT THE INTERNAL LOT AND TRACT LINES, EASEMENTS, RIGHTS-OF-WAY, AND OTHER CALCULATIONS OTHER THAN PROPERTY BOUNDARY, WERE PROPERLY PREPARED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE PLATTING RULES AND REGULATIONS OF THE STATE OF ARIZONA.

BY: JOHN N. ROGERS, R.L.S. #54332  
GOODWIN AND MARSHALL, INC.  
2705 S. ALMA SCHOOL RD., SUITE 2  
CHANDLER, ARIZONA 85286  
(602) 218-7285

NOTE: A.R.S. 32-151 STATES THAT THE USE OF THE WORD "CERTIFY" OR "CERTIFICATE" IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A GUARANTEE, EXPRESS OR IMPLIED.

FINAL PLAT OF "RIO RANCHO ESTATES, PARCEL 1B.2"

CASE NO. FS18-594

W:\0692A - Rio Rancho\COGO\PARCEL 1B.2 FPLAT.pro Plotted: Thu Jun 30 11:48:13 2020



LEGAL DESCRIPTION

All that certain lot, tract, or parcel of land, situated in a portion of the Northwest Quarter of Section 10, Township 4 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, and being more completely described as follows, to-wit:

COMMENCING at a found 1/2" rebar stamped "RLS #38863" for the Northwest corner of said Section 10, from which a found 2" Maricopa County aluminum cap stamped "RLS #35832, dated 2004" for the West Quarter corner of said Section 10 bears South 00 deg. 37 min. 30 sec. West (Basis of Bearings) - 2631.24 feet,

THENCE South 89 deg. 44 min. 22 sec. East along the North line of the Northwest Quarter of said Section 10, a distance of 1308.11 feet to a found 1" iron pipe for the North 16th corner of the Northwest Quarter of said Section 10,

THENCE South 00 deg. 30 min. 00 sec. West along the West line of the Northeast Quarter of the Northwest Quarter of said Section 10, a distance of 593.63 feet to the TRUE POINT OF BEGINNING,

THENCE South 89 deg. 44 min. 22 sec. East departing said West line, a distance of 224.44 feet,

THENCE South 00 deg. 15 min. 38 sec. West, a distance of 47.72 feet,

THENCE South 89 deg. 44 min. 22 sec. East, a distance of 855.26 feet,

THENCE South 00 deg. 15 min. 38 sec. West, a distance of 47.50 feet,

THENCE South 89 deg. 44 min. 22 sec. East, a distance of 55.00 feet,

THENCE North 45 deg. 15 min. 39 sec. East, a distance of 28.28 feet,

THENCE South 89 deg. 44 min. 22 sec. East, a distance of 109.56 feet,

THENCE South 44 deg. 40 min. 57 sec. East, a distance of 28.26 feet,

THENCE South 00 deg. 22 min. 29 sec. West being 25.00 feet West of and parallel with the East line of the Northwest Quarter of said Section 10, a distance of 577.29 feet,

THENCE South 45 deg. 19 min. 23 sec. West, a distance of 28.23 feet,

THENCE North 89 deg. 43 min. 43 sec. West, a distance of 1265.97 feet to a found 1/2" rebar stamped "RLS #38863" in the West line of the Northeast Quarter of the Northwest Quarter of said Section 10,

THENCE North 00 deg. 30 min. 00 sec. East along said West line, a distance of 692.22 feet to the POINT OF BEGINNING, containing 831,857 square feet or 19.097 acres of land, more or less.

LOT SUMMARY TABLE

| LOT | (SQ. FT.) |
|-----|-----------|
| 1   | 6620      |
| 2   | 6670      |
| 3   | 6670      |
| 4   | 6670      |
| 5   | 6670      |
| 6   | 6670      |
| 7   | 6670      |
| 8   | 6670      |
| 9   | 6670      |
| 10  | 6670      |
| 11  | 6670      |
| 12  | 6670      |
| 13  | 6620      |
| 14  | 6960      |
| 15  | 6960      |
| 16  | 6960      |
| 17  | 6960      |
| 18  | 6960      |
| 19  | 6960      |
| 20  | 6960      |
| 21  | 6774      |
| 22  | 6849      |
| 23  | 6987      |
| 24  | 6670      |
| 25  | 6670      |
| 26  | 6670      |
| 27  | 6670      |
| 28  | 6670      |
| 29  | 6620      |
| 30  | 6620      |
| 31  | 6670      |
| 32  | 6670      |
| 33  | 6670      |
| 34  | 6670      |
| 35  | 6670      |

LOT SUMMARY TABLE

| LOT   | (SQ. FT.) |
|-------|-----------|
| 36    | 6977      |
| 37    | 7133      |
| 38    | 6968      |
| 39    | 6960      |
| 40    | 6960      |
| 41    | 6960      |
| 42    | 6960      |
| 43    | 6910      |
| 44    | 6620      |
| 45    | 6670      |
| 46    | 6670      |
| 47    | 6670      |
| 48    | 6670      |
| 49    | 6670      |
| 50    | 6670      |
| 51    | 6670      |
| 52    | 6670      |
| 53    | 6670      |
| 54    | 6670      |
| 55    | 6670      |
| 56    | 6620      |
| 57    | 6620      |
| 58    | 6670      |
| 59    | 6670      |
| 60    | 6670      |
| 61    | 6670      |
| 62    | 6670      |
| 63    | 6670      |
| 64    | 6670      |
| 65    | 6670      |
| 66    | 6670      |
| 67    | 6670      |
| 68    | 6670      |
| 69    | 6620      |
| TOTAL | 464,928   |

LAND USE TABLE

|                                  |                       |
|----------------------------------|-----------------------|
| GROSS ACREAGE (TO BOUNDARY LINE) | 19.097 ACRES          |
| AREA OF PUBLIC STREETS           | 3.621 ACRES           |
| NET ACREAGE                      | 15.476 ACRES          |
| AREA OF TRACTS                   | 4.803 ACRES           |
| TOTAL NUMBER OF LOTS             | 69 LOTS               |
| OVERALL DENSITY                  | 3.61 DU/ "GROSS" ACRE |
| AVERAGE AREA PER LOT             | 6,738 SQUARE FEET     |
| PERCENTAGE OF OPEN SPACE         | 25.1%                 |

TRACT SUMMARY TABLE

| TRACT                                  | AREA (SQ. FT.) | USAGE            | MAINTENANCE RESPONSIBILITY |
|----------------------------------------|----------------|------------------|----------------------------|
| A                                      | 1000           | L.S.             | H.O.A.                     |
| B                                      | 9345           | L.S., D/R, TRAIL | H.O.A.                     |
| C                                      | 1000           | L.S.             | H.O.A.                     |
| D                                      | 2000           | L.S.             | H.O.A.                     |
| E                                      | 18690          | L.S., D/R, TRAIL | H.O.A.                     |
| F                                      | 2000           | L.S.             | H.O.A.                     |
| G                                      | 80802          | L.S., D/R        | H.O.A.                     |
| H                                      | 94371          | L.S., D/R        | H.O.A.                     |
| 209,208 TOTAL AREA OF TRACTS (SQ. FT.) |                |                  |                            |

LAND USAGE LEGEND

L.S. LANDSCAPE  
D/R DRAINAGE/RETENTION

MAINTENANCE LEGEND

H.O.A. HOME OWNERS ASSOCIATION

RIO RANCHO ESTATES PRELIMINARY PLAT CONFORMANCE

| PARCEL | CASE     | LOT WIDTH |     |     |     | TOTAL | PP TOTAL | DIFFERENCE |
|--------|----------|-----------|-----|-----|-----|-------|----------|------------|
|        |          | 48'       | 53' | 58' | 63' |       |          |            |
| 1B.2   | FS18-594 | 0         | 0   | 69  | 0   | 69    | 69       | 0          |

RESIDENTIAL DEVELOPMENT STANDARDS

CASE NUMBER: FS17-259

| ZONING DISTRICT | MINIMUM LOT SIZE |       | BUILDING HEIGHT | MINIMUM YARD SETBACKS |      |            |      | MAXIMUM COVERAGE |
|-----------------|------------------|-------|-----------------|-----------------------|------|------------|------|------------------|
|                 | AREA             | WIDTH |                 | FRONT                 | SIDE | TOTAL SIDE | REAR |                  |
| PUD-RM-6        | 6,000            | 50    | 35              | 15                    | 5    | 13         | 20   | 55%              |

NOTE:

1) THE FRONT YARD SETBACK IS TO BE LISTED AS 12 FEET FOR SIDE FACING GARAGE OR LIVING SPACE AND A MINIMUM OF 21 FEET FOR THE FRONT FACING GARAGES.

MONUMENT NOTES

1 FOUND 1/2" REBAR RLS# 38863 LOCALLY ACCEPTED AS THE NORTHWEST CORNER OF SECTION 10, T4N, R2W, SHOWN IN LAND DIVISION SURVEY BOOK 1110, PAGE 49, M.C.R.

2 CALCULATED POSITION OF THE NORTH QUARTER CORNER OF SECTION 10, T4N, R2W PER BOOK 888 OF MAPS, PAGE 24, M.C.R. MAG STD. DTL. TYPE "A" WILL BE SET AFTER FINAL IMPROVEMENTS TO WEST HAPPY VALLEY ROAD ARE IN PLACE.

3 CALCULATED POSITION OF NORTHEAST CORNER OF SECTION 10, T4N, R2W BASED ON REFERENCE MONUMENTS PER PLSS SUBDIVISION MAP BOOK 1029 OF SURVEYS, PAGE 48, M.C.R.

10 FOUND 1" IRON PIPE AT THE NORTH 16TH CORNER OF THE NORTHWEST QUARTER OF SECTION 10, T4N, R2W ALSO THE INTERSECTION OF RIO RANCHO BLVD. AND HAPPY VALLEY ROAD, ALSO FOUND 1/2" REBAR 3.96 FEET SOUTH

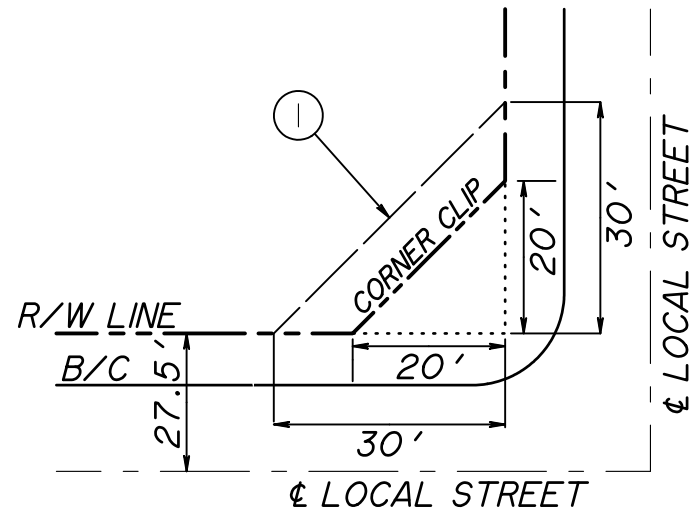
11 FOUND 2" MARICOPA COUNTY ALUMINUM CAP ON BAR AT THE WEST QUARTER CORNER OF SECTION 10, T4N, R2W RLS# 35832 DATED 2004

16 CALCULATED CENTER OF SECTION 10, T4N, R2W

17 FOUND 1/2" REBAR WITH RLS# 38863

19 FOUND ALUMINUM CAPPED ROD DATED, 2004 RLS# 35832

20 FOUND 5/8" REBA



NOTE:  
DETAIL PERTAINS TO ALL LOCAL UNCONTROLLED INTERSECTIONS.

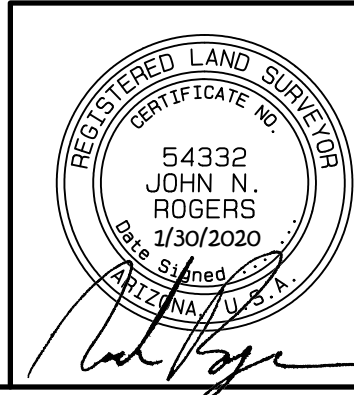
1 = 30' X 30' UNOBSTRUCTED VIEW EASEMENT

LOCAL SIGHT VISIBILITY TRIANGLES PER C.O.A. DETAIL 4-02

N. T. S.

CURVE TABLE

| CURVE | RADIUS | ARC     | DELTA      | CHORD BEARING | CHORD  |
|-------|--------|---------|------------|---------------|--------|
| C1    | 50.00' | 138.02' | 158°09'40" | S44°44'22"E   | 98.19' |
| C2    | 50.00' | 138.02' | 158°09'41" | N45°15'38"E   | 98.19' |



LINE TABLE

| LINE | BEARING     | DISTANCE |
|------|-------------|----------|
| L1   | S00°15'38"W | 47.72'   |
| L2   | S00°15'38"W | 47.50'   |
| L3   | S89°44'22"E | 55.00'   |
| L4   | N45°15'39"E | 28.28'   |
| L5   | S44°40'57"E | 28.26'   |
| L6   | S45°19'23"W | 28.23'   |
| L7   | N45°15'38"E | 19.68'   |
| L8   | N44°44'22"W | 19.68'   |
| L9   | N44°44'22"W | 28.28'   |
| L10  | N45°15'38"E | 28.28'   |
| L11  | N44°44'22"W | 28.28'   |
| L12  | S44°44'23"E | 28.28'   |
| L13  | S45°15'57"W | 28.28'   |
| L14  | N44°44'04"W | 28.29'   |
| L15  | N45°15'37"E | 28.28'   |
| L16  | S45°15'38"W | 28.28'   |
| L17  | S44°44'22"E | 28.28'   |
| L18  | N45°15'38"E | 28.28'   |

PREPARED JANUARY 2020 SHEET 2 OF 3

PREPARED BY:

GOODWIN & MARSHALL

CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS

2705 South Alma School Road, Suite 2  
Chandler, Arizona 85286  
(602) 218-7285

SURVEYED BY:



2440 W. Mission, Suite 4  
Phoenix, Arizona 85021  
(602) 246-9919

FINAL PLAT OF "RIO RANCHO ESTATES, PARCEL 1B.2"

CASE NO. FS18-594

W:\10692A - Rio Rancho\COGO\PARCEL 1B.2 FPLAT.pro Plotted: Thu Jun 30 11:49:31 2020



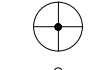
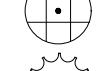
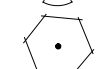
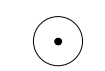
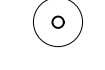
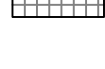




# RIO RANCHO

## Phase 1B.2 Landscape Construction Documents

PLANT SCHEDULE

| TREES                                                                              | BOTANICAL NAME                         | COMMON NAME              | SIZE       | QTY        | EMITTER ALLOCATION                       | MAINTENANCE NOTES                                                                                                                            |
|------------------------------------------------------------------------------------|----------------------------------------|--------------------------|------------|------------|------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------|
|    | Acacia farnesiana                      | Sweet Acacia             | 24" Box    | 43         | See Tree Emitter Schedule                | Stake As Required - See Tree Planting Detail<br>Trim Canopy To 70% Height Of Tree, Remove Suckers                                            |
|    | Acacia salicina                        | Willow Acacia            | 24" Box    | 37         | See Tree Emitter Schedule                | Stake As Required - See Tree Planting Detail<br>Trim Canopy To 70% Height Of Tree, Remove Suckers                                            |
|    | Oleaya tesota                          | Desert Ironwood          | 24" Box    | 29         | See Tree Emitter Schedule                | Stake As Required - See Tree Planting Detail<br>Trim Canopy To 70% Height Of Tree, Remove Suckers                                            |
|    | Parkinsonia florida                    | Blue Palo Verde          | 24" Box    | 16         | See Tree Emitter Schedule                | Multi-Trunk Tree - Stake As Req. - See Tree Planting Detail<br>Trim Canopy To 70% Height Of Tree                                             |
|    | Parkinsonia praecox                    | Palo Brea                | 24" Box    | 10         | See Tree Emitter Schedule                | Multi-Trunk Tree - Stake As Req. - See Tree Planting Detail<br>Thin & Trim Canopy To 70% Height Of Tree                                      |
|    | Parkinsonia x 'Desert Museum'          | Desert Museum Palo Verde | 24" Box    | 2          | See Tree Emitter Schedule                | Multi-Trunk Tree - Stake As Req. - See Tree Planting Detail<br>Thin & Trim Canopy To 70% Height Of Tree                                      |
|    | Pistacia chinensis 'Sarah's Radiance'™ | Chinese Pistache         | 24" Box    | 20         | See Tree Emitter Schedule                | Stake As Required - See Tree Planting Detail<br>Thin & Trim Canopy To 70% Height Of Tree                                                     |
|    | Pithecellobium flexicaule              | Texas Ebony              | 24" Box    | 25         | See Tree Emitter Schedule                | Stake As Required - See Tree Planting Detail<br>Thin & Trim Canopy To 70% Height Of Tree                                                     |
|    | Prosopis glandulosa 'Maverick'™        | Honey Mesquite           | 24" Box    | 34         | See Tree Emitter Schedule                | Stake As Required - See Tree Planting Detail<br>Thin & Trim Canopy To 70% Height Of Tree                                                     |
|    | Sophora secundiflora                   | Texas Mountain Laurel    | 24" Box    | 17         | See Tree Emitter Schedule                | Stake As Required - See Tree Planting Detail<br>Thin & Trim Canopy To 70% Height Of Tree                                                     |
| EVERGREEN TREES                                                                    | BOTANICAL NAME                         | COMMON NAME              | SIZE       | QTY        | EMITTER ALLOCATION                       | MAINTENANCE NOTES                                                                                                                            |
|    | Pinus eldarica                         | Afghan Pine              | 24" Box    | 40         | See Tree Emitter Schedule                | Stake As Required - See Tree Planting Detail<br>Cut New Growth Back By Two-Thirds In Early Spring                                            |
| SHRUBS                                                                             | BOTANICAL NAME                         | COMMON NAME              | SIZE       | QTY        | EMITTER ALLOCATION                       | MAINTENANCE NOTES                                                                                                                            |
|   | Agave angustifolia marginata           | Ribbon Agave             | 5 gal.     | 18         | 1.0 GPH Emitter                          | Trim Dead Or Dying Foliage As Needed Year Round.<br>Remove Agave "Pups" As Needed Throughout The Year.<br>Plant Does Not Require Maintenance |
|  | Ambrosia deltoidea                     | Triangle Leaf Bursage    | 5 gal.     | 33         | 1.0 GPH Emitter                          |                                                                                                                                              |
|  | Baileya multiradiata                   | Desert Marigold          | 1 gal.     | 196        | 0.5 GPH Emitter                          | Prune And Remove Spent Blooms Throughout The Year<br>Do Not Over Water Or Will Die                                                           |
|  | Caesalpinia pulcherrima                | Red Bird Of Paradise     | 5 gal.     | 88         | 1.0 GPH Emitter                          | Trim Shrub To 6" Height November 1st Each Year                                                                                               |
|  | Calliandra californica                 | Red Baja Fairy Duster    | 5 gal.     | 18         | 1.0 GPH Emitter                          | Trim Shrub Back To 19" Height April 1st Each Year<br>(Trim Shrub Back No Later Than April 7th)                                               |
|  | Cassia artemisioides                   | Feathery Cassia          | 5 gal.     | 47         | 1.0 GPH Emitter                          | Prune Once A Year To Maintain Shape                                                                                                          |
|  | Celtis pallida                         | Desert Hackberry         | 5 gal.     | 56         | 1.0 GPH Emitter                          | Plant Does Not Require Maintenance                                                                                                           |
|  | Dalea frutescens 'Sierra Negra'        | Black Dalea              | 5 gal.     | 63         | 1.0 GPH Emitter                          | Plant Does Not Require Maintenance                                                                                                           |
|  | Eremophila maculata 'Valentine'        | Emu Bush                 | 5 gal.     | 67         | 1.0 GPH Emitter                          | Remove Dead or Broken Canes Throughout The Year                                                                                              |
|  | Fouquieria splendens                   | Ocotillo                 | 5 gal.     | 9          | 1.0 GPH Emitter                          | Trim Dead Or Dying Flower Stalks By June 1st Each Year                                                                                       |
|  | Hesperaloe parviflora                  | Red Yucca                | 1 gal.     | 263        | 1.0 GPH Emitter                          | Trim Shrub Back To 18" Height April 1st Each Year                                                                                            |
|  | Justicia californica                   | Red Churaposa            | 5 gal.     | 126        | 1.0 GPH Emitter                          | Remove Dead Branches As Necessary                                                                                                            |
|  | Larrea tridentata                      | Creosote Bush            | 5 gal.     | 21         | 1.0 GPH Emitter                          | Trim Shrub Back To 18" Height April 1st Each Year<br>Do Not Over Water Or Will Die                                                           |
|  | Leucophyllum candidum 'Thunder Cloud'  | Thunder Cloud Texas Sage | 5 gal.     | 63         | 1.0 GPH Emitter                          | Trim Shrub Back To 18" Height March 1st Each Year                                                                                            |
|  | Ruellia penninsularis                  | Baja Ruellia             | 5 gal.     | 51         | 1.0 GPH Emitter                          | Plant Does Not Require Maintenance                                                                                                           |
|  | Simmondsia chinensis                   | Jojoba                   | 5 gal.     | 86         | 1.0 GPH Emitter                          | Trim Shrub Back To 12" Height March 1st Each Year                                                                                            |
|  | Sphaeralcea ambigua                    | Desert Mallow            | 5 gal.     | 30         | 1.0 GPH Emitter                          | Do Not Prune To Encourage Shrub Form                                                                                                         |
|  | Vauquelinia californica                | Arizona Rosewood         | 5 gal.     | 120        | 1.0 GPH Emitter                          | Do Not Prune To Encourage Shrub Form                                                                                                         |
| GRASSES                                                                            | BOTANICAL NAME                         | COMMON NAME              | SIZE       | QTY        | EMITTER ALLOCATION                       | MAINTENANCE NOTES                                                                                                                            |
|  | Festuca glauca 'Elijah Blue'           | Blue Fescue              | 1 gal.     | 188        | 2.0 GPH Emitter                          | Trim Grass To 6" Height, Feb. 15th Each Year                                                                                                 |
|  | Muhlenbergia capillaris 'Lenca'        | Regal Mist Pink Muhly    | 1 gal.     | 67         | 2.0 GPH Emitter                          | Trim Grass To 6" Height, Feb. 15th Each Year                                                                                                 |
|  | Muhlenbergia rigens                    | Deer Grass               | 1 gal.     | 183        | 2.0 GPH Emitter                          | Trim Grass To 6" Height, Feb. 15th Each Year                                                                                                 |
|  | Nassella tenuissima 'Pony Tails'       | Mexican Feathergrass     | 1 gal.     | 167        | 2.0 GPH Emitter                          | Trim Grass To 6" Height, Feb. 15th Each Year                                                                                                 |
| GROUND COVERS                                                                      | BOTANICAL NAME                         | COMMON NAME              | SIZE       | QTY        | EMITTER ALLOCATION                       | MAINTENANCE NOTES                                                                                                                            |
|  | Decomposed Granite                     | 'Superior Gold'          | 7/8" Minus | 224,943 sf | Contractor To Submit Sample For Approval |                                                                                                                                              |
|  | Lantana montevidensis                  | Trailing Purple Lantana  | 1 gal.     | 894        | 1.0 GPH Emitter                          | Do Not Trim Unless Necessary To Keep Off Of Hardscape<br>Trim Only As A Mass If Needed, Not Individually                                     |

Landscape Notes:

- CONTRACTOR TO OBTAIN PERMITS FROM LOCAL AGENCIES AND UTILITY COMPANIES HAVING JURISDICTION OVER THE SITE.
- CONTRACTOR TO VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO ANY INSTALLATION.
- CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY TO INSTALL THE WORK INDICATED ON THE LANDSCAPE DOCUMENTS. THEY SHALL BE RESPONSIBLE FOR CAREFUL SITE INSPECTION, DETAILED REVIEW OF THE PLANS, AND COORDINATION WITH OTHER CONTRACTORS ON-SITE PRIOR TO ANY INSTALLATION. ANY DISCREPANCIES SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE OWNERS AGENT.
- PRIOR TO INITIATING THESE LANDSCAPE IMPROVEMENTS, THE LANDSCAPE CONTRACTOR MUST SCHEDULE A PRE-CONSTRUCTION MEETING ON-SITE WITH THE APPROVAL OF THE OWNER AND THE GENERAL CONTRACTOR. THE OWNERS REPRESENTATIVE AND/OR THE PROJECT LANDSCAPE ARCHITECT MUST BE PRESENT. THE PURPOSE OF THIS MEETING IS TO RESOLVE ANY EXISTING SITE CONDITIONS THAT MAY BE IN CONFLICT WITH THESE LANDSCAPE CONSTRUCTION DOCUMENTS AND THEREFORE IMPACT THE INSTALLATION OF ANY OF THESE PROPOSED IMPROVEMENTS. THIS FIRST MEETING SHOULD BE SCHEDULED TO OCCUR AFTER THE COMPLETION OF ON-SITE AND OFF-SITE IMPROVEMENTS INCLUDING: ALL UNDERGROUND UTILITIES, MASS GRADING AND STREET IMPROVEMENTS.
- DAMAGE TO EXISTING LANDSCAPING, UNDERGROUND UTILITIES, IRRIGATION LINES, ELECTRICAL LINES, ETC. SHALL BE REPAIRED AT CONTRACTORS EXPENSE.
- ANY DISCREPANCIES FOUND BETWEEN THE PLANS AND THE SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
- ALL QUANTITIES PROVIDED ARE FOR REFERENCE ONLY. LANDSCAPE CONTRACTOR SHALL VERIFY ALL QUANTITIES PRIOR TO FINAL BID.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FINISH GRADES IN LANDSCAPED AREAS. HE SHALL DETERMINE, WITH THE GENERAL CONTRACTOR, THE EXTENT OF ROUGH GRADING AND/OR FINE GRADING TO BE ESTABLISHED BY OTHERS.
- ALL GRADING AND DRAINAGE SHALL BE IN ACCORDANCE WITH THE PLANS PREPARED BY THE PROJECT CIVIL ENGINEER, OR AS DIRECTED BY THE OWNER'S AGENT. PROVIDE POSITIVE DRAINAGE AWAY FROM THE BUILDING(S) IN ALL CONDITIONS. CONTRACTOR TO MEET ALL EXISTING GRADES AT PROJECT BOUNDARIES. FINISH GRADE SHALL BE 1" BELOW THE TOP OF ADJACENT WALKS, CURBS AND HEADERS FOR PLANTER BEDS.
- ALL AREAS DISTURBED DURING CONSTRUCTION TO BE FINE GRADED. ADJACENT UNDISTURBED AREAS DAMAGED OR DISTURBED TO BE RESTORED TO ITS ORIGINAL CONDITION AT THE CONTRACTORS EXPENSE.
- ALL PLANTING AREAS INDICATED ON THE LANDSCAPE PLANS SHALL RECEIVE A 2" TOP DRESSING OF 7/8" MINUS DECOMPOSED GRANITE 'SUPERIOR GOLD.' (PROVIDE SAMPLE)
- STAKE LOCATIONS OF ALL TREES AND HEADERS FOR APPROVAL PRIOR TO INSTALLATION OF ANY PLANT MATERIAL.
- ALL PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED (WHEN IN LEAF) AS IS TYPICAL FOR THE SPECIES. THEY SHALL HAVE HEALTHY WELL DEVELOPED ROOT SYSTEMS (NOT POT BOUND), A NORMAL HABIT OF GROWTH CONSISTENT WITH INDUSTRY STANDARDS, AND FREE OF ANY BRUISES, CUTS OR OTHER ABNORMALITIES. PLANT MATERIAL SHALL BE SIZED IN ACCORDANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK, LATEST EDITION, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN AND THE ARIZONA NURSERYMAN ASSOCIATION STANDARDS.
- ALL RIGHT-OF-WAY PLANT MATERIAL MUST BE IN COMPLIANCE WITH THE DEPARTMENT OF WATER RESOURCES LOW WATER USE PLANT LIST. DO NOT SUBSTITUTE PLANT MATERIAL SELECTIONS OR ALTER QUANTITIES FROM THE APPROVED LANDSCAPE OR IRRIGATION PLANS WITHOUT PRIOR APPROVAL FROM THE CITY'S LANDSCAPE ARCHITECT.
- BACKFILL MIXTURES, EXCEPT AS NOTED, TO BE COMPRISED OF 50% NATIVE SOIL, 25% SAND AND 25% DECOMPOSED GRANULAR BARK MULCH, AND 2 LBS. DISPERSAL PER CUBIC YARD OF BACKFILL.
- ADD AGRI-FORM FERTILIZER TABLETS AT THE FOLLOWING RATES:  
1 GALLON PLANT - 1 TABLET  
5 GALLON PLANT - 2 TABLETS  
15 GALLON PLANT - 4 TABLETS  
BOXED TREE - 6 TABLETS (MIN.)
- TABLETS TO BE PLACED NO DEEPER THAN 6" BELOW SOIL SURFACE.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL PLANTS SHOWN ON PLANTING PLAN. DO NOT SUBSTITUTE PLANTS BY TYPE OR QUANTITY WITHOUT WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT OR OWNER'S AGENT.
- THE OWNER'S AGENT RESERVES THE RIGHT TO REJECT ANY SELECTION OF PLANT MATERIAL THAT DOES NOT SATISFY THE INTENT OF THE LANDSCAPE DESIGN BASED ON SIZE, SHAPE, EVIDENCE OF STRESS OF IMPROPER CARE.
- PRIOR TO INITIATING THE 90 DAY MAINTENANCE PERIOD, COMPLETE ANY INITIAL PUNCH LIST ITEMS, THEN OBTAIN APPROVAL FROM OWNERS AGENT OF SUBSTANTIAL COMPLETION. DETERMINE WITH OWNER'S AGENT THE START DATE FOR THE 90 DAY MAINTENANCE PERIOD. CONTRACTOR TO THEN MAINTAIN LANDSCAPE WHICH MAY INCLUDE WATERING, WEEDING, PRUNING AND REPLACEMENT OF ANY MATERIAL THAT HAS DIED OR IS SHOWING EVIDENCE OF STRESS. SUBMIT WRITTEN REQUEST FOR FINAL PUNCH LIST ONE WEEK PRIOR TO END OF MAINTENANCE PERIOD.
- PROVIDE OWNER WITH A WRITTEN GUARANTEE OF ONE (1) YEAR FOR ALL PALM TREES AND TREES AND A PERIOD OF SIX (6) MONTHS FOR ALL OTHER PLANT MATERIAL DATED FROM THE START OF THE MAINTENANCE PERIOD AGAINST DEFECTS INCLUDING DEATH AND UNSATISFACTORY GROWTH. PROVIDE OWNER WITH WRITTEN INSTRUCTIONS OUTLINING MAINTENANCE PROCEDURES TO BE ADOPTED IN ORDER TO PROTECT ALL GUARANTEED PLANT MATERIAL. INCLUDE WATERING SCHEDULE AND FERTILIZER PROGRAM.
- ALL LANDSCAPE IMPROVEMENTS SHALL BE MAINTAINED BY THE RIO RANCHO H.O.A. THIS INCLUDES ALL STREETScape AREAS, INCLUDING THE RIGHT OF WAY, AND ALL INTERIOR LANDSCAPE TRACTS AND EASEMENTS.
- SIGHT DISTANCE REQUIREMENTS FOR ARTERIAL AND COLLECTOR STREETS SHALL ADHERE TO SURPRISE DETAIL 4-01. SIGHT VISIBILITY WITHIN THE UNOBSTRUCTED VIEW EASEMENT AREA AND IN FRONT OF STOP SIGNS MUST MEET OR EXCEED REQUIREMENTS IN SURPRISE DETAIL 4-01 AND 4-02.

Sheet Index:

|            |                                |
|------------|--------------------------------|
| SHEET L0.1 | LANDSCAPE COVER SHEET          |
| SHEET L0.2 | OVERALL LANDSCAPE PLAN         |
| SHEET L1.1 | LANDSCAPE PLAN                 |
| SHEET L1.2 | LANDSCAPE PLAN                 |
| SHEET L1.3 | LANDSCAPE PLAN                 |
| SHEET L1.4 | LANDSCAPE PLAN                 |
| SHEET L1.5 | LANDSCAPE PLAN                 |
| SHEET L1.6 | LANDSCAPE PLAN                 |
| SHEET L1.7 | LANDSCAPE DETAILS              |
| SHEET L1.8 | LANDSCAPE MAINTENANCE SCHEDULE |

Tree Emitter Schedule:

| SIZE    | EMITTER ALLOCATION |
|---------|--------------------|
| 15 GAL. | (3) 2 GPH OUTLETS  |
| 24" BOX | (4) 2 GPH OUTLETS  |
| 30" BOX | (5) 2 GPH OUTLETS  |
| 36" BOX | (6) 2 GPH OUTLETS  |
| 42" BOX | (7) 2 GPH OUTLETS  |
| 48" BOX | (8) 2 GPH OUTLETS  |
| 54" BOX | (9) 2 GPH OUTLETS  |
| 60" BOX | (10) 2 GPH OUTLETS |
| 72" BOX | (12) 2 GPH OUTLETS |



RIO RANCHO  
PHASE 1B.2  
CONSTRUCTION DOCUMENTS  
CITY OF SURPRISE, ARIZONA

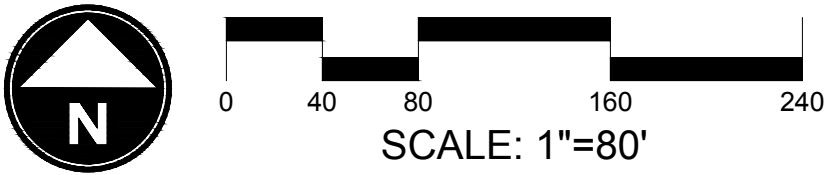
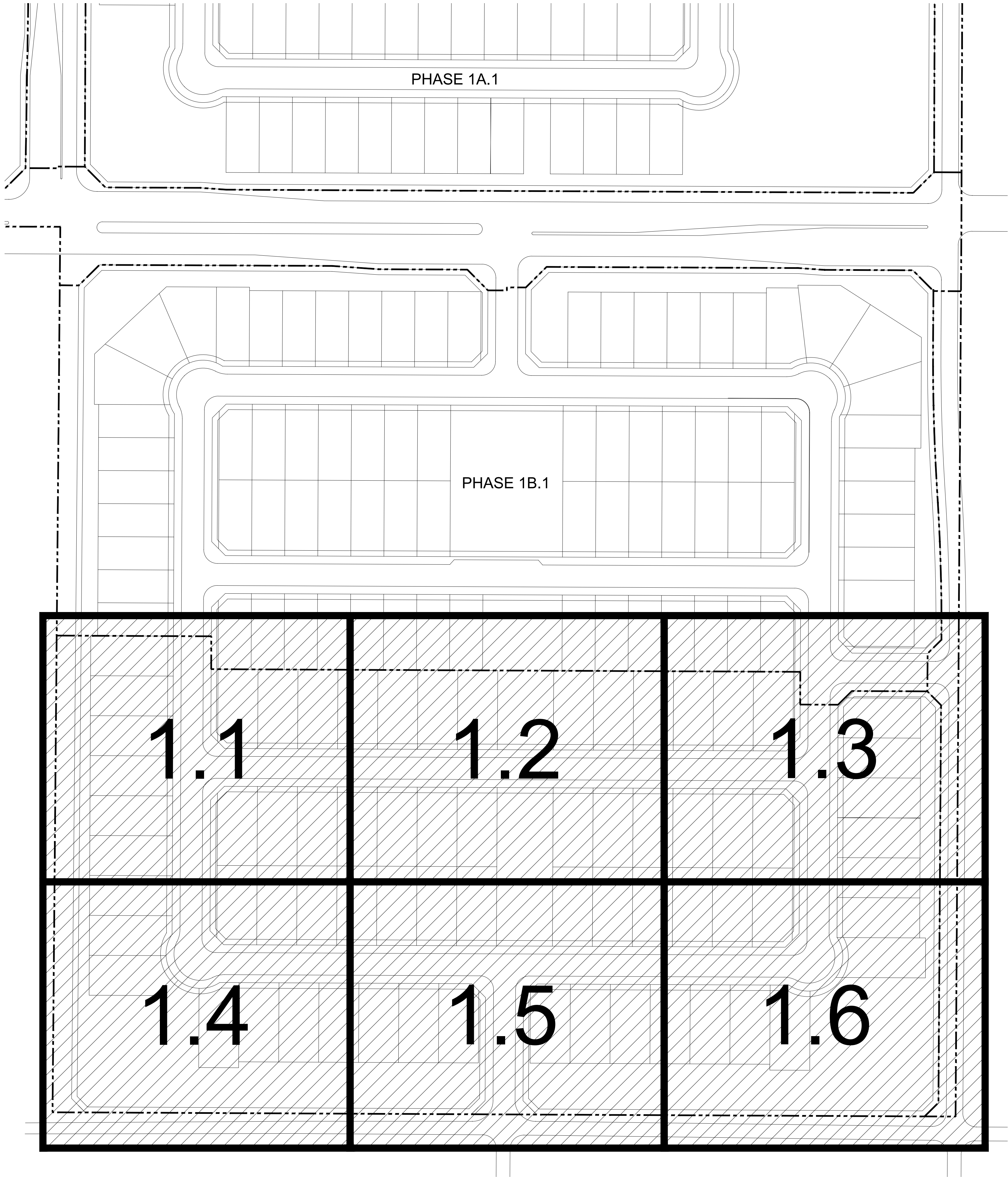


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| REVIEW BY:    | DL          |
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| SHEET TITLE:  | LANDSCAPE COVER SHEET |
| SHEET NUMBER: |                       |

L0.1





PLANT SCHEDULE

| TREES           | BOTANICAL NAME                            | COMMON NAME              |
|-----------------|-------------------------------------------|--------------------------|
|                 | Acacia farnesiana                         | Sweet Acacia             |
|                 | Acacia salicina                           | Willow Acacia            |
|                 | Olneya tesota                             | Desert Ironwood          |
|                 | Parkinsonia florida                       | Blue Palo Verde          |
|                 | Parkinsonia praecox                       | Palo Brea                |
|                 | Parkinsonia x `Desert Museum`             | Desert Museum Palo Verde |
|                 | Pistacia chinensis `Sarah`'s Radiance` TM | Chinese Pistache         |
|                 | Pithecellobium flexicaule                 | Texas Ebony              |
|                 | Prosopis glandulosa `Maverick` TM         | Honey Mesquite           |
|                 | Sophora secundiflora                      | Texas Mountain Laurel    |
| EVERGREEN TREES | BOTANICAL NAME                            | COMMON NAME              |
|                 | Pinus eldarica                            | Afghan Pine              |
| SHRUBS          | BOTANICAL NAME                            | COMMON NAME              |
|                 | Agave angustifolia marginata              | Ribbon Agave             |
|                 | Ambrosia deltoidea                        | Triangle Leaf Bursage    |
|                 | Baileya multiradiata                      | Desert Marigold          |
|                 | Caesalpinia pulcherrima                   | Red Bird Of Paradise     |
|                 | Calliandra californica                    | Red Baja Fairy Duster    |
|                 | Cassia artemisioides                      | Feathery Cassia          |
|                 | Celtis pallida                            | Desert Hackberry         |
|                 | Dalea frutescens `Sierra Negra`           | Black Dalea              |
|                 | Eremophila maculata `Valentine`           | Emu Bush                 |
|                 | Fouquieria splendens                      | Ocotillo                 |
|                 | Hesperaloe parviflora                     | Red Yucca                |
|                 | Justicia californica                      | Red Churaposa            |
|                 | Larrea tridentata                         | Creosote Bush            |
|                 | Leucophyllum candidum `Thunder Cloud`     | Thunder Cloud Texas Sage |
|                 | Ruellia penninsularis                     | Baja Ruellia             |
|                 | Simmondsia chinensis                      | Jojoba                   |
|                 | Sphaeralcea ambigua                       | Desert Mallow            |
|                 | Vauquelinia californica                   | Arizona Rosewood         |
| GRASSES         | BOTANICAL NAME                            | COMMON NAME              |
|                 | Festuca glauca `Elijah Blue`              | Blue Fescue              |
|                 | Muhlenbergia capillaris `Lenca`           | Regal Mist Pink Muhly    |
|                 | Muhlenbergia rigens                       | Deer Grass               |
|                 | Nassella tenuissima `Pony Tails`          | Mexican Feathergrass     |
| GROUND COVERS   | BOTANICAL NAME                            | COMMON NAME              |
|                 | Decomposed Granite                        | `Superior Gold`          |
|                 | Lantana montevidensis                     | Trailing Purple Lantana  |



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CONSTRUCTION DOCUMENTS  
CITY OF SURPRISE, ARIZONA

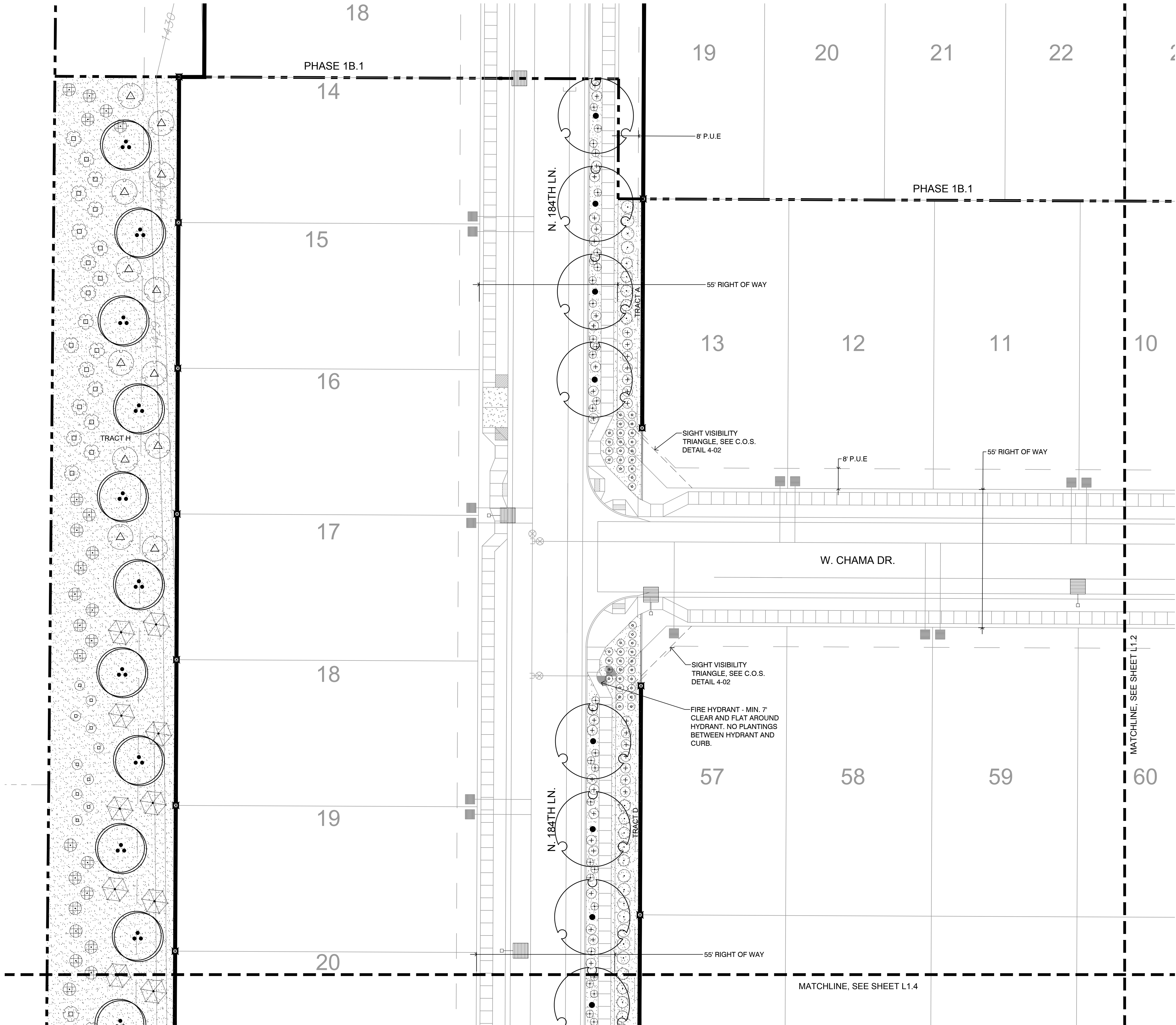


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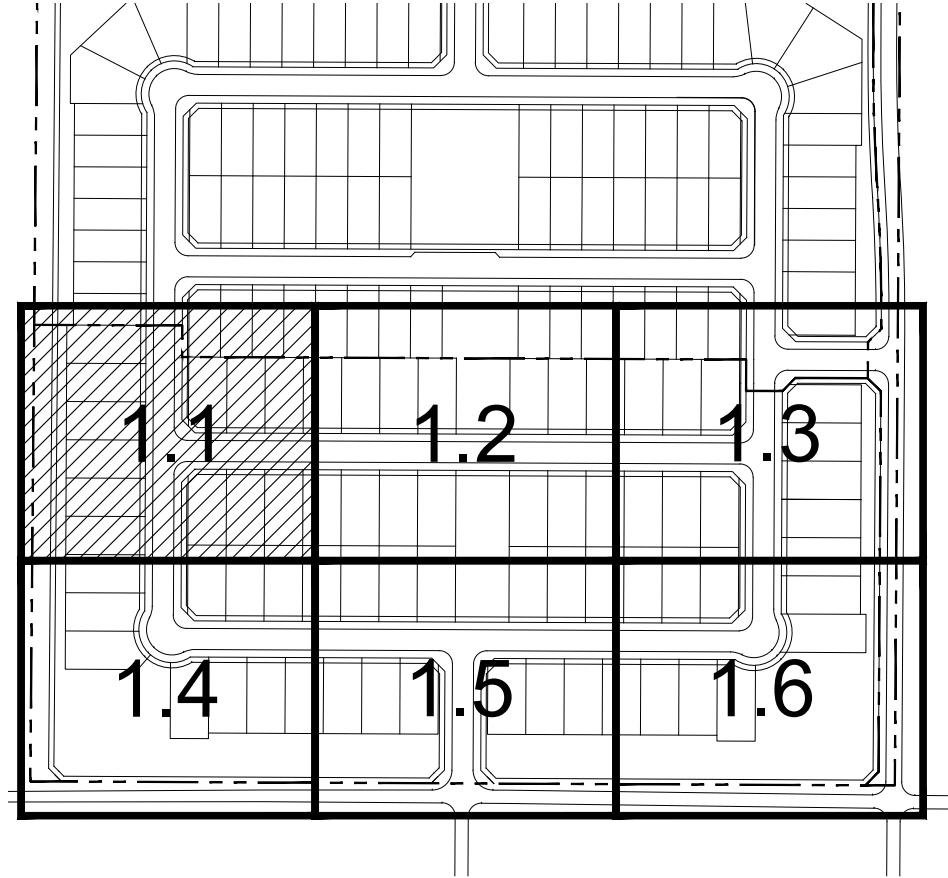
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L0.2





KEY MAP:



PLANT SCHEDULE

| TREES           | BOTANICAL NAME                           | COMMON NAME              |
|-----------------|------------------------------------------|--------------------------|
|                 | Acacia farnesiana                        | Sweet Acacia             |
|                 | Acacia salicina                          | Willow Acacia            |
|                 | Olneya tesota                            | Desert Ironwood          |
|                 | Parkinsonia florida                      | Blue Palo Verde          |
|                 | Parkinsonia praecox                      | Palo Brea                |
|                 | Parkinsonia x 'Desert Museum'            | Desert Museum Palo Verde |
|                 | Pistacia chinensis 'Sarah's Radiance' TM | Chinese Pistache         |
|                 | Pithecellobium flexiculae                | Texas Ebony              |
|                 | Prosopis glandulosa 'Maverick' TM        | Honey Mesquite           |
|                 | Sophora secundiflora                     | Texas Mountain Laurel    |
| EVERGREEN TREES | BOTANICAL NAME                           | COMMON NAME              |
|                 | Pinus edulis                             | Alghen Pine              |
| SHRUBS          | BOTANICAL NAME                           | COMMON NAME              |
|                 | Agave angustifolia marginata             | Ribbon Agave             |
|                 | Ambrosia deltoidea                       | Triangle Leaf Bursage    |
|                 | Baleya multiradiata                      | Desert Marigold          |
|                 | Cassia pulcherrima                       | Red Bird Of Paradise     |
|                 | Calliandra californica                   | Red Baja Fairy Duster    |
|                 | Cassia artemisioides                     | Feathery Cassia          |
|                 | Celtis pallida                           | Desert Hackberry         |
|                 | Dalea frutescens 'Sierra Negra'          | Black Dalea              |
|                 | Eremophila maculata 'Valentine'          | Emu Bush                 |
|                 | Fouquieria splendens                     | Ocotillo                 |
|                 | Hesperaloe parviflora                    | Red Yucca                |
|                 | Justicia californica                     | Red Churuposa            |
|                 | Larrea tridentata                        | Creosote Bush            |
|                 | Leucophyllum candidum 'Thunder Cloud'    | Thunder Cloud Texas Sage |
|                 | Ruellia peninsularis                     | Baja Ruellia             |
|                 | Simmondsia chinensis                     | Jojoba                   |
|                 | Sphaeralcea ambigua                      | Desert Mallow            |
|                 | Vauquelinia californica                  | Arizona Rosewood         |
| GRASSES         | BOTANICAL NAME                           | COMMON NAME              |
|                 | Festuca glauca 'Elijah Blue'             | Blue Fescue              |
|                 | Muhlenbergia capillaris 'Lancea'         | Regal Mist Pink Muhly    |
|                 | Muhlenbergia rigens                      | Deer Grass               |
|                 | Nassella tenuissima 'Pony Tails'         | Mexican Feathergrass     |
| GROUND COVERS   | BOTANICAL NAME                           | COMMON NAME              |
|                 | Decomposed Granite                       | 'Superior Gold'          |
|                 | Lantana montevidensis                    | Trailing Purple Lantana  |



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PHASE 1B.2  
CONSTRUCTION DOCUMENTS  
CITY OF SURPRISE, ARIZONA



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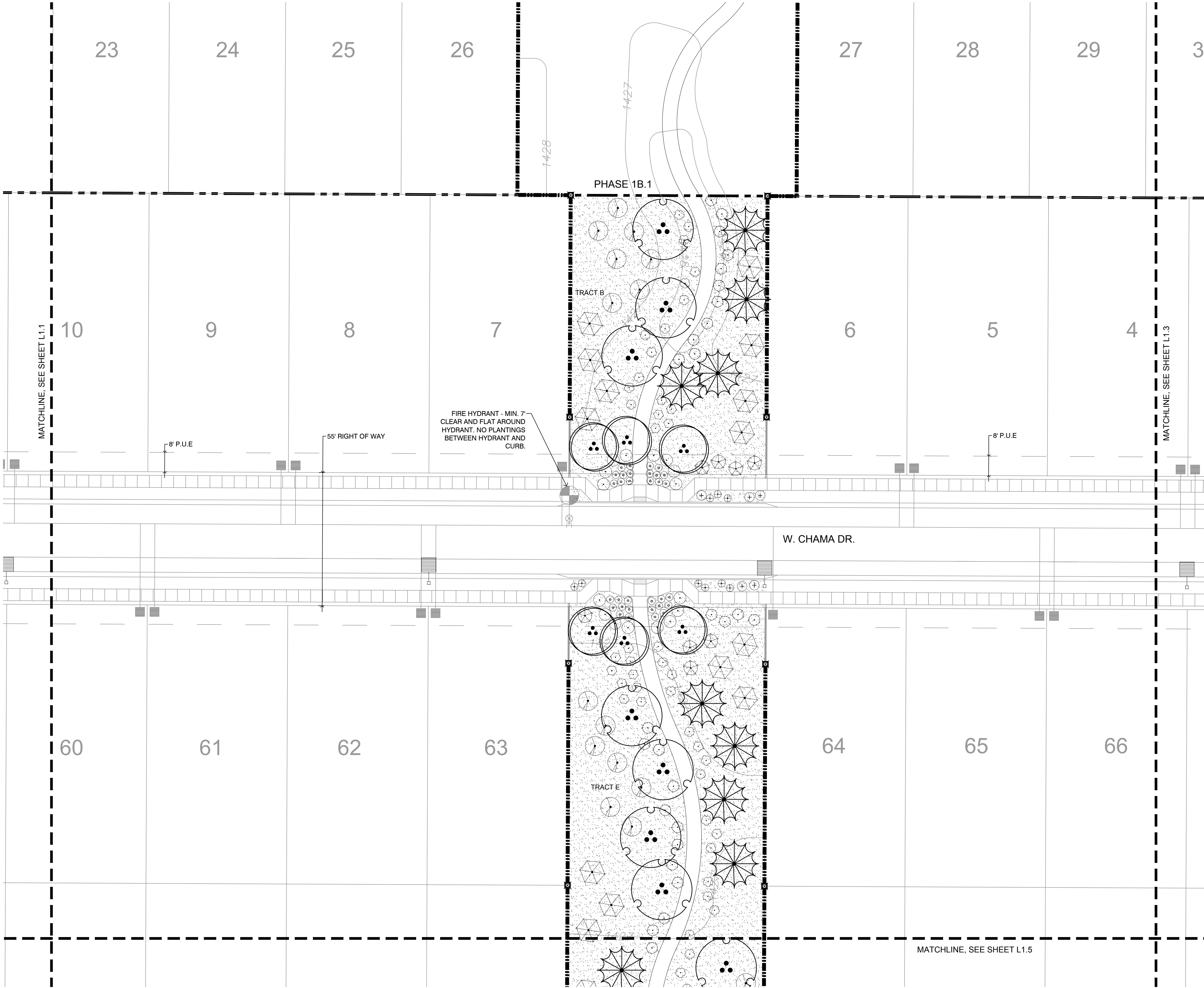
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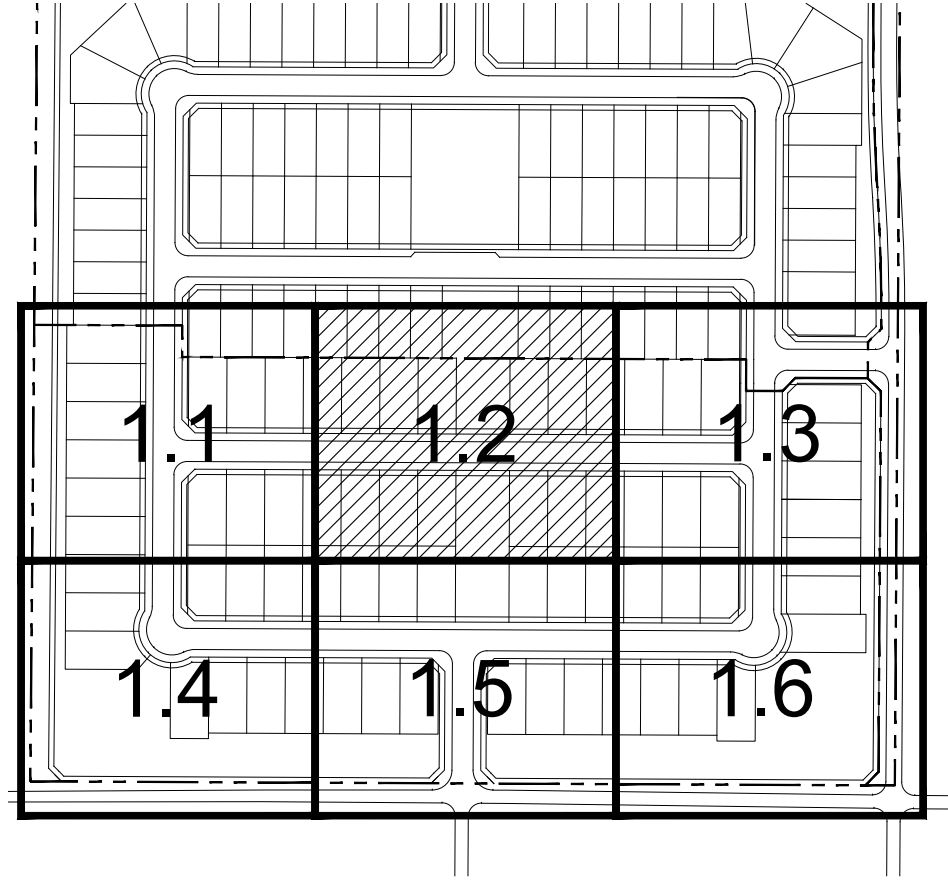
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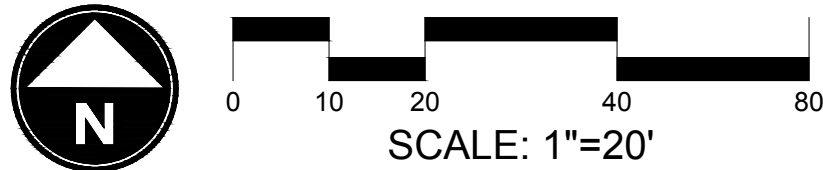


KEY MAP:



PLANT SCHEDULE

| TREES           | BOTANICAL NAME                           | COMMON NAME              |
|-----------------|------------------------------------------|--------------------------|
|                 | Acacia farnesiana                        | Sweet Acacia             |
|                 | Acacia salicina                          | Willow Acacia            |
|                 | Olneya tesota                            | Desert Ironwood          |
|                 | Parkinsonia florida                      | Blue Palo Verde          |
|                 | Parkinsonia praecox                      | Palo Brea                |
|                 | Parkinsonia x 'Desert Museum'            | Desert Museum Palo Verde |
|                 | Pistacia chinensis 'Sarah's Radiance' TM | Chinese Pistache         |
|                 | Pithecellobium flexiculae                | Texas Ebony              |
|                 | Prosopis glandulosa 'Maverick' TM        | Honey Mesquite           |
|                 | Sophora secundiflora                     | Texas Mountain Laurel    |
| EVERGREEN TREES | BOTANICAL NAME                           | COMMON NAME              |
|                 | Pinus edulis                             | Alghen Pine              |
| SHRUBS          | BOTANICAL NAME                           | COMMON NAME              |
|                 | Agave angustifolia marginata             | Ribbon Agave             |
|                 | Ambrosia deltoidea                       | Triangle Leaf Bursage    |
|                 | Baileya multiradiata                     | Desert Marigold          |
|                 | Cassia pulcherrima                       | Red Bird Of Paradise     |
|                 | Calliandra californica                   | Red Baja Fairy Duster    |
|                 | Cassia artemisioides                     | Feathery Cassia          |
|                 | Celtis pallida                           | Desert Hackberry         |
|                 | Dalea frutescens 'Sierra Negra'          | Black Dalea              |
|                 | Eremophila maculata 'Valentine'          | Emu Bush                 |
|                 | Fouquieria splendens                     | Occotillo                |
|                 | Hesperaloe parviflora                    | Red Yucca                |
|                 | Justicia californica                     | Red Churaposa            |
|                 | Larrea tridentata                        | Creosote Bush            |
|                 | Leucophyllum candidum 'Thunder Cloud'    | Thunder Cloud Texas Sage |
|                 | Ruellia penninsularis                    | Baja Ruellia             |
|                 | Simmondsia chinensis                     | Jojoba                   |
|                 | Sphaeralcea ambigua                      | Desert Mallow            |
|                 | Vauquelinia californica                  | Arizona Rosewood         |
| GRASSES         | BOTANICAL NAME                           | COMMON NAME              |
|                 | Festuca glauca 'Elijah Blue'             | Blue Fescue              |
|                 | Muhlenbergia capillaris 'Lencea'         | Regal Mist Pink Muhly    |
|                 | Muhlenbergia rigens                      | Deer Grass               |
|                 | Nassella tenuissima 'Pony Tails'         | Mexican Feathergrass     |
| GROUND COVERS   | BOTANICAL NAME                           | COMMON NAME              |
|                 | Decomposed Granite                       | 'Superior Gold'          |
|                 | Lantana montevidensis                    | Trailing Purple Lantana  |



LANGVARDT DESIGN GROUP

EST. 2006

LDG

SALT LAKE CITY

PLANNING & LANDSCAPE ARCHITECTURE

RIO RANCHO

PHASE 1B.2

CONSTRUCTION DOCUMENTS

CITY OF SURPRISE, ARIZONA

REGISTERED LANDSCAPE ARCHITECT

CERTIFICATE NO. 41357

CHRIS ERIC LANGVARDT

STATE OF ARIZONA 08-01-2024

ARIZONA U.S.A.

PREPARED FOR:

DATE:

JUNE 2019

PROJECT:

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DRAWN BY:

TK

REVIEW BY:

DL

VERSION:

REVISIONS:

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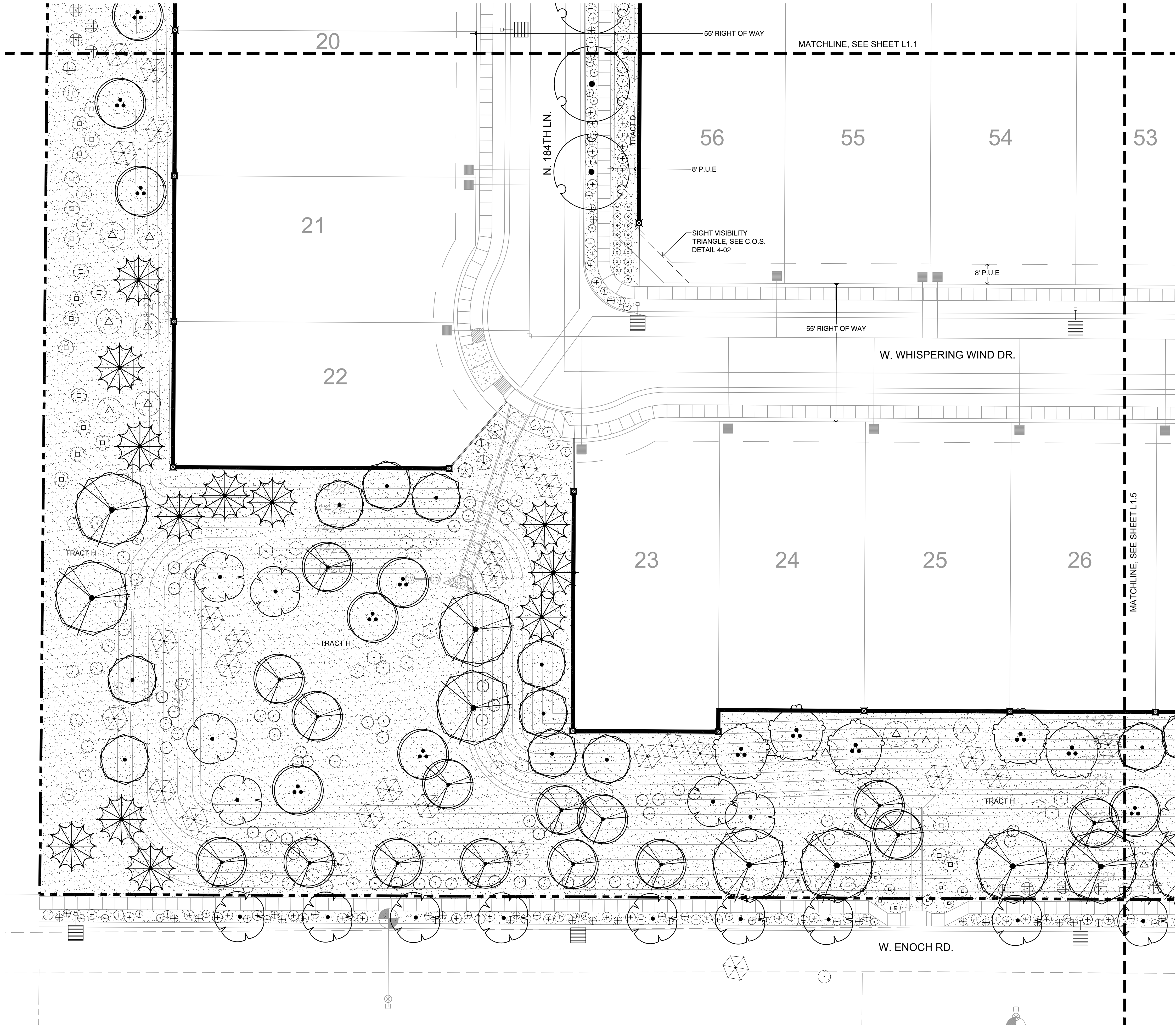
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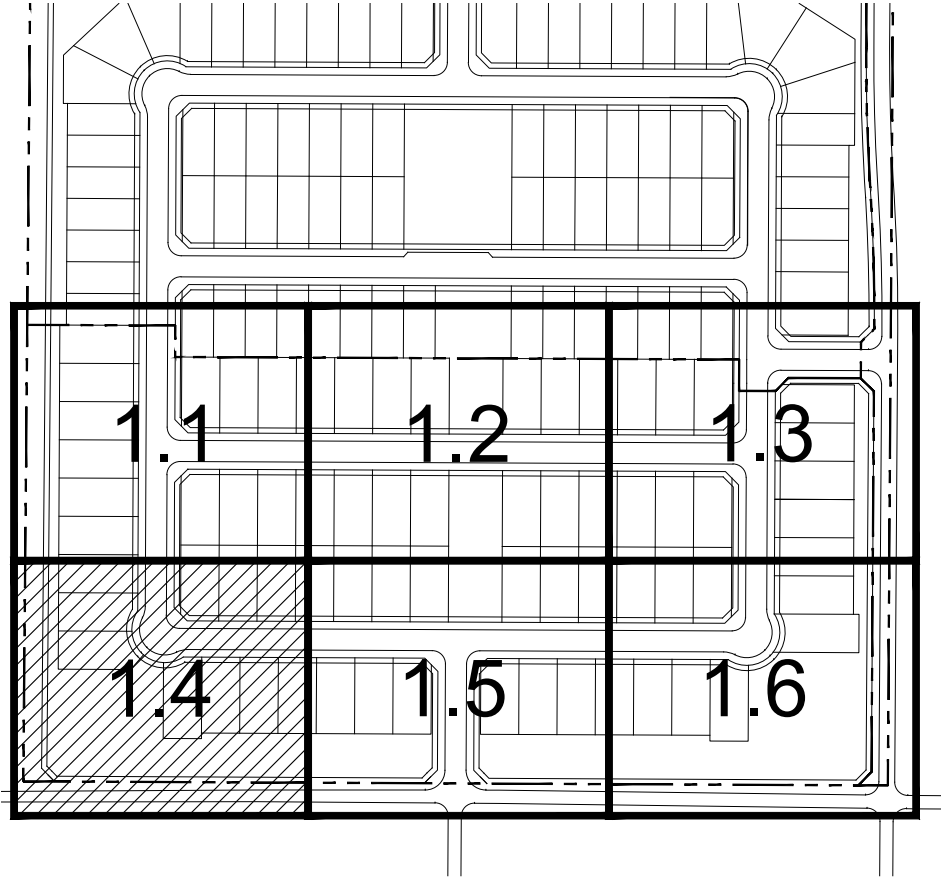






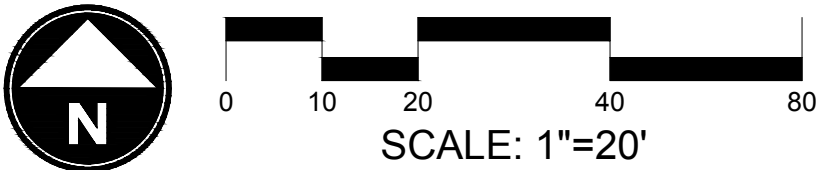


KEY MAP:



PLANT SCHEDULE

| TREES           | BOTANICAL NAME                         | COMMON NAME              |
|-----------------|----------------------------------------|--------------------------|
|                 | Acacia farnesiana                      | Sweet Acacia             |
|                 | Acacia salicina                        | Willow Acacia            |
|                 | Olneya tesota                          | Desert Ironwood          |
|                 | Parkinsonia florida                    | Blue Palo Verde          |
|                 | Parkinsonia praecox                    | Palo Brea                |
|                 | Parkinsonia x 'Desert Museum'          | Desert Museum Palo Verde |
|                 | Pistacia chinensis 'Sarah's Radiance'™ | Chinese Pistache         |
|                 | Pithecellobium flexiculae              | Texas Ebony              |
|                 | Prosopis glandulosa 'Maverick'™        | Honey Mesquite           |
|                 | Sophora secundiflora                   | Texas Mountain Laurel    |
| EVERGREEN TREES | BOTANICAL NAME                         | COMMON NAME              |
|                 | Pinus edulis                           | Alghan Pine              |
| SHRUBS          | BOTANICAL NAME                         | COMMON NAME              |
|                 | Agave angustifolia marginata           | Ribbon Agave             |
|                 | Ambrosia deltoidea                     | Triangle Leaf Bursage    |
|                 | Baileya multiradiata                   | Desert Marigold          |
|                 | Cassia pulcherrima                     | Red Bird Of Paradise     |
|                 | Calliandra californica                 | Red Baja Fairy Duster    |
|                 | Cassia artemisioides                   | Feathery Cassia          |
|                 | Celtis pallida                         | Desert Hackberry         |
|                 | Dalea frutescens 'Sierra Negra'        | Black Dalea              |
|                 | Eremophila maculata 'Valentine'        | Emu Bush                 |
|                 | Fouquieria splendens                   | Ocotillo                 |
|                 | Hesperaloe parviflora                  | Red Yucca                |
|                 | Justicia californica                   | Red Churaposa            |
|                 | Larrea tridentata                      | Creosote Bush            |
|                 | Leucophyllum candidum 'Thunder Cloud'  | Thunder Cloud Texas Sage |
|                 | Ruellia penninsularis                  | Baja Ruellia             |
|                 | Simmondsia chinensis                   | Jojoba                   |
|                 | Sphaeralcea ambigua                    | Desert Mallow            |
|                 | Vauquelinia californica                | Arizona Rosewood         |
| GRASSES         | BOTANICAL NAME                         | COMMON NAME              |
|                 | Festuca glauca 'Elijah Blue'           | Blue Fescue              |
|                 | Muhlenbergia capillaris 'Lanca'        | Regal Mist Pink Muhly    |
|                 | Muhlenbergia rigens                    | Deer Grass               |
|                 | Nassella tenuissima 'Pony Tails'       | Mexican Feathergrass     |
| GROUND COVERS   | BOTANICAL NAME                         | COMMON NAME              |
|                 | Decomposed Granite                     | 'Superior Gold'          |
|                 | Lantana montevidensis                  | Trailing Purple Lantana  |



LANDVARDT DESIGN GROUP

EST. 2006

LDG

SALT LAKE CITY

PLANNING & LANDSCAPE ARCHITECTURE

RIO RANCHO

PHASE 1B.2

CONSTRUCTION DOCUMENTS

CITY OF SURPRISE, ARIZONA

REGISTERED LANDSCAPE ARCHITECT

CERTIFICATE NO. 41357

CHRIS ERIC LANGVARDT

DESIGNED IN ARIZONA

PREPARED FOR:

DATE: JUNE 2019

PROJECT: 000.0000.81

DRAWN BY: TK

REVIEW BY: DL

VERSION:

REVISIONS:

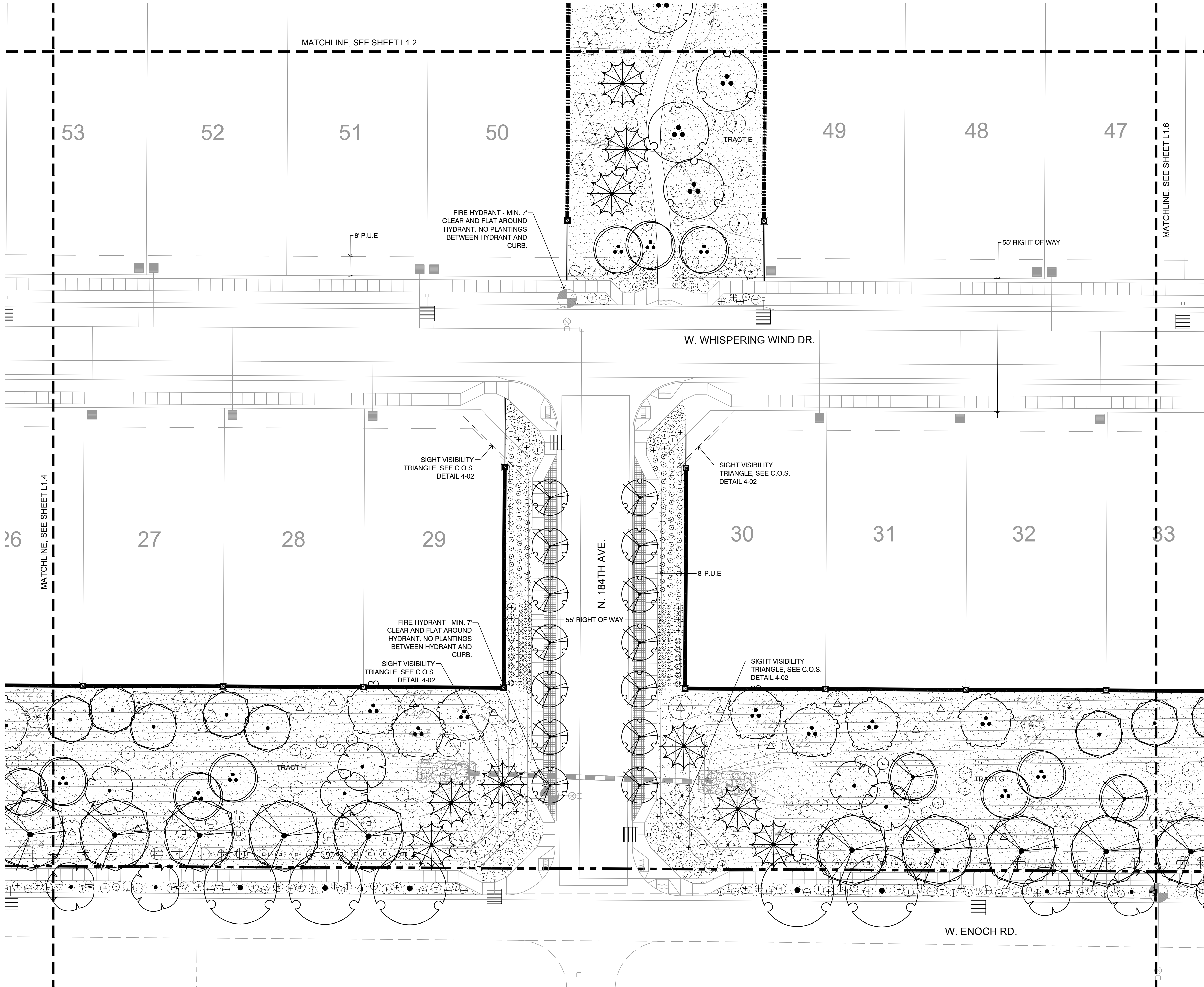
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SHEET NUMBER:

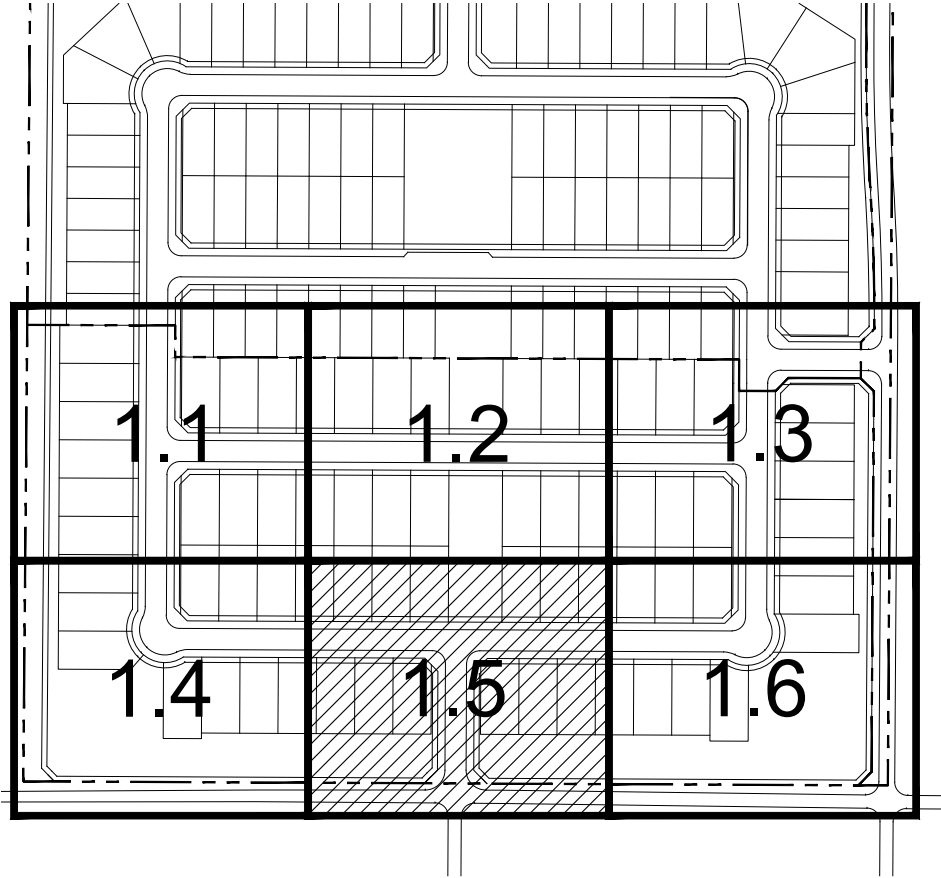
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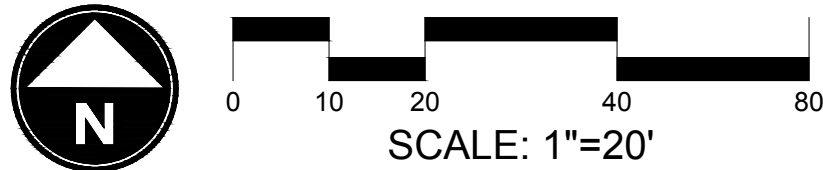


KEY MAP:



PLANT SCHEDULE

| TREES           | BOTANICAL NAME                           | COMMON NAME              |
|-----------------|------------------------------------------|--------------------------|
|                 | Acacia farnesiana                        | Sweet Acacia             |
|                 | Acacia salicina                          | Willow Acacia            |
|                 | Olneya tesota                            | Desert Ironwood          |
|                 | Parkinsonia florida                      | Blue Palo Verde          |
|                 | Parkinsonia praecox                      | Palo Brea                |
|                 | Parkinsonia x 'Desert Museum'            | Desert Museum Palo Verde |
|                 | Pistacia chinensis 'Sarah's Radiance' TM | Chinese Pistache         |
|                 | Pithecellobium flexiculae                | Texas Ebony              |
|                 | Prosopis glandulosa 'Maverick' TM        | Honey Mesquite           |
|                 | Sophora secundiflora                     | Texas Mountain Laurel    |
| EVERGREEN TREES | BOTANICAL NAME                           | COMMON NAME              |
|                 | Pinus edulis                             | Alghen Pine              |
| SHRUBS          | BOTANICAL NAME                           | COMMON NAME              |
|                 | Agave angustifolia marginata             | Ribbon Agave             |
|                 | Ambrosia deltoidea                       | Triangle Leaf Bursage    |
|                 | Baileya multiradiata                     | Desert Marigold          |
|                 | Cassipouia pulcherrima                   | Red Bird Of Paradise     |
|                 | Calliandra californica                   | Red Baja Fairy Duster    |
|                 | Cassia artemisioides                     | Feathery Cassia          |
|                 | Celtis pallida                           | Desert Hackberry         |
|                 | Dalea frutescens 'Sierra Negra'          | Black Dalea              |
|                 | Eremophila maculata 'Valentine'          | Emu Bush                 |
|                 | Fouquieria splendens                     | Ocotillo                 |
|                 | Hesperaloe parviflora                    | Red Yucca                |
|                 | Justicia californica                     | Red Churaposa            |
|                 | Larrea tridentata                        | Creosote Bush            |
|                 | Leucophyllum candidum 'Thunder Cloud'    | Thunder Cloud Texas Sage |
|                 | Ruellia penninsularis                    | Baja Ruellia             |
|                 | Simmondsia chinensis                     | Jojoba                   |
|                 | Sphaeralcea ambigua                      | Desert Mallow            |
|                 | Vauquelinia californica                  | Arizona Rosewood         |
| GRASSES         | BOTANICAL NAME                           | COMMON NAME              |
|                 | Festuca glauca 'Elijah Blue'             | Blue Fescue              |
|                 | Muhlenbergia capillaris 'Lanca'          | Regal Mist Pink Muhly    |
|                 | Muhlenbergia rigens                      | Deer Grass               |
|                 | Nassella tenuissima 'Pony Tails'         | Mexican Feathergrass     |
| GROUND COVERS   | BOTANICAL NAME                           | COMMON NAME              |
|                 | Decomposed Granite                       | 'Superior Gold'          |
|                 | Lantana montevidensis                    | Trailing Purple Lantana  |



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CONSTRUCTION DOCUMENTS  
CITY OF SURPRISE, ARIZONA



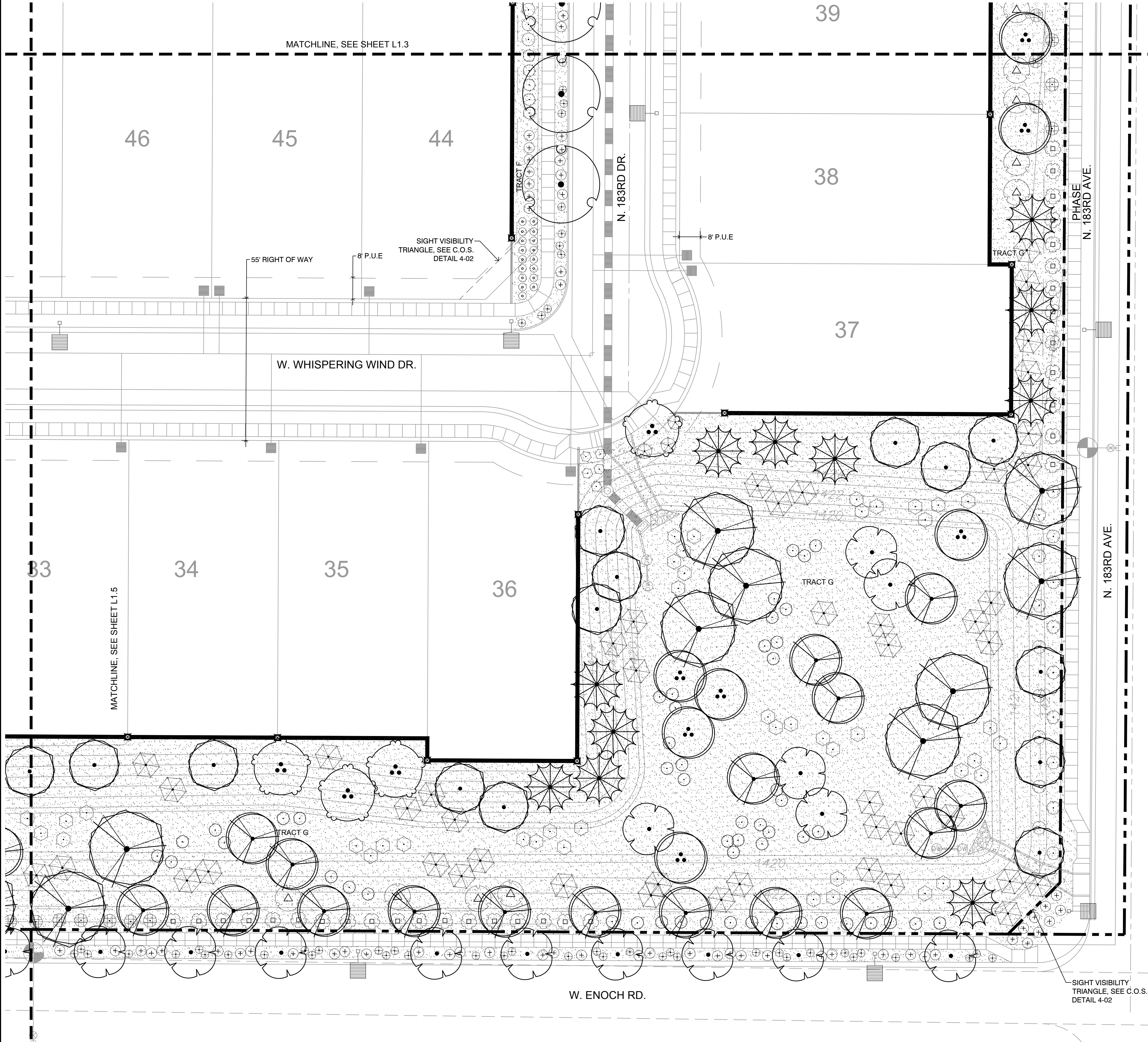
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| DRAWN BY:     | TK          |
| REVIEW BY:    | DL          |
| VERSION:      |             |
| REVISIONS:    |             |

SHEET TITLE:  
LANDSCAPE  
PLAN

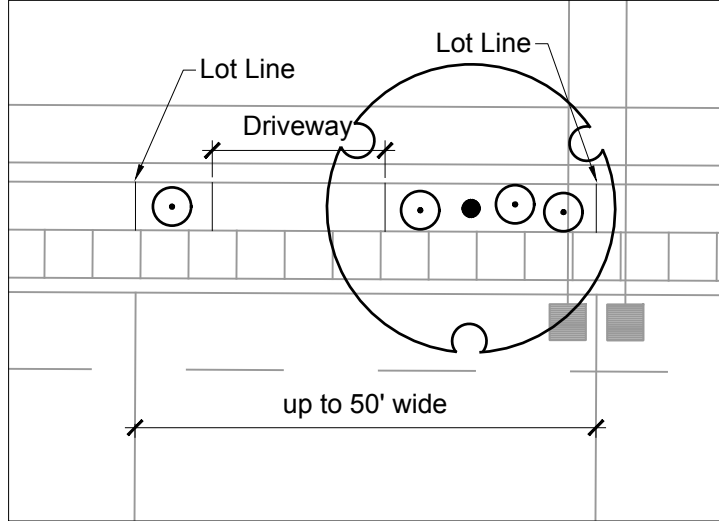
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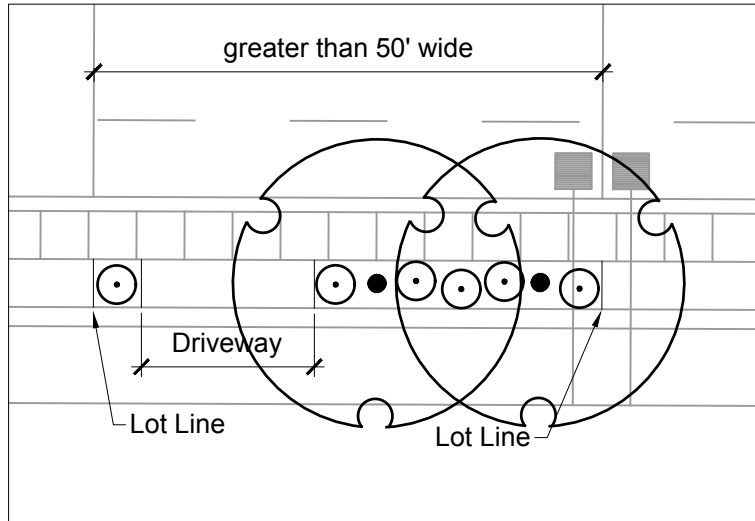




TYPICAL FRONT YARD PARK STRIP LANDSCAPING

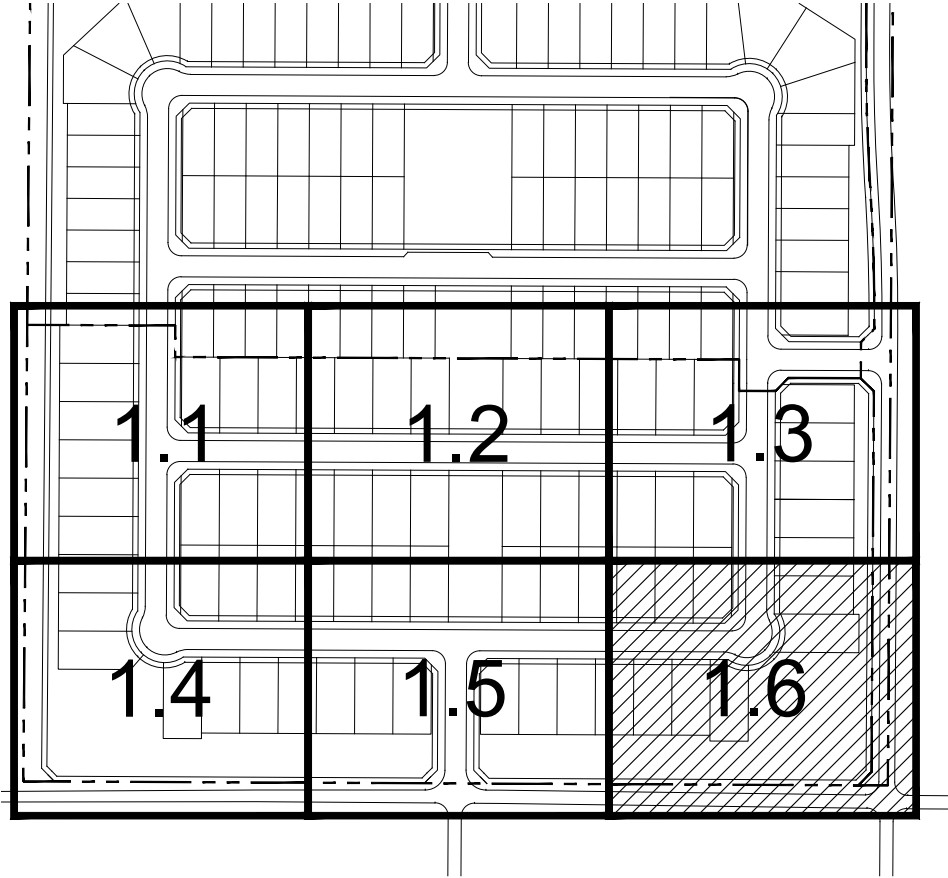


A MINIMUM OF ONE (1) 24-INCH BOX TREE AND FOUR (4) FIVE-GALLON SHRUBS AND/OR GROUND COVER PLANTS PER HOME FRONTAGE FOR LOTS UP TO 50 FEET WIDE IN THE PARKSTRIP.



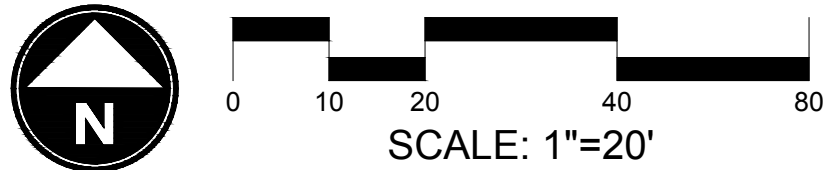
HOMES WITH FRONTAGES GREATER THAN 50 FEET WIDE SHALL HAVE AN ADDITIONAL TREE AND TWO (2) SHRUBS AND/OR GROUND COVER PLANTS.

KEY MAP:



PLANT SCHEDULE

| TREES           | BOTANICAL NAME                         | COMMON NAME              |
|-----------------|----------------------------------------|--------------------------|
|                 | Acacia farnesiana                      | Sweet Acacia             |
|                 | Acacia salicina                        | Willow Acacia            |
|                 | Olneya tesota                          | Desert Ironwood          |
|                 | Parkinsonia florida                    | Blue Palo Verde          |
|                 | Parkinsonia praecox                    | Palo Brea                |
|                 | Parkinsonia x 'Desert Museum'          | Desert Museum Palo Verde |
|                 | Pistacia chinensis 'Sarah's Radiance'™ | Chinese Pistache         |
|                 | Pithecellobium flexiculae              | Texas Ebony              |
|                 | Prosopis glandulosa 'Maverick'™        | Honey Mesquite           |
|                 | Sophora secundiflora                   | Texas Mountain Laurel    |
| EVERGREEN TREES | BOTANICAL NAME                         | COMMON NAME              |
|                 | Pinus edulis                           | Alghan Pine              |
| SHRUBS          | BOTANICAL NAME                         | COMMON NAME              |
|                 | Agave angustifolia marginata           | Ribbon Agave             |
|                 | Ambrosia deltoidea                     | Triangle Leaf Bursage    |
|                 | Baileya multiradiata                   | Desert Marigold          |
|                 | Caesalpinia pulcherrima                | Red Bird Of Paradise     |
|                 | Calliandra californica                 | Red Baja Fairy Duster    |
|                 | Cassia artemisioides                   | Feathery Cassia          |
|                 | Celtis pallida                         | Desert Hackberry         |
|                 | Dalea frutescens 'Sierra Negra'        | Black Dalea              |
|                 | Eremophila maculata 'Valentine'        | Emu Bush                 |
|                 | Fouquieria splendens                   | Ocotillo                 |
|                 | Hesperaloe parviflora                  | Red Yucca                |
|                 | Justicia californica                   | Red Churuposa            |
|                 | Larrea tridentata                      | Creosote Bush            |
|                 | Leucophyllum candidum 'Thunder Cloud'  | Thunder Cloud Texas Sage |
|                 | Ruellia penninsularis                  | Baja Ruellia             |
|                 | Simmondsia chinensis                   | Jojoba                   |
|                 | Sphaeralcea ambigua                    | Desert Mallow            |
|                 | Vauquelinia californica                | Arizona Rosewood         |
| GRASSES         | BOTANICAL NAME                         | COMMON NAME              |
|                 | Festuca glauca 'Elijah Blue'           | Blue Fescue              |
|                 | Muhlenbergia capillaris 'Lencia'       | Regal Mist Pink Muhly    |
|                 | Muhlenbergia rigens                    | Deer Grass               |
|                 | Nassella tenuissima 'Pony Tails'       | Mexican Feathergrass     |
| GROUND COVERS   | BOTANICAL NAME                         | COMMON NAME              |
|                 | Decomposed Granite                     | 'Superior Gold'          |
|                 | Lantana montevidensis                  | Trailing Purple Lantana  |



RIO RANCHO  
PHASE 1B.2  
CONSTRUCTION DOCUMENTS  
CITY OF SURPRISE, ARIZONA



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| PROJECT:   | 000.0000.81 |
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| REVIEW BY: | DL          |
| VERSION:   |             |
| REVISIONS: |             |

SHEET TITLE:  
LANDSCAPE PLAN

SHEET NUMBER:

L1.6



# RIO RANCHO

## Phase 1B.2 Hardscape Construction Documents

### Hardscape Quantities:

|                                   | Type   | Units | Quantity |
|-----------------------------------|--------|-------|----------|
| <b>Concrete</b>                   |        |       |          |
| OPEN SPACE SIDEWALK               | 'GREY' | S.F.  | 1,870    |
| <b>Masonry Walls</b>              |        |       |          |
| COMMUNITY WALL                    | 6'-0"  | L.F.  | 2,832    |
| FULL VIEW WALL                    | 6'-0"  | L.F.  | 540      |
| GABION BASKET COLUMN              | 6'-8"  | EA.   | 3        |
| COMMUNITY & FULL VIEW WALL COLUMN | 6'-8"  | EA.   | 53       |
| <b>Entry Features</b>             |        |       |          |
| NEIGHBORHOOD ENTRANCE             | 3      | EA.   | 3        |

1. QUANTITIES ARE FOR REFERENCE PURPOSES ONLY.
2. WALLS, RAMADAS AND OTHER AMENITIES SHALL BE SUBMITTED TO BUILDING SAFETY FOR REVIEW, APPROVAL, PERMITTING AND INSPECTION

### Callout Notes:

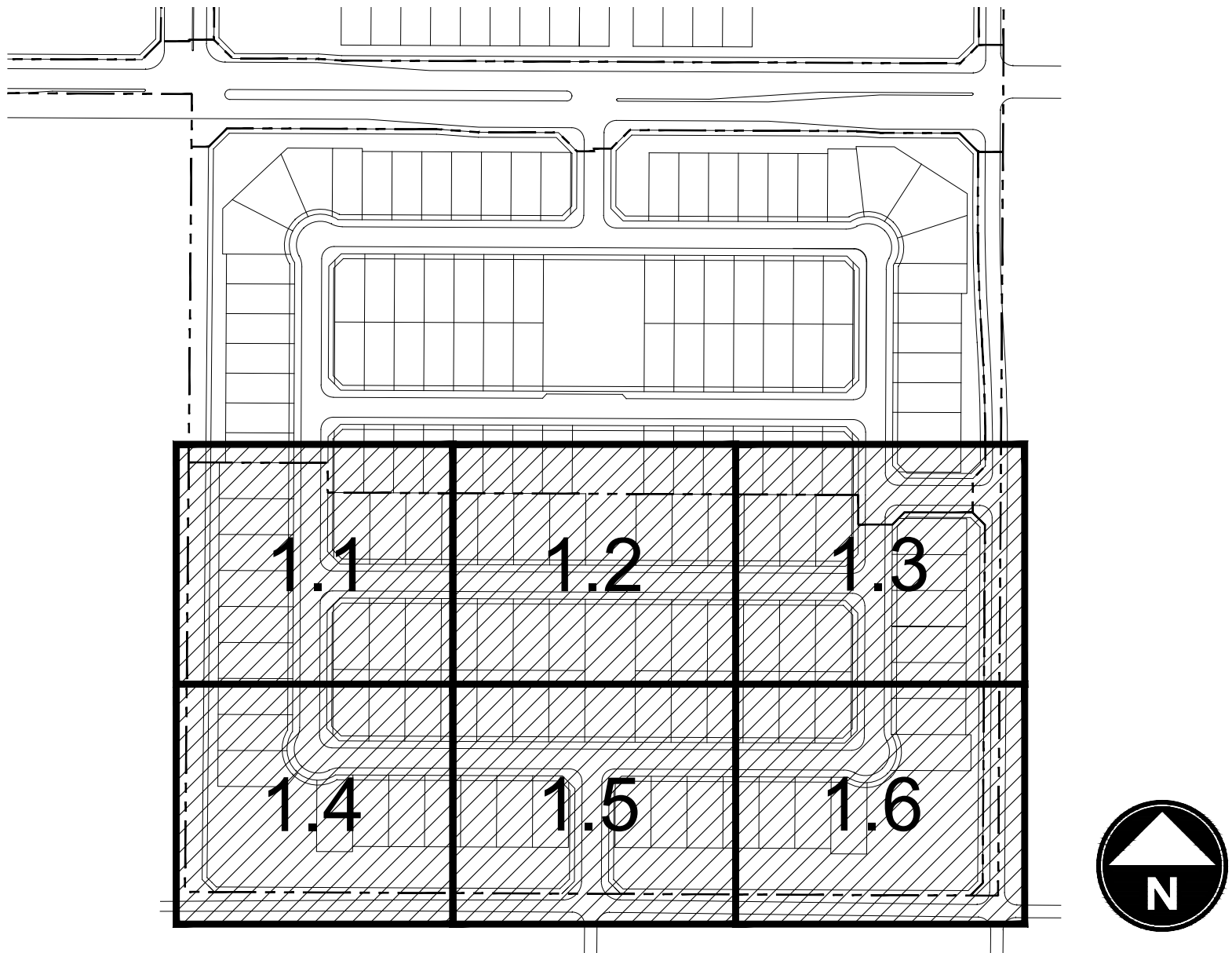
- 1 NEIGHBORHOOD ENTRY SIGN (TYP.)  
SEE DETAIL 3 - 4, SHEET H.12
- 2 COMMUNITY WALL (TYP.)  
SEE DETAIL 1 - 2, SHEET H1.11
- 3 FULL VIEW WALL  
SEE DETAIL 3 - 4, SHEET H1.11
- 4 GABION BASKET COLUMN (TYP.)  
SEE DETAIL 7, SHEET H1.11
- 5 CMU COLUMN (TYP.)  
SEE DETAIL 8 -, SHEET H1.11
- 6 5 FT. CONCRETE SIDEWALK (TYP.) COLOR: GREY  
FOR REFERENCE ONLY - SEE CIVIL PLANS
- 7 CONCRETE SIDEWALK (TYP.) COLOR: GREY  
SEE DETAILS 9 - 10, SHEET H1.10
- 8 ADA HANDICAP ACCESSIBLE RAMP (TYP.)  
FOR REFERENCE ONLY - SEE CIVIL PLANS
- 9 4" X 6" EXTRUDED CONCRETE HEADER (TYP.)  
REGULAR CONCRETE. SEE DETAIL 8, SHEET H1.10
- 10 STREET LIGHT (TYP.)  
(SEE ELECTRICAL PLANS)
- 11 SIGHT VISIBILITY TRIANGLE (TYP.)
- 12 DRAINAGE STRUCTURE - FOR REFERENCE ONLY  
SEE CIVIL PLANS.

ALL SIDEWALKS LOCATED IN THE PUBLIC RIGHT-OF-WAY SHALL BE CONSTRUCTED FROM THE APPROVED CIVIL ENGINEERING PLANS.

### Sheet Index:

|            |                        |
|------------|------------------------|
| SHEET H0.1 | HARDSCAPE COVER SHEET  |
| SHEET H0.2 | OVERALL HARDSCAPE PLAN |
| SHEET H1.1 | HARDSCAPE PLAN         |
| SHEET H1.2 | HARDSCAPE PLAN         |
| SHEET H1.3 | HARDSCAPE PLAN         |
| SHEET H1.4 | HARDSCAPE PLAN         |
| SHEET H1.5 | HARDSCAPE PLAN         |
| SHEET H1.6 | HARDSCAPE PLAN         |
| SHEET H1.7 | HARDSCAPE DETAILS      |
| SHEET H1.8 | HARDSCAPE DETAILS      |

### KEY MAP:



RIO RANCHO  
PHASE 1B.2  
CONSTRUCTION DOCUMENTS  
CITY OF SURPRISE, ARIZONA



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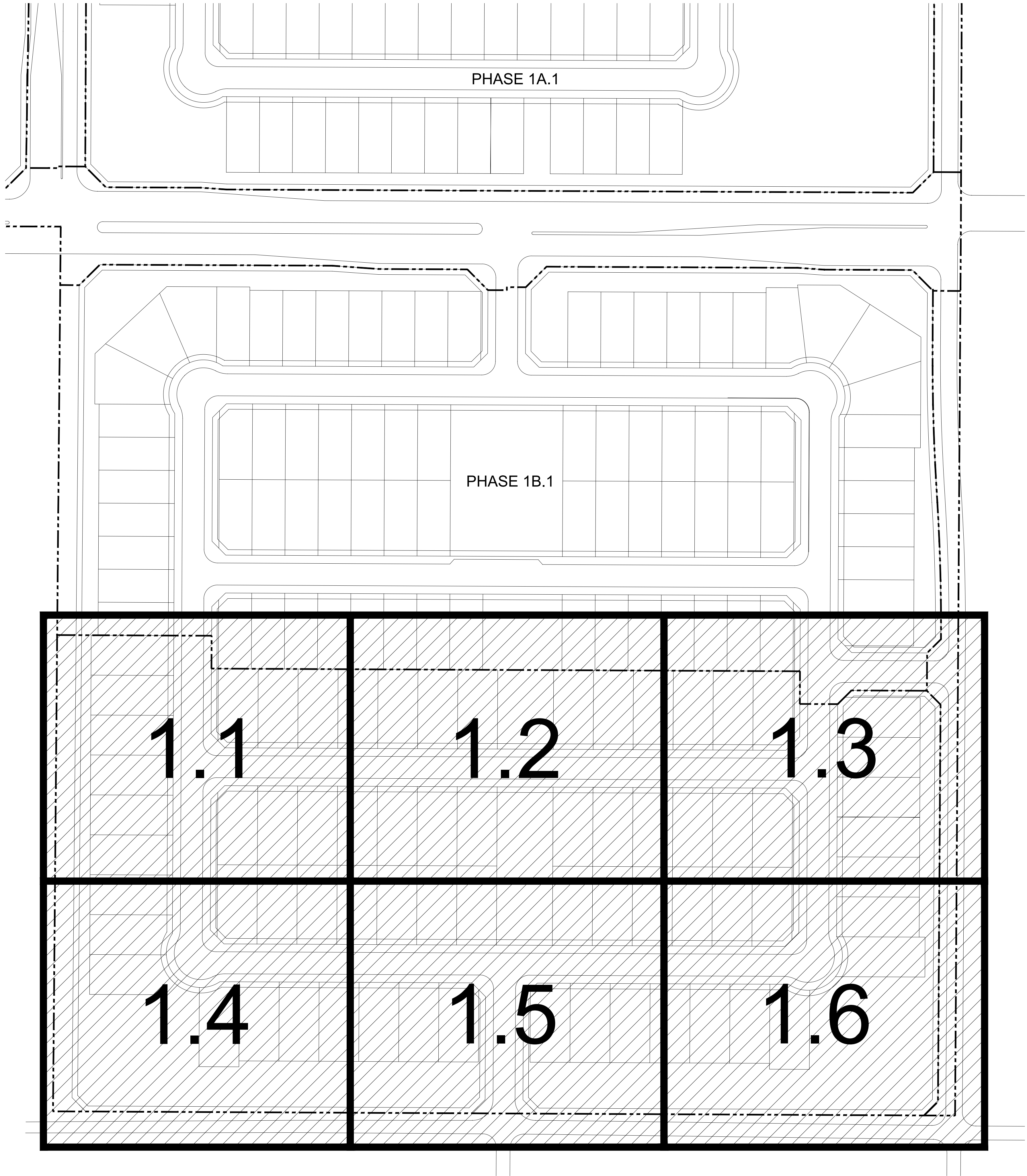
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HARDSCAPE COVER SHEET

SHEET NUMBER:

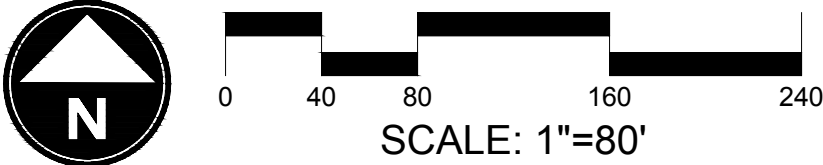
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Callout Notes:

- 1 NEIGHBORHOOD ENTRY SIGN (TYP.)  
SEE DETAIL 3 - 4, SHEET H.12
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- 3 FULL VIEW WALL  
SEE DETAIL 3 - 4, SHEET H1.11
- 4 GABION BASKET COLUMN (TYP.)  
SEE DETAIL 7, SHEET H1.11
- 5 CMU COLUMN (TYP.)  
SEE DETAIL 8 - , SHEET H1.11
- 6 5 FT. CONCRETE SIDEWALK (TYP.) COLOR: GREY  
FOR REFERENCE ONLY - SEE CIVIL PLANS
- 7 5 FT. CONCRETE SIDEWALK (TYP.) COLOR: GREY  
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- 8 ADA HANDICAP ACCESSIBLE RAMP (TYP.)  
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- 9 4" X 6" EXTRUDED CONCRETE HEADER (TYP.)  
REGULAR CONCRETE. SEE DETAIL 8, SHEET H1.10
- 10 STREET LIGHT (TYP.)  
(SEE ELECTRICAL PLANS)
- 11 SIGHT VISIBILITY TRIANGLE (TYP.)
- 12 DRAINAGE STRUCTURE - FOR REFERENCE ONLY  
SEE CIVIL PLANS.



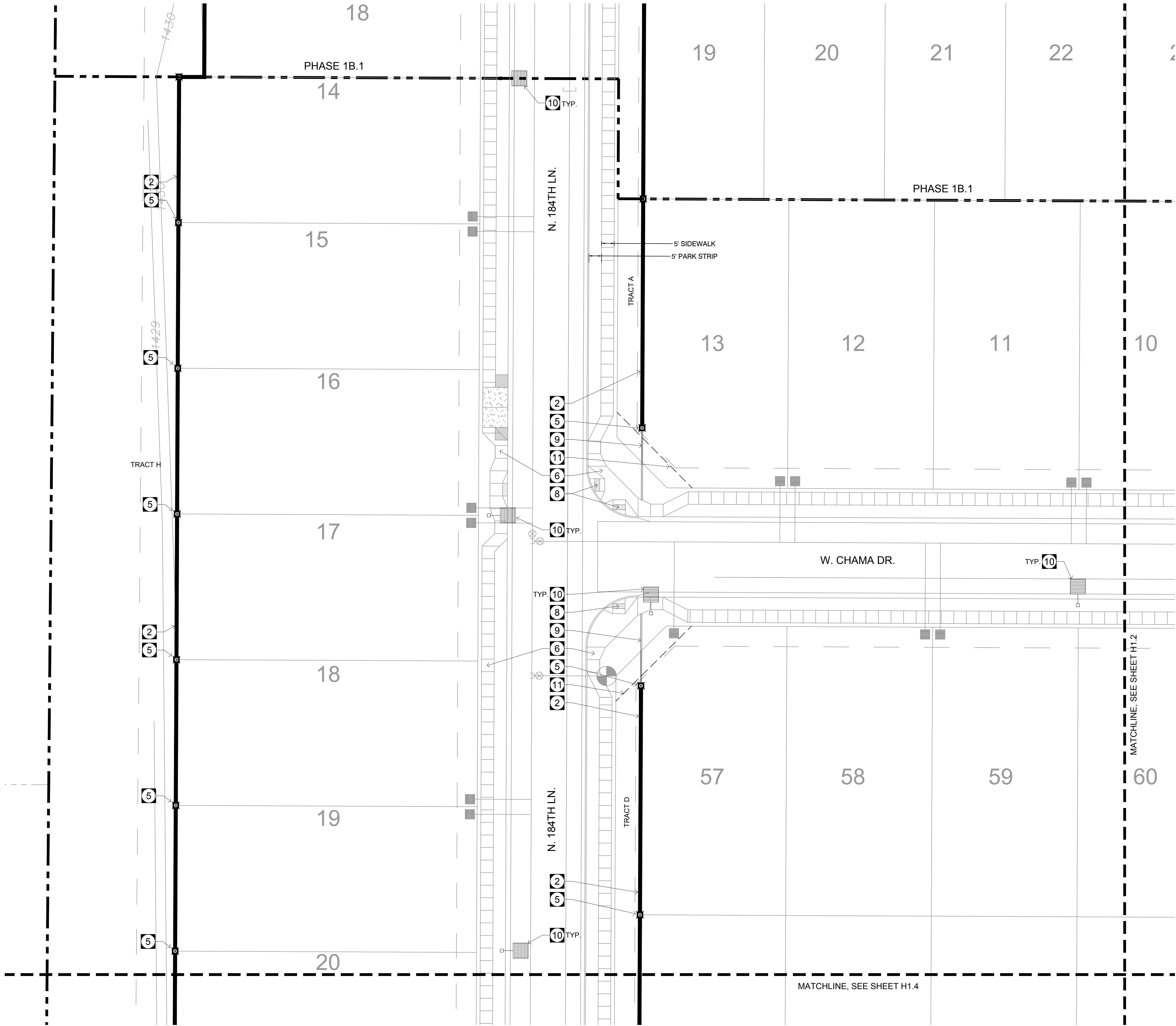
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PHASE 1B.2  
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CITY OF SURPRISE, ARIZONA



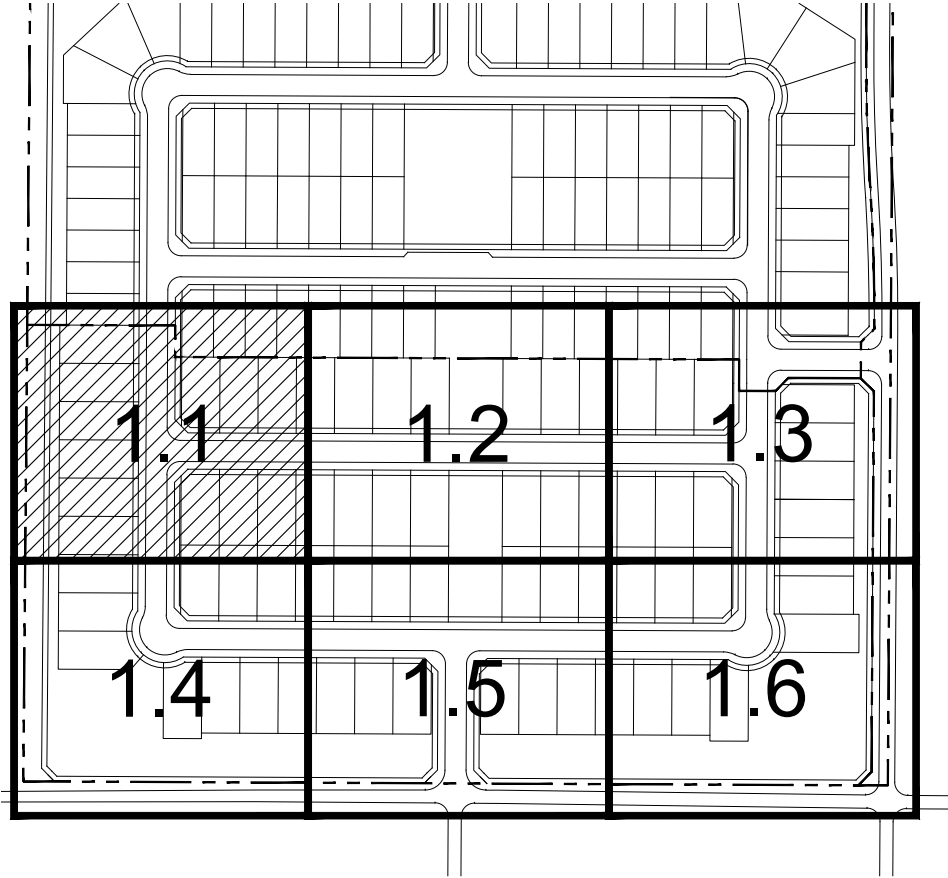
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| SHEET NUMBER: |                           |

H0.2



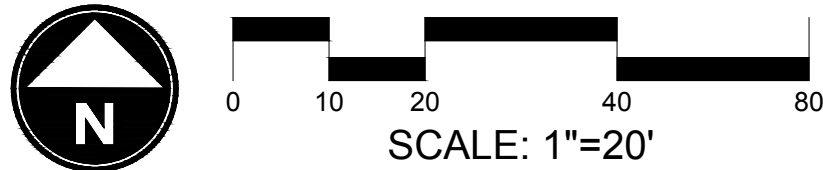


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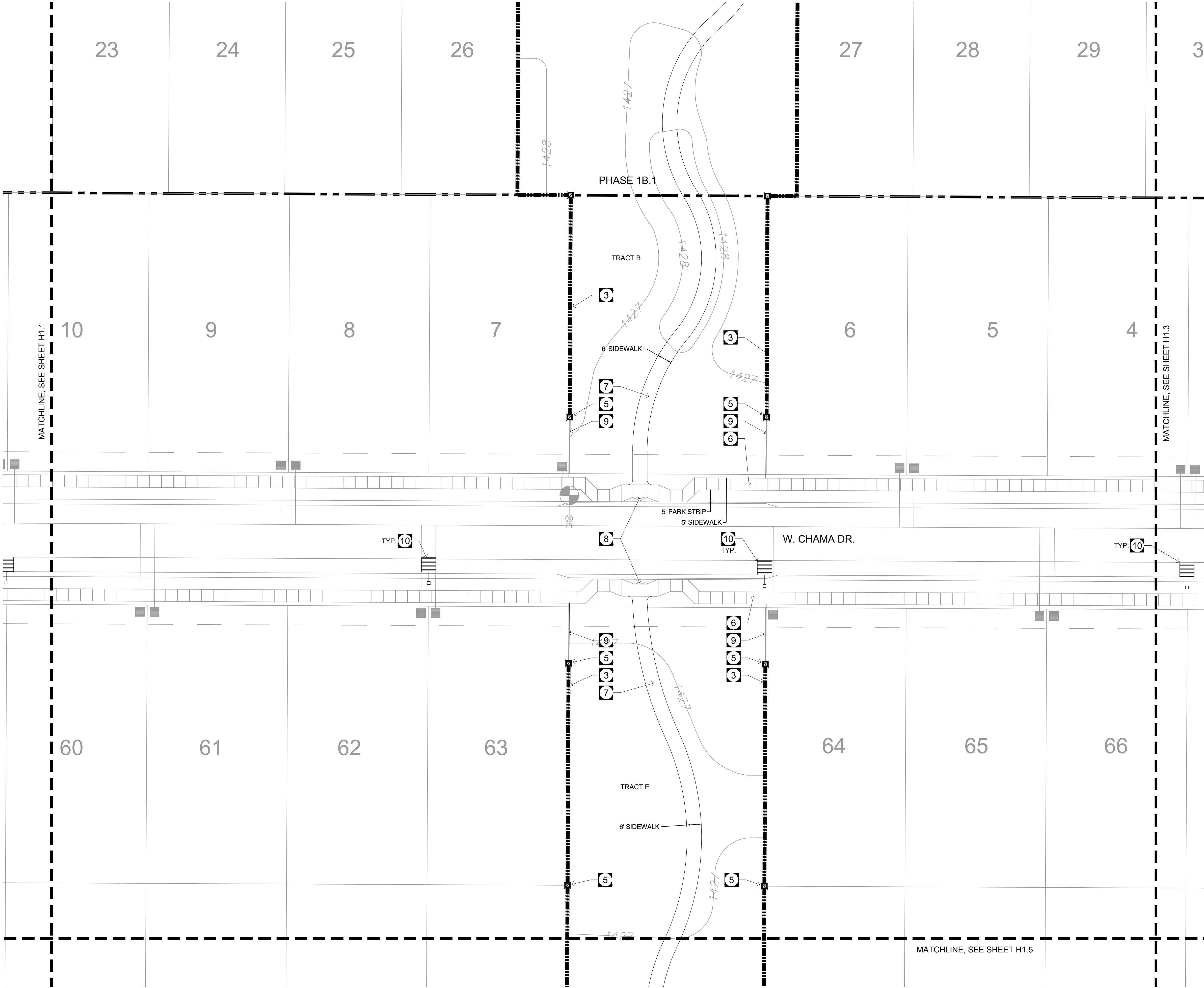
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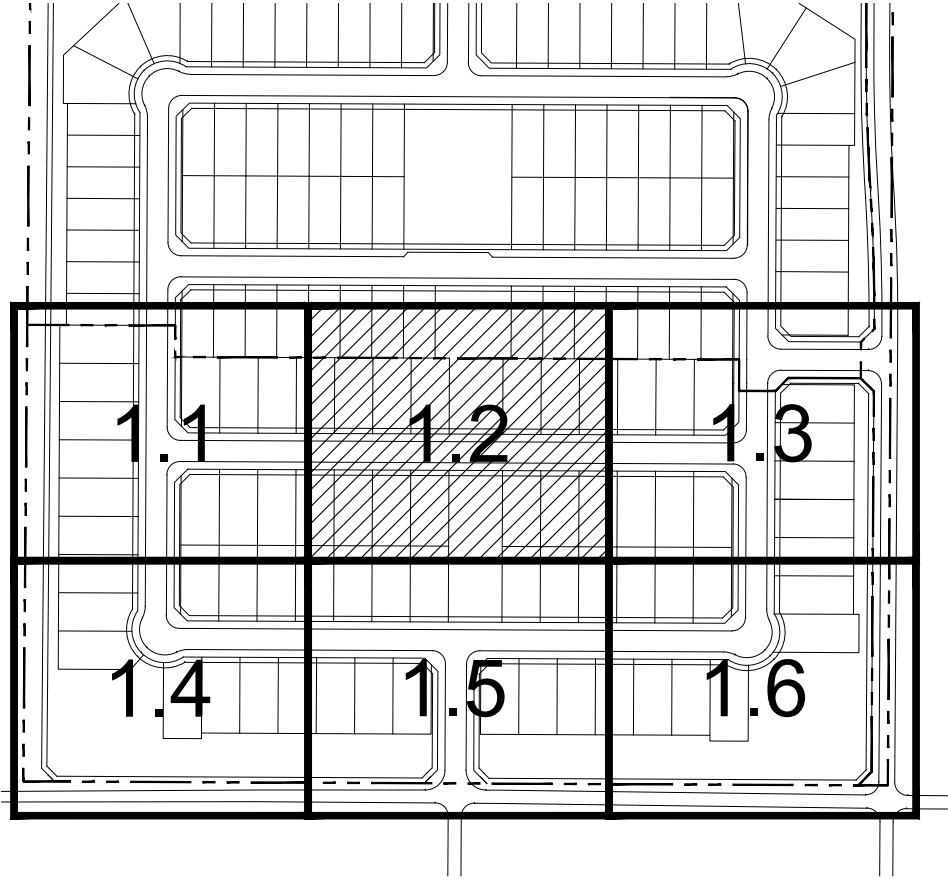
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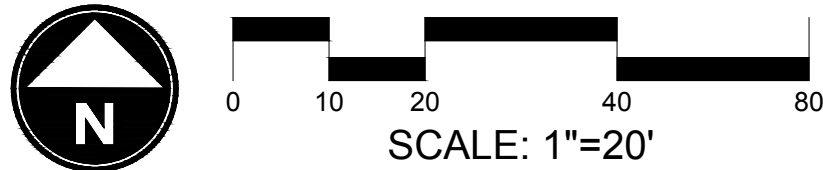


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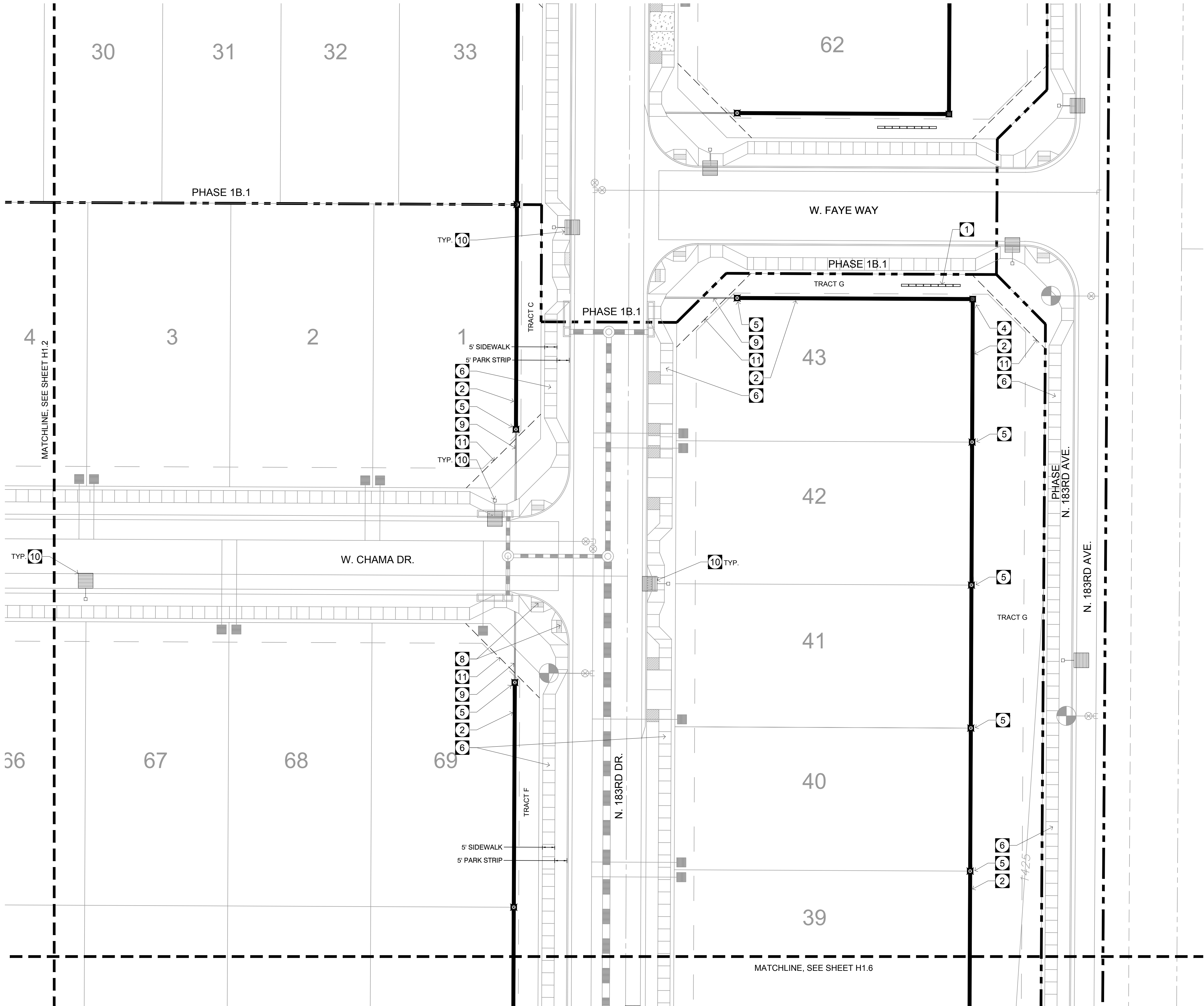
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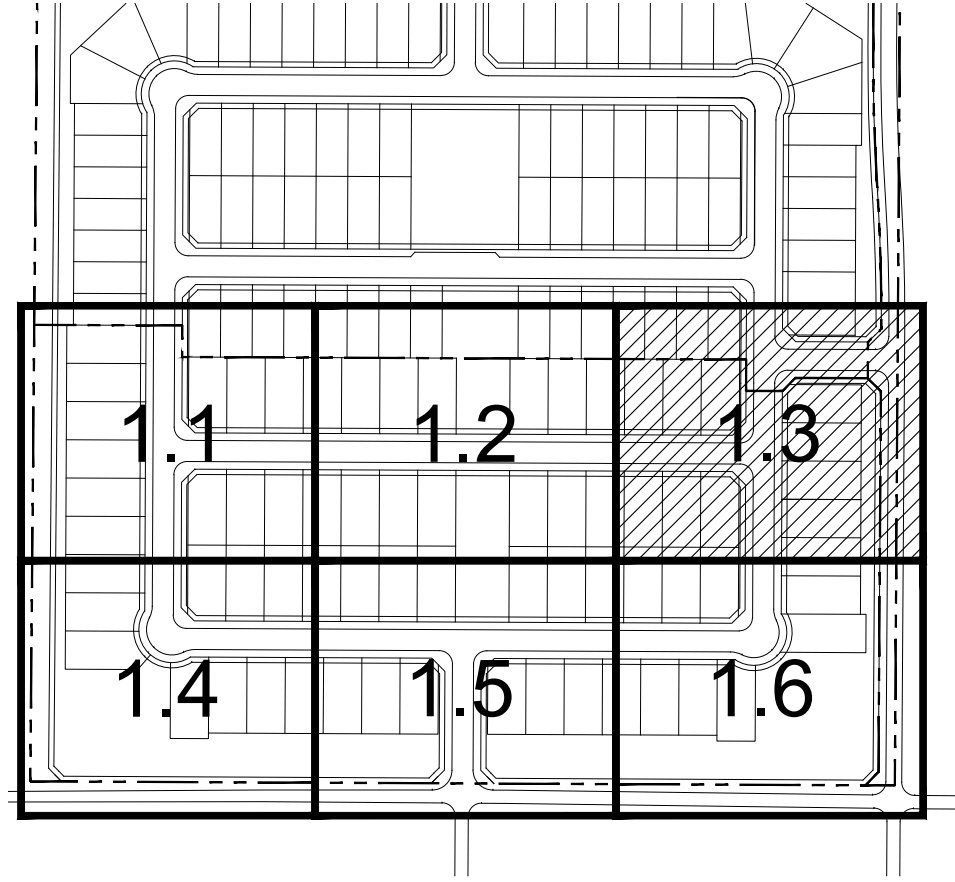
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H1.2



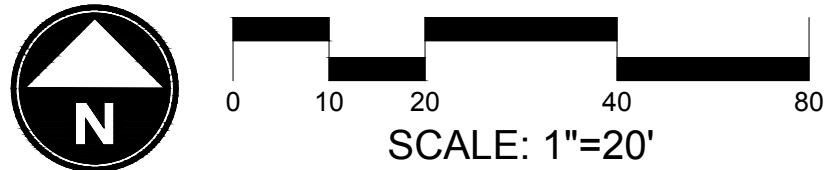


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CONSTRUCTION DOCUMENTS  
CITY OF SURPRISE, ARIZONA



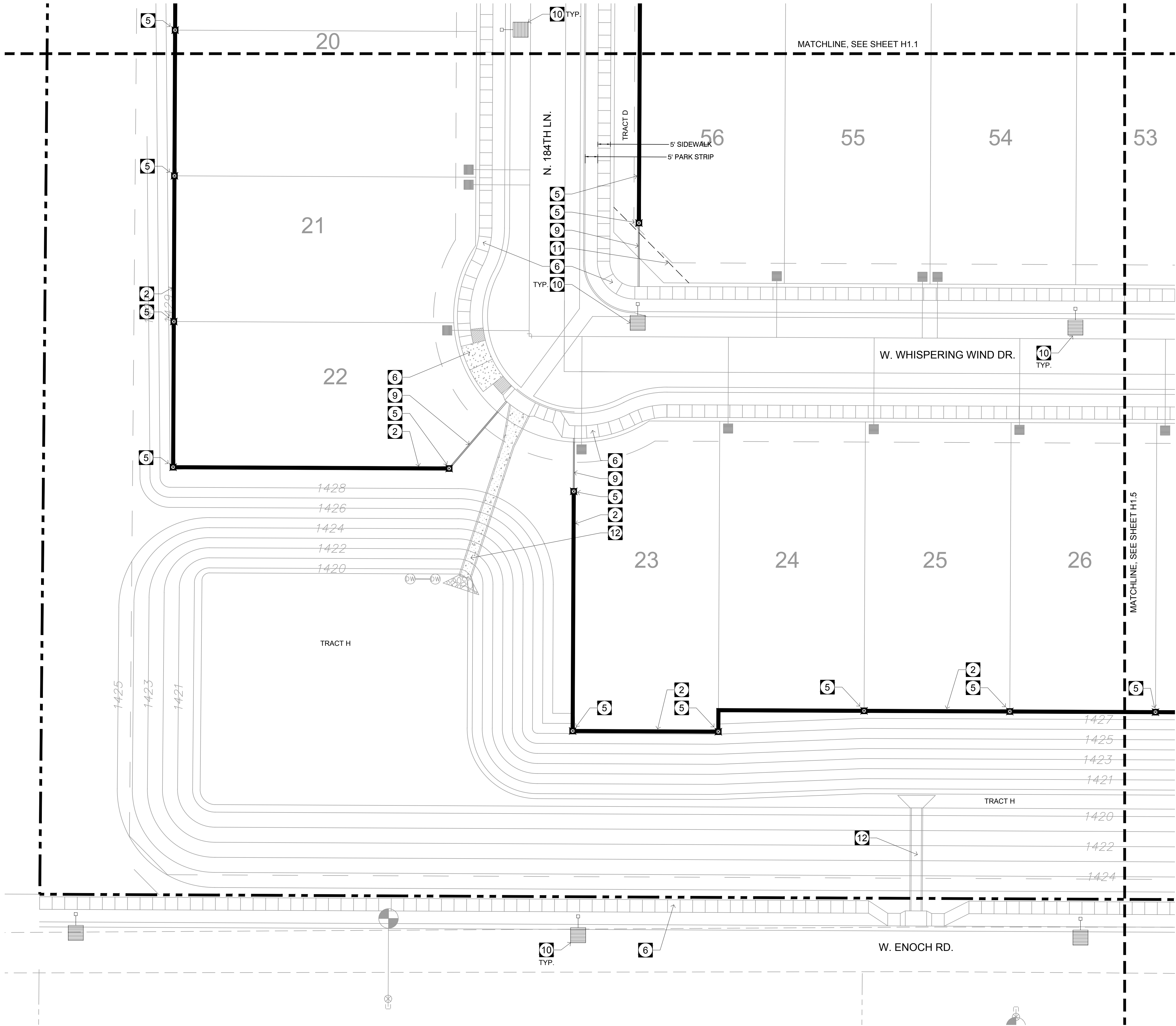
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| DATE:         | JUNE 2019   |
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| REVIEW BY:    | DL          |
| VERSION:      |             |
| REVISIONS:    |             |
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SHEET TITLE:  
HARDSCAPE  
PLAN

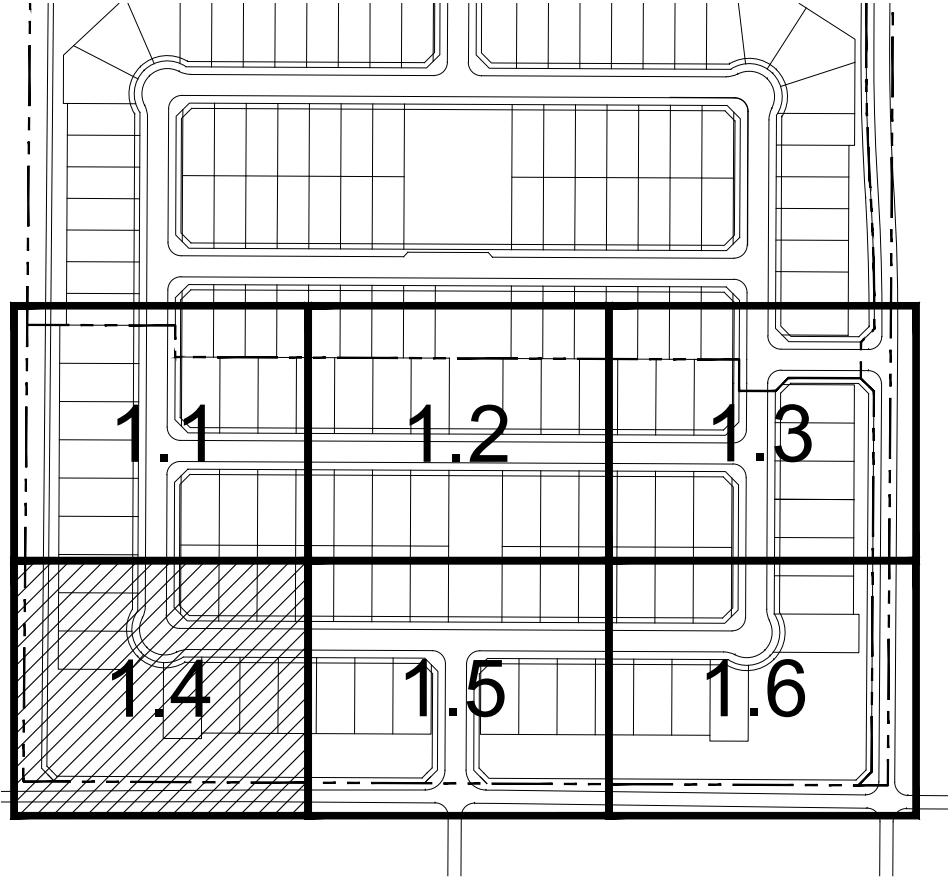
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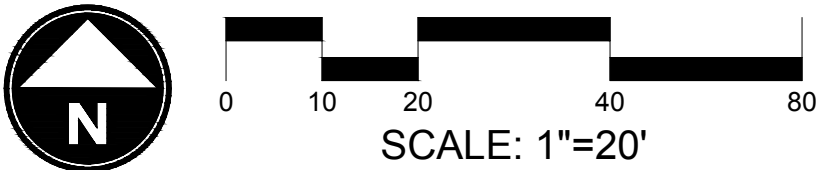


KEY MAP:



Callout Notes:

- 1 NEIGHBORHOOD ENTRY SIGN (TYP.)  
SEE DETAIL 3 - 4, SHEET H.12
- 2 COMMUNITY WALL (TYP.)  
SEE DETAIL 1 - 2, SHEET H1.11
- 3 FULL VIEW WALL  
SEE DETAIL 3 - 4, SHEET H1.11
- 4 GABION BASKET COLUMN (TYP.)  
SEE DETAIL 7, SHEET H1.11
- 5 CMU COLUMN (TYP.)  
SEE DETAIL 8 - , SHEET H1.11
- 6 5 FT. CONCRETE SIDEWALK (TYP.) COLOR: GREY  
FOR REFERENCE ONLY - SEE CIVIL PLANS
- 7 5 FT. CONCRETE SIDEWALK (TYP.) COLOR: GREY  
SEE DETAILS 9 - 10, SHEET H1.10
- 8 ADA HANDICAP ACCESSIBLE RAMP (TYP.)  
FOR REFERENCE ONLY - SEE CIVIL PLANS
- 9 4" X 6" EXTRUDED CONCRETE HEADER (TYP.)  
REGULAR CONCRETE. SEE DETAIL 8, SHEET H1.10
- 10 STREET LIGHT (TYP.)  
(SEE ELECTRICAL PLANS)
- 11 SIGHT VISIBILITY TRIANGLE (TYP.)
- 12 DRAINAGE STRUCTURE - FOR REFERENCE ONLY  
SEE CIVIL PLANS.



LANDSCAPE DESIGN GROUP

EST. 2006

LDG

SALT LAKE CITY

PLANNING & LANDSCAPE ARCHITECTURE

RIO RANCHO

PHASE 1B.2

CONSTRUCTION DOCUMENTS

CITY OF SURPRISE, ARIZONA

REGISTERED LANDSCAPE ARCHITECT

CERTIFICATE NO. 41357

CHRIS ERIC LANGVARDT

DATE SIGNED 08-27-19

ARIZONA U.S.A.

PREPARED FOR:

DATE: JUNE 2019

PROJECT: 000.0000.81

DRAWN BY: TK

REVIEW BY: DL

VERSION:

REVISIONS:

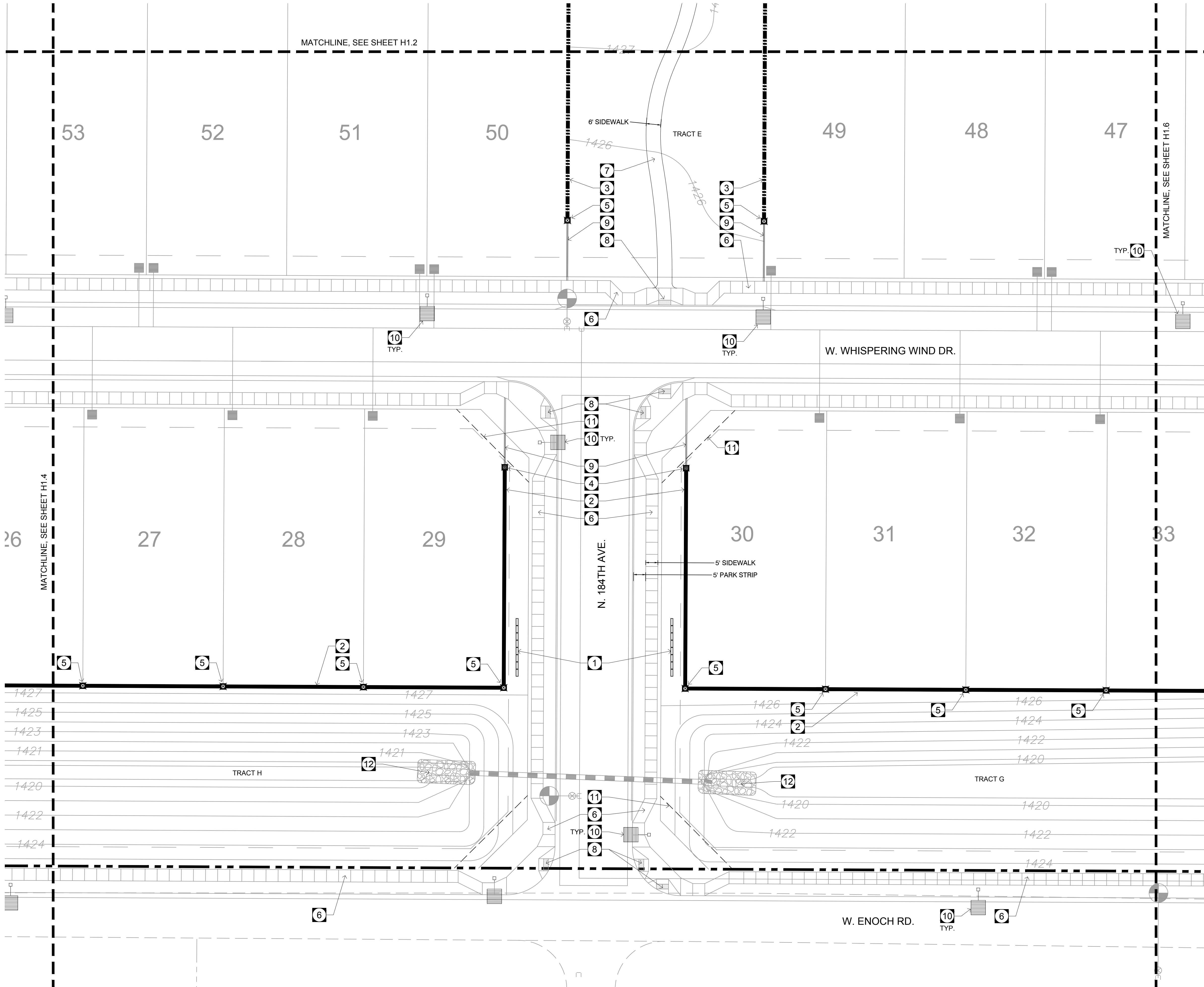
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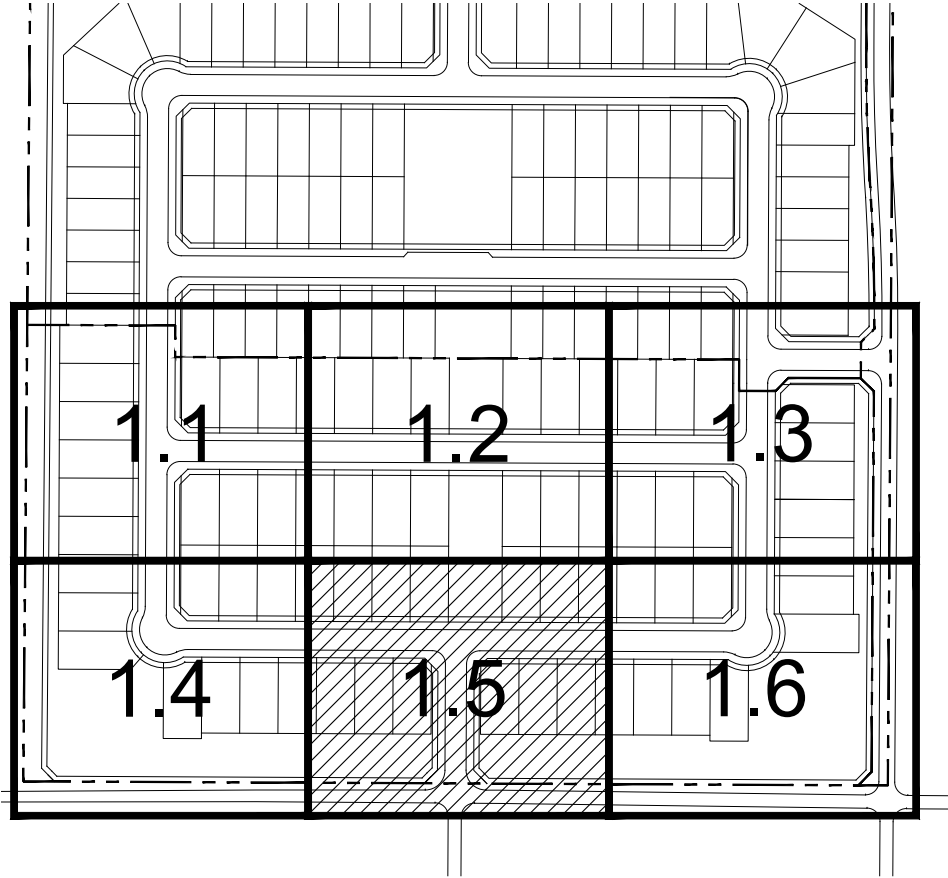
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KEY MAP:



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- 1 NEIGHBORHOOD ENTRY SIGN (TYP.)  
SEE DETAIL 3 - 4, SHEET H.12
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SEE DETAIL 1 - 2, SHEET H1.11
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REGULAR CONCRETE. SEE DETAIL 8, SHEET H1.10
- 10 STREET LIGHT (TYP.)  
(SEE ELECTRICAL PLANS)
- 11 SIGHT VISIBILITY TRIANGLE (TYP.)
- 12 DRAINAGE STRUCTURE - FOR REFERENCE ONLY  
SEE CIVIL PLANS.



RIO RANCHO  
PHASE 1B.2  
CONSTRUCTION DOCUMENTS  
CITY OF SURPRISE, ARIZONA



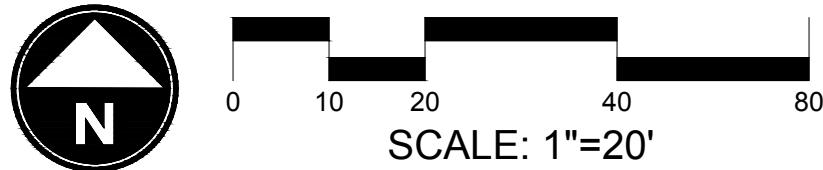
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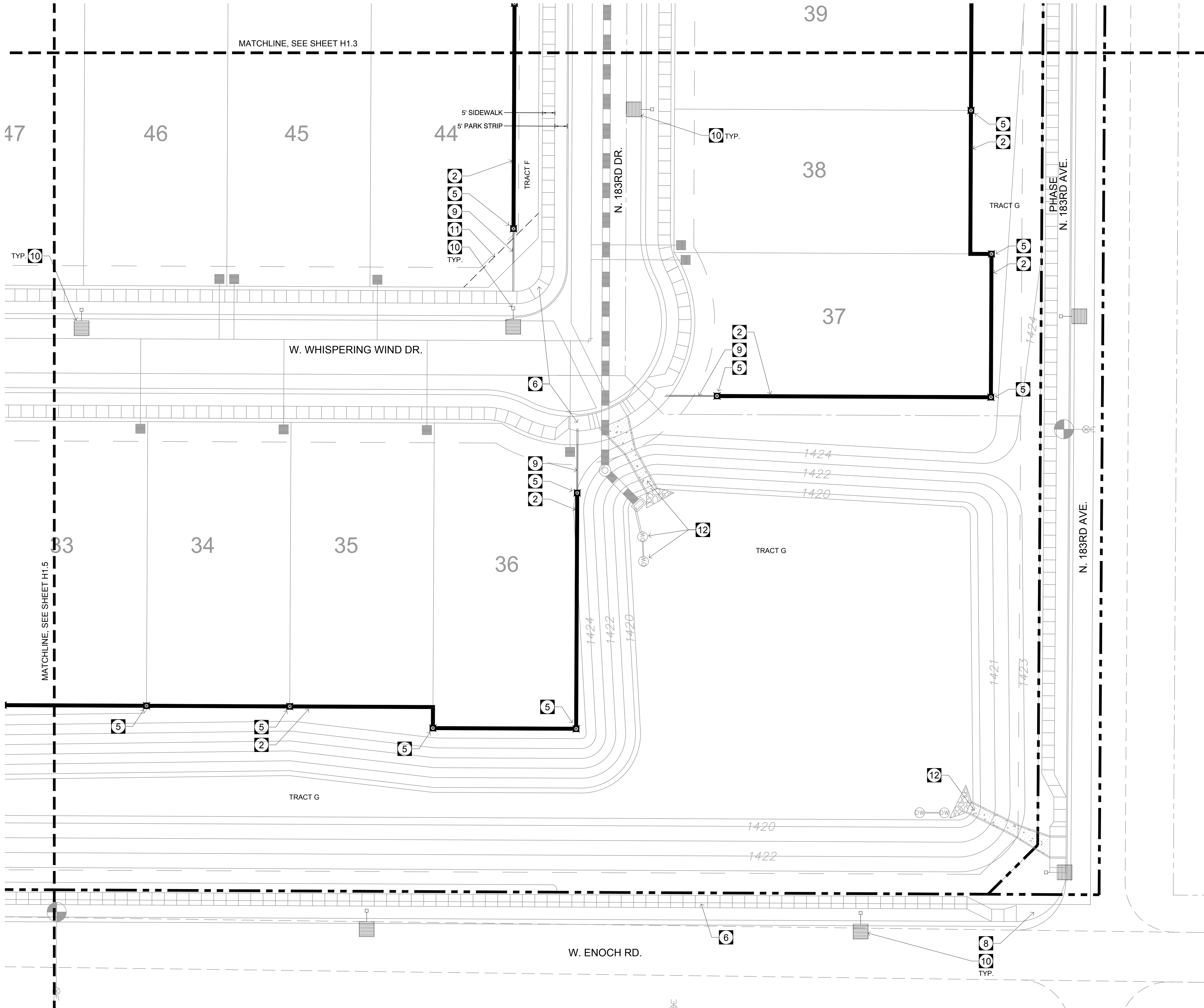
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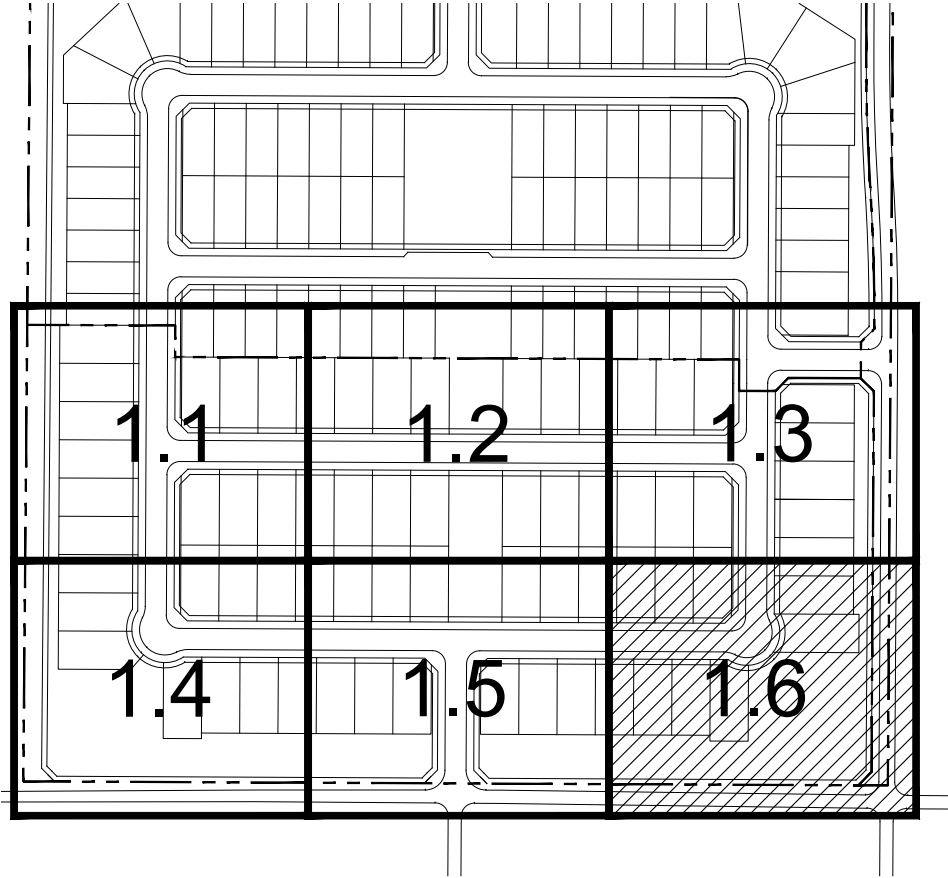
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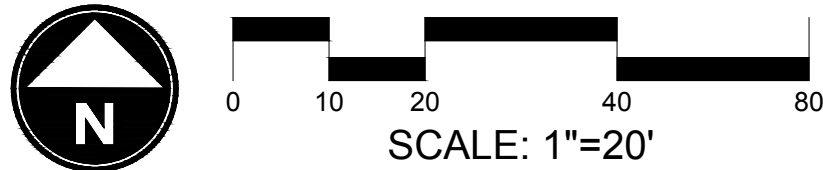


KEY MAP:



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SEE DETAIL 3 - 4, SHEET H.12
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LANDVARDT DESIGN GROUP

EST. 2006

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PLANNING & LANDSCAPE ARCHITECTURE

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VERSION:

REVISIONS:

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HARDSCAPE PLAN

SHEET NUMBER:

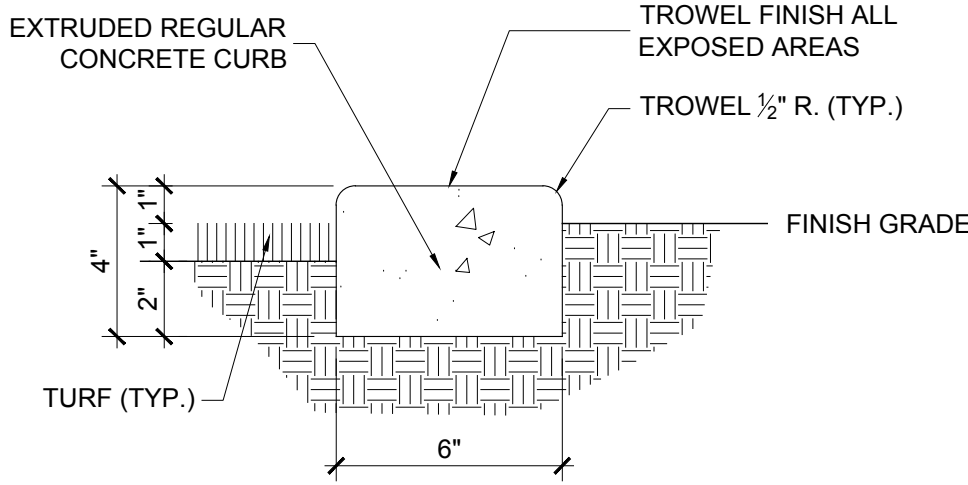
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Page 137 of 240

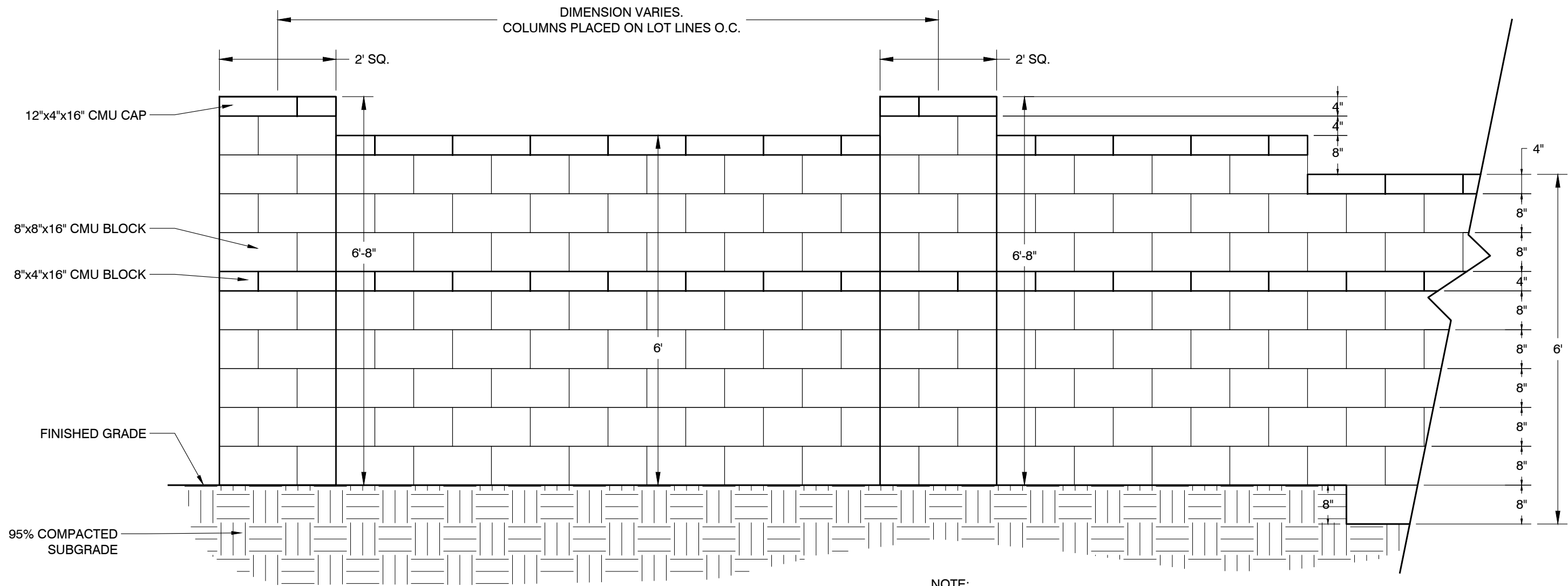


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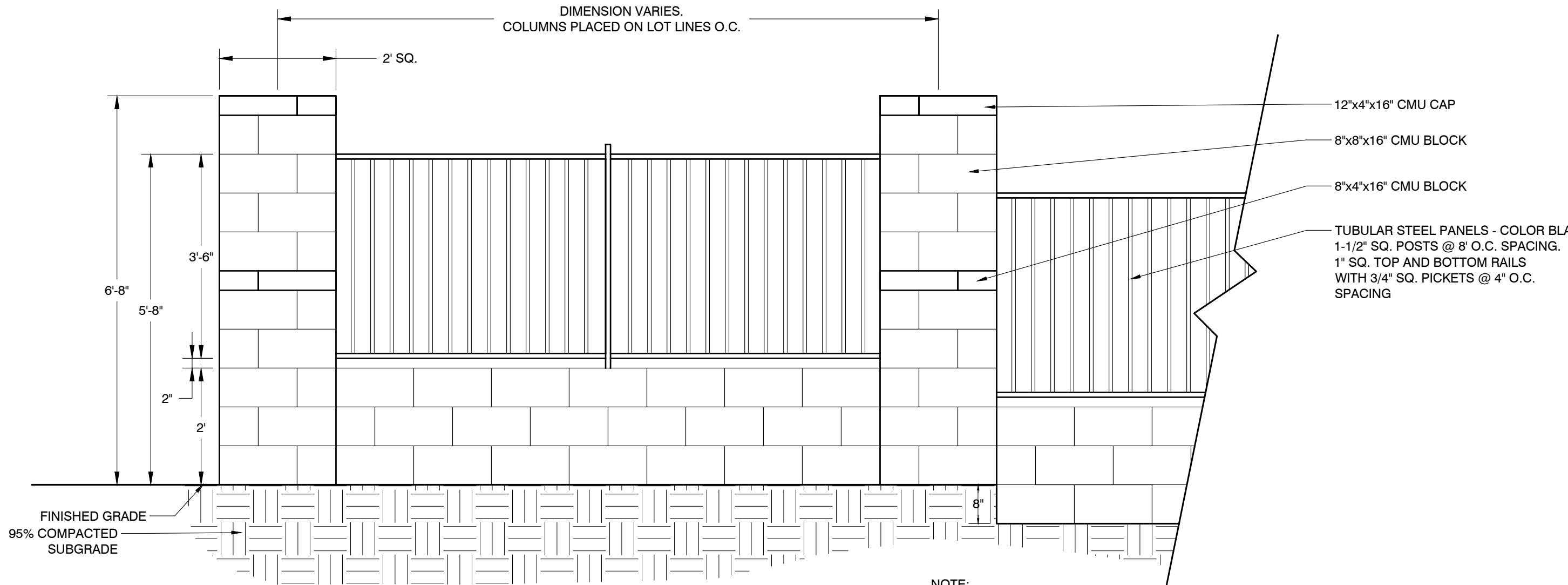
1. ALL CURVES IN THE CONCRETE HEADER SHALL HAVE A SMOOTH RADIAL ARC AS SHOWN ON THE PLANS. SEE PLAN FOR RADIAL DIMENSIONS.
2. COLOR TO BE REGULAR GRAY CONCRETE.
3. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SITE GRADING PRIOR TO PLACEMENT OF CURBING.
4. ALL SPILLS AND EXCESS CONCRETE SHALL BE CLEANED UP AND REMOVED FROM SITE BY CURBING CONTRACTOR.
5. CURBING CONTRACTOR SHALL PROVIDE A DRAINAGE SWALE IN THE CONCRETE HEADER AS NEEDED THROUGHOUT THE PROJECT TO ACCOMMODATE SURFACE DRAINAGE.



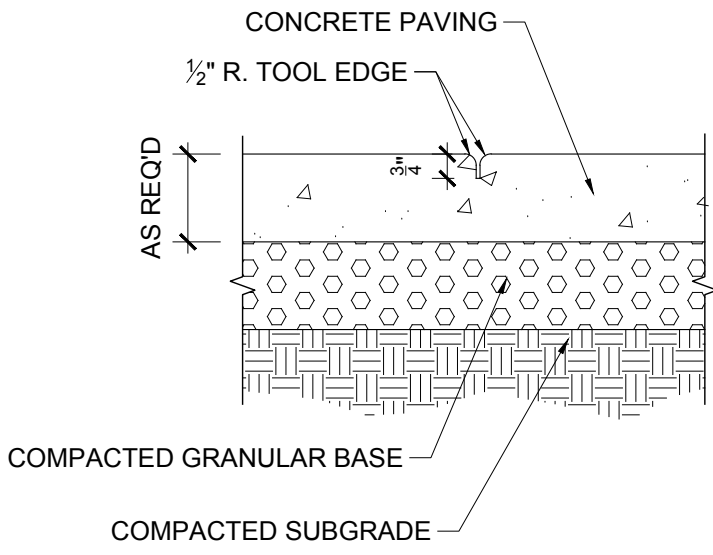
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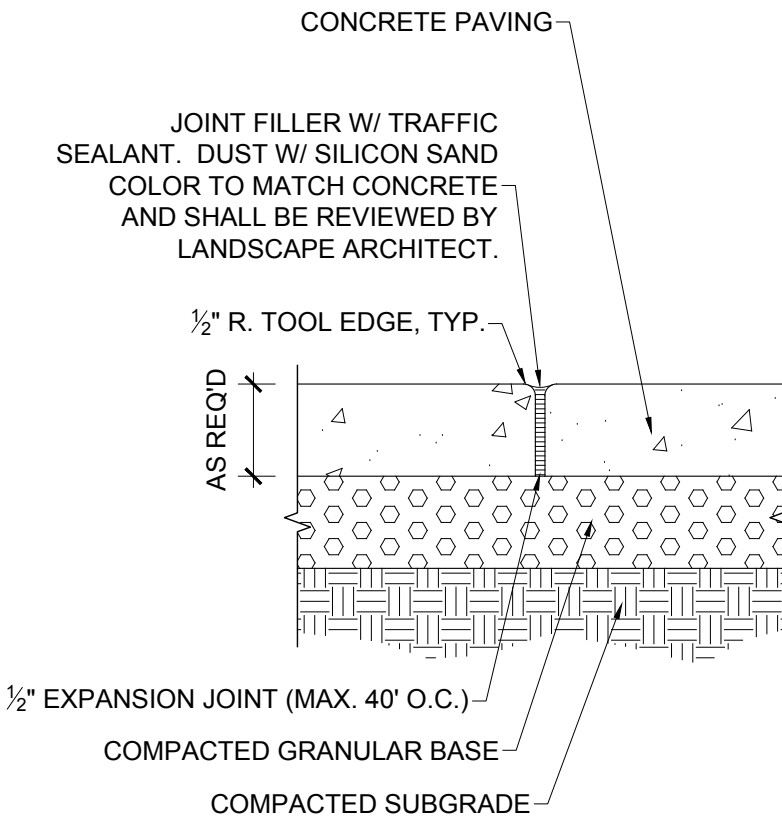
5 COMMUNITY WALL ELEVATION  
NTS



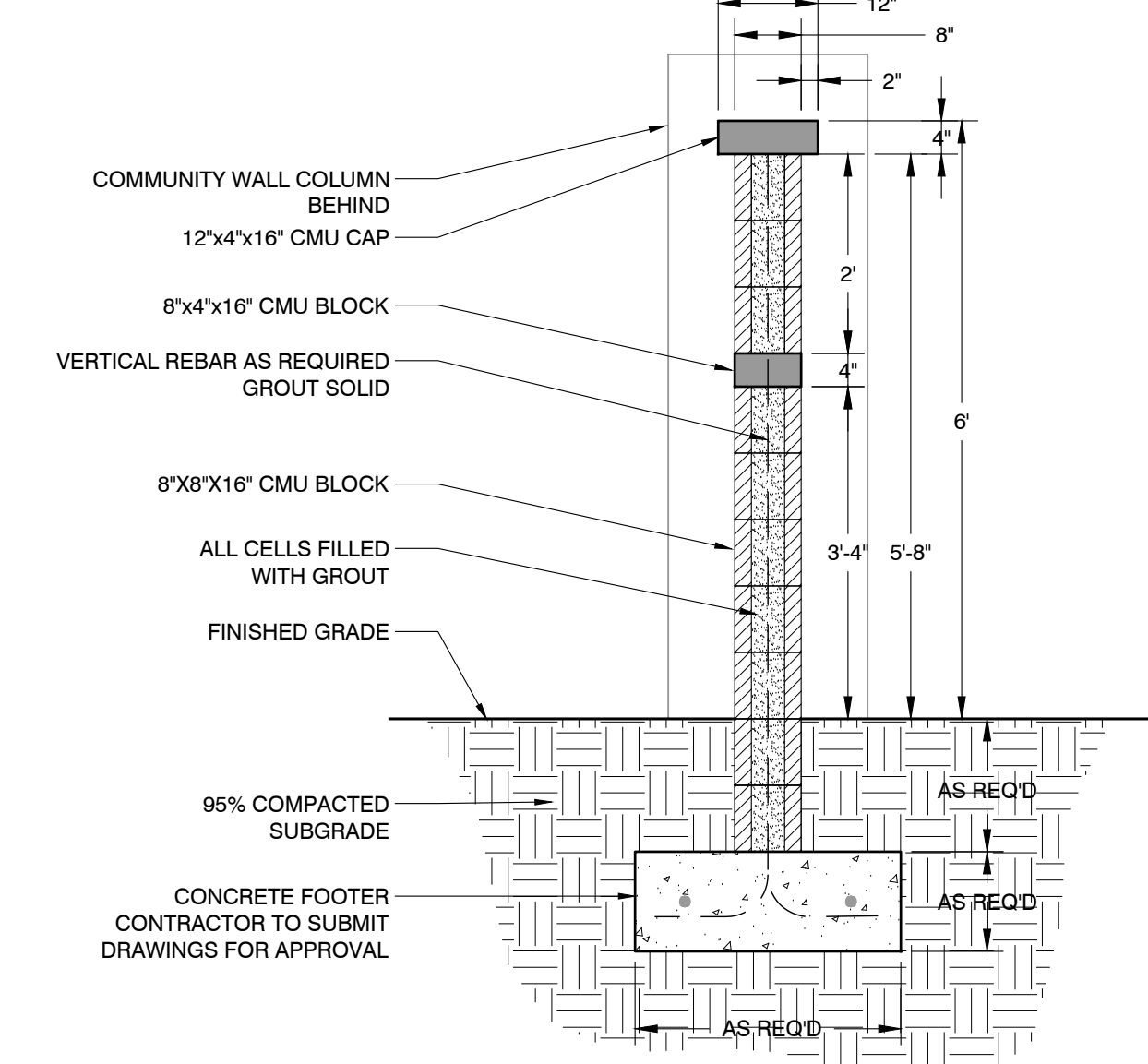
8 FULL VIEW WALL ELEVATION  
NTS



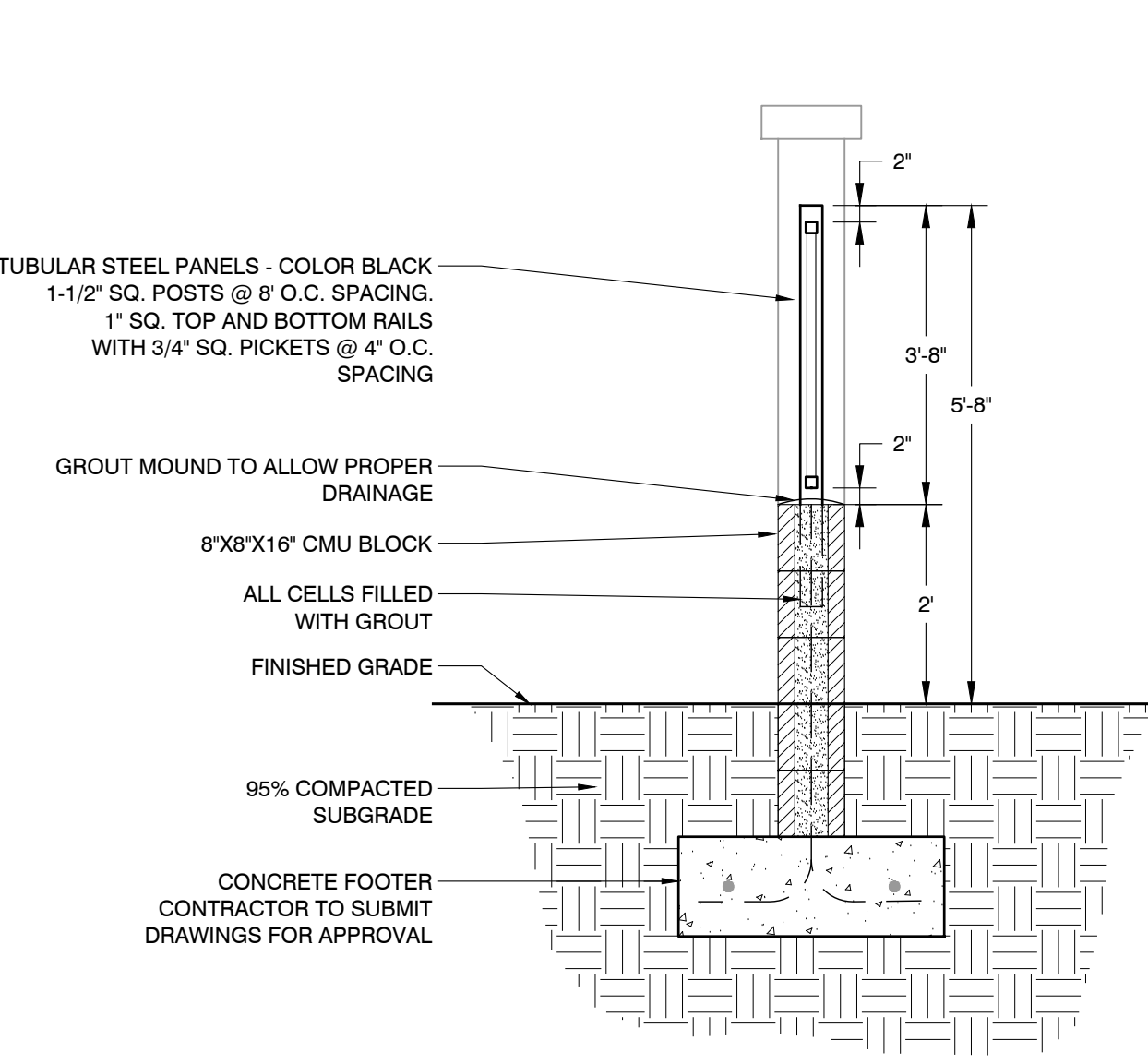
2 CONCRETE WALK CONTROL JOINT  
NTS



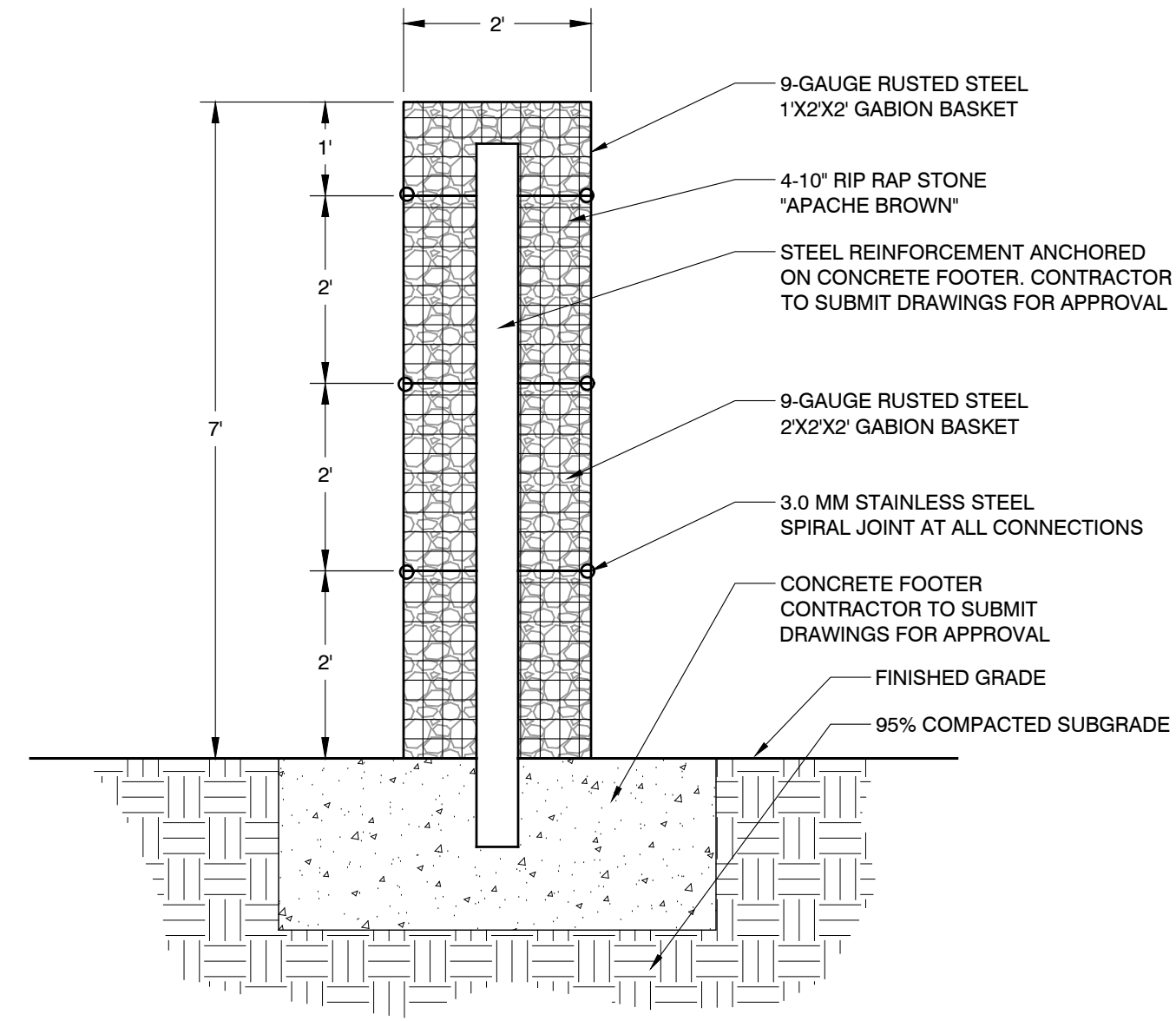
3 CONCRETE WALK EXPANSION JOINT  
NTS



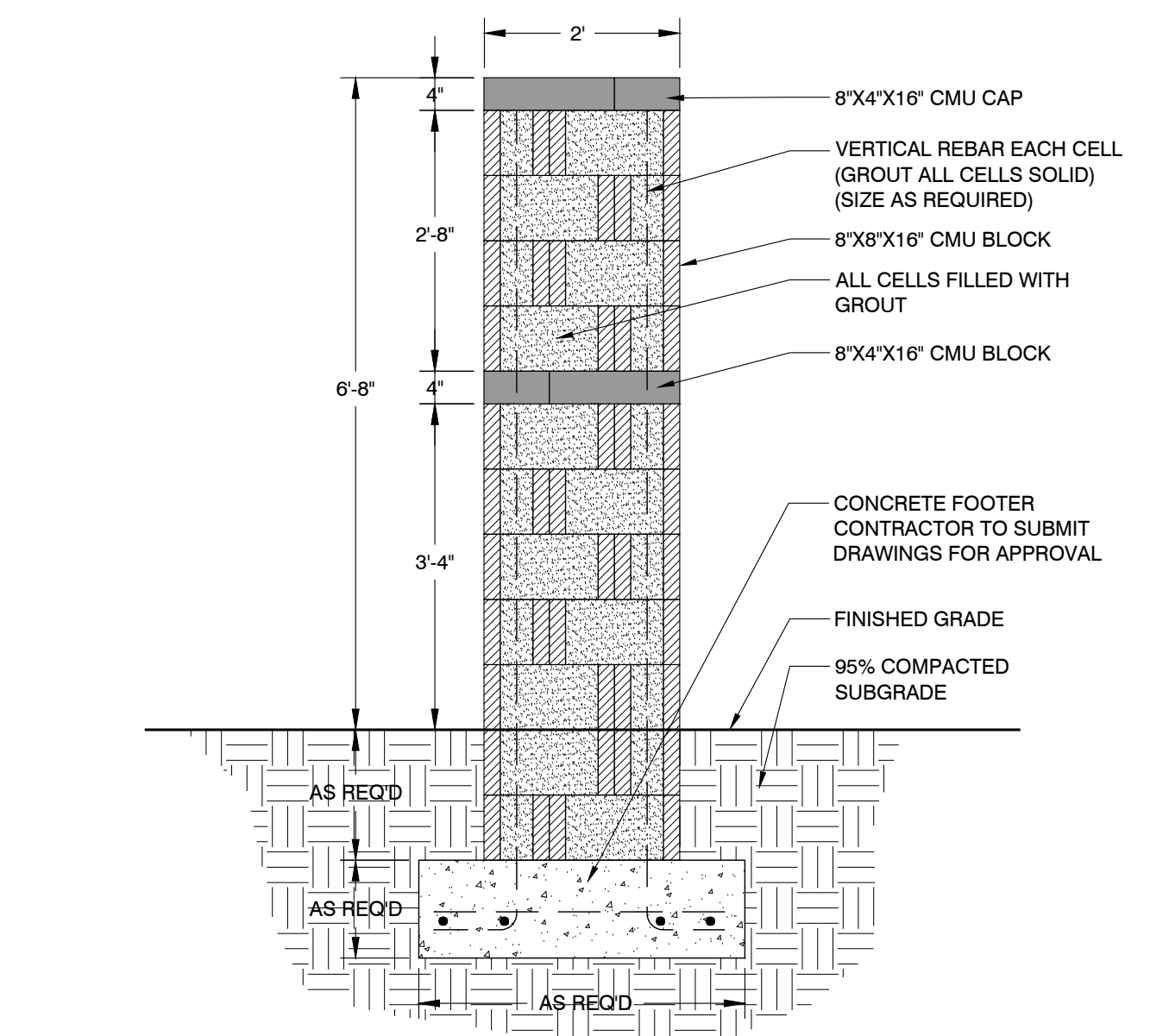
6 COMMUNITY WALL SECTION  
NTS



9 FULL VIEW WALL SECTION  
NTS



4 GABION BASKET COLUMN  
NTS



7 CMU COLUMN  
NTS



RIO RANCHO  
PHASE 1B.2  
CONSTRUCTION DOCUMENTS  
CITY OF SURPRISE, ARIZONA



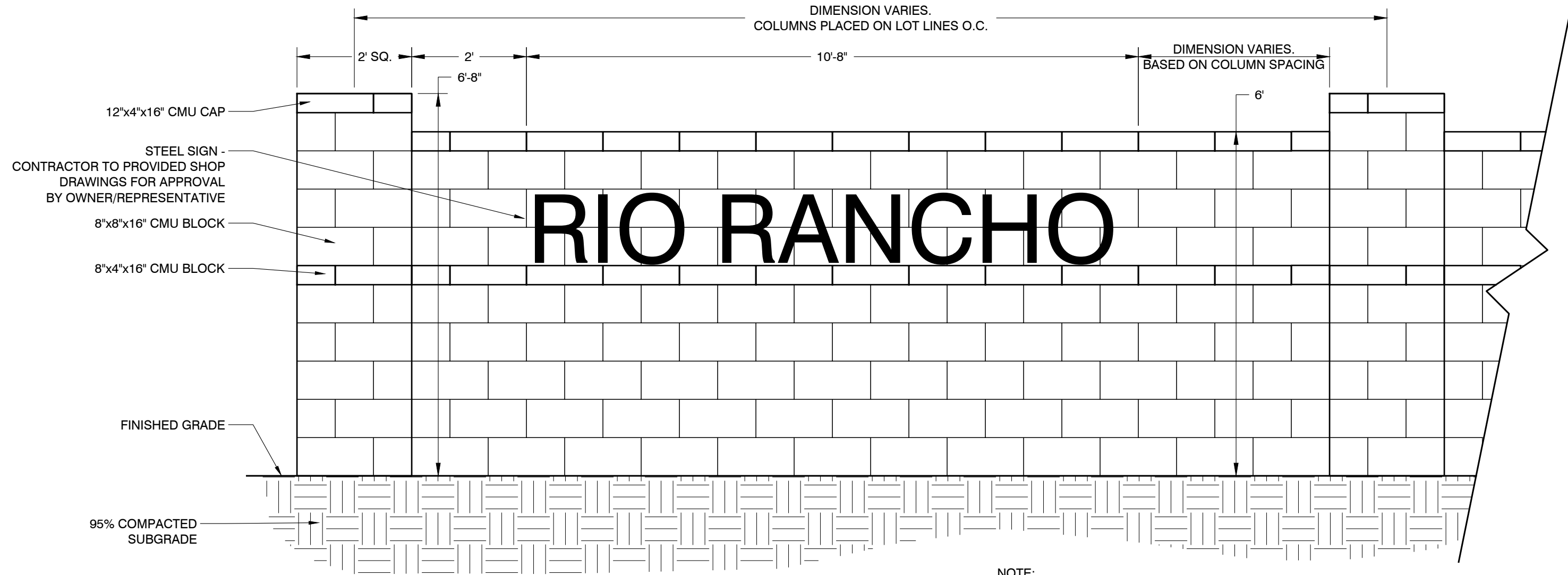
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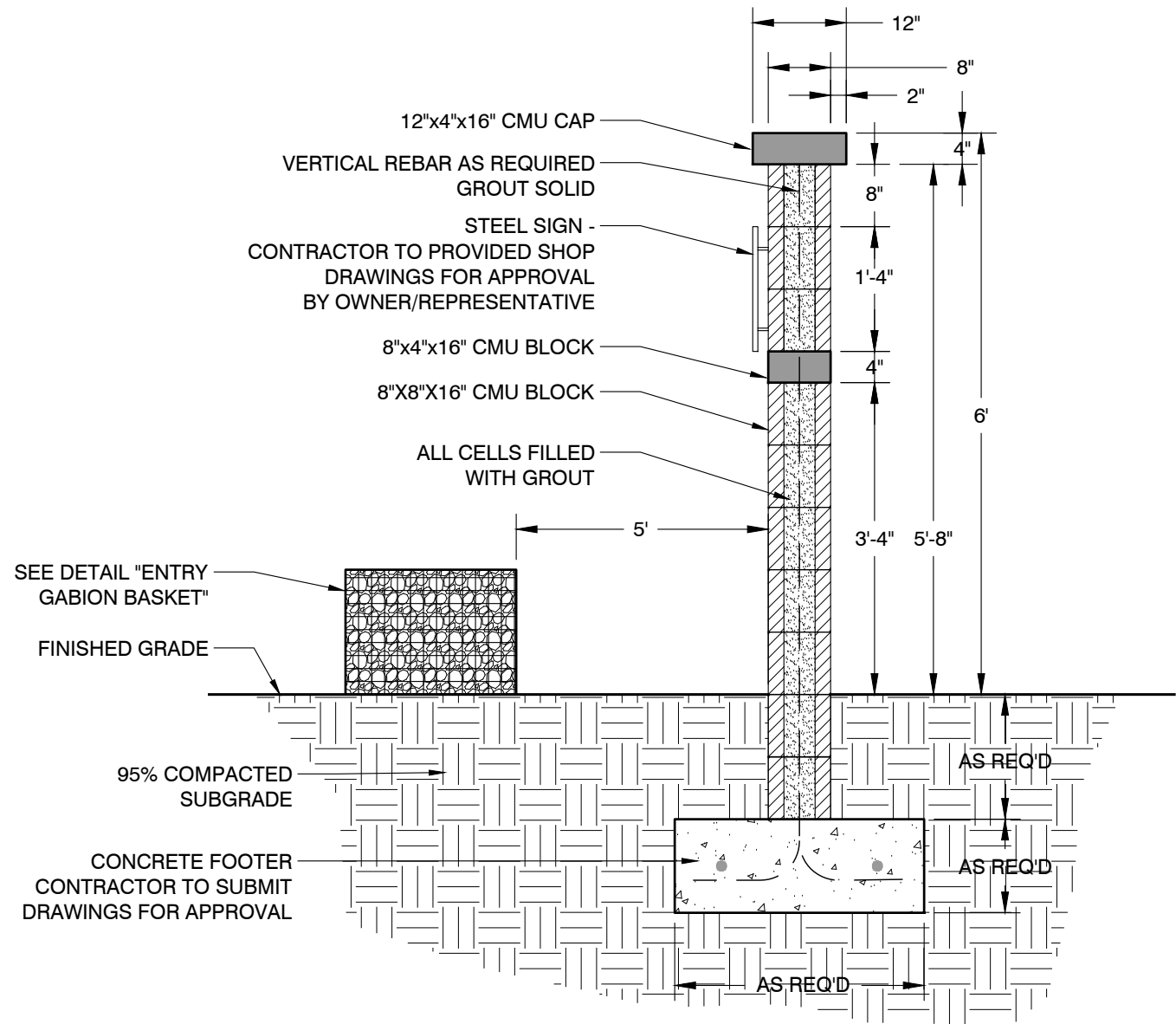
SHEET TITLE:  
HARDSCAPE  
DETAILS  
SHEET NUMBER:

H1.7





NOTE:  
- MASONRY BLOCK WALL STRUCTURAL CALCULATIONS SHALL BE PROVIDED BY MASONRY CONTRACTOR AND APPROVED BY THE CITY OF SURPRISE PRIOR TO CONSTRUCTION  
- COLOR OF BLOCKS TO MATCH REZONING CASE PACKAGE AND APPROVED BY OWNERS REPRESENTATIVE OR LANDSCAPE ARCHITECT



6 NEIGHBORHOOD ENTRY SIGN SECTION

NTS

042263-15

5 NEIGHBORHOOD ENTRY SIGN ELEVATION

NTS

042263-14



RIO RANCHO  
PHASE 1B.2  
CONSTRUCTION DOCUMENTS  
CITY OF SURPRISE, ARIZONA



PREPARED FOR:

DATE: JUNE 2019

PROJECT: 000.0000.81

DRAWN BY: TK

REVIEW BY: DL

VERSION:

REVISIONS:

SHEET TITLE:  
HARDSCAPE  
DETAILS

SHEET NUMBER:

H1.8



# **FS18-594**

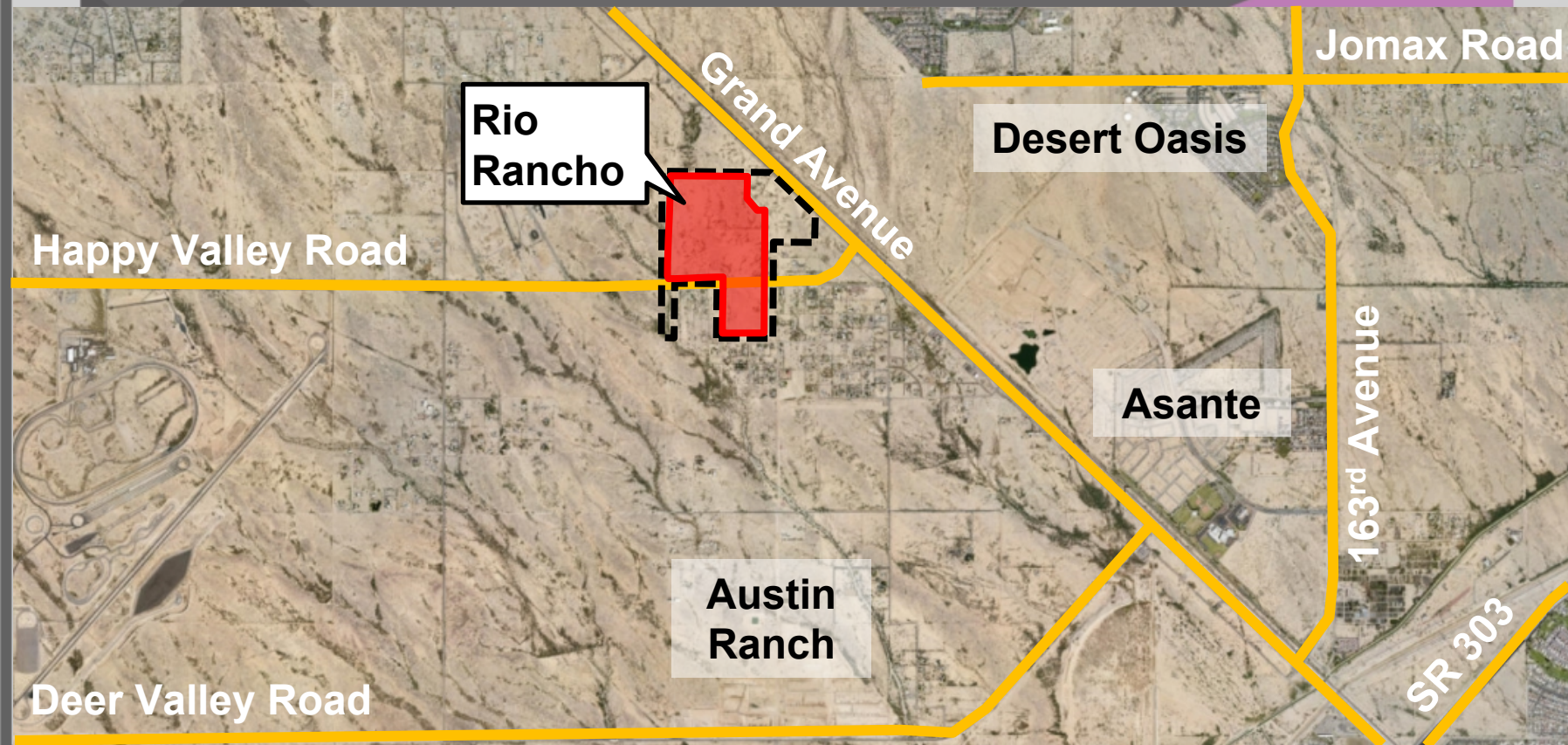
## **Rio Rancho Estates 1.B2**

### **Final Plat**

Mayor and City Council – April 7, 2020



# CASE MAP

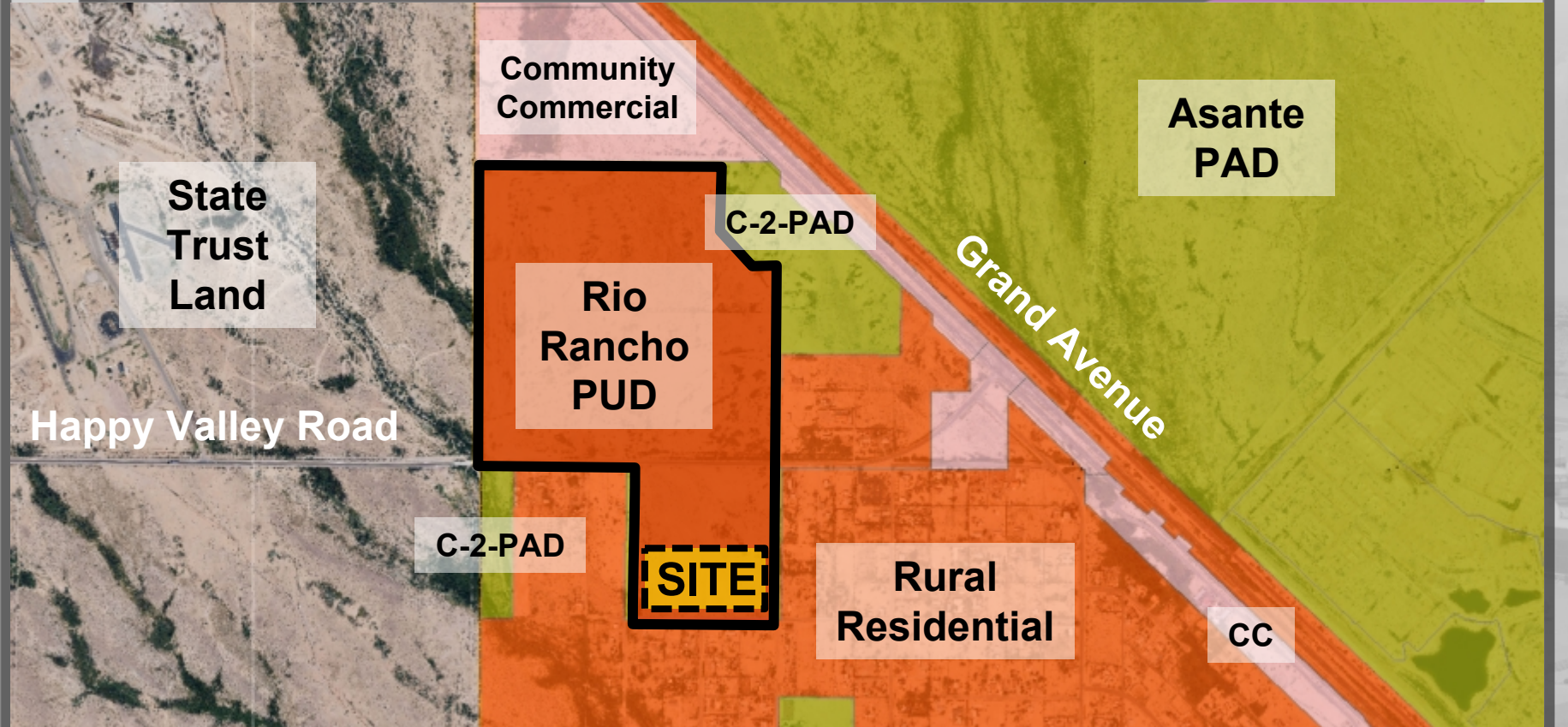


# VICINITY MAP



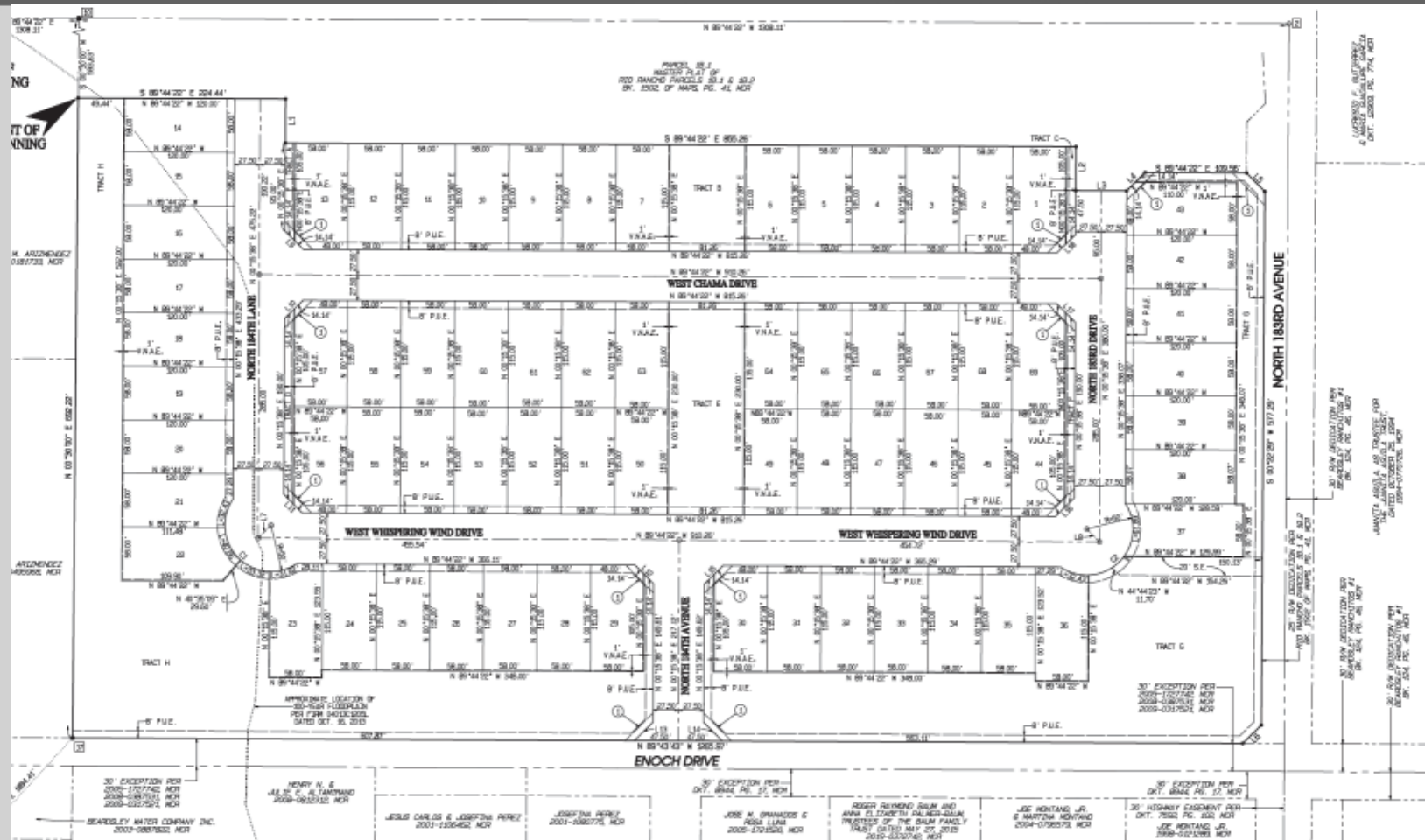


# ZONING MAP

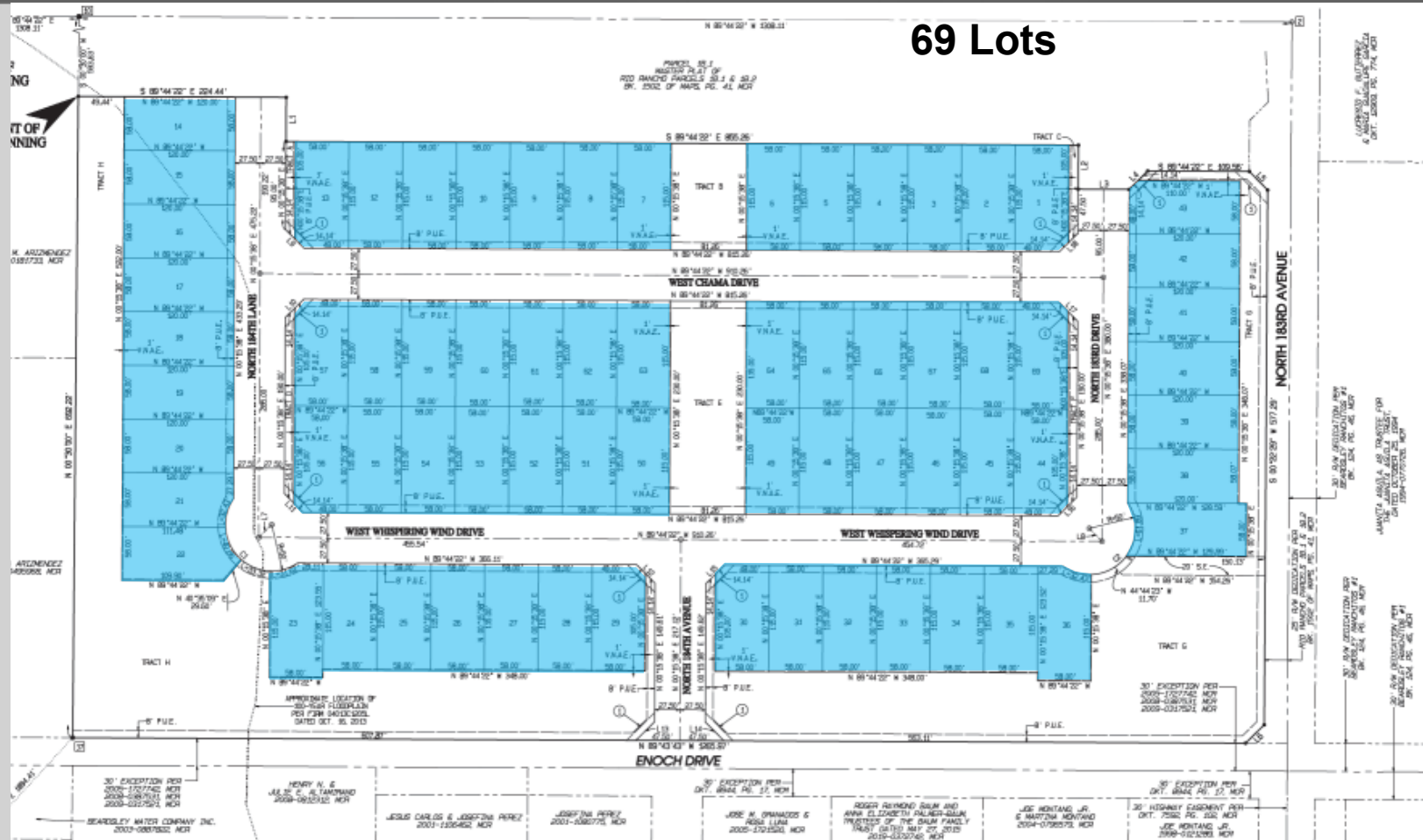




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# FINAL PLAT



# FINAL PLAT







# QUESTIONS OR COMMENTS?

Thank You



COMMUNITY DEVELOPMENT  
CITY OF SURPRISE  
16000 N. CIVIC CENTER PLAZA  
SURPRISE, AZ 85374  
T. 623-222-3000

**Date: February 3, 2020**

**To: Finance**

**From: Lari Beth Kirkendall, Real Property Manager**

**Re: FS18-594 Final Plat of Rio Rancho Estates 1B.2 Right of Way Valuation**

The Value of the Right of Way associated with the Final Plat of Rio Rancho Estates 1B.2 FS18-594 is \$788,650.00.

The area being dedicated as right-of-way is 157,730 square feet. The value of the land is \$5.00/sq foot.



**CITY OF SURPRISE**  
**Regular City Council Meeting**

Council Meeting Date: April 7, 2020      Contact Person: Robert Kuhfuss  
Submitting Department: Community Development      District: District 3  
Staff Recommendations: None

---

Consent: Yes      Regular: No      Public Hearing: No      Report/Discussion: No

---

**Agenda Wording:**

Consideration and action pertaining to the approval of the Final Plat entitled, "Toll at Prasada, Phase II Unit F & Unit C" and dated February 17, 2020, an approximately 37 acre property generally located west of Cotton Lane between Cactus Road and Peoria Avenue.

---

**Motion:**

I move to approve the Final Plat entitled, "Toll at Prasada, Phase II Unit F & Unit C" and dated February 17, 2020.

---

**Background:**

The subject request involves a Re-Plat of Phase II Unit F & C of the Toll at Prasada project (aka Sterling Grove). The subject Plat will create 174 single-family residential lots in addition to twenty-three (23) open space tracts and one (1) private street tract.

---

**Objective Analysis:**

The proposed Re-Plat is one of several case activities related to the Toll at Prasada development. City Council approval of the subject Re-Plat will allow the applicant to obtain the civil construction permits necessary to begin construction of the infrastructure associated with Phase II Unit F & C. The proposed Re-Plat is consistent with the Prasada PAD and other regulatory documents, and the reviewing agencies have expressed no objections to the approval of the Re-Plat.

---

**Policy Compliant:**

The requested Re-Plat is consistent with the Prasada PAD and advances the goals and policies of the General Plan.

---

**Financial Impact:**

While this item does not have an immediate or direct financial impact, ongoing development activity in the City will inevitably have a future financial impact as additional resources are needed to provide city services.

---

**Budget Impact:**

There is no anticipated budget impact related to this item.



**FTE Impact:**

This item does not have an impact on current staff levels.

---

**ATTACHMENTS:**

1. 00 FS19-671 Toll at Prasada Phase II Unit F & C Re-Plat 04-07-20 CC Staff Report
  2. 01 FS19-671 Toll at Prasada Phase II Unit F & C Re-Plat Vicinity Map
  3. 02 FS19-671 Toll at Prasada Phase II Unit F & C Re-Plat Case Map
  4. 03 FS19-671 Toll at Prasada Phase II Unit F & C Re-Plat Document
  5. 04 Toll at Prasada Phase II Unit F & C Luke AFB Comments
  6. 05 FS19-671 Toll at Prasada Phase II Unit F & C 04-07-20 CC Re-Plat Plat Presentation
-

**Case:** FS19-671

**Project Name:** Toll at Prasada Phase II Unit F & C Re-Plat

**Council District:** 3 - Mesquite

**City Council Date:** April 7, 2020

**Planner:** Robert H. Kuhfuss, AICP

---

**Owner:** Toll Prasada, LLC

**Applicant:** Aaron Insco of Toll Bros, Inc.

**Request:** Final Re-Plat of Toll at Prasada Phase II Unit F & C

**Site Location:** Generally located west of Cotton Lane, between Cactus Road and Peoria Avenue

**Site Size:** 37 acres (approx.)

**Density:** 4.7 DU/Ac.

**General Plan Conformance:** The proposal is consistent with the Surprise General Plan 2035

**Support/Opposition:** None known

**Findings:**

- The proposed Re-Plat is consistent with the Prasada PAD.
- The proposed Re-Plat is consistent with the Toll at Prasada Preliminary Plat as approved under FS19-184.
- The proposed Re-Plat is consistent with the applicable City of Surprise regulations.
- The reviewing agencies have indicated no objections to the request.

**Alternative Actions:** **Approval** of the requested Re-Plat will allow the developer to obtain civil permits and commence construction of Phase II Unit F and Unit C of the Toll at Prasada Project.

**Denial** of the requested Re-Plat will deny the applicant the opportunity to develop the property as proposed.

**Additional Information:**

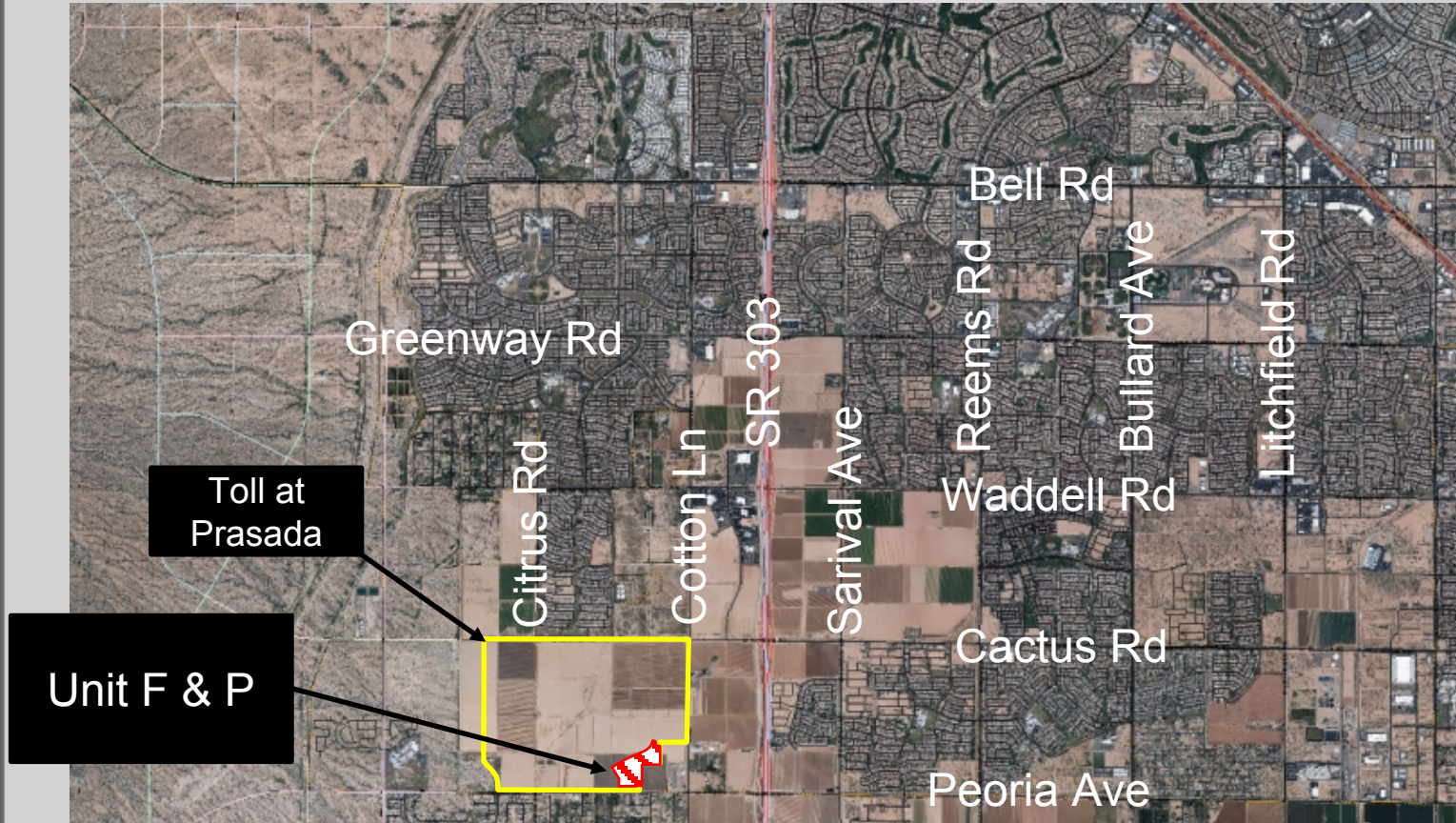
The subject request involves a Re-Plat of Phase II Unit F & C of the Toll at Prasada project (aka Sterling Grove). The subject Plat will create 174 single-family residential lots in addition to twenty-three (23) open space tracts and one (1) private street tract. Two (2) additional Final Plats relating to the Toll project are scheduled for City Council review this date.

The proposed Re-Plat is one of several case activities related to the Toll at Prasada development. City Council approval of the subject Re-Plat will allow the applicant to obtain the civil construction permits necessary to begin construction of the infrastructure associated with Phase II Unit F & C. The proposed Re-Plat is consistent with the Prasada PAD and other regulatory documents, and the reviewing agencies have expressed no objections to the approval of the Re-Plat.

**Attachments:**

- 01 Vicinity Map
- 02 Case Map
- 03 Final Plat
- 04 Luke AFB comments

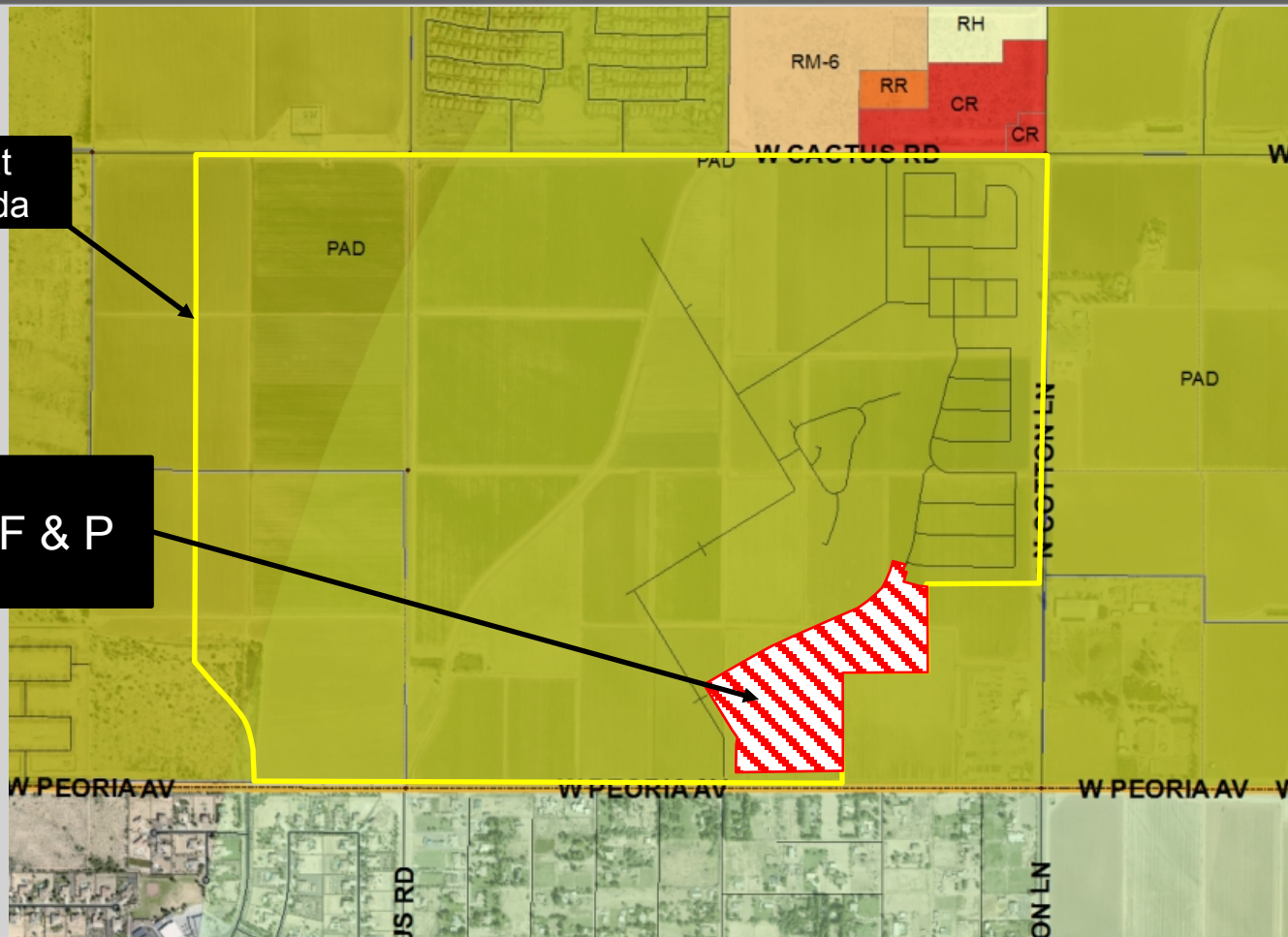




# FS19-472 Vicinity Map

Toll at  
Prasada

Unit F & P



# FS19-472 Vicinity Map



Feb 17, 2020 1:32pm S:\Projects\2016\16-339\Legal Survey\Draws\Final Plats\Phase 2\Unit F&C\16-339 - PH2 UNIT F & UNIT C Plat.dwg terotoments

DEDICATION

STATE OF ARIZONA }  
COUNTY OF MARICOPA }SS

KNOW ALL PERSONS BY THESE PRESENTS: THAT TOLL PRASADA LLC, AN ARIZONA LIMITED LIABILITY COMPANY, "OWNER", HAS SUBDIVIDED UNDER THE NAME TOLL AT PRASADA, PHASE II UNIT F & UNIT C, BEING A SUBDIVISION LOCATED IN A PORTION OF THE SOUTH HALF OF SECTION 23, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON AND DOES HEREBY PUBLISH THIS PLAT AS AND FOR THE PLAT OF TOLL AT PRASADA, PHASE II UNIT F & UNIT C AND DECLARES THAT THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF EACH LOT, TRACT, STREET AND EASEMENT CONSTITUTING THE SAME, AND THAT EACH LOT, TRACT, STREET AND EASEMENT SHALL BE KNOWN BY THE NUMBER, LETTER, AND/OR AND NAME GIVEN TO EACH RESPECTIVELY AS SHOWN ON THIS PLAT.

OWNER HEREBY DEDICATES TO THE CITY OF SURPRISE FEE TITLE TO ALL PUBLIC RIGHTS-OF-WAY AS SHOWN ON THE PLAT.

OWNER HEREBY GRANTS TO THE CITY OF SURPRISE A PERPETUAL NON-EXCLUSIVE EASEMENT OVER, UNDER, UPON, AND ACROSS ALL AREAS DESIGNATED ON THE PLAT AS APPLICABLE: SEWER LINES AND MANHOLES, FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, MAINTAINING, REPAIRING, REPLACING, AND UTILIZING THE SEWER LINES AND MANHOLES.

OWNER HEREBY GRANTS TO THE CITY OF SURPRISE A PERPETUAL EASEMENT ACROSS THE PLAT INCLUDING ROADS AND STREETS, OPEN SPACES, COMMUNITY FACILITIES, TRACTS, SIDEWALKS, DRAINAGE BASINS, AND ANY PROPERTY WITHIN THE PLAT OWNED BY THE HOMEOWNERS ASSOCIATION FOR THE PURPOSE OF PROVIDING CONTINUOUS AND UNINTERRUPTED INGRESS AND EGRESS FOR TRASH COLLECTION VEHICLES.

OWNER HEREBY GRANTS TO THE CITY OF SURPRISE A PERPETUAL CROSS ACCESS EASEMENT ACROSS THE PLAT INCLUDING ROADS AND STREETS, OPEN SPACES, COMMUNITY FACILITIES, TRACTS, SIDEWALKS, DRAINAGE BASINS, AND ANY PROPERTY WITHIN THE PLAT OWNED BY THE HOMEOWNERS ASSOCIATION FOR THE PURPOSE OF PROVIDING CONTINUOUS AND UNINTERRUPTED INGRESS AND EGRESS FOR EMERGENCY VEHICLES.

OWNER HEREBY GRANTS TO THE PUBLIC A PERPETUAL NON-EXCLUSIVE EASEMENT IN, UPON, OVER, UNDER, THROUGH, AND ACROSS THE AREAS DESIGNATED AS PUBLIC UTILITY EASEMENTS AS SHOWN ON THE PLAT FOR THE PURPOSE OF ACCESSING, INSTALLING, CONSTRUCTING, MAINTAINING, REPAIRING, REPLAONG, AND UTILIZING PUBLIC UTILITIES.

OWNER HEREBY GRANTS TO THE CITY OF SURPRISE A PERPETUAL NON-EXCLUSIVE EASEMENT OVER, UPON, AND ACROSS THE AREAS DESIGNATED AS SIGHT VISIBILITY TRIANGLES FOR THE PURPOSE OF ENSURING THAT THESE AREAS REMAIN FREE OF SIGHT VISIBILITY OBSTRUCTIONS.

OWNER HEREBY GRANTS TO THE UNITED STATES OF AMERICA DEPARTMENT OF THE AIR FORCE ("USAF") AN AVIGATION EASEMENT OVER AND ACROSS THIS PLAT AND EVERY LOT AND PARCEL THEREOF, WHICH EASEMENT SHALL INCLUDE, BUT NOT BE LIMITED TO, THE RIGHT OF FLIGHT OF AIRCRAFT OVER THIS PLAT, TOGETHER WITH ITS ATTENDANT NOISE, VIBRATIONS, FUMES, DUST, FUEL AND LUBRICANT PARTICLES, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY THE OPERATION OF AIRCRAFT LANDING AT, OR TAKING OFF FROM, OR OPERATING AT OR ON LUKE AIR FORCE BASE AND AUXILIARY FIELD.

THE EASEMENTS GRANTED WITHIN THIS DEDICATION ARE PERMANENT AND PERPETUAL AND SHALL RUN WITH THE LAND AND BE BINDING UPON OWNER AND ITS HEIRS, ASSIGNS, AND SUCCESSORS IN INTEREST TO THIS PLAT OR ANY PARCEL OR LOT THEREOF.

ALL IMPROVEMENTS, FOR STREETS AND PUBLIC UTILITIES OWNED AND OPERATED BY THE CITY, INSTALLED OR CONSTRUCTED BY OWNER WITHIN THE PUBLIC RIGHTS-OF-WAY, THE EASEMENTS, OR ANY TRACTS OR PARCELS HEREBY DEDICATED TO THE CITY OF SURPRISE SHALL BE DEEMED TO HAVE BEEN DEDICATED BY OWNER TO THE CITY UPON THEIR COMPLETION; HOWEVER, SUCH TRANSFER SHALL NOT OCCUR UNTIL THE CITY COUNCIL FOR THE CITY OF SURPRISE MANIFESTS ITS ACCEPTANCE BY SEPARATE FORMAL COUNCIL ACTION.

OWNER HEREBY GRANTS TO THE PUBLIC A PERPETUAL NON-EXCLUSIVE PUBLIC UTILITY ACCESS IN, UPON, OVER, UNDER, THROUGH, AND ACROSS THE AREAS DESIGNATED AS PRIVATE STREET TRACTS.

TRACTS "F-A" THROUGH "F-J" AND TRACTS "C-K" THROUGH "C-W" ARE NOT DEDICATED TO THE PUBLIC, BUT ARE PLATTED AS COMMON PROPERTY FOR THE USE AND ENJOYMENT OF THE HOMEOWNERS ASSOCIATION, AS MORE FULLY SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS. SAID HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR MAINTAINING SAID TRACTS.

DRIVEWAY EASEMENTS SHOWN PLATTED HEREON ACROSS TRACT "C-Q" AND TRACT "F-G" SHALL PROVIDE INDIVIDUAL ACCESS TO LOTS 816, 817, 818, 819, 1015, 1016, 1017, 1018, 1019, 1020, 1021 AND 1022 ONLY. DRIVEWAY EASEMENTS SHALL PROVIDE VEHICULAR AND PEDESTRIAN ACCESS ONLY WITH NO PARKING IN SAID EASEMENTS.

IN WITNESS WHEREOF, OWNER HAS HEREUNTO CAUSED ITS CORPORATE NAME TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED BY THE UNDERSIGNED, DULY AUTHORIZED OFFICER THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

TOLL PRASADA LLC, AN ARIZONA LIMITED LIABILITY COMPANY  
BY \_\_\_\_\_ DATE \_\_\_\_\_  
ITS \_\_\_\_\_

ACKNOWLEDGMENT

STATE OF ARIZONA }  
COUNTY OF MARICOPA }SS

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020 BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED \_\_\_\_\_, WHO ACKNOWLEDGED HIMSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.

\_\_\_\_\_  
NOTARY PUBLIC DATE \_\_\_\_\_

MY COMMISSION EXPIRES:

EPCOR PLAT ACKNOWLEDGMENT

STATE OF ARIZONA }  
COUNTY OF MARICOPA }SS

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020 BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED \_\_\_\_\_, WHO ACKNOWLEDGED HIMSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.

\_\_\_\_\_  
NOTARY PUBLIC DATE \_\_\_\_\_

MY COMMISSION EXPIRES:

FINAL PLAT  
Toll at Prasada, Phase II Unit F & Unit C  
LOCATED IN A PORTION OF THE SOUTH HALF OF SECTION 23,  
TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN  
MARICOPA COUNTY, ARIZONA

NOTICE OF PRASADA PRE-ANNEXATION DEVELOPMENT AGREEMENT

OWNER'S PREDECESSOR, SUBURBAN LAND RESERVE, INC., A UTAH CORPORATION, FULTON HOMES CORPORATION, AN ARIZONA CORPORATION, AND WESTCOR/SURPRISE LLC, AN ARIZONA LIMITED LIABILITY COMPANY HAVE ENTERED INTO A PRE-ANNEXATION DEVELOPMENT AGREEMENT DATED SEPTEMBER 12, 2006 ("AGREEMENT") WITH CITY OF SURPRISE, AN ARIZONA MUNICIPAL CORPORATION, FOR WHICH A MEMORANDUM OF AGREEMENT WAS RECORDED ON SEPTEMBER 19, 2006, AT THE MARICOPA COUNTY RECORDER'S OFFICE AT DOCUMENT NO. 20061238109. AGREEMENT WAS RECENTLY AMENDED AND RECORDED ON JULY 20, 2018, AT THE MARICOPA COUNTY RECORDER'S OFFICE DOCUMENT NO. 20180551464. THE PROPERTIES INVOLVED IN THIS PLAT ARE SUBJECT TO THIS AGREEMENT.

NOTICE OF INTERGOVERNMENTAL AGREEMENT

THE CITY OF SURPRISE ("CITY") AND MARICOPA COUNTY MUNICIPAL WATER CONSERVATION DISTRICT NUMBER ONE ("MWD") ENTERED INTO AN INTERGOVERNMENTAL AGREEMENT DATED APRIL 8, 1997, AND RECORDED IN THE MARICOPA COUNTY RECORDER'S OFFICE ON APRIL 9, 1997, UNDER DOCKET NO. 97-0231759 ("IGA"). CITY AND MWD HAVE FACILITIES AND PROPERTY INTERESTS DESCRIBED AND DELINEATED WITHIN CERTAIN SUBDIVISION PLATS OR, FOR LANDS NOT INCLUDED IN A SUBDIVISION PLAT, DECLARATIONS OF TURF LANDS OR DECLARATIONS OF URBANIZED AREA, THAT HAVE PRIOR AND SUPERIOR RIGHTS TO THE UTILITY SERVICE PROVIDERS, AS DEFINED IN THE IGA. THE IGA PROVIDES FOR THE CITY TO HAVE A PUBLIC UTILITY EASEMENT WITHIN CERTAIN MWD PROPERTY INTERESTS AND FOR MWD TO HAVE AN EASEMENT WITHIN CITY'S PUBLIC RIGHTS-OF-WAY. CITY AND MWD RIGHTS WITHIN THESE EASEMENTS ARE SUBJECT TO AND CONTROLLED BY THE TERMS AND CONDITIONS OF THE IGA

IN LOCATIONS WHERE APPLICABLE, INCLUDING ANY AND ALL DEDICATIONS WITHIN A SUBDIVISION PLAT, MWD'S PRIOR AND SUPERIOR RIGHTS OF ACCESS TO AND USE OF EXISTING AND FUTURE MWD FACILITIES AND PROPERTY INTERESTS, SHALL BE SUBJECT TO THE TERMS AND CONDITIONS OF THE IGA.

CITY SHALL HAVE THE RIGHT TO AUTHORIZE AND CONTROL THE UTILITY SERVICE PROVIDER'S USE AND OCCUPANCY OF THESE EASEMENTS. CITY REQUIRES THAT UTILITY SERVICE PROVIDERS CONSENT TO BE BOUND BY THE IGA PRIOR TO THE USE OR OCCUPANCY OF THE EASEMENTS GRANTED UNDER THE IGA. SUCH USE OR OCCUPANCY OF THE EASEMENTS CONSTITUTES CONSENT OF THE UTILITY SERVICE PROVIDERS TO BE BOUND BY THE IGA.

PUBLIC NOTICE

THE LOTS DEPICTED ON THIS PLAT ARE LOCATED WITHIN THE VICINITY OF LUKE AIR FORCE BASE AND MAY BE SUBJECT TO OVERFLIGHTS BY JET AIRCRAFT. ALL STRUCTURES WITHIN THIS PLAT SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE SOUND ATTENUATION STANDARDS ADOPTED BY THE CITY OF SURPRISE. A MAP DEPICTING THE MOST CURRENT ADOPTED MAG NOISE CONTOURS IN RELATION TO THIS PLAT SHALL BE DISPLAYED IN ALL SALES OFFICES. ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE CITY OF SURPRISE COMMUNITY DEVELOPMENT DEPARTMENT.

RELEASE OF LIABILITY

TOLL PRASADA LLC, AN ARIZONA LIMITED LIABILITY COMPANY ("OWNER") DOES HEREBY (1) RELEASE AND DISCHARGE THE USAF AND THE CITY OF SURPRISE, AND (2) INDEMNIFY, DEFEND, AND HOLD HARMLESS THE CITY OF SURPRISE, OF AND FROM ANY LIABILITY FOR ANY AND ALL CLAIMS FOR DAMAGES OF ANY KIND TO PERSONS OR PROPERTY THAT MAY ARISE AT ANY TIME IN THE FUTURE OVER, OR IN CONNECTION WITH AIRCRAFT OVERFLIGHTS FROM AIRCRAFT UTILIZING LUKE AIR FORCE BASE, WHETHER SUCH DAMAGE SHALL ORIGINATE FROM NOISE, VIBRATION, FUMES, DUST, FUEL AND LUBRICANT PARTICLES, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY THE OPERATION OF AIRCRAFT LANDING AT, OR TAKING OFF FROM, OR OPERATING AT OR ON LUKE AIR FORCE BASE. THIS INSTRUMENT SHALL RUN WITH THE LAND AND BE BINDING UPON OWNER AND ITS HEIRS, ASSIGNS, AND SUCCESSORS IN INTEREST TO THIS PLAT OR ANY PARCEL OR LOT THEREOF. THIS INSTRUMENT DOES NOT RELEASE THE USAF FROM LIABILITY FOR DAMAGE OR INJURY TO PERSON OR PROPERTY CAUSED BY FALLING AIRCRAFT OR FALLING PHYSICAL OBJECTS FROM AIRCRAFT, EXCEPT AS STATED HEREIN WITH RESPECT TO NOISE, FUMES, DUST, FUEL, AND LUBRICANT PARTICLES.

OWNER HEREBY FURTHER AGREES TO INDEMNIFY, DEFEND, AND HOLD HARMLESS THE CITY OF SURPRISE FROM ANY AND ALL CLAIMS FOR DAMAGES OF ANY KIND TO PERSONS OR PROPERTY THAT MAY ARISE IN CONNECTION WITH THE USE OF THE SIDEWALKS LOCATED WITHIN THE RIGHT-OF-WAY, UNTIL SUCH TIME THE CITY OF SURPRISE HAS ACCEPTED THE SIDEWALKS.

TOLL PRASADA LLC, AN ARIZONA LIMITED LIABILITY COMPANY ("OWNER") DOES HEREBY (1) RELEASE AND DISCHARGE THE CITY OF SURPRISE, AND (2) INDEMNIFY, DEFEND, AND HOLD HARMLESS THE CITY OF SURPRISE, OF AND FROM ANY LIABILITY FOR ANY AND ALL CLAIMS FOR DAMAGES OF ANY KIND TO PERSONS OR PROPERTY THAT MAY ARISE AT ANY TIME IN THE FUTURE OVER, OR IN CONNECTION WITH THE AREAS LOCATED WITHIN THE NEWLY DEDICATED RIGHT-OF-WAY AS DEPICTED ON THIS PLAT UNTIL SUCH TIME THE RIGHT-OF-WAY IS IMPROVED TO CITY STANDARDS AND THOSE IMPROVEMENTS ARE APPROVED AND ACCEPTED BY THE CITY COUNCIL. THE MAINTENANCE OF THE AREA WITHIN ANY NEWLY DEDICATED RIGHT-OF-WAY AS SHOWN ON THIS PLAT SHALL BE THE RESPONSIBILITY OF THE ADJACENT OWNER/OR SUBSEQUENT ADJACENT OWNERS WITHIN THE BOUNDARY OF SAID PLAT UNTIL SUCH TIME THAT THE AREA WITHIN THE RIGHT-OF-WAY IS IMPROVED TO CITY STANDARD AND ACCEPTED BY THE CITY OF SURPRISE.

EPCOR PLAT DEDICATION

EXCEPT AS TO ANY AREAS SUBJECT TO THE EASEMENT OR EASEMENTS GRANTED TO MARICOPA WATER DISTRICT, AS DEPICTED ON THIS PLAT AND RECORDED IN THE OFFICE OF THE RECORDER, MARICOPA COUNTY, ARIZONA, A PERPETUAL WATER EASEMENT AS DESCRIBED IN THIS PLAT IS GRANTED TO EPCOR WATER ARIZONA INC., AND ITS SUCCESSORS AND ASSIGNS (COLLECTIVELY "GRANTEE"), TO CONSTRUCT, OPERATE, AND MAINTAIN WATER LINES AND APPURTENANT FACILITIES (COLLECTIVELY, "FACILITIES") UPON, ACROSS, OVER AND UNDER THE SURFACE OF THE EASEMENTS, TOGETHER WITH THE RIGHT TO OPERATE, REPAIR, REPLACE, MAINTAIN, AND REMOVE THE FACILITIES FROM THE PREMISES; TO ADD OR TO ALTER THE FACILITIES, AND TO PROVIDE GRANTEE WITH REASONABLE INGRESS AND EGRESS TO THE FACILITIES. GRANTEE WILL HAVE UNRESTRICTED ACCESS TO THE EASEMENT FOR THE ACTIVITIES DESCRIBED ABOVE AND FORMAL NOTIFICATION OR APPROVAL BY ANY ASSOCIATION PRIOR TO ACCESSING THE EASEMENT WILL NOT BE REQUIRED.

GRANTOR SHALL NOT ERECT OR CONSTRUCT OR PERMIT TO BE ERECTED OR CONSTRUCTED ANY BUILDING, STRUCTURE OR SIMILAR IMPROVEMENT WITHIN THE LIMITS OF THE EASEMENT GRANTED HEREIN. GRANTOR SHALL NOT, NOR PERMIT, THE GRADE OVER GRANTEE'S FACILITIES TO BE SUBSTANTIALLY ALTERED WITHOUT, IN EACH INSTANCE, THE PRIOR WRITTEN CONSENT OF GRANTEE, AND GRANTOR AGREES THAT NO OTHER PIPES OR CONDUITS SHALL BE PLACED WITHIN THE PREMISES SUBJECT TO THE EASEMENT GRANTED HEREIN, EXCEPT PIPES CROSSING GRANTEE'S FACILITIES AT RIGHT ANGLES, IN WHICH CASE, A MINIMUM VERTICAL DISTANCE OF TWO (2) FEET (AS MEASURED FROM THE CLOSEST POINTS ON THE OUTSIDE EDGES) SHALL BE MAINTAINED BETWEEN GRANTEE'S FACILITIES AND SUCH OTHER PIPES OR CONDUITS. UNLESS GRANTEE EXPRESSLY CONSENTS IN WRITING OTHERWISE, ANY AND ALL SEWER PIPES CROSSING THE EASEMENT GRANTED HEREIN SHALL BE LAID BELOW GRANTEE'S FACILITIES. HOWEVER, GRANTOR SHALL HAVE THE RIGHT TO CONSTRUCT AND ERECT FENCES, TO INSTALL LANDSCAPING, PARKING FACILITIES AND DRIVEWAYS, AND TO ESTABLISH OTHER USES THAT ARE NOT INCONSISTENT WITH USES WITHIN THE LIMITS OF SAID EASEMENT IN A MANNER THAT WILL NOT UNREASONABLY INTERFERE WITH GRANTEE'S ACCESS TO THE FACILITIES.

IN WITNESS WHEREOF, EPCOR WATER ARIZONA INC. HAS HEREUNTO CAUSED ITS CORPORATE NAME TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED BY THE UNDERSIGNED, DULY AUTHORIZED OFFICER THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

EPCOR WATER ARIZONA INC., AN ARIZONA DOMESTIC FOR-PROFIT CORPORATION

BY \_\_\_\_\_ DATE \_\_\_\_\_

ITS \_\_\_\_\_

GENERAL NOTES

- SPRINKLERS ARE REQUIRED IN ALL ONE AND TWO FAMILY DWELLINGS BUILT IN AREAS WHICH DO NOT HAVE AN ADEQUATE WATER SUPPLY.
- NO ON-SITE GRADING OR EXCAVATION SHALL OCCUR WITHOUT FIRST OBTAINING A PERMIT FROM THE CITY OF SURPRISE.
- THE PROPERTY IS LOCATED WITHIN AN AREA HAVING FLOOD ZONE "ZONE X SHADED," BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, ON FLOOD INSURANCE RATE MAP NO. 04013C1660L, WITH A DATE OF IDENTIFICATION OF OCTOBER 16, 2013, FOR COMMUNITY NO. 040053, IN MARICOPA COUNTY, STATE OF ARIZONA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.
- THE ROADS DESIGNATED AS "PRIVATE" AND ANY APPURTENANCES INCLUDING BUT NOT LIMITED TO ROAD SIGNS, STRIPING, CURB AND GUTTER, AND SIDEWALKS ARE PRIVATE; SUCH ROADS AND APPURTENANCES ARE OWNED, MAINTAINED AND REPAIRED BY OWNER OR THE HOMEOWNER'S ASSOCIATION FORMED BY OWNER. THE CITY OF SURPRISE SHALL NOT MAINTAIN OR REPAIR ANY ROAD DESIGNATED AS "PRIVATE."
- IN ACCORDANCE WITH ARS § 9-461.07, THE CITY OF SURPRISE HAS DETERMINED THAT ALL DEDICATIONS OCCURRING WITH THIS PLAT ARE IN CONFORMANCE WITH THE SURPRISE GENERAL PLAN.
- PURSUANT TO A.R.S. § 42-11102, THE CITY OF SURPRISE, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA, IS EXEMPT FROM ALL TAXES AND ASSESSMENTS BASED ON ASSESSED VALUE EXCEPT FOR SPECIAL DISTRICTS #14751 AND 14710, WHEN APPLICABLE.
- THE MAINTENANCE OF LANDSCAPING WITHIN THE OPEN SPACES, LANDSCAPED TRACTS, RETENTION BASINS AND PARKS SHALL BE THE RESPONSIBILITY OF THE OWNER OR THE ASSOCIATION FORMED BY THE OWNER.
- THE MAINTENANCE OF LANDSCAPING WITHIN THE ADJACENT PUBLIC RIGHTS-OF-WAY, INCLUDING LANDSCAPED MEDIANS WITHIN COLLECTORS AND LOCAL STREETS AND LANDSCAPED AREAS BETWEEN THE CURB AND THE DETACHED SIDEWALK, SHALL BE THE RESPONSIBILITY OF THE ADJACENT PROPERTY OWNER OR THE PROPERTY ASSOCIATION FORMED BY THE ADJACENT PROPERTY.
- ZONING OF THE PROPERTY IS PER SURPRISE ZONING CASE FS17-587 OR AS SUBSEQUENTLY AMENDED.
- THIS FINAL PLAT IS IN SUBSTANTIAL CONFORMANCE WITH THE PRELIMINARY PLAT AS APPROVED UNDER CITY OF SURPRISE CASE FS19-184.

| AREA SUMMARY TABLE                  |           |              |
|-------------------------------------|-----------|--------------|
| DESCRIPTION                         | AREA (SF) | AREA (ACRES) |
| LOTS 801-914 & 1001-1060 (174 LOTS) | 1,127,514 | 25.8860      |
| TRACTS F-A – F-J & C-K – C-W        | 212,823   | 4.8856       |
| PRIVATE STREETS (TRACT F/C-PSI)     | 262,559   | 6.0275       |
| GROSS AREA                          | 1,602,897 | 36.7974      |

100 YEAR ASSURED WATER SUPPLY

THE SUBDIVIDER HAS OBTAINED A CERTIFICATE OF 100 YEAR ASSURED WATER SUPPLY FROM THE DEPARTMENT OF WATER RESOURCES.

27-701007.0000 11/14/2018  
CERTIFICATE NUMBER DATE

BASIS OF BEARING

THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, BEING SOUTH 00°24'44" WEST AS MEASURED AND BEING SOUTH 00°24'44" WEST SHOWN ON MARICOPA COUNTY GDACS SURVEY RECORDED IN BOOK 661, PAGE 18, MARICOPA COUNTY RECORDS.

NOTICE OF TOLL AT PRASADA DEVELOPMENT AND  
WATER DELIVERY AGREEMENT

LANDOWNER ENTERED INTO THE TOLL AT PRASADA DEVELOPMENT AND WATER DELIVERY AGREEMENT DATED JANUARY 2, 2019 ("AGREEMENT") WITH MARICOPA COUNTY MUNICIPAL WATER CONSERVATION DISTRICT NUMBER ONE ("MWD") FOR WHICH A MEMORANDUM OF AGREEMENT WAS RECORDED ON JANUARY 3, 2019, AT THE MARICOPA COUNTY RECORDERS' OFFICE AT DOCUMENT NO 2019-0002436. THE PROPERTIES INVOLVED IN THIS PLAT ARE SUBJECT TO THIS AGREEMENT. THE AGREEMENT AND THIS PLAT, INCLUDING ANY AND ALL DEDICATIONS THEREIN, HEREBY PRESERVE MWD'S PRIOR AND SUPERIOR RIGHTS OF ACCESS TO AND USE OF THE EXISTING AND FUTURE MWD FACILITIES AND MWD PROPERTY INTERESTS, AS SUCH TERMS ARE DEFINED IN THE AGREEMENT, TO ENABLE MWD TO ACCOMPLISH ALL OF MWD'S PURPOSES, INCLUDING, BUT NOT LIMITED TO, THE TRANSMISSION AND DISTRIBUTION OF WATER WASTEWATER, POWER AND COMMUNICATIONS, AND TO CONSTRUCT, RECONSTRUCT, OPERATE, MAINTAIN AND REPLACE THOSE MWD FACILITIES AND MWD PROPERTY INTERESTS. THE AGREEMENT IS ON FILE AT THE OFFICE OF (TOLL PRASADA LLC, AN ARIZONA LIMITED LIABILITY COMPANY, 8767 E VIA DE VENTURA, SUITE 390, SCOTTSDALE, AZ 85258), AND MAY BE REVIEWED AS TO ALL DETAILS, WITH PARTICULAR REFERENCE TO SECTION 7 AND SECTION 9, UPON REASONABLE REQUEST.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

MARICOPA COUNTY MUNICIPAL WATER ATTEST:  
CONSERVATION DISTRICT NUMBER ONE,  
A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA

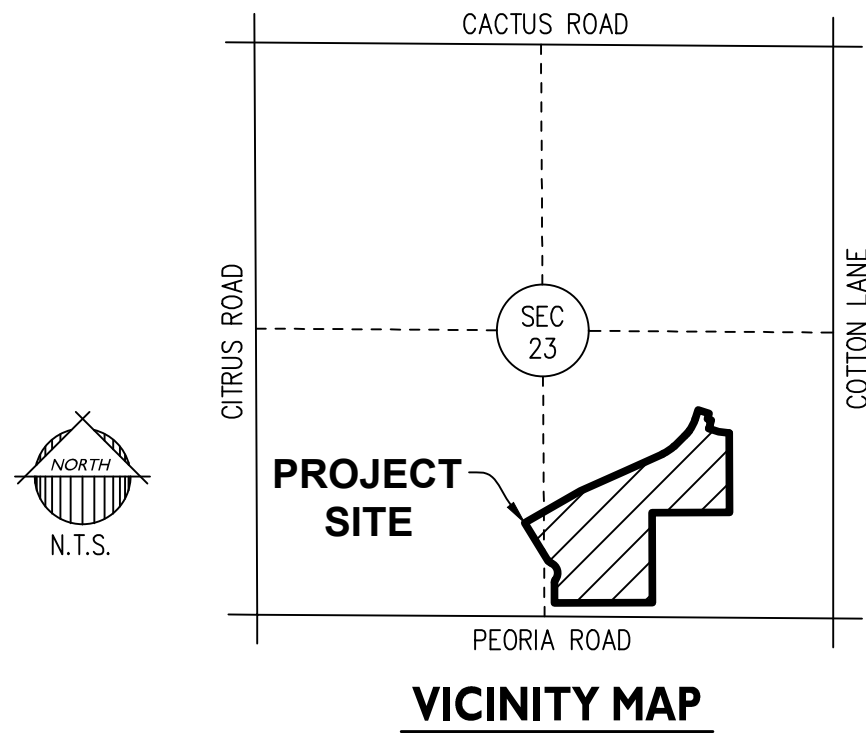
BY: \_\_\_\_\_ BY: \_\_\_\_\_  
CHRISTINE CAIN GLEN VORTHERMS

ITS: PROPERTY & CONTRACTS MANAGER ITS: ASSISTANT SECRETARY

TOLL PRASADA LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_

ITS: \_\_\_\_\_



DEVELOPER

TOLL BROTHERS  
8767 E VIA DE VENTURA, SUITE 390  
SCOTTSDALE, AZ 85258  
TEL: (480) 314-6711  
CONTACT: OSCAR DOMINGUEZ

ENGINEER

EPS GROUP, INC.  
1130 N. ALMA SCHOOL ROAD, STE. 120  
MESA, ARIZONA 85201  
TEL: (480)-503-2250  
FAX: (480)-503-2258  
CONTACT: JAMES ROGERS, P.E.

SHEET INDEX

1 COVER SHEET  
2 LOT AREA TABLE, TRACT AREA & USAGE TABLE, CURVE TABLE, LINE TABLE  
3 – 6 FINAL PLAT PLAN SHEETS

HOMEOWNERS ASSOCIATION RATIFICATION

KNOW ALL MEN BY THESE PRESENTS: THAT TOLL AT PRASADA COMMUNITY ASSOCIATION, INC., AN ARIZONA NON-PROFIT CORPORATION, HEREBY RATIFIES, AFFIRMS AND APPROVES THIS PLAT FOR "TOLL AT PRASADA, PHASE II UNIT F & UNIT C" AND THE RESPONSIBILITIES IMPOSED UPON IT UNDER THIS PLAT.

IN WITNESS WHEREOF, \_\_\_\_\_ HAS CAUSED ITS NAME TO BE AFFIXED BY THE UNDERSIGNED, DULY AUTHORIZED OFFICER THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

TOLL AT PRASADA COMMUNITY ASSOCIATION, INC.,  
AN ARIZONA NON-PROFIT CORPORATION

BY: \_\_\_\_\_

ITS: \_\_\_\_\_

ACKNOWLEDGMENT

STATE OF ARIZONA }  
COUNTY OF MARICOPA }SS

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020 BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED \_\_\_\_\_, WHO ACKNOWLEDGED HIMSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.

\_\_\_\_\_  
NOTARY PUBLIC DATE \_\_\_\_\_

MY COMMISSION EXPIRES:

CITY OF SURPRISE ENGINEER APPROVAL

DATA ON THIS PLAT REVIEWED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020,  
BY THE CITY ENGINEER OF SURPRISE, ARIZONA.

APPROVED \_\_\_\_\_ DATE \_\_\_\_\_  
CITY ENGINEER

CITY OF SURPRISE COUNCIL APPROVAL

APPROVED BY THE CITY COUNCIL OF THE CITY OF SURPRISE, ARIZONA, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

\_\_\_\_\_  
MAYOR DATE \_\_\_\_\_

ATTEST: \_\_\_\_\_ DATE \_\_\_\_\_  
CITY CLERK

CERTIFICATION

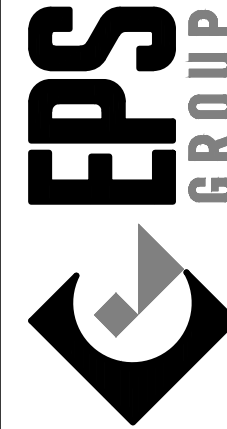
I, ROBERT A. JOHNSTON, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY DIRECTION DURING THE MONTH OF JUNE, 2019; THAT THE SURVEY IS TRUE AND CORRECT AS SHOWN; THAT ALL MONUMENTS ACTUALLY EXIST OR WILL BE SET AS SHOWN; THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

ROBERT A. JOHNSTON, RLS 37495  
EPS GROUP, INC.  
1130 N. ALMA SCHOOL ROAD, STE. 120  
MESA, ARIZONA 85201  
PHONE: (480) 503-2250  
FAX: (480) 503-2258

DATE OF PREPARATION: 06/27/19 (REVISED 09-11-2019, REVISED 11-21-2019, REVISED 1-27-2020, REVISED 2-12-2020 AND REVISED 2-17-2020)

CASE NUMBER: FS19-671

1130 N Alma School Rd., Suite 120  
Mesa, AZ 85201  
T:480.503.2250 | F:480.503.2258  
www.epsgroupinc.com



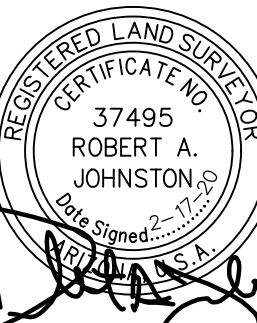
Toll at Prasada  
Phase II Unit F & Unit C  
SURPRISE, ARIZONA

FINAL PLAT

Project:

Revisions:

Designer: RAJ  
Drawn by: TJP



Job No.

16-339

FP01

Sheet No.

1  
of 6



| LOT AREA TABLE |           |           |          |
|----------------|-----------|-----------|----------|
| LOT #          | AREA (SF) | AREA (AC) | CATEGORY |
| 801            | 7,700     | 0.1768    | C        |
| 802            | 7,700     | 0.1768    | C        |
| 803            | 7,700     | 0.1768    | C        |
| 804            | 6,600     | 0.1515    | D1       |
| 805            | 6,600     | 0.1515    | D1       |
| 806            | 6,600     | 0.1515    | D1       |
| 807            | 7,714     | 0.1771    | C        |
| 808            | 8,085     | 0.1856    | C        |
| 809            | 8,247     | 0.1893    | C        |
| 810            | 6,665     | 0.1530    | D1       |
| 811            | 7,707     | 0.1769    | C        |
| 812            | 7,702     | 0.1768    | C        |
| 813            | 7,702     | 0.1768    | C        |
| 814            | 7,703     | 0.1768    | C        |
| 815            | 9,131     | 0.2096    | D1       |
| 816            | 5,704     | 0.1309    | D1       |
| 817            | 6,142     | 0.1410    | D1       |
| 818            | 8,364     | 0.1920    | D1       |
| 819            | 9,403     | 0.2159    | D1       |
| 820            | 9,348     | 0.2146    | D1       |
| 821            | 7,066     | 0.1622    | D1       |
| 822            | 6,982     | 0.1603    | D1       |
| 823            | 9,193     | 0.2110    | D1       |
| 824            | 7,418     | 0.1703    | D2       |
| 825            | 5,500     | 0.1263    | D1       |
| 826            | 6,736     | 0.1546    | D1       |
| 827            | 7,261     | 0.1667    | D1       |
| 828            | 6,917     | 0.1588    | D1       |
| 829            | 6,573     | 0.1509    | D1       |
| 830            | 6,136     | 0.1409    | D1       |
| 831            | 7,968     | 0.1829    | D1       |
| 832            | 8,152     | 0.1872    | D2       |
| 833            | 6,600     | 0.1515    | D1       |
| 834            | 5,500     | 0.1263    | D1       |
| 835            | 5,500     | 0.1263    | D1       |
| 836            | 5,500     | 0.1263    | D1       |
| 837            | 5,500     | 0.1263    | D1       |
| 838            | 5,500     | 0.1263    | D1       |
| 839            | 5,500     | 0.1263    | D1       |
| 840            | 5,442     | 0.1249    | D1       |
| 841            | 10,017    | 0.2300    | D1       |
| 842            | 5,501     | 0.1263    | D1       |
| 843            | 6,600     | 0.1515    | D1       |
| 844            | 6,600     | 0.1515    | D1       |
| 845            | 6,600     | 0.1515    | D1       |
| 846            | 6,600     | 0.1515    | D1       |
| 847            | 6,600     | 0.1515    | D1       |
| 848            | 5,500     | 0.1263    | D1       |
| 849            | 5,708     | 0.1310    | D1       |
| 850            | 5,501     | 0.1263    | D1       |
| 851            | 5,500     | 0.1263    | D1       |
| 852            | 5,500     | 0.1263    | D1       |
| 853            | 5,500     | 0.1263    | D1       |
| 854            | 5,500     | 0.1263    | D1       |
| 855            | 5,500     | 0.1263    | D1       |
| 856            | 5,500     | 0.1263    | D1       |
| 857            | 5,500     | 0.1263    | D1       |
| 858            | 6,600     | 0.1515    | D1       |
| 859            | 8,141     | 0.1869    | D2       |
| 860            | 6,532     | 0.1500    | D2       |
| 861            | 5,500     | 0.1263    | D1       |
| 862            | 5,500     | 0.1263    | D1       |
| 863            | 6,600     | 0.1515    | D1       |
| 864            | 6,600     | 0.1515    | D1       |
| 865            | 5,500     | 0.1263    | D1       |

| LOT AREA TABLE |           |           |          |
|----------------|-----------|-----------|----------|
| LOT #          | AREA (SF) | AREA (AC) | CATEGORY |
| 866            | 5,500     | 0.1263    | D1       |
| 867            | 5,500     | 0.1263    | D1       |
| 868            | 6,600     | 0.1515    | D1       |
| 869            | 7,661     | 0.1759    | C        |
| 870            | 7,698     | 0.1767    | C        |
| 871            | 6,600     | 0.1515    | D1       |
| 872            | 5,500     | 0.1263    | D1       |
| 873            | 5,500     | 0.1263    | D1       |
| 874            | 5,500     | 0.1263    | D1       |
| 875            | 6,600     | 0.1515    | D1       |
| 876            | 6,600     | 0.1515    | D1       |
| 877            | 5,500     | 0.1263    | D1       |
| 878            | 5,500     | 0.1263    | D1       |
| 879            | 6,520     | 0.1497    | D2       |
| 880            | 7,154     | 0.1642    | D1       |
| 881            | 6,600     | 0.1515    | D1       |
| 882            | 11,159    | 0.2562    | C        |
| 883            | 8,854     | 0.2033    | D1       |
| 884            | 6,968     | 0.1600    | D1       |
| 885            | 5,503     | 0.1263    | D1       |
| 886            | 5,501     | 0.1263    | D1       |
| 887            | 6,602     | 0.1516    | D1       |
| 888            | 6,602     | 0.1516    | D1       |
| 889            | 6,603     | 0.1516    | D1       |
| 890            | 5,503     | 0.1263    | D1       |
| 891            | 5,503     | 0.1263    | D1       |
| 892            | 5,504     | 0.1263    | D1       |
| 893            | 5,504     | 0.1264    | D1       |
| 894            | 5,504     | 0.1264    | D1       |
| 895            | 5,514     | 0.1266    | D1       |
| 896            | 6,600     | 0.1515    | D1       |
| 897            | 5,500     | 0.1263    | D1       |
| 898            | 5,500     | 0.1263    | D1       |
| 899            | 5,500     | 0.1263    | D1       |
| 900            | 6,600     | 0.1515    | D1       |
| 901            | 6,600     | 0.1515    | D1       |
| 902            | 6,600     | 0.1515    | D1       |
| 903            | 7,700     | 0.1768    | C        |
| 904            | 7,703     | 0.1768    | C        |
| 905            | 8,362     | 0.1920    | C        |
| 906            | 6,601     | 0.1515    | D1       |
| 907            | 7,346     | 0.1686    | D1       |
| 908            | 6,782     | 0.1557    | D1       |
| 909            | 6,223     | 0.1429    | D1       |
| 910            | 5,500     | 0.1263    | D1       |
| 911            | 6,600     | 0.1515    | D1       |
| 912            | 6,600     | 0.1515    | D1       |
| 913            | 6,600     | 0.1515    | D1       |
| 914            | 6,600     | 0.1515    | D1       |
| 1001           | 6,603     | 0.1516    | D1       |
| 1002           | 6,602     | 0.1516    | D1       |
| 1003           | 6,602     | 0.1516    | D1       |
| 1004           | 7,702     | 0.1768    | C        |
| 1005           | 7,701     | 0.1768    | C        |
| 1006           | 7,700     | 0.1768    | C        |
| 1007           | 7,130     | 0.1637    | D1       |
| 1008           | 7,371     | 0.1692    | D1       |
| 1009           | 6,899     | 0.1584    | D1       |
| 1010           | 7,775     | 0.1785    | C        |
| 1011           | 8,545     | 0.1962    | C        |
| 1012           | 8,370     | 0.1922    | C        |
| 1013           | 7,939     | 0.1822    | C        |
| 1014           | 7,677     | 0.1762    | C        |
| 1015           | 5,750     | 0.1320    | D1       |
| 1016           | 5,750     | 0.1320    | D1       |

| LOT AREA TABLE |           |           |          |
|----------------|-----------|-----------|----------|
| LOT #          | AREA (SF) | AREA (AC) | CATEGORY |
| 1017           | 5,751     | 0.1320    | D1       |
| 1018           | 8,323     | 0.1911    | D1       |
| 1019           | 7,297     | 0.1675    | D1       |
| 1020           | 6,629     | 0.1522    | D1       |
| 1021           | 6,115     | 0.1404    | D1       |
| 1022           | 9,355     | 0.2148    | D2       |
| 1023           | 9,673     | 0.2221    | D2       |
| 1024           | 6,001     | 0.1378    | D1       |
| 1025           | 7,003     | 0.1608    | D1       |
| 1026           | 5,500     | 0.1263    | D1       |
| 1027           | 5,500     | 0.1263    | D1       |
| 1028           | 6,516     | 0.1496    | D2       |
| 1029           | 5,148     | 0.1182    | E        |
| 1030           | 5,334     | 0.1225    | E        |
| 1031           | 5,600     | 0.1286    | E        |
| 1032           | 4,700     | 0.1079    | E        |
| 1033           | 5,724     | 0.1314    | E        |
| 1034           | 5,148     | 0.1182    | E        |
| 1035           | 4,700     | 0.1079    | E        |
| 1036           | 5,600     | 0.1286    | E        |
| 1037           | 4,700     | 0.1079    | E        |
| 1038           | 5,148     | 0.1182    | E        |
| 1039           | 5,148     | 0.1182    | E        |
| 1040           | 4,700     | 0.1079    | E        |
| 1041           | 5,600     | 0.1286    | E        |
| 1042           | 4,700     | 0.1079    | E        |
| 1043           | 5,148     | 0.1182    | E        |
| 1044           | 5,148     | 0.1182    | E        |
| 1045           | 4,700     | 0.1079    | E        |
| 1046           | 5,600     | 0.1286    | E        |
| 1047           | 4,700     | 0.1079    | E        |
| 1048           | 5,148     | 0.1182    | E        |
| 1049           | 5,148     | 0.1182    | E        |
| 1050           | 4,700     | 0.1079    | E        |
| 1051           | 5,600     | 0.1286    | E        |
| 1052           | 4,700     | 0.1079    | E        |
| 1053           | 5,148     | 0.1182    | E        |
| 1054           | 5,334     | 0.1224    | E        |
| 1055           | 4,700     | 0.1079    | E        |
| 1056           | 5,600     | 0.1286    | E        |
| 1057           | 4,700     | 0.1079    | E        |
| 1058           | 5,148     | 0.1182    | E        |
| 1059           | 9,439     | 0.2167    | D1       |
| 1060           | 10,091    | 0.2317    | D1       |

NOTES

1. COMMON AREAS MAY INCLUDE OPEN SPACE, LANDSCAPING, PEDESTRIAN PATHS, AND/OR AMENITIES.
2. SPECIFIC EASEMENTS THAT ARE BEING DEDICATED AS PART OF THIS PLAT ARE FULLY DELINEATED ON THE FOLLOWING SHEETS.
3. \*\* THE EASEMENTS LISTED ABOVE (SHOWN WITH AN ASTERISK \*\*) ONLY AFFECT A PORTION OF THE TRACT WITH WHICH THEY ARE LISTED, AND ARE FULLY DELINEATED WITHIN THE PLAT. OTHER "USES" LISTED ABOVE ARE COMMON AREA.

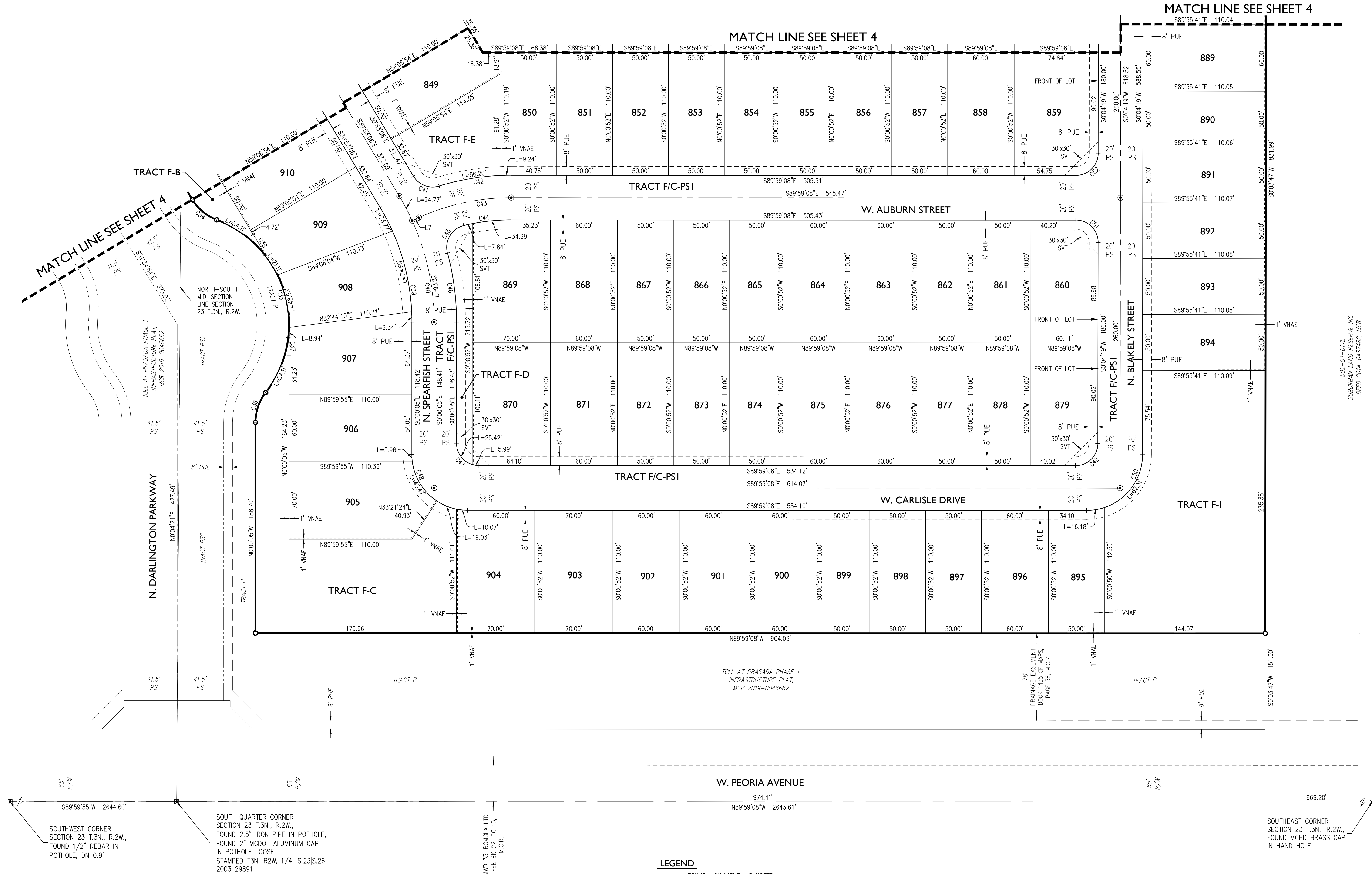
| CURVE TABLE |         |          |           |         |         |             |
|-------------|---------|----------|-----------|---------|---------|-------------|
| CURVE       | LENGTH  | RADIUS   | DELTA     | TANGENT | CHORD   | CHORD BRG   |
| C1          | 130.45' | 375.00'  | 19°55'51" | 65.89'  | 129.79' | N56°10'26"E |
| C2          | 28.89'  | 375.00'  | 4°24'49"  | 14.45'  | 28.88'  | N44°00'06"E |
| C3          | 127.28' | 375.00'  | 19°26'49" | 64.26'  | 126.67' | N27°28'58"E |
| C4          | 240.82' | 485.00'  | 28°26'57" | 122.95' | 238.35' | N31°59'02"E |
| C5          | 250.75' | 505.00'  | 28°26'57" | 128.02' | 248.18' | N31°59'02"E |
| C6          | 142.63' | 525.00'  | 15°33'58" | 71.76'  | 142.19' | N25°32'33"E |
| C7          | 29.95'  | 20.00'   | 85°47'28" | 18.58'  | 27.23'  | S09°34'12"E |
| C8          | 29.95'  | 20.00'   | 85°47'28" | 18.58'  | 27.23'  | S84°38'20"W |
| C9          | 40.91'  | 525.00'  | 4°27'54"  | 20.47'  | 40.90'  | N43°58'33"E |
| C10         | 31.48'  | 57.00'   | 31°38'52" | 16.15'  | 31.09'  | S53°40'03"W |
| C11         | 29.93'  | 33.00'   | 51°57'49" | 16.08'  | 28.91'  | S64°03'02"W |
| C12         | 45.81'  | 50.00'   | 52°29'53" | 24.66'  | 44.23'  | N26°13'00"W |
| C13         | 18.33'  | 20.00'   | 52°29'53" | 9.86'   | 17.69'  | N26°13'00"W |
| C14         | 31.41'  | 20.00'   | 89°58'56" | 19.99'  | 28.28'  | N45°01'24"E |
| C15         | 78.52'  | 50.00'   | 89°58'56" | 49.98'  | 70.70'  | N45°01'24"E |
| C16         | 23.08'  | 20.00'   | 66°07'29" | 13.02'  | 21.82'  | S56°55'23"E |
| C17         | 57.70'  | 50.00'   | 66°07'29" | 32.55'  | 54.56'  | S56°55'23"E |
| C18         | 31.42'  | 20.00'   | 90°00'00" | 20.00'  | 28.28'  | N68°51'38"W |
| C19         | 31.42'  | 20.00'   | 90°00'00" | 20.00'  | 28.28'  | S21°08'22"W |
| C20         | 168.71' | 485.00'  | 19°55'51" | 85.22'  | 167.86' | N56°10'26"E |
| C21         | 175.67' | 505.00'  | 19°55'51" | 88.73'  | 174.78' | N56°10'26"E |
| C22         | 182.63' | 525.00'  | 19°55'51" | 92.24'  | 181.71' | N56°10'26"E |
| C23         | 191.32' | 549.99'  | 19°55'51" | 96.64'  | 190.36' | N56°10'26"E |
| C24         | 30.74'  | 20.00'   | 88°04'19" | 19.34'  | 27.80'  | S22°06'12"W |
| C25         | 32.09'  | 20.00'   | 91°55'41" | 20.68'  | 28.76'  | N67°53'48"W |
| C26         | 310.82' | 3000.00' | 5°56'10"  | 155.55' | 310.68' | S63°10'16"W |
| C27         | 308.74' | 2980.00' | 5°56'10"  | 154.51' | 308.61' | S63°10'16"W |
| C28         | 152.15' | 2960.00' | 2°56'42"  | 76.09'  | 152.13' | S62°23'10"W |
| C29         | 143.10' | 2935.00' | 2°47'37"  | 71.56'  | 143.09' | S64°44'33"W |
| C30         | 32.04'  | 20.00'   | 91°47'54" | 20.64'  | 28.72'  | S15°00'51"W |
| C31         | 31.04'  | 20.00'   | 88°54'43" | 19.62'  | 28.01'  | N75°20'27"W |

| LINE TABLE |             |         |
|------------|-------------|---------|
| LINE       | BEARING     | LENGTH  |
| L1         | S17°45'34"W | 54.41'  |
| L2         | S17°45'34"W | 42.78'  |
| L3         | S72°14'26"E | 40.00'  |
| L4         | N17°45'34"E | 42.78'  |
| L5         | S17°45'34"W | 42.78'  |
| L6         | S00°00'52"W | 20.00'  |
| L7         | N65°33'56"E | 6.42'   |
| L8         | S23°51'38"E | 22.50'  |
| L9         | N46°12'31"E | 135.20' |
| L10        | N66°08'22"E | 77.20'  |
| L11        | S66°08'22"W | 103.41' |

| TRACT USE TABLE |                                                                                                                                       |           |           |
|-----------------|---------------------------------------------------------------------------------------------------------------------------------------|-----------|-----------|
| TRACT           | USE                                                                                                                                   | AREA (SF) | AREA (AC) |
| C-K             | LANDSCAPE, OPEN SPACE & ** PUBLIC UTILITY EASEMENT                                                                                    | 6,226     | 0.1429    |
| C-L             | LANDSCAPE, OPEN SPACE & ** PUBLIC UTILITY EASEMENT                                                                                    | 1,453     | 0.0334    |
| C-M             | SHARED DRIVEWAY & ** PUBLIC UTILITY EASEMENT                                                                                          | 4,934     | 0.1133    |
| C-N             | LANDSCAPE, OPEN SPACE & ** PUBLIC UTILITY EASEMENT                                                                                    | 3,356     | 0.0771    |
| C-O             | SHARED DRIVEWAY & ** PUBLIC UTILITY EASEMENT                                                                                          | 3,504     | 0.0804    |
| C-P             | SHARED DRIVEWAY & ** PUBLIC UTILITY EASEMENT                                                                                          | 3,504     | 0.0804    |
| C-Q             | LANDSCAPE, OPEN SPACE, ** ACCESS EASEMENT FOR ADJACENT LOTS, ** DRIVEWAY EASEMENT, WET UTILITIES EASMENT & ** PUBLIC UTILITY EASEMENT | 28,134    | 0.6459    |
| C-R             | LANDSCAPE, OPEN SPACE, DRAINAGE BASIN & ** PUBLIC UTILITY EASEMENT                                                                    | 33,531    | 0.7698    |
| C-S             | SHARED DRIVEWAY & ** PUBLIC UTILITY EASEMENT                                                                                          | 3,504     | 0.0804    |
| C-T             | SHARED DRIVEWAY & ** PUBLIC UTILITY EASEMENT                                                                                          | 3,504     | 0.0804    |
| C-U             | SHARED DRIVEWAY & ** PUBLIC UTILITY EASEMENT                                                                                          | 5,290     | 0.1214    |
| C-V             | LANDSCAPE, OPEN SPACE & ** PUBLIC UTILITY EASEMENT                                                                                    | 8,227     | 0.1889    |
| C-W             | LANDSCAPE, OPEN SPACE & ** PUBLIC UTILITY EASEMENT                                                                                    | 2,750     | 0.0631    |
| F-A             | LANDSCAPE, OPEN SPACE & ** PUBLIC UTILITY EASEMENT                                                                                    | 3,712     | 0.0852    |
| F-B             | LANDSCAPE, OPEN SPACE & ** PUBLIC UTILITY EASEMENT                                                                                    | 11,826    | 0.2715    |
| F-C             | LANDSCAPE, OPEN SPACE, DRAINAGE BASIN & ** PUBLIC UTILITY EASEMENT                                                                    | 20,292    | 0.4658    |
| F-D             | LANDSCAPE, OPEN SPACE & ** PUBLIC UTILITY EASEMENT                                                                                    | 3,263     | 0.0749    |
| F-E             | LANDSCAPE, OPEN SPACE & ** PUBLIC UTILITY EASEMENT                                                                                    | 6,141     | 0.1410    |
| F-F             | LANDSCAPE, OPEN SPACE & ** PUBLIC UTILITY EASEMENT                                                                                    | 4,691     | 0.1077    |
| F-G             | LANDSCAPE, OPEN SPACE, ACCESS EASEMENT FOR ADJACENT LOTS, ** DRIVEWAY EASEMENT & WET UTILITIES EASEMENT                               | 13,543    | 0.3109    |
| F-H             | LANDSCAPE, OPEN SPACE & ** PUBLIC UTILITY EASEMENT                                                                                    | 6,851     | 0.1573    |
| F-I             | LANDSCAPE, OPEN SPACE, DRAINAGE BASIN & ** PUBLIC UTILITY EASEMENT                                                                    | 30,185    | 0.6930    |
| F-J             | LANDSCAPE, OPEN SPACE, DRAINAGE EASEMENT & ** PUBLIC UTILITY EASEMENT                                                                 | 4,402     | 0.1010    |
| FC-PSI          | PRIVATE STREET, EMERGENCY AND SERVICES TYPE ACCESS EASEMENT, PUBLIC UTILITY EASEMENT & WET UTILITIES EASEMENT                         | 262,559   | 6.0275    |

| CURVE TABLE |         |         |            |         |         |             |
|-------------|---------|---------|------------|---------|---------|-------------|
| CURVE       | LENGTH  | RADIUS  | DELTA      | TANGENT | CHORD   | CHORD BRG   |
| C32         | 31.80'  | 20.00'  | 91°05'17"  | 20.38'  | 28.55'  | S14°39'33"W |
| C33         | 31.04'  | 20.00'  | 88°54'43"  | 19.62'  | 28.01'  | N75°20'27"W |
| C34         | 28.64'  | 43.50'  | 37°43'35"  | 14.86'  | 28.13'  | S50°26'41"E |
| C35         | 186.81' | 100.00' | 107°02'00" | 135.22' | 160.81' | N15°47'29"W |
| C36         | 28.64'  | 43.50'  | 37°43'35"  | 14.86'  | 28.13'  | S18°51'43"W |
| C37         | 16.59'  | 200.00' | 4°45'10"   | 8.30'   | 16.59'  | N02°22'39"W |
| C38         | 21.29'  | 200.00' | 6°05'52"   | 10.65'  | 21.28'  | N29°52'40"W |
| C39         | 107.80' | 200.00' | 30°53'01"  | 55.25'  | 106.50' | N15°26'35"W |
| C40         | 118.58' | 220.00' | 30°53'01"  | 60.77'  | 117.15' | N15°26'35"W |
| C41         | 26.58'  | 20.00'  | 76°08'34"  | 15.67'  | 26.67'  | S48°57'24"E |
| C42         | 65.44'  | 220.00' | 17°02'34"  | 32.96'  | 65.20'  | S81°29'35"E |
| C43         | 85.34'  | 200.00' | 24°26'56"  | 43.33'  | 84.70'  | S77°47'24"W |
| C44         | 42.83'  | 180.00' | 13°38'02"  | 21.52'  | 42.73'  | S83°11'51"W |
| C45         | 31.88'  | 20.00'  | 91°19'51"  | 20.47'  | 28.61'  | S30°42'55"W |
| C46         | 62.62'  | 240.00' | 14°56'56"  | 31.49'  | 62.48'  | N07°28'33"E |
| C47         | 31.41'  | 20.00'  | 89°59'03"  | 19.99'  | 28.28'  | S44°59'36"E |
| C48         | 78.53'  | 50.00'  | 89°59'03"  | 49.99'  | 70.70'  | S44°59'36"E |
| C49         | 31.40'  | 20.00'  | 89°56'33"  | 19.98'  | 28.27'  | N45°02'36"E |
| C50         | 78.49'  | 50.00'  | 89°56'33"  | 49.95'  | 70.68'  | N45°02'36"E |
| C51         | 31.44'  | 20.00'  | 90°03'27"  | 20.02'  | 28.30'  | N44°57'24"W |
| C52         | 31.40'  | 20.00'  | 89°56'33"  | 19.98'  | 28.27'  | N45°02'36"E |
| C53         | 31.44'  | 20.00'  | 90°03'27"  | 20.02'  | 28.30'  | N44°57'24"W |
| C54         | 31.40'  | 20.00'  | 89°56'33"  | 19.98'  | 28.27'  | N45°02'36"E |
| C55         | 20.63'  | 20.00'  | 59°06'02"  | 11.34'  | 19.73'  | S60°26'07"E |
| C56         | 51.57'  | 50.00'  | 59°06'02"  | 28.35'  | 49.32'  | S60°26'07"E |
| C57         | 107.53' | 280.00' | 22°00'16"  | 54.44'  | 106.87' | N10°55'49"W |
| C58         | 115.22' | 300.00' | 22°00'16"  | 58.33'  | 114.51' | N10°55'49"W |
| C59         | 122.90' | 320.00' | 22°00'16"  | 62.21'  | 122.14' | N10°55'49"W |
| C60         | 14.51'  | 24.00'  | 34°38'18"  | 7.48'   | 14.29'  | S17°02'41"E |
| C61         | 17.99'  | 48.00'  | 21°28'47"  | 9.10'   | 17.89'  | S35°22'43"W |
| C62         | 38.68'  | 525.00' | 4°71'35"   | 19.35'  | 38.67'  | N19°52'11"E |





- LEGEND**
- FOUND MONUMENT, AS NOTED
  - CORNER OF SUBDIVISION
  - BRASS CAP TO BE SET AT CONSTRUCTION
  - RIGHT-OF-WAY
  - M.C.R. MARICOPA COUNTY RECORDER
  - PS PRIVATE STREET
  - SVT SIGHT VISIBILITY TRIANGLE EASEMENT
  - PUE PUBLIC UTILITY EASEMENT
  - WSE WATER & SEWER EASEMENT
  - MWD MARICOPA WATER DISTRICT
  - D/W DRIVEWAY
  - ESM/T. EASEMENT

1130 N Alma School Rd., Suite 120  
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**EPS GROUP**

Project: Toll at Prasad  
Phase II Unit F & Unit C  
SURPRISE, ARIZONA

**FINAL PLAT**

Revisions:

|  |  |
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|  |  |

Designer: RAJ  
Drawn by: TJP

REGISTERED LAND SURVEYOR  
37495  
ROBERT A. JOHNSTON  
State of Arizona

Job No.  
**16-339**

**FP03**

Sheet No.  
**3**  
of 6



Feb 17, 2020 1:33pm S:\Projects\2016\16-339\Legal Survey\Draws\Final Plats\Phase 2\Unit F&C\16-339 - PH2 UNIT F & UNIT C Plots.dwg

**NOTE:**

DRIVEWAY EASEMENTS ARE FOR ACCESS ONLY.  
NO PARKING ALLOWED WITHIN THE DRIVEWAY  
EASEMENTS AT ANY TIME.

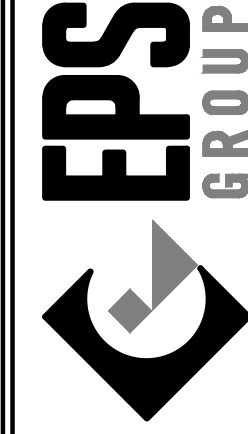
**DETAIL "A"**  
SCALE: 1"=20'

TOLL AT PRASADA PHASE 1  
INFRASTRUCTURE PLAT,  
MCR 2019-0046662

- LEGEND**
- FOUND MONUMENT, AS NOTED
  - CORNER OF SUBDIVISION
  - BRASS CAP TO BE SET AT CONSTRUCTION
  - RIGHT-OF-WAY
  - M.C.R. MARICOPA COUNTY RECORDER
  - PS PRIVATE STREET
  - SVT SIGHT VISIBILITY TRIANGLE EASEMENT
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  - MWD MARICOPA WATER DISTRICT
  - D/W DRIVEWAY
  - ESM.T. EASEMENT



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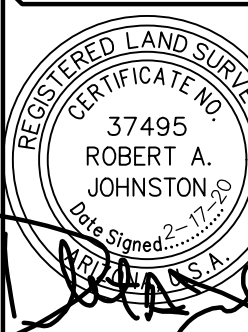


**Toll at Prasada**  
**Phase II Unit F & Unit C**  
SURPRISE, ARIZONA

**FINAL PLAT**

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| Project:   |
| Revisions: |

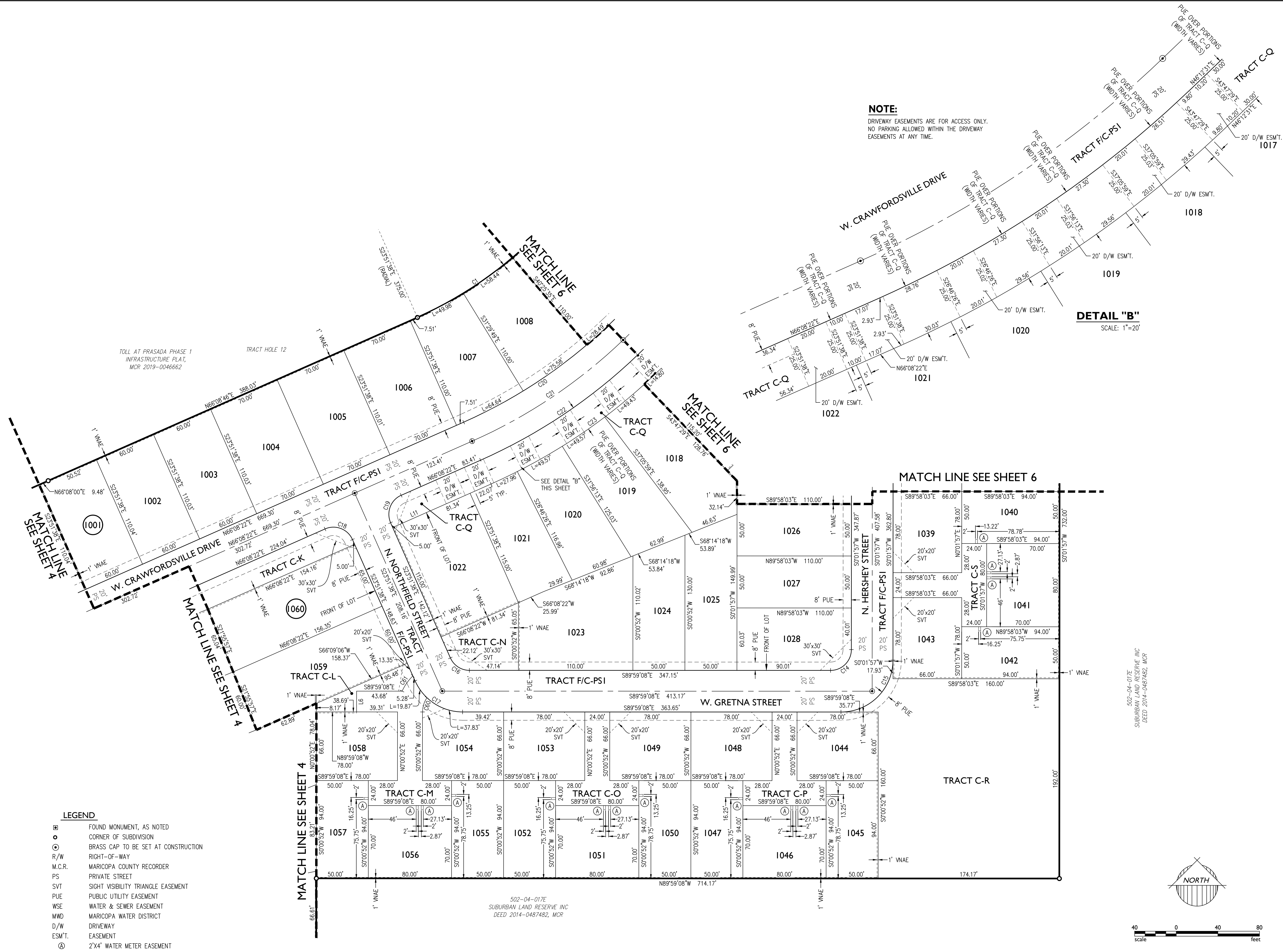
Designer: RAJ  
Drawn by: TJF



Job No.  
**16-339**  
FP04  
Sheet No.  
**4**  
of 6

502-04-017E  
SUBURBAN LAND RESERVE INC  
DEED 2014-0487482, MCR





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**EPS GROUP**

Toll at Prasada  
Phase II Unit F & Unit C  
SURPRISE, ARIZONA

**FINAL PLAT**

Project:

| Revisions: |
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Designer: RAJ  
Drawn by: TJP

REGISTERED LAND SURVEYOR  
37495  
ROBERT A. JOHNSTON  
State of Arizona  
Exp. 12/31/2024

Job No.  
**16-339**

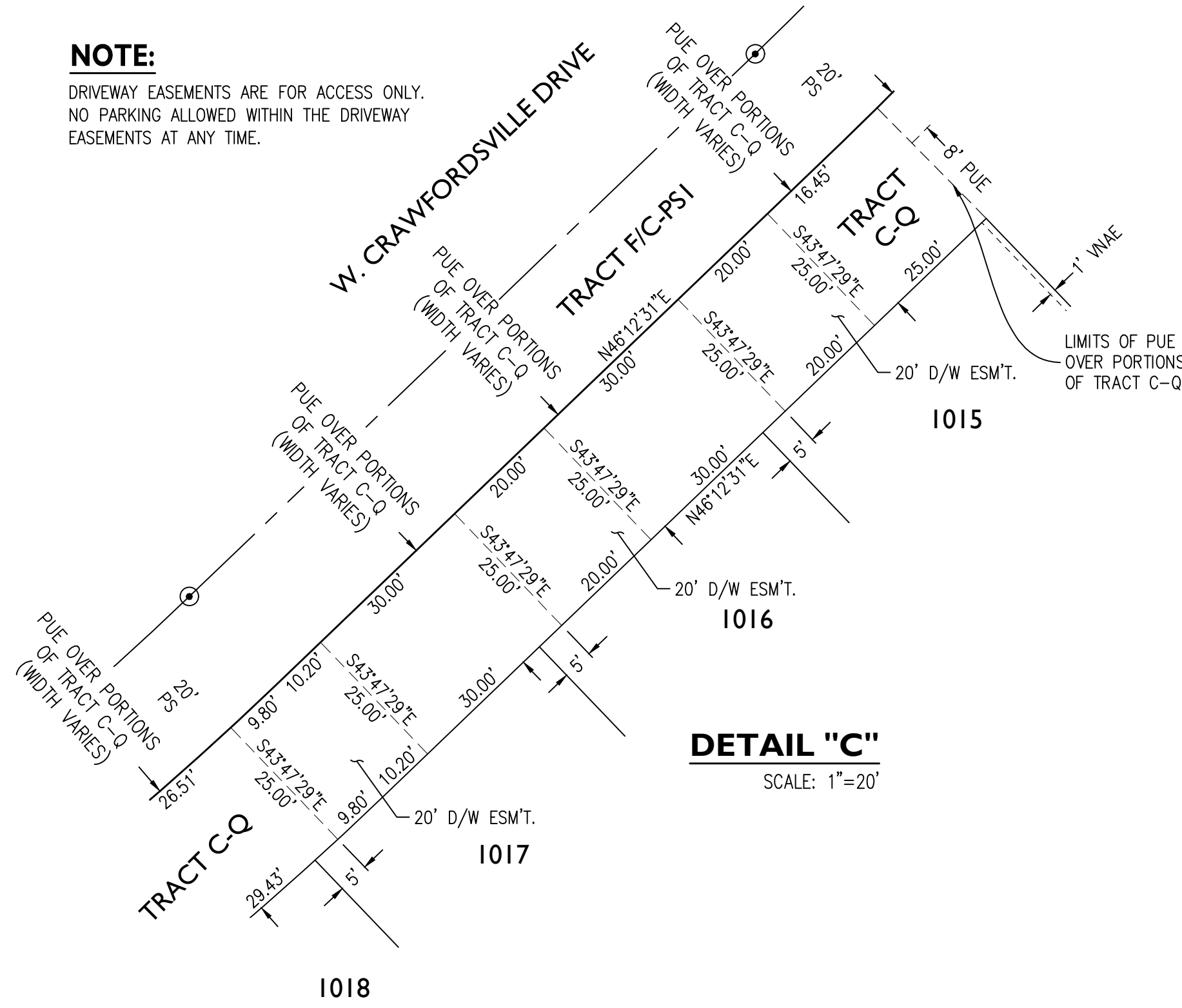
**FP05**

Sheet No.  
**5**  
of 6



**NOTE:**

DRIVEWAY EASEMENTS ARE FOR ACCESS ONLY.  
NO PARKING ALLOWED WITHIN THE DRIVEWAY  
EASEMENTS AT ANY TIME.

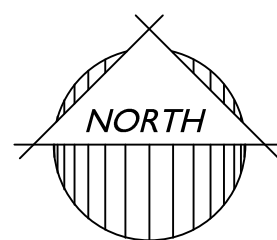
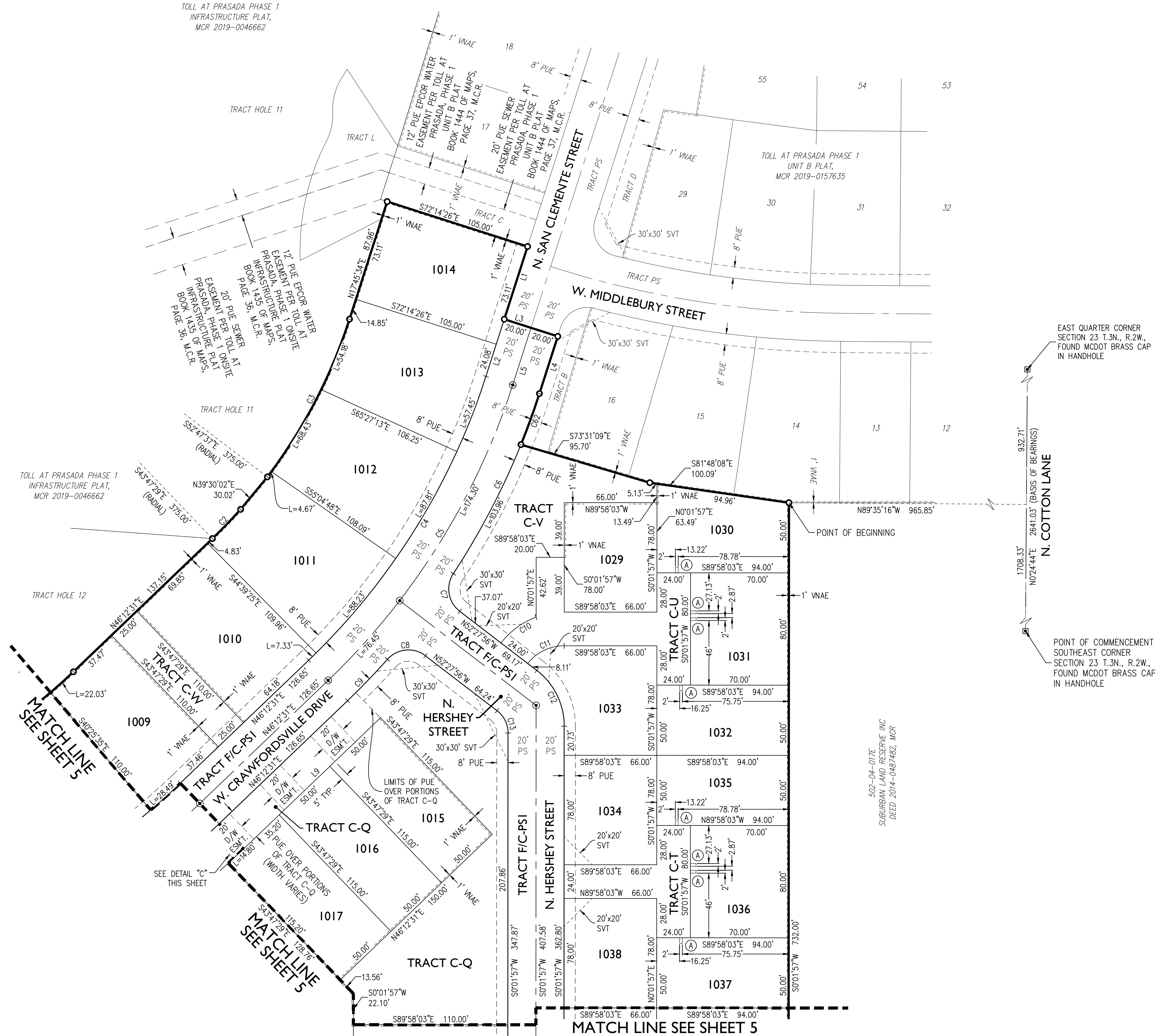


**DETAIL "C"**

SCALE: 1"=20'

**LEGEND**

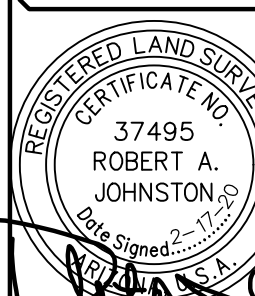
- FOUND MONUMENT, AS NOTED
- CORNER OF SUBDIVISION
- BRASS CAP TO BE SET AT CONSTRUCTION
- R/W RIGHT-OF-WAY
- M.C.R. MARICOPA COUNTY RECORDER
- PS PRIVATE STREET
- SVT SIGHT VISIBILITY TRIANGLE EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- WSE WATER & SEWER EASEMENT
- MWD MARICOPA WATER DISTRICT
- D/W DRIVEWAY
- ESM'T. EASEMENT
- 2"X4" WATER METER EASEMENT



Project:

Revisions:

Designer: RAJ  
Drawn by: TJP



Job No.

**16-339**

**FP06**

Sheet No.

**6**  
of 6



**DEPARTMENT OF THE AIR FORCE  
AIR EDUCATION AND TRAINING COMMAND**

25 March 2019

Mr. James R. Mitchell  
Director, Community Initiatives Team  
56th Fighter Wing  
14185 West Falcon Street  
Luke AFB AZ 85309-1629

Ms. Alyssa Robinson  
Project Coordinator  
City of Surprise Planning Department  
16000 N. Civic Center Plaza  
Surprise AZ 85374

Re: FS19-184; Toll @ Prasada Phase 2 Units F&C (APN: 502-04-017D)

Dear Ms. Robinson

Thank you for the opportunity to provide comments on the Preliminary Plat Application for Toll at Prasada Phase 2 Units F&C. The site sits on vacant land located at Cotton Lane and Cactus Road in Surprise, AZ and is part of the larger 772.08 acre master planned community with an overall density of 2.86 du/ac. This request is for 175 single family residential units on 36.8 acres for an overall density of 4.75 du/ac. The site is approximately 1.8 miles outside the 1988 JLUS 65 Ldn, "high noise or accident potential zone" as defined by A.R.S. § 28-8461 and is within the "territory in the vicinity of a military airport" also defined by A.R.S. § 28-8461.

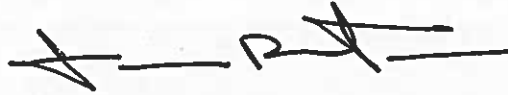
In an effort to promote a more compatible co-existence Luke AFB follows the guidelines in the Graduated Density Concept (GDC). The GDC proposes, in the absence of a more restrictive state, county or municipal general or comprehensive plan, graduating densities away from the 65 Ldn as follows: a maximum of 2 du/acre from the 65 Ldn to 1/2 mile, a maximum of 4 du/acre from 1/2 to 1 mile, and a maximum of 6 du/acre from 1 to 3 miles. Toll at Prasada Phase 2 Unit F&C fall within these guidelines.

This request will not have a negative impact on Luke AFB Flight Operations. The site will be located within the "territory in the vicinity of a military airport," it will be subjected to approximately 165 over flights a day, with some as low as 1,500 feet above ground level. If this development is approved, we recommend you review the sound attenuation requirements found in A.R.S. § 28-8482. In addition, a strong notification program on the part of the applicant would be essential to inform potential residents/tenants about Luke AFB operations.



If there are any questions, please contact my Community Planner, Mr. Christopher Toale at (623) 856-6175.

Sincerely

A handwritten signature in black ink, appearing to read 'J. R. Mitchell', with a stylized flourish at the end.

JAMES R. MITCHELL

cc:

Colonel Michael S. Richardson, Vice Commander, 56th Fighter Wing

Ms. Cindy L. Allen, GS-13, General and Environmental Law Attorney, 56th Fighter Wing



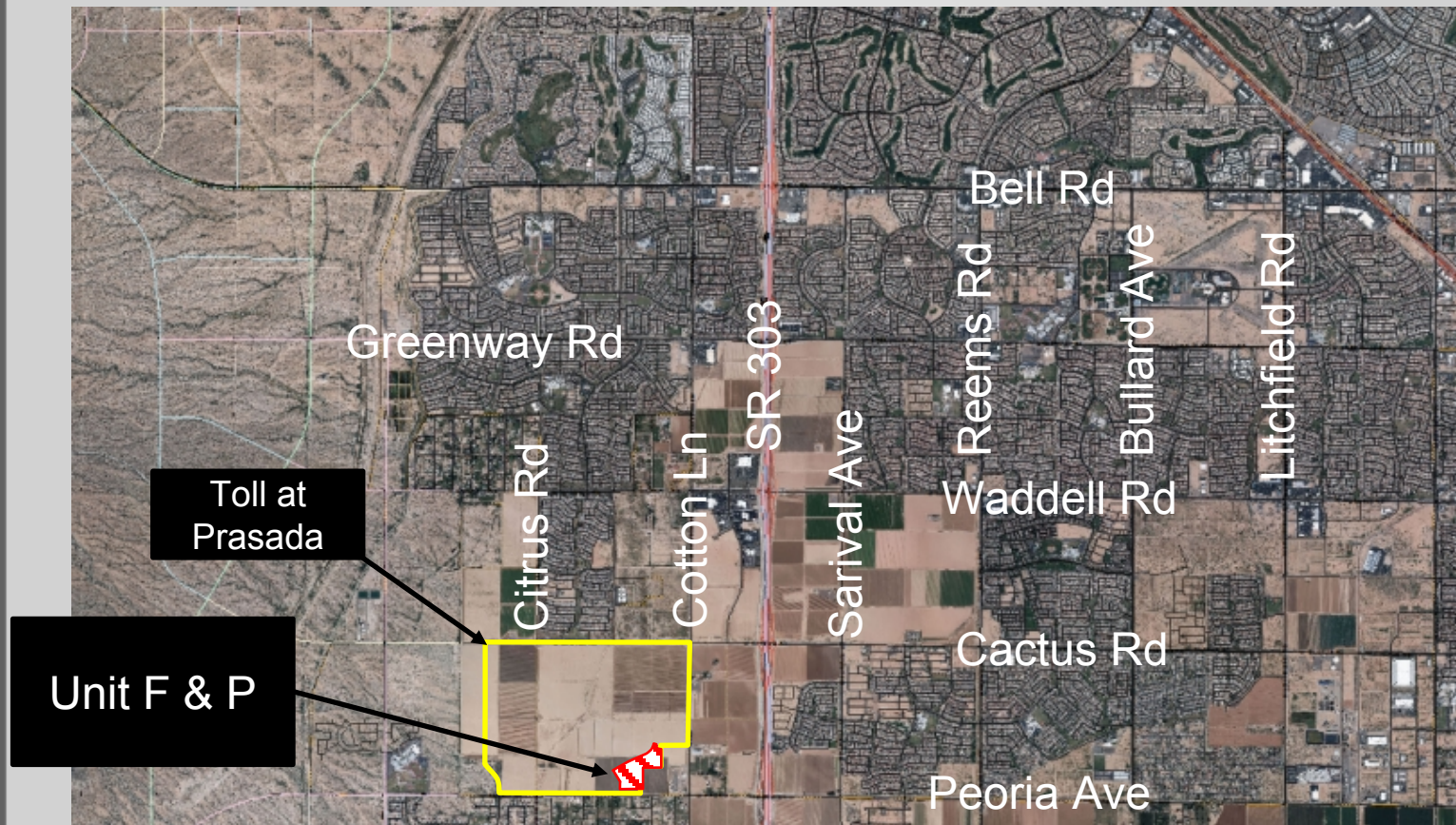
**SURPRISE**  
ARIZONA

City Council

April 7, 2020

# Toll at Prasada

FS19-671 Phase II Unit F & C Re-Plat

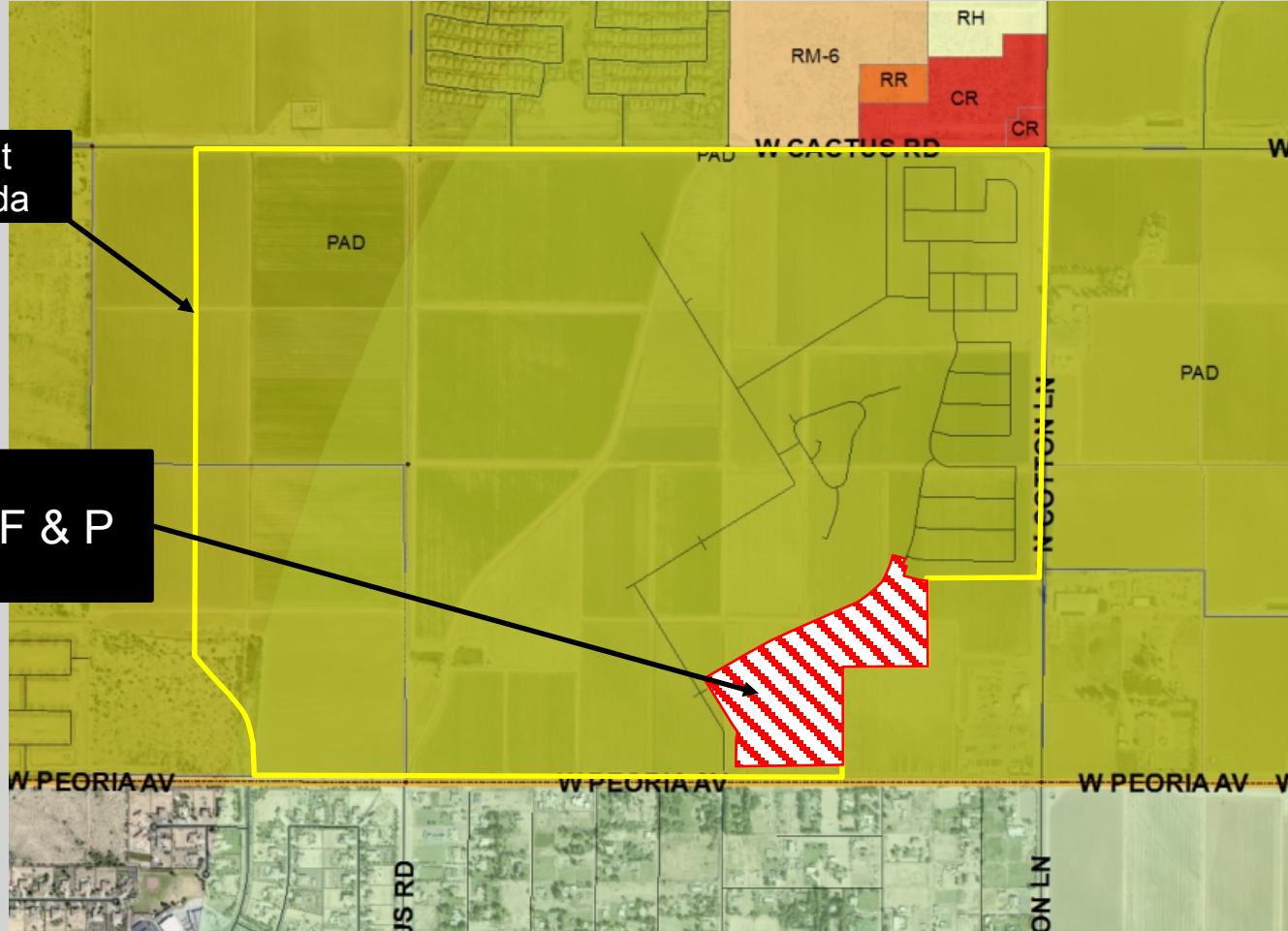


# FS19-671 Vicinity Map



Toll at  
Prasada

Unit F & P



# FS19-671 Vicinity Map



















# QUESTIONS OR COMMENTS?

Thank You



## CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: April 7, 2020      Contact Person: Robert Kuhfuss  
Submitting Department: Community Development      District: District 3  
Staff Recommendations: None

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Consent: Yes      Regular: No      Public Hearing: No      Report/Discussion: No

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### **Agenda Wording:**

Consideration and action pertaining to the approval of the Re-Plat entitled, "Final Re-Plat Toll at Prasada, Phase II Unit P" and dated February 18, 2020, an approximately 18 acre property generally located west of Cotton Lane between Cactus Road and Peoria Avenue.

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### **Motion:**

I move to approve the Re-Plat entitled, "Final Re-Plat Toll at Prasada, Phase II Unit P" and dated February 18, 2020.

---

### **Background:**

The subject request involves a Re-Plat of Phase II Unit P of the Toll at Prasada project (aka Sterling Grove). The subject Plat will create 49 single-family residential lots in addition to ten (10) open space tracts and one (1) private street tract.

---

### **Objective Analysis:**

The proposed Re-Plat is one of several case activities related to the Toll at Prasada development. City Council approval of the subject Re-Plat will allow the applicant to obtain the civil construction permits necessary to begin construction of the infrastructure associated with Phase II Unit P. The proposed Re-Plat is consistent with the Prasada PAD and other regulatory documents, and the reviewing agencies have expressed no objections to the approval of the Re-Plat.

---

### **Policy Compliant:**

The requested Re-Plat is consistent with the Prasada PAD and advances the goals and policies of the General Plan.

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### **Financial Impact:**

While this item does not have an immediate or direct financial impact, ongoing development activity in the City will inevitably have a future financial impact as additional resources are needed to provide city services.

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### **Budget Impact:**

There is no anticipated budget impact related to this item.



**FTE Impact:**

This item does not have an impact on current staff levels.

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**ATTACHMENTS:**

1. 00 FS19-471 Toll at Prasada Phase II Unit P Re-Plat 04-07-20 CC Staff Report
  2. 01 FS19-471 Toll at Prasada Phase II Unit P Re-Plat Vicinity Map
  3. 02 FS19-471 Toll at Prasada Phase II Unit P Re-Plat Case Map
  4. 03 FS19-471 Toll at Prasada Phase II Unit P Re-Plat Document
  5. 04 FS19-110 Luke AFB Comments
  6. 05 FS19-471, Toll at Prasada Phase II Unit P 04-07-20 CC Re-Plat Plat Presentation
-

# RE-PLAT

## REPORT TO THE CITY COUNCIL

**Case:** FS19-471

**Project Name:** Toll at Prasada Phase II Unit P Re-Plat

**Council District:** 3 - Mesquite

**City Council Date:** April 7, 2020

**Planner:** Robert H. Kuhfuss, AICP

---

**Owner:** Toll Prasada, LLC

**Applicant:** Aaron Insco of Toll Bros, Inc.

**Request:** Re-Plat of Toll at Prasada Phase II Unit P

**Site Location:** Generally located west of Cotton Lane, between Cactus Road and Peoria Avenue

**Site Size:** 18 acres (approx.)

**Density:** 2.68 DU/Ac.

**General Plan Conformance:** The proposal is consistent with the Surprise General Plan 2035

**Support/Opposition:** None known

**Findings:**

- The proposed Re-Plat is consistent with the Prasada PAD.
- The proposed Re-Plat is consistent with the Toll at Prasada Preliminary Plat as approved under FS19-110.
- The proposed Re-Plat is consistent with the applicable City of Surprise regulations.
- The reviewing agencies have indicated no objections to the request.

**Alternative Actions:** **Approval** of the requested Re-Plat will allow the developer to obtain civil permits and commence construction of Phase II Unit P of the Toll at Prasada Project.

**Denial** of the requested Re-Plat will deny the applicant the opportunity to develop the property as proposed.

**Additional Information:**

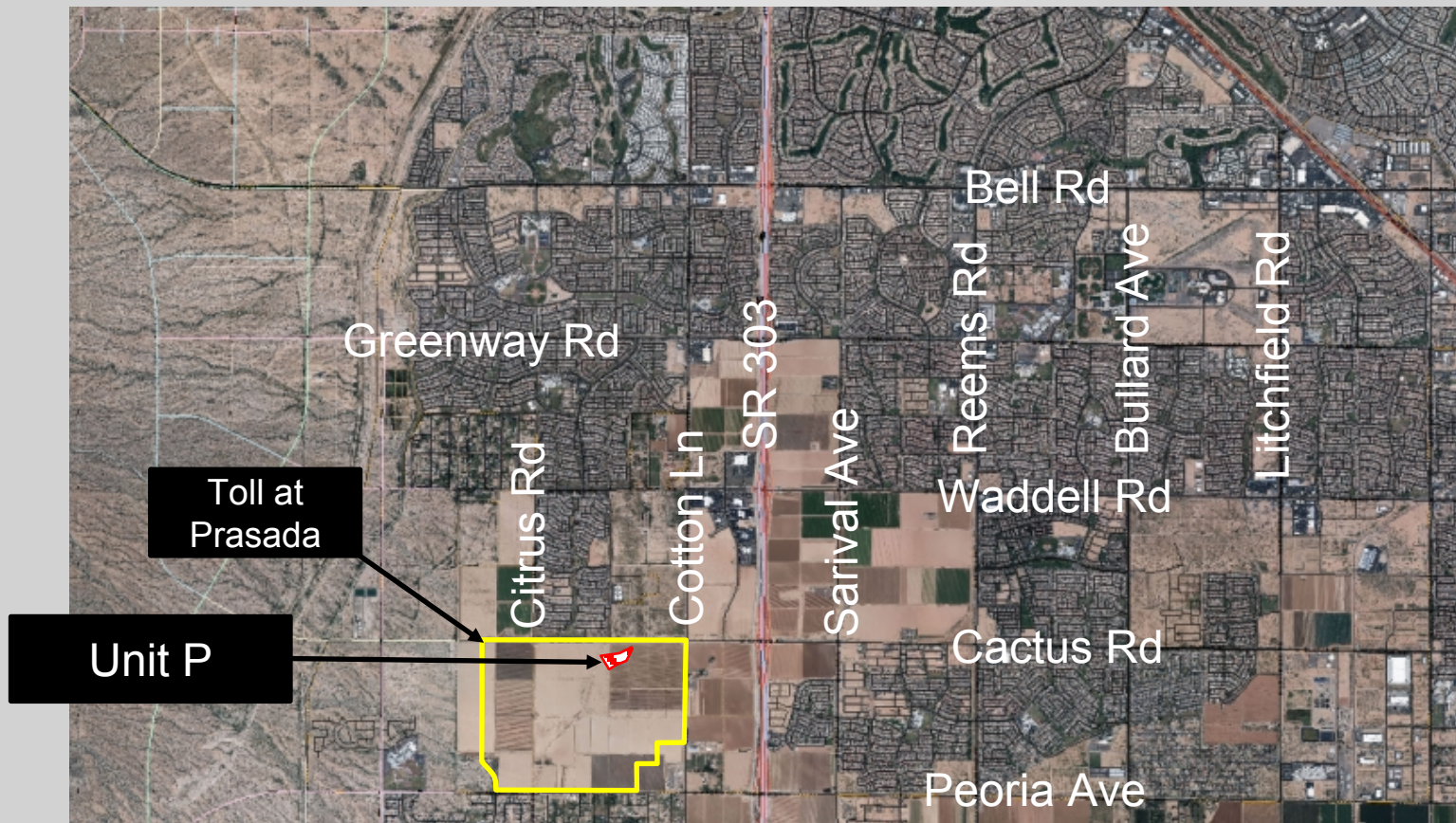
The subject request involves a Re-Plat of Phase II Unit P of the Toll at Prasada project (aka Sterling Grove). The subject Re-Plat will create 49 single-family residential lots in addition to ten (10) open space tracts and one (1) private street tract. Two (2) additional Final Plats relating to the Toll project are scheduled for City Council review this date.

The proposed Re-Plat is one of several case activities related to the Toll at Prasada development. City Council approval of the subject Re-Plat will allow the applicant to obtain the civil construction permits necessary to begin construction of the infrastructure associated with Phase II Unit P. The proposed Re-Plat is consistent with the Prasada PAD and other regulatory documents, and the reviewing agencies have expressed no objections to the approval of the Re-Plat.

**Attachments:**

- 01 Vicinity Map
- 02 Case Map
- 03 Luke AFB comments
- 04 Plat Document

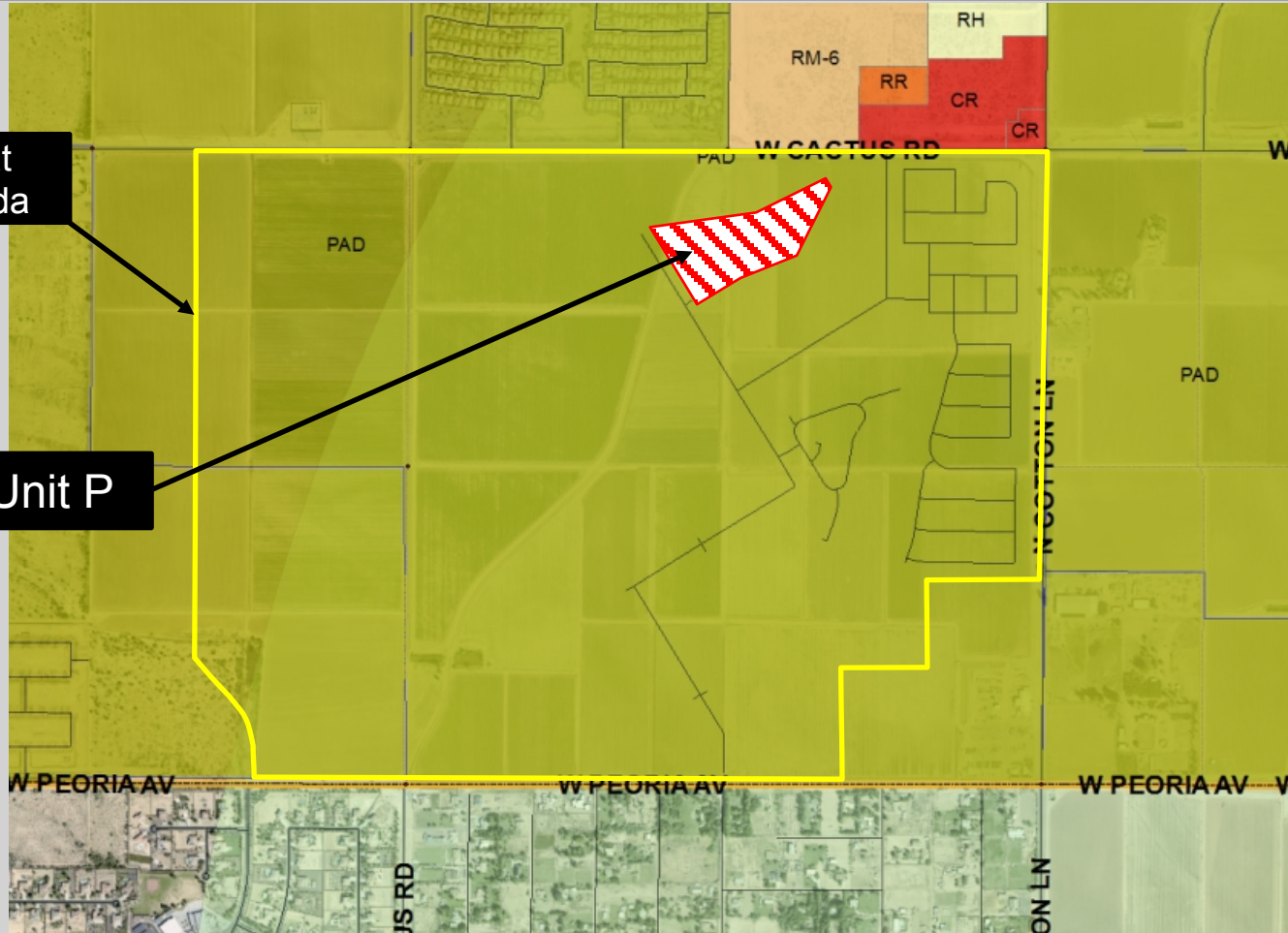




# FS19-471 Vicinity Map

Toll at  
Prasada

Unit P



# FS19-471 Case Map



Feb 18, 2020 8:31am S:\Projects\2016\16-339\Legal Survey\Draws\Final Plats\Phase 2\Unit P\16-339 - PH2 UNIT P Plat.dwg teratontenis

DEDICATION

STATE OF ARIZONA }  
COUNTY OF MARICOPA } SS

KNOW ALL PERSONS BY THESE PRESENTS: THAT TOLL PRASADA LLC, AN ARIZONA LIMITED LIABILITY COMPANY, "OWNER", HAS SUBDIVIDED UNDER THE NAME TOLL AT PRASADA, PHASE II UNIT P, BEING A RE-PLAT OF UNIT E, A PORTION OF TRACT D AND A PORTION OF TRACT HOLE 9 OF THE PHASE I ONSITE INFRASTRUCTURE PLAT AS RECORDED IN BOOK 1435 OF MAPS, PAGE 36, RECORDS OF MARICOPA COUNTY, ARIZONA, BEING A SUBDIVISION LOCATED IN A PORTION OF THE NORTH HALF OF SECTION 23, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON AND DOES HEREBY PUBLISH THIS PLAT AS AND FOR THE PLAT OF TOLL AT PRASADA, PHASE II UNIT P AND DECLARES THAT THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF EACH LOT, TRACT, STREET AND EASEMENT CONSTITUTING THE SAME, AND THAT EACH LOT, TRACT, STREET AND EASEMENT SHALL BE KNOWN BY THE NUMBER, LETTER, AND/OR AND NAME GIVEN TO EACH RESPECTIVELY AS SHOWN ON THIS PLAT.

OWNER HEREBY DEDICATES TO THE CITY OF SURPRISE FEE TITLE TO ALL PUBLIC RIGHTS-OF-WAY AS SHOWN ON THE PLAT.

OWNER HEREBY GRANTS TO THE CITY OF SURPRISE A PERPETUAL NON-EXCLUSIVE EASEMENT OVER, UNDER, UPON, AND ACROSS ALL AREAS DESIGNATED ON THE PLAT AS APPLICABLE: SEWER LINES AND MANHOLES, FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, MAINTAINING, REPAIRING, REPLACING, AND UTILIZING THE SEWER LINES AND MANHOLES.

OWNER HEREBY GRANTS TO THE CITY OF SURPRISE A PERPETUAL EASEMENT ACROSS THE PLAT INCLUDING ROADS AND STREETS, OPEN SPACES, COMMUNITY FACILITIES, TRACTS, SIDEWALKS, DRAINAGE BASINS, AND ANY PROPERTY WITHIN THE PLAT OWNED BY THE HOMEOWNERS ASSOCIATION FOR THE PURPOSE OF PROVIDING CONTINUOUS AND UNINTERRUPTED INGRESS AND EGRESS FOR TRASH COLLECTION VEHICLES.

OWNER HEREBY GRANTS TO THE CITY OF SURPRISE A PERPETUAL CROSS ACCESS EASEMENT ACROSS THE PLAT INCLUDING ROADS AND STREETS, OPEN SPACES, COMMUNITY FACILITIES, TRACTS, SIDEWALKS, DRAINAGE BASINS, AND ANY PROPERTY WITHIN THE PLAT OWNED BY THE HOMEOWNERS ASSOCIATION FOR THE PURPOSE OF PROVIDING CONTINUOUS AND UNINTERRUPTED INGRESS AND EGRESS FOR EMERGENCY VEHICLES.

OWNER HEREBY GRANTS TO THE PUBLIC A PERPETUAL NON-EXCLUSIVE EASEMENT IN, UPON, OVER, UNDER, THROUGH, AND ACROSS THE AREAS DESIGNATED AS PUBLIC UTILITY EASEMENTS AS SHOWN ON THE PLAT FOR THE PURPOSE OF ACCESSING, INSTALLING, CONSTRUCTING, MAINTAINING, REPAIRING, REPLACING, AND UTILIZING PUBLIC UTILITIES.

OWNER HEREBY GRANTS TO THE CITY OF SURPRISE A PERPETUAL NON-EXCLUSIVE EASEMENT OVER, UPON, AND ACROSS THE AREAS DESIGNATED AS SIGHT VISIBILITY TRIANGLES FOR THE PURPOSE OF ENSURING THAT THESE AREAS REMAIN FREE OF SIGHT VISIBILITY OBSTRUCTIONS.

OWNER HEREBY GRANTS TO THE UNITED STATES OF AMERICA DEPARTMENT OF THE AIR FORCE ("USAF") AN AVIGATION EASEMENT OVER AND ACROSS THIS PLAT AND EVERY LOT AND PARCEL THEREOF, WHICH EASEMENT SHALL INCLUDE, BUT NOT BE LIMITED TO, THE RIGHT OF FLIGHT OF AIRCRAFT OVER THIS PLAT, TOGETHER WITH ITS ATTENDANT NOISE, VIBRATIONS, FUMES, DUST, FUEL AND LUBRICANT PARTICLES, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY THE OPERATION OF AIRCRAFT LANDING AT, OR TAKING OFF FROM, OR OPERATING AT OR ON LUKE AIR FORCE BASE AND AUXILIARY FIELD.

THE EASEMENTS GRANTED WITHIN THIS DEDICATION ARE PERMANENT AND PERPETUAL AND SHALL RUN WITH THE LAND AND BE BINDING UPON OWNER AND ITS HEIRS, ASSIGNS, AND SUCCESSORS IN INTEREST TO THIS PLAT OR ANY PARCEL OR LOT THEREOF.

ALL IMPROVEMENTS, FOR STREETS AND PUBLIC UTILITIES OWNED AND OPERATED BY THE CITY, INSTALLED OR CONSTRUCTED BY OWNER WITHIN THE PUBLIC RIGHTS-OF-WAY, THE EASEMENTS, OR ANY TRACTS OR PARCELS HEREBY DEDICATED TO THE CITY OF SURPRISE SHALL BE DEEMED TO HAVE BEEN DEDICATED BY OWNER TO THE CITY UPON THEIR COMPLETION; HOWEVER, SUCH TRANSFER SHALL NOT OCCUR UNTIL THE CITY COUNCIL FOR THE CITY OF SURPRISE MANIFESTS ITS ACCEPTANCE BY SEPARATE FORMAL COUNCIL ACTION.

OWNER HEREBY GRANTS TO THE PUBLIC A PERPETUAL NON-EXCLUSIVE PUBLIC UTILITY ACCESS IN, UPON, OVER, UNDER, THROUGH, AND ACROSS THE AREAS DESIGNATED AS PRIVATE STREET TRACTS.

TRACTS "P-A" THROUGH "P-J" ARE NOT DEDICATED TO THE PUBLIC, BUT ARE PLATTED AS COMMON PROPERTY FOR THE USE AND ENJOYMENT OF THE HOMEOWNERS ASSOCIATION, AS MORE FULLY SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS. SAID HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR MAINTAINING SAID TRACTS.

IN WITNESS WHEREOF, OWNER HAS HEREUNTO CAUSED ITS CORPORATE NAME TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED BY THE UNDERSIGNED, DULY AUTHORIZED OFFICER THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

TOLL PRASADA LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY \_\_\_\_\_ DATE \_\_\_\_\_

ITS \_\_\_\_\_

ACKNOWLEDGMENT

STATE OF ARIZONA }  
COUNTY OF MARICOPA } SS

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020 BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED \_\_\_\_\_, WHO ACKNOWLEDGED HIMSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.

\_\_\_\_\_  
NOTARY PUBLIC DATE \_\_\_\_\_

MY COMMISSION EXPIRES:

EPCOR PLAT ACKNOWLEDGMENT

STATE OF ARIZONA }  
COUNTY OF MARICOPA } SS

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020 BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED \_\_\_\_\_, WHO ACKNOWLEDGED HIMSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.

\_\_\_\_\_  
NOTARY PUBLIC DATE \_\_\_\_\_

MY COMMISSION EXPIRES:

FINAL RE-PLAT  
Toll at Prasada, Phase II Unit P  
BEING A REPLAT OF UNIT E, A PORTION OF TRACT D  
AND A PORTION OF TRACT HOLE 9 OF THE PHASE I ONSITE INFRASTRUCTURE PLAT  
AS RECORDED IN BOOK 1435 OF MAPS, PAGE 36, M.C.R.,  
SITUATED IN A PORTION OF THE NORTH HALF OF SECTION 23,  
TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN  
MARICOPA COUNTY, ARIZONA

NOTICE OF PRASADA PRE-ANNEXATION DEVELOPMENT AGREEMENT

OWNER'S PREDECESSOR, SUBURBAN LAND RESERVE, INC., A UTAH CORPORATION, FULTON HOMES CORPORATION, AN ARIZONA CORPORATION, AND WESTCOR/SURPRISE LLC, AN ARIZONA LIMITED LIABILITY COMPANY HAVE ENTERED INTO A PRE-ANNEXATION DEVELOPMENT AGREEMENT DATED SEPTEMBER 12, 2006 ("AGREEMENT") WITH CITY OF SURPRISE, AN ARIZONA MUNICIPAL CORPORATION, FOR WHICH A MEMORANDUM OF AGREEMENT WAS RECORDED ON SEPTEMBER 19, 2006, AT THE MARICOPA COUNTY RECORDER'S OFFICE AT DOCUMENT NO. 20061238109. AGREEMENT WAS RECENTLY AMENDED AND RECORDED ON JULY 20, 2018, AT THE MARICOPA COUNTY RECORDER'S OFFICE DOCUMENT NO. 20180551464. THE PROPERTIES INVOLVED IN THIS PLAT ARE SUBJECT TO THIS AGREEMENT.

NOTICE OF INTERGOVERNMENTAL AGREEMENT

THE CITY OF SURPRISE ("CITY") AND MARICOPA COUNTY MUNICIPAL WATER CONSERVATION DISTRICT NUMBER ONE ("MWD") ENTERED INTO AN INTERGOVERNMENTAL AGREEMENT DATED APRIL 8, 1997, AND RECORDED IN THE MARICOPA COUNTY RECORDER'S OFFICE ON APRIL 9, 1997, UNDER DOCKET NO. 97-0231759 ("IGA"). CITY AND MWD HAVE FACILITIES AND PROPERTY INTERESTS DESCRIBED AND DELINEATED WITHIN CERTAIN SUBDIVISION PLATS OR, FOR LANDS NOT INCLUDED IN A SUBDIVISION PLAT, DECLARATIONS OF TURF LANDS OR DECLARATIONS OF URBANIZED AREA, THAT HAVE PRIOR AND SUPERIOR RIGHTS TO THE UTILITY SERVICE PROVIDERS, AS DEFINED IN THE IGA. THE IGA PROVIDES FOR THE CITY TO HAVE A PUBLIC UTILITY EASEMENT WITHIN CERTAIN MWD PROPERTY INTERESTS AND FOR MWD TO HAVE AN EASEMENT WITHIN CITY'S PUBLIC RIGHTS-OF-WAY. CITY AND MWD RIGHTS WITHIN THESE EASEMENTS ARE SUBJECT TO AND CONTROLLED BY THE TERMS AND CONDITIONS OF THE IGA

IN LOCATIONS WHERE APPLICABLE, INCLUDING ANY AND ALL DEDICATIONS WITHIN A SUBDIVISION PLAT, MWD'S PRIOR AND SUPERIOR RIGHTS OF ACCESS TO AND USE OF EXISTING AND FUTURE MWD FACILITIES AND PROPERTY INTERESTS, SHALL BE SUBJECT TO THE TERMS AND CONDITIONS OF THE IGA.

CITY SHALL HAVE THE RIGHT TO AUTHORIZE AND CONTROL THE UTILITY SERVICE PROVIDER'S USE AND OCCUPANCY OF THESE EASEMENTS. CITY REQUIRES THAT UTILITY SERVICE PROVIDERS CONSENT TO BE BOUND BY THE IGA PRIOR TO THE USE OR OCCUPANCY OF THE EASEMENTS GRANTED UNDER THE IGA. SUCH USE OR OCCUPANCY OF THE EASEMENTS CONSTITUTES CONSENT OF THE UTILITY SERVICE PROVIDERS TO BE BOUND BY THE IGA.

PUBLIC NOTICE

THE LOTS DEPICTED ON THIS PLAT ARE LOCATED WITHIN THE VICINITY OF LUKE AIR FORCE BASE AND MAY BE SUBJECT TO OVERFLIGHTS BY JET AIRCRAFT. ALL STRUCTURES WITHIN THIS PLAT SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE SOUND ATTENUATION STANDARDS ADOPTED BY THE CITY OF SURPRISE. A MAP DEPICTING THE MOST CURRENT ADOPTED MAG NOISE CONTOURS IN RELATION TO THIS PLAT SHALL BE DISPLAYED IN ALL SALES OFFICES. ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE CITY OF SURPRISE COMMUNITY DEVELOPMENT DEPARTMENT.

RELEASE OF LIABILITY

TOLL PRASADA LLC, AN ARIZONA LIMITED LIABILITY COMPANY ("OWNER") DOES HEREBY (1) RELEASE AND DISCHARGE THE USAF AND THE CITY OF SURPRISE, AND (2) INDEMNIFY, DEFEND, AND HOLD HARMLESS THE CITY OF SURPRISE, OF AND FROM ANY LIABILITY FOR ANY AND ALL CLAIMS FOR DAMAGES OF ANY KIND TO PERSONS OR PROPERTY THAT MAY ARISE AT ANY TIME IN THE FUTURE OVER, OR IN CONNECTION WITH AIRCRAFT OVERFLIGHTS FROM AIRCRAFT UTILIZING LUKE AIR FORCE BASE, WHETHER SUCH DAMAGE SHALL ORIGINATE FROM NOISE, VIBRATION, FUMES, DUST, FUEL AND LUBRICANT PARTICLES, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY THE OPERATION OF AIRCRAFT LANDING AT, OR TAKING OFF FROM, OR OPERATING AT OR ON LUKE AIR FORCE BASE. THIS INSTRUMENT SHALL RUN WITH THE LAND AND BE BINDING UPON OWNER AND ITS HEIRS, ASSIGNS, AND SUCCESSORS IN INTEREST TO THIS PLAT OR ANY PARCEL OR LOT THEREOF. THIS INSTRUMENT DOES NOT RELEASE THE USAF FROM LIABILITY FOR DAMAGE OR INJURY TO PERSON OR PROPERTY CAUSED BY FALLING AIRCRAFT OR FALLING PHYSICAL OBJECTS FROM AIRCRAFT, EXCEPT AS STATED HEREIN WITH RESPECT TO NOISE, FUMES, DUST, FUEL, AND LUBRICANT PARTICLES.

OWNER HEREBY FURTHER AGREES TO INDEMNIFY, DEFEND, AND HOLD HARMLESS THE CITY OF SURPRISE FROM ANY AND ALL CLAIMS FOR DAMAGES OF ANY KIND TO PERSONS OR PROPERTY THAT MAY ARISE IN CONNECTION WITH THE USE OF THE SIDEWALKS LOCATED WITHIN THE RIGHT-OF-WAY.

OWNER DOES HEREBY (1) RELEASE AND DISCHARGE THE CITY OF SURPRISE, AND (2) INDEMNIFY, DEFEND, AND HOLD HARMLESS THE CITY OF SURPRISE, OF AND FROM ANY LIABILITY FOR ANY AND ALL CLAIMS FOR DAMAGES OF ANY KIND TO PERSONS OR PROPERTY THAT MAY ARISE AT ANY TIME IN THE FUTURE OVER, OR IN CONNECTION WITH THE AREAS LOCATED WITHIN THE NEWLY DEDICATED RIGHT-OF-WAY AS DEPICTED ON THIS PLAT UNTIL SUCH TIME THE RIGHT-OF-WAY IS IMPROVED TO CITY STANDARDS AND THOSE IMPROVEMENTS ARE APPROVED AND ACCEPTED BY THE CITY COUNCIL. THE MAINTENANCE OF THE AREA WITHIN ANY NEWLY DEDICATED RIGHT-OF-WAY AS SHOWN ON THIS PLAT SHALL BE THE RESPONSIBILITY OF THE ADJACENT OWNER/OR SUBSEQUENT ADJACENT OWNERS WITHIN THE BOUNDARY OF SAID PLAT UNTIL SUCH TIME THAT THE AREA WITHIN THE RIGHT-OF-WAY IS IMPROVED TO CITY STANDARD AND ACCEPTED BY THE CITY OF SURPRISE.

EPCOR PLAT DEDICATION

EXCEPT AS TO ANY AREAS SUBJECT TO THE EASEMENT OR EASEMENTS GRANTED TO MARICOPA WATER DISTRICT, AS DEPICTED ON THIS PLAT AND RECORDED IN THE OFFICE OF THE RECORDER, MARICOPA COUNTY, ARIZONA, A PERPETUAL WATER EASEMENT AS DESCRIBED IN THIS PLAT IS GRANTED TO EPCOR WATER ARIZONA INC. AND ITS SUCCESSORS AND ASSIGNS (COLLECTIVELY "GRANTEE"), TO CONSTRUCT, OPERATE, AND MAINTAIN WATER LINES AND APPURTENANT FACILITIES (COLLECTIVELY, "FACILITIES") UPON, ACROSS, OVER AND UNDER THE SURFACE OF THE EASEMENTS, TOGETHER WITH THE RIGHT TO OPERATE, REPAIR, REPLACE, MAINTAIN, AND REMOVE THE FACILITIES FROM THE PREMISES; TO ADD OR TO ALTER THE FACILITIES, AND TO PROVIDE GRANTEE WITH REASONABLE INGRESS AND EGRESS TO THE FACILITIES. GRANTEE WILL HAVE UNRESTRICTED ACCESS TO THE EASEMENT FOR THE ACTIVITIES DESCRIBED ABOVE AND FORMAL NOTIFICATION OR APPROVAL BY ANY ASSOCIATION PRIOR TO ACCESSING THE EASEMENT WILL NOT BE REQUIRED.

GRANTOR SHALL NOT ERECT OR CONSTRUCT OR PERMIT TO BE ERECTED OR CONSTRUCTED ANY BUILDING, STRUCTURE OR SIMILAR IMPROVEMENT WITHIN THE LIMITS OF THE EASEMENT GRANTED HEREIN. GRANTOR SHALL NOT, NOR PERMIT, THE GRADE OVER GRANTEE'S FACILITIES TO BE SUBSTANTIALLY ALTERED WITHOUT, IN EACH INSTANCE, THE PRIOR WRITTEN CONSENT OF GRANTEE, AND GRANTOR AGREES THAT NO OTHER PIPES OR CONDUITS SHALL BE PLACED WITHIN THE PREMISES SUBJECT TO THE EASEMENT GRANTED HEREIN, EXCEPT PIPES CROSSING GRANTEE'S FACILITIES AT RIGHT ANGLES, IN WHICH CASE, A MINIMUM VERTICAL DISTANCE OF TWO (2) FEET (AS MEASURED FROM THE CLOSEST POINTS ON THE OUTSIDE EDGES) SHALL BE MAINTAINED BETWEEN GRANTEE'S FACILITIES AND SUCH OTHER PIPES OR CONDUITS. UNLESS GRANTEE EXPRESSLY CONSENTS IN WRITING OTHERWISE, ANY AND ALL SEWER PIPES CROSSING THE EASEMENT GRANTED HEREIN SHALL BE LAID BELOW GRANTEE'S FACILITIES. HOWEVER, GRANTOR SHALL HAVE THE RIGHT TO CONSTRUCT AND ERECT FENCES, TO INSTALL LANDSCAPING, PARKING FACILITIES AND DRIVEWAYS, AND TO ESTABLISH OTHER USES THAT ARE NOT INCONSISTENT WITH USES WITHIN THE LIMITS OF SAID EASEMENT IN A MANNER THAT WILL NOT UNREASONABLY INTERFERE WITH GRANTEE'S ACCESS TO THE FACILITIES.

IN WITNESS WHEREOF, EPCOR WATER ARIZONA INC. HAS HEREUNTO CAUSED ITS CORPORATE NAME TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED BY THE UNDERSIGNED, DULY AUTHORIZED OFFICER THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

EPCOR WATER ARIZONA INC., AN ARIZONA DOMESTIC FOR-PROFIT CORPORATION

BY \_\_\_\_\_ DATE \_\_\_\_\_

ITS \_\_\_\_\_

GENERAL NOTES

1. SPRINKLERS ARE REQUIRED IN ALL ONE AND TWO FAMILY DWELLINGS BUILT IN AREAS WHICH DO NOT HAVE AN ADEQUATE WATER SUPPLY.
2. NO ON-SITE GRADING OR EXCAVATION SHALL OCCUR WITHOUT FIRST OBTAINING A PERMIT FROM THE CITY OF SURPRISE.
3. THE PROPERTY IS LOCATED WITHIN AN AREA HAVING FLOOD ZONE "ZONE X SHADED," BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, ON FLOOD INSURANCE RATE MAP NO. 04013C1660L, WITH A DATE OF IDENTIFICATION OF OCTOBER 16, 2013, FOR COMMUNITY NO. 040053, IN MARICOPA COUNTY, STATE OF ARIZONA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.
4. THE ROADS DESIGNATED AS "PRIVATE" AND ANY APPURTENANCES INCLUDING BUT NOT LIMITED TO ROAD SIGNS, STRIPING, CURB AND GUTTER, AND SIDEWALKS ARE PRIVATE; SUCH ROADS AND APPURTENANCES ARE OWNED, MAINTAINED AND REPAIRED BY OWNER OR THE HOMEOWNER'S ASSOCIATION FORMED BY OWNER. THE CITY OF SURPRISE SHALL NOT MAINTAIN OR REPAIR ANY ROAD DESIGNATED AS "PRIVATE."
5. IN ACCORDANCE WITH ARS § 9-461.07, THE CITY OF SURPRISE HAS DETERMINED THAT ALL DEDICATIONS OCCURRING WITH THIS PLAT ARE IN CONFORMANCE WITH THE SURPRISE GENERAL PLAN.
6. PURSUANT TO A.R.S. § 42-11102, THE CITY OF SURPRISE, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA, IS EXEMPT FROM ALL TAXES AND ASSESSMENTS BASED ON ASSESSED VALUE EXCEPT FOR SPECIAL DISTRICTS #14751 AND 14710, WHEN APPLICABLE.
7. THE MAINTENANCE OF LANDSCAPING WITHIN THE OPEN SPACES, LANDSCAPED TRACTS, RETENTION BASINS AND PARKS SHALL BE THE RESPONSIBILITY OF THE OWNER OR THE ASSOCIATION FORMED BY THE OWNER.
8. THE MAINTENANCE OF LANDSCAPING WITHIN THE ADJACENT PUBLIC RIGHTS-OF-WAY, INCLUDING LANDSCAPED MEDIANS WITHIN COLLECTORS AND LOCAL STREETS AND LANDSCAPED AREAS BETWEEN THE CURB AND THE DETACHED SIDEWALK, SHALL BE THE RESPONSIBILITY OF THE ADJACENT PROPERTY OWNER OR THE PROPERTY ASSOCIATION FORMED BY THE ADJACENT PROPERTY.
9. ZONING OF THE PROPERTY IS PER SURPRISE ZONING CASE FS17-587 OR AS SUBSEQUENTLY AMENDED.
10. THIS FINAL PLAT IS IN SUBSTANTIAL CONFORMANCE WITH THE PRELIMINARY PLAT AS APPROVED UNDER CITY OF SURPRISE CASE FS19-110.

| AREA SUMMARY TABLE            |           |              |
|-------------------------------|-----------|--------------|
| DESCRIPTION                   | AREA (SF) | AREA (ACRES) |
| LOTS 601-649 (49 LOTS)        | 624,956   | 14.3470      |
| TRACTS P-A - P-J              | 40,386    | 0.9271       |
| PRIVATE STREETS (TRACT P-PSI) | 131,852   | 3.0269       |
| GROSS AREA                    | 797,194   | 18.3010      |

100 YEAR ASSURED WATER SUPPLY

THE SUBDIVIDER HAS OBTAINED A CERTIFICATE OF 100 YEAR ASSURED WATER SUPPLY FROM THE DEPARTMENT OF WATER RESOURCES.

27-701007.0000 11/14/2018  
CERTIFICATE NUMBER DATE

BASIS OF BEARING

THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, BEING SOUTH 00°24'11" WEST AS MEASURED AND BEING SOUTH 00°24'12" WEST SHOWN ON MARICOPA COUNTY GDACS SURVEY RECORDED IN BOOK 661, PAGE 18, MARICOPA COUNTY RECORDS.

NOTICE OF TOLL AT PRASADA DEVELOPMENT AND  
WATER DELIVERY AGREEMENT

LANDOWNER ENTERED INTO THE TOLL AT PRASADA DEVELOPMENT AND WATER DELIVERY AGREEMENT DATED JANUARY 2, 2019 ("AGREEMENT") WITH MARICOPA COUNTY MUNICIPAL WATER CONSERVATION DISTRICT NUMBER ONE ("MWD") FOR WHICH A MEMORANDUM OF AGREEMENT WAS RECORDED ON JANUARY 3, 2019, AT THE MARICOPA COUNTY RECORDERS' OFFICE AT DOCUMENT NO 2019-0002436. THE PROPERTIES INVOLVED IN THIS PLAT ARE SUBJECT TO THIS AGREEMENT. THE AGREEMENT AND THIS PLAT, INCLUDING ANY AND ALL DEDICATIONS THEREIN, HEREBY PRESERVE MWD'S PRIOR AND SUPERIOR RIGHTS OF ACCESS TO AND USE OF THE EXISTING AND FUTURE MWD FACILITIES AND MWD PROPERTY INTERESTS. AS SUCH TERMS ARE DEFINED IN THE AGREEMENT, TO ENABLE MWD TO ACCOMPLISH ALL OF MWD'S PURPOSES, INCLUDING, BUT NOT LIMITED TO, THE TRANSMISSION AND DISTRIBUTION OF WATER WASTEWATER, POWER AND COMMUNICATIONS, AND TO CONSTRUCT, RECONSTRUCT, OPERATE, MAINTAIN AND REPLACE THOSE MWD FACILITIES AND MWD PROPERTY INTERESTS. THE AGREEMENT IS ON FILE AT THE OFFICE OF (TOLL PRASADA LLC, AN ARIZONA LIMITED LIABILITY COMPANY, 8767 E VIA DE VENTURA, SUITE 390, SCOTTSDALE, AZ 85258), AND MAY BE REVIEWED AS TO ALL DETAILS, WITH PARTICULAR REFERENCE TO SECTION 7 AND SECTION 9, UPON REASONABLE REQUEST.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

MARICOPA COUNTY MUNICIPAL WATER CONSERVATION DISTRICT NUMBER ONE, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA

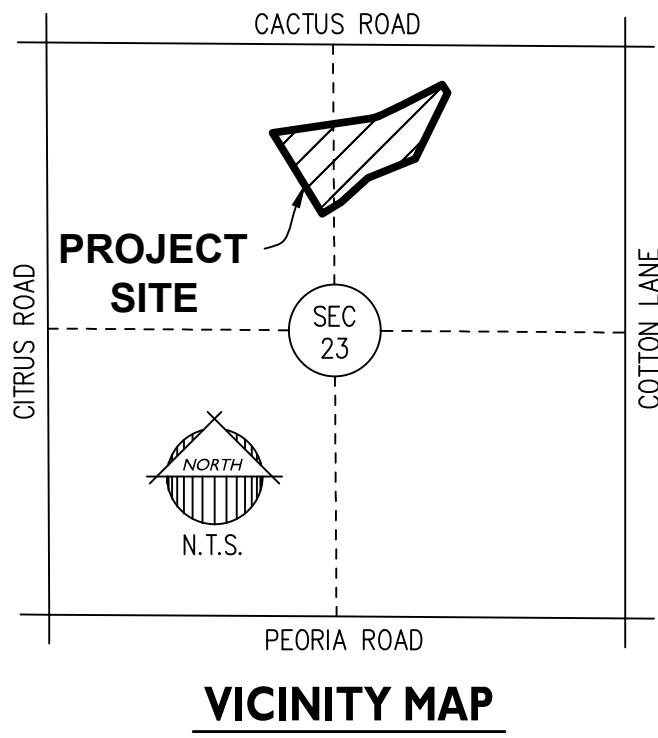
BY: \_\_\_\_\_ BY: \_\_\_\_\_  
CHRISTINE CAIN GLEN VORTHERMS

ITS: PROPERTY & CONTRACTS MANAGER ITS: ASSISTANT SECRETARY

TOLL PRASADA LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_

ITS: \_\_\_\_\_



VICINITY MAP

DEVELOPER

TOLL BROTHERS  
8767 E VIA DE VENTURA, SUITE 390  
SCOTTSDALE, AZ 85258  
TEL: (480) 314-6711  
CONTACT: OSCAR DOMINGUEZ

ENGINEER

EPS GROUP, INC.  
1130 N. ALMA SCHOOL ROAD, STE. 120  
MESA, ARIZONA 85201  
TEL: (480)-503-2250  
FAX: (480)-503-2258  
CONTACT: JAMES ROGERS, P.E.

SHEET INDEX

- 1 COVER SHEET
- 2 LOT AREA TABLE, TRACT AREA & USAGE TABLE, CURVE TABLE, LINE TABLE
- 3 - 4 FINAL PLAT PLAT SHEETS

HOMEOWNERS ASSOCIATION RATIFICATION

KNOW ALL MEN BY THESE PRESENTS: THAT TOLL AT PRASADA COMMUNITY ASSOCIATION, INC., AN ARIZONA NON-PROFIT CORPORATION, HEREBY RATIFIES, AFFIRMS AND APPROVES THIS PLAT FOR "TOLL AT PRASADA, PHASE II UNIT P" AND THE RESPONSIBILITIES IMPOSED UPON IT UNDER THIS PLAT.

IN WITNESS WHEREOF, TOLL AT PRASADA COMMUNITY ASSOCIATION, INC. HAS CAUSED ITS NAME TO BE AFFIXED BY THE UNDERSIGNED, DULY AUTHORIZED OFFICER THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

TOLL AT PRASADA COMMUNITY ASSOCIATION, INC.,  
AN ARIZONA NON-PROFIT CORPORATION

BY: \_\_\_\_\_

ITS: \_\_\_\_\_

ACKNOWLEDGMENT

STATE OF ARIZONA }  
COUNTY OF MARICOPA } SS

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020 BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED \_\_\_\_\_, WHO ACKNOWLEDGED HIMSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.

\_\_\_\_\_  
NOTARY PUBLIC DATE \_\_\_\_\_

MY COMMISSION EXPIRES:

CITY OF SURPRISE ENGINEER APPROVAL

DATA ON THIS PLAT REVIEWED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020,  
BY THE CITY ENGINEER OF SURPRISE, ARIZONA.

APPROVED \_\_\_\_\_ CITY ENGINEER DATE \_\_\_\_\_

CITY OF SURPRISE COUNCIL APPROVAL

APPROVED BY THE CITY COUNCIL OF THE CITY OF SURPRISE, ARIZONA, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

\_\_\_\_\_  
MAYOR DATE \_\_\_\_\_

ATTEST: \_\_\_\_\_ DATE \_\_\_\_\_  
CITY CLERK

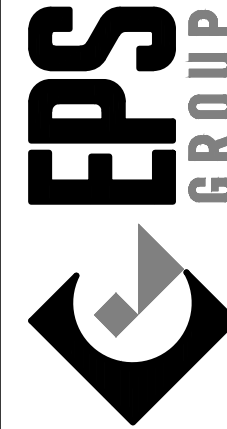
CERTIFICATION

I, ROBERT A. JOHNSTON, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY DIRECTION DURING THE MONTH OF JUNE, 2019; THAT THE SURVEY IS TRUE AND CORRECT AS SHOWN; THAT ALL MONUMENTS ACTUALLY EXIST OR WILL BE SET AS SHOWN; THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

ROBERT A. JOHNSTON, RLS 37495  
EPS GROUP, INC.  
1130 N. ALMA SCHOOL ROAD, STE. 120  
MESA, ARIZONA 85201  
PHONE: (480) 503-2250  
FAX: (480) 503-2258

DATE OF PREPARATION: 06/13/19 (REVISED 9-6-2019, REVISED 9-25-2019, REVISED 2-6-2020 AND REVISED 2-18-2020)

1130 N Alma School Rd., Suite 120  
Mesa, AZ 85201  
T:480.503.2250 | F:480.503.2258  
www.epsgroupinc.com



Toll at Prasada  
Phase II Unit P  
SURPRISE, ARIZONA

FINAL RE-PLAT

Project:

Revisions:

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Designer: RAJ  
Drawn by: TJP



Job No.  
**16-339**  
FP01  
Sheet No.  
**1**  
of 4



| LOT AREA TABLE |           |           |
|----------------|-----------|-----------|
| LOT #          | AREA (SF) | AREA (AC) |
| 601            | 14,038    | 0.3223    |
| 602            | 8,182     | 0.1878    |
| 603            | 7,693     | 0.1766    |
| 604            | 7,700     | 0.1768    |
| 605            | 7,700     | 0.1768    |
| 606            | 7,702     | 0.1768    |
| 607            | 7,979     | 0.1832    |
| 608            | 10,802    | 0.2480    |
| 609            | 7,700     | 0.1768    |
| 610            | 7,700     | 0.1768    |
| 611            | 7,700     | 0.1768    |
| 612            | 7,700     | 0.1768    |
| 613            | 12,846    | 0.2949    |
| 614            | 17,620    | 0.4045    |
| 615            | 19,960    | 0.4582    |
| 616            | 15,659    | 0.3595    |
| 617            | 16,956    | 0.3893    |
| 618            | 12,478    | 0.2864    |
| 619            | 12,271    | 0.2817    |
| 620            | 12,139    | 0.2787    |
| 621            | 12,244    | 0.2811    |
| 622            | 13,000    | 0.2984    |
| 623            | 17,001    | 0.3903    |
| 624            | 16,475    | 0.3782    |
| 625            | 16,014    | 0.3676    |
| 626            | 15,124    | 0.3472    |
| 627            | 16,736    | 0.3842    |
| 628            | 16,294    | 0.3741    |
| 629            | 19,438    | 0.4462    |
| 630            | 18,322    | 0.4206    |
| 631            | 18,891    | 0.4337    |
| 632            | 18,327    | 0.4207    |
| 633            | 12,558    | 0.2883    |
| 634            | 14,131    | 0.3244    |
| 635            | 17,846    | 0.4097    |
| 636            | 19,602    | 0.4500    |
| 637            | 20,672    | 0.4746    |
| 638            | 20,679    | 0.4747    |
| 639            | 8,904     | 0.2044    |
| 640            | 7,700     | 0.1768    |
| 641            | 7,700     | 0.1768    |
| 642            | 7,700     | 0.1768    |
| 643            | 7,700     | 0.1768    |
| 644            | 12,100    | 0.2778    |
| 645            | 12,100    | 0.2778    |
| 646            | 12,100    | 0.2778    |
| 647            | 7,700     | 0.1768    |
| 648            | 7,700     | 0.1768    |
| 649            | 7,673     | 0.1761    |

| CURVE TABLE |         |         |            |         |        |             |
|-------------|---------|---------|------------|---------|--------|-------------|
| CURVE       | LENGTH  | RADIUS  | DELTA      | TANGENT | CHORD  | CHORD BRG   |
| C1          | 31.42'  | 20.00'  | 90°00'00"  | 20.00'  | 28.28' | N13°25'06"E |
| C2          | 31.42'  | 20.00'  | 90°00'00"  | 20.00'  | 28.28' | N76°34'54"W |
| C3          | 31.34'  | 20.00'  | 89°46'51"  | 19.92'  | 28.23' | S76°28'19"E |
| C4          | 94.02'  | 60.00'  | 89°46'51"  | 59.77'  | 84.69' | S76°28'19"E |
| C5          | 38.72'  | 540.00' | 4°06'29"   | 19.37'  | 38.71' | S65°47'32"W |
| C6          | 83.58'  | 520.00' | 9°12'32"   | 41.88'  | 83.49' | S63°14'31"W |
| C7          | 80.36'  | 500.00' | 9°12'32"   | 40.27'  | 80.28' | S63°14'31"W |
| C8          | 29.56'  | 20.00'  | 84°40'49"  | 18.22'  | 26.94' | S73°55'18"E |
| C9          | 31.49'  | 20.00'  | 90°13'09"  | 20.08'  | 28.34' | N13°31'41"E |
| C10         | 23.31'  | 20.00'  | 66°46'25"  | 13.18'  | 22.01' | N64°58'06"W |
| C11         | 69.93'  | 60.00'  | 66°46'25"  | 39.54'  | 66.03' | N64°58'06"W |
| C12         | 116.79' | 40.00'  | 167°17'27" | 359.18' | 79.51' | S02°00'02"E |
| C13         | 18.87'  | 20.00'  | 54°03'52"  | 10.20'  | 18.18' | N58°36'50"W |
| C14         | 39.52'  | 20.00'  | 113°13'35" | 30.35'  | 33.40' | S25°01'54"W |
| C15         | 78.56'  | 50.00'  | 90°01'06"  | 50.02'  | 70.72' | N22°50'14"E |
| C16         | 31.42'  | 20.00'  | 90°01'06"  | 20.01'  | 28.29' | N22°50'14"E |
| C17         | 74.68'  | 50.00'  | 85°34'36"  | 46.28'  | 67.93' | S20°36'59"W |
| C18         | 29.87'  | 20.00'  | 85°34'36"  | 18.51'  | 27.17' | S20°36'59"W |
| C19         | 31.42'  | 20.00'  | 90°00'00"  | 20.00'  | 28.28' | N71°35'43"W |
| C20         | 15.71'  | 10.00'  | 90°00'00"  | 10.00'  | 14.14' | S18°24'17"W |

| CURVE TABLE |         |         |            |         |        |             |
|-------------|---------|---------|------------|---------|--------|-------------|
| CURVE       | LENGTH  | RADIUS  | DELTA      | TANGENT | CHORD  | CHORD BRG   |
| C21         | 15.71'  | 10.00'  | 90°00'00"  | 10.00'  | 14.14' | N71°35'43"W |
| C22         | 15.71'  | 10.00'  | 90°00'00"  | 10.00'  | 14.14' | S71°35'43"E |
| C23         | 15.71'  | 10.00'  | 90°00'00"  | 10.00'  | 14.14' | N18°24'17"E |
| C24         | 54.98'  | 35.00'  | 90°00'00"  | 35.00'  | 49.50' | S71°35'43"E |
| C25         | 54.98'  | 35.00'  | 90°00'00"  | 35.00'  | 49.50' | N18°24'17"E |
| C26         | 31.42'  | 20.00'  | 90°00'00"  | 20.00'  | 28.28' | S18°24'17"W |
| C27         | 51.21'  | 180.00' | 16°18'04"  | 25.78'  | 51.04' | N72°31'41"E |
| C28         | 30.90'  | 20.00'  | 88°31'51"  | 19.49'  | 27.92' | N72°19'47"W |
| C29         | 271.83' | 58.00'  | 268°31'51" | 59.51'  | 83.07' | N17°40'13"E |

| LINE TABLE |             |        |
|------------|-------------|--------|
| LINE       | BEARING     | LENGTH |
| L1         | N63°24'17"E | 20.44' |
| L2         | N63°24'17"E | 20.44' |

| TRACT USE TABLE |                                                   |           |           |
|-----------------|---------------------------------------------------|-----------|-----------|
| TRACT           | USE                                               | AREA (SF) | AREA (AC) |
| TRACT P-A       | LANDSCAPE, OPEN SPACE, **EPCOR & ACCESS EASEMENTS | 5,794     | 0.1330    |
| TRACT P-B       | LANDSCAPE & OPEN SPACE                            | 2,545     | 0.0584    |
| TRACT P-C       | LANDSCAPE & OPEN SPACE                            | 2,600     | 0.0597    |
| TRACT P-D       | LANDSCAPE & OPEN SPACE                            | 8,501     | 0.1952    |
| TRACT P-E       | LANDSCAPE & OPEN SPACE                            | 4,153     | 0.0953    |
| TRACT P-F       | LANDSCAPE & OPEN SPACE                            | 2,945     | 0.0676    |
| TRACT P-G       | LANDSCAPE, OPEN SPACE & **DRAINAGE EASEMENT       | 2,220     | 0.0510    |
| TRACT P-H       | LANDSCAPE, OPEN SPACE & **DRAINAGE EASEMENT       | 2,906     | 0.0667    |
| TRACT P-I       | LANDSCAPE & OPEN SPACE                            | 6,096     | 0.1400    |
| TRACT P-J       | LANDSCAPE & OPEN SPACE                            | 2,626     | 0.0603    |
| TRACT P-PSJ     | PRIVATE ROADWAY TRACT, **WATER & SEWER EASEMENT   | 131,852   | 3.0269    |

NOTES

1. COMMON AREAS MAY INCLUDE OPEN SPACE, LANDSCAPING, PEDESTRIAN PATHS, AND/OR AMENITIES.
2. SPECIFIC EASEMENTS THAT ARE BEING DEDICATED AS PART OF THIS PLAT ARE FULLY DELINEATED ON THE FOLLOWING SHEETS.
3. \*\* THE EASEMENTS LISTED ABOVE (SHOWN WITH AN ASTERIK \*\*) ONLY AFFECT A PORTION OF THE TRACT WITH WHICH THEY ARE LISTED, AND ARE FULLY DELINEATED WITHIN THE PLAT. OTHER "USES" LISTED ABOVE ARE COMMON AREA.

LEGAL DESCRIPTION

A PORTION OF THE NORTH HALF OF SECTION 23, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP FLUSH AT THE NORTHEAST CORNER OF SAID SECTION 23, FROM WHICH A MCDOT BRASS CAP IN HANDHOLE AT THE EAST QUARTER-CORNER BEARS SOUTH 0 DEGREES 24 MINUTES 11 SECONDS WEST, 2640.04 FEET;

THENCE ALONG THE EAST LINE OF SAID NORTH HALF, SOUTH 0 DEGREES 24 MINUTES 11 SECONDS WEST, 451.15 FEET;

THENCE NORTH 89 DEGREES 35 MINUTES 49 SECONDS WEST, 1604.29 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 26 DEGREES 16 MINUTES 33 SECONDS WEST, 673.61 FEET;

THENCE SOUTH 67 DEGREES 50 MINUTES 47 SECONDS WEST, 466.57 FEET;

THENCE SOUTH 48 DEGREES 13 MINUTES 14 SECONDS WEST, 330.52 FEET;

THENCE SOUTH 58 DEGREES 25 MINUTES 07 SECONDS WEST, 200.00 FEET;

THENCE NORTH 31 DEGREES 34 MINUTES 54 SECONDS WEST, 867.29 FEET;

THENCE NORTH 81 DEGREES 38 MINUTES 42 SECONDS EAST, 924.91 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHWEST, FROM WHICH THE RADIUS POINT BEARS NORTH 9 DEGREES 19 MINUTES 17 SECONDS WEST A DISTANCE OF 180.00 FEET;

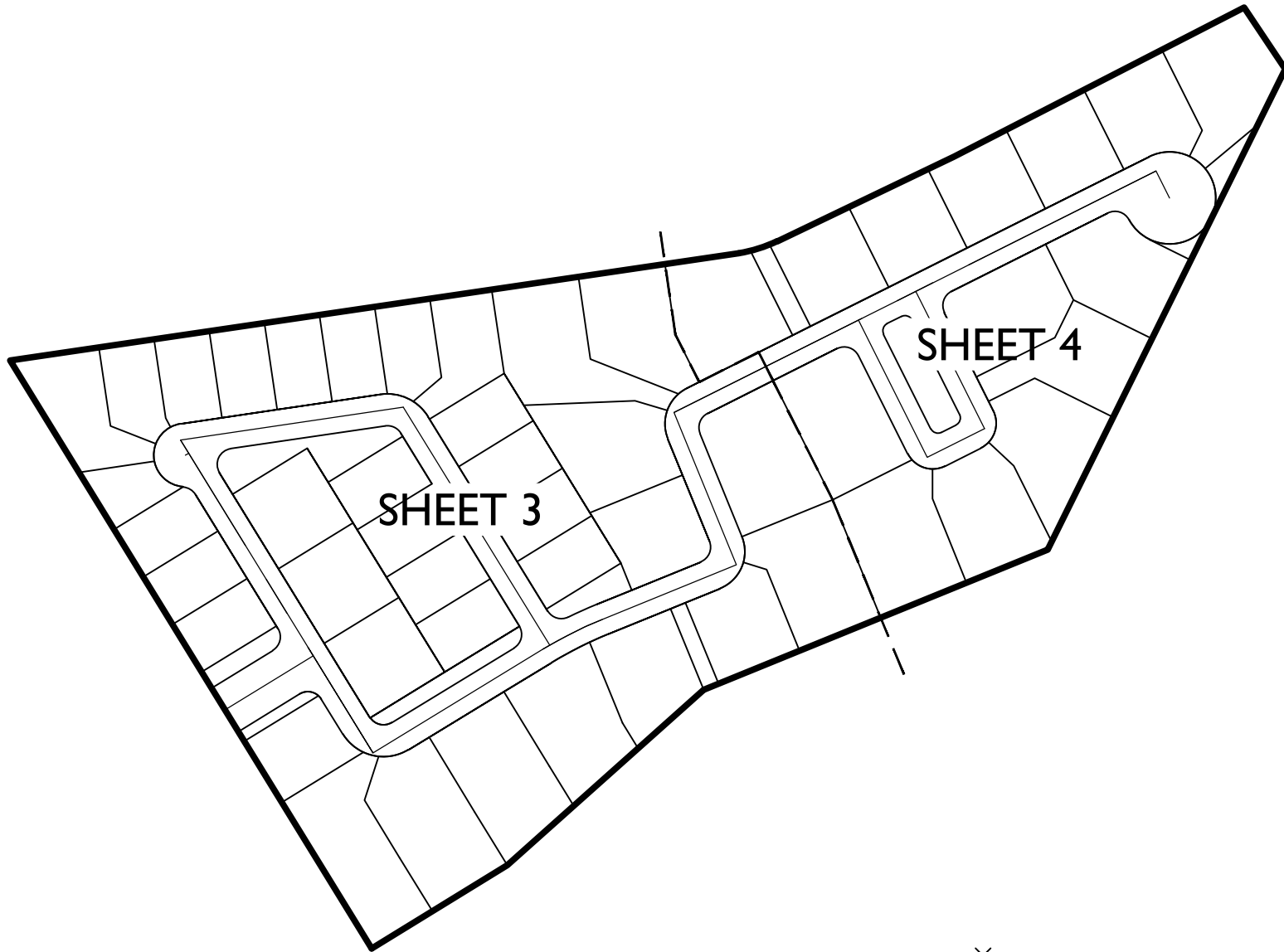
THENCE NORTHEASTERLY 51.21 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 16 DEGREES 18 MINUTES 04 SECONDS;

THENCE NORTH 64 DEGREES 22 MINUTES 39 SECONDS EAST, 245.83 FEET;

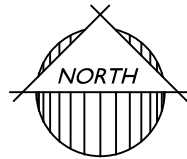
THENCE NORTH 62 DEGREES 49 MINUTES 16 SECONDS EAST, 409.62 FEET;

THENCE SOUTH 33 DEGREES 47 MINUTES 02 SECONDS EAST, 92.72 FEET TO THE POINT OF BEGINNING.

CONTAINS 18.3010 ACRES, MORE OR LESS.



KEY MAP (NTS)



1130 N Alma School Rd., Suite 120  
Mesa, AZ 85201  
T:480.503.2250 | F:480.503.2258  
www.epsgroupinc.com

**EPS**  
GROUP

Toll at Prasada  
Phase II Unit P  
SURPRISE, ARIZONA

Project:

Revisions:

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Designer: RAJ  
Drawn by: TJP

REGISTERED LAND SURVEYOR  
CERTIFICATE NO. 37495  
ROBERT A. JOHNSTON  
Exp. 12/31/2025

Job No.  
16-339

FP02

Sheet No.  
2  
of 4

Page 180 of 240





**EASEMENT LEGEND**

- "A" 26' FIRE ACCESS EASEMENT BOOK 1351, PAGE 10, M.C.R.  
"B" 12' EPCOR WATER EASEMENT PER SEPARATE INSTRUMENT  
"C" 12' EPCOR WATER EASEMENT BOOK 1351, PAGE 10, M.C.R.

**LEGEND**

- FOUND MONUMENT, AS NOTED  
CORNER OF SUBDIVISION  
BRASS CAP TO BE SET AT CONSTRUCTION  
RIGHT-OF-WAY  
M.C.R. MARICOPA COUNTY RECORDER  
PS PRIVATE STREET  
SVT SIGHT VISIBILITY TRIANGLE EASEMENT  
PUE PUBLIC UTILITY EASEMENT  
WSE WATER & SEWER EASEMENT  
MWD MARICOPA WATER DISTRICT

**DETAIL "A"**  
SCALE: 1"=40'

1130 N Alma School Rd., Suite 120  
Mesa, AZ 85201  
T:480.503.2350 | F:480.503.2358  
www.epsgroupinc.com

**EPS GROUP**

Project: Toll at Prasada Phase II Unit P SURPRISE, ARIZONA

Revisions:

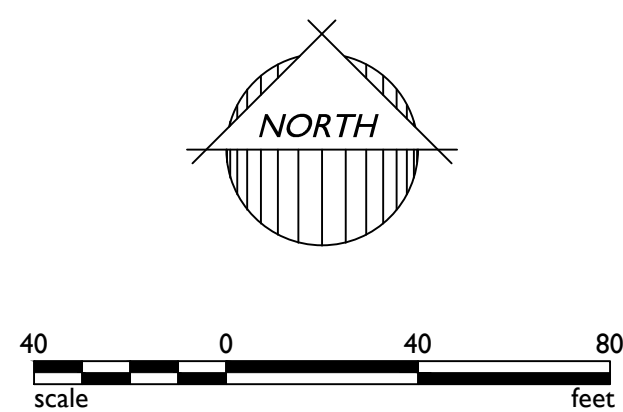
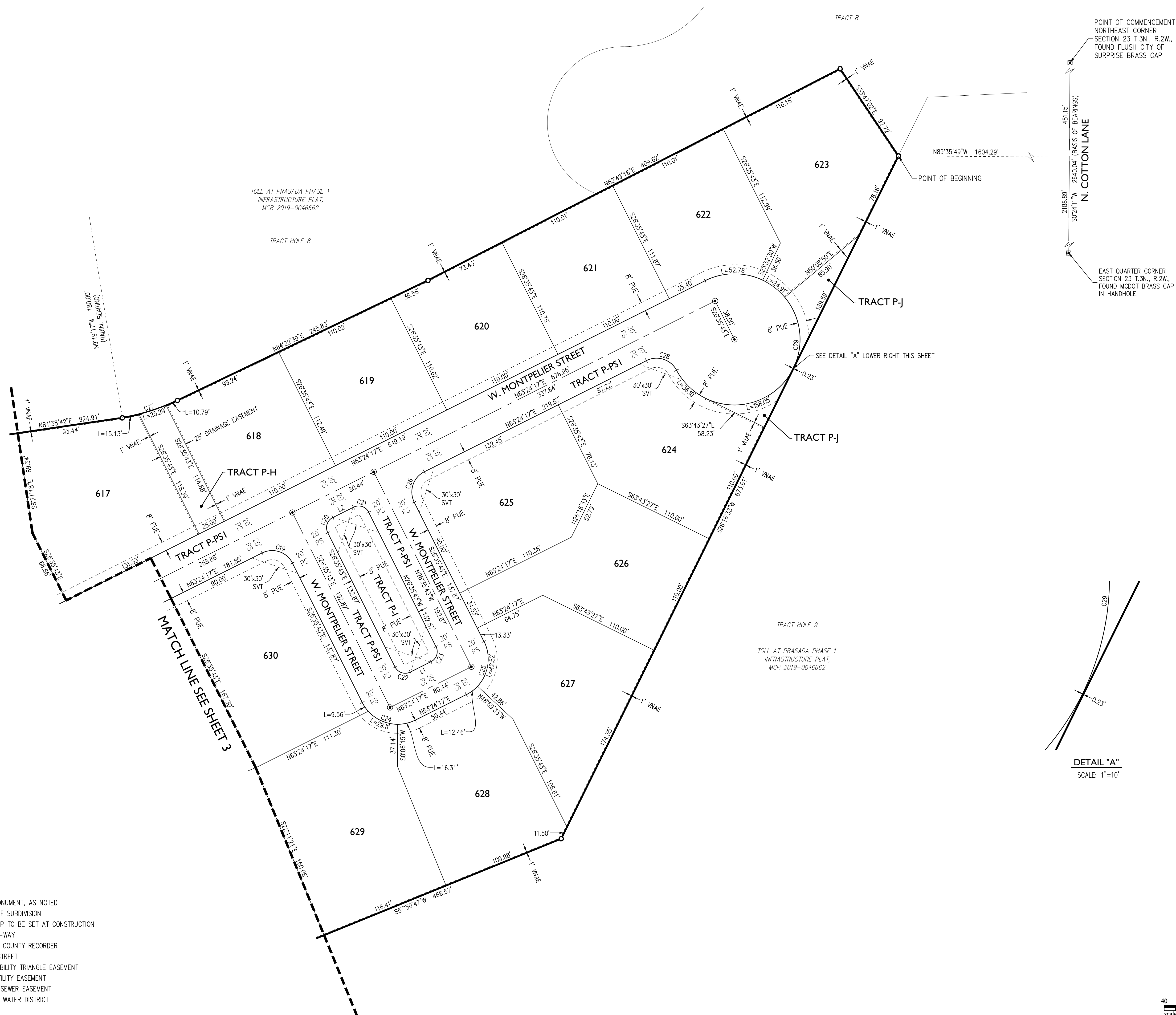
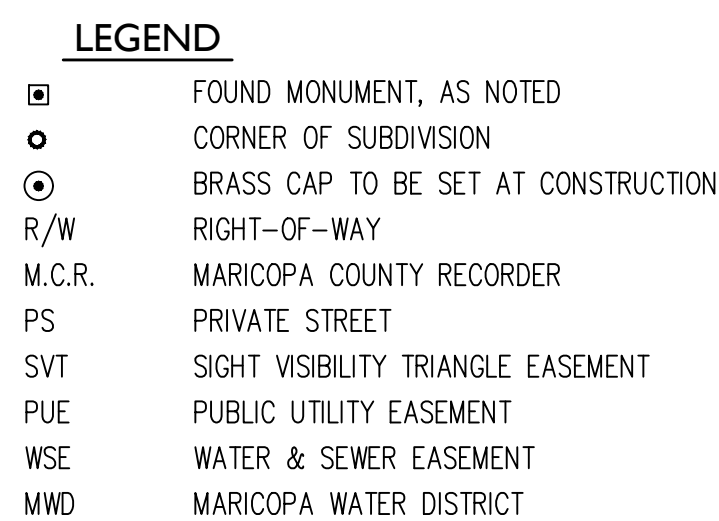
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Designer: RAJ  
Drawn by: TJP

REGISTERED LAND SURVEYOR  
37495  
ROBERT A. JOHNSTON  
State of Arizona

Job No. 16-339  
FP03  
Sheet No. 3 of 4









**DEPARTMENT OF THE AIR FORCE  
AIR EDUCATION AND TRAINING COMMAND**

19 February 2019

Mr. James R. Mitchell  
Director, Community Initiatives Team  
56th Fighter Wing  
14185 West Falcon Street  
Luke AFB AZ 85309-1629

Ms. Alyssa Robinson  
Project Coordinator  
City of Surprise Planning Department  
16000 N. Civic Center Plaza  
Surprise AZ 85374

Re: FS19-110; Toll @ Prasada Phase 2 Unit P (APN: 502-04-018)

Dear Ms. Robinson

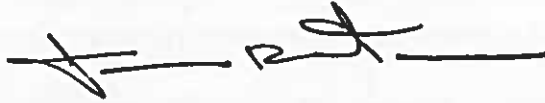
Thank you for the opportunity to provide comments on the Preliminary Plat Application for Toll at Prasada Phase 2 Unit P. The site sits on vacant land located at Cotton Lane and Cactus Road in Surprise, AZ and is part of the larger 772.08 acre master planned community with an overall density of 2.86 du/ac. This request is for 49 single family residential units on 17.6 acres for an overall density of 2.78 du/ac. The site is approximately 1.8 miles outside the 1988 JLUS 65 Ldn, "high noise or accident potential zone" as defined by A.R.S. § 28-8461 and is within the "territory in the vicinity of a military airport" also defined by A.R.S. § 28-8461.

In an effort to promote a more compatible co-existence Luke AFB follows the guidelines in the Graduated Density Concept (GDC). The GDC proposes, in the absence of a more restrictive state, county or municipal general or comprehensive plan, graduating densities away from the 65 Ldn as follows: a maximum of 2 du/acre from the 65 Ldn to 1/2 mile, a maximum of 4 du/acre from 1/2 to 1 mile, and a maximum of 6 du/acre from 1 to 3 miles. Toll at Prasada Phase 2 Unit P falls within these guidelines.

This request will not have a negative impact on Luke AFB Flight Operations. The site will be located within the "territory in the vicinity of a military airport," it will be subjected to approximately 165 over flights a day, with some as low as 1,500 feet above ground level. If this development is approved, we recommend you review the sound attenuation requirements found in A.R.S. § 28-8482. In addition, a strong notification program on the part of the applicant would be essential to inform potential residents/tenants about Luke AFB operations.

If there are any questions, please contact my Community Planner, Mr. Christopher Toale at (623) 856-6175.

Sincerely

A handwritten signature in black ink, appearing to read 'JRM', followed by a horizontal line.

JAMES R. MITCHELL

cc:

Colonel Michael S. Richardson, Vice Commander, 56th Fighter Wing

Ms. Cindy L. Allen, GS-13, General and Environmental Law Attorney, 56th Fighter Wing



**SURPRISE**  
ARIZONA

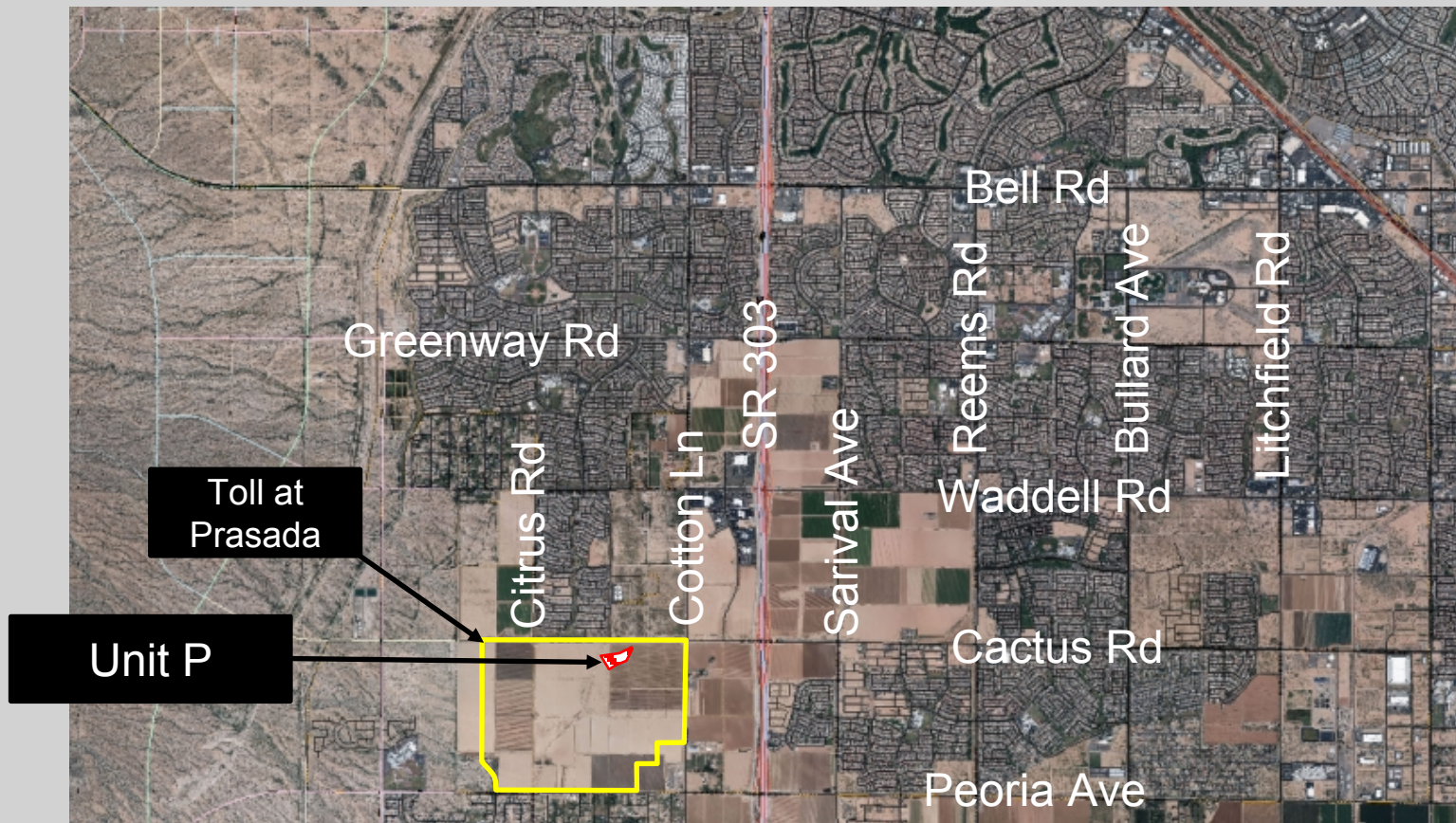
City Council

April 7, 2020

# Toll at Prasada

FS19-471 Phase II Unit P Re-Plat

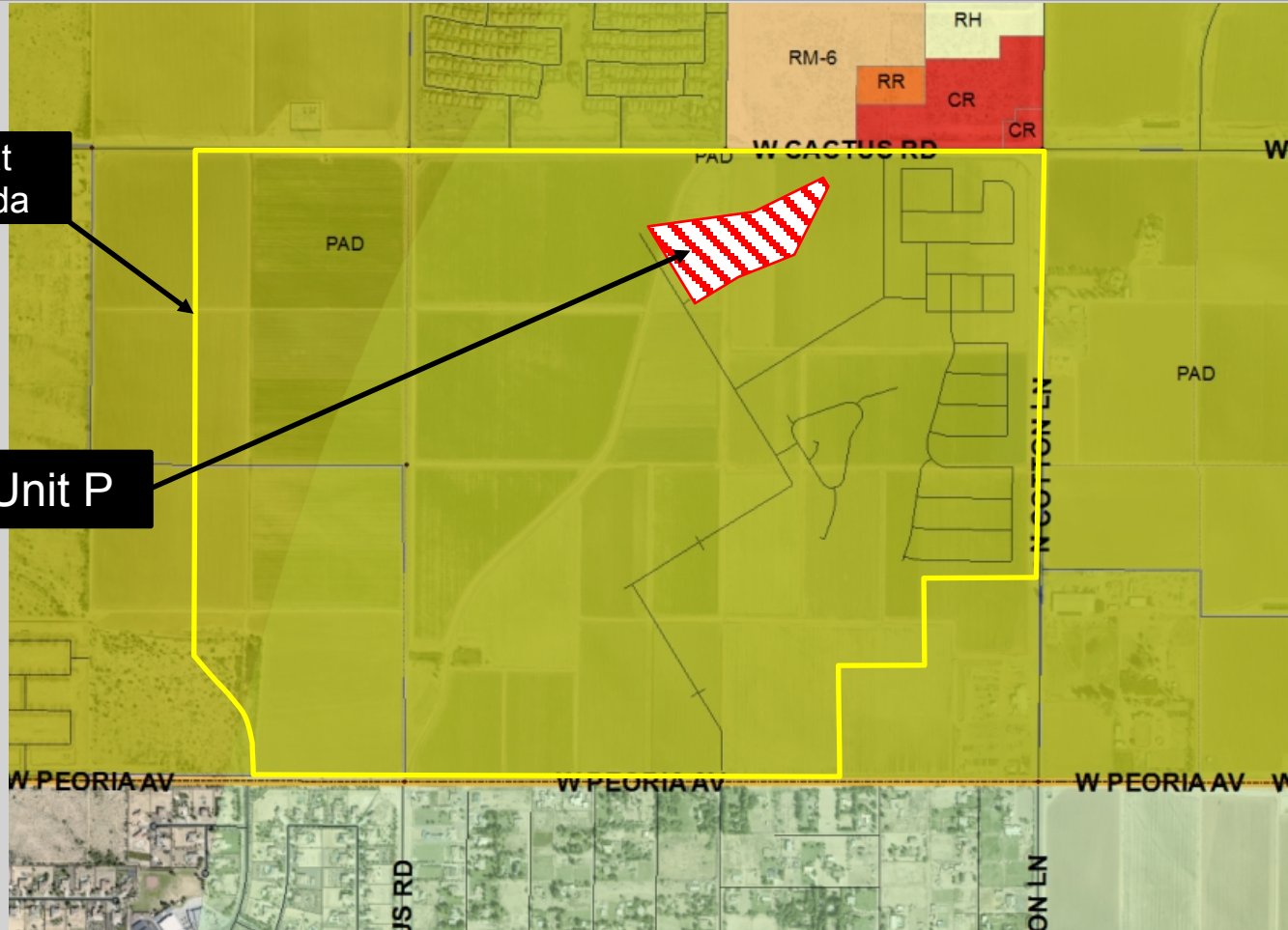




# FS19-471 Vicinity Map

Toll at  
Prasada

Unit P



# FS19-471 Case Map







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| TRACT LINE TABLE |                                                   |           |           |
|------------------|---------------------------------------------------|-----------|-----------|
| TRACT            | LINE                                              | AREA (SQ) | AREA (AC) |
| TRACT A-A        | LOT/BLK, 1ST SP, 2ND SP, 3RD SP & 4TH SP (SUBDIV) | 7.79      | 0.18      |
| TRACT B-B        | LOT/BLK, 1ST SP, 2ND SP                           | 2.34      | 0.05      |
| TRACT C-C        | LOT/BLK, 1ST SP, 2ND SP                           | 2.88      | 0.07      |
| TRACT D-D        | LOT/BLK, 1ST SP, 2ND SP                           | 5.00      | 0.12      |
| TRACT E-E        | LOT/BLK, 1ST SP, 2ND SP                           | 4.12      | 0.09      |
| TRACT F-F        | LOT/BLK, 1ST SP, 2ND SP                           | 2.93      | 0.07      |
| TRACT G-G        | LOT/BLK, 1ST SP, 2ND SP & 3RD SP (SUBDIV)         | 3.39      | 0.10      |
| TRACT H-H        | LOT/BLK, 1ST SP, 2ND SP & 3RD SP (SUBDIV)         | 2.38      | 0.07      |
| TRACT I-I        | LOT/BLK, 1ST SP, 2ND SP                           | 5.08      | 0.12      |
| TRACT J-J        | LOT/BLK, 1ST SP, 2ND SP                           | 4.38      | 0.10      |
| TRACT K-K        | LOT/BLK, 1ST SP, 2ND SP & 3RD SP (SUBDIV)         | 10.02     | 0.23      |

3. COMMON AREAS WHO INCLUDE OPEN SPACE, LANDSCAPING, PEDESTRIAN PATHS, AND/OR ADJACENT

| LINE | ISSUANCE    | UPDATES |
|------|-------------|---------|
| L1   | 66.12345678 | 20-01   |
| L2   | 66.12345678 | 20-01   |



CONCENTRATED AT A POINT ALONG THE NORTHEAST CORNER OF LANE SECTION 13, FROM WHICH A SHORT BRANCH CAN BE FOLLOWED TO THE EAST QUARTER-CORNER SEARS POINT IS LOCATED IN SECTION 10, TOWNSHIP 10 NORTH, RANGE 10 WEST.

INCOME ALONG THE EAST LINE OF LAND NORTH EAST, SOUTH 2 SECTIONS 24 AND 25 IN SECTION WEST, TOWNSHIP NORTH 40 SOUTH 15 WEST, RANGE 10 WEST, COUNTY OF STANLEY, MINN.

Indirizzo: Via della Repubblica, 10 - 00187 Roma, Italia

THESE RESULTS ARE BASED ON THE ASSUMPTIONS OF THE MODEL, AND THE RESULTS MAY VARY WITH DIFFERENT ASSUMPTIONS.

TABLE 1. DATA FOR FIGURE 1. 12 MONTHS 14 MONTHS 16 MONTHS 18 MONTHS 20 MONTHS

Revised: 10/10/2013, 11:00 AM

THREE MONTHS IN SECONDS 34 HOURS 16 SECONDS. NEXT: 60/20-PICT

logical words is directly or indirectly related to the logical structure of a non-lexicalized word (lexical morphology) does not let us see what logical words is directly or indirectly related to (instead of using *NOT*).

TRAVERSE NORTHWESTWARDLY 1/2-1/2 FEET ALONG THE ARC OF SMOO CIRCLE TO THE LEFT THROUGH A CENTRAL WOOD OF 10  
STREETS TO CORNER OF 10TH AND 11TH STS. SEE ADJACENT.

1997年12月15日

Copyright © 2004 John Wiley & Sons, Ltd.

THESE WORKS WERE REPRODUCED BY MICHAEL J. DUNN, 40441 PUEBLO

Received 15 June 2004; accepted 12 September 2004



Call at Prasada  
Phase II Unit P  
LAWRENCE, ARIZONA

## FINAL RE-PLAT

1111

|      |     |
|------|-----|
| Days | 4.5 |
|------|-----|

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[Privacy Policy](#)

1.2.

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# FS19-471 Re-Plat









# QUESTIONS OR COMMENTS?

Thank You



## CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: April 7, 2020      Contact Person: Robert Kuhfuss  
Submitting Department: Community Development      District: District 3  
Staff Recommendations: None

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Consent: Yes      Regular: No      Public Hearing: No      Report/Discussion: No

---

### **Agenda Wording:**

Consideration and action pertaining to the approval of the Re-Plat entitled, "Final Re-Plat Toll at Prasada, Phase II Unit E" and dated February 18, 2020, an approximately 19 acre property generally located west of Cotton Lane between Cactus Road and Peoria Avenue.

---

### **Motion:**

I move to approve the Re-Plat entitled, "Final Re-Plat Toll at Prasada, Phase II Unit E" and dated February 18, 2020.

---

### **Background:**

The subject request involves a Final Re-Plat of Phase II Unit E of the Toll at Prasada project (aka Sterling Grove). The subject Plat will create 81 single-family residential lots in addition to twelve (12) open space tracts and one (1) private street tract.

---

### **Objective Analysis:**

The proposed Re-Plat is one of several case activities related to the Toll at Prasada development. City Council approval of the subject Re-Plat will allow the applicant to obtain the civil construction permits necessary to begin construction of the infrastructure associated with Phase II Unit E. The proposed Re-Plat is consistent with the Prasada PAD and other regulatory documents, and the reviewing agencies have expressed no objections to the approval of the Re-Plat.

---

### **Policy Compliant:**

The requested Re-Plat is consistent with the Prasada PAD and advances the goals and policies of the General Plan.

---

### **Financial Impact:**

While this item does not have an immediate or direct financial impact, ongoing development activity in the City will inevitably have a future financial impact as additional resources are needed to provide city services.

---

### **Budget Impact:**

There is no anticipated budget impact related to this item.

**FTE Impact:**

This item does not have an impact on current staff levels.

---

**ATTACHMENTS:**

1. 00 FS19-472 Toll at Prasada Phase II Unit E Re-Plat 04-07-20 CC Staff Report
  2. 01 FS19-472 Toll at Prasada Phase II Unit E Re-Plat Vicinity Map
  3. 02 FS19-472 Toll at Prasada Phase II Unit E Re-Plat Case Map
  4. 03 FS19-472 Toll at Prasada Phase II Unit E Re-Plat Document
  5. 04 FS19-145 Toll at Prasada Phase II Unit E Re-Plat Luke AFB Comments
  6. 05 FS19-472, Toll at Prasada Phase II E, 04-07-20 CC Re-Plat Plat Presentation
-



**Case:** FS19-472

**Project Name:** Toll at Prasada Phase II Unit E Re-Plat

**Council District:** 3 - Mesquite

**City Council Date:** April 7, 2020

**Planner:** Robert H. Kuhfuss, AICP

---

**Owner:** Toll Prasada, LLC

**Applicant:** Aaron Insco of Toll Bros, Inc.

**Request:** Re-Plat of Toll at Prasada Phase II Unit E

**Site Location:** Generally located west of Cotton Lane, between Cactus Road and Peoria Avenue

**Site Size:** 19 acres (approx.)

**Density:** 4.26 DU/Ac.

**General Plan Conformance:** The proposal is consistent with the Surprise General Plan 2035

**Support/Opposition:** None known

**Findings:**

- The proposed Re-Plat is consistent with the Prasada PAD.
- The proposed Re-Plat is consistent with the Toll at Prasada Preliminary Plat as approved under FS19-145.
- The proposed Re-Plat is consistent with the applicable City of Surprise regulations.
- The reviewing agencies have indicated no objections to the request.

**Alternative Actions:** **Approval** of the requested Re-Plat will allow the developer to obtain civil permits and commence construction of Phase II Unit E of the Toll at Prasada Project.

**Denial** of the requested Re-Plat will deny the applicant the opportunity to develop the property as proposed.

**Additional Information:**

The subject request involves a Re-Plat of Phase II Unit E of the Toll at Prasada project (aka Sterling Grove). The subject Plat will create 81 single-family residential lots in addition to twelve (12) open space tracts and one (1) private street tract. Two (2) additional Final Plats relating to the Toll project are scheduled for City Council review this date.

The proposed Re-Plat is one of several case activities related to the Toll at Prasada development. City Council approval of the subject Re-Plat will allow the applicant to obtain the civil construction permits necessary to begin construction of the infrastructure associated with Phase II Unit E. The proposed Re-Plat is consistent with the Prasada PAD and other regulatory documents, and the reviewing agencies have expressed no objections to the approval of the Re-Plat.

**Attachments:**

- 01 Vicinity Map
- 02 Case Map
- 03 Plat Document
- 04 Luke AFB Comments

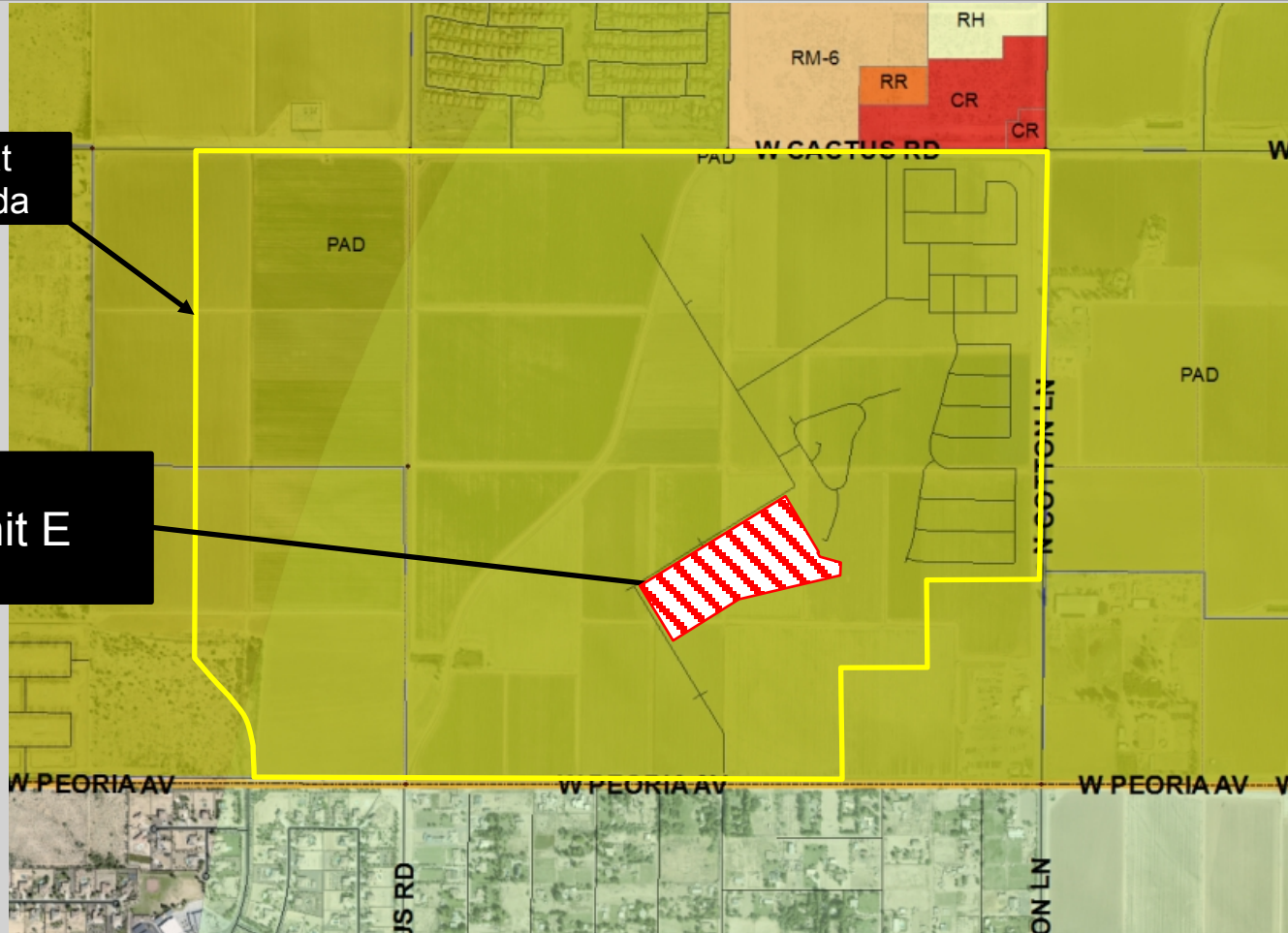


## FS19-472 Vicinity Map



Toll at  
Prasada

Unit E



# FS19-472 Case Map

Feb 18, 2020 8:39pm S:\Projects\2016\16-339\Legal\Survey\Draws\Final\Plats\Phase 2\Unit E\16-339 - PH2 UNIT E Plat.dwg teratomontis

DEDICATION

STATE OF ARIZONA }  
COUNTY OF MARICOPA } SS

KNOW ALL PERSONS BY THESE PRESENTS: THAT TOLL PRASADA LLC, AN ARIZONA LIMITED LIABILITY COMPANY, "OWNER", HAS SUBDIVIDED UNDER THE NAME TOLL AT PRASADA, PHASE II UNIT E, BEING A RE-PLAT OF UNIT E OF THE PHASE I ONSITE INFRASTRUCTURE PLAT AS RECORDED IN BOOK 1435 OF MAPS, PAGE 36, RECORDS OF MARICOPA COUNTY, ARIZONA, BEING A SUBDIVISION LOCATED IN A PORTION OF THE SOUTH HALF OF SECTION 23, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON AND DOES HEREBY PUBLISH THIS PLAT AS AND FOR THE PLAT OF TOLL AT PRASADA, PHASE II UNIT E AND DECLARES THAT THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF EACH LOT, TRACT, STREET AND EASEMENT CONSTITUTING THE SAME, AND THAT EACH LOT, TRACT, STREET AND EASEMENT SHALL BE KNOWN BY THE NUMBER, LETTER, AND/OR AND NAME GIVEN TO EACH RESPECTIVELY AS SHOWN ON THIS PLAT.

OWNER HEREBY DEDICATES TO THE CITY OF SURPRISE FEE TITLE TO ALL PUBLIC RIGHTS-OF-WAY AS SHOWN ON THE PLAT.

OWNER HEREBY GRANTS TO THE CITY OF SURPRISE A PERPETUAL NON-EXCLUSIVE EASEMENT OVER, UNDER, UPON, AND ACROSS ALL AREAS DESIGNATED ON THE PLAT AS APPLICABLE: SEWER LINES AND MANHOLES, FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, MAINTAINING, REPAIRING, REPLACING, AND UTILIZING THE SEWER LINES AND MANHOLES.

OWNER HEREBY GRANTS TO THE CITY OF SURPRISE A PERPETUAL EASEMENT ACROSS THE PLAT INCLUDING ROADS AND STREETS, OPEN SPACES, COMMUNITY FACILITIES, TRACTS, SIDEWALKS, DRAINAGE BASINS, AND ANY PROPERTY WITHIN THE PLAT OWNED BY THE HOMEOWNERS ASSOCIATION FOR THE PURPOSE OF PROVIDING CONTINUOUS AND UNINTERRUPTED INGRESS AND EGRESS FOR TRASH COLLECTION VEHICLES.

OWNER HEREBY GRANTS TO THE CITY OF SURPRISE A PERPETUAL CROSS ACCESS EASEMENT ACROSS THE PLAT INCLUDING ROADS AND STREETS, OPEN SPACES, COMMUNITY FACILITIES, TRACTS, SIDEWALKS, DRAINAGE BASINS, AND ANY PROPERTY WITHIN THE PLAT OWNED BY THE HOMEOWNERS ASSOCIATION FOR THE PURPOSE OF PROVIDING CONTINUOUS AND UNINTERRUPTED INGRESS AND EGRESS FOR EMERGENCY VEHICLES.

OWNER HEREBY GRANTS TO THE PUBLIC A PERPETUAL NON-EXCLUSIVE EASEMENT IN, UPON, OVER, UNDER, THROUGH, AND ACROSS THE AREAS DESIGNATED AS PUBLIC UTILITY EASEMENTS AS SHOWN ON THE PLAT FOR THE PURPOSE OF ACCESSING, INSTALLING, CONSTRUCTING, MAINTAINING, REPAIRING, REPLACING, AND UTILIZING PUBLIC UTILITIES.

OWNER HEREBY GRANTS TO THE CITY OF SURPRISE A PERPETUAL NON-EXCLUSIVE EASEMENT OVER, UPON, AND ACROSS THE AREAS DESIGNATED AS SIGHT VISIBILITY TRIANGLES FOR THE PURPOSE OF ENSURING THAT THESE AREAS REMAIN FREE OF SIGHT VISIBILITY OBSTRUCTIONS.

OWNER HEREBY GRANTS TO THE UNITED STATES OF AMERICA DEPARTMENT OF THE AIR FORCE ("USAF") AN AVIGATION EASEMENT OVER AND ACROSS THIS PLAT AND EVERY LOT AND PARCEL THEREOF, WHICH EASEMENT SHALL INCLUDE, BUT NOT BE LIMITED TO, THE RIGHT OF FLIGHT OF AIRCRAFT OVER THIS PLAT, TOGETHER WITH ITS ATTENDANT NOISE, VIBRATIONS, FUMES, DUST, FUEL AND LUBRICANT PARTICLES, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY THE OPERATION OF AIRCRAFT LANDING AT, OR TAKING OFF FROM, OR OPERATING AT OR ON LUKE AIR FORCE BASE AND AUXILIARY FIELD.

THE EASEMENTS GRANTED WITHIN THIS DEDICATION ARE PERMANENT AND PERPETUAL AND SHALL RUN WITH THE LAND AND BE BINDING UPON OWNER AND ITS HEIRS, ASSIGNS, AND SUCCESSORS IN INTEREST TO THIS PLAT OR ANY PARCEL OR LOT THEREOF.

ALL IMPROVEMENTS, FOR STREETS AND PUBLIC UTILITIES OWNED AND OPERATED BY THE CITY, INSTALLED OR CONSTRUCTED BY OWNER WITHIN THE PUBLIC RIGHTS-OF-WAY, THE EASEMENTS, OR ANY TRACTS OR PARCELS HEREBY DEDICATED TO THE CITY OF SURPRISE SHALL BE DEEMED TO HAVE BEEN DEDICATED BY OWNER TO THE CITY UPON THEIR COMPLETION; HOWEVER, SUCH TRANSFER SHALL NOT OCCUR UNTIL THE CITY COUNCIL FOR THE CITY OF SURPRISE MANIFESTS ITS ACCEPTANCE BY SEPARATE FORMAL COUNCIL ACTION.

OWNER HEREBY GRANTS TO THE PUBLIC A PERPETUAL NON-EXCLUSIVE PUBLIC UTILITY ACCESS IN, UPON, OVER, UNDER, THROUGH, AND ACROSS THE AREAS DESIGNATED AS PRIVATE STREET TRACTS.

WITH THE EXCEPTION OF THAT PORTION OF THE TEMPORARY FIRE ACCESS EASEMENT THAT BISECTS TRACT E-B AND LOTS 728 THROUGH 735 INCLUSIVE, THE EASEMENTS GRANTED WITHIN THIS DEDICATION ARE PERMANENT AND PERPETUAL AND SHALL RUN WITH THE LAND AND BE BINDING UPON OWNER AND ITS HEIRS, ASSIGNS, AND SUCCESSORS IN INTEREST TO THIS PLAT OR ANY PARCEL OR LOT THEREOF. THE TEMPORARY FIRE ACCESS EASEMENT THAT BISECTS TRACT E-B AND LOTS 728 THROUGH 735 INCLUSIVE IS CONSIDERED TEMPORARY IN NATURE AND SHALL BE VACATED VIA SEPARATE INSTRUMENT UPON FINAL ROADWAY APPROVAL WITHIN PARCEL E.

TRACTS "E-A" THROUGH "E-L" ARE NOT DEDICATED TO THE PUBLIC, BUT ARE PLATTED AS COMMON PROPERTY FOR THE USE AND ENJOYMENT OF THE HOMEOWNERS ASSOCIATION, AS MORE FULLY SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS. SAID HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR MAINTAINING SAID TRACTS.

IN WITNESS WHEREOF, OWNER HAS HEREUNTO CAUSED ITS CORPORATE NAME TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED BY THE UNDERSIGNED, DULY AUTHORIZED OFFICER THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

TOLL PRASADA LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY \_\_\_\_\_ DATE \_\_\_\_\_

ITS \_\_\_\_\_

ACKNOWLEDGMENT

STATE OF ARIZONA }  
COUNTY OF MARICOPA } SS

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020 BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED \_\_\_\_\_, WHO ACKNOWLEDGED HIMSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.

\_\_\_\_\_  
NOTARY PUBLIC DATE

MY COMMISSION EXPIRES:

EPCOR PLAT ACKNOWLEDGMENT

STATE OF ARIZONA }  
COUNTY OF MARICOPA } SS

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020 BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED \_\_\_\_\_, WHO ACKNOWLEDGED HIMSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.

\_\_\_\_\_  
NOTARY PUBLIC DATE

MY COMMISSION EXPIRES:

NOTICE OF PRASADA PRE-ANNEXATION DEVELOPMENT AGREEMENT

OWNER'S PREDECESSOR, SUBURBAN LAND RESERVE, INC., A UTAH CORPORATION, FULTON HOMES CORPORATION, AN ARIZONA CORPORATION, AND WESTCOP/SURPRISE LLC, AN ARIZONA LIMITED LIABILITY COMPANY HAVE ENTERED INTO A PRE-ANNEXATION DEVELOPMENT AGREEMENT DATED SEPTEMBER 12, 2006 ("AGREEMENT") WITH CITY OF SURPRISE, AN ARIZONA MUNICIPAL CORPORATION, FOR WHICH A MEMORANDUM OF AGREEMENT WAS RECORDED ON SEPTEMBER 19, 2006, AT THE MARICOPA COUNTY RECORDER'S OFFICE AT DOCUMENT NO. 20061238109. AGREEMENT WAS RECENTLY AMENDED AND RECORDED ON JULY 20, 2018, AT THE MARICOPA COUNTY RECORDER'S OFFICE DOCUMENT NO. 20180551464. THE PROPERTIES INVOLVED IN THIS PLAT ARE SUBJECT TO THIS AGREEMENT.

NOTICE OF INTERGOVERNMENTAL AGREEMENT

THE CITY OF SURPRISE ("CITY") AND MARICOPA COUNTY MUNICIPAL WATER CONSERVATION DISTRICT NUMBER ONE ("MWD") ENTERED INTO AN INTERGOVERNMENTAL AGREEMENT DATED APRIL 8, 1997, AND RECORDED IN THE MARICOPA COUNTY RECORDER'S OFFICE ON APRIL 9, 1997, UNDER DOCKET NO. 97-0231759 ("IGA"). CITY AND MWD HAVE FACILITIES AND PROPERTY INTERESTS DESCRIBED AND DELINEATED WITHIN CERTAIN SUBDIVISION PLATS OR, FOR LANDS NOT INCLUDED IN A SUBDIVISION PLAT, DECLARATIONS OF TURF LANDS OR DECLARATIONS OF URBANIZED AREA, THAT HAVE PRIOR AND SUPERIOR RIGHTS TO THE UTILITY SERVICE PROVIDERS, AS DEFINED IN THE IGA. THE IGA PROVIDES FOR THE CITY TO HAVE A PUBLIC UTILITY EASEMENT WITHIN CERTAIN MWD PROPERTY INTERESTS AND FOR MWD TO HAVE AN EASEMENT WITHIN CITY'S PUBLIC RIGHTS-OF-WAY. CITY AND MWD RIGHTS WITHIN THESE EASEMENTS ARE SUBJECT TO AND CONTROLLED BY THE TERMS AND CONDITIONS OF THE IGA

IN LOCATIONS WHERE APPLICABLE, INCLUDING ANY AND ALL DEDICATIONS WITHIN A SUBDIVISION PLAT, MWD'S PRIOR AND SUPERIOR RIGHTS OF ACCESS TO AND USE OF EXISTING AND FUTURE MWD FACILITIES AND PROPERTY INTERESTS, SHALL BE SUBJECT TO THE TERMS AND CONDITIONS OF THE IGA.

CITY SHALL HAVE THE RIGHT TO AUTHORIZE AND CONTROL THE UTILITY SERVICE PROVIDER'S USE AND OCCUPANCY OF THESE EASEMENTS. CITY REQUIRES THAT UTILITY SERVICE PROVIDERS CONSENT TO BE BOUND BY THE IGA PRIOR TO THE USE OR OCCUPANCY OF THE EASEMENTS GRANTED UNDER THE IGA. SUCH USE OR OCCUPANCY OF THE EASEMENTS CONSTITUTES CONSENT OF THE UTILITY SERVICE PROVIDERS TO BE BOUND BY THE IGA.

PUBLIC NOTICE

THE LOTS DEPICTED ON THIS PLAT ARE LOCATED WITHIN THE VICINITY OF LUKE AIR FORCE BASE AND MAY BE SUBJECT TO OVERFLIGHTS BY JET AIRCRAFT. ALL STRUCTURES WITHIN THIS PLAT SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE SOUND ATTENUATION STANDARDS ADOPTED BY THE CITY OF SURPRISE. A MAP DEPICTING THE MOST CURRENT ADOPTED MAG NOISE CONTOURS IN RELATION TO THIS PLAT SHALL BE DISPLAYED IN ALL SALES OFFICES. ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE CITY OF SURPRISE COMMUNITY DEVELOPMENT DEPARTMENT.

RELEASE OF LIABILITY

TOLL PRASADA LLC, AN ARIZONA LIMITED LIABILITY COMPANY ("OWNER") DOES HEREBY (1) RELEASE AND DISCHARGE THE USAF AND THE CITY OF SURPRISE, AND (2) INDEMNIFY, DEFEND, AND HOLD HARMLESS THE CITY OF SURPRISE, OF AND FROM ANY LIABILITY FOR ANY AND ALL CLAIMS FOR DAMAGES OF ANY KIND TO PERSONS OR PROPERTY THAT MAY ARISE AT ANY TIME IN THE FUTURE OVER, OR IN CONNECTION WITH AIRCRAFT OVERFLIGHTS FROM AIRCRAFT UTILIZING LUKE AIR FORCE BASE, WHETHER SUCH DAMAGE SHALL ORIGINATE FROM NOISE, VIBRATION, FUMES, DUST, FUEL AND LUBRICANT PARTICLES, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY THE OPERATION OF AIRCRAFT LANDING AT, OR TAKING OFF FROM, OR OPERATING AT OR ON LUKE AIR FORCE BASE. THIS INSTRUMENT SHALL RUN WITH THE LAND AND BE BINDING UPON OWNER AND ITS HEIRS, ASSIGNS, AND SUCCESSORS IN INTEREST TO THIS PLAT OR ANY PARCEL OR LOT THEREOF. THIS INSTRUMENT DOES NOT RELEASE THE USAF FROM LIABILITY FOR DAMAGE OR INJURY TO PERSON OR PROPERTY CAUSED BY FALLING AIRCRAFT OR FALLING PHYSICAL OBJECTS FROM AIRCRAFT, EXCEPT AS STATED HEREIN WITH RESPECT TO NOISE, FUMES, DUST, FUEL, AND LUBRICANT PARTICLES.

OWNER HEREBY FURTHER AGREES TO INDEMNIFY, DEFEND, AND HOLD HARMLESS THE CITY OF SURPRISE FROM ANY AND ALL CLAIMS FOR DAMAGES OF ANY KIND TO PERSONS OR PROPERTY THAT MAY ARISE IN CONNECTION WITH THE USE OF THE SIDEWALKS LOCATED WITHIN THE RIGHT-OF-WAY.

OWNER DOES HEREBY (1) RELEASE AND DISCHARGE THE CITY OF SURPRISE, AND (2) INDEMNIFY, DEFEND, AND HOLD HARMLESS THE CITY OF SURPRISE, OF AND FROM ANY LIABILITY FOR ANY AND ALL CLAIMS FOR DAMAGES OF ANY KIND TO PERSONS OR PROPERTY THAT MAY ARISE AT ANY TIME IN THE FUTURE OVER, OR IN CONNECTION WITH THE AREAS LOCATED WITHIN THE NEWLY DEDICATED RIGHT-OF-WAY AS DEPICTED ON THIS PLAT UNTIL SUCH TIME THE RIGHT-OF-WAY IS IMPROVED TO CITY STANDARDS AND THOSE IMPROVEMENTS ARE APPROVED AND ACCEPTED BY THE CITY COUNCIL. THE MAINTENANCE OF THE AREA WITHIN ANY NEWLY DEDICATED RIGHT-OF-WAY AS SHOWN ON THIS PLAT SHALL BE THE RESPONSIBILITY OF THE ADJACENT OWNER/OR SUBSEQUENT ADJACENT OWNERS WITHIN THE BOUNDARY OF SAID PLAT UNTIL SUCH TIME THAT THE AREA WITHIN THE RIGHT-OF-WAY IS IMPROVED TO CITY STANDARD AND ACCEPTED BY THE CITY OF SURPRISE.

EPCOR PLAT DEDICATION

EXCEPT AS TO ANY AREAS SUBJECT TO THE EASEMENT OR EASEMENTS GRANTED TO MARICOPA WATER DISTRICT, AS DEPICTED ON THIS PLAT AND RECORDED IN THE OFFICE OF THE RECORDER, MARICOPA COUNTY, ARIZONA, A PERPETUAL WATER EASEMENT AS DESCRIBED IN THIS PLAT IS GRANTED TO EPCOR WATER ARIZONA INC., AND ITS SUCCESSORS AND ASSIGNS (COLLECTIVELY "GRANTEE"), TO CONSTRUCT, OPERATE, AND MAINTAIN WATER LINES AND APPURTENANT FACILITIES (COLLECTIVELY, "FACILITIES") UPON, ACROSS, OVER AND UNDER THE SURFACE OF THE EASEMENTS, TOGETHER WITH THE RIGHT TO OPERATE, REPAIR, REPLACE, MAINTAIN, AND REMOVE THE FACILITIES FROM THE PREMISES; TO ADD OR TO ALTER THE FACILITIES, AND TO PROVIDE GRANTEE WITH REASONABLE INGRESS AND EGRESS TO THE FACILITIES. GRANTEE WILL HAVE UNRESTRICTED ACCESS TO THE EASEMENT FOR THE ACTIVITIES DESCRIBED ABOVE AND FORMAL NOTIFICATION OR APPROVAL BY ANY ASSOCIATION PRIOR TO ACCESSING THE EASEMENT WILL NOT BE REQUIRED.

GRANTOR SHALL NOT ERECT OR CONSTRUCT OR PERMIT TO BE ERECTED OR CONSTRUCTED ANY BUILDING, STRUCTURE OR SIMILAR IMPROVEMENT WITHIN THE LIMITS OF THE EASEMENT GRANTED HEREIN. GRANTOR SHALL NOT, NOR PERMIT, THE GRADE OVER GRANTEE'S FACILITIES TO BE SUBSTANTIALLY ALTERED WITHOUT, IN EACH INSTANCE, THE PRIOR WRITTEN CONSENT OF GRANTEE, AND GRANTOR AGREES THAT NO OTHER PIPES OR CONDUITS SHALL BE PLACED WITHIN THE PREMISES SUBJECT TO THE EASEMENT GRANTED HEREIN, EXCEPT PIPES CROSSING GRANTEE'S FACILITIES AT RIGHT ANGLES, IN WHICH CASE, A MINIMUM VERTICAL DISTANCE OF TWO (2) FEET (AS MEASURED FROM THE CLOSEST POINTS ON THE OUTSIDE EDGES) SHALL BE MAINTAINED BETWEEN GRANTEE'S FACILITIES AND SUCH OTHER PIPES OR CONDUITS. UNLESS GRANTEE EXPRESSLY CONSENTS IN WRITING OTHERWISE, ANY AND ALL SEWER PIPES CROSSING THE EASEMENT GRANTED HEREIN SHALL BE LAID BELOW GRANTEE'S FACILITIES. HOWEVER, GRANTOR SHALL HAVE THE RIGHT TO CONSTRUCT AND ERECT FENCES, TO INSTALL LANDSCAPING, PARKING FACILITIES AND DRIVEWAYS, AND TO ESTABLISH OTHER USES THAT ARE NOT INCONSISTENT WITH USES WITHIN THE LIMITS OF SAID EASEMENT IN A MANNER THAT WILL NOT UNREASONABLY INTERFERE WITH GRANTEE'S ACCESS TO THE FACILITIES.

IN WITNESS WHEREOF, EPCOR WATER ARIZONA INC. HAS HEREUNTO CAUSED ITS CORPORATE NAME TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED BY THE UNDERSIGNED, DULY AUTHORIZED OFFICER THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

EPCOR WATER ARIZONA INC., AN ARIZONA DOMESTIC FOR-PROFIT CORPORATION

BY \_\_\_\_\_ DATE \_\_\_\_\_

ITS \_\_\_\_\_

FINAL RE-PLAT  
Toll at Prasada, Phase II Unit E

BEING A REPLAT OF UNIT E OF THE PHASE I ONSITE INFRASTRUCTURE PLAT  
AS RECORDED IN BOOK 1435 OF MAPS, PAGE 36, M.C.R.,  
SITUATED IN A PORTION OF THE SOUTH HALF OF SECTION 23,  
TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN  
MARICOPA COUNTY, ARIZONA

GENERAL NOTES

1. SPRINKLERS ARE REQUIRED IN ALL ONE AND TWO FAMILY DWELLINGS BUILT IN AREAS WHICH DO NOT HAVE AN ADEQUATE WATER SUPPLY.
2. NO ON-SITE GRADING OR EXCAVATION SHALL OCCUR WITHOUT FIRST OBTAINING A PERMIT FROM THE CITY OF SURPRISE.
3. THE PROPERTY IS LOCATED WITHIN AN AREA HAVING FLOOD ZONE "ZONE X SHADED," BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, ON FLOOD INSURANCE RATE MAP NO. 04013C1660L, WITH A DATE OF IDENTIFICATION OF OCTOBER 16, 2013, FOR COMMUNITY NO. 040053, IN MARICOPA COUNTY, STATE OF ARIZONA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.
4. THE ROADS DESIGNATED AS "PRIVATE" AND ANY APPURTENANCES INCLUDING BUT NOT LIMITED TO ROAD SIGNS, STRIPING, CURB AND GUTTER, AND SIDEWALKS ARE PRIVATE; SUCH ROADS AND APPURTENANCES ARE OWNED, MAINTAINED AND REPAIRED BY OWNER OR THE HOMEOWNER'S ASSOCIATION FORMED BY OWNER. THE CITY OF SURPRISE SHALL NOT MAINTAIN OR REPAIR ANY ROAD DESIGNATED AS "PRIVATE."
5. IN ACCORDANCE WITH ARS § 9-461.07, THE CITY OF SURPRISE HAS DETERMINED THAT ALL DEDICATIONS OCCURRING WITH THIS PLAT ARE IN CONFORMANCE WITH THE SURPRISE GENERAL PLAN.
6. PURSUANT TO A.R.S. § 42-11102, THE CITY OF SURPRISE, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA, IS EXEMPT FROM ALL TAXES AND ASSESSMENTS BASED ON ASSESSED VALUE EXCEPT FOR SPECIAL DISTRICTS #14751 AND 14710, WHEN APPLICABLE.
7. THE MAINTENANCE OF LANDSCAPING WITHIN THE OPEN SPACES, LANDSCAPED TRACTS, RETENTION BASINS AND PARKS SHALL BE THE RESPONSIBILITY OF THE OWNER OR THE ASSOCIATION FORMED BY THE OWNER.
8. THE MAINTENANCE OF LANDSCAPING WITHIN THE ADJACENT PUBLIC RIGHTS-OF-WAY, INCLUDING LANDSCAPED MEDIANS WITHIN COLLECTORS AND LOCAL STREETS AND LANDSCAPED AREAS BETWEEN THE CURB AND THE DETACHED SIDEWALK, SHALL BE THE RESPONSIBILITY OF THE ADJACENT PROPERTY OWNER OR THE PROPERTY ASSOCIATION FORMED BY THE ADJACENT PROPERTY.
9. ZONING OF THE PROPERTY IS PER SURPRISE ZONING CASE FS17-587 OR AS SUBSEQUENTLY AMENDED.
10. THIS FINAL PLAT IS IN SUBSTANTIAL CONFORMANCE WITH THE PRELIMINARY PLAT AS APPROVED UNDER CITY OF SURPRISE CASE FS19-145.

| AREA SUMMARY TABLE           |           |              |
|------------------------------|-----------|--------------|
| DESCRIPTION                  | AREA (SF) | AREA (ACRES) |
| LOTS 701-781 (81 LOTS)       | 533,411   | 12.2466      |
| TRACTS E-A - E-L             | 133,080   | 3.0549       |
| PRIVATE STREETS (TRACT E-PS) | 159,458   | 3.6606       |
| GROSS AREA                   | 825,949   | 18.9612      |

100 YEAR ASSURED WATER SUPPLY

THE SUBDIVIDER HAS OBTAINED A CERTIFICATE OF 100 YEAR ASSURED WATER SUPPLY FROM THE DEPARTMENT OF WATER RESOURCES.

27-701007.0000 11/14/2018  
CERTIFICATE NUMBER DATE

BASIS OF BEARING

THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, BEING SOUTH 00°24'44" WEST AS MEASURED AND BEING SOUTH 00°24'44" WEST SHOWN ON MARICOPA COUNTY GDACS SURVEY RECORDED IN BOOK 661, PAGE 18, MARICOPA COUNTY RECORDS.

NOTICE OF TOLL AT PRASADA DEVELOPMENT AND  
WATER DELIVERY AGREEMENT

LANDOWNER ENTERED INTO THE TOLL AT PRASADA DEVELOPMENT AND WATER DELIVERY AGREEMENT DATED JANUARY 2, 2019 ("AGREEMENT") WITH MARICOPA COUNTY MUNICIPAL WATER CONSERVATION DISTRICT NUMBER ONE ("MWD") FOR WHICH A MEMORANDUM OF AGREEMENT WAS RECORDED ON JANUARY 3, 2019, AT THE MARICOPA COUNTY RECORDERS' OFFICE AT DOCUMENT NO 2019-0002436. THE PROPERTIES INVOLVED IN THIS PLAT ARE SUBJECT TO THIS AGREEMENT. THE AGREEMENT AND THIS PLAT, INCLUDING ANY AND ALL DEDICATIONS THEREIN, HEREBY PRESERVE MWD'S PRIOR AND SUPERIOR RIGHTS OF ACCESS TO AND USE OF THE EXISTING AND FUTURE MWD FACILITIES AND MWD PROPERTY INTERESTS, AS SUCH TERMS ARE DEFINED IN THE AGREEMENT, TO ENABLE MWD TO ACCOMPLISH ALL OF MWD'S PURPOSES, INCLUDING, BUT NOT LIMITED TO, THE TRANSMISSION AND DISTRIBUTION OF WATER WASTEWATER, POWER AND COMMUNICATIONS; AND TO CONSTRUCT, RECONSTRUCT, OPERATE, MAINTAIN AND REPLACE THOSE MWD FACILITIES AND MWD PROPERTY INTERESTS. THE AGREEMENT IS ON FILE AT THE OFFICE OF TOLL PRASADA LLC, AN ARIZONA LIMITED LIABILITY COMPANY, 8767 E VIA DE VENTURA, SUITE 390, SCOTTSDALE, AZ 85258), AND MAY BE REVIEWED AS TO ALL DETAILS, WITH PARTICULAR REFERENCE TO SECTION 7 AND SECTION 9, UPON REASONABLE REQUEST.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

MARICOPA COUNTY MUNICIPAL WATER ATTEST:  
CONSERVATION DISTRICT NUMBER ONE,  
A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA

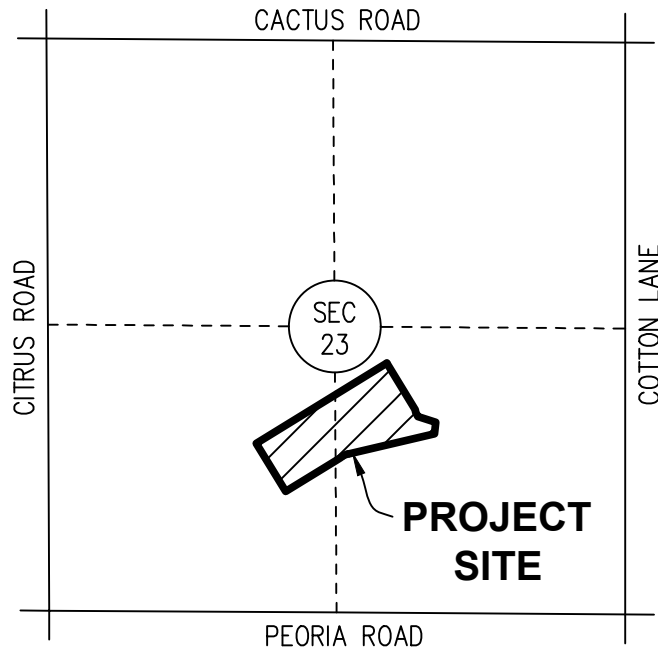
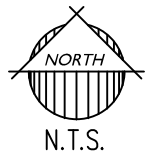
BY: \_\_\_\_\_ BY: \_\_\_\_\_  
CHRISTINE CAIN GLEN VORTHERMS

ITS: PROPERTY & CONTRACTS MANAGER ITS: ASSISTANT SECRETARY

TOLL PRASADA LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_

ITS: \_\_\_\_\_



VICINITY MAP

DEVELOPER

TOLL BROTHERS  
8767 E VIA DE VENTURA, SUITE 390  
SCOTTSDALE, AZ 85258  
TEL: (480) 314-6711  
CONTACT: OSCAR DOMINGUEZ

ENGINEER

EPS GROUP, INC.  
1130 N. ALMA SCHOOL ROAD, STE. 120  
MESA, ARIZONA 85201  
TEL: (480)-503-2250  
FAX: (480)-503-2258  
CONTACT: JAMES ROGERS, P.E.

SHEET INDEX

- |       |                                                                                                |
|-------|------------------------------------------------------------------------------------------------|
| 1     | COVER SHEET                                                                                    |
| 2     | LOT AREA TABLE, TRACT AREA & USAGE TABLE, CURVE TABLE, LINE TABLE, KEY MAP & LEGAL DESCRIPTION |
| 3 - 4 | FINAL PLAT PLAN SHEETS                                                                         |

HOMEOWNERS ASSOCIATION RATIFICATION

KNOW ALL MEN BY THESE PRESENTS: THAT TOLL AT PRASADA COMMUNITY ASSOCIATION, INC., AN ARIZONA NON-PROFIT CORPORATION, HEREBY RATIFIES, AFFIRMS AND APPROVES THIS PLAT FOR "TOLL AT PRASADA, PHASE II UNIT E" AND THE RESPONSIBILITIES IMPOSED UPON IT UNDER THIS PLAT.

IN WITNESS WHEREOF, \_\_\_\_\_ HAS CAUSED ITS NAME TO BE AFFIXED BY THE UNDERSIGNED, DULY AUTHORIZED OFFICER THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

TOLL AT PRASADA COMMUNITY ASSOCIATION, INC.,  
AN ARIZONA NON-PROFIT CORPORATION

BY: \_\_\_\_\_

ITS: \_\_\_\_\_

ACKNOWLEDGMENT

STATE OF ARIZONA }  
COUNTY OF MARICOPA } SS

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020 BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED \_\_\_\_\_, WHO ACKNOWLEDGED HIMSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.

\_\_\_\_\_  
NOTARY PUBLIC DATE

MY COMMISSION EXPIRES:

CITY OF SURPRISE ENGINEER APPROVAL

DATA ON THIS PLAT REVIEWED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020,  
BY THE CITY ENGINEER OF SURPRISE, ARIZONA.

APPROVED \_\_\_\_\_ DATE \_\_\_\_\_  
CITY ENGINEER

CITY OF SURPRISE COUNCIL APPROVAL

APPROVED BY THE CITY COUNCIL OF THE CITY OF SURPRISE, ARIZONA, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

\_\_\_\_\_  
MAYOR DATE

ATTEST: \_\_\_\_\_ DATE \_\_\_\_\_  
CITY CLERK

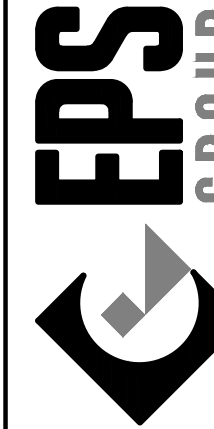
CERTIFICATION

I, ROBERT A. JOHNSTON, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY DIRECTION DURING THE MONTH OF JUNE, 2019; THAT THE SURVEY IS TRUE AND CORRECT AS SHOWN; THAT ALL MONUMENTS ACTUALLY EXIST OR WILL BE SET AS SHOWN; THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

ROBERT A. JOHNSTON, RLS 37495  
EPS GROUP, INC.  
1130 N. ALMA SCHOOL ROAD, STE. 120  
MESA, ARIZONA 85201  
PHONE: (480) 503-2250  
FAX: (480) 503-2258

DATE OF PREPARATION: 06/20/19 (REVISED 9-5-2019, REVISED 10-17-2019, REVISED 12-2-2019, REVISED 2-6-2020 AND REVISED 2-18-2020)

1130 N Alma School Rd., Suite 120  
Mesa, AZ 85201  
T:480.503.2250 | F:480.503.2258  
www.epsgroupinc.com



Toll at Prasada  
Phase II Unit E  
SURPRISE, ARIZONA

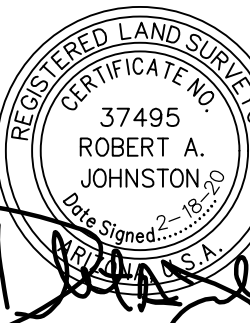
FINAL RE-PLAT

Project:

Revisions:

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Designer: RAJ  
Drawn by: TJP



Job No.  
**16-339**

FP01

Sheet No.  
**1**  
of 4



| LOT AREA TABLE |           |           |
|----------------|-----------|-----------|
| LOT #          | AREA (SF) | AREA (AC) |
| 701            | 9,388     | 0.2155    |
| 702            | 6,624     | 0.1521    |
| 703            | 5,870     | 0.1348    |
| 704            | 6,614     | 0.1518    |
| 705            | 6,600     | 0.1515    |
| 706            | 5,500     | 0.1263    |
| 707            | 5,500     | 0.1263    |
| 708            | 5,500     | 0.1263    |
| 709            | 5,500     | 0.1263    |
| 710            | 6,836     | 0.1569    |
| 711            | 6,591     | 0.1513    |
| 712            | 6,600     | 0.1515    |
| 713            | 6,600     | 0.1515    |
| 714            | 5,500     | 0.1263    |
| 715            | 5,500     | 0.1263    |
| 716            | 5,488     | 0.1260    |
| 717            | 4,700     | 0.1079    |
| 718            | 5,148     | 0.1182    |
| 719            | 5,600     | 0.1286    |
| 720            | 4,700     | 0.1079    |
| 721            | 5,148     | 0.1182    |
| 722            | 5,148     | 0.1182    |
| 723            | 4,700     | 0.1079    |
| 724            | 5,600     | 0.1286    |
| 725            | 4,700     | 0.1079    |
| 726            | 5,139     | 0.1180    |
| 727            | 5,148     | 0.1182    |
| 728            | 4,700     | 0.1079    |
| 729            | 5,600     | 0.1286    |
| 730            | 4,700     | 0.1079    |
| 731            | 5,148     | 0.1182    |
| 732            | 5,148     | 0.1182    |
| 733            | 4,700     | 0.1079    |
| 734            | 5,600     | 0.1286    |
| 735            | 4,700     | 0.1079    |
| 736            | 5,148     | 0.1182    |
| 737            | 5,148     | 0.1182    |
| 738            | 4,700     | 0.1079    |
| 739            | 5,600     | 0.1286    |
| 740            | 4,700     | 0.1079    |
| 741            | 5,148     | 0.1182    |
| 742            | 5,148     | 0.1182    |
| 743            | 4,700     | 0.1079    |
| 744            | 5,600     | 0.1286    |
| 745            | 4,700     | 0.1079    |

| LOT AREA TABLE |           |           |
|----------------|-----------|-----------|
| LOT #          | AREA (SF) | AREA (AC) |
| 746            | 5,148     | 0.1182    |
| 747            | 9,600     | 0.2204    |
| 748            | 9,600     | 0.2204    |
| 749            | 9,600     | 0.2204    |
| 750            | 9,600     | 0.2204    |
| 751            | 11,200    | 0.2571    |
| 752            | 11,215    | 0.2575    |
| 753            | 7,614     | 0.1748    |
| 754            | 6,600     | 0.1515    |
| 755            | 7,614     | 0.1748    |
| 756            | 8,250     | 0.1894    |
| 757            | 7,614     | 0.1748    |
| 758            | 7,614     | 0.1748    |
| 759            | 8,250     | 0.1894    |
| 760            | 7,614     | 0.1748    |
| 761            | 8,510     | 0.1954    |
| 762            | 6,605     | 0.1516    |
| 763            | 6,600     | 0.1515    |
| 764            | 6,600     | 0.1515    |
| 765            | 7,700     | 0.1768    |
| 766            | 7,700     | 0.1768    |
| 767            | 7,701     | 0.1768    |
| 768            | 14,996    | 0.3443    |
| 769            | 10,236    | 0.2350    |
| 770            | 5,500     | 0.1263    |
| 771            | 5,500     | 0.1263    |
| 772            | 5,500     | 0.1263    |
| 773            | 8,828     | 0.2027    |
| 774            | 14,561    | 0.3343    |
| 775            | 6,610     | 0.1518    |
| 776            | 5,500     | 0.1263    |
| 777            | 5,500     | 0.1263    |
| 778            | 5,500     | 0.1263    |
| 779            | 5,500     | 0.1263    |
| 780            | 6,600     | 0.1515    |
| 781            | 7,701     | 0.1768    |

| TRACT USE TABLE |                                                                                                                                                                                                                           |           |           |
|-----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|-----------|
| TRACT           | USE                                                                                                                                                                                                                       | AREA (SF) | AREA (AC) |
| E-A             | LANDSCAPE, OPEN SPACE, ** PUBLIC UTILITY EASEMENT & ** SIGHT VISIBILITY TRIANGLE EASEMENT                                                                                                                                 | 3,649     | 0.0838    |
| E-B             | LANDSCAPE, OPEN SPACE, STORM DRAIN, ** PUBLIC UTILITY EASEMENT, ** WATER EASEMENT, ** SIGHT VISIBILITY TRIANGLE EASEMENT, ** SEWER EASEMENT, ** FIRE ACCESS EASEMENT, ** WATER SERVICE EASEMENT & ** EPCOR WATER EASEMENT | 59,930    | 1.3758    |
| E-C             | LANDSCAPE, OPEN SPACE, ** PUBLIC UTILITY EASEMENT & ** SIGHT VISIBILITY TRIANGLE EASEMENT                                                                                                                                 | 2,546     | 0.0584    |
| E-D             | LANDSCAPE, OPEN SPACE, ** PUBLIC UTILITY EASEMENT & ** SIGHT VISIBILITY TRIANGLE EASEMENT                                                                                                                                 | 8,058     | 0.1850    |
| E-E             | LANDSCAPE, OPEN SPACE, ** PUBLIC UTILITY EASEMENT & ** SIGHT VISIBILITY TRIANGLE EASEMENT                                                                                                                                 | 6,304     | 0.1447    |
| E-F             | LANDSCAPE, OPEN SPACE, STORM DRAIN, ** WATER EASEMENT, ** PUBLIC UTILITY EASEMENT & ** SIGHT VISIBILITY TRIANGLE EASEMENT                                                                                                 | 31,501    | 0.7232    |
| E-G             | SHARED DRIVEWAY & ** PUBLIC UTILITY EASEMENT                                                                                                                                                                              | 3,504     | 0.0804    |
| E-H             | SHARED DRIVEWAY & ** PUBLIC UTILITY EASEMENT                                                                                                                                                                              | 3,504     | 0.0804    |
| E-I             | SHARED DRIVEWAY & ** PUBLIC UTILITY EASEMENT                                                                                                                                                                              | 3,504     | 0.0804    |
| E-J             | SHARED DRIVEWAY & ** PUBLIC UTILITY EASEMENT                                                                                                                                                                              | 3,572     | 0.0820    |
| E-K             | SHARED DRIVEWAY & ** PUBLIC UTILITY EASEMENT                                                                                                                                                                              | 3,504     | 0.0804    |
| E-L             | SHARED DRIVEWAY & ** PUBLIC UTILITY EASEMENT                                                                                                                                                                              | 3,504     | 0.0804    |
| E-PSI           | PRIVATE STREET TRACT, ** PUBLIC UTILITY EASEMENT & ** SEWER EASEMENT                                                                                                                                                      | 159,458   | 3.6606    |

## NOTES

1. COMMON AREAS MAY INCLUDE OPEN SPACE, LANDSCAPING, PEDESTRIAN PATHS, AND/OR AMENITIES.
2. SPECIFIC EASEMENTS THAT ARE BEING DEDICATED AS PART OF THIS PLAT ARE FULLY DELINEATED ON THE FOLLOWING SHEETS.
3. \*\* THE EASEMENTS LISTED ABOVE (SHOWN WITH AN ASTERISK \*\*) ONLY AFFECT A PORTION OF THE TRACT WITH WHICH THEY ARE LISTED, AND ARE FULLY DELINEATED WITHIN THE PLAT. OTHER "USES" LISTED ABOVE ARE COMMON AREA.

| CURVE TABLE |         |         |            |         |         |             |
|-------------|---------|---------|------------|---------|---------|-------------|
| CURVE       | LENGTH  | RADIUS  | DELTA      | TANGENT | CHORD   | CHORD BRG   |
| C1          | 78.54'  | 50.00'  | 90°00'00"  | 50.00'  | 70.71'  | S76°34'54"E |
| C2          | 31.42'  | 20.00'  | 90°00'00"  | 20.00'  | 28.28'  | S76°34'54"E |
| C3          | 31.42'  | 20.00'  | 90°00'00"  | 20.00'  | 28.28'  | S13°25'06"W |
| C4          | 78.54'  | 50.00'  | 90°00'00"  | 50.00'  | 70.71'  | S13°25'06"W |
| C5          | 31.42'  | 20.00'  | 90°00'00"  | 20.00'  | 28.28'  | N76°34'54"W |
| C6          | 31.42'  | 20.00'  | 90°00'00"  | 20.00'  | 28.28'  | S13°25'06"W |
| C7          | 31.42'  | 20.00'  | 90°00'00"  | 20.00'  | 28.28'  | N13°25'06"E |
| C8          | 31.42'  | 20.00'  | 90°00'00"  | 20.00'  | 28.28'  | S76°34'54"E |
| C9          | 37.16'  | 25.00'  | 85°09'43"  | 22.97'  | 33.83'  | N15°50'15"E |
| C10         | 268.42' | 58.00'  | 265°09'43" | 63.12'  | 85.41'  | N74°09'45"W |
| C11         | 13.94'  | 150.00' | 5°19'23"   | 6.97'   | 13.93'  | S61°04'48"W |
| C12         | 25.79'  | 20.00'  | 73°53'47"  | 15.04'  | 24.04'  | N26°47'36"E |
| C13         | 62.83'  | 168.00' | 21°25'36"  | 31.78'  | 62.46'  | N20°52'06"W |
| C14         | 80.84'  | 200.00' | 23°09'30"  | 40.98'  | 80.29'  | N20°00'09"W |
| C15         | 89.62'  | 232.00' | 22°08'01"  | 45.38'  | 89.07'  | N20°30'53"W |
| C16         | 24.85'  | 20.00'  | 71°10'42"  | 14.31'  | 23.08'  | S45°02'14"E |
| C17         | 204.20' | 130.00' | 90°00'00"  | 130.00' | 183.85' | N76°34'54"W |
| C18         | 172.79' | 110.00' | 90°00'00"  | 110.00' | 155.56' | N76°34'54"W |
| C19         | 128.40' | 150.00' | 49°02'41"  | 68.43'  | 124.51' | N56°06'14"W |
| C20         | 24.95'  | 20.00'  | 71°28'41"  | 14.39'  | 23.36'  | S67°19'14"E |
| C21         | 62.38'  | 50.00'  | 71°28'41"  | 35.98'  | 58.41'  | S67°19'14"E |
| C22         | 37.88'  | 20.00'  | 108°31'19" | 27.79'  | 32.47'  | N22°40'46"E |
| C23         | 24.95'  | 20.00'  | 71°28'41"  | 14.39'  | 23.36'  | S67°19'14"E |
| C24         | 31.42'  | 20.00'  | 90°00'00"  | 20.00'  | 28.28'  | S13°25'06"W |
| C25         | 78.54'  | 50.00'  | 90°00'00"  | 50.00'  | 70.71'  | S13°25'06"W |
| C26         | 31.42'  | 20.00'  | 90°00'00"  | 20.00'  | 28.28'  | N76°34'54"W |
| C27         | 78.54'  | 50.00'  | 90°00'00"  | 50.00'  | 70.71'  | N76°34'54"W |
| C28         | 37.88'  | 20.00'  | 108°31'19" | 27.79'  | 32.47'  | N22°40'46"E |
| C29         | 47.94'  | 20.00'  | 137°19'29" | 51.20'  | 37.26'  | N79°45'22"E |
| C30         | 248.87' | 58.00'  | 245°50'48" | 89.57'  | 97.37'  | N45°58'59"W |
| C31         | 52.50'  | 180.00' | 16°42'42"  | 26.44'  | 52.32'  | S68°35'04"W |

| LINE TABLE |             |        |
|------------|-------------|--------|
| LINE       | BEARING     | LENGTH |
| L1         | N58°25'06"E | 19.61' |
| L2         | S08°25'24"E | 27.36' |

## LEGAL DESCRIPTION

A PORTION OF THE SOUTH HALF OF SECTION 23, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A MCDOT BRASS CAP IN HANDHOLE AT THE SOUTHEAST CORNER OF SAID SECTION 23, FROM WHICH A BRASS CAP IN HANDHOLE AT THE EAST QUARTER-CORNER BEARS NORTH 0 DEGREES 24 MINUTES 44 SECONDS EAST, 2641.03 FEET;

THENCE ALONG THE EAST LINE OF SAID SOUTH HALF, NORTH 0 DEGREES 24 MINUTES 44 SECONDS EAST, 1693.39 FEET;

THENCE NORTH 89 DEGREES 35 MINUTES 16 SECONDS WEST, 1677.42 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 76 DEGREES 56 MINUTES 25 SECONDS WEST, 808.24 FEET TO THE BEGINNING OF A CURVE, CONCAVE  
SOUTHEAST, HAVING A RADIUS OF 180.00 FEET;

THENCE SOUTHWESTERLY 52.50 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 16 DEGREES 42 MINUTES 42 SECONDS;

THENCE ON A NON-TANGENT LINE SOUTH 54 DEGREES 03 MINUTES 14 SECONDS WEST, 29.63 FEET;

THENCE SOUTH 58 DEGREES 25 MINUTES 06 SECONDS WEST, 584.54 FEET;

THENCE NORTH 31 DEGREES 34 MINUTES 54 SECONDS WEST, 515.00 FEET;

THENCE NORTH 58 DEGREES 25 MINUTES 06 SECONDS EAST, 1398.44 FEET;

THENCE SOUTH 31 DEGREES 34 MINUTES 54 SECONDS EAST, 500.00 FEET;

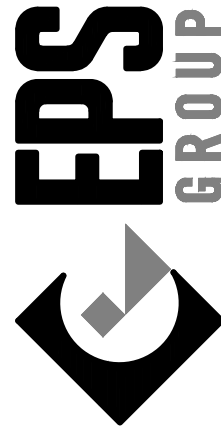
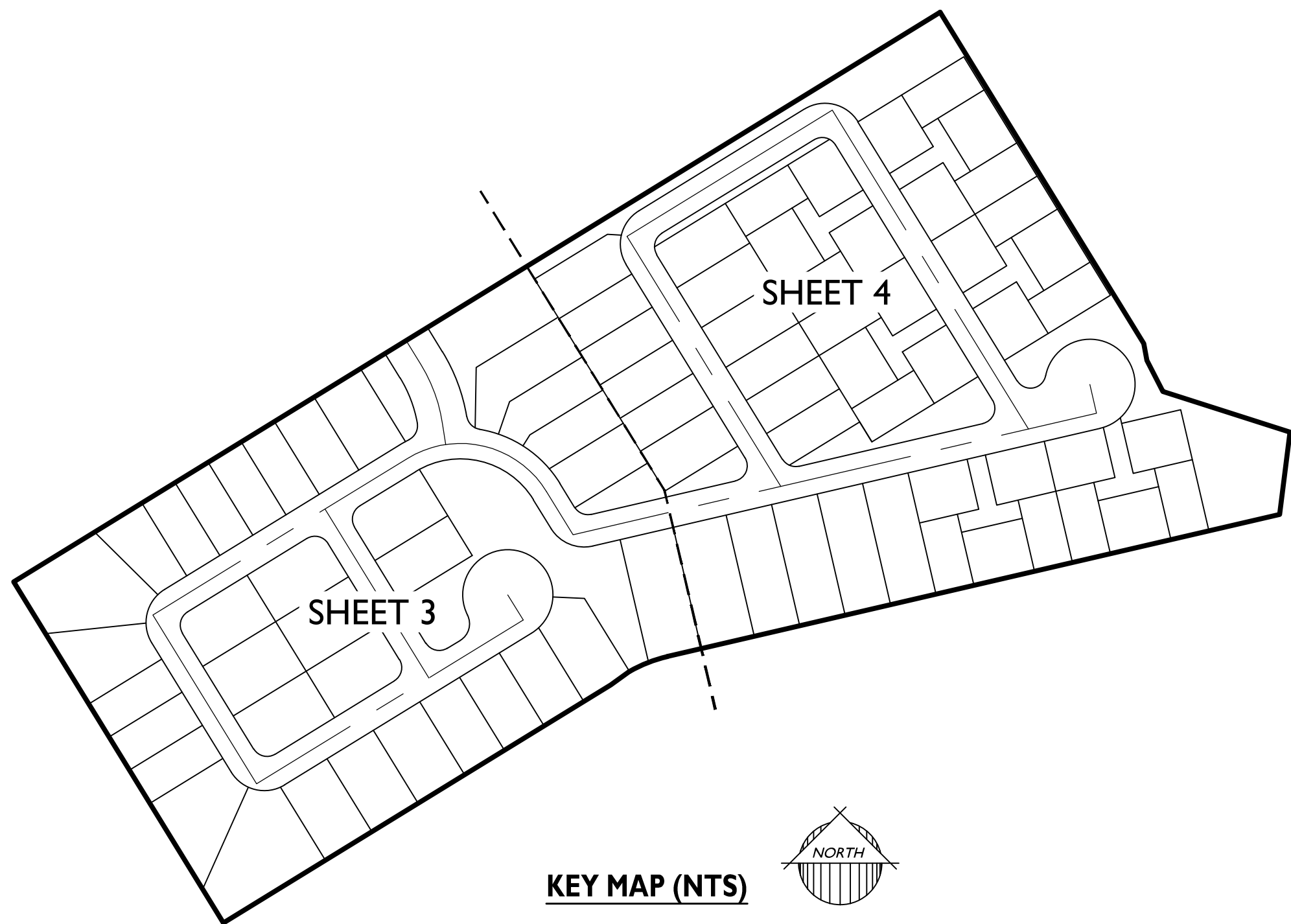
THENCE SOUTH 9 DEGREES 57 MINUTES 56 SECONDS EAST, 22.07 FEET;

THENCE SOUTH 27 DEGREES 14 MINUTES 26 SECONDS EAST, 44.85 FEET;

THENCE SOUTH 72 DEGREES 14 MINUTES 26 SECONDS EAST, 171.81 FEET;

THENCE SOUTH 7 DEGREES 14 MINUTES 10 SECONDS WEST, 106.73 FEET TO THE POINT OF BEGINNING.

CONTAINS 18.9612 ACRES, MORE OR LESS.



**Toll at Prasada  
Phase II Unit E**  
SURPRISE, ARIZONA

# FINAL RE-PLAT

Project:

Revisions:

Designer:

RAJ

Drawn by

TJP



Job 1

16-339

FP02

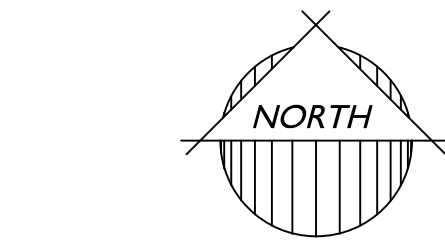
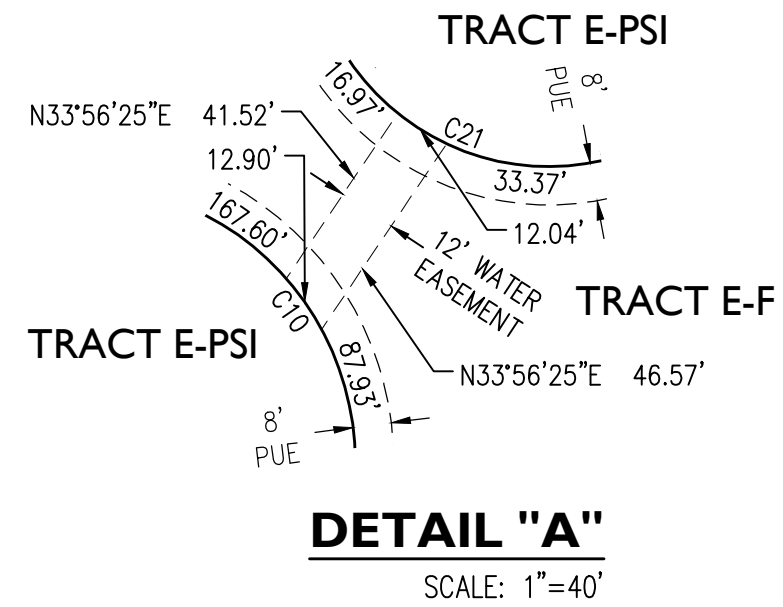
Sheet No.

2

2  
of 4



| LEGEND |                                     |
|--------|-------------------------------------|
|        | FOUND MONUMENT, AS NOTED            |
|        | CORNER OF SUBDIVISION               |
|        | BRASS CAP TO BE SET AT CONSTRUCTION |
|        | RIGHT-OF-WAY                        |
|        | MARICOPA COUNTY RECORDER            |
|        | PRIVATE STREET                      |
|        | SIGHT VISIBILITY TRIANGLE EASEMENT  |
|        | PUBLIC UTILITY EASEMENT             |
|        | WATER & SEWER EASEMENT              |
|        | MARICOPA WATER DISTRICT             |



1130 N Alma School Rd., Suite 120  
Mesa, AZ 85201  
T:480.503.2350 | F:480.503.2358  
www.epsgroupinc.com

Toll at Prasada  
Phase II Unit E  
SURPRISE, ARIZONA

FINAL RE-PLAT

Project:

Revisions:

Designer: RAJ  
Drawn by: TJP

Job No.  
16-339

FP03

Sheet No.  
3  
of 4





LEGEND

- FOUND MONUMENT, AS NOTED
- CORNER OF SUBDIVISION
- BRASS CAP TO BE SET AT CONSTRUCTION
- RIGHT-OF-WAY
- M.C.R. MARICOPA COUNTY RECORDER
- PS PRIVATE STREET
- SVT SIGHT VISIBILITY TRIANGLE EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- WSE WATER & SEWER EASEMENT
- MWD MARICOPA WATER DISTRICT

1130 N Alma School Rd., Suite 120  
Mesa, AZ 85201  
T:480.503.2250 | F:480.503.2258  
www.epsgroupinc.com

EPS

GROUP

Toll at Prasada  
Phase II Unit E  
SURPRISE, ARIZONA

FINAL RE-PLAT

Project:

Revisions:

Designer: RAJ  
Drawn by: TJP

REGISTERED LAND SURVEYOR

CERTIFICATE NO. 37495  
ROBERT A. JOHNSTON  
State of Arizona

Job No.  
16-339

FP04

Sheet No.  
4  
of 4

Page 202 of 240

**From:** [TOALE, CHRISTOPHER P GS-13 USAF AETC 56 FW/CVE](#)  
**To:** [Allysa Robinson](#)  
**Cc:** [TOALE, CHRISTOPHER P GS-13 USAF AETC 56 FW/CVE](#)  
**Subject:** RE: OUSTIDE AGENCIES FS19-145 New Submittal Toll @ Prasada Unit E Final Plat 030419  
**Date:** Tuesday, March 12, 2019 2:06:54 PM  
**Attachments:** [smime.p7s](#)  
[ATT00001.txt](#)  
[ATT00002.htm](#)

---

Ms Robinson,

Thank you for the opportunity to provide comments on the Preliminary Plat Application for Toll at Prasada Phase 2 Unit E. The site sits on 19 acres of vacant land located at Cotton Lane and Cactus Road and is part of the larger 772.08 acre master planned community with an overall planned density of 2.86 du/ac. This request is for 81 single family residential units for a 4.26 du/ac however it will be part of the overall density of 2.86 du/ac. The site is approximately 1.8 miles outside the 1988 JLUS 65 Ldn, "high noise or accident potential zone" as defined by A.R.S. § 28-8461 and is within the "territory in the vicinity of a military airport" also defined by A.R.S. § 28-8461.

In an effort to promote a more compatible co-existence Luke AFB follows the guidelines in the Graduated Density Concept (GDC). The GDC proposes, in the absence of a more restrictive state, county or municipal general or comprehensive plan, graduating densities away from the 65 Ldn as follows: a maximum of 2 du/acre from the 65 Ldn to 1/2 mile, a maximum of 4 du/acre from 1/2 to 1 mile, and a maximum of 6 du/acre from 1 to 3 miles. Toll at Prasada Phase 2 Unit E falls within these guidelines.

This request will not have a negative impact on Luke AFB Flight Operations. The site will be located within the "territory in the vicinity of a military airport," it will be subjected to approximately 165 over flights a day, with some as low as 1,500 feet above ground level. If this development is approved, we recommend you review the sound attenuation requirements found in A.R.S. § 28-8482. In addition, a strong notification program on the part of the applicant would be essential to inform potential residents/tenants about Luke AFB operations.

Regards,

Chris Toale

Deputy Director

Community Initiatives Team

Luke AFB, AZ

---

**From:** Allysa Robinson

**Sent:** Monday, March 4, 2019 11:53 AM

**To:** 'Bob Woodring - TEMPX' ; 'Brad Finke - EPCOR' ; 'Chris Cain - MWD' ; TOALE, CHRISTOPHER P GS-13 USAF AETC 56 FW/CVE ; Christina Betz ; Daniel Trujillo ; 'Debbie Trasancos - MWD' ; 'Don Romero - USPS' ; Donna Miller ; 'Douglas Kirkland - Epcor' ; 'Ernest (USPS)' ; 'Eva Pierce' ; Greg Welch ; 'Ibeth - USPS' ; 'Kevin Shipman' ; 'Leslie - MWD' ; 'Mark Frago' ; 'Peter Hughes - FCDX' ; 'Project Coordinator' ; 'Richard Hammitt' ; Sandy Simmons ; 'Vern Wolfley - MAG' ; 'Victor.Schaum' ; 'Yvonne Aguirre'

**Cc:** Elsa DeMoss ; Lloyd Abrams

**Subject:** [Non-DoD Source] OUSTIDE AGENCIES FS19-145 New Submittal Toll @ Prasada Unit E Final Plat 030419

Attached please find the **application**, **narrative**, and **site plan** for the above referenced project.

Please feel free to contact us with any questions.

Best regards,

Allysa Robinson

Project Coordinator

City of Surprise | Community Development  
16000 N. Civic Center Plaza | Surprise AZ | 85374

[www.surpriseaz.gov](http://www.surpriseaz.gov)

Phone: 623-222-3099

Fax: 623-222-3001

[Allysa.Robinson@surpriseaz.gov](mailto:Allysa.Robinson@surpriseaz.gov)

City of Surprise offices open at 8 a.m. and close at 5 p.m. Monday through Friday. More info at [www.surpriseaz.gov](http://www.surpriseaz.gov).

---

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04 Mar 2019 18:53:34 -0000





**SURPRISE**  
ARIZONA

City Council

April 7, 2020

# Toll at Prasada

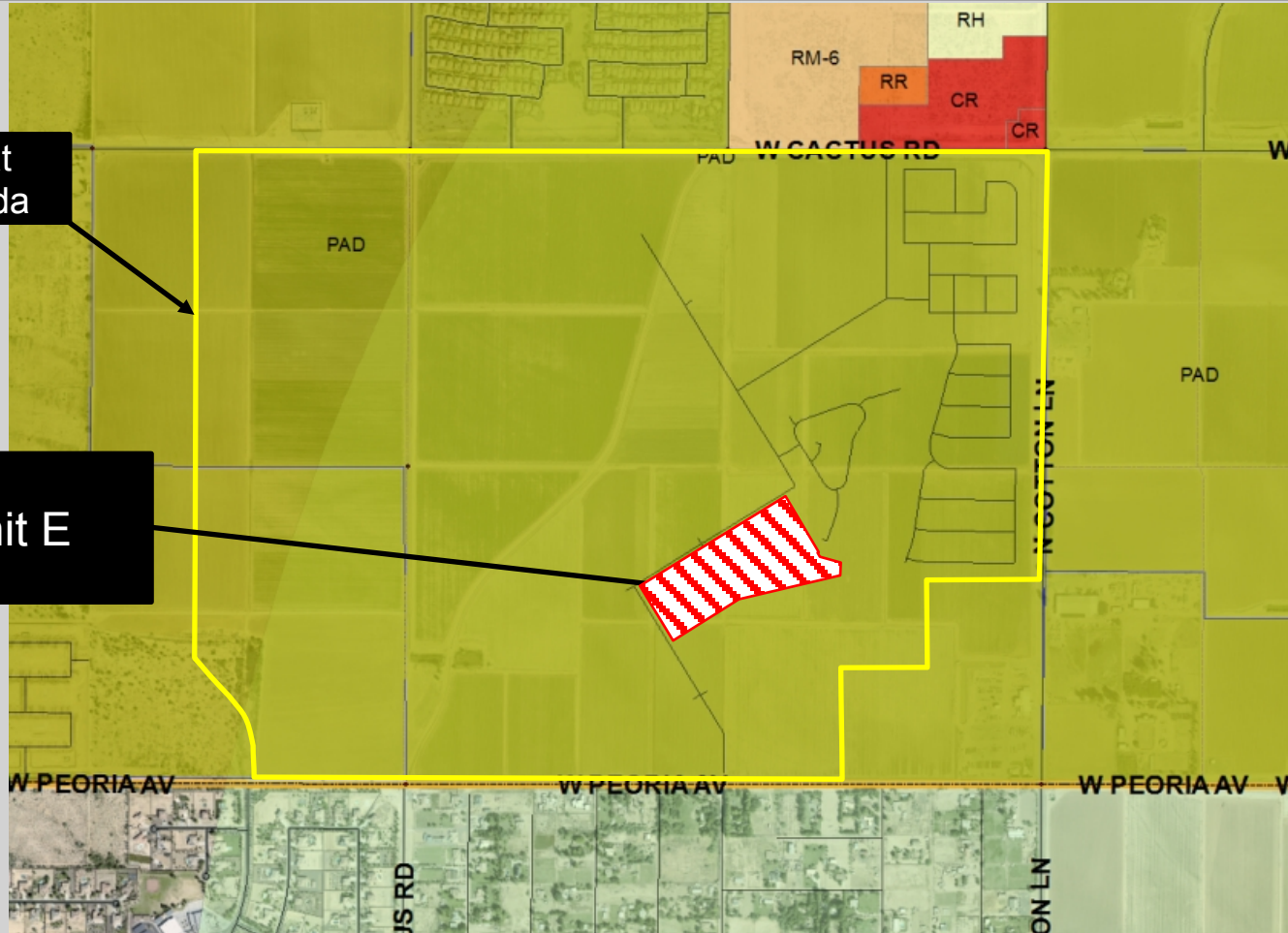
FS19-472 Phase II Unit E Re-Plat



# FS19-472 Vicinity Map

Toll at  
Prasada

Unit E



# FS19-472 Case Map











# FS19-472 Re-Plat





**QUESTIONS OR  
COMMENTS?**

**Thank You**



## CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: April 7, 2020  
Submitting Department: Public Works  
Staff Recommendations: None

Contact Person: Mike Gent, DIRECTOR - PW  
District: District 1

---

|              |             |                    |                       |
|--------------|-------------|--------------------|-----------------------|
| Consent: Yes | Regular: No | Public Hearing: No | Report/Discussion: No |
|--------------|-------------|--------------------|-----------------------|

---

### **Agenda Wording:**

Consideration and action pertaining to conditional acceptance of the maintenance of the streets and public utility improvements at Mirano at Desert Oasis, generally located at W. Jomax Road and N. 173rd Avenue; Resolution # 2020-28.

---

### **Motion:**

I move to approve Resolution # 2020-28.

---

### **Background:**

The Public Works Department conducted the final 13,300 SY (approximately 4,275 LF) and determined that the infrastructure was compliant and acceptable to the city. The infrastructure includes asphalt pavement, storm drain, water and wastewater lines.

---

### **Objective Analysis:**

The improvements for this property provide access and conveyance to the property, storm drains to convey wastewater to retention basins, sewer lines to convey wastewater from the property to the City's public system and water lines to convey domestic water to the property. This action will accept the required infrastructure.

---

### **Policy Compliant:**

City Code generally requires development to install public infrastructure required to serve the development. Upon completion and acceptance of such infrastructure, the infrastructure becomes the property of the City. Acceptance of this infrastructure will officially transfer ownership and future maintenance to the City.

---

### **Financial Impact:**

Acceptance of streets, sewer, water, and storm drain infrastructure increases the city's asset base and adds to future maintenance commitments. The total acceptance value of the infrastructure included with this item is \$1,514,614.14.



---

**Budget Impact:**

Funding for the infrastructure maintenance now and in the future will be supported from the city's HURF, Water Operations, Wastewater Operations, and Stormwater Operations Funds. The anticipated incremental additional maintenance expense associated with the acceptance of these infrastructure items will be incorporated in future year budgets.

**FTE Impact:**

This action does not change the full time equivalent count.

---

**ATTACHMENTS:**

1. 01\_Resolution 2020-28 Mirano Infrastructure-FINAL
  2. 02\_Notice of Completion Letter
  3. 03\_Inspector Sign Off Form
-

## RESOLUTION # 2020-28

**A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, TO CONDITIONALLY ACCEPT THE STREET AND PUBLIC UTILITY IMPROVEMENTS AND COMMENCE MAINTENANCE AFTER TWO YEAR WARRANTY AT MIRANO AT DESERT OASIS, GENERALLY LOCATED AT W. JOMAX ROAD AND N. 173<sup>RD</sup> AVENUE.**

**WHEREAS**, the Mayor and City Council of the City of Surprise approved a final plat entitled "Replat of Lot 1 Mirano at Desert Oasis" on, August 7<sup>th</sup>, 2018;

**WHEREAS**, Courtland Communities, LLC, the developer of Mirano at Desert Oasis, dedicated to the City the street and public utility improvements, generally located at W. Jomax Road and N. 173<sup>rd</sup> Avenue;

**WHEREAS**, on or about February 28, 2020, the City of Surprise Public Works Department Engineering Division completed an inspection of the public improvements described in this resolution and found the improvements to be in substantial compliance with the approved plans and specifications;

**WHEREAS**, the City of Surprise notes that the two-year warranty period will commence upon conditional acceptance by the City; and

**WHEREAS**, after the conclusion of the two-year warranty period, the City of Surprise will release the warranty and begin maintenance of the street and public utility improvements.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the City of Surprise, Arizona, as follows.

**Section 1.** The City of Surprise conditionally accepts the street and public utility improvements generally located as depicted on the map attached as Exhibit A and listed on Exhibit B.

**Section 2.** Upon final acceptance by the City Engineer, the City Council hereby directs the City to release warranty and begin maintenance of the street and public utility improvements.

**SIGNATURES ON THE FOLLOWING PAGE**

**APPROVED AND ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
Skip Hall, Mayor

Attest:

Approved as to form:

\_\_\_\_\_  
Sherry Aguilar, City Clerk

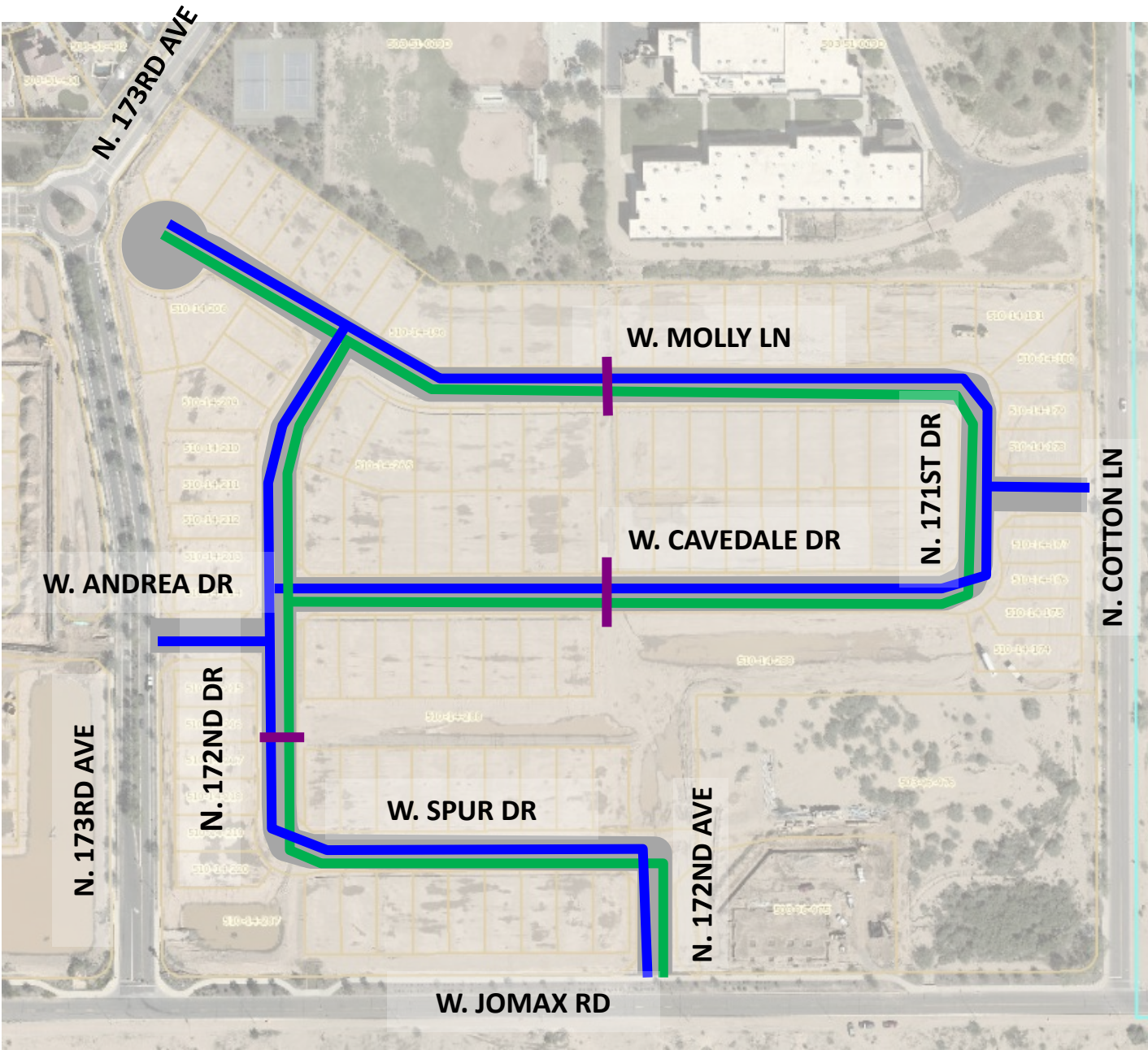
\_\_\_\_\_  
Robert Wingo, City Attorney

## **Exhibit A**

### **Map of Infrastructure**



# Mirano at Desert Oasis



**INFRASTRUCTURE TO  
BE ACCEPTED:**

- SEWER
- WATER
- STORM DRAIN
- ROADWAY

## **EXHIBIT B**

### List and Cost of Improvements



ENGINEERING DIVISION  
PUBLIC WORKS  
CITY OF SURPRISE  
16000 N. CIVIC CENTER PLAZA  
SURPRISE, AZ 85374  
T. 623-222-6150

# Memorandum

**To:** City of Surprise City Council  
**From:** Public Works – Engineering Services  
**Date:** 3/17/2020  
**Re:** Mirano at Desert Oasis

---

The public improvements for the above project have been completed and are tentatively scheduled for the April 7<sup>th</sup>, 2020 council agenda for acceptance. The amounts for the infrastructure have been provided by a third party and not the City of Surprise. The following are the infrastructure improvements included with this acceptance and the corresponding valuation that the City will be accepting:

- City Paving - \$448,987.25
- City Concrete - \$421,776.89
- City Sewer - \$264,600.00
- City Water - \$339,650.00
- City Storm Drain - \$39,600.00
- **Total: \$1,514,614.14**

March 02, 2020

Courtland Homes  
19820 N 7<sup>th</sup> St., Suite 200  
Phoenix, AZ 85024

**RE: NOTICE OF COMPLETION AND COUNCIL ACTION REQUIREMENT FOR MIRANO AT  
DESERT OASIS – FS17-176**

The City of Surprise Public Works Department has completed the inspection of the public utility improvements for the above referenced project. These improvements are in substantial compliance with the approved plans and specifications. Council action is required prior to conditional acceptance and the official beginning of the warranty period. The time frame for Council action is approximately 90 days after the following items have been submitted:

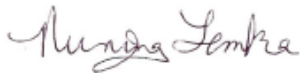
- A copy of all lien releases or a title report
- Actual construction cost for related civil permits issued
- Warranty assurance in a format acceptable by the City

A notice of the required assurance amount and acceptable formats will be sent via email once actual construction costs have been submitted by the applicant. The warranty period starts upon council acceptance for a period of two (2) years; please ensure warranty assurance will not expire prior to this date. The applicant will be notified of the council date as soon as it is scheduled and the warranty financial assurance is required to be submitted to the city 10 calendar days prior to the council date. If a warranty financial assurance is not received within 10 calendar days, council action and start of the warranty period will be delayed, at a minimum, an additional two (2) weeks.

A letter of conditional acceptance and notification that the warranty period has begun will be forwarded upon the completion of council acceptance. Also, a request to release the associated completion assurance will be made; notification will be sent when assurance document is available for pick up.

If you have any questions or concerns, you can reach me at 623-222-6148 or at [nuning.lemka@surpriseaz.gov](mailto:nuning.lemka@surpriseaz.gov).

Sincerely,



Nuning Lemka, P.E.  
Engineering Manager

cc: Kristin Tytler, Assistant PW Director/City Engineer  
David Mobley, Field Engineering Supervisor  
David Kohlbeck, Public Works Business Manager  
Lee Lambert, Water Services  
Warren Bert, GIS

Mike Gent, Public Works Director  
John McFarland, Public Works Streets Manager  
Jonathan Gake, Finance  
Michael Boule, Assistant PW Director/Operations  
William Valdez, Civil Inspector





# PROJECT SIGN OFF FORM

## PUBLIC WORKS - ENGINEERING SERVICES, INSPECTIONS

Date Submitted: 2/19/2020 Commercial Commercial w/Offsite XX Residential

XX COMPLETION ACCEPTANCE (End of Construction) FINAL ACCEPTANCE (End of Warranty)

12/20/2019 Date of Punch-List Walk 2/5/2020 Date Punch-List Completed

FS Number: FS17-176 Permit Number(s): E18P-0403,E18P-0404,E18P-0406,E18P-0407,E18P-0409,

Project Name: Mirano at Desert Oasis

Project Developer/Builder: (Name, Address, and Phone #)

Courtland Communities LLC, 19820 N 7th St. Suite 200, Phoenix, Arizona 85024 602-296-3200 Extension 10

### MAG TIP Reporting:

| Street Name   | Classification | Begin Limits | End Limits   | # Lanes | Length to nearest ¼ mi. | Features |
|---------------|----------------|--------------|--------------|---------|-------------------------|----------|
| W Spur Dr     | Local          | N 172nd Ln   | Sta 15+46.36 | 2       | 1/4                     |          |
| W Cavedale Dr | Local          | N 172nd Ln   | N 171st Dr   | 2       | 1/4                     |          |
| W Andrea Dr   | Local          | N 173rd Ave  | N 172nd Ln   | 2       | 1/4                     |          |
| W Sydney Wy   | Local          | N 171st Dr   | N 171st Ave  | 2       | 1/4                     |          |
| W Molly Ln    | Local          | Cul De Sac   | N 171st Dr   | 2       | 1/4                     |          |

### MATERIALS:

Asphalt: Rummel Construction Supplier 4 Total Lane Miles 14,484 Total Square Yards

Water: 8" C-900 Size/Type 4,255 Total Linear Feet 6" DIP Size/Type          Total Linear Feet

8" DIP Size/Type 160 Total Linear Feet          Size/Type          Total Linear Feet

Sewer: 8" PVC Size/Type 3,633 Total Linear Feet          Size/Type          Total Linear Feet

4" PVC Size/Type 3,180 Total Linear Feet          Size/Type          Total Linear Feet

Storm: 18"RGCP Size/Type 605 Total Linear Feet          Size/Type          Total Linear Feet

         Size/Type          Total Linear Feet          Size/Type          Total Linear Feet

Fire Ln: n/a Size/Type          Total Linear Feet          Size/Type          Total Linear Feet

Additional Comments:

### SUPPORTING DOCUMENTATION REQUIRED:

XX Copy of Punch List XX AOC

n/a Final Certification Letter from Engineer of Record XX Asphalt Concrete Ticket w/ Name of Contractor

XX Complete Geotechnical Testing Packet XX Streetlight Energize Letter

XX Sewer Pressure Testing Results XX As built Documents (PDF copy on CD)

XX Sewer Manhole Vacuum Testing Certification XX As Built Documents in PDF format (copy on CD)

XX Sewer Manhole Insecticide Certification N/A Updated asbuilt CAD base files (copy on CD)

XX Sewer Videos with Operators Notes (inc. re-videos)

         Other Sheet 1 (Specify)

### APPROVAL:

Civil Inspector: William Valdez

Date: 2/19/2020

Civil Engineering Supervisor: [Signature]

Date: 02/28/2020



# PROJECT SIGN OFF FORM

## PUBLIC WORKS - ENGINEERING SERVICES, INSPECTIONS

Date Submitted: 2/19/2020 Commercial Commercial w/Offsite XX Residential

XX COMPLETION ACCEPTANCE (End of Construction) FINAL ACCEPTANCE (End of Warranty)

12/20/2019 Date of Punch-List Walk 2/5/2020 Date Punch-List Completed

FS Number: FS17-176 Permit Number(s): See Sheet 1

Project Name: See Sheet 1

Project Developer/Builder: (Name, Address, and Phone #)

See Sheet 1

### MAG TIP Reporting:

| Street Name | Classification | Begin Limits  | End Limits | # Lanes | Length to nearest ¼ mi. | Features |
|-------------|----------------|---------------|------------|---------|-------------------------|----------|
| N 172nd Ln  | Local          | W Spur Dr     | W Molly Ln | 2       | 1/4                     |          |
| N 172nd Ave | Local          | W Jomax Rd    | W Spur Dr  | 2       | 1/4                     |          |
| N 171st Dr  | Local          | W Cavedale Dr | W Molly Ln | 2       | 1/4                     |          |
|             |                |               |            |         |                         |          |
|             |                |               |            |         |                         |          |

### MATERIALS:

Asphalt: Supplier Total Lane Miles Total Square Yards

Water: Size/Type Total Linear Feet Size/Type Total Linear Feet

Sewer: Size/Type Total Linear Feet Size/Type Total Linear Feet

Storm: Size/Type Total Linear Feet Size/Type Total Linear Feet

Fire Ln: Size/Type Total Linear Feet Size/Type Total Linear Feet

Additional Comments:

### SUPPORTING DOCUMENTATION REQUIRED:

Copy of Punch List

Final Certification Letter from Engineer of Record N/A AOC

Complete Geotechnical Testing Packet N/A Asphalt Concrete Ticket w/ Name of Contractor

Sewer Pressure Testing Results N/A Streetlight Energize Letter

Sewer Manhole Vacuum Testing Certification XX As built Documents (PDF copy on CD)

Sewer Manhole Insecticide Certification XX As Built Documents in PDF format (copy on CD)

Sewer Videos with Operators Notes (inc. re-videos) N/A Updated asbuilt CAD base files (copy on CD)

Other Sheet 2 (Specify)

### APPROVAL:

Civil Inspector: William Valdez

Date: 2/19/2020

Civil Engineering Supervisor: Munira Jemra

Date: 02/28/2020



## CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: April 7, 2020

Contact Person: Tracy Montgomery - Emergency Manager

Submitting Department: City Manager Office

District: Citywide

Staff Recommendations: None

---

Consent: No

Regular: Yes

Public Hearing: No

Report/Discussion: No

---

### **Agenda Wording:**

Presentation and discussion pertaining to the City's response related to COVID-19.

---

### **Motion:**

There is no action associated with this item.

---

### **Background:**

On March 11, 2020, the World Health Organization (WHO) declared the outbreak of COVID-19 a global pandemic. On March 13, 2020 the President declared a national emergency to combat the Coronavirus, followed by the Governor, and the Mayor of Surprise. In the weeks both before and since these declarations, Emergency Manager Tracy Montgomery has implemented a number of emergency protocols in order to protect the safety and well-being of Surprise residents and staff and to ensure business continuity. This item has been placed on the agenda to brief the City Council on measures taken since the pandemic declaration, and to provide an opportunity for discussion with the Council.

---

### **Objective Analysis:**

The Emergency Management Department is to strengthen and protect the community by coordinating and integrating all activities necessary to build, sustain, and improve our capability to mitigate against, prepare for, respond to, and recover from threatened or active natural disasters, acts of terrorism, human caused incidents, and major events. In the face of the current threat, the City has implemented plans and procedures, and has reorganized some functions to more efficiently manage the many challenges associated with a global pandemic. In addition, long-range planning and contingencies have been implemented to respond to anticipated obstacles, as well as to recover from the long-term impact of the spread of COVID-19.

---

### **Policy Compliant:**

This item is compliant with Chapter 18 of the Surprise Municipal Code.

---

### **Financial Impact:**

None at this time, however future action associated with this item may lead to financial impact.

---

### **Budget Impact:**

None at this time, however future action associated with this item may lead to budget impact.

**FTE Impact:**

There is no FTE impact associated with this item.

---

**ATTACHMENTS:**

1. COVID presentation to Council 4-7-20
-





# City of Surprise Response to COVID-19

TRACY MONTGOMERY, EMERGENCY MANAGER

APRIL 7, 2019

# COVID-19 TIMELINE

- Late 2019 - The Coronavirus surfaced in a Chinese seafood and poultry market.
- January 11, 2020 – China reported the first death.
- January 20, 2020 – First case reported in US, Washington State (travel).
- January 26, 2020 – First case reaches Maricopa County and AZ.
- January 30, 2020 – WHO declared a Global Health Emergency.
- January 31, 2020 – US restricted travel from China.

New York Times, March 27, 2020

# COVID-19 TIMELINE

- \*February 10, 2020 – City of Surprise Pandemic Plan Review Initiated.
- \*February 10, 2020 – City of Surprise Closed Point of Distribution Plan Review.
- February 29, 2020 – First US Death.
- March 4, 2020 – Surprise assembles a Pandemic Response Task Force.
- March 11, 2020 – US blocks most visitors from Continental Europe.
- March 11, 2011 – WHO declares a global Pandemic.

# COVID-19 TIMELINE

- March 11, 2020 – City Directors review Continuity of Operations Plans.
- March 11, 2020 – State of AZ declares a State of Emergency.
- March 13, 2020 – US Officially declared a national emergency making funds available, and lifting some healthcare standards to allow more flexibility in treating the virus.
- March 19, 2020 – Surprise declares State of Emergency, Closes City Hall and reduces city services.
- March 22, 2020 – City shifts from normal operations support of the response with a task force to the NIMS (National Incident Management System) Incident Management Team (IMT) Command Structure.

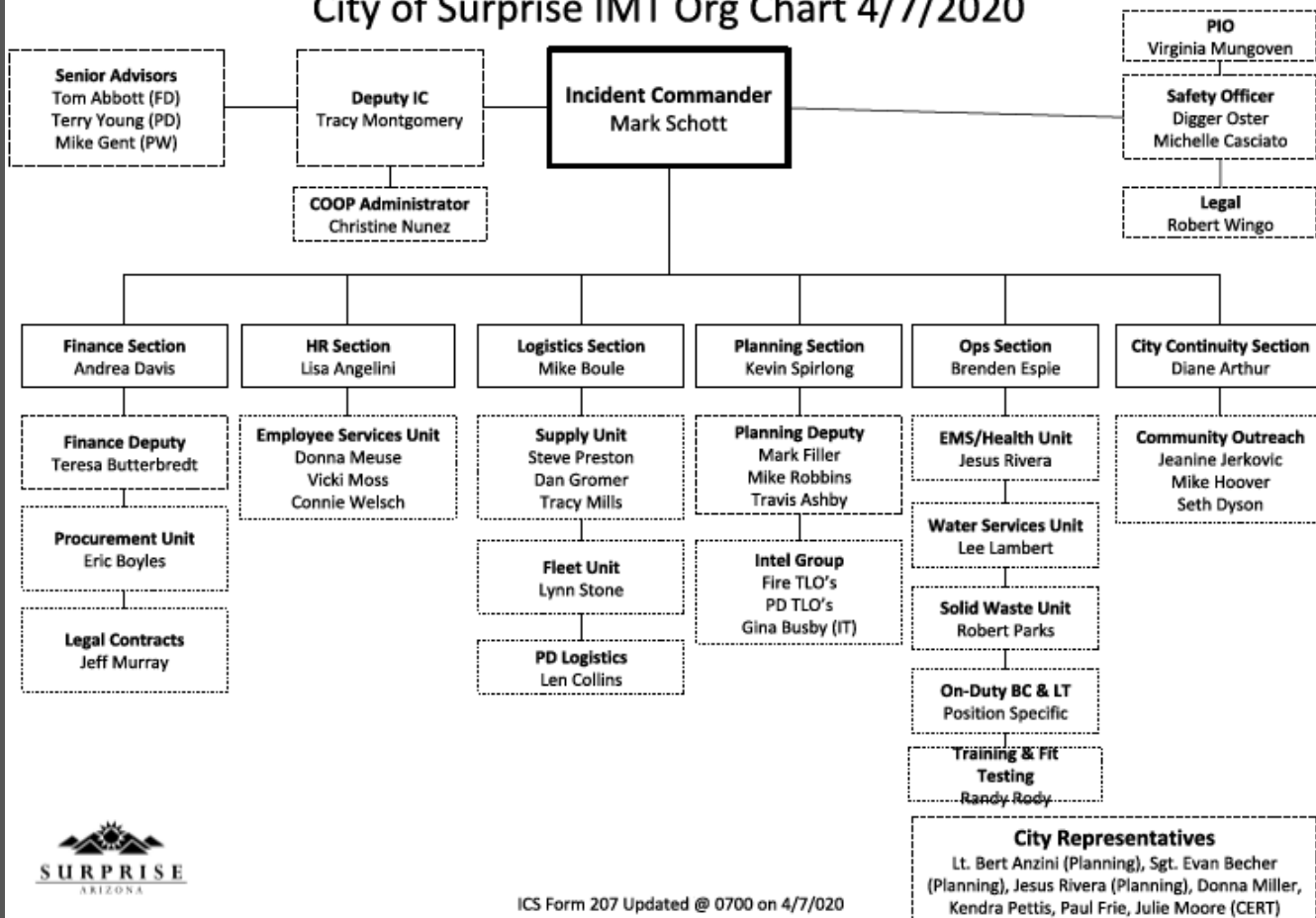


# NATIONAL INCIDENT MANAGEMENT SYSTEM (NIMS)

A comprehensive, National approach to incident management that is applicable at all jurisdictional levels and across functional disciplines. It is intended to:

- Be applicable across a full spectrum of potential incidents, hazards, and impacts, regardless of size, location or complexity.
- Improve coordination and cooperation between public and private entities in a variety of incident management activities.
- Provide a common standard for overall incident management.

# City of Surprise IMT Org Chart 4/7/2020



ICS Form 207 Updated @ 0700 on 4/7/2020

# FINANCE SECTION

- Legal Contracts
- Purchasing and Procurement
- Revenue tracking
- COVID-19 related expense tracking
- FEMA reimbursable expense tracking
- Additional tracking of related financial impacts

# HUMAN RESOURCE SECTION

- Leave tracking
- Monitoring of leave associated with the illness
- Documentation of work hours spent addressing COVID-19 response and recovery
- Employee care and wellness outreach and resources
- Work from home policies and strategies
- Training tracking related to incident management



# LOGISTICS SECTION

- Management of critical supplies including PPE, cleaning resources, and commodities necessary to ensure the city continues to supply essential services
- IT resources – hardware, software, servers/storage, virtual meeting resources, and much more
- Fleet management and maintenance
- Track burn rate of critical supplies and keep appropriate stock

# PLANNING SECTION

- Assist in formulation and maintenance of the Incident Objectives
- In support of the incident management team, create the daily incident action plan and schedule
- Work with Section Chiefs for documentation of daily task accomplishments
- Facilitate ongoing training of the NIMS processes and support communication within the Incident Management Team

# OPERATIONS SECTION

- Maintain situational awareness regarding health care providers in relation to testing/treatment sites
- Monitor the Public Safety workforce to ensure business continuity
- Maintain personnel list to ensure provision of essential solid waste services
- Gather information and intelligence and produce an intelligence report providing situational awareness to the Incident Commanders.

# CITY CONTINUITY SECTION

## COMMUNITY OUTREACH

- Engage with our Human Services partners to continue to provide meals and services to vulnerable populations
- Engage with our business partners to provide comfort items to the community
- Identify resources and messaging for our community
- Assist residents with services including assistance with filing for unemployment insurance



# CITY CONTINUITY SECTION

## BUSINESS OUTREACH

- Liaison with the business community to understand current challenges
- Minimize financial loss to restaurants through the “see red, get fed” banner program
- Communicate with grocery stores to understand supply chain impacts and assist when possible
- Continue to enhance the business resource webpage with newly discovered opportunities and information

# COMMAND STAFF

- Senior Advisors
- PIO – Webpage, messaging, social media, interface with various Section Chiefs, numerous internal and external announcements
- Legal – Guidance and assistance to support our compliance with various executive orders, declarations, and mandates
- Safety Officer – Safety message, compliance with workplace laws and safety



**SURPRISE**  
ARIZONA

# QUESTIONS OR COMMENTS?

Thank You