



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

Tuesday, May 4, 2021 @ 6:00 PM
COUNCIL CHAMBERS

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

E. City Manager Report

F. City Clerk Report

G. Call To The Public

INSTRUCTIONS: In order to address the City Council, you will need to fill out a Call to the Public Form available at the front counter, and then turn it in to the City Clerk before the meeting begins.

[Download the Call to the Public form](#) (PDF download requires Adobe Acrobat Reader)

[Fill out the Call to the Public form online](#) If submitting form electronically, please submit to City Clerk at least one hour before the meeting start time.

The Call to the Public form is also available at the front counter.

Note: A.R.S. 38-431.01(H)- During this time members of the public may address City Council only on issues within the jurisdiction of the City Council which are not an item on the agenda. At the conclusion of the open call, City Council may respond to criticism, may ask staff to review the matter or may ask that the matter be put on a future agenda. No discussion or action shall take place on any item raised.

Approval of items on the Consent Agenda – all items with an asterisk (*) are considered to be routine matters and will be enacted by one motion and one roll call vote to the City Council. There will be no separate discussion on these items unless a Councilmember requests, in which event the item will be removed from the consent agenda and considered in its normal sequence on the agenda.

Please be aware that Council Members may not discuss or respond to matters raised during call to the public that are not specifically identified on the agenda. Council Members may however, in their discretion, discuss or respond to relevant matters raised during a noticed public hearing or agenda item.

H. Regular City Council Meeting Agenda

CONSENT AGENDA:

- | | | | |
|----|------------|--|--|
| 1. | Citywide | Consideration and action on the minutes of April 16, 2021 Special City Council Meeting and April 20, 2021 Regular City Council Work Session and Regular City Council Meeting. | None

Sherry Aguilar
City Clerk |
| 2. | Citywide | Consideration and action pertaining to approval of a Fiscal Year 2021 budget amendment by transferring budget authority of \$175, 500 from General Contingency to the Election 2017 Debt Service Fund for debt issuance fees from the second issuance of the GO Bond; Resolution #2021-44. | None

Andrea Davis
Finance |
| 3. | Citywide | Consideration and action pertaining to approval of a Fiscal Year 2021 budget amendment by transferring budget authority of \$2, 049, 300 from General Contingency for development agreement reimbursements; Resolution #2021-43. | None

Andrea Davis
Finance |
| 4. | Internal | Consideration and action pertaining to adoption of new development services payment processing fees; Resolution # 2021-49. | None

Andrea Davis
Finance |
| 5. | Internal | Consideration and action pertaining to adoption of amendments to the FY2022 Comprehensive Financial Management Policies; Resolution #2021-54. | None

Andrea Davis
Finance |
| 6. | District 3 | Consideration and action pertaining to approval of the Final Plat entitled, "Sycamore Farms (Paradisi) – Parcel B" an approximately 36.79 acre property generally located south of the southeast corner of Cactus Road and Cotton Lane in the Sycamore Farms PAD; Case FS20-503. | None

Robert Kuhfuss
Community
Development |
| 7. | District 3 | Consideration and action pertaining to approval of the Final Plat entitled, "Sycamore Farms (Paradisi) – Parcel E", an approximately 23.47 acre property generally located south of the southeast corner of Cactus Road and AZ-303 in the Sycamore Farms PAD; Case FS20-525. | None

Robert Kuhfuss
Community
Development |
| 8. | District 3 | Consideration and action pertaining to approval the Final Plat entitled, "Sycamore Farms (Paradisi) – Parcel F", an approximately 15.48 acre property generally located south of the southeast corner of Cactus Road and AZ-303 in the Sycamore Farms PAD; Case FS20-544. | None

Robert Kuhfuss
Community
Development |
| 9. | District 3 | Consideration and action pertaining to approval of the Final Plat entitled, "Sycamore Farms (Paradisi) – Parcel A", an approximately 27.64 acre property generally located south of the southeast corner of Cactus Road and Cotton Lane in the Sycamore Farms PAD; Case FS20-471. | None

Robert Kuhfuss
Community
Development |

10.	District 6	Consideration and action pertaining to approval of a Final Plat entitled, "Homestead at Marley Park Phase 4 & 5 - Parcel 2", an approximately 31.13 acre property generally located at the northeast corner of Bullard and Sweetwater.	None Shirley Phan Community Development
11.	District 3	Consideration and action to approve the Final Plat entitled, " 'Waddell Square' A Replat Lots 1B and 1D Waddell Square" an approximately 2.98 acre property located generally north of Waddell Road and west of Reems Road.	None Shirley Phan Community Development
12.	District 1	Consideration and action pertaining to approval of the Final Plat entitled, "Rancho Mercado Parcel A2", an approximately 18.153 acre property generally located on the northeast corner of McMicken Way and 147th Avenue in the Rancho Mercado PAD; Case FS19-755.	None Sergio Angulo Community Development
13.	District 3	Consideration and action pertaining to approval of the Final Plat entitled, "Toll at Prasada, Phase 2 Unit F & C AMENDED", an approximately 36.82 acre property re-plat generally located west of Cotton Lane between Cactus Road and Peoria Avenue; Case FS20-684.	None Joshua Mike Community Development
14.	District 6	Consideration and action pertaining to approval of the grant of an easement to Southwest Gas at the SPA1 Wastewater Treatment Facility near Cactus and Litchfield.	Lloyd Abrams Community Development
15.	District 1	Consideration and action pertaining to acceptance of a sewer line easement from LS Tyler Investments, TK Cowley Investments, Grape Ape Investments, San Felipe Neri Investments, Arete Capital, SCM Hansen, SCM-Zaharis, SCM Pendleton, Allen-Cowley Living Trust, and SCM Woolley, near 159th Avenue and Happy Valley Road.	Lloyd Abrams Community Development
16.	District 1	Consideration and action pertaining to acceptance of a water line easement from LS Tyler Investments, TK Cowley Investments, Grape Ape Investments, San Felipe Neri Investments, Arete Capital, SCM Hansen, SCM-Zaharis, SCM Pendleton, Allen-Cowley Living Trust, and SCM Woolley, near 159th Avenue and Happy Valley Road.	Lloyd Abrams Community Development
17.	Internal	Consideration and action pertaining to the approval of an amendment to the Intergovernmental Agreement with Maricopa County to provide Community Action Program services, accepting grant funding, and amending the Fiscal Year 2021 Budget by moving budget authority in the amount of \$21,000 within the Grants Fund; Resolution # 2021-57.	None Seth Dyson Human Svcs and Comm Vitality

- | | | | |
|-----|----------|---|--|
| 18. | Internal | Consideration and action pertaining to approval of a Fiscal Year 2021 budget amendment moving budget authority in the amount of \$760,000 from the Solid Waste Operations Fund to the Solid Waste Capital Fund for establishing P61620: Solid Waste Collection Trucks and amending the Fiscal Year 2021 Contract Awarding Authority List; Resolution # 2021-55. | None

Gladys Nkeze
Public Works |
| 19. | Citywide | Consideration and action pertaining to approval of an amendment to the Fiscal Year 2021 budget by moving budget authority of \$4,000 from General Contingency to Project G31383 FFY21 GOHS Buckle Up AZ and authorizing acceptance of a grant award from the AZ Governor's Office of Highway Safety (GOHS) for overtime expenses to enforce seatbelt and child passenger safety laws; Resolution # 2021-51. | Geoffrey Leggett
Police |
| 20. | Citywide | Consideration and action pertaining to approval of an amendment extending the term of the Intergovernmental Agreement with the City of Glendale authorizing Surprise Police Officers to work events at State Farm Stadium; Resolution # 2021-56. | None

Geoffrey Leggett
Police |

REGULAR AGENDA ITEM - PUBLIC HEARING:

- | | | | |
|-----|------------|--|---|
| 21. | District 3 | Consideration and action pertaining to approval of a rezoning of approximately 1.01 acres of property located north of Waddell Road and west of Reems Road from Community Commercial (CC) to Community Commercial with a Planned Unit Development (CC-PUD) Overlay, Case FS19-674; Ordinance #2021-06. | None

Shirley Phan
Community Development |
|-----|------------|--|---|

REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

- | | | | |
|-----|----------|--|-------------------------------------|
| 22. | Citywide | Consideration and action adopting the tentative expenditure limitation budget for FY2022; directing publication of said tentative budget; and setting a public hearing for June 1, 2021, at 6:00pm at the City of Surprise Council Chambers, 16000 N. Civic Center Plaza, Surprise, Arizona: Resolution # 2021-58. | None

Andrea Davis
Finance |
|-----|----------|--|-------------------------------------|

- 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

SHERRY ANN AGUILAR, CITY CLERK, MMC

POSTED: April 29, 2021 at 11:15 AM

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: May 4, 2021
Submitting Department: City Clerk
Staff Recommendations:

Contact Person:
District: Internal

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

Agenda Wording:

Invocation

Motion:

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:



CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: May 4, 2021
Submitting Department: City Clerk
Staff Recommendations: None

Contact Person: Sherry Aguilar, City Clerk
District: Citywide

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

Agenda Wording:

Consideration and action on the minutes of April 16, 2021 Special City Council Meeting and April 20, 2021 Regular City Council Work Session and Regular City Council Meeting.

Motion:

I move to approve the meeting minutes.

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 42021 Work Session
 2. 42021 reg
-

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

Tuesday, April 20, 2021 @ 4:00PM

Call To Order

Roll Call

Mayor Hall called to order the Regular City Council Work Session of April 20, 2021 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 Duffy and Council Members Hastings, Remley, Judd, Winters and Cline.

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

Pledge of Allegiance

Call To The Public

Regular City Council Work Session Agenda

REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

1. Presentation and update pertaining to Luke Air Force Base - NO ACTION

Intergov, Jodi Tas gave an opening for the Luke Air Force Base presentation.

Brigadier General Gregory Kreuder, Commander 56th Fighter Wing gave a detailed powerpoint presentation on this item.

Council Member Winters commented that the training time has changed, what is the schedule?

General Kreuder commented it will be 6:30 a.m. take off starting on May 10th.

Mayor Hall asked about simulator training and what the protocol is.

General Kreuder gave an overview outlining training.

Further discussion took place regarding Award Winning Innovations, Diversity and Inclusion, allies and partners & Community support.

Vice Mayor Duffy thanked the General for his support and thanks to all members of the military.

Council Member Hastings thanked everyone for their service.

Mayor Hall thanked General Kreuder for the informative presentation and thanked everyone for their service.

2. Presentation and discussion pertaining to the City's partnership with the Central Arizona Project (CAP) and their drought preparedness plans - NO ACTION

Mike Boule introduced Board Member, Lisa Atkins (Central Arizona Project) to conduct the PowerPoint presentation remotely.

Mike Boule was available to answer Council questions.

Council Member Hastings commented that we live in a desert, water affects the whole world. Every project that comes to the City we assess the water usage. Thank you Lisa for your presentation.

Council Member Winters commented that you need to see the CAP headquarters.

Council Member Judd questioned the process for pumping groundwater and how far are we from tier 2.

Executive Session

Adjournment

Council Member Winters made the motion to adjourn the Regular City Council Work Session of April 20, 2021 at 5:17 PM. Council Member Cline seconded the motion. Seven yes votes, motion carried.

Skip Hall, Mayor

ATTEST:

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, April 20, 2021.**

Sherry Ann Aguilar, City Clerk, MMC

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

Tuesday, April 20, 2021 @ 6:00PM

Call To Order

Invocation

Roll Call

Pledge of Allegiance

Proclamation and Community Acknowledgements

1. Fair Housing Month - 2021 Proclamation

City Manager Report

1. Staff Update

Youth Council reports

City Manager Frazier announced that Parks and Recreation Director, Donna Miller will be officially retiring on May 4, 2021.

City Clerk Report

1. Reports

Call To The Public

Jane Pfeifer - Unincorporated area outside of Surprise. Council and CD Department make decisions everyday but we don't have a voice in the approval process. Requesting records from the City is not a timely process, took almost 30 days. We have no representative we can turn too. I met with Council Member Winters and I attended Council Member Hastings community meeting.

Mark Graham - Spoke on the process in general of public outreach from the City of Surprise, it is a meet and greet with the developer after decisions are already made. The City is not even following their own laws on public outreach. The local paper where the notices are posted do not come to our areas and we are not properly informed.

Alejandro Christ - government is dictating how we live our lives.

Regular City Council Meeting Agenda

CONSENT AGENDA:

Council Member Winters made the motion to approve the consent agenda. Council Member Hastings seconded the motion. Seven yes votes, motion carried.

2. Consideration and action on the minutes of the Regular City Council Work Session and the Regular City Council Meeting of April 6, 2021 - APPROVED

3. Consideration and action pertaining to the funding priorities for the Community Development Block Grant Program Annual Action Plan for Program Year 2021-2022 - APPROVED

4. Consideration and action pertaining to approval of the Final Plat entitled, Toll at Prasada, Phase 1 Re-Plat and dated March 4, 2021, an approximately 93.85 acre property generally located south of Cactus Road and west of Cotton Lane. (Case FS20-717) - APPROVED

5. Consideration and action pertaining to approval of the Final Plat entitled, Final Re-Plat Toll at Prasada, Unit N - Phase 1 and dated March 8, 2021, an approximately 15.84 acre property generally located west of Cotton Lane, between Peoria Avenue and Cactus Road. (Case FS20-586) - APPROVED

6. Consideration and action pertaining to approval of Final Plat entitled, Replat of Lot 4" and dated March 24, 2021, an approximately 23.9 acre property generally located north of Waddell Road and east of Cotton Lane. (Case FS20-241) - APPROVED

7. Consideration and action pertaining to approval of a Fiscal Year 2021 budget amendment moving budget authority in the amount of \$275,000 from the Sewer Operations Fund to complete the SPA 2 Influent Pipeline

project (P71400) and the Fiscal Year 2021 Contract Awarding Authority List; Resolution # 2021-50 - APPROVED

8. Consideration and action declaring the City's intention to establish a street lighting improvement district known as, "City of Surprise, Arizona, SU-Comrceprkwest196 Lighting Improvement District" pursuant to A.R.S. Å§ 48-616 for the purpose of purchasing facilities and energy for lighting the public streets and parks; Resolution # 2021-48 - APPROVED

REGULAR AGENDA ITEM - PUBLIC HEARING:

9. Consideration and action pertaining to approval the Preliminary Plat entitled, "Fulton Homes at Prasada" an approximately 110.96 acre property generally located at the southwest corner of Waddell and Reems Roads. (Case FS20-363) - APPROVED

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

Vice Mayor Duffy questioned accesses into the development, traffic signals.

Council Member Cline mentioned 2 things she is excited to see for this community is a pool and tot areas.

Council Member Remley asked how much of the road Sweetwater will the developer complete and who would pay for the improvements.

Vice Mayor Duffy made the motion to approve Preliminary Plat - Fulton Homes at Prasada. Council Member Cline seconded the motion. Seven yes votes, motion carried.

10. Presentation and discussion pertaining to the proposed annexation of Enclave III at Paloma Creek. (Case FS20-732) - NO ACTION

Combining items 10 & 11 - Enclave III & IV - Paloma Creek.

City Planner, Joshua Mike gave a powerpoint presentation on these 2 items.

Public Comments:

Jane Pfeifer - spoke in opposition of the 2 projects. Commented that she has copies of the petition to share with Council with residents opposing these projects. Displayed a map of the outer lying areas being annexed.

Mark Graham asked Council to support one of the projects and oppose the other one. It makes no sense for the layout, I am invested in one project but need to speak up for the residents near the other development.

Sue Tingle - Unincorporated area, property touches Enclave IV, I received notice in the mail but did not realize it touched my property so I was very confused. The signs that were up were no- where near my property. I am hopeful you will disapprove these projects.

Dana Wright - Opposed to Enclave III. How about all the people that have been here 15 to 25 years, traffic is horrible now, what are you going to do with 800 new homes. This is a concern for everyone.

Robert Finney - spoke in opposition of Enclave IV, concerned about roadways and maintenance. Concerned about wildlife in the area and the flood plain development, massive amounts of water when it rains.

Sally Ann Hitchcock - Opposing Enclave IV, the wash is abutted to my property. If you take away the 159th access road area, we won't be able to get through. Has there been a wildlife impact study for this area?

Michelle Brown - Opposing Enclave IV, it's a high wildlife and wash area, have the wash and water ways changed? The trees are dying, which will lead to more problems. The general plan states growth in this area will be a gradual change. We would like the densities reduced.

Melanie Shortle - Spent the last year and a half building our house by hand, we moved to the area for acreage and horse properties. You should take this into consideration.

Elizabeth Garr - Moved to the area 7 years ago, we work high pressure jobs, when we come home from work, we want peace and quiet and this area has provided this for us, we feel safe in this area.

Joelene Storck - Happy Valley Road area, in opposition of the developments. Lack of access into and out of the area.

Kent Taylor - In opposition of Enclave IV, we knew the development was coming, but concerned about the washes, from rural to master planned communities. Asked Council to deny both projects.

Jeffrey Wood - Address the road issue again with Enclave IV, only 4 houses

on this road. Issue with the well in the neighborhood, the roadway is privately owned land, we don't want this road paved.

Council Member Judd - Thanked everyone who had the courage to come up and speak. The graduated density issue, that is outlined in our General Plan, was it accurate on that map? What sort of metric do we have to measure this?

City Planner, Joshua Mike answered Council Member Judd's questions.

Council Member Judd asked who initiates annexations, asked for clarification of the process. City Planner, Joshua Mike said that it is applicant driven, not the City.

Youth Council Brian asked if this item needs approval for annexation. When property is annexed, do residents then have a voice?

Council Member Hastings thanked everyone for coming out tonight, appreciate you speaking out. When we look at these annexations, what are we looking at response times and provide adequate services.

Council Member Winters asked if a wildlife study was done, and if not, when?

Has not been done by the applicant.

Council Member Winters asked the applicant, if this annexation is not approved, are your plans to go on with this project even if you aren't in the City? The applicant responded, yes this property will be developed. We are willing to assist with development of the surrounding roadway (Prickly Pear), we would help to pay for this.

Council Member Remley I wanted to say thank you to everyone who came out and exercise their right to participate. I can certainly understand when you buy a piece of land you are going to be out in the country, I can appreciate where you are coming from. At the same time, this City is growing. The developer has been very cooperative to make this work, I would hope that everyone can get together and work through this.

Vice Mayor Duffy questioned about Enclave IV, a lot of opposition and asked for clarification.

11. Presentation and discussion pertaining to the proposed annexation of Enclave IV at Paloma Creek. (Case FS20-739) - NO ACTION

REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

12. Presentation and discussion pertaining to the fiscal year 2020 annual audit and Comprehensive Annual Financial Report, and associated reports - NO ACTION

Finance Director, Andrea Davis introduced the auditors to give a report on this item.

13. Consideration and action pertaining to approval of a budget amendment to the Fiscal Year 2021 budget moving authority in the amount of \$60,000 from Economic Development Contingency to Services for reimbursement to National Indoor RV Centers for job creation; Resolution # 2021-53 - APPROVED

ED Director, Jeanine Jerkovic gave a powerpoint presentation on this item.

Council Member Judd made the motion to approve Resolution 2021-53. Council Member Winters seconded the motion. Seven yes votes, motion carried.

14. Consideration and action pertaining to approval of an amendment to the Fiscal Year 2021 budget moving authority in the amount of \$150,000 from Economic Development Contingency to Services for a digital marketing pilot program and three feasibility studies; Resolution # 2021-52 - APPROVED

ED Director, Jeanine Jerkovic gave a powerpoint presentation on this item.

Council Member Judd this is money already budgeted, correct?

Council Member Cline asked if we will be doing this as an internal program or hire a consultant?

Council Member Hastings this is awesome and a great idea. I am excited to see how this pilot program comes back to us.

Youth Council asked if there are any specific programs you are focusing on?

Council Member Hastings made the motion to approve Resolution 2021-52. Council Member Cline seconded the motion. Seven yes votes, motion carried.

Other Business and Future Agenda Items

Council Member Hastings - Bond Project update

Council Member Cline - Police presentation from VDHS Commission Meeting

City Council Reports

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

Council Member Hastings - Budget Retreat; Arbor Day coming up and it's great to be back in person.

Council Member Remley - Community Meeting at Senior Center next Wed and Highland Prep for a day of interviews International Certification as a SYTEM School.

Vice Mayor Duffy - Thanked Donna Miller for all of the years of service she provided, kindest person he's ever met and worked with.

Council Member Cline - Participated with Ottawa sorting library donations; virtual meet and Greet on April 14th, next month May 12th; attended MAG Regional Homeless Meeting; attended VDHS Meeting and attended SC Grand meeting.

Council Member Winters - Start monthly meetings again in Arizona Traditions 2nd Friday of each month.

Council Member Judd - Congratulate the Mayor and Communications, State of the City Address, very well done; congratulate Finance staff for the budget retreat and a Shred-a-thon by the Rotary.

Mayor Hall - Water Conservation and the State of the City Presentation.

Executive Session

Adjournment

Council Member Winters made the motion to adjourn the Regular City Council Meeting of April 20, 2021 at 8:13 PM. Council Member Cline seconded the motion. Seven yes votes, motion carried.

Skip Hall, Mayor

ATTEST:

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, April 20, 2021.**

Sherry Ann Aguilar, City Clerk, MMC



CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: May 4, 2021

Contact Person: Andrea Davis, DIRECTOR -
FINANCE

Submitting Department: Finance

District: Citywide

Staff Recommendations: None

Consent: Yes

Regular: No

Public Hearing: No

Report/Discussion: No

Agenda Wording:

Consideration and action pertaining to approval of a Fiscal Year 2021 budget amendment by transferring budget authority of \$175, 500 from General Contingency to the Election 2017 Debt Service Fund for debt issuance fees from the second issuance of the GO Bond; Resolution #2021-44.

Motion:

I move to approve Resolution #2021-44.

Background:

As a result of the Bond Authorization Special Election held November 7, 2017, the city has issued GO debt for for public safety, traffic congestion mitigation, and pavement preservation projects. There were two bond issuances, the second issuance incurred an issuance fee in FY2021 instead of FY2020 as originally anticipated. The fund has adequate monies to cover the expense; however, additional budget authority is required for payment of the fee, as well as the principal and interest associated with the bonds.

Objective Analysis:

This item does not affect the overall budget of the City; it is merely allowing budget authority to be used to pay an expense that is necessary due to bond issuance.

Policy Compliant:

This item is compliant with the Budget Amendment Policies and Procedures adopted by Council.

Financial Impact:

This item will allow for the one-time payment of \$175,500 for the debt issuance fee, principal, and interest. The Election 2017 Debt Service Fund has adequate monies for this expense.

Budget Impact:

This item will move budget authority in the amount of \$175,500 from General Contingency to the Election 2017 Debt Service Fund in order to pay for bond issuance fees. This action represents a transfer of spending authority and does not increase or decrease the total adopted citywide expenditure budget.

FTE Impact:

This item does not impact the overall full-time equivalent count.

ATTACHMENTS:

1. Res 2021-44
-

RESOLUTION # 2021-44

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, AMENDING THE FISCAL YEAR 2021 BUDGET BY MOVING BUDGET AUTHORITY OF \$175,500 FROM GENERAL CONTINGENCY TO THE ELECTION 2017 DEBT SERVICE FUND FOR THE COST OF ISSUING BONDS.

WHEREAS, in the bond authorization special election on November 7, 2017, a majority of the residents of the City of Surprise, elected to have a secondary property tax levied for public safety, traffic congestion mitigation, and pavement preservation;

WHEREAS, in order to issue bonds, an issuance fee must be paid, and the city of Surprise had the issuance fee in contingency in FY2020 and not FY2021;

WHEREAS, the issuance fee was paid in FY2021, there will not be sufficient budget authority to pay the issuance fee and the principal and interest associated with the bonds;

WHEREAS, the FY2021 budget was adopted by Council Resolution #2020-63 on June 2, 2020;

WHEREAS, this action will necessitate a budget amendment; and

WHEREAS, the City of Surprise Administrative Policies requires the approval of the Mayor and Council for budget amendments of this nature.

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

Section 1. That the statements and schedules attached as *Exhibit A* and incorporated by reference are adopted, amending the budget of the City of Surprise, Arizona for the fiscal year July 1, 2020 through June 30, 2021.

APPROVED AND ADOPTED this ____ day of _____, 2021.

Skip Hall, Mayor

Attest:

Approved as to form:

Sherry Aguilar, City Clerk

Robert Wingo, City Attorney

RESOLUTION # 2021-44

Exhibit A

1. Appropriation - The allocations below represent a reallocation of appropriations in the amount of \$175,500 within General Contingency to the Election 2017 Debt Service Debt Payment Professional Services due to debt issuance payments that were anticipated in FY2020, but occurred in FY2021. This action represents a transfer of spending authority and does not increase or decrease the total adopted citywide expenditure budget.

Fund	Department	Project/Category	<u>Rev/</u> <u>Exp</u>	Current Budget	Increase/ (Decrease)	Amended Budget
Election 2017 Debt Service	General Operations	Services	E	2,000	175,500	177,500
General Contingency	General Operations	Contingency	E	1,032,800	(175,500)	857,300
Expense Total				1,034,800	-	1,034,800



CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: May 4, 2021

Contact Person: Andrea Davis, DIRECTOR -
FINANCE

Submitting Department: Finance

District: Citywide

Staff Recommendations: None

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

Agenda Wording:

Consideration and action pertaining to approval of a Fiscal Year 2021 budget amendment by transferring budget authority of \$2, 049, 300 from General Contingency for development agreement reimbursements; Resolution #2021-43.

Motion:

I move to approve Resolution #2021-43.

Background:

On February 22, 2007, the Mayor and City Council approved the Post Annexation Development Agreement for Prasada Sections 12 13 and 18. On September 27, 2011, the Mayor and City Council approved the First Amendment to the Prasada Post Annexation Development Agreement for Sections 12 13 and 18. In accordance with the agreement, the City must reimburse the developer fifty percent of the local sales tax paid by the developer to the City. In FY2021, the amount of local sales tax paid under this agreement is higher than anticipated and additional budget authority is necessary to complete the required reimbursement. This item will increase budget authority so that the developer reimbursement may be completed.

Objective Analysis:

This item does not affect the overall budget of the City; it is merely allowing budget authority to be used to pay an expense that is necessary due to the agreement in place with regard to sales tax reimbursement.

Policy Compliant:

This item is compliant with the Budget Amendment Policies and Procedures adopted by Council.

Financial Impact:

This item will allow for the one-time payment of \$1,680,000 from the General Fund, and \$369,300 from the Sewer Operations Fund for developer reimbursements.

Budget Impact:

This item will move budget authority from General Contingency in the amount of \$1,680,000 to the

General Fund and \$369,300 to the Sewer Operations Fund for a total of \$2,049,300. This action represents a transfer of spending authority and does not increase or decrease the total adopted citywide expenditure budget.

FTE Impact:

This item does not impact the overall full-time equivalent count.

ATTACHMENTS:

1. Res 2021-43
-

RESOLUTION # 2021-43

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, AMENDING THE FISCAL YEAR 2021 BUDGET BY MOVING BUDGET AUTHORITY FROM GENERAL CONTINGENCY IN THE AMOUNT OF \$1,680,000 TO THE GENERAL FUND AND \$369,300 TO THE SEWER OPERATIONS FUND FOR A TOTAL OF \$2,049,300 TO INCREASE REIMBURSEMENTS FOR DEVELOPER AGREEMENTS.

WHEREAS, on February 22, 2007, the Mayor and City Council approved the Post Annexation Development Agreement for Prasada Sections 12, 13 and 18;

WHEREAS, on September 27, 2011, the Mayor and City Council approved the First Amendment to the Prasada Post Annexation Development Agreement for Sections 12, 13 and 18;

WHEREAS, the City has agreed to reimburse fifty percent (50%) of local sales tax and the amount of revenue collected is anticipated to exceed the budget for FY2021;

WHEREAS, the FY2021 budget was adopted by Council Resolution #2020-63 on June 2, 2020;

WHEREAS, this action will necessitate a budget amendment; and

WHEREAS, the City of Surprise Administrative Policies requires the approval of the Mayor and Council for budget amendments of this nature.

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

Section 1. That the statements and schedules attached as *Exhibit A* and incorporated by reference are adopted, amending the budget of the City of Surprise, Arizona for the fiscal year July 1, 2020 through June 30, 2021.

APPROVED AND ADOPTED this ____ day of _____, 2021.

Skip Hall, Mayor

Attest:

Approved as to form:

Sherry Aguilar, City Clerk

Robert Wingo, City Attorney

RESOLUTION # 2021-43

Exhibit A

1. Appropriation - The allocations below represent a movement of budget authority from General Contingency in the amount of \$1,680,000 to the General Fund and \$369,300 to the Sewer Operations Fund for a total of \$2,049,300 to cover the increase in developer sales tax reimbursements. This action represents a transfer of spending authority and does not increase or decrease the total adopted citywide expenditure budget.

Fund	Department	Project/Category	Rev/ Exp	Current Budget	Increase/ (Decrease)	Amended Budget
General Fund	General Operations	Services	E	6,559,200	1,680,000	8,239,200
Grants/Contingency	General Operations	Contingency	E	1,032,800	(2,049,300)	(1,016,500)
Sewer Operations	General Operations	Services	E	1,548,100	369,300	1,917,400
Expense Total				9,140,100	-	9,140,100



CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: May 4, 2021

Contact Person: Andrea Davis, DIRECTOR -
FINANCE

Submitting Department: Finance

District: Internal

Staff Recommendations: None

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

Agenda Wording:

Consideration and action pertaining to adoption of new development services payment processing fees; Resolution # 2021-49.

Motion:

I move to approve Resolution # 2021-49.

Background:

Each time a credit card is accepted as a form of payment for City services, the City must pay a fee to the company which issues the credit card (e.g., Visa, MasterCard, etc.). The typical fee is a percentage of the amount of the transaction. In an effort to manage this expense, the City has historically established a \$5,000 limit for credit card transactions. As a convenience to customers, an online payment portal was created and the \$5,000 limit was removed. As a result, the cost to the City for acceptance of these payments has increased.

On February 16, 2021, staff provided City Council with a presentation to discuss implementing a fee to recover this expense with the establishment of a convenience/surcharge fee. In accordance with Arizona Revised Statutes (A.R.S) § 9-499.15, public notice has been completed.

Objective Analysis:

A fee which is passed on to the customer when using a credit card for payment will allow for the full or partial recovery of the expense incurred by the City.

Policy Compliant:

This item is compliant with City and Council policies.

Financial Impact:

If approved, this fee will generate approximately \$400,000 in revenue within the General Fund.

Budget Impact:

Revenue generated by this fee will be included as part of the FY2022 budget process.

FTE Impact:

This item does not impact the overall full-time equivalent count.

ATTACHMENTS:

1. Resolution 2021-49 Dev Svcs Pmt Fee
 2. Presentation CC Fee
 3. Combined Public Notice Notice of Intent 03032021
 4. Redline Fee Schedule Reso 2021-49
-

RESOLUTION # 2021-49

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, ADOPTING A NEW DEVELOPMENT SERVICES PAYMENT PROCESSING FEE AND AMENDING COMPREHENSIVE CITYWIDE FEE SCHEDULE.

WHEREAS, per the City of Surprise Comprehensive Financial Management Policies, user fees and charges will be examined periodically;

WHEREAS, the Comprehensive Citywide Fee Schedule was last adopted on November 2, 2020, via Resolution #2020-135, as amended;

WHEREAS, the City has statutory authority to assess these fees and charges, and notice has been provided consistent with state law;

WHEREAS, it is necessary that the City of Surprise establish a fee related to payment processing for development services;

WHEREAS, the establishment of the development services payment processing fee will allow the City to recover operational costs incurred by accepting credit/debit transactions; and

WHEREAS, the City of Surprise also wishes to update the Comprehensive Citywide Fee Schedule with this development services payment processing fee.

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

Section 1. The Development Services Payment Processing fees, as identified in Exhibit A, are hereby authorized and established and shall become effective on June 7, 2021.

Section 2. The Comprehensive Citywide Fee Schedule shall be amended accordingly.

SIGNATURES ON THE FOLLOWING PAGE

APPROVED AND ADOPTED this ____ day of _____, 2021.

Skip Hall, Mayor

Attest:

Approved as to form:

Sherry Aguilar, City Clerk

Robert Wingo, City Attorney

RESOLUTION # 2021-49
Exhibit A

	Current Amount	Proposed Amount	
In-Person Development Services Payment Processing Fee for Credit Card Transactions	\$ 0.00	2.0%	Per Transaction Amount
Online Development Services Payment Processing Fee for Credit Card/Debit Transactions	\$ 0.00	2.8% or \$1.25 minimum	Per Transaction Amount



Processing Fee for online and credit card payments

February 16, 2021
City Council Work Session



Processing Fee

- Establish a processing fee for development services credit card payments
 - Permits, etc.
 - Recover cost of transactions
- Fee set to contract price
 - Currently:
 - Online 2.8%
 - In person 2.0%



Processing Fee

- Prior to COVID City Hall shut down
 - No fee for processing credit cards
 - Credit Card usage was limited to \$5,000
 - Bank/Processor fee is a % of transaction
- Development Services implementing software to provide electronic permit process
 - Enhance customer service
 - Processing fee would have been implemented with software



Processing Fee

- Only charged on City of Surprise - Development Services transactions
 - Example - permits
- Recover costs charged by bank/processor
- Common practice – cost recovery
- Other payment options available
 - Mail
 - City Hall drop box



Processing Fee

Next steps:

- Post notice of fee online for 60 days
 - Processing fee - % of transaction based on City's contract price
- Council Action



SURPRISE
ARIZONA

**QUESTIONS OR
COMMENTS?**

Thank You

Notice of Intent for New Development Services Payment Processing Fee

Pursuant to Arizona Revised Statutes (A.R.S) § 9-499.15 notice is hereby given that the City of Surprise intends to discuss and take action to establish a new development services payment processing fee for credit/debit card transactions at the Regular City Council Meeting on May 4, 2021 at 6:00 p.m. at the Surprise City Council Chambers, 16000 N. Civic Center Plaza Surprise, AZ 85374. Due to COVID-19, Council Chambers may be closed to the public. Please check the meeting agenda, when posted, for remote comment instructions. A schedule of the proposed fee including the amount of the fee and a written report or data that supports the fee is available on the home page of the City's website located at <https://www.surpriseaz.gov/> and at the City Clerk's Office, 16000 N. Civic Center Plaza Surprise, AZ 85374.

Fee Name	Current Amount	Proposed Amount	Unit of Measure
In-Person Development Services Payment Processing Fee for Credit/Debit Card Transactions	\$ -	2.0%	Per Transaction Amount
Online Development Services Payment Processing Fee for Credit Card/Debit Transactions		2.8% or \$1.25 minimum	Per Transaction Amount

Financial Justification

Electronic payment systems process payments by utilizing proprietary services, infrastructure, and software that route information and data to facilitate transaction authorization, clearance, and settlement that merchants utilize in order to accept credit cards. Processing fees for credit/debit card transactions vary by payment gateways, card networks, and card processors that are primarily calculated as a percentage of the transaction amount. Currently, the average processing fees for electronic payments with the City is approximately 2.0% in person and 2.8% online.

These processing fees, which have been absorbed by the City, result in a reduction in the revenue realized by development service fees. Specifically, from July 2020 through December 2020, the City processed 5,400 credit/debit card transactions for development services totaling approximately \$7.5 million. As a result, the City has paid \$176,533.03 in processing fees.

DESCRIPTION	FISCALYEAR	EFF DATE	AMOUNT	COMMENTS
Taxes Charges Service Fees	2021	08/31/2020	\$37,923.67	ONLINE PAYMENT-MISC GOV SERVIC
Taxes Charges Service Fees	2021	09/30/2020	\$25,118.48	ONLINE PAYMENT-MISC GOV SERVIC
Taxes Charges Service Fees	2021	10/23/2020	\$32,658.11	ONLINE PAYMENT-MISC GOV SERVIC
Taxes Charges Service Fees	2021	11/21/2020	\$18,580.62	ONLINE PAYMENT-MISC GOV SERVIC
Taxes Charges Service Fees	2021	12/31/2020	\$33,250.72	ONLINE PAYMENT-MISC GOV SERVIC
Taxes Charges Service Fees	2021	12/31/2020	\$29,001.43	ONLINE PAYMENT-MISC GOV SERVIC

Total: \$176,533.03

The various development service fees, as adopted by City Council to ensure adequate funding of the City's planning agency as mandated by A.R.S. § 9-461.04, do not factor in, or include, credit/debit card processing fee costs. Therefore, adoption of a development service payment processing fee is necessary to account for this loss of revenue.

Additional information may be obtained by contacting Andrea Davis, Finance Director, at 623.222.1853.



Citywide Fee Schedule

Fees are separated by service area to facilitate the identification of a particular fee within the document, however fees as adopted on this schedule may be assessed citywide.

<u>Fee</u>	<u>Amount</u>	<u>Unit of Measure</u>
CITY CLERK		
Passports		
Execution*	\$35.00	Per Card or Book
Photo Service*	\$10.00	Per Photo
Photocopies		
8.5" x 11" or 8.5" x 14"	\$0.50	Per Page
11" x 17"	\$1.00	Per Page
CITY COURT		
Arrest Warrant Processing	\$200.00	Per Warrant
Compliance Monitoring	\$100.00	Per Case
Deferred Prosecution	\$200.00	Per Case
Diversion Program	\$300.00	Per Case
Driver's License Suspension	\$50.00	Per Case
Indigent Administrative Assessment (Determined by the Judge based on financial affidavit.)	\$25.00	Per Charge
Jury Cancellation	\$500.00	Per Case
Municipal Court Enhancement	\$16.40	Per Case
Probation Program	\$100.00	Per Case
Public Defender	\$150.00	Per Case (Determined by Judge based on financial affidavit)
PARKS AND RECREATION		
Special Programs/Events		
Itty Bitty Beach Party		
Resident	\$5.00	Per Person/ Per Event
Non-Resident	\$10.00	Per Person/ Per Event
Teen Splash/Dive in Movies		
Resident	\$5.00	Per Person/ Per Event
Non-Resident	\$8.00	Per Person/ Per Event
4th of July- Residents Only	\$6.00	Per Person/ Per Event
April Pool's Day	\$0.00	Per Person/ Per Event
Open Swim & Lap Swim		
Youth- Resident	\$2.00	Per Person/ Per Day
Adult- Resident	\$3.00	Per Person/ Per Day
Youth/Adult- Non-Resident	\$5.00	Per Person/ Per Day
Swim Passes (Residents Only)		
Adult Individual	\$50.00	Per Season
Family (Up to 5)	\$100.00	Per Season
Youth Individual	\$30.00	Per Season



Citywide Fee Schedule

Fees are separated by service area to facilitate the identification of a particular fee within the document, however fees as adopted on this schedule may be assessed citywide.

<u>Fee</u>	<u>Amount</u>	<u>Unit of Measure</u>
Teen Programs		
Teen Talent Show	\$5.00	Per Person/ Per Admission
Sierra Montana Recreation Center		
Teen Youth Dances	\$5.00-\$10.00	Per Person/ Per Event
Tournaments- Pool/Ping Pong/Video Games	\$5.00-\$10.00	Per Person/ Per Event
Haunted House	\$3.00-\$5.00	Per Person/ Per Admission
Tennis		
Ball Machine Rental		
Resident	\$7.00	Per Machine/ Per 1/2 Hour
Resident	\$11.00	Per Machine/ Per 1 Hour
Non-Resident	\$9.00	Per Machine/ Per 1/2 Hour
Non-Resident	\$13.00	Per Machine/ Per 1 Hour
Tennis Play Evening/Racquet Ball/Drop In Tennis		
Resident	\$3.00	Per Person/ Per Day
Non-Resident	\$4.00	Per Person/ Per Day
Tennis Play & Court Fee/Drop-in Paddleball/Drop-in Raquetball		
Resident	\$2.00	Per Person/ Per Day
Non-Resident	\$3.00	Per Person/ Per Day
Tennis League Group Rates		
Day	\$14.00	Every 2 Hours
After 4:00 p.m.	\$18.00	Every 2 Hours
Warm-up	\$4.00	Per 30 Minutes/ Per Court
Basket of Tennis Balls	\$2.00	Per Person/ Per Day
Racquet Stringing Services	\$15.00 - \$35.00	Per Item
Goggle Rental	\$2.00	Per Reservation
Demo Racquet Rental	\$3.00	Per Reservation
Backboard Rental	\$1.00	Per Person/ Per 30 Minutes
Event & Promotion Activity Tickets (Fees vary depending on event)	\$1.00-\$5.00	Per Ticket
Municipal Pools Private Rental		
Category** I	No charges apply	
Surprise Aquatic Center/Hollyhock Community Pool		
Category** II (A) (B)	\$100.00	Per Day
Category** III	See Aquatic Private Rental Fees	
Staff (Requirements based on specific event, projected attendance & required number of personnel for safety.)		
Category** II (A) (B)	\$20.00	Per Hour
Category** III	Included in Rental Fee	
Utilities (Gas/Electric/Water)	\$20.00	Per Hour
Excessive Utilities (To restart heat/utilities when closed for winter/season)	\$500.00	Per Day



Citywide Fee Schedule

Fees are separated by service area to facilitate the identification of a particular fee within the document, however fees as adopted on this schedule may be assessed citywide.

Fee	Amount	Unit of Measure
Aquatic Private Rental Fees (2 Hr. Min.)- Category* III		
Deposit	\$100.00	Per Day
Lap Lane Rental	\$30.00	Per Hour
Diving Well Rental	\$30.00	Per Hour
Surprise Aquatic Center		
≤100	\$230.00	Per Hour
101-150	\$260.00	Per Hour
151-200	\$280.00	Per Hour
201-250	\$300.00	Per Hour
251-400	\$400.00	Per Hour
Hollyhock Community Pool		
≤100	\$180.00	Per Hour
101-150	\$210.00	Per Hour
151-200	\$230.00	Per Hour
Municipal Pools Birthday Party (Residents only)		
Surprise Aquatic Center (SAC)		
≤15	\$100.00	Every 2 Hours
16-20	\$120.00	Every 2 Hours
21-25	\$140.00	Every 2 Hours
26-30	\$160.00	Every 2 Hours
31-50	\$220.00	Every 2 Hours
Hollyhock Community Pool		
≤15	\$30.00	Every 2 Hours
16-20	\$35.00	Every 2 Hours
21-25	\$40.00	Every 2 Hours
26-30	\$45.00	Every 2 Hours
31-50	\$65.00	Every 2 Hours
Recreation Centers, Tennis Complex, Dreamcatcher Park, Sport Fields, Regional Library		
Category** I	No charges apply	
Dance Room at Countryside Rec Center		
Category** II (A)	\$50.00	Per Hour
Category** III	\$50.00	Per Hour
Sierra Montana		
Basic Rental Package	\$150.00	Every 3 Hours
Basic Rental Package- Additional Time	\$50.00	Every 3 Hours
Ultimate Rental Package	\$300.00	Every 3 Hours
Ultimate Rental Package- Additional Time	\$50.00	Per Hour
Dreamcatcher Park/Recreation Center Gymnasium/Library Conference Room (2 hr. min.)		
Category** II (A) (B)	\$100.00	Per Hour
Category** III	\$150.00	Per Hour
Multi-Purpose Room (2 Hr. Min.)		
Category** II (A) (B)	\$75.00	Per Hour
Category** III	\$100.00	Per Hour
Classroom		
Category** II (A) (B)	\$30.00	Per Hour
Category** III	\$35.00	Per Hour
Study Room		
Category** II (A) (B)	\$25.00	Per Hour
Category** III	\$30.00	Per Hour
Sport Field w/o Lights (Not at the campus i.e. Marley Park, Bicentennial Park, & Gaines Park.)		
Category** II (A) (B)	\$15.00	Per Hour
Category** III	\$30.00	Per Hour



Citywide Fee Schedule

Fees are separated by service area to facilitate the identification of a particular fee within the document, however fees as adopted on this schedule may be assessed citywide.

<u>Fee</u>	<u>Amount</u>	<u>Unit of Measure</u>
Sport Field w/ Lights	\$15.00	Per Hour
Field Rentals- Mon-Thurs- Before 3pm	\$7.50	Per Hour
Tennis Courts w/o Lights		
Category** II (A)	\$5.00	Per Hour
Category** II (B)	\$6.00	Per Hour
Category** III	\$12.00	Per Hour
Tennis Courts w/ Lights		
Category** II (A)	\$7.00	Per Hour
Category** II (B)	\$8.00	Per Hour
Category** III	\$15.00	Per Hour
Tennis Classroom		
Category** II (A) (B)	\$30.00	Per Hour
Category** III	\$35.00	Per Hour
Tennis Ping Pong Room		
Category** II (A) (B)	\$25.00	Per Hour
Category** III	\$30.00	Per Hour
Racquetball Courts/Sand Volleyball Courts/Pickleball Courts		
Category** II (A) (B) & III	\$5.00	Per Hour
Facility Cleaning/Excessive Utilities (weekends/holidays)		
Category** II (A) (B) & III	\$20.00	Per Hour
Staff- See Staffing Fees		
Accessories		
Portable PA System/Water/Ice/Coolers	\$30.00	Per Item
Podium/Microphone/Pop Up Tent	\$10.00	Per Item
Ramadas		
Category** I	No charges apply	
Ramada Small		
Resident	\$15.00	Every 4 Hours
Non-Resident	\$30.00	Every 4 Hours
Ramada Large		
Resident	\$25.00	Every 4 Hours
Non-Resident	\$50.00	Every 4 Hours
Ramada Heritage Park Pavillion (Special event premiums may apply.)		
Resident	\$60.00	Every 4 Hours
Non-Resident	\$120.00	Every 4 Hours
Group Events (Must use approved vendor list, with insurance on file.)		
Category** I (No charges apply)		
Amplified Sound - Dj (Must reserve all ramada's within 50 ft.)		
Category** II (A)	\$50.00	Every 4 Hours
Category** II (B)	\$50.00-\$100.00	Every 4 Hours
Category** III	\$100.00-\$250.00	Per Location
Amplified Sound - Live Music (Must reserve all ramada's within 50 ft.)		
Category** II (A)	\$100.00	Every 4 Hours
Category** II (B)	\$100.00-\$200.00	Every 4 Hours
Category** III	\$200.00-\$400.00	Per Location
Beer Permit		
Resident	\$10.00	Per Permit
Non-Resident	\$20.00	Per Permit



Citywide Fee Schedule

Fees are separated by service area to facilitate the identification of a particular fee within the document, however fees as adopted on this schedule may be assessed citywide.

<u>Fee</u>	<u>Amount</u>	<u>Unit of Measure</u>
Admin Fee	\$250.00	Per Event
Staff Required- See Staffing Fees		

Staffing (2 Hr. Min. Requirements Based On Specific Event, Attendance, And Required Personnel For Safety.)

Category** I (No charges apply)

Recreation/Campus Staff/Aquatic Staff/Maintenance/Tennis Pro	\$20.00	Per Hour/Per Staff Member
Janitor/Custodian	\$15.00	Per Hour/Per Staff Member
Tennis Supervisor	\$40.00	Per Hour/Per Staff Member
Police Officer/Medical EMT	\$50.00	Per Hour/Per Staff Member
Aquatics/Sports Cleaning or Maintenance	\$20.00	Per Hour

COMMUNITY DEVELOPMENT

Community Facilities District (CFD)

CFD Application (per A.R.S. § 48-708 (E))	\$15,000.00	Per CFD
CFD Administrative Expense (per A.R.S. § 48-708 (E))	\$50,000.00 (or actual cost, whichever is less)	Per CFD
CFD Administrative Expense Additional Deposits	\$25,000.00	Per CFD

Building Permit And Inspections

Annual Facilities Permit	\$275.00	Per Permit
Building/Fire Permit		
Building/Fire Permit Fee - Valuation of \$1,000.00 or Less	\$75.00	Each Based on Valuation
Building/Fire Permit Fee - Valuation of \$1,000.01 to \$999,999.99		
Fee 1 of 2	\$100.00	Each
Fee 2 of 2	\$6.00	Per \$1,000.00 Of Valuation
Building/Fire Permit Fee - Valuation of \$1,000,000.00+		
Fee 1 of 2	\$100.00	Each
Fee 2 of 2	\$5.00	Per \$1,000.00 Of Valuation
Commercial Factory Built Building	Per Arizona Department of Housing Intergovernmental Agreement	Each
Deferred Permit Submittal	\$165.00	Per Deferral
Designated Slum Property Inspection (2 hr. min. outside normal business hours)	\$150.00	Per Inspection
Finished Floor Elevation Verification	\$415.00	Per Verification
Re-Inspection	\$100.00	Per Hour (\$200.00 min.)
After Hour Inspection	\$100.00	Per Hour (\$200.00 min.)
After Hour Inspection - Weekends/Holidays/3rd Shift	\$100.00	Per Hour (\$300.00 min.)
Manufactured Home	Per Arizona Department of Housing Intergovernmental Agreement	Each



Citywide Fee Schedule

Fees are separated by service area to facilitate the identification of a particular fee within the document, however fees as adopted on this schedule may be assessed citywide.

Fee	Amount	Unit of Measure
Residential Factory Built Building	Per Arizona Department of Housing Intergovernmental Agreement	Each
Swimming Pool Signs	Actual Cost to Jurisdiction	Per Sign
Temporary Sales/Construction Trailer Permit		
Fee 1 of 2	\$100.00	Each
Fee 2 of 2	\$6.00	Per \$1,000.00 of Valuation
Temporary Power Permit	\$75.00	Based on Valuation Under \$1,000.00
Temporary Use Permit/Special Event	\$135.00	Per Permit
Self-Certification Meeting	\$300.00	Per Meeting
Solar Permit	\$250.00	Per Permit
Building And Fire Plan Review		
Building/Fire Plan Review	65% of the Building/Fire Permit Fee	Per Review
Landscape Plan Review		
Fee 1 of 2	\$100.00	Each
Fee 2 of 2	\$6.00	Per \$1,000.00 of Valuation
Plan Revisions - After Permit is Approved	\$100.00	Per Hour
Civil Engineering Permit And Inspections		
Annual Traffic Control Permit	\$750.00	Per Permit
City Jurisdiction or Service Area - Civil Construction Permit	3% of Construction Cost	Per Permit
City Jurisdiction or Service Area - Private Utility	1% of Construction Cost	Per Permit
Civil Construction Permit Renewal Or Extension	50% of the original permit fee paid	Per Permit
Inspection And Re-Inspection (2 hr. min. outside normal business hours)	\$75.00	Per Hour
Water, Wastewater, And Reclaimed Water Facility Permits (Wells, water supply facilities, lift stations, etc.)	3% of Construction Cost	Per Permit
Excavation In Paved Streets Within 2 Years Of Street Construction		
5 sq. yds. or less	\$330.00	Per Square Yard
5 - 100 sq. yds.- Fee 1 of 2	\$1,650.00	Per Review
5 - 100 sq. yds.- Fee 2 of 2	\$18.00	Per Square Yard
100 sq. yds. or more- Fee 1 of 2	\$3,360.00	Per Review
100 sq. yds. or more- Fee 2 of 2	\$14.00	Per Square Yard
Facility Plan Review 100%	\$190.00	Per Hour
Facility Plan Review 30%/60%/90%	\$190.00	Per Sheet
Standard Plan Review		
1st and 2nd Review	\$380.00	Per Sheet
3rd and Subsequent Review	\$190.00	Per Hour
Utility Plan Review	Per Franchise Agreement	Per Hour
Development Review Fees		
404 Documentation/Phase 1 Environmental Assessment/Title Report	\$180.00	Per Report
Administrative Use Permit (AUP)	\$400.00	Each
Alta Survey	\$95.00	Per Sheet



Citywide Fee Schedule

Fees are separated by service area to facilitate the identification of a particular fee within the document, however fees as adopted on this schedule may be assessed citywide.

Fee	Amount	Unit of Measure
Appeals	\$250.00	Per Appeal
Annexation	\$800.00	Per Annexation
Comprehensive Sign Program (CSP)	\$1,750.00	Each
Concept Review	\$300.00	Per Review
Conditional Use Permit (Use Only)	\$1,250.00	Each
Conditional Use Permit with Site Plan		
Fee 1 of 2	\$3,600.00	Each
Fee 2 of 2	\$30.00	Per Acre
Development Agreement	\$5,000.00	Per Agreement
Development Agreement Amendment	\$2,500.00	Per Amendment
Design Review Elevation Only (Remodel, Colors)	\$50.00	Hourly
Preliminary Grading, Drainage and Utilities	\$135.00	Per Sheet
Traffic Impact Analysis/Engineering Report	\$180.00	Per Hour/ Per Report
Final Plat		
Fee 1 of 2	\$1,200.00	Each
Fee 2 of 2	\$17.00	Per Lot/Tract/Parcel
Fire Flow Test Results	\$110.00	Per Test
Follow Up Concept Review	\$150.00	Per Review
General Plan Amendment Major	\$6,000.00	Each
General Plan Amendment Minor	\$2,500.00	Each
Home Product Review	\$125.00	Per Plan
Landscape Design Review	\$300.00	Per Sheet
Lot Line Adjustment	\$400.00	Each
Map of Dedication	\$750.00	Each
Minor Land Division		
Fee 1 of 2	\$400.00	Each
Fee 2 of 2	\$17.00	Per Lot/Tract/Parcel
Model Home Complex		
Fee 1 of 2	\$600.00	Each
Fee 2 of 2	\$30.00	Per Lot/Tract/Parcel
Parcel Assemblage	\$400.00	Each
Planned Unit Development Overlay	\$3,540.00	Per Overlay
Preliminary Plat		
Fee 1 of 2	\$2,500.00	Each
Fee 2 of 2	\$30.00	Per Lot/Tract/Parcel
Project Name Change/Site Plan Extension/Continuance Per Applicant Request	\$220.00	Per Request
Rezone		
Fee 1 of 2	\$3,000.00	Each
Fee 2 of 2	\$20.00	Per Acre
Site Plan (Narrative and elevations included in per sheet fee)		
Fee 1 of 2	\$3,000.00	Each
Fee 2 of 2	\$30.00	Per Acre
Temporary Use Permit/Special Event	\$135.00	Per Permit
Text Amendment	\$2,000.00	Each
Utility Plan Review	\$255.00	Per Sheet
Variance		
Fee 1 of 2	\$500.00	Each
Fee 2 of 2	\$25.00	Per Item Requested
Zoning Amendment Major	\$2,500.00	Each
Zoning Amendment Minor	\$885.00	Per Amendment



Citywide Fee Schedule

Fees are separated by service area to facilitate the identification of a particular fee within the document, however fees as adopted on this schedule may be assessed citywide.

Fee	Amount	Unit of Measure
Water, Wastewater, Or Reclaimed Water Master Plan	\$180.00	Per Review
Address Assignment From Dedicated Access (At time of Permit/Development Review)	\$10.00	Per Address
Address Assignment On Vacant Property Or From Easement (At time of Permit/Development Review)	\$25.00	Per Address
Address Change At Time Of Permit	\$50.00	Per Address
Document Handling	Actual Cost to Jurisdiction	Per Document
Native Plant Inventory – 1st And 2nd Review	\$160.00	Per Sheet
Native Plant Inventory – 3rd And Subsequent Review	\$100.00	Per Sheet
Miscellaneous 4th and subsequent reviews (any plan type)	20% of Initial Base Fee	Each
Plan Revisions - After Permit is Approved	\$100.00	Per Hour
Plan Revision Requested by Applicant	50% of Initial Base Fee	Each
Public Meeting Notice/Advertising	Actual Cost to Jurisdiction	Per Advertisement
Recordation Fee	Actual Cost to Jurisdiction	Per Recording
General Services		
Civil Permit and Design Review Administrative Processing	\$140.00	Per Permit/Review
Building Permit Administrative Processing Fee - Valuation of \$1.00 - \$999,999.99	0.50% of Valuation	Valuation
Building Permit Administrative Processing Fee - Valuation of \$1,000,000.00+	0.052% of Valuation	Valuation
Archived Document Retrieval (Copies are additional)	\$80.00	Per Request
Asbuilts		
12" x 18"	\$2.50	Per Page
24" x 36"	\$5.00	Per Page
CD's Containing Documents	\$5.00	Per CD
Custom Maps (\$150 min.)	\$80.00	Per Hour
Digital Data		
Boundary Shapes	\$25.00	Per Shape
Centerlines	\$250.00	Per Centerline
Land Use or Zoning	\$100.00	Per Request
Parcels	\$500.00	Per Parcel
Maps		
8.5" x 11"	\$2.50	Per Page
11" x 17"	\$5.00	Per Map
24" x 36"	\$20.00	Per Map
36" x 48" or 40" x 60"	\$30.00	Per Map
Zoning Verification, Compliance Letter	\$100.00	Each
Right-Of-Way Facilities Fees		
Annual Use Fees		
Right-Of-Way Use Fee	\$50.00	Per year x number of Small Wireless Facilities
Right-Of-Way Use Fee for Monopoles and Associated Wireless Facilities	\$100.00	Per year x number of Small Wireless Facilities
Application for collocating Small Wireless Facilities (Existing with no modifications)		
One (1) to five (5) applications	\$100.00	Each
Six (6) through 25 applications	\$50.00	Each
Application for Utility Pole and Monopole (New or existing with modifications)		
New, replacement, or modified utility poles not subject to zoning review	\$400.00	Each
New, replacement, or modified monopoles, utility poles, collocations, or wireless facilities subject to zoning review	\$400.00	Each
Miscellaneous		
Outside Consultant	Actual Cost to Jurisdiction	Per Consultant
Abatement Administrative Fee (\$150 min.)	10% of Actual Cost	Per Abatement



Citywide Fee Schedule

Fees are separated by service area to facilitate the identification of a particular fee within the document, however fees as adopted on this schedule may be assessed citywide.

<u>Fee</u>	<u>Amount</u>	<u>Unit of Measure</u>
ECONOMIC DEVELOPMENT		
TechCelerator		
The Economic Development Director has the authority to reduce or waive the program fee based on business evaluation criteria.		
Program Fee		
Tier 1	\$0.35	Per Square Foot/Per Month
Tier 2	\$0.51	Per Square Foot/Per Month
Tier 3	\$0.68	Per Square Foot/Per Month
Tier 4	\$0.85	Per Square Foot/Per Month
Tier 5	\$1.01	Per Square Foot/Per Month
Tier 6	\$1.18	Per Square Foot/Per Month
Tier 7	\$1.34	Per Square Foot/Per Month
FINANCE		
Business Licensing		
All Businesses - Initial Business License	\$168.00	Per License
All Businesses - Annual Renewal Fee	\$84.00	Per License
Pro-Rated Initial Business License		
Start date 1st Quarter (Jan, Feb, & Mar)	\$168.00	Per License
Start date 2nd Quarter (Apr, May, & Jun)	\$126.00	Per License
Start date 3rd Quarter (Jul, Aug, & Sept)	\$84.00	Per License
Start date 4th Quarter (Oct, Nov, & Dec)	\$42.00	Per License
Late Payment (Failure to pay by a specified due date.)	25% of Base Rate	Per License
Special Events	\$35.00	Per License
Miscellaneous		
Returned Payment Fee	\$15.00	Per Transaction
City Sales and Use Tax Application Fee	\$10.00	Per License
Department of Public Safety Background Check*	\$22.00	Per Check
In-Person Development Services Payment Processing Fee for Credit Card Transactions	2.0%	Per Transaction Amount
Online Development Services Payment Processing Fee for Credit Card/Debit Transactions	2.8% or \$1.25 minimum	Per Transaction Amount
FIRE-MEDICAL		
Fire Suppression		
Engine Company/Ladder Tender	\$427.00	Per Hour
Ladder Company	\$514.00	Per Hour
Command Vehicle	\$244.00	Per Hour
Brush Truck/Support Truck	\$228.00	Per Hour
Water Tender	\$184.00	Per Hour
Staff Vehicle	\$148.00	Per Hour
Fire Code Compliance		
Annual Fire Inspections- 3rd, 4th, and 5th Re-Inspection	\$150.00	Per Inspection
Electronic Filing- Fire Code Compliance	\$12.00	Per Inspection
License Inspection		
Adult/Child Day Care Facility	\$100.00	Per Inspection
Residential Group Homes/Nursing Care/Supervisory Care/Behavioral Health and Assisted Living Facilities	\$150.00	Per Inspection



Citywide Fee Schedule

Fees are separated by service area to facilitate the identification of a particular fee within the document, however fees as adopted on this schedule may be assessed citywide.

<u>Fee</u>	<u>Amount</u>	<u>Unit of Measure</u>
Permit Inspection		
Pyrotechnics Display	\$300.00	Per Inspection
90 day Firework Vendor- Store	\$150.00	Per Inspection
90 day Firework Vendor- Tent	\$350.00	Per Inspection
Lock Box		
Maintenance	\$40.00	Per Call
Device and Installation	\$65.00	Per Box
Records Request		
Compact Disc	\$20.00	Per Disc
Less than 10 pages	\$5.00	Per Request
10 to 19 pages	\$10.00	Per Request
20 - 29 pages	\$15.00	Per Request
30 - 49 pages	\$25.00	Per Request
50 - 100 pages	\$35.00	Per Request
Remote Alarm		
Installation		
Fee 1 Of 2	\$100.00	Per Installation
Fee 2 Of 2	\$150.00	Per Day
Alarm System Non-Compliance	\$75.00	Per Call
Incident Investigation – Car 3099	\$75.00	Per Hour
Tactical Premise	\$75.00	Per Call
Annual Tomar Gate Inspection	\$50.00	Per Inspection
Treat and Refer		
Response and Treatment, No Transport	\$203.80	Per Incident
Treat at Home, Refer to PCP/Specialist	\$203.80	Per Incident
Treat at Home, Refer to Crisis Response	\$203.80	Per Incident
Treat at Home, Refer to BH Provider	\$203.80	Per Incident
Treat at Home, Refer to Urgent Care	\$203.80	Per Incident
Resuscitation Training		
Adult/Infant/Child: CPR/AED Digital Certification Card with Access to Digital Book (G2015) (6 Student Minimum)	\$59.00	Per Student
BLS Digital Certification Card with Access to Digital Book (G2015) (6 Student Minimum)	\$59.00	Per Student
Adult/Infant/Child: CPR/AED and Basic First Aid Digital Certification Card with Access to Digital Book (G2015) (6 Student Minimum)	\$87.00	Per Student
Pediatric (All Ages) CPR/AED and First Aid Digital Certification with Access to Digital Book (G2015) (6 Student Minimum)	\$87.00	Per Student
BLS Blended Course (G2015) DC (2 Student Minimum)	\$76.00	Per Student
CPR and AED Blended Course (G2015) DC- All Ages (2 Student Minimum)	\$76.00	Per Student
CPR/AED and Basic First Aid Blended Course (G2015) DC - All Ages (2 Student Minimum)	\$96.00	Per Student
Pediatric (All Ages) CPR/AED and First Aid Blended Course (G2015) DC (2 Student Minimum)	\$96.00	Per Student
Firefighter Service		
Firefighter- Contractual (Fire Suppression)	\$50.00	Per Hour
Firefighter- Contractual Special Event (Non-Fire Suppression)	\$70.00	Per Hour



Citywide Fee Schedule

Fees are separated by service area to facilitate the identification of a particular fee within the document, however fees as adopted on this schedule may be assessed citywide.

<u>Fee</u>	<u>Amount</u>	<u>Unit of Measure</u>
Ground Ambulance		
Transports		
ALS Emergency Transport Level 1 & 2/ ALS Non-Emergency Transport Level 1*	\$997.05	Per Transport
BLS Emergency Transport/BLS Non-Emergency Transport/BLS*	\$888.15	Per Transport
Treat No Transport/ Treat and Refer- Contractual*	\$380.00	Per Incident
Dead On Scene*	\$888.15	Per Transport
Mileage*	\$20.67	Per Load Mile
Wait Time*	\$222.03	Per Hour

Supplies

Modifications to a specific supply rate based on market fluctuations may occur without Council approval only if the modification does not exceed 20%. Interdependent ground ambulance supplies will be billed at the rate as approved by City Council, but may be bundled as part of the billing process.

1" Flex Wrap	\$2.35	Each
1/2" Silk Tape	\$0.75	Each
10CC Syringe W/Safety Glide	\$0.64	Each
10ML Ampule NaCl	\$1.65	Each
12 CC Syringe	\$0.23	Each
14FR 12" Blue And 10FR 16" Green w/Elbow Tube	\$27.89	Each
14FR 48" Nasogastric Suction Salem Sump Tube	\$3.99	Each
18FR Nasopharyngeal Pvc Airway	\$3.39	Each
1CC Syringe Bd Eclipse	\$0.63	Each
1ML Syringe Safety Glide	\$1.18	Each
20FR Nasopharyngeal PVC Airway	\$6.76	Each
3 Way Stopcock W/ 20" Tubing	\$2.30	Each
3" Adhesive Tape	\$3.79	Each
3" Kling NS	\$0.31	Each
3CC Syringe	\$0.32	Each
3CC Syringe W/Needle	\$1.20	Each
5 CC Syringe	\$0.81	Each
53376# Megamover Plus Trans Disp	\$24.20	Each
60 CC Toomey Syringe	\$2.10	Each
60 Drop IV Admin Set 105"	\$10.32	Each
70CC Toomey Syringe W/Cath Tip	\$3.95	Each
Activated Charcoal	\$36.49	Each
Adenosine 6MG/2ML Vial	\$7.49	Each
Adult/Peds Nellcor Disposable Prode Oxisensor	\$25.79	Each
AED Pads	\$66.99	Each
Albuterol Sulfate 2.5mg/3ml NS	\$0.78	Each
Alcohol Prep Pad	\$0.02	Each
All In One (Lifepack)	\$60.12	Each
Ambu Endotracheal Tube Holder	\$5.25	Each
Ambu Res-Cue Suction Canister	\$13.79	Each
Ambu Res-Cue Suction Pump Kit	\$58.79	Each
Amiodarone 150 MG/3ML Luerlock Prefilled Syringe	\$20.29	Each
Ammonia Inhalants	\$0.28	Each
Angiocath 3" Chest Needle 12GA	\$24.58	Each
Antiseptic Hand Wipes	\$0.33	Each
Arm Board 3 X 9	\$3.79	Each
Arm Board Long 3 X 17.5	\$5.49	Each
Aspirin 80Mg 36/BTL 1/18th	\$0.42	Each
Atropine 1MG/10ML	\$15.99	Each
Atropine 8MG/20ML	\$75.99	Each
Aviva Glucose Strips	\$1.84	Each
BAAM Device	\$8.89	Each
Baby Bunting Swaddler	\$5.69	Each
Baird Board Strap	\$6.71	Each
Bandage Adhesive 1"	\$0.06	Each
Bandage Adhesive 2"x 3.5"	\$0.22	Each
Bandage Cohesive 1"	\$0.71	Each
Bandage Cohesive 3"	\$2.06	Each
Bandage Conforming Roll 4" NS	\$0.37	Each
Bandage Woven Gauze 4.5" Sterile	\$1.77	Each
Baxter-Interlink System, Continue-Flo Solutio	\$8.79	Each
Bed Pan Fracture Style	\$1.95	Each
Biohazard Bag Large	\$0.46	Each
Biohazard Bag Medium	\$0.22	Each



Citywide Fee Schedule

Fees are separated by service area to facilitate the identification of a particular fee within the document, however fees as adopted on this schedule may be assessed citywide.

Fee	Amount	Unit of Measure
Biohazard Bag Small	\$0.33	Each
Biohazard Bag X-Large	\$0.72	Each
Bite Stick	\$1.03	Each
Blanket, Disposable, 50x84 Polyester	\$11.59	Each
BP Cuff Disposable Adult	\$6.69	Each
BP Cuff Disposable Adult	\$7.19	Each
BP Cuff Disposable Child	\$7.92	Each
BP Cuff Disposable Ex Lg Adult	\$9.80	Each
BP Cuff Disposable Infant	\$2.51	Each
BP Cuff Disposable Infant	\$8.40	Each
BP Cuff Disposable Large Adult	\$7.20	Each
BP Cuff Disposable LG Adult	\$7.79	Each
BP Cuff Disposable Long Adult	\$9.49	Each
BP Cuff Disposable Peds	\$6.49	Each
BP Cuff Disposable Peds 9"X22.5CM LP 12	\$2.79	Each
BP Cuff Disposable Sm Adult	\$6.49	Each
BP Cuff Disposable X-Large Adult	\$19.94	Each
Braun Suction Canister	\$5.04	Each
Bulb Syringe	\$3.61	Each
Burn Sheet	\$7.79	Each
BVM Adult With Mask	\$16.99	Each
BVM Infant With Neonate Mask	\$16.99	Each
BVM Peds/Toddler With Mask	\$19.49	Each
BVM Smart w/ Timer Adult/Peds	\$50.99	Each
Calcium Chloride 1GM/10mL	\$14.69	Each
Capnography Oridion	\$14.00	Each
Cardboard Splint Large	\$7.79	Each
Cardboard Splint Medium	\$5.99	Each
Cardboard Splint Small	\$5.78	Each
Carpusject Holder For Carpusject Syringe	\$1.13	Each
Carry All Large	\$27.49	Each
Carry All Regular	\$14.09	Each
Castile Soap Towellete	\$0.04	Each
CAT Tourniquet	\$45.79	Each
CAT Tourniquet EMS Black 1"	\$47.29	Each
CAT Tourniquet EMS Orange	\$43.79	Each
Cervical Collar Adjustable Adult	\$8.99	Each
Cervical Collar Adjustable Peds	\$8.99	Each
Chest Needle 3.25" 14GA	\$15.29	Each
Chest Needle 3" 12GA	\$24.58	Each
Chest Needle 5.25" 14GA	\$28.79	Each
Chest Seal 5.5" Diameter	\$14.99	Each
Chux	\$0.21	Each
Clip Lock Cannula	\$1.74	Each
CO2 Monitoring Line ETT Adult/Peds	\$12.60	Each
CO2 Monitoring Line N/C Adult	\$13.99	Each
CO2 Monitoring Line NC Peds	\$18.49	Each
CO2 Peds Easy Cap	\$15.99	Each
Code Strap, Adjustable	\$4.58	Each
Cold Pack	\$2.00	Each
Combine 8"x10" Sterile	\$0.38	Each
Combitube Adult Roll Up Kit 37FR - 41FR	\$99.29	Each
Compression Band for CPR Device	\$255.99	Each
CPAP Circuit w/Mask Vent	\$41.90	Each
CPAP Mask Boussignac System Sz 3-6	\$69.50	Each
CPAP Mask Port-02-Vent Lg Adult	\$13.30	Each
CPAP Mask Port-02-Vent Med Adult	\$9.28	Each
CPAP Mask Port-02-Vent Sm Adult	\$10.39	Each
CPAP Mask w/Neb Adult SM-LG	\$91.50	Each
CPAP Max Bitrac ED Mask/Head	\$63.99	Each
CPAP Ped/Lg Adult	\$50.29	Each
CPAP Universal Harness	\$5.03	Each
CPAP, Mask Oxygen System With Peep	\$86.29	Each
CPAP/Bipap Newport	\$11.90	Each
CPR Ventilation Timing Light	\$8.09	Each
Cric Kit	\$38.99	Each
Defibrillator Gel	\$1.99	Each
Defibrillator Electrodes Cardiac Science	\$44.99	Each
Defibrillator Electrodes/ECG	\$48.99	Each
Defibrillator Pad Adult	\$45.00	Each

Fees are separated by service area to facilitate the identification of a particular fee within the document, however fees as adopted on this schedule may be assessed citywide.

Fee	Amount	Unit of Measure
Defibrillator Pad Adult Philip	\$65.00	Each
Defibrillator Pads	\$10.75	Each
Defibrillator/Pacer Pad Peds	\$45.00	Each
Dextrose 250ML 10% Bag	\$9.29	Each
Dextrose 25GM/50ML	\$17.29	Each
Dextrose 500ML 10% Bag	\$9.09	Each
Diazepam (Valium), 5 MG/ML 2ML Carpuject	\$39.09	Each
Diltiazem (Cardizem)	\$30.34	Each
Diphenhydramine (Benadryl) Vial	\$2.14	Each
Disaster Bag - Heavy Duty Disp.	\$33.29	Each
Disaster Bag, Vinyl, Disposable	\$11.99	Each
Disp Q-CPR Compression Sensor Pads Philips	\$50.00	Each
Disp. Spo2 Sensor Adult/Peds	\$19.49	Each
Disp. Spo2 Sensor Infant/Neo	\$29.70	Each
Disposable Backboard Straps	\$12.39	Each
Disposable BP Cuff (Infant-Lg Adult) LP 12	\$3.59	Each
Disposable Penlight	\$1.53	Each
Disposable Pillow	\$6.29	Each
Disposable Pillow Cases	\$2.26	Each
Disposable S Strap	\$50.49	Each
Disposable Suction Canister 1200CC	\$4.77	Each
Disposable Suction Canister 800CC	\$5.89	Each
Disposal Gowns	\$2.76	Each
Disposal Gowns	\$2.49	Each
DMS Medical Triage Tag All Risk	\$1.78	Each
Dopamine HCL 400MG/10ML	\$7.59	Each
Dopamine HCL Premixed Bag	\$22.79	Each
Dragon Svn Peds Mask	\$1.33	Each
Duct Tape	\$8.79	Each
Ear Plugs	\$0.38	Each
Easy Cap CO2 Detector	\$33.49	Each
Econo-Vac Extremity, Arm Splint	\$37.99	Each
Econo-Vac Extremity, Forearm Lg Splint	\$16.99	Each
Econo-Vac Extremity, Forearm Med Splint	\$14.99	Each
Econo-Vac Extremity, Leg Splint	\$56.99	Each
Econo-Vac Wrist/Ankle Splint	\$34.49	Each
Edge System Quick Combo Electrodes	\$37.00	Each
Edge System Quick Combo Redi-Pak Electrode	\$42.00	Each
EID Bulb Style Disposable	\$7.20	Each
EKG Electrodes Philip Adults	\$7.44	Each
EKG Paper - LP-15 (1/3 Roll)	\$5.59	Each
EKG Paper - LP-15 (1/3 Roll)	\$4.69	Each
Ekg Pro Pak Paper 1/3 Rolls	\$3.29	Each
Elastic Bandage 3X5 Yards	\$1.89	Each
Elastic Bandage 4X5 Yards	\$2.05	Each
Elastic Bandage 6X5 Yards	\$2.99	Each
Electrodes Adult/Peds	\$6.79	Each
Electrodes, Quick Combo Pediatric (2 In Set)	\$21.00	Each
Emergency Highway Blanket	\$2.69	Each
Emergency Mylar Blanket	\$0.74	Each
Emesis Bags	\$2.16	Each
Emesis Basin	\$1.79	Each
Endotracheal Introducer Peds 10FR	\$9.49	Each
Endotracheal Tube (2.5 - 4.5)	\$4.26	Each
Endotracheal Tube (5.0 - 9.5)	\$4.29	Each
Endotracheal Tube Adult Introducer	\$9.49	Each
Endotracheal Tube Endotrol 6MM 7MM 8MM	\$14.49	Each
Endotracheal Tube Holder Adult/Peds	\$5.29	Each
Endotracheal Tube Peds Introducer	\$7.88	Each
Epinephrine (1:10,000) 1MG/10ML	\$10.59	Each
Epinephrine (1:1000) 1MG/1ML	\$29.49	Each
Epinephrine (1:1000) 1MG/1ML (Ampl)	\$3.59	Each
Epinephrine (1:1000) 30 ML	\$317.99	Each
Epinephrine (1:1000) 30 ML	\$18.49	Each
Etomidate 40MG/20CC	\$29.29	Each
Extension Set Microbore 6"	\$2.31	Each
EZ I/O Needle Large Adult	\$115.00	Each
EZ I/O Needle Ped - Adult	\$110.00	Each
EZ IO Stabilizer	\$15.00	Each
F.A.S.T. System	\$169.99	Each

Fees are separated by service area to facilitate the identification of a particular fee within the document, however fees as adopted on this schedule may be assessed citywide.

Fee	Amount	Unit of Measure
Facial Tissue	\$0.51	Each
Famotidine 20MG/50CC	\$6.50	Each
Fan Jet Svn Nebulizer	\$2.37	Each
Fast Patch Electrodes	\$22.99	Each
Fentanyl 0.5 MG/1ML Ampule 2ML Vial	\$2.87	Each
Fentanyl 100mcg/2 ML vial	\$2.63	Each
Field Blook Glucose Monitor Kit	\$1.49	Each
Filter Needle 18 GA	\$0.44	Each
Filterline, CO2 Set Adult/Ped For Philips	\$12.25	Each
Fluid Shield Mask	\$1.85	Each
Forceps Adult-Peds	\$8.29	Each
Furosemide (Vial)	\$8.90	Each
Furosemide 40MG/4ML (PF)	\$13.79	Each
Gauze Sponge 2x2 Sterile	\$0.59	Each
Gauze Sponge 4"x4" NS	\$0.02	Each
Gauze Sponge 4"x4" Sterile	\$0.23	Each
Gloves Nitrile Powder Free 1pr all sizes	\$0.34	Each
Glucagon 1MG/1ML	\$279.99	Each
Glucose Test Strips	\$2.79	Each
Grandview Laryng. Blade Disp.	\$12.49	Each
Halo Chest Seal	\$18.29	Each
Hand Held Svn Nebulizer	\$2.88	Each
Head Block Immobilizer	\$5.89	Each
Headblock Cardboard	\$8.99	Each
HMS W/Filter	\$1.49	Each
Hot Pack	\$1.57	Each
Humidifier	\$5.00	Each
Hydrogen Peroxide	\$7.99	Each
Impact Liners	\$0.59	Each
Impact Vac Pak Cartridge	\$9.56	Each
Infant Heating Pad, Post Warmer	\$50.79	Each
Infant Oxisensor Pulse Oximetry Probe	\$32.79	Each
Infant/Child Reduced Energy Electrodes	\$110.00	Each
Infusion Admin Set, Nitro Set	\$23.79	Each
Insta Glucose Tube	\$6.29	Each
Intraosseous Device	\$124.99	Each
Intraosseous Needle	\$24.29	Each
Intraosseous Needle 15GA Jamshedi	\$24.49	Each
Ipratropium Bromide 0.02% 2.5ML Unit Dose	\$0.93	Each
Irrigation Saline/Sterile Water 1000CC	\$6.19	Each
Irrigation Sterile Water 500CC	\$10.09	Each
IV Admin Set Blood Pump	\$9.01	Each
IV Admin Set, Blood	\$10.19	Each
IV Bag Pressure Infuser 1000ML	\$19.18	Each
IV Buretrol	\$18.49	Each
IV Butterfly Infusion Set 19GA - 25GA	\$1.29	Each
IV Cath, Introcan 14GA to 24 GA	\$3.90	Each
IV Catheter (14G - 22G or 24G)	\$3.95	Each
IV Catheter 14GA - 24 GA	\$3.21	Each
IV Catheter 19Ga-25Ga (Butterfly)	\$1.29	Each
IV Solution - D5W (250CC/500CC)	\$9.89	Each
IV Solution - D5W (50CC)	\$5.89	Each
IV Solution LR 1000	\$10.59	Each
IV Solution NS 100	\$4.71	Each
IV Solution NS 1000	\$9.29	Each
IV Solution NS 250	\$8.29	Each
IV Solution NS 50/500	\$10.19	Each
IV Start Include 8" Ext Set, Tegaderm	\$4.13	Each
IV Start Kit	\$1.82	Each
IV Start Kit W/Tegaderm Tape	\$2.98	Each
IV Start Pack w/Ext Set And Prefilled Syringe	\$4.77	Each
IV Tubing Multi-Select	\$11.99	Each
IV Tubing Set (10GTT)	\$2.55	Each
IV Tubing Set (60GTT)	\$2.69	Each
IVAC Minimed 2 Y Pump Tubing	\$9.90	Each
IVAC Minimed Half Set Tubing	\$8.26	Each
Ketamine 100MG/ML 5 ML vial	\$21.19	Each
King Airway LTS	\$46.79	Each
King Visio Dispo Blade Sz 3 Stndrd Or Chnld	\$30.49	Each
Ladder Splint	\$7.79	Each

Fees are separated by service area to facilitate the identification of a particular fee within the document, however fees as adopted on this schedule may be assessed citywide.

Fee	Amount	Unit of Measure
Lancet	\$0.35	Each
Lancet Safety Purple	\$0.31	Each
Laryng Mac Lt Disposable Blades 2-4	\$7.09	Each
Laryng Miller Lt Disposable Blades 0-3	\$7.19	Each
Laryngoscope Blades Disposable All Sizes	\$6.59	Each
Lens Delivery Set For Morgan Flo	\$9.99	Each
Lidocaine 2% 100MG/5ML	\$5.69	Each
Lidocaine IV 2GM/500ML	\$14.09	Each
Lifepack Capno Mask (ETC02) w/Adpt Adult/Peds	\$18.50	Each
Lifepack Ecg Electrode Ea.	\$0.90	Each
Lifepack ECG Stat Pad Peds	\$50.67	Each
Lifepack Multi Function Ped/Adl	\$25.55	Each
Lifepack Oral/Nasal CO2 Cannula Adult/Peds	\$14.00	Each
Lifepack Transducer Deltan IV Disposable	\$37.50	Each
Lifepack, CRT Stat Padz	\$70.00	Each
Limb Restraints Soft	\$6.79	Each
LMA Fastrach 6-8 Endotracheal Tube	\$68.33	Each
LMA Supreme	\$48.99	Each
LMA-Unique Size 3-5	\$120.56	Each
Lorazepam 2MG/1ML Vial	\$10.39	Each
LTV 1200 6500 Series Mask All Sz	\$36.00	Each
LTV 1200 Vent Circuit Peds/Adult	\$23.58	Each
LTV 1200, Ped/Adlt w/o Peep	\$18.90	Each
Lubricating Jelly	\$0.15	Each
Luer Adapter	\$0.69	Each
MAD w/ Syringe 3ML	\$9.89	Each
MAD w/o Syringe	\$8.79	Each
Magnesium Sulfate 1GM/2ML	\$4.63	Each
Male Adapter Plug Needle Free, Luer	\$0.90	Each
Mask, N95 Flat Fold Three Panel	\$2.08	Each
Meconium Aspirator, ET Tube Connection	\$7.99	Each
Methylprednisolone 125MG/2ML	\$17.29	Each
Microflex Safegrip Gloves =1Pr	\$0.46	Each
Microflex Syntrol Gloves =1Pr	\$0.41	Each
Microshield Disposable Mask	\$8.79	Each
Midazolam (Versed) 5MG/1ML	\$7.49	Each
Morgan Medi Flo Lens	\$38.29	Each
Morphine Sulfate 10MG/1ML Carpuject	\$5.59	Each
MS22883 Svn Nebulizer	\$1.15	Each
M-Series 80Mm Lifepack Paper 1/3Rolls	\$1.71	Each
M-Series Airway Adapter Lifepack & Neonate/Peds Lifepack	\$11.85	Each
M-Series Airway Adapter w/Mouth Piece Adult/P	\$10.50	Each
M-Series Lncs Lifepack Disp Adult/Ped Sensor	\$30.00	Each
Mucosal Atomization Device Adult	\$6.89	Each
Mucosal Atomization Device Peds	\$8.76	Each
Multi Function Pads Philips Adult	\$29.00	Each
Multi Function Pads Philips Peds	\$31.00	Each
N95 Respirator Mask all sizes	\$1.83	Each
Nail Polish Remover	\$0.09	Each
Najo Head Wedge Immobilizer	\$7.29	Each
Naloxone (Narcan) 2MG 2ML Luer Jet Syringe	\$53.99	Each
Nasal Cannula Adult	\$0.51	Each
Nasal Cannula Peds	\$1.46	Each
Nasogastric Sump Tube 10Fr-18-Fr	\$4.89	Each
Nasogastric Sump Tube 14FR	\$5.09	Each
Nasogastric Sump Tube 8FR	\$14.89	Each
Nasopharyngeal Airway (12-18FR)	\$19.29	Each
Nasopharyngeal Airway (20-36FR)	\$4.69	Each
Nasopharyngeal Airway all sizes	\$3.55	Each
Nebulizer - Svn	\$9.29	Each
Nebulizer T Up-Draft,	\$2.64	Each
Needle 18GA - 26GA	\$0.55	Each
Needle 3 Way Stopcock	\$1.93	Each
Needle, 19Ga -22Ga Sureguard	\$0.33	Each
Needle, 25GA Monoject Hypodermic w/Poly Hub	\$3.79	Each
Needle, 25Ga Safety Glide	\$0.50	Each
Needless Extension Set	\$5.79	Each
Needless IV Injection Site Heparin Lock 3/4 L	\$3.95	Each
Neopro Gloves Sm-XXLG	\$0.32	Each
New Born Head Cap	\$1.46	Each

Fees are separated by service area to facilitate the identification of a particular fee within the document, however fees as adopted on this schedule may be assessed citywide.

Fee	Amount	Unit of Measure
Nitroglycerin (Nitrostat) 0.4mg SL tab	\$1.97	Each
Nitroglycerin Subling. Spray 0.4MG/Metered Dose	\$2.72	Each
Nonin Airway Adp Tube	\$8.67	Each
Nonin, Adult Pulse Oximetry Finger Probe	\$17.91	Each
Nonin, Infant Toe Flex Form	\$20.79	Each
Nonin, Ped Pulse Oximetry Finger Probe	\$17.91	Each
Non-Rebreather Mask Adult	\$3.30	Each
Non-Rebreather Mask Infant	\$3.70	Each
Non-Rebreather Mask Peds	\$1.56	Each
Nose Clamp	\$0.57	Each
OB Kit	\$29.29	Each
Oropharyngeal Airway all sizes	\$0.35	Each
Oval Eye Pads	\$0.24	Each
Oxygen Supply Tubing	\$1.06	Each
Oxygen Use	\$35.00	Each
Oxytocin 10Units/1ML (Vial)	\$5.89	Each
Pacer Pads LP 10	\$4.33	Each
Padded Board Splint 15"	\$4.62	Each
Padded Board Splint 36"	\$9.99	Each
Padded Board Splint 54"	\$12.99	Each
Patient Circuit w/Peep Adult	\$23.58	Each
Patient Id Wrist Band For Mother/Newborn	\$1.35	Each
Patient Restr. 5',2-Pc Disposable	\$11.69	Each
Peds Endotracheal Tube 3.0MM-5.0MM Microcuff	\$5.03	Each
Peds Nasal Filterline, For Non-Intubate	\$11.20	Each
Peds Nellcor Finger Prode Oxisensor	\$20.29	Each
Peds, Blue Sensor Electrodes 30MM (10/Pack)	\$6.29	Each
Peep Valve	\$9.29	Each
Peep Valve	\$8.79	Each
Pelvic Binder Yellow	\$22.70	Each
Personal Protection Kit	\$8.69	Each
Petrolatum Gauze	\$1.44	Each
Pharyngeal Suction Tip	\$2.70	Each
Phenylephrine 0.5% 15ML	\$8.87	Each
Philips Smart Capoline Adult	\$13.63	Each
Philips Smart Capoline Peds	\$15.89	Each
Pneusplint Disp Air Spling	\$61.81	Each
Pocket Mask	\$8.79	Each
Prep Razor	\$0.85	Each
Protective Shoe Covers 1Pr	\$1.08	Each
Protective Sleeves 1Pr	\$1.08	Each
Pulse Oximetry Probe Adult/Peds	\$21.29	Each
Pump Tubing 1/2 Est MTP #1100	\$8.76	Each
Pump Turing Low Sorb Needleless IVAC	\$22.60	Each
Quick Clot Combat Gauze 3X4 Yards	\$56.29	Each
QuikClot EMS Dressing, 4"x4"	\$34.99	Each
QuikClot EMS Rolled Gauze, 3"x48"	\$23.49	Each
Racemic Epinephrine 2.25% Solution	\$55.86	Each
Resp-Reg/Small Hepa N-95	\$1.63	Each
Res-Q Vac Disp. Suction Canister Set	\$23.79	Each
Revel Circuits w/90 Degree Ped-Adult	\$15.00	Each
Ring Cutter	\$12.49	Each
Safety Glasses	\$3.30	Each
Saf-T-Pro Lancet	\$0.40	Each
Salem Sump 8, 10, 12, 14, 16, 18 FR NG Tube	\$4.13	Each
Saline for Inhalation 3CC	\$0.59	Each
Sam Pelvic Sling	\$102.00	Each
Scalpel	\$3.65	Each
Sharps Container 1Qt	\$6.99	Each
Sharps Container 2GL Rotor Lid	\$7.39	Each
Sharps Container 4.7	\$9.59	Each
Sharps Container 5 QT	\$9.49	Each
Sharps Shuttle	\$3.09	Each
Silver Swaddler	\$5.59	Each
Simple Mask Med Con.	\$2.99	Each
Single Use Blades For Clippers	\$8.99	Each
Single Use Blades For Clippers	\$7.29	Each
Single Use Ventilator Circuit Disposable	\$8.79	Each
Smart Bag Peep Adapter	\$9.59	Each
Sodium Bicarbonate 50MEQ/50ML	\$17.29	Each

Fees are separated by service area to facilitate the identification of a particular fee within the document, however fees as adopted on this schedule may be assessed citywide.

Fee	Amount	Unit of Measure
Sodium Chloride, 10ML Ansyr Syringe	\$0.46	Each
Spill Kit	\$8.79	Each
Spit Sock Hood	\$5.49	Each
Splint Bendable Aluminum	\$8.89	Each
SSCORT Cannister w/Suction Tubing	\$23.49	Each
Stat 20 IV 20 Drop Set	\$6.29	Each
Sterile Burn Face Dressing	\$48.80	Each
Stomach Nasogastric 5FR	\$4.25	Each
Stretcher Sheet Set	\$4.43	Each
Stylette 2.0 - 10.0MM	\$7.79	Each
Succinylcholine 200MG/10CC	\$40.79	Each
Suction Bag (Rico)	\$0.41	Each
Suction Catheter (5 Fr)	\$0.82	Each
Suction Catheter (6 - 18 Fr)	\$0.36	Each
Suction Catheter w/ Trap	\$7.99	Each
Surface Disinfectant Wipes	\$0.26	Each
SVN In-Line BVM	\$4.79	Each
Syringe 10CC	\$0.20	Each
Syringe 1-5CC	\$0.15	Each
Syringe 20 CC	\$0.43	Each
Syringe 30CC	\$0.69	Each
Syringe 3CC – 10CC w/ Safety Lock	\$0.80	Each
Syringe 50 CC	\$0.87	Each
Syringe 60 CC	\$1.73	Each
Syringe Dual Cannula 3CC – 10CC	\$1.10	Each
Syringe Only, 60CC Terumo	\$0.70	Each
Syringe Saline 12CC 10ML Sterile 6X30	\$1.27	Each
Syringe w/ needle 1CC-3CC	\$0.89	Each
Sz #5-11 Hudson Colored Opa	\$2.14	Each
Sz 0 Oral Airway 40mm - 110mm	\$0.77	Each
Sz 12 Berman Oral Airway 120MM 12/Pk	\$2.76	Each
Sz 6 Oral Airway 60mm	\$1.32	Each
Sz 7 Oral Airway 70mm	\$1.33	Each
Tape 1" Plastic	\$0.87	Each
Tape 1" Porus	\$1.81	Each
Tape 1" Silk	\$2.89	Each
Tape 1/2" Silk	\$0.72	Each
Tape 2" Silk	\$2.89	Each
Tape 2" Porus	\$3.63	Each
Tape 3" Silk	\$4.34	Each
TB Syringe/Needle	\$0.63	Each
Thermal Paper - Philips 1/3RL	\$5.49	Each
Thermometer Probe Cover	\$0.11	Each
Thiamine Hcl 100MG/1CC	\$16.29	Each
Trach Collar Mask	\$8.09	Each
Trauma Dressing 30x11	\$1.90	Each
Trauma Dressing 5x9	\$0.28	Each
Trauma Sheer	\$1.99	Each
Triage Tags -AZ Only	\$1.14	Each
Triangular Bandage	\$0.71	Each
Tympanic Style Thermometer Cover	\$1.64	Each
Umbilical Clamp	\$2.42	Each
Umbilical Scissors	\$8.39	Each
Updraft Neb-U Mask, Adult Or Ped	\$2.22	Each
Urgent Qr Powder	\$2.32	Each
Urinal	\$0.96	Each
Utility/Wash Basin	\$1.59	Each
Vanishpoint Syringe 1CC - 5CC	\$1.13	Each
Vasopressin 40 Units	\$8.19	Each
Veni-Gard	\$0.63	Each
Ventilator Disposable Care Circuit	\$16.79	Each
Ventilator Disposable Circuit w/o Peep Valve	\$21.79	Each
Ventilator Disposable Circuit, Para Pak	\$34.79	Each
Venturi-Style Mask Adult	\$4.89	Each
Verapamil 5MG/2ML	\$60.99	Each
Vial Access Cannula	\$0.54	Each
Vial Adapter	\$6.69	Each
Video Laryngoscope Blade	\$39.29	Each
V-Vac Suction Cartridge	\$24.00	Each
V-Vac Suction Unit Kit	\$128.00	Each



Citywide Fee Schedule

Fees are separated by service area to facilitate the identification of a particular fee within the document, however fees as adopted on this schedule may be assessed citywide.

Fee	Amount	Unit of Measure
Water Jel 8"x18"	\$16.49	Each
Water Jel Face Mask	\$21.79	Each
Zofran 4MB Oral Dissolving Tab	\$1.61	Each
Zofran 4MG/2CC	\$1.96	Each

HUMAN SERVICE & COMMUNITY VITALITY

Senior Center Rentals

Category** I	No charges apply	
--------------	------------------	--

Classroom		
Category** II (A) (B)	\$30.00	Per Hour
Category** III	\$35.00	Per Hour

Study Room		
Category** II (A) (B)	\$25.00	Per Hour
Category** III	\$30.00	Per Hour

Senior Center Dining Hall		
Category** II (A) (B)	\$60.00	Per Hour
Category** III	\$100.00	Per Hour

Senior Center Multi-Purpose Room		
Category** II (A) (B)	\$50.00	Per Hour
Category** III	\$75.00	Per Hour

Senior Center 1/2 Multi-Purpose Room		
Category** II (A) (B)	\$35.00	Per Hour
Category** III	\$50.00	Per Hour

Senior Center Classroom D		
Category** II (A) (B)	\$30.00	Per Hour
Category** III	\$50.00	Per Hour

Kitchen		
Category** II (A) (B)	\$30.00	Per Hour
Category** III	\$40.00	Per Hour

Senior Center Staff	\$20.00	Per Hour
---------------------	---------	----------

Senior Programs

Computer Classes		
Resident	\$50.00	Per Person/ Per Session
Non-Resident	\$60.00	Per Person/ Per Session

Fitness Center		
Resident	\$30.00	Per Person/ Per Month
Non-Resident	\$35.00	Per Person/ Per Month

Holiday Party		
Resident	\$12.00	Per Person/Per Party
Non-Resident	\$20.00	Per Person/ Per Party

One Stroke Painting		
Resident	\$60.00	Per Person/ Per Session
Non-Resident	\$72.00	Per Person/ Per Session



Citywide Fee Schedule

Fees are separated by service area to facilitate the identification of a particular fee within the document, however fees as adopted on this schedule may be assessed citywide.

Fee	Amount	Unit of Measure
Swap Meet Space Rental		
Resident	\$35.00	Per Space/ Per Day
Non-Resident	\$40.00	Per Space/ Per Day
Spanish		
Resident	\$25.00	Per Person/ Per Session
Non-Resident	\$30.00	Per Person/ Per Session
Senior Center Annual Membership		
Resident	\$12.00	Per Person/ Per Year
Non-Resident	\$15.00	Per Person/ Per Year
Crafts	\$1.00 - \$5.00	Per Person/ Per Session
Line Dancing	\$12.00	Per Person/ Per Session
Senior Idol Tickets	\$6.00	Per Ticket

POLICE

Reports

Less Than 10 Pages	\$5.00	Per Request
10 - 19 Pages	\$10.00	Per Request
20 - 29 Pages	\$15.00	Per Request
30 - 49 Pages	\$25.00	Per Request
50 - 100 Pages	\$35.00	Per Request
Per Page Over 100 Pages	\$0.15	Per Request

Photos

12 Or Less	\$20.00	Per Request
Each Additional Print	\$1.00	Per Print

Fingerprint Cards

2 Or Less	\$15.00	Per Request
Per Card Over 2	\$5.00	Per Card

Miscellaneous

Letter Of Clearance	\$10.00	Per Letter
Recording 911/Phone/Video- VHS/Cassette/Macro-Cassette/CD	\$20.00	Per Recording
Tow Fee 28-3511*	\$150.00	Per Tow
Transaction- Pawnshop/Secondhand Dealer	\$3.00	Per Transaction

PUBLIC WORKS

Sanitation Hauler's License

Application	\$500.00	Per Application
License	\$1,000.00	Per Vehicle

Water Meter Installation

3/4"	\$275.00	Per Permit
1"	\$310.00	Per Permit
1.5"	\$565.00	Per Permit
2"	\$750.00	Per Permit



Citywide Fee Schedule

Fees are separated by service area to facilitate the identification of a particular fee within the document, however fees as adopted on this schedule may be assessed citywide.

Fee	Amount	Unit of Measure
3" Hydrant	\$95.00	Per Permit
3"	\$2,005.00	Per Permit
4"	\$2,480.00	Per Permit
6"	\$3,910.00	Per Permit
8"	\$5,635.00	Per Permit
2" Electromagnetic Meter or Compound	\$2,255.00	Per Permit
3" Electromagnetic Meter or Compound	\$3,020.00	Per Permit
4" Electromagnetic Meter or Compound	\$3,700.00	Per Permit
6" Electromagnetic Meter or Compound	\$5,460.00	Per Permit
8" Electromagnetic Meter or Compound	\$7,585.00	Per Permit
5/8" Displacement	\$255.00	Per Permit
1.5" Turbine	\$1,125.00	Per Permit
2" Turbine	\$1,385.00	Per Permit

Stormwater Utility Services

Monthly Rate

FY2017	\$2.00	Per Equivalent Dwelling Unit (EDU)
FY2018	\$2.00	Per Equivalent Dwelling Unit (EDU)
FY2019	\$2.00	Per Equivalent Dwelling Unit (EDU)
FY2020	\$2.00	Per Equivalent Dwelling Unit (EDU)
FY2021	\$2.75	Per Equivalent Dwelling Unit (EDU)

Classifications	Number of EDU's	Unit of Measure
Residential		
Single Family Residence	1	Per Residence
Non-Residential		
RV Park	1	Per Pad
Commercial/Industrial	1	Per 3,420 Square Feet of Impervious Area
Schools/Churches	1	Per 3,420 Square Feet of Impervious Area
Agriculture- Impervious Area	1	Per 3,420 Square Feet of Impervious Area
Agriculture- Farmed Area	1	Per 3,420 Square Feet of Farmed Area
(Fee applied only to 10% of total farmed area)		

Undeveloped Land is exempt from Stormwater Utility Fee.

Improved Land Stormwater Utility Fee is based on land use classification rates above.

Non-residential classifications may qualify for the commercial credit program detailed below.

Non-residential EDU calculations are rounded to the nearest one-hundredth and subject to a minimum of 1 EDU per parcel.

Commercial Credit Programs

Infrastructure Program (Up to 25% Credit)

1. > 10% Above Standard Requirements	5% Credit
2. > 25% Above Standard Requirements	10% Credit
3. > 35% Above Standard Requirements	15% Credit
4. > 50% Above Standard Requirements	20% Credit
5. Creative means to achieve Above Standard Requirements	5% Credit



Citywide Fee Schedule

Fees are separated by service area to facilitate the identification of a particular fee within the document, however fees as adopted on this schedule may be assessed citywide.

<u>Fee</u>	<u>Amount</u>	<u>Unit of Measure</u>
Regulatory Credit Program (Up to 13% Credit)		
School Education Credit (participate in County Program)	8% Credit	
Public Participation	5% Credit	
Partnership Donations	5% Credit	
Industrial AZPDES Credit	5% Credit	
Bonus: Participate in any 2	3% Credit	

*This fee is established by a federal, state, or county agency and is subject to change.

**

Category I: City of Surprise | Official City Sponsored Event or Program | Texas Rangers, Kansas City Royals or Volunteer Org. per Lease Agreement.

Rental Fee- No, Direct Expenses- No

Category II (A): Bona Fide Non-Profit Group, Non-Profit Corporation, or Non-Profit Organization.

Rental Fee- Yes, Direct Expenses- Yes

Category II (B): Surprise Youth Non-Profit Sports Organizations with 90% Residency Requirements | Dysart Unified School Dist. IGA.

Rental Fee- No, Direct Expenses- Yes

Category III: Individual Companies or Organizations Staging Commercial Entertainments, Shows, Concerts, Consumer Events or Trade Shows.

Rental Fee- Yes, Direct Expenses - Yes



CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: May 4, 2021

Contact Person: Andrea Davis, DIRECTOR -
FINANCE

Submitting Department: Finance

District: Internal

Staff Recommendations: None

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

Agenda Wording:

Consideration and action pertaining to adoption of amendments to the FY2022 Comprehensive Financial Management Policies; Resolution #2021-54.

Motion:

I move to approve Resolution #2021-54.

Background:

Comprehensive financial policies are an important element of solid financial structure and long-term financial planning. These policies, which are reviewed and updated annually, cover the areas of Operating Management, Capital Management, Debt Management, Minimum Fund Balance, and Financial Reporting. On December 15, 2020, staff brought forward a mid-year amendment to the Comprehensive Financial Management Policies, therefore, no significant changes are recommended at this time.

Since FY2020, the Public Safety Pension Retirement System (PSPRS) Funding Policy has been adopted independently by resolution. In an effort to consolidate the City's finance policies, staff recommends incorporating the PSPRS Funding Policy into the Comprehensive Financial Management Policies. Qualifying City of Surprise Police and Fire-Medical employees participate in this pension plan and each participating agency has an individual trust fund reflecting their assets and liabilities. The City has two trust funds, one for Police employees and one for Fire-Medical employees. Each fund has its own funded ratio, contribution rate, and annual actuarial evaluation. In accordance with A.R.S. § 38-863.01, the City is required to adopt an annual pension funding policy to communicate how the City will maintain stability and meet the funding requirements. The policy must be published on the City's website and it must include formal acceptance of the City's assets and liabilities. According to the actuarial valuations dated June 30, 2020, the City of Surprise PSPRS funds have \$107,236,993 in assets, \$153,692,312 in accrued liability, \$46,455,319 in unfunded actuarial accrued liability, and a funded ratio of 69.8%.

Objective Analysis:

The City's financial policies provide the road map for financial operations and demonstrate the City's commitment to sound financial management practices.

Policy Compliant:

This item is compliant with City and Council policies and will meet the requirements set forth by A.R.S. 38-863.01.

Financial Impact:

The FY2022 Comprehensive Financial Management Policies will set the foundation for all fiscal activities of the City.

Budget Impact:

The FY2022 Comprehensive Financial Management Policies will set the foundation for all budgetary activities of the City.

FTE Impact:

This item does not impact the overall full-time equivalent count.

ATTACHMENTS:

1. 21.4.15 Resolution 2021-54 Comprehensive Financial Policies
 2. 21.04.15 FY2022 Financial Policies redline
 3. FY2022 Policy Updates 05042021
-

RESOLUTION # 2021-54

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA UPDATING THE CITY OF SURPRISE COMPREHENSIVE FINANCIAL MANAGEMENT POLICIES FOR FISCAL YEAR 2022; AND REPEALING CONFLICTING RESOLUTIONS.

WHEREAS, the City desires to establish sound financial policies and principles to contribute to sound financial management continuity in handling financial affairs and preserving the City's fiscal integrity;

WHEREAS, the City currently has in place a set of Comprehensive Financial Management Policies, in order to achieve sound financial management continuity in handling its financial affairs and to preserve its fiscal integrity; and

WHEREAS, the City now desires to update the Comprehensive Financial Management Policies for the 2022 Fiscal Year.

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

Section 1. The Fiscal Year 2022 Comprehensive Financial Management Policies set forth in *Exhibit A* attached hereto and incorporated by reference herein is adopted effective as of July 1, 2021, the beginning of Fiscal Year 2022.

Section 2. All resolutions in conflict with the provisions of this Resolution are repealed.

Section 3. The Finance Director is hereby authorized and directed to take the appropriate steps to incorporate the changes into the Comprehensive Financial Management Policies of the City of Surprise and disseminate the new policies as necessary.

APPROVED AND ADOPTED this ____ day of _____, 2021.

Skip Hall, Mayor

Attest:

Approved as to form:

Sherry Aguilar, City Clerk

Robert Wingo, City Attorney

EXHIBIT A
FISCAL YEAR 2022
COMPREHENSIVE FINANCIAL MANAGEMENT POLICIES

CITY OF SURPRISE, ARIZONA
COMPREHENSIVE FINANCIAL MANAGEMENT POLICIES
EFFECTIVE JULY 1, 2021

Introduction

The City Council's Strategic Plan Framework, goals, and objectives provide the foundation for the comprehensive financial management policies. The City's comprehensive financial policies provide the roadmap to achieve financial resiliency and demonstrate the City's commitment to sound financial management practices. As defined by the Government Finance Officers Association (GFOA), the City Council strives to build a financially resilient government through financial policies and long-term financial planning. The GFOA has identified eight characteristics of a financially resilient government:

1. Diversity: Avoid reliance on a single solution.
2. Redundancy: Avoid having only one path of rescue.
3. Decentralization: Centralized systems look strong, but failure is catastrophic.
4. Transparency: Make it easier to figure out where a problem may lie. Share plans and listen when people point out flaws.
5. Collaboration: Working together to become stronger.
6. Fail Gracefully: Failure happens. Make sure failure won't make things worse.
7. Flexibility: Be ready to change when plans aren't working. Don't expect stability.
8. Foresight: Think and prepare.

Financial policies contribute to increased public confidence and trust as well as provide clear direction to City staff concerning the diligence and stewardship with which public monies are to be managed. Adopted financial policies show our citizens, the credit rating industry, and prospective investors (bond buyers) the City's commitment to financial resiliency. These policies are presented in the following five areas:

1. Operating Management
2. Capital Management
3. Debt Management
4. Minimum Fund Balance
5. Financial Reporting

Operating Management Policies

1. All departments will participate in the responsibility of meeting policy goals and ensuring long-term financial resiliency.
 2. The budget shall be considered balanced if revenues plus use of fund balance are equal to or exceed total expenses, by fund. The budget process is intended to weigh all competing requests for City resources, within expected fiscal constraints.
 3. The City Budget is adopted by department within each fund and by project in the capital funds.
 4. The full-time equivalent (FTE) count and number of full-time positions are adopted by department within each fund.
 5. Budget amendments will be done in accordance with the Budget Amendment Policies and Procedures.
-

6. Long-range financial plans will be prepared to guide the City and ensure the delivery of needed services due to changes in the economy, service demands, and capital improvements.
7. Regional considerations and intergovernmental relationships will be evaluated to fund both operating services and capital projects.
8. The City Council will consider citizen input and review the operating and capital budget recommendations from an outcome and goals perspective.
9. A diversified revenue system will be developed to protect City services.
10. The City Council will set the amount to be received from primary property taxes annually. The amount is limited to one-hundred and two percent (102%) of the prior fiscal year's maximum allowable levy plus new construction and reimbursement for the prior calendar year's tort liability payments.
11. The City currently imposes an additional one and one-half percent (1.5%) transaction privilege tax on construction dedicated to the construction of new roadways and to refurbishing existing transportation corridors. The revenue is recorded in the Transportation Improvement Fund and will be used to fund transportation projects in the Capital Improvement Plan.
12. The City currently imposes a four and fifty-two hundredths percent (4.52%) transaction privilege tax on transient lodging. The four and fifty-two hundredths percent (4.52%) tax rate is then split, with three and fifty-two hundredths percent (3.52%) recorded in the Tourism Fund to be used for promoting tourism and one percent (1.0%) recorded in the General Fund. The three and fifty-two hundredths percent (3.52%) recorded in the Tourism Fund has been committed by City Council to be used for promoting tourism. Of the amount recorded in the Tourism Fund, the Tourism Fund Subcommittee has designated that seventy-five percent (75%) is spent for sports tourism facility development and improvement and twenty-five percent (25%) on marketing, studies, and special events.
13. Water, Wastewater, Stormwater, and Solid Waste user fees and charges will be examined annually to ensure they recover all direct and indirect costs of service and will be approved by the City Council.
14. All user fees (excluding water, wastewater, stormwater, and solid waste) will be examined periodically to determine the direct and indirect cost of service recovery rate. The acceptable recovery rate and any associated changes to user fees and charges will be approved by the City Council.
15. Grant funding will be considered to leverage City funds and requires City Council approval prior to acceptance.
16. Cash balances identified for investments will be maintained in accordance with state law and the adopted investment policy to ensure that proper controls and safeguards are maintained. City funds will be managed with an emphasis on safety of principal, liquidity, and yield, in that order.
17. Employee compensation and benefits will be administered in accordance with the policy given by the City Council. Healthcare costs will be shared between the City and employees and this allocation will be evaluated annually.
18. The Healthcare Self-Insurance Trust Fund was created under the authority of Arizona Revised Statute § 11-981. The Board of Trustees is charged to administer the trust fund and "make recommendations to the City Council regarding trust fund programs, including amount of appropriations to assure stability and security of the trust fund."

19. An actuarial evaluation will be performed annually to determine the Incurred but Not Reported (IBNR) claim liability. This amount is required by accounting practices and represents the cost of unpaid claims (claims run-out), assuming the City stops being self-insured.
20. The City will optimize the efficiency and effectiveness of its services to reduce costs and improve service quality.
21. The City will maintain a methodology for allocating the City's indirect costs to service departments. A consultant may be hired to update the plan periodically.
22. All cash transfers between funds must be approved by City Council. Transfers to record capital assets within operating and capital funds are not presented to the City Council as these are administrative in nature.
23. All initial inter-fund loans must be approved by City Council.
24. All use of budgetary contingency accounts must be approved in accordance with the Budget Amendment Policies and Procedures prior to being expended.

Capital Management Policies

25. The City shall use an integrated approach to capital planning and financing in preparing a five-year Capital Improvement Plan. Only the first year of the plan will be adopted by the City Council.
 26. The Capital Improvement Plan will include funding to support repair and replacement of capital equipment and infrastructure. A high priority should be placed on those items where deferring maintenance will result in greater cost to restore or replace. Proposed capital projects will be prioritized based on the City Council's goals and objectives, the General Plan, and master plans.
 27. Future operating, maintenance, and replacement costs associated with new capital improvements will be included as a schedule within the annual budget document. Capital projects will include a fiscal impact statement disclosing the expected operating impact of the project and when such cost is expected to occur.
 28. All revenues from the two and two-tenths percent (2.2%) transaction privilege tax on construction will be retained in the General Capital Fund.
 29. A sustainable and consistent revenue source should be identified so that a portion of this source may be dedicated to asset replacement funding. The amount dedicated to asset replacement will be incrementally increased each year until an adequate amount has been established as determined during the annual budget process.
 30. Separate asset replacement funds will be established in the areas including, but not limited to, Information Technology/Communications, Fleet, Facilities, Roads, and Community Services. The budget of each asset replacement fund will be managed by the appropriate department in order to meet the needs of their asset replacement program. As part of the annual budget process, asset replacement funding will be allocated across these funds and any unspent amount will carryover year to year.
 31. The City currently imposes an additional one and one-half percent (1.5%) transaction privilege tax on construction dedicated to the construction of new roadways and to refurbishing existing transportation corridors. The revenue is recorded in the Transportation Improvement Fund and will be used to fund transportation projects in the Capital Improvement Plan.
 32. As permitted by state law, the City shall maintain a financial structure to ensure future development pays for itself and is not a burden on existing residents (i.e. "growth pays for growth"). Elements of this financial structure
-

include impact fees, development agreements, Improvement Districts (IDs) and Community Facility Districts (CFDs).

33. Impact fees for infrastructure attributable to new development will be reviewed at least every other year to ensure that fees recover all direct and indirect development-related expenses, as permitted by state law, and will be approved by the City Council.
34. Any capital assets dedicated or donated to the City such as infrastructure, land, right-of-ways, easements, etc. must be approved by the City Council which must include a valuation of the assets.

Debt Management Policies

35. The City shall periodically report measurable steps taken in striving towards achieving and maintaining the highest possible bond ratings. This will minimize borrowing costs, optimize access to credit, and demonstrate excellent financial stewardship on behalf of our residents.
36. An analysis showing how a new debt issue combined with current outstanding debt impacts the City's debt capacity and conformance with City debt policies will accompany every proposal.
37. General Obligation debt, which is supported by property tax revenues, will be utilized as authorized by voters. Other types of voter-approved debt (e.g. water and wastewater) may also be utilized when they are supported by dedicated revenue sources (e.g. fees and user charges).
38. Municipal Property Corporation, trust agreements, and contractual debt, all of which are non-voter approved, will be utilized only when approved by City Council.
39. Improvement District (ID) and Community Facility District (CFD) bonds shall be permitted only when there is a general City benefit as defined and approved by the City Council.
40. Utility rates will be established to ensure the ratio of net revenues to debt service meets bond indenture requirements.
41. The Arizona Constitution provides that the general obligation bonded indebtedness for a city may not exceed twenty percent (20%) of the net secondary assessed valuation of the taxable property of the city for projects for purposes of water, wastewater, artificial light, open space preserves, parks and recreational facilities, public safety, law enforcement, fire and emergency services facilities, streets, and transportation facilities. Outstanding general obligation bonded indebtedness for all other purposes may not exceed six percent (6%) of the City's net secondary assessed valuation.
42. The City will follow appropriate procedures with regard to obligations under continuing disclosure undertakings as identified by the Securities and Exchange Commission under the Securities Exchange Act of 1934.
43. The City will follow appropriate procedures with regard to tax exempt obligations as identified by the Internal Revenue Code of 1986.

Minimum Fund Balance Policies

44. Minimum fund balances are not intended to be spent. The purpose of the minimum fund balance is to ensure the City has adequate resources to meet its needs. If the necessity arises to draw down a fund balance below the minimum requirements that have been set, a plan to replenish the minimum fund balance will be presented to the City Council for approval.

45. Minimum fund balance requirements will be evaluated annually for long-term adequacy and use requirements.

46. The City has formally adopted a minimum fund balance policy for the following governmental funds:

- a. The General Fund will maintain a reserve equal to at least two months of budgeted personnel, supplies, and services for the General Fund, Ground Ambulance Fund, and Highway User Revenue Fund. This amount will be allocated across a three-part reserve as follows:
 - i. Ten percent (10%) will be dedicated to an Emergency Reserve for unexpected, large-scale expenses resulting from events where immediate, remedial action must be taken to protect the health and safety of residents, all unassigned fund balance has been exhausted, and no amount previously appropriated by the City Council is otherwise available. Any use of the Emergency Reserve must be approved by the City Manager or designee. When this occurs, the City Manager shall provide a summary report to the City Council as soon as practical on the usage of these funds and have City Council approve any necessary budget amendments. At that time, the City Manager will also present a plan to restore the Emergency Reserve within the next fiscal year following the fiscal year in which the event occurred.
 - ii. Sixty percent (60%) will be dedicated to an Operating Reserve for unexpected events such as failure of the state to remit revenues to the City, loss of state shared revenues, or other impairment of a significant funding source for the remainder of the fiscal year. The Operating Reserve may also be used for unexpected mandates or other events that cause the City to incur unplanned expenses. The Operating Reserve allows for the continuance of critical City services due to these unanticipated events and is done so after all unassigned fund balance has been exhausted and no amount previously appropriated by the City Council is otherwise available. Any use of the Operating Reserve, and associated budget amendments, must be approved by the City Council and include a repayment plan that projects to restore the Operating Reserve within two fiscal years following the fiscal year in which the event occurred.
 - iii. Thirty percent (30%) will be dedicated to a Stabilization Reserve to provide funding to offset reductions in revenues resulting from fluctuations in the economic cycle that cannot be otherwise absorbed by the operating budget. The reserve funds will provide time for the City to restructure its operations in a deliberate manner to ensure continuance of critical City activities and is used after all unassigned fund balance has been exhausted and no amount previously appropriated by the City Council is otherwise available. Any use of the Budget Stabilization Reserve, and associated budget amendments, must be approved by the City Council and include a repayment plan, based on a multi-year financial projection, that plans to restore the Budget Stabilization Reserve within the three fiscal years following the fiscal year in which the event occurred.
 - b. General Capital Fund of \$1.0M
 - c. Transportation Improvement Fund of \$0.5M
 - d. Street Light Improvement Districts (SLIDs). SLIDs have a maximum levy limit of \$1.20 per \$100 of assessed valuation in accordance with A.R.S. § 48-616. To the extent that the levy limit has not been exceeded, taxes will be levied at a rate that will approach an individual ending fund balance reserve of five percent (5%) of its budgeted annual expenses.
 - e. Tourism Fund of \$5,000.
 - f. The Spring Training Ticket Surcharge Fund will have a minimum fund balance of \$600,000. Any excess fund balance remaining as of June 30 shall be remitted to the General Fund.
-

- g. The Water Fund will have a four-part reserve as follows:
 - i. The City will maintain an Operating Reserve equal to the average of budgeted personnel, supplies, and services expenses over a three-month period for that year's Council Adopted Budget for the Water Fund.
 - ii. The City will maintain an Asset Reserve equal to two percent (2%) of tangible capital assets of the system as of June 30 from the previous fiscal year.
 - iii. The City will maintain a Rate Stabilization Reserve equal to five percent (5%) of the total charges for services revenue. Monies may be withdrawn from this reserve to supplement operating revenue shortfalls caused by various economic factors which may cause either reduced revenues or an unforeseen increase in expenses. Any use of the Rate Stabilization Reserve, and associated budget amendments, must be approved by the City Council and include a repayment plan, based on a multi-year financial projection, that plans to restore the Rate Stabilization Reserve within the four fiscal years following the fiscal year in which the event occurred.
 - iv. The City will maintain a Resource Portfolio Reserve equal to fifteen percent (15%) of the total cost of delivery and capital charges for Municipal and Industrial plus the Phoenix Active Management Area (AMA) Underground Storage charges multiplied by the total amount of the City's Central Arizona Project (CAP) allocation.
- h. The Wastewater Fund will have a three-part reserve as follows:
 - i. The City will maintain an Operating Reserve equal to the average of budgeted personnel, supplies, and services expenses over a three-month period for that year's Council Adopted Budget for the Wastewater Fund.
 - ii. The City will maintain an Asset Reserve equal to two percent (2%) of tangible capital assets of the system as of June 30 from the previous fiscal year.
 - iii. The City will maintain a Rate Stabilization Reserve equal to five percent (5%) of the total charges for services revenue. Monies may be withdrawn from this reserve to supplement operating revenue shortfalls caused by various economic factors which may cause either reduced revenues or an unforeseen increase in expenses. Any use of the Rate Stabilization Reserve, and associated budget amendments, must be approved by the City Council and include a repayment plan, based on a multi-year financial projection, that plans to restore the Rate Stabilization Reserve within the four fiscal years following the fiscal year in which the event occurred.
- i. The Stormwater Fund will have a three-part reserve as follows:
 - i. The City will maintain an amount equal to the average budgeted personnel, supplies, and services expenses over a two-month period for that year's Council Adopted Budget for the Stormwater Fund.
 - ii. The City will maintain an amount equal to two percent (2%) of tangible capital assets of the system as of June 30 from the previous fiscal year for repair and replacement.
 - iii. The City will maintain a Rate Stabilization Reserve equal to five percent (5%) of the total revenues collected through charges for services. Monies may be withdrawn from this reserve to supplement operating revenue shortfalls caused by various economic factors which may

cause either reduced revenues or an unforeseen increase in expenses. Any use of the Rate Stabilization Reserve, and associated budget amendments, must be approved by the City Council and include a repayment plan, based on a multi-year financial projection, that plans to restore the Rate Stabilization Reserve within the four fiscal years following the fiscal year in which the event occurred.

- j. The Solid Waste Fund will have a four-part reserve as follows:
 - i. The City will maintain an Operating Reserve equal to the average of budgeted personnel, supplies, and services expenses over a three-month period for that year's Council Adopted Budget for the Solid Waste Fund.
 - ii. The City will maintain an Asset Reserve equal to two percent (2%) of tangible capital assets of the system as of June 30 from the previous fiscal year.
 - iii. The City will maintain a Rate Stabilization Reserve equal to five percent (5%) of the total charges for services revenue. Monies may be withdrawn from this reserve to supplement operating revenue shortfalls caused by various economic factors which may cause either reduced revenues or an unforeseen increase in expenses. Any use of the Rate Stabilization Reserve, and associated budget amendments, must be approved by the City Council and include a repayment plan, based on a multi-year financial projection, that plans to restore the Rate Stabilization Reserve within the four fiscal years following the fiscal year in which the event occurred.
 - iv. As the Solid Waste Utility has excess revenues, the City will maintain a phased Contingency Reserve equal to one-half percent (0.5%) beginning in FY2022 and increased to one percent (1%) for each subsequent year through FY2024.
- k. The Risk Management Fund will maintain an amount that, together with purchased insurance policies, will adequately indemnify the City. The appropriate funding level will be set at three times the maximum annual loss of \$250,000 which is equal to \$750,000, which will be approved by the City Council.
- l. The Healthcare Self-Insurance Trust Fund ("Trust Fund") will maintain an amount at a level which, together with purchased insurance policies (individual and aggregate stop loss), will adequately indemnify the City. The City has established an Adverse Times Reserve. The purpose of this reserve is to address cash flow needs caused by periods in which claim payments exceed projections. The target amount of this reserve is at least twenty-five percent (25%) of expected annual claims. If, at any time prior to the end of the fiscal year, the Trust Fund's target reserve is met and fully funded for the entire fiscal year based on the original budget projections approved by the City Council, the Finance Director shall document such funding and, after consulting with the City Manager, may conduct an evaluation of the claims incurred by the Trust Fund year to date, and if fiscally and financially prudent based on the claims incurred, Transfer from the City's various operating funds only that portion of the Employer premium necessary to cover actual claims incurred, such that the Trust Fund revenues are equal to the Trust Fund expenses, and the Trust Fund account experiences a zero change in net position. At all times the City will continue to transfer and deposit into the Trust Fund 100% of the monthly employee premiums collected.
- m. The Workers' Compensation Self-Insurance Trust Fund will maintain an amount which, together with the purchased excess insurance policy will adequately indemnify the City. The City has established an Adverse Times Reserve of \$3,000,000. The purpose of this reserve is to maintain the regulatory required reserve and industry standard reserve

Financial Reporting Policies

47. The City's Finance Director will develop standard operating procedures to ensure the City's accounting and financial reporting systems are maintained in conformance with all state and federal laws, Generally Accepted Accounting Principles (GAAP) and the standards of the Governmental Accounting Standards Board (GASB).
48. An annual audit will be performed by an independent public accounting firm. The City will prepare a Comprehensive Annual Financial Report (CAFR) with the objective of receiving an unmodified ("clean") audit opinion. The independent auditor will present and discuss audit findings regarding internal controls and operational issues to the Audit Committee at a public meeting.

CAFR Fund Balance Reporting

1. The hierarchy from least spendable to most spendable fund balance for governmental funds of the City shall be: non-spendable, restricted, committed, assigned and unassigned. When funds are available from multiple classifications, it is the City's policy to utilize the most restrictive funding first.
 2. Non-spendable fund balances are determined solely by their form.
 3. Restricted fund balances are determined solely by the constraints placed on the use of the resources.
 4. Committed fund balance represents amounts that have been constrained to a specific use by the formal action of the City's highest level of decision-making authority, the City Council. A majority vote of the City Council is necessary to establish, modify, or rescind a fund balance commitment.
 5. The City has elected the following commitments of fund balance to be standardized from year to year.
 - a. A commitment for repair and replacement of general government vehicles and other rolling stock will be maintained based upon lifecycle replacement plans prepared annually. This commitment shall be maintained in the Vehicle Replacement Fund.
 - b. A commitment of a one and one-half percent (1.5%) construction sales tax to be used solely for the purposes of paying costs related to new roadways and to refurbish existing transportation corridors, to be maintained in the Transportation Improvement Fund (Ordinance No. 05-13).
 - c. In addition to the two and fifty-two hundredths percent (2.52%) transient lodging tax restricted by state statute, a commitment of an additional 1.0% transient lodging tax for a total of three and fifty-two hundredths percent (3.52%) will be used to promote tourism and be maintained in the Tourism Fund (Ordinance No. 2010-04).
 6. In order to be reported as committed fund balance in the CAFR the City Council must approve the commitments prior to June 30th. However, the amount of the commitment may be determined after June 30th.
 7. Amounts that have been constrained by the City's intent to be used for a specific purpose and are neither restricted nor committed are reported as assigned fund balance. The City Council has designated the authority to assign amounts to be used for specific purposes to the Chief Financial Officer (CFO).
-

49. The City's CAFR will be submitted annually to the Government Finance Officers Association (GFOA) Certificate of Achievement for Excellence in Financial Reporting program.
50. The City's Budget will be submitted to the Government Finance Officers Association (GFOA) Distinguished Budget Presentation program.
51. A financial report will be presented to the City Council no less than quarterly.

Public Safety Pension Funding

52. The City Council formally accepts the assets, liabilities, and current funding ratio of the City's PSPRS trust funds from the June 30, 2020 actuarial valuation, which are detailed below.

Trust Fund	Assets	Accrued Liability	Unfunded Actuarial Accrued Liability	Funded Ratio
Police	\$51,303,046	\$82,022,723	\$30,719,677	62.5%
Fire-Medical	\$55,933,947	\$71,669,589	\$15,735,642	78.0%

City of Surprise Totals	\$107,236,993	\$153,692,312	\$46,455,319	69.8%
-------------------------	---------------	---------------	--------------	-------

53. The City Council's PSPRS funding ratio goal is 100% (fully funded) by June 30, 2036. To achieve this goal, the City will do the following:
 - a. Pay the Annual Required Contribution (ARC) payment from operating funds. The estimated combined ARC for FY2022 is \$7,459,695.
 - b. Fund the fiscal year annual pension cost at the beginning of each fiscal year with the budgeted contribution amounts as estimated based on actuarial reports. The budgeted contribution amount will be based on the highest potential cost assuming that each qualifying position participating in PSPRS is fully staffed. If, during the course of the year, the required contribution amount exceeds the original budgeted amount, the City will contribute the additional funds on a per pay period basis to meet its funding obligations.
 - c. Establish a Public Safety Pension Reserve dedicated for the PSPRS unfunded liability. During year-end close, or at such other time as economically feasible as determined by the Finance Director and City Manager, and approved by Council, the amount of budget in excess of actual expenditures for the police and fire departments - personnel, supplies and service categories (operating expenses), within the General Fund, will be transferred into the Public Safety Pension Reserve.
 - d. The City's Finance Department will provide an annual update on the financial position of the PSPRS trust funds to City Council.
 - e. During the annual budget process or at such other time as economically feasible as determined by the Finance Director and approved by Council, Council will review the feasibility of making additional payments to the Public Safety Pension Reserve.

CITY OF SURPRISE, ARIZONA
COMPREHENSIVE FINANCIAL MANAGEMENT POLICIES
EFFECTIVE JULY 1, ~~2020~~2021

Introduction

The City Council's Strategic Plan Framework, goals, and objectives provide the foundation for the comprehensive financial management policies. The City's comprehensive financial policies provide the roadmap to achieve financial resiliency and demonstrate the City's commitment to sound financial management practices. As defined by the Government Finance Officers Association (GFOA), the City Council strives to build a financially resilient government through financial policies and long-term financial planning. The GFOA has identified eight characteristics of a financially resilient government:

1. Diversity: Avoid reliance on a single solution.
2. Redundancy: Avoid having only one path of rescue.
3. Decentralization: Centralized systems look strong, but failure is catastrophic.
4. Transparency: Make it easier to figure out where a problem may lie. Share plans and listen when people point out flaws.
5. Collaboration: Working together to become stronger.
6. Fail Gracefully: Failure happens. Make sure failure won't make things worse.
7. Flexibility: Be ready to change when plans aren't working. Don't expect stability.
8. Foresight: Think and prepare.

Financial policies contribute to increased public confidence and trust as well as provide clear direction to City staff concerning the diligence and stewardship with which public monies are to be managed. Adopted financial policies show our citizens, the credit rating industry, and prospective investors (bond buyers) the City's commitment to financial resiliency. These policies are presented in the following five areas:

1. Operating Management
2. Capital Management
3. Debt Management
4. Minimum Fund Balance
5. Financial Reporting

Operating Management Policies

1. All departments will participate in the responsibility of meeting policy goals and ensuring long-term financial resiliency.
 2. The budget shall be considered balanced if revenues plus use of fund balance are equal to or exceed total expenses, by fund. The budget process is intended to weigh all competing requests for City resources, within expected fiscal constraints.
 3. The City Budget is adopted by department within each fund and by project in the capital funds.
 4. The full-time equivalent (FTE) count and number of full-time positions are adopted by department within each fund.
 5. Budget amendments will be done in accordance with the Budget Amendment Policies and Procedures.
-

6. Long-range financial plans will be prepared to guide the City and ensure the delivery of needed services due to changes in the economy, service demands, and capital improvements.
7. Regional considerations and intergovernmental relationships will be evaluated to fund both operating services and capital projects.
8. The City Council will consider citizen input and review the operating and capital budget recommendations from an outcome and goals perspective.
9. A diversified revenue system will be developed to protect City services.
10. The City Council will set the amount to be received from primary property taxes annually. The amount is limited to one-hundred and two percent (102%) of the prior fiscal year's maximum allowable levy plus new construction and reimbursement for the prior calendar year's tort liability payments.
11. The City currently imposes an additional one and one-half percent (1.5%) transaction privilege tax on construction dedicated to the construction of new roadways and to refurbishing existing transportation corridors. The revenue is recorded in the Transportation Improvement Fund and will be used to fund transportation projects in the Capital Improvement Plan.
12. The City currently imposes a four and fifty-two hundredths percent (4.52%) transaction privilege tax on transient lodging. The four and fifty-two hundredths percent (4.52%) tax rate is then split, with three and fifty-two hundredths percent (3.52%) recorded in the Tourism Fund to be used for promoting tourism and one percent (1.0%) recorded in the General Fund. The three and fifty-two hundredths percent (3.52%) recorded in the Tourism Fund has been committed by City Council to be used for promoting tourism. Of the amount recorded in the Tourism Fund, the Tourism Fund Subcommittee has designated that seventy-five percent (75%) is spent for sports tourism facility development and improvement and twenty-five percent (25%) on marketing, studies, and special events.
13. Water, Wastewater, Stormwater, and Solid Waste user fees and charges will be examined annually to ensure they recover all direct and indirect costs of service and will be approved by the City Council.
14. All user fees (excluding water, wastewater, stormwater, and solid waste) will be examined periodically to determine the direct and indirect cost of service recovery rate. The acceptable recovery rate and any associated changes to user fees and charges will be approved by the City Council.
15. Grant funding will be considered to leverage City funds and requires City Council approval prior to acceptance.
16. Cash balances identified for investments will be maintained in accordance with state law and the adopted investment policy to ensure that proper controls and safeguards are maintained. City funds will be managed with an emphasis on safety of principal, liquidity, and yield, in that order.
17. Employee compensation and benefits will be administered in accordance with the policy given by the City Council. Healthcare costs will be shared between the City and employees and this allocation will be evaluated annually.
18. The Healthcare Self-Insurance Trust Fund was created under the authority of Arizona Revised Statute § 11-981. The Board of Trustees is charged to administer the trust fund and "make recommendations to the City Council regarding trust fund programs, including amount of appropriations to assure stability and security of the trust fund."

19. An actuarial evaluation will be performed annually to determine the Incurred but Not Reported (IBNR) claim liability. This amount is required by accounting practices and represents the cost of unpaid claims (claims run-out), assuming the City stops being self-insured.
20. The City will optimize the efficiency and effectiveness of its services to reduce costs and improve service quality.
21. The City will maintain a methodology for allocating the City's indirect costs to service departments. A consultant may be hired to update the plan periodically.
22. All cash transfers between funds must be approved by City Council. Transfers to record capital assets within operating and capital funds are not presented to the City Council as these are administrative in nature.
23. All initial inter-fund loans must be approved by City Council.
24. All use of budgetary contingency accounts must be approved in accordance with the Budget Amendment Policies and Procedures prior to being expended.

Capital Management Policies

25. The City shall use an integrated approach to capital planning and financing in preparing a five-year Capital Improvement Plan. Only the first year of the plan will be adopted by the City Council.
26. The Capital Improvement Plan will include funding to support repair and replacement of capital equipment and infrastructure. A high priority should be placed on those items where deferring maintenance will result in greater cost to restore or replace. Proposed capital projects will be prioritized based on the City Council's goals and objectives, the General Plan, and master plans.
27. Future operating, maintenance, and replacement costs associated with new capital improvements will be included as a schedule within the annual budget document. Capital projects will include a fiscal impact statement disclosing the expected operating impact of the project and when such cost is expected to occur.
28. All revenues from the two and two-tenths percent (2.2%) transaction privilege tax on construction will be retained in the General Capital Fund.
29. A sustainable and consistent revenue source should be identified so that a portion of this source may be dedicated to asset replacement funding. The amount dedicated to asset replacement will be incrementally increased each year until an adequate amount has been established as determined during the annual budget process.
30. Separate asset replacement funds will be established in the areas including, but not limited to, Information Technology/Communications, Fleet, Facilities, Roads, and Community Services. The budget of each asset replacement fund will be managed by the appropriate department in order to meet the needs of their asset replacement program. As part of the annual budget process, asset replacement funding will be allocated across these funds and any unspent amount will carryover year to year.
31. The City currently imposes an additional one and one-half percent (1.5%) transaction privilege tax on construction dedicated to the construction of new roadways and to refurbishing existing transportation corridors. The revenue is recorded in the Transportation Improvement Fund and will be used to fund transportation projects in the Capital Improvement Plan.
32. As permitted by state law, the City shall maintain a financial structure to ensure future development pays for itself and is not a burden on existing residents (i.e. "growth pays for growth"). Elements of this financial structure

include impact fees, development agreements, Improvement Districts (IDs) and Community Facility Districts (CFDs).

33. Impact fees for infrastructure attributable to new development will be reviewed at least every other year to ensure that fees recover all direct and indirect development-related expenses, as permitted by state law, and will be approved by the City Council.
34. Any capital assets dedicated or donated to the City such as infrastructure, land, right-of-ways, easements, etc. must be approved by the City Council which must include a valuation of the assets.

Debt Management Policies

35. The City shall periodically report measurable steps taken in striving towards achieving and maintaining the highest possible bond ratings. This will minimize borrowing costs, optimize access to credit, and demonstrate excellent financial stewardship on behalf of our residents.
36. An analysis showing how a new debt issue combined with current outstanding debt impacts the City's debt capacity and conformance with City debt policies will accompany every proposal.
37. General Obligation debt, which is supported by property tax revenues, will be utilized as authorized by voters. Other types of voter-approved debt (e.g. water and wastewater) may also be utilized when they are supported by dedicated revenue sources (e.g. fees and user charges).
38. Municipal Property Corporation, trust agreements, and contractual debt, all of which are non-voter approved, will be utilized only when approved by City Council.
39. Improvement District (ID) and Community Facility District (CFD) bonds shall be permitted only when there is a general City benefit as defined and approved by the City Council.
40. Utility rates will be established to ensure the ratio of net revenues to debt service meets bond indenture requirements.
41. The Arizona Constitution provides that the general obligation bonded indebtedness for a city may not exceed twenty percent (20%) of the net secondary assessed valuation of the taxable property of the city for projects for purposes of water, wastewater, artificial light, open space preserves, parks and recreational facilities, public safety, law enforcement, fire and emergency services facilities, streets, and transportation facilities. Outstanding general obligation bonded indebtedness for all other purposes may not exceed six percent (6%) of the City's net secondary assessed valuation.
42. The City will follow appropriate procedures with regard to obligations under continuing disclosure undertakings as identified by the Securities and Exchange Commission under the Securities Exchange Act of 1934.
43. The City will follow appropriate procedures with regard to tax exempt obligations as identified by the Internal Revenue Code of 1986.

Minimum Fund Balance Policies

44. Minimum fund balances are not intended to be spent. The purpose of the minimum fund balance is to ensure the City has adequate resources to meet its needs. If the necessity arises to draw down a fund balance below the minimum requirements that have been set, a plan to replenish the minimum fund balance will be presented to the City Council for approval.

45. Minimum fund balance requirements will be evaluated annually for long-term adequacy and use requirements.

46. The City has formally adopted a minimum fund balance policy for the following governmental funds:

- a. The General Fund will maintain a reserve equal to at least two months of budgeted personnel, supplies, and services for the General Fund, Ground Ambulance Fund, and Highway User Revenue Fund. This amount will be allocated across a three-part reserve as follows:
 - i. Ten percent (10%) will be dedicated to an Emergency Reserve for unexpected, large-scale expenses resulting from events where immediate, remedial action must be taken to protect the health and safety of residents, all unassigned fund balance has been exhausted, and no amount previously appropriated by the City Council is otherwise available. Any use of the Emergency Reserve must be approved by the City Manager or designee. When this occurs, the City Manager shall provide a summary report to the City Council as soon as practical on the usage of these funds and have City Council approve any necessary budget amendments. At that time, the City Manager will also present a plan to restore the Emergency Reserve within the next fiscal year following the fiscal year in which the event occurred.
 - ii. Sixty percent (60%) will be dedicated to an Operating Reserve for unexpected events such as failure of the state to remit revenues to the City, loss of state shared revenues, or other impairment of a significant funding source for the remainder of the fiscal year. The Operating Reserve may also be used for unexpected mandates or other events that cause the City to incur unplanned expenses. The Operating Reserve allows for the continuance of critical City services due to these unanticipated events and is done so after all unassigned fund balance has been exhausted and no amount previously appropriated by the City Council is otherwise available. Any use of the Operating Reserve, and associated budget amendments, must be approved by the City Council and include a repayment plan that projects to restore the Operating Reserve within two fiscal years following the fiscal year in which the event occurred.
 - iii. Thirty percent (30%) will be dedicated to a Stabilization Reserve to provide funding to offset reductions in revenues resulting from fluctuations in the economic cycle that cannot be otherwise absorbed by the operating budget. The reserve funds will provide time for the City to restructure its operations in a deliberate manner to ensure continuance of critical City activities and is used after all unassigned fund balance has been exhausted and no amount previously appropriated by the City Council is otherwise available. Any use of the Budget Stabilization Reserve, and associated budget amendments, must be approved by the City Council and include a repayment plan, based on a multi-year financial projection, that plans to restore the Budget Stabilization Reserve within the three fiscal years following the fiscal year in which the event occurred.
 - b. General Capital Fund of \$1.0M
 - c. Transportation Improvement Fund of \$0.5M
 - d. Street Light Improvement Districts (SLIDs). SLIDs have a maximum levy limit of \$1.20 per \$100 of assessed valuation in accordance with A.R.S. § 48-616. To the extent that the levy limit has not been exceeded, taxes will be levied at a rate that will approach an individual ending fund balance reserve of five percent (5%) of its budgeted annual expenses.
 - e. Tourism Fund of \$5,000.
 - f. The Spring Training Ticket Surcharge Fund will have a minimum fund balance of \$600,000. Any excess fund balance remaining as of June 30 shall be remitted to the General Fund.
-

- g. The Water Fund will have a four-part reserve as follows:
 - i. The City will maintain an Operating Reserve equal to the average of budgeted personnel, supplies, and services expenses over a three-month period for that year's Council Adopted Budget for the Water Fund.
 - ii. The City will maintain an Asset Reserve equal to two percent (2%) of tangible capital assets of the system as of June 30 from the previous fiscal year.
 - iii. The City will maintain a Rate Stabilization Reserve equal to five percent (5%) of the total charges for services revenue. Monies may be withdrawn from this reserve to supplement operating revenue shortfalls caused by various economic factors which may cause either reduced revenues or an unforeseen increase in expenses. Any use of the Rate Stabilization Reserve, and associated budget amendments, must be approved by the City Council and include a repayment plan, based on a multi-year financial projection, that plans to restore the Rate Stabilization Reserve within the four fiscal years following the fiscal year in which the event occurred.
 - iv. The City will maintain a Resource Portfolio Reserve equal to fifteen percent (15%) of the total cost of delivery and capital charges for Municipal and Industrial plus the Phoenix Active Management Area (AMA) Underground Storage charges multiplied by the total amount of the City's Central Arizona Project (CAP) allocation.
- h. The Wastewater Fund will have a three-part reserve as follows:
 - i. The City will maintain an Operating Reserve equal to the average of budgeted personnel, supplies, and services expenses over a three-month period for that year's Council Adopted Budget for the Wastewater Fund.
 - ii. The City will maintain an Asset Reserve equal to two percent (2%) of tangible capital assets of the system as of June 30 from the previous fiscal year.
 - iii. The City will maintain a Rate Stabilization Reserve equal to five percent (5%) of the total charges for services revenue. Monies may be withdrawn from this reserve to supplement operating revenue shortfalls caused by various economic factors which may cause either reduced revenues or an unforeseen increase in expenses. Any use of the Rate Stabilization Reserve, and associated budget amendments, must be approved by the City Council and include a repayment plan, based on a multi-year financial projection, that plans to restore the Rate Stabilization Reserve within the four fiscal years following the fiscal year in which the event occurred.
- i. The Stormwater Fund will have a three-part reserve as follows:
 - i. The City will maintain an amount equal to the average budgeted personnel, supplies, and services expenses over a two-month period for that year's Council Adopted Budget for the Stormwater Fund.
 - ii. The City will maintain an amount equal to two percent (2%) of tangible capital assets of the system as of June 30 from the previous fiscal year for repair and replacement.
 - iii. The City will maintain a Rate Stabilization Reserve equal to five percent (5%) of the total revenues collected through charges for services. Monies may be withdrawn from this reserve to supplement operating revenue shortfalls caused by various economic factors which may

cause either reduced revenues or an unforeseen increase in expenses. Any use of the Rate Stabilization Reserve, and associated budget amendments, must be approved by the City Council and include a repayment plan, based on a multi-year financial projection, that plans to restore the Rate Stabilization Reserve within the four fiscal years following the fiscal year in which the event occurred.

- j. The Solid Waste Fund will have a four-part reserve as follows:
 - i. The City will maintain an Operating Reserve equal to the average of budgeted personnel, supplies, and services expenses over a three-month period for that year's Council Adopted Budget for the Solid Waste Fund.
 - ii. The City will maintain an Asset Reserve equal to two percent (2%) of tangible capital assets of the system as of June 30 from the previous fiscal year.
 - iii. The City will maintain a Rate Stabilization Reserve equal to five percent (5%) of the total charges for services revenue. Monies may be withdrawn from this reserve to supplement operating revenue shortfalls caused by various economic factors which may cause either reduced revenues or an unforeseen increase in expenses. Any use of the Rate Stabilization Reserve, and associated budget amendments, must be approved by the City Council and include a repayment plan, based on a multi-year financial projection, that plans to restore the Rate Stabilization Reserve within the four fiscal years following the fiscal year in which the event occurred.
 - iv. As the Solid Waste Utility has excess revenues, the City will maintain a phased Contingency Reserve equal to one-half percent (0.5%) beginning in FY2022 and increased to one percent (1%) for each subsequent year through FY2024.
- k. The Risk Management Fund will maintain an amount that, together with purchased insurance policies, will adequately indemnify the City. The appropriate funding level will be set at three times the maximum annual loss of \$250,000 which is equal to \$750,000, which will be approved by the City Council.
- l. The Healthcare Self-Insurance Trust Fund ("Trust Fund") will maintain an amount at a level which, together with purchased insurance policies (individual and aggregate stop loss), will adequately indemnify the City. The City has established an Adverse Times Reserve. The purpose of this reserve is to address cash flow needs caused by periods in which claim payments exceed projections. The target amount of this reserve is at least twenty-five percent (25%) of expected annual claims. If, at any time prior to the end of the fiscal year, the Trust Fund's target reserve is met and fully funded for the entire fiscal year based on the original budget projections approved by the City Council, the Finance Director shall document such funding and, after consulting with the City Manager, may conduct an evaluation of the claims incurred by the Trust Fund year to date, and if fiscally and financially prudent based on the claims incurred, Transfer from the City's various operating funds only that portion of the Employer premium necessary to cover actual claims incurred, such that the Trust Fund revenues are equal to the Trust Fund expenses, and the Trust Fund account experiences a zero change in net position. At all times the City will continue to transfer and deposit into the Trust Fund 100% of the monthly employee premiums collected.
- m. The Workers' Compensation Self-Insurance Trust Fund will maintain an amount which, together with the purchased excess insurance policy will adequately indemnify the City. The City has established an Adverse Times Reserve of \$3,000,000. The purpose of this reserve is to maintain the regulatory required reserve and industry standard reserve

Financial Reporting Policies

47. The City's Finance Director will develop standard operating procedures to ensure the City's accounting and financial reporting systems are maintained in conformance with all state and federal laws, Generally Accepted Accounting Principles (GAAP) and the standards of the Governmental Accounting Standards Board (GASB).
48. An annual audit will be performed by an independent public accounting firm. The City will prepare a Comprehensive Annual Financial Report (CAFR) with the objective of receiving an unmodified ("clean") audit opinion. The independent auditor will present and discuss audit findings regarding internal controls and operational issues to the Audit Committee at a public meeting.

CAFR Fund Balance Reporting

1. The hierarchy from least spendable to most spendable fund balance for governmental funds of the City shall be: non-spendable, restricted, committed, assigned and unassigned. When funds are available from multiple classifications, it is the City's policy to utilize the most restrictive funding first.
 2. Non-spendable fund balances are determined solely by their form.
 3. Restricted fund balances are determined solely by the constraints placed on the use of the resources.
 4. Committed fund balance represents amounts that have been constrained to a specific use by the formal action of the City's highest level of decision-making authority, the City Council. A majority vote of the City Council is necessary to establish, modify, or rescind a fund balance commitment.
 5. The City has elected the following commitments of fund balance to be standardized from year to year.
 - a. A commitment for repair and replacement of general government vehicles and other rolling stock will be maintained based upon lifecycle replacement plans prepared annually. This commitment shall be maintained in the Vehicle Replacement Fund.
 - b. A commitment of a one and one-half percent (1.5%) construction sales tax to be used solely for the purposes of paying costs related to new roadways and to refurbish existing transportation corridors, to be maintained in the Transportation Improvement Fund (Ordinance No. 05-13).
 - c. In addition to the two and fifty-two hundredths percent (2.52%) transient lodging tax restricted by state statute, a commitment of an additional 1.0% transient lodging tax for a total of three and fifty-two hundredths percent (3.52%) will be used to promote tourism and be maintained in the Tourism Fund (Ordinance No. 2010-04).
 6. In order to be reported as committed fund balance in the CAFR the City Council must approve the commitments prior to June 30th. However, the amount of the commitment may be determined after June 30th.
 7. Amounts that have been constrained by the City's intent to be used for a specific purpose and are neither restricted nor committed are reported as assigned fund balance. The City Council has designated the authority to assign amounts to be used for specific purposes to the Chief Financial Officer (CFO).
-

49. The City's CAFR will be submitted annually to the Government Finance Officers Association (GFOA) Certificate of Achievement for Excellence in Financial Reporting program.
50. The City's Budget will be submitted to the Government Finance Officers Association (GFOA) Distinguished Budget Presentation program.
51. A financial report will be presented to the City Council no less than quarterly.

Public Safety Pension Funding

52. The City Council formally accepts the assets, liabilities, and current funding ratio of the City's PSPRS trust funds from the June 30, 2020 actuarial valuation, which are detailed below.

<u>Trust Fund</u>	<u>Assets</u>	<u>Accrued Liability</u>	<u>Unfunded Actuarial Accrued Liability</u>	<u>Funded Ratio</u>
Police	\$51,303,046	\$82,022,723	\$30,719,677	62.5%
Fire-Medical	\$55,933,947	\$71,669,589	\$15,735,642	78.0%
<u>City of Surprise Totals</u>	<u>\$107,236,993</u>	<u>\$153,692,312</u>	<u>\$46,455,319</u>	<u>69.8%</u>

53. The City Council's PSPRS funding ratio goal is 100% (fully funded) by June 30, 2036. To achieve this goal, the City will do the following:
- Pay the Annual Required Contribution (ARC) payment from operating funds. The estimated combined ARC for FY2022 is \$7,459,695.
 - Fund the fiscal year annual pension cost at the beginning of each fiscal year with the budgeted contribution amounts as estimated based on actuarial reports. The budgeted contribution amount will be based on the highest potential cost assuming that each qualifying position participating in PSPRS is fully staffed. If, during the course of the year, the required contribution amount exceeds the original budgeted amount, the City will contribute the additional funds on a per pay period basis to meet its funding obligations.
 - Establish a Public Safety Pension Reserve dedicated for the PSPRS unfunded liability. During year-end close, or at such other time as economically feasible as determined by the Finance Director and City Manager, and approved by Council, the amount of budget in excess of actual expenditures for the police and fire departments - personnel, supplies and service categories (operating expenses), within the General Fund, will be transferred into the Public Safety Pension Reserve.
 - The City's Finance Department will provide an annual update on the financial position of the PSPRS trust funds to City Council.
 - During the annual budget process or at such other time as economically feasible as determined by the Finance Director and approved by Council, Council will review the feasibility of making additional payments to the Public Safety Pension Reserve.



Financial Policy Updates

City Council Work Session

May 4, 2021

Policy Updates

- Provide road map for financial operations
- Demonstrate commitment to sound financial practices
 - Comprehensive Financial Management
 - Public Safety Personnel Retirement System (PSPRS)

Comprehensive Financial Management Policies

- Based on City Council's strategic plan, goals, and objectives
- Provides financial structure and long-term financial planning
- Includes policy direction related to:
 - Operating Management
 - Capital Management
 - Debt Management
 - Minimum Fund Balance
 - Financial Reporting

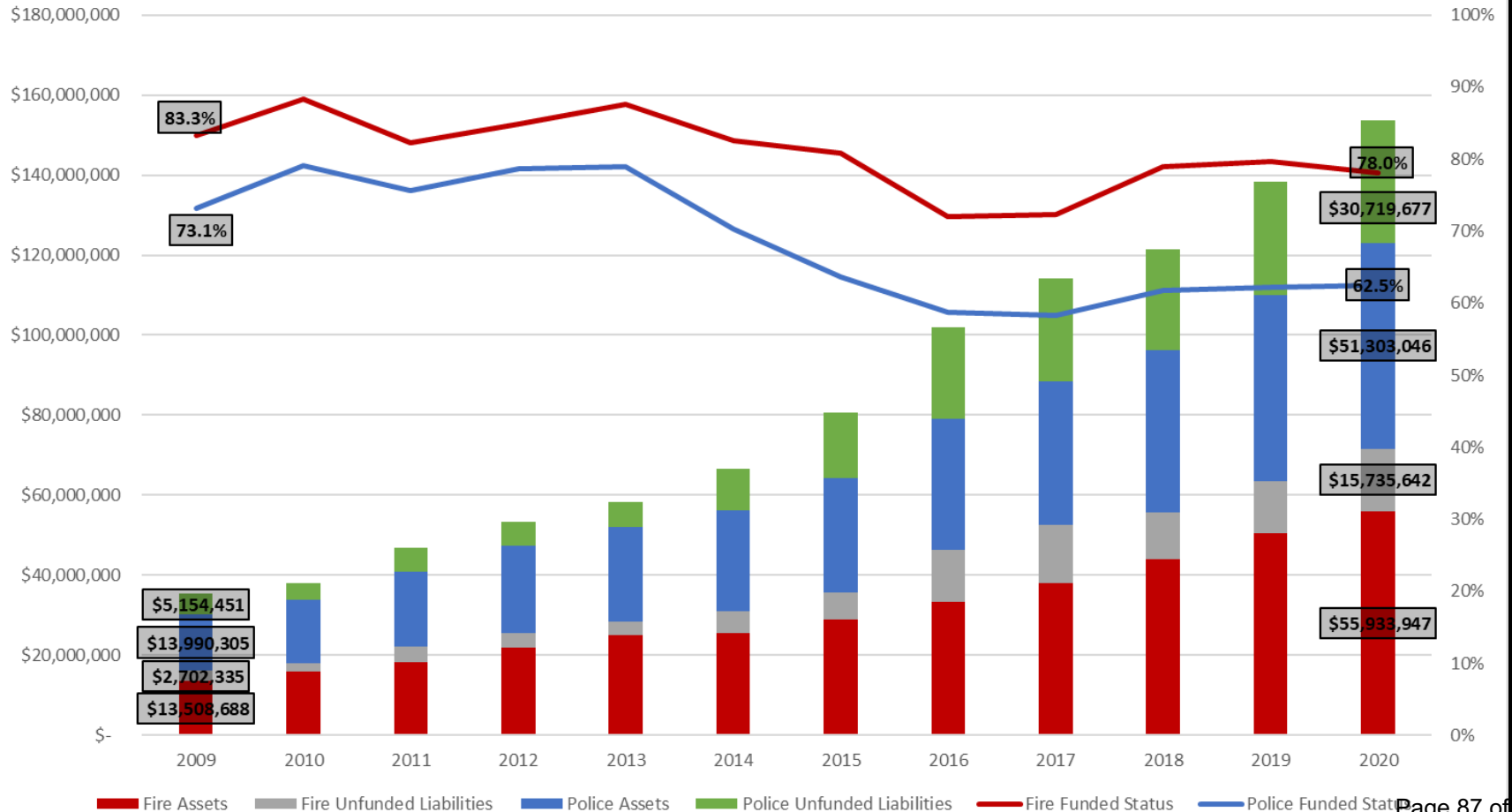
FY2022 Recommended Policy Changes

- Incorporate PSPRS Pension Funding Policy into the Comprehensive Financial Management Policies
 - Consolidation of the City's finance policies
 - Continue to meet statutory requirements

PSPRS Pension Funding Policy

- Publish on City's website
- Adopt annually based on actuarial report
- Must address four funding objectives
 - Objective 1: Formal acceptance of assets and liabilities
 - Objective 2: When the City's funded ratio target will be met
 - Objective 3: Stability of the City's contributions
 - Objective 4: How and when funding requirements will be met

City of Surprise Combined Police & Fire Assets & Liabilities



PSPRS Pension Funding Policy

- Actuarial Report
 - Computes liabilities likely to be paid on behalf of currently retired and active members
 - Compares assets with liabilities to assess the funded condition
 - Computes the City's contribution rates

FY2022 Contribution Rates	Tier 1	Tier 2	Tier 3	
			Defined Benefit	Defined Contribution
Police	34.72%	34.72%	9.94%	9.88%
Fire-Medical	26.39%	26.39%	9.94%	9.88%

FY2022 Recommendation

- Objective1: Formal acceptance of assets and liabilities

Trust Fund	Assets	Accrued Liability	Unfunded Actuarial Accrued Liability	Funded Ratio
Police	\$51,303,046	\$82,022,723	\$30,719,677	62.5%
Fire-Medical	\$55,933,947	\$71,669,589	\$15,735,642	78.0%
City of Surprise Totals	\$107,236,993	\$153,692,312	\$46,455,319	69.8%

As of June 30, 2020

FY2022 Recommendation

- Objective 2: When the City's funded ratio target will be met
 - No change; Funding ratio goal is to be 100% fully funded by June 30, 2036
- Objective 3: Stability of the City's contributions
 - No change; Pay required contribution with city funds
 - FY2022 estimate is \$7,459,695
 - Establish a public safety pension reserve

FY2022 Recommendation

- Objective 4: How and when funding requirements will be met
 - No change
 - Pay budgeted contribution at the beginning of fiscal year
 - Budget contribution amount based on highest potential cost assuming each qualifying position is fully staffed
 - If required contribution amount exceeds budgeted amount, contribute additional funds on a per pay period basis
 - Establish public safety pension reserve



SURPRISE
ARIZONA

**QUESTIONS OR
COMMENTS?**

Thank You



CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: May 4, 2021 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 approval of the Final Plat entitled, “Sycamore Farms (Paradisi) – Parcel B” an approximately 36.79 acre property generally located south of the southeast corner of Cactus Road and Cotton Lane in the Sycamore Farms PAD; Case FS20-503.

Motion:

I move to approve the Final Plat entitled, “Sycamore Farms (Paradisi) – Parcel B”.

Background:

Kimley-Horn requests approval of the Final Plat for Paradisi at Sycamore Farms Parcel B. The subject property is approximately 36.79 acres and is located south of the southeast corner of Cactus Road and Cotton Lane. The subject property is zoned Sycamore Farms PAD with the underlying land use of low density residential (LDR-PAD).

The purpose of the final plat is to create 106 single-family lots for future development.

The proposed Final Plat is in compliance with the approved Sycamore Farms PAD approved under Case FS19-787.

Objective Analysis:

Approval of the proposed Plat allows the applicant the ability to subdivide the property as proposed.

Policy Compliant:

The requested Plat is consistent with the Sycamore Farms 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 staffing levels.

ATTACHMENTS:

1. 00 - FS20-503 - Paradisi Master at Sycamore Farms Parcel B - Final Plat - CC Staff Report - 050421
 2. 01 - FS20-503 - Parasidi at Sycamore Farms Parcel B - Final Plat - Vicinity Map - 050421
 3. 02 - FS20-503 - Paradisi at Sycamore Farms Parcel B - Final Plat - Zoning Map - 050421
 4. 03 - FS20-503 - Paradisi at Sycamore Farms Parcel B - Final Plat - PAD Zoning Map - 050421
 5. 04 - FS20-503 - Paradisi at Sycamore Farms Parcel B - Final Plat - Case Map - 050421
 6. 05 - FS20-503 Paradisi at Sycamore Farms Parcel B Final Plat - Final Plat - 050421 (1)
 7. 06 - FS20-503 - Paradisi at Sycamore Farms Parcel B - Final Plat - Landscape Plans - 050421
 8. PP - FS20-503 Paradisi at Sycamore Farms Parcel B Final Plat - CC PowerPoint - 050421
-

Final PLAT

REPORT TO THE CITY COUNCIL

Case: FS20-503

Project Name: Paradisi at Sycamore Farms Parcel B Final Plat

Council District: 3 - Mesquite

City Council Date: May 4, 2021

Planner: Laurie Lineberry, Planner

Owner: Taylor Morrison

Applicant: Kimley-Horn

Request: Final Plat for a 36.79-acre parcel located within the Sycamore Farms Planned Area Development (PAD).

Site Location: South of the southeast corner of Cactus Road and Cotton Lane in the Sycamore Farms PAD.

Site Size: 36.79 acres (approx.)

Findings:

- The proposed Final Plat is consistent with the Surprise General Plan 2035.
- The proposed Final Plat is consistent with the Sycamore Farms PAD.

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:

Kimley-Horn requests approval of the Final Plat for Paradisi at Sycamore Farms Parcel B. The subject property is approximately 36.79 acres and is located south of the southeast corner of Cactus Road and Cotton Lane. The subject property is zoned Sycamore Farms PAD with the underlying land use of low density residential (LDR-PAD).

The purpose of the final plat is to create 106 single-family lots for future development.

44

45 The proposed Final Plat is in compliance with the approved Sycamore Farms PADA approved under
46 Case FS19-787.

47

48 **Attachments:**

49

50 01 - Vicinity Map

51 02 - Zoning Map

52 03 - PAD Zoning Map

53 04 - Case Map

54 05 - Final Plat

55 06 - Landscape Plans

VICINITY MAP

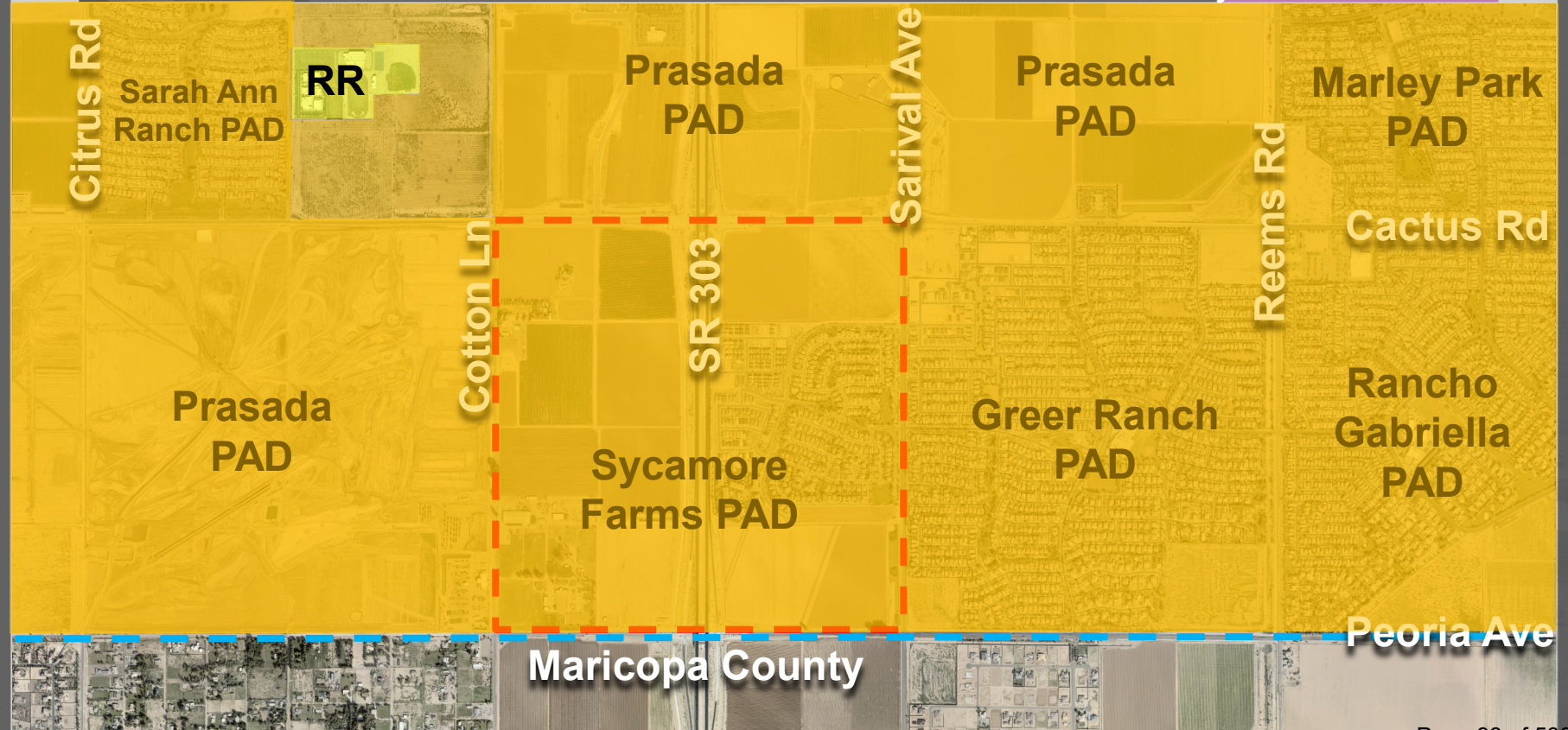
FS20-503

Paradisi at Sycamore
Farms



ZONING MAP

FS20-503
Paradisi at
Sycamore Farms



PAD ZONING MAP



CASE MAP

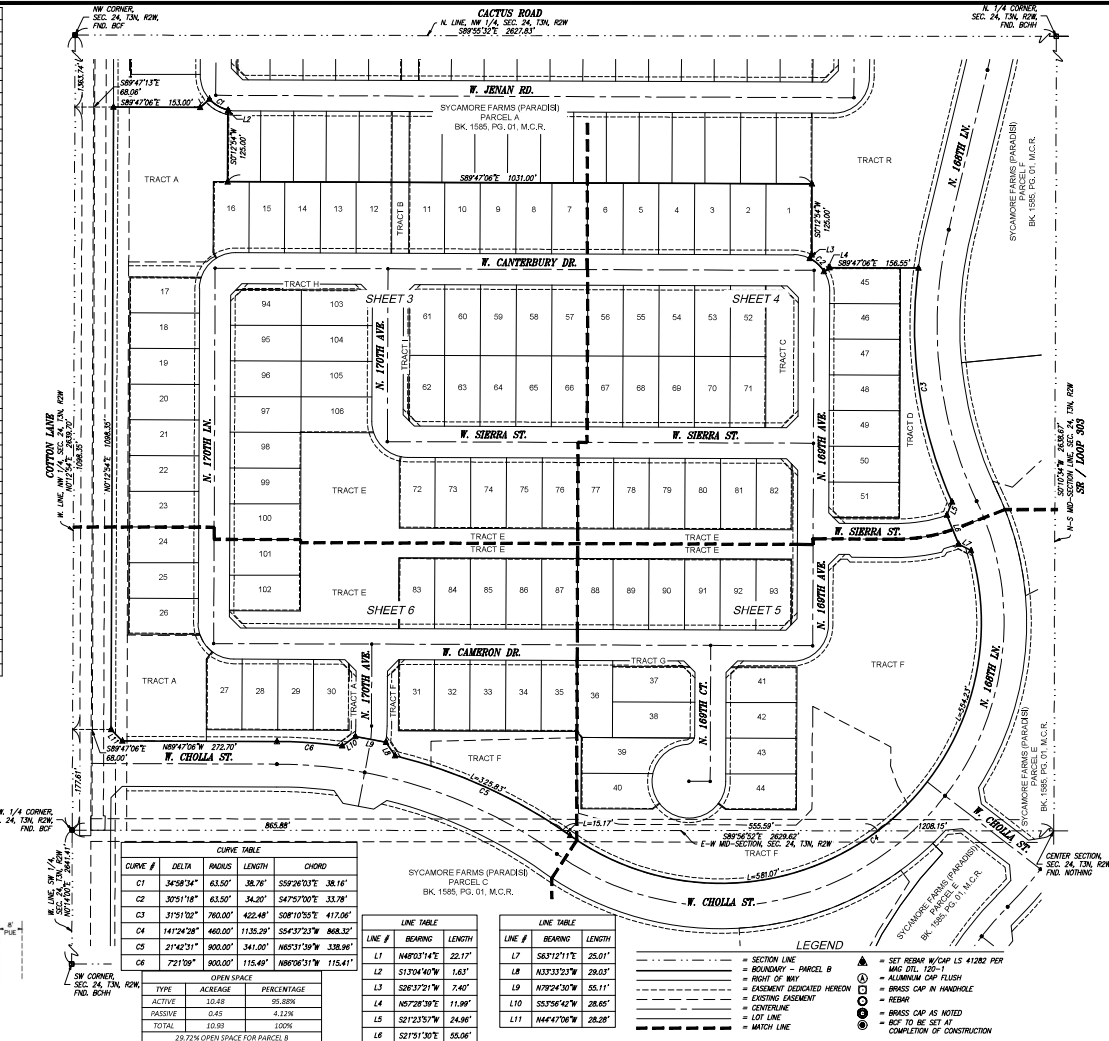
FS20-503
Paradisi at
Sycamore Farms



LOT #	LOT TABLE	LOT #	LOT TABLE
1	SQUARE FEET	55	SQUARE FEET
1	10197.00	55	7875.00
2	7875.00	56	7875.00
3	7875.00	57	7875.00
4	7875.00	58	7875.00
5	7875.00	59	7875.00
6	7875.00	60	7875.00
7	7875.00	61	7875.00
8	7875.00	62	7875.00
9	7875.00	63	7875.00
10	7875.00	64	7875.00
11	7875.00	65	7875.00
12	7875.00	66	7875.00
13	7875.00	67	7875.00
14	7875.00	68	7875.00
15	7875.00	69	7875.00
16	8013.00	70	7875.00
17	7582.00	71	7875.00
18	7686.00	72	7875.00
19	7686.00	73	7875.00
20	7686.00	74	7875.00
21	7686.00	75	7875.00
22	7686.00	76	7875.00
23	7686.00	77	7875.00
24	7686.00	78	7875.00
25	7686.00	79	7875.00
26	7582.00	80	7875.00
27	8100.00	81	7875.00
28	7875.00	82	7875.00
29	7875.00	83	7875.00
30	7875.00	84	7875.00
31	7875.00	85	7875.00
32	7875.00	86	7875.00
33	7875.00	87	7875.00
34	7875.00	88	7875.00
35	7875.00	89	7875.00
36	8534.00	90	7875.00
37	9088.00	91	7875.00
38	9134.00	92	7875.00
39	9587.00	93	7875.00
40	8138.00	94	7875.00
41	7875.00	95	7875.00
42	7875.00	96	7875.00
43	7875.00	97	7875.00
44	8309.00	98	7875.00
45	8019.00	99	7875.00
46	7875.00	100	7875.00
47	7875.00	101	7875.00
48	7875.00	102	7875.00
49	7875.00	103	7875.00
50	7875.00	104	7875.00
51	7875.00	105	7875.00
52	7875.00	106	7888.00
53	7875.00	107	7875.00
54	7875.00	108	7875.00

TRACT	SQUARE FEET	ACRES	TRACT TABLE	USAGE
A	114289.00	2.6237	ACTIVE / LANDSCAPE / TRAIL / RETENTION	
B	3750.00	0.0861	LANDSCAPE / TRAIL	
C	13942.00	0.3178	PASSIVE / LANDSCAPE	
D	21418.00	0.4917	ACTIVE / CITRUS PARK / RETENTION	
E	101411.00	2.3283	ACTIVE / CATTLE PARK / RETENTION	
F	215883.00	4.9551	ACTIVE / FAMILY AMENITY POOL & COMMUNITY CENTER / RETENTION	
G	13900.00	0.0328	PASSIVE / LANDSCAPE	
H	22500.00	0.0520	PASSIVE / LANDSCAPE	
I	22500.00	0.0520	PASSIVE / LANDSCAPE	
TOTAL	476285.00	10.9553		

4" ROLL CURB ALLOWED ALONG LOT FRONTAGES

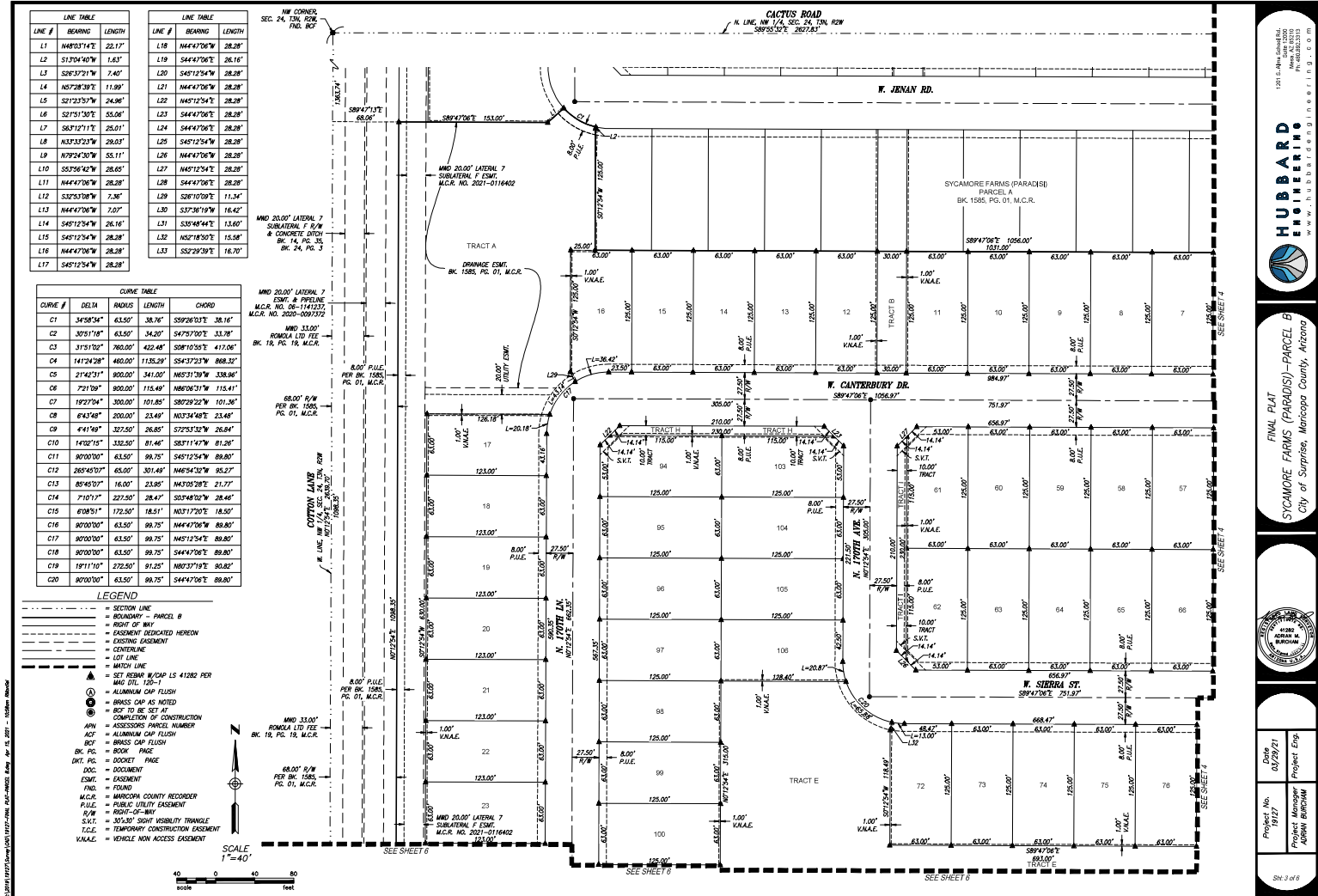


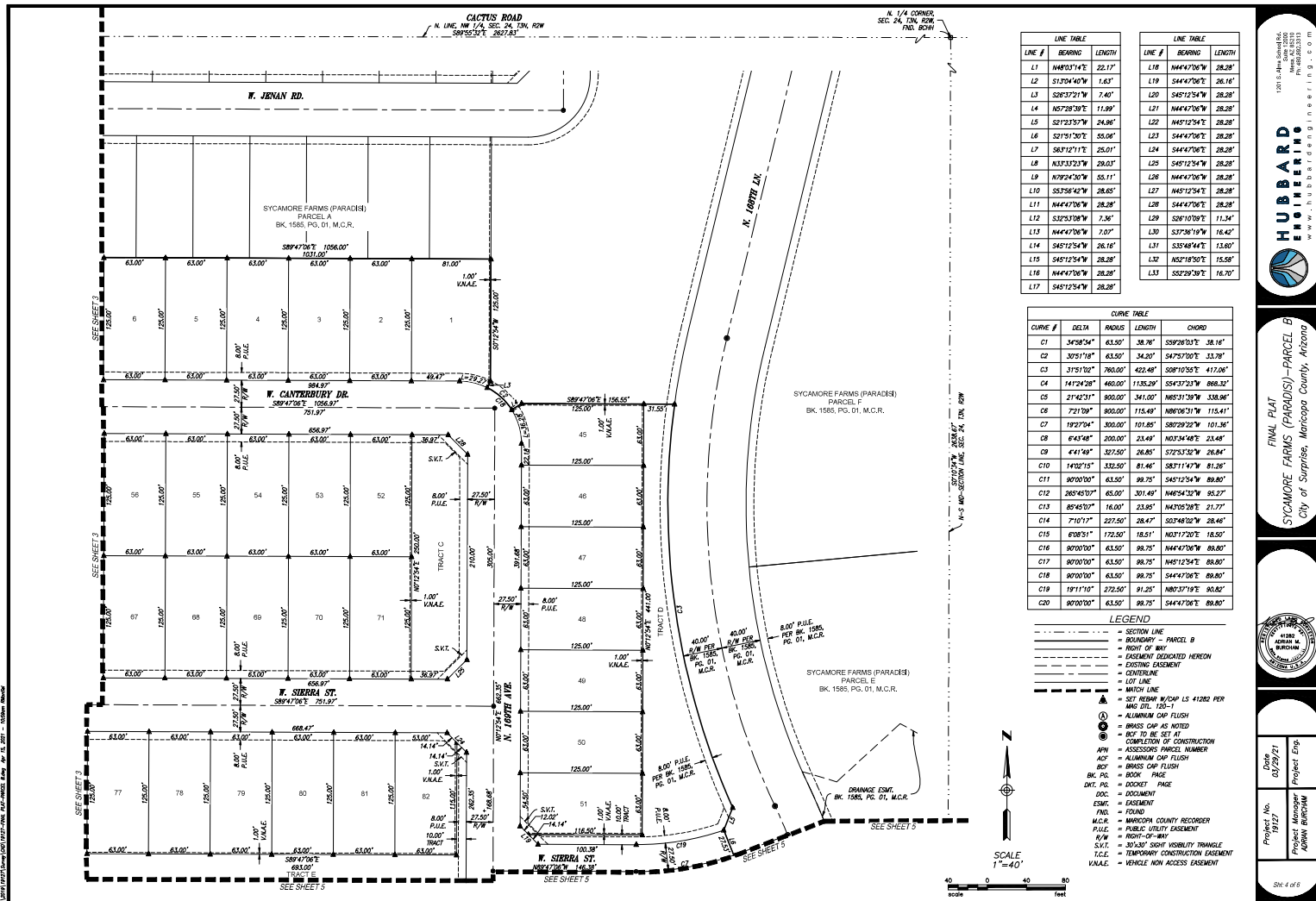
25' 72" OPEN SPACE FOR PARCEL B

HUBBARD ENGINEERING
1201 S. Alamo Street, Suite 100
Phoenix, AZ 85010
PH: 602.883.3333
WWW.HUBBARDENGINEERING.COM

FINAL PLAN
SYCAMORE FARMS (PARADISE)-PARCEL B
City of Surprise, Maricopa County, Arizona

Drawn: 04/29/21
Project No: 19127
Project Manager: ADRIAN BURCHAM
Project Eng: [blank]
Sht: 2 of 8
FS201-503





LINE TABLE			LINE TABLE		
LINE #	BEARING	LENGTH	LINE #	BEARING	LENGTH
L1	N44°03'14"E	22.17'	L18	N44°47'06"W	28.28'
L2	S13°04'40"W	1.63'	L19	S44°47'06"W	26.14'
L3	S28°37'21"W	7.40'	L20	S45°12'54"W	28.28'
L4	N57°28'39"E	11.09'	L21	N44°47'06"W	28.28'
L5	S27°23'53"W	24.96'	L22	N45°12'54"W	28.28'
L6	S27°51'30"E	55.06'	L23	S44°47'06"W	28.28'
L7	S67°12'11"E	25.01'	L24	S44°47'06"W	28.28'
L8	N37°33'23"W	29.03'	L25	N45°12'54"W	28.28'
L9	N78°24'30"W	55.11'	L26	N44°47'06"W	28.28'
L10	S57°58'42"W	28.85'	L27	N45°12'54"W	28.28'
L11	N44°47'06"W	28.28'	L28	S44°47'06"W	28.28'
L12	S37°53'08"W	7.36'	L29	S26°10'09"W	11.34'
L13	N44°47'06"W	7.07'	L30	S37°36'19"W	16.42'
L14	S45°12'54"W	26.16'	L31	S35°48'44"E	13.60'
L15	S45°12'54"W	28.28'	L32	N52°16'50"E	15.58'
L16	N44°47'06"W	28.28'	L33	S52°29'39"W	16.70'
L17	S45°12'54"W	28.28'			

CURVE TABLE				
CURVE #	DELTA	RADIUS	LENGTH	CHORD
C1	34°38'24"	63.50'	38.78'	SS9°28'01"E 38.16'
C2	30°51'18"	63.50'	34.30'	S47°57'00"E 33.78'
C3	37°51'00"	760.00'	425.48'	S28°10'50"E 417.06'
C4	147°24'24"	460.00'	1135.29'	SS4°37'21"W 868.32'
C5	27°42'31"	800.00'	341.00'	N65°31'30"W 338.96'
C6	72°17'04"	800.00'	115.49'	N65°06'31"W 115.41'
C7	19°27'04"	300.00'	101.85'	S80°29'32"W 101.36'
C8	6°43'48"	200.00'	23.49'	N03°34'48"E 23.48'
C9	4°41'48"	327.50'	26.85'	S72°53'32"W 26.84'
C10	14°52'15"	332.50'	81.46'	S87°11'47"W 81.26'
C11	90°00'00"	63.50'	99.75'	S45°12'54"W 89.80'
C12	26°54'50"	65.00'	301.49'	N46°54'32"W 95.27'
C13	89°45'00"	16.00'	23.85'	N43°05'28"E 21.77'
C14	7°10'17"	227.50'	28.47'	S53°48'02"W 28.46'
C15	6°08'31"	172.50'	18.51'	N03°17'20"E 18.50'
C16	90°00'00"	63.50'	99.75'	N44°47'06"W 89.80'
C17	90°00'00"	63.50'	99.75'	N45°12'54"E 89.80'
C18	90°00'00"	63.50'	99.75'	S44°47'06"E 89.80'
C19	19°11'19"	272.50'	91.25'	N80°37'19"E 90.82'
C20	90°00'00"	63.50'	99.75'	S44°47'06"E 89.80'

- LEGEND**
- SECTION LINE
 - BOUNDARY - PARCEL B
 - RIGHT OF WAY
 - EASEMENT DEDICATED HEREON
 - EXISTING EASEMENT
 - CENTERLINE
 - LOT LINE
 - MATCH LINE
 - SET REBAR W/CAP IS 41282 PER MAG DTL 120-1
 - ALUMINUM CAP FLUSH
 - BRASS CAP AS NOTED
 - BOF TO BE SET AT COMPLETION OF CONSTRUCTION
 - ASSESSORS PARCEL NUMBER
 - ALUMINUM CAP FLUSH
 - BOF - BRASS CAP FLUSH
 - BOOK PAGE
 - BOOK PAGE
 - DOCKET PAGE
 - DOCUMENT
 - EASEMENT
 - FIND
 - M.C.R. - MARICOPA COUNTY RECORDER
 - P.U.E. - PUBLIC UTILITY EASEMENT
 - R/W - RIGHT-OF-WAY
 - S.V.T. - 30'x30' SIGHT VISIBILITY TRIANGLE
 - T.C.E. - TEMPORARY CONSTRUCTION EASEMENT
 - V.N.A.E. - VEHICLE NON ACCESS EASEMENT

HUBBARD ENGINEERING
1301 E. Alhambra Blvd.
Phoenix, AZ 85010
PH: 602.882.3313
www.hubbardsurvey.com

FINAL PLAN
SYCAMORE FARMS (PARADISE)-PARCEL B
City of Surprise, Maricopa County, Arizona

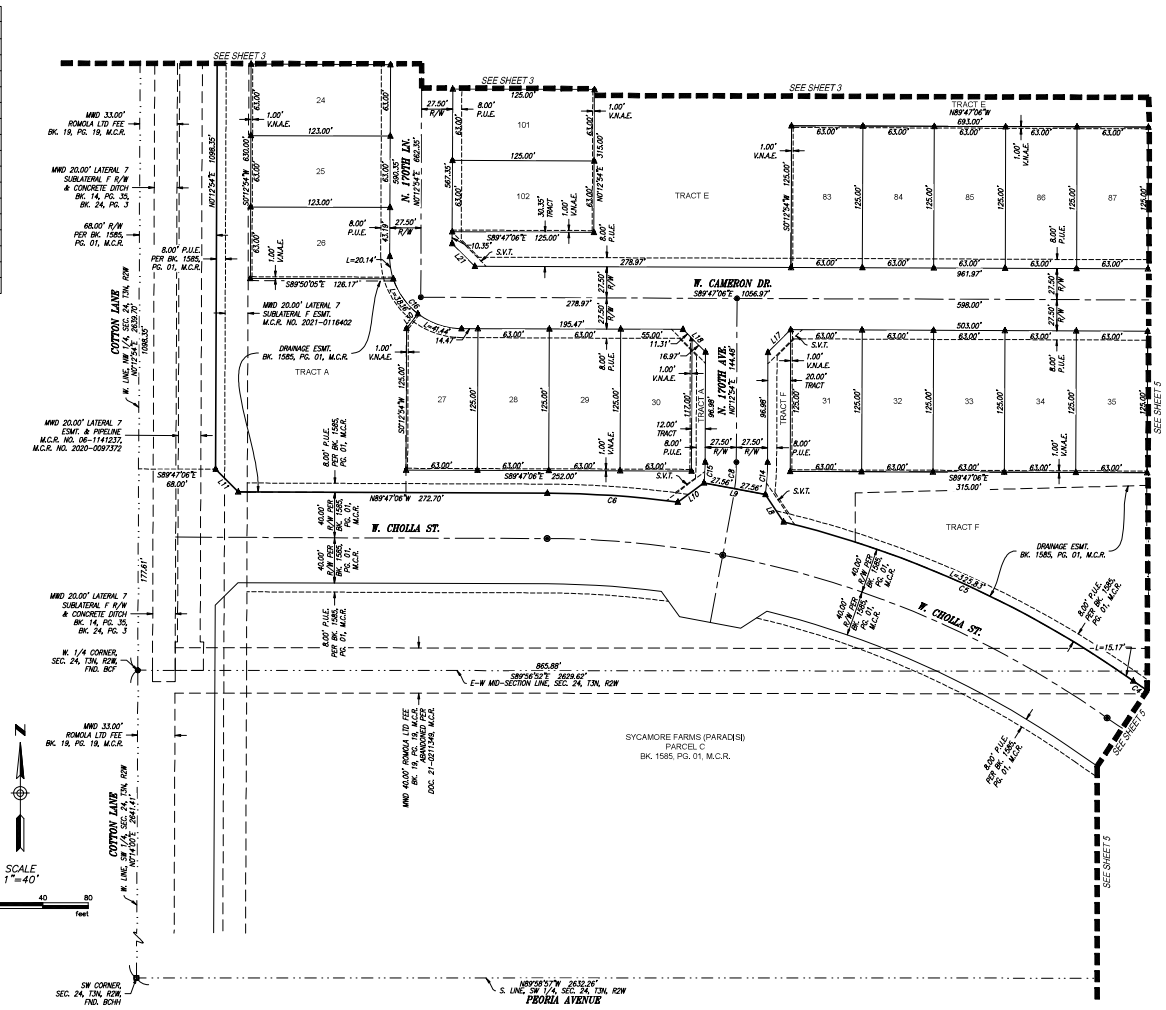
Project No. 19127
Project Manager ADRIAN WROCHAM
Project Eng.

DATE 01/29/21
SHEET 4 OF 8
FS201-503

LINE #	BEARING	LENGTH
L1	N48°03'14"E	22.17'
L2	S13°04'40"W	1.63'
L3	S26°32'51"W	7.40'
L4	N57°28'39"E	11.89'
L5	S21°23'57"W	24.96'
L6	S21°51'30"E	55.06'
L7	S65°12'11"E	25.01'
L8	N13°12'21"E	28.03'
L9	N79°24'30"W	55.11'
L10	S55°56'42"W	28.65'
L11	N44°47'06"W	28.28'
L12	S32°53'08"W	7.36'
L13	N44°47'06"W	7.07'
L14	S45°12'54"W	26.16'
L15	S45°12'54"W	28.28'
L16	N44°47'06"W	28.28'
L17	S45°12'54"W	28.28'

CURVE #	DELTA	RADIUS	LENGTH	CHORD
C1	34°38'34"	63.50'	38.76'	55926'03" 38.16'
C2	30°51'18"	63.50'	34.20'	54757'00" 33.78'
C3	31°51'02"	760.00'	422.48'	58810'55" 417.06'
C4	141°24'28"	460.00'	1135.29'	55437'23" 886.32'
C5	21°42'31"	900.00'	341.00'	N85°31'39"W 338.96'
C6	72°1'09"	900.00'	115.49'	N86°06'31"W 115.41'
C7	18°27'04"	300.00'	101.85'	S89°29'32"W 101.36'
C8	64°44'48"	200.00'	23.49'	N03°34'48"E 23.48'
C9	441°49'	327.50'	26.85'	S45°12'54"W 26.84'
C10	145°02'15"	332.50'	81.46'	S87°11'47"W 81.26'
C11	90°00'00"	63.50'	99.75'	S45°12'54"W 99.80'
C12	285°45'00"	65.00'	301.49'	N45°54'32"W 95.37'
C13	85°45'00"	16.00'	23.95'	N47°05'38"E 21.77'
C14	71°01'27"	227.50'	28.47'	S03°48'52"E 28.46'
C15	608°51'	172.50'	18.51'	N03°17'20"E 18.50'
C16	90°00'00"	63.50'	99.75'	N44°47'06"W 99.80'
C17	90°00'00"	63.50'	99.75'	N45°12'54"E 99.80'
C18	90°00'00"	63.50'	99.75'	S44°47'06"W 99.80'
C19	191°11'00"	272.50'	91.25'	N80°37'19"E 90.82'
C20	90°00'00"	63.50'	99.75'	S44°47'06"E 99.80'

- LEGEND**
- SECTION LINE
 - BOUNDARY - PARCEL B
 - RIGHT OF WAY
 - EASEMENT DEDICATED HEREON
 - EXISTING EASEMENT
 - CENTERLINE
 - LOT LINE
 - MATCH LINE
 - SET BACK W/ CAP L5 41882 PER MND OTL 1205-1
 - ALUMINUM CAP FLUSH
 - BRASS CAP AS NOTED
 - DOT TO BE SET AT COMPLETION OF CONSTRUCTION
 - ASSESSOR'S PARCEL NUMBER
 - ALUMINUM CAP FLUSH
 - BRASS CAP FLUSH
 - DOT
 - BOOK PAGE
 - DIST. PG.
 - DOCKET PAGE
 - DOC.
 - DOCUMENT
 - EMT.
 - EASEMENT
 - FIND.
 - FOUND
 - M.C.R.
 - MARICOPA COUNTY RECORDER
 - P.U.E.
 - PUBLIC UTILITY EASEMENT
 - R/W
 - RIGHT-OF-WAY
 - S.V.T.
 - 50'-0" SIGHT VISIBILITY TRIANGLE
 - T.C.E.
 - TEMPORARY CONSTRUCTION EASEMENT
 - V.N.A.E.
 - VEHICLE NON ACCESS EASEMENT



HUBBARD ENGINEERING
1201 S. Alamo Street, Suite 100
Phoenix, AZ 85010
PH: 602.883.2313
WWW.HUBBARDENGINEERING.COM

FINAL PLAN
SYCAMORE FARMS (PARCELS) - PARCEL B
City of Surprise, Maricopa County, Arizona

Project No. 19127
Date 02/28/21
Project Manager ADRIAN BURCHAM
Project Eng.

Sheet 4 of 4
FS201-303

LANDSCAPE CONSTRUCTION DOCUMENTS
FOR
PARADISI - PARCEL B

LANDSCAPE IMPROVEMENT PLANS
SURPRISE, AZ
TAYLOR MORRISON

SUBMITTAL HISTORY

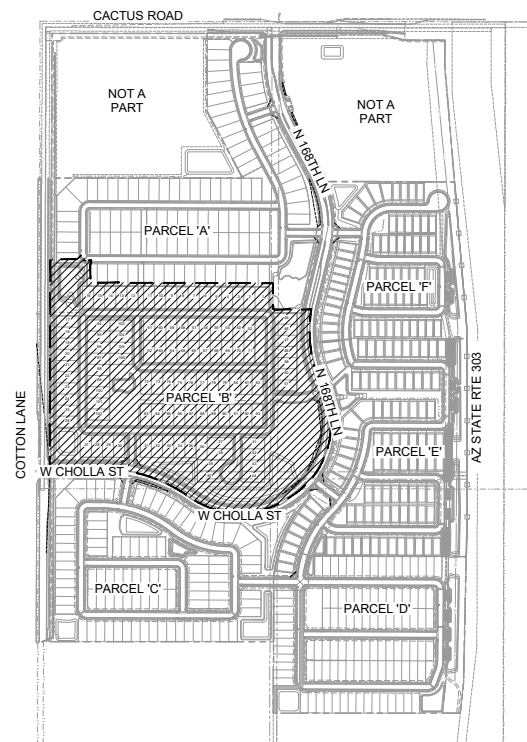
DATE	DESCRIPTION / COMMENTS
08/01/2020	1st CITY OF SURPRISE DEVELOPMENT SUBMITTAL
10/28/2020	2nd CITY OF SURPRISE DEVELOPMENT SUBMITTAL
12/11/2020	3RD EXEMPT SUBMITTAL WITH IRRIGATION
12/16/2020	3rd CITY OF SURPRISE DEVELOPMENT SUBMITTAL
02/04/2021	4th EXEMPT SUBMITTAL WITH IRRIGATION
02/11/2021	4th CITY OF SURPRISE DEVELOPMENT SUBMITTAL

PROJECT TEAM

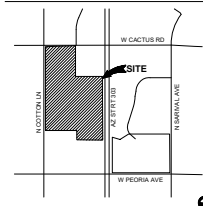
OWNER	TAYLOR MORRISON ARIZONA INC. ANGELA CARMITCHEL 480 NORTH SCOTTSDALE ROAD, SUITE 2200 SCOTTSDALE, AZ 85251 480.409.5516
LANDSCAPE ARCHITECT	RIV PLANNING + LANDSCAPE ARCHITECTURE SHAWN ENYON, P.L.L.C. 120 S. ASH AVENUE, SUITE 201 TEMPE, ARIZONA 85281 480.984.0294
CIVIL ENGINEER	WILEY E. HORN JASON BLUM 1001 W. SOUTHERN AVE., SUITE 131 MESA, AZ 85210 480.507.2857
ELECTRICAL ENGINEER	WRIGHT ENGINEERING ANDREW T. CORBETT 160 EAST CHILTON CHANDLER, ARIZONA 85225 480.487.8829
ARCHITECT	PERLMAN ARCHITECTS OF ARIZONA, INC. KEN POWERS 4800 NORTH 24TH STREET, SUITE 100 PHOENIX, ARIZONA 85016 (480) 951-8900

SHEET INDEX

NUMBER	DESCRIPTION
L0.00	COVER
L0.01	GENERAL NOTES
L0.02	REFERENCE PLAN
L1.01	WALL PLAN
L2.01 THRU L2.05	HANDSCAPE PLANS
L3.01 THRU L3.05	HANDSCAPE DETAILS
L4.00	PLANTING NOTES AND SCHEDULE
L4.01 THRU L4.12	PLANTING PLAN
L5.01	PLANTING DETAILS
L6.00	IRRIGATION NOTES
L6.01 THRU L6.02	IRRIGATION MASTER PLAN
L7.01 THRU L7.12	IRRIGATION PLAN
L8.01 THRU L8.03	IRRIGATION DETAILS



VICINITY MAP



PARADISI - PARCEL B
LANDSCAPE IMPROVEMENT PLANS
SURPRISE, AZ

PROJECT NO.	19002272
DATE	02/11/2021
DRAWN	BC/SB/AL/MD/KU
REVIEWED	SB
REVISIONS	

COVER

L0.00

SHEET 1 OF 28

4TH SUBMITTAL CASE NUMBER PS20-503

[illegible][illegible]

THESE NOTES ARE GENERAL, AND MAY BE SUPERSEDED BY OTHER SPECIFICATIONS OR LOCAL TRADE PRACTICES.

2. ALL FORMWORK ALIGNMENT SHALL BE STRAIGHT AND EVEN. RADIUS AND CURVES ARE TO BE SMOOTH. CONTINUOUS TRANSITIONS BETWEEN STRAIGHT AND RADIUS OR BENDS. JOINT LOCATIONS NOT SPECIFICALLY NOTED ON THE PLANS SHALL BE EVENLY SPACED AND VISUALLY UNDISTURBED.

3. ALL REINFORCING STEEL, DOWELS, ANCHOR BOLTS, AND OTHER INCRETS SHALL BE FIRMLY SECURED IN THE PROPER POSITION PRIOR TO PLACING OF CONCRETE.

4. ALL FLATWORK SHALL BE Laid WITH A CONSTANT SLOPE BETWEEN TWO SPOT ELEVATIONS. CHANGES IN SLOPE SHALL BE ACCOMPLISHED IN A GRADUAL MANNER. ALL HANDICAP SLOPE SHALL SLOPE AWAY FROM BUILDINGS AT 1% SLOPE UNLESS NOTED OTHERWISE ON DRAWINGS.

5. NEW CONCRETE PAVING SHALL MATCH EXISTING IN COLOR AND TEXTURE, UNLESS NOTED OTHERWISE ON DRAWINGS.

6. IT IS RECOMMENDED THAT THE CONTRACTOR SHALL RETAIN THE SERVICES OF A REGISTERED GEOTECHNICAL ENGINEER TO PERFORM NECESSARY TESTING AND INSPECTIONS FOR QUALITY CONTROL, TO ENSURE THAT THE REQUIREMENTS REFERENCED ARE COMPLIED WITH.

7. THE LANDSCAPE ARCHITECT AND STRUCTURAL ENGINEER ASSUMES NO RESPONSIBILITY FOR THE VALIDITY OF THE SUBSURFACE DATA PROVIDED BY THE CLIENT.

8. ALL STEEL SURFACES SHALL BE CLEAN AND FREE OF OILS, BURRS, WELD RESIDUE AND OTHER OBSTRUCTIVE MATERIALS PRIOR TO FINISHING.

9. CONTRACTOR SHALL PROVIDE COMPLETE SHOP DRAWINGS BASED ON FIELD DIMENSIONS. FOR ALL STEEL ELEMENTS PRIOR TO CONSTRUCTION, FOR REINFORCEMENT AND LANDSCAPE ARCHITECT. CONTRACTOR SHALL SUBMIT FINISH SAMPLE FOR REVIEW BY OWNER AND LANDSCAPE ARCHITECT.

10. MEMBER SIZES INDICATED ARE FOR DESIGN INTENT ONLY. CONTRACTOR SHALL ENGINEER FOR STRUCTURAL INTEGRITY. FIELD VARIATIONS FOR REINFORCEMENT AND LANDSCAPE ARCHITECT. CONTRACTOR SHALL SUBMIT FINISH SAMPLE FOR REVIEW BY OWNER AND LANDSCAPE ARCHITECT.

11. WELD CONNECTIONS CONTINUOUS AND BOLD. REMOVE ANY SPATTER AND SLAG AND GRIND WELD SURFACES. PREPARE SURFACE FOR PAINTING TO GLOSS, SMOOTH AND FREE OF OBSTRUCTIVE MATERIAL. WASH, STEAM CLEAN, SANDBLAST, OR WIRE BRUSH TO REMOVE ALL OIL, DIRT, AND OTHER CONTAMINANTS.

12. BOLTS TO BE COLUMBIUM PLATE OR STAINLESS STEEL.

13. CAP EXPOSED ENDS OF TUBING.

14. REINFORCING MARKED "CONTINUOUS" MAY BE BRIDGED WITH A LAP OF 36" BAR DIAMETERS (2" MINIMUM IN CONCRETE, 40 BAR DIAMETERS 2" MINIMUM IN MASONRY). UNLESS NOTED OTHERWISE.

15. ALL REINFORCING SHALL BE SUPPORTED IN CONFORMANCE WITH THE MANUAL OF STANDARD PRACTICE FOR REINFORCED CONCRETE STRUCTURES' LATEST EDITION.

16. REINFORCING SHALL HAVE THE FOLLOWING CONNECTIONS: (UNLESS NOTED OTHERWISE)

16.1 FORMED SURFACE IN CONTACT WITH EARTH 2'-0"

16.2 SURFACE DEPOSITED DIRECTLY AGAINST EARTH 2'-0"

16.3 ANY DOWELS USED SHALL BE EQUAL IN SIZE AND SPACING TO VERTICAL BARS.

17. MASONRY UNITS: SHALL BE GRADE "N" TYPE 1 CONFORMING TO LATEST ASTM STANDARD SPECIFICATION C480 AND MANUFACTURED IN ACCORDANCE WITH "CONCRETE MASONRY ASSOCIATION" STANDARDS. SPECIFICITY SHALL BE AS NOTED ON PLANS.

18. MORTAR SHALL BE TYPE S, CONFORMING TO ASTM C270, WITH A 28 DAY COMPRESSIVE STRENGTH OF 1800 PSI.

19. GROUT: FREELY PREPARED AND UNFORMED MIXTURE. GROUT SHALL BE COMPOSED BY VOLUME OF 1 PART PORTLAND CEMENT AND 4 PARTS SAND. MIX MAY BE ADJUSTED TO BE MORE OR LESS THAN ONE-TENTH PART WATER. WATER SHALL BE ADDED TO PRODUCE CONSISTENCY FOR POURING WITHOUT SEGREGATION OF THE CONSTITUENTS. GROUT SHALL ATTAIN A COMPRESSIVE STRENGTH OF 3000 PSI.

20. PORTLAND CEMENT: SHALL BE TYPE 1 AND CONFORM TO LATEST ASTM STANDARD SPECIFICATION C-150.

21. WATERPROOF ALL MASONRY BELOW GRADE.

[illegible]

RVI

10000 N. 10th Avenue, Suite 200
 Tempe, Arizona 85283
 Tel: 480-831-8700
www.rviconsigning.com

EXPIRES 03/31/21



Authorized Signature: I am a Licensed Real Estate Agent in the State of Arizona

ARIZONA

Call 811 or 480-831-8700

PARADISI - PARCEL B

LANDSCAPE IMPROVEMENT PLANS

SURPRISE, AZ

PROJECT NO.:	19002272
DATE:	03/11/2021
DRAWN BY:	BGR/SBML/NEW/JW
REVIEWED BY:	SB

REVISIONS:

1

2

3

4

5

6

7

8

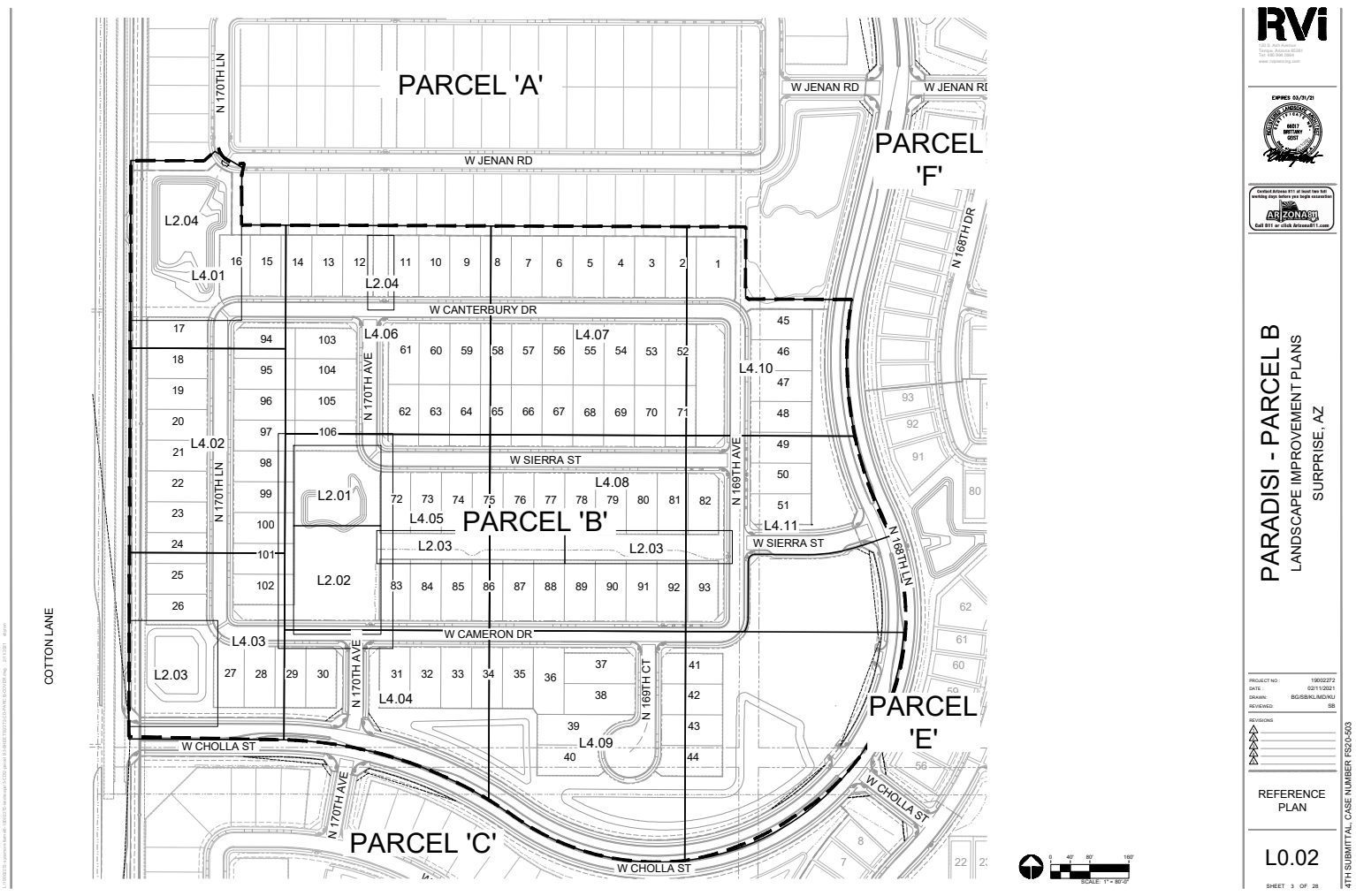
9

10

GENERAL NOTES

L0.01

SHEET 2 OF 28



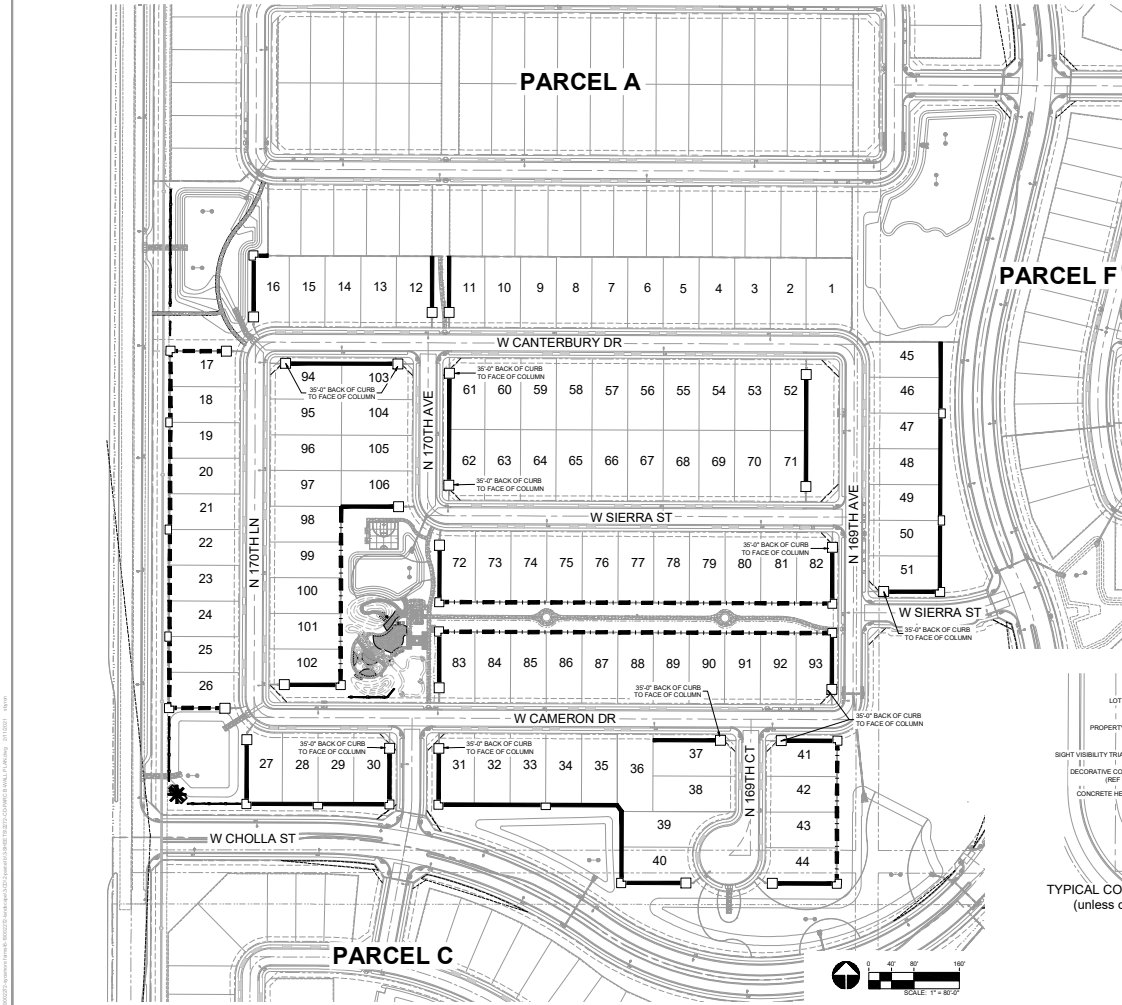
PARADISI - PARCEL B
LANDSCAPE IMPROVEMENT PLANS
SURPRISE, AZ

PROJECT NO: 19002272
DATE: 03/21/2021
DRAWN: BGS/BAL/MDK/JL
REVIEWED: SB

REVISIONS
1. 03/21/2021: Initial Design
2. 03/21/2021: Final Design

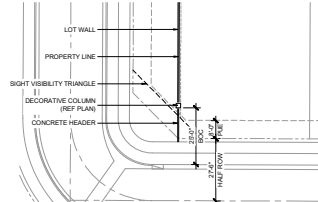
REFERENCE
PLAN

L0.02
SHEET 3 OF 28
4TH SUBMITTAL, CASE NUMBER RS20-503



LEGEND		
	6\"/>	3,640 L.F.
	8\"/>	880 L.F.
	12\"/>	1,980 L.F.
	DECORATIVE FENCE, REFER TO DETAIL 3.1/3.02	516 L.F.
	THEME WALL COLUMN, REFER TO DETAIL 3.1/3.01	26 TOTAL
	INLINE COLUMN, REFER TO DETAIL 9.1/3.01	7 TOTAL
	OUTSIDE CORNER COLUMN, REFER TO DETAIL 9.1/3.01	15 TOTAL
	ENTRY MONUMENT, REFER TO DETAIL 6 & 7.1/3.02	

- WALL NOTES**
1. THESE NOTES ARE GENERAL AND MAY BE SUPERSEDED BY EITHER THE SPECIFICATIONS OR LOCAL TRADE PRACTICES.
 2. FOOTING SHALL BE ON UNDISTURBED NATIVE SOIL OR COMPACTED FILL.
 3. THE EXPOSED UPPERMOST SOIL TO RECEIVE FILL SHALL BE SCARIFIED 6\"/>
 4. FILL MATERIAL SHALL BE PREDOMINANTLY GRANULAR, NON-EXPANSIVE, CLEAN OF ALL ORGANIC OR DETRIMENTAL SUBSTANCES, AND HAVE A PLASTICITY INDEX LESS THAN SEVEN (7). BACKFILL SHALL BE COMPACTED TO 95% OF MAXIMUM DRY DENSITY PER ASTM D-2922 OR D-3017.
 5. EXCAVATIONS FOR FOUNDATIONS SHALL BE NEAT LINES OF FOOTINGS. ALL LOOSE MATERIAL SHALL BE REMOVED FROM SURFACE TO RECEIVE CONCRETE.
 6. ALLOWABLE SOIL BEARING PRESSURES AT FOOTING ON COMPACTED SOIL: 1500 PSI.
 7. CONCRETE MIX DESIGN FOR FOOTINGS SHALL BE MAG CLASS 'B' (2500 PSI), UNLESS OTHERWISE NOTED ON DRAWINGS.
 8. NO PILES OR DUCTS SHALL BE PLACED IN STRUCTURAL CONCRETE UNLESS SPECIFICALLY DETAILED.
 9. CONCRETE FOOTINGS SHALL BE CONTINUOUS POUR TO GREATEST EXTENT PRACTICAL. STEP FOOTINGS IN EVEN BLOCK NUMBERS.
 10. WALL CONTRACTOR TO BE RESPONSIBLE FOR STRUCTURAL CALCULATIONS OF THE WALLS.
 11. SUBMIT TEST REPORTS FOR CONCRETE MIX DESIGNS TO LANDSCAPE ARCHITECT FOR REVIEW.
 12. WATERPROOF AND GROUT SOLID RETAINING WALLS TO HIGH GRADE, IF APPLICABLE.
 13. ALL IRONSTEEL WORK TO BE OF HIGHEST QUALITY WITH WELDS GROUND SMOOTH. ALL IRON WORK, EXCEPT WHERE NOTED, TO BE PRIMED AND PAINTED. PAINT COLOR TO BE SELECTED BY OWNER AND/OR LANDSCAPE ARCHITECT.
 14. VERIFY HEIGHTS AND SLOPES AND TURNINGS BEFORE POURING FOOTINGS.
 15. NEW WALL FINISHES SHALL MATCH EXISTING SURFACES, UNLESS OTHERWISE NOTED ON DRAWINGS.
 16. GROUT SOLID ALL CMU CELLS AND VOIDS BELOW GRADE AND/OR CONTAINING REBAR.
- ALL WALL LOCATIONS AND ALIGNMENTS ARE SCHEMATIC. WALLS SHALL NOT BE INSTALLED IN RIGHT-OF-WAYS, UTILITY EASEMENTS, OR SIGHT VISIBILITY TRIANGLES. CONTRACTOR TO STAKE WALL CORNERS AND TURN POINTS AND GET CLIENT AND/OR LANDSCAPE ARCHITECT APPROVAL PRIOR TO INSTALLATION.



TYPICAL COLUMN PLACEMENT (unless otherwise noted) N.T.S.

EXPIRED 03/21/21

Sealed drawing 011 of sheet set not bearing date before and after expiration

4TH SUBMITTAL CASE NUMBER F520-503

PARADISI - PARCEL B

LANDSCAPE IMPROVEMENT PLANS

SURPRISE, AZ

PRODUCT NO: 19032272

DATE: 02/11/2021

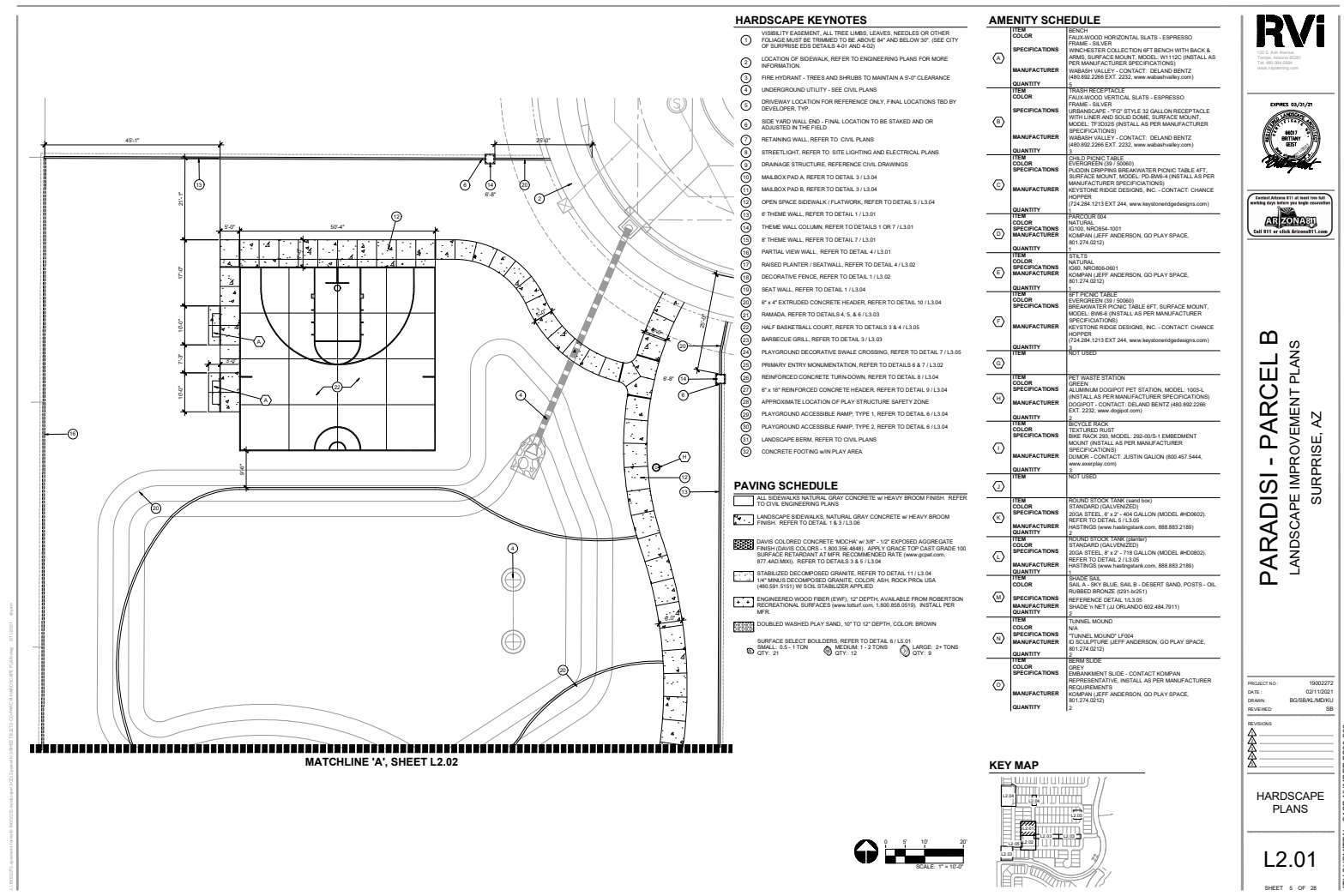
DRAWN: BGS/BRL/MCH/K

REVISIONS: 03

WALL PLAN

L1.01

SHEET 4 OF 28



HARDSCAPE KEYNOTES

- 1 VISIBILITY EASEMENT, ALL TREE LIMBS, LEAVES, NEEDLES OR OTHER FOLIAGE MUST BE TRIMMED TO BE ABOVE 4" AND BELOW 30" (SEE CITY OF SURPRISE EDS DETAILS 4-01 AND 4-02)
- 2 LOCATION OF SIDEWALK, REFER TO ENGINEERING PLANS FOR MORE INFORMATION
- 3 FIRE HYDRANT - TREES AND SHRUBS TO MAINTAIN A 5'-0" CLEARANCE
- 4 UNDERGROUND UTILITY - SEE CIVIL PLANS
- 5 DRIVEWAY LOCATION FOR REFERENCE ONLY, FINAL LOCATIONS TBD BY DEVELOPER, TYP
- 6 SIDE YARD WALL END - FINAL LOCATION TO BE STAKED AND OR ADJUSTED IN THE FIELD
- 7 RETAINING WALL, REFER TO CIVIL PLANS
- 8 STREETLIGHT, REFER TO SITE LIGHTING AND ELECTRICAL PLANS
- 9 DRAINAGE STRUCTURE, REFERENCE CIVIL DRAWINGS
- 10 MAILBOX PAD A, REFER TO DETAIL 3 / L3.04
- 11 MAILBOX PAD B, REFER TO DETAIL 3 / L3.04
- 12 OPEN SPACE SIDEWALK / FLATWORK, REFER TO DETAIL 5 / L3.04
- 13 6" THEME WALL, REFER TO DETAIL 1 / L3.01
- 14 8" THEME WALL COLUMN, REFER TO DETAILS 1 OR 7 / L3.01
- 15 8" THEME WALL, REFER TO DETAIL 7 / L3.01
- 16 PARTIAL VIEW WALL, REFER TO DETAIL 4 / L3.01
- 17 RAISED PLANTER / SEATWALL, REFER TO DETAIL 4 / L3.02
- 18 DECORATIVE FENCE, REFER TO DETAIL 1 / L3.02
- 19 SEAT WALL, REFER TO DETAIL 1 / L3.04
- 20 6" x 4" EXTRUDED CONCRETE HEADER, REFER TO DETAIL 10 / L3.04
- 21 RAMADA, REFER TO DETAILS 4, 5, & 6 / L3.03
- 22 HALF BASKETBALL COURT, REFER TO DETAILS 3 & 4 / L3.05
- 23 BARBECUE GRILL, REFER TO DETAIL 3 / L3.03
- 24 PLAYGROUND DECORATIVE SWALE CROSSING, REFER TO DETAIL 7 / L3.05
- 25 PRIMARY ENTRY MONUMENTATION, REFER TO DETAILS 6 & 7 / L3.02
- 26 REINFORCED CONCRETE TURN-DOWN, REFER TO DETAIL 9 / L3.04
- 27 6" x 18" REINFORCED CONCRETE HEADER, REFER TO DETAIL 9 / L3.04
- 28 APPROXIMATE LOCATION OF PLAY STRUCTURE SAFETY ZONE
- 29 PLAYGROUND ACCESSIBLE RAMP, TYPE 1, REFER TO DETAIL 6 / L3.04
- 30 PLAYGROUND ACCESSIBLE RAMP, TYPE 2, REFER TO DETAIL 6 / L3.04
- 31 LANDSCAPE SEEN, REFER TO CIVIL PLANS
- 32 CONCRETE FOOTING WITH PLAY AREA

PAVING SCHEDULE

- ALL SIDEWALKS NATURAL GRAY CONCRETE w/ HEAVY BROOM FINISH. REFER TO CIVIL ENGINEERING PLANS
- LANDSCAPE SIDEWALKS NATURAL GRAY CONCRETE w/ HEAVY BROOM FINISH. REFER TO DETAIL 1 & 3 / L3.06
- DAVIS COLORED CONCRETE MOCHA w/ 3/8" - 1/2" EXPOSED AGGREGATE FINISH (DAVIS COLOR: 1-800-396-4444). APPLY GRACE TOP CAST GRACE 100 SURFACE RETARDANT AT MFR. RECOMMENDED RATE (www.grace.com, 877-642-6460). REFER TO DETAILS 1 & 3 / L3.04
- STABILIZED DECOMPOSED GRANITE, REFER TO DETAIL 11 / L3.04
- 14" MINUS DECOMPOSED GRANITE, COLOR: ASH, ROCK PROCS USA (480-591-5101) W/ SOL. STABILIZER APPLIED
- ENGINEERED WOOD FIBER (EWFF), 12" DEPTH, AVAILABLE FROM ROBERTSON RECREATIONAL SURFACES (www.robertson.com, 1-800-858-0516). INSTALL PER MFR.
- DOUBLED WASHED PLAY SAND, 10" TO 12" DEPTH, COLOR: BROWN
- SURFACE SELECT BOULDERS, REFER TO DETAIL 6 / L3.01
 - SMALL: 0.5 - 1 TON QTY: 21
 - MEDIUM: 1 - 2 TONS QTY: 12
 - LARGE: 2+ TONS QTY: 9

AMENITY SCHEDULE

ITEM	1
COLOR	BENCH
SPECIFICATIONS	PAUW-WOOD HORIZONTAL SLATS - ESPRESSO FRAME - SILVER WINCHESTER COLLECTION 8FT BENCH WITH BACK & ARM. SURFACE MOUNT. MODEL: W110C (INSTALL AS PER MANUFACTURER SPECIFICATIONS)
MANUFACTURER	WINASH VALLEY - CONTACT: DELAND BENITZ (480.892.2266 EXT. 2232, www.winashvalley.com)
QUANTITY	1
ITEM	2
COLOR	PAUW-WOOD VERTICAL SLATS - ESPRESSO FRAME - SILVER
SPECIFICATIONS	WINCHESTER - 10' STYLE 30 GALLON RECEPTACLE WITH LINER AND SOLID DOME SURFACE MOUNT. MODEL: TP3000 (INSTALL AS PER MANUFACTURER SPECIFICATIONS)
MANUFACTURER	WINASH VALLEY - CONTACT: DELAND BENITZ (480.892.2266 EXT. 2232, www.winashvalley.com)
QUANTITY	1
ITEM	3
COLOR	CHILD PICNIC TABLE
SPECIFICATIONS	OVERSEER (01-10500) PULCON DRIPPS BREAKWATER PICNIC TABLE AFT. SURFACE MOUNT. MODEL: P03004 (INSTALL AS PER MANUFACTURER SPECIFICATIONS)
MANUFACTURER	KEYSTONE RIDGE DESIGNS, INC. - CONTACT: CHANCE HOPPER (724.384.1213 EXT. 244, www.keystoneredesigns.com)
QUANTITY	1
ITEM	4
COLOR	NATURAL
SPECIFICATIONS	WOODCORE 1004
MANUFACTURER	COMPAN JEFF ANDERSON, GO PLAY SPACE, 801.274.0212
QUANTITY	1
ITEM	5
COLOR	NATURAL
SPECIFICATIONS	WOODCORE 1001
MANUFACTURER	COMPAN JEFF ANDERSON, GO PLAY SPACE, 801.274.0212
QUANTITY	1
ITEM	6
COLOR	SPY PICNIC TABLE
SPECIFICATIONS	OVERSEER (01-10500) BREAKWATER PICNIC TABLE 8FT. SURFACE MOUNT. MODEL: B08-4 (INSTALL AS PER MANUFACTURER SPECIFICATIONS)
MANUFACTURER	KEYSTONE RIDGE DESIGNS, INC. - CONTACT: CHANCE HOPPER (724.384.1213 EXT. 244, www.keystoneredesigns.com)
QUANTITY	1
ITEM	7
COLOR	PET STATION
SPECIFICATIONS	ALUMINUM DOGPOOT PET STATION, MODEL: 1003-L (INSTALL AS PER MANUFACTURER SPECIFICATIONS)
MANUFACTURER	DOGPOOT - CONTACT: JUSTIN GALION (800.457.5444, www.dogpoos.com)
QUANTITY	1
ITEM	8
COLOR	TEXTURED BLUE
SPECIFICATIONS	REINFORCED CONCRETE, 2800-4015-1 EMBEDED MOUNT (INSTALL AS PER MANUFACTURER SPECIFICATIONS)
MANUFACTURER	DOGPOOT - CONTACT: JUSTIN GALION (800.457.5444, www.dogpoos.com)
QUANTITY	1
ITEM	9
COLOR	ROUND BROOK YARD (LAND BOX)
SPECIFICATIONS	20GA STEEL, 6" x 2" - 404 GALLON (MODEL #H0902)
MANUFACTURER	HASTINGS (www.hastingspark.com, 888.883.2180)
QUANTITY	1
ITEM	10
COLOR	ROUND BROOK YARD (LAND BOX)
SPECIFICATIONS	20GA STEEL, 6" x 2" - 718 GALLON (MODEL #H0902)
MANUFACTURER	HASTINGS (www.hastingspark.com, 888.883.2180)
QUANTITY	1
ITEM	11
COLOR	SHADE SAIL
SPECIFICATIONS	SAIL A - 8'x12' BLUE, SAIL B - DESERT SAND, POSTS - OIL FINISHED BRONZE (021-14051)
MANUFACTURER	REFERENCE DETAIL 13.05
QUANTITY	1
ITEM	12
COLOR	TUNNEL MOUND
SPECIFICATIONS	TUNNEL MOUND LF504
MANUFACTURER	SCULPTURE JEFF ANDERSON, GO PLAY SPACE, 801.274.0212
QUANTITY	1
ITEM	13
COLOR	SHADE SAIL
SPECIFICATIONS	SHADE SAIL - 8'x12' BLUE, SAIL B - DESERT SAND, POSTS - OIL FINISHED BRONZE (021-14051)
MANUFACTURER	REFERENCE DETAIL 13.05
QUANTITY	1

KEY MAP





PROJECT 03/21/21



Paradisi - Parcel B
LANDSCAPE IMPROVEMENT PLANS
SURPRISE, AZ

PRODUCT NO: 19002272
DATE: 02/11/2021
DRAWN: BGS/BSL/MCH/J
CHECKED: BS

HARDSCAPE PLANS

L2.01

SHEET 5 OF 28

4TH SUBMITTAL CASE NUMBER FS20-503

AS ALL SIDEWALKS NATURAL, GRAY CONCRETE w/ HEAVY BROWN FINISH. REFER TO CIVIL ENGINEERING PLANS.

BS LANDSCAPE SIDEWALKS, NATURAL, GRAY CONCRETE w/ HEAVY BROWN FINISH. REFER TO DETAIL 1.8.3.1 US/0.

CS DAVIS COLLEGE CONCRETE MOORAK w/ 38% 1" EXPONED AGGREGATE FINISH. COLOR: LIGHT BROWN. APPROXIMATE TOP CAST GRIND 100% SURFACE RETARDANT AT MFR. RECOMMENDED RATE: (www.pcpul.com), 877/400 8000. REFER TO DETAILS 3.8.5 & 3.10/4.

DS 14" MINUS DECOMPOSED GRANITE, COLOR: ASH. ROCK PROPS: 11.13.14. (400 591 5191) w/ SOIL STABILIZER APPLIED.

ES ENGINEER WOOD FIBER (EMF), 12" DEPTH, AVERAGE FROM ROBERTSON'S OBSERVATIONS. SURFACES: (www.battul.com), 1.800.858.0010. INSTALL PER MFR.

FS DOWNED WASHED PAV SAND, 10" TO 12" DEPTH. COLOR: BROWN.

GS SURFACE SELECT BOLDERS, REFER TO DETAIL 6.1/5.01

HT SMALL .05 - 1 TON QTY 5

IT MEDIUM 1 - 2 TONS QTY 5

JT LARGE 2+ TONS QTY 5

0	VEGETATION EXISTENCE. ALL TREE LIMBS, LIMBS, NEEDLES OR OTHER FOLIAGE MUST BE SET BACK TO BE ABOVE AND BELOW 30". (SEE CITY OF FORT WORTH DETAIL 4.3 FOR MORE INFORMATION)
1	LOCATION OF SIDEWALK. REFER TO ENGINEERING PLANS FOR MORE INFORMATION
2	5' WIDE HYDRANT - TREES AND SHRUBS TO MAINTAIN A 5'-0" CLEARANCE
3	DESCENDING UTILITY - SEE CIVIL PLANS
4	DRAINAGE UTILITY FOR REFERENCE ONLY. FAMILIAR LOCATIONS TBD BY ENGINEER, TYP.
5	SIDE YARD WALL END - FINAL LOCATION TO BE STAKED AND OR ADJUSTED TO THE FIELD
6	RETAINING WALL. REFER TO CIVIL PLANS
7	STREETLIGHT. REFER TO SITE LIGHTING AND ELECTRICAL PLANS
8	DRAINAGE STRUCTURE. REFERENCE CIVIL DRAWINGS
9	MALIBU PAD A. REFER TO DETAIL 3.1/3.04
10	MALIBU PAD B. REFER TO DETAIL 3.1/3.04
11	OPEN SPACE SIDEWALK / FLATWALK. REFER TO DETAILS 5.1/3.04
12	IF THERE WALL. REFER TO DETAIL 1.1/3.01
13	IF THERE WALL COLUMN. REFER TO DETAILS 1.3 OR 1.3/3.01
14	IF THERE WALL. REFER TO DETAIL 1.3/3.01
15	PORTAL VIEW WALL. REFER TO DETAIL 3.1/3.01
16	RAISED PLANTER / SEAT/WALL. REFER TO DETAIL 4.1/3.02
17	DECORATIVE FENCE. REFER TO DETAIL 1.1/3.02
18	SEAT WALL. REFER TO DETAIL 1.1/3.04
19	6" x 6" EXTRUDED CONCRETE HEADER. REFER TO DETAIL 10.1/3.04
20	RMADA. REFER TO DETAIL 4.4.5 & 4.6/3.103
21	HALL BASKETBALL COURT. REFER TO DETAILS 3.6.4 & 4.1/3.05
22	BARBECUE GRILL. REFER TO DETAIL 3.1/3.03
23	PLAYGROUND DECKED SIDEWALK CROSSING. REFER TO DETAIL 7.1/3.02
24	PRIMARY ENTRY MONUMENTATION. REFER TO DETAILS 6.6 & 7.1/3.04
25	REINFORCED CONCRETE TURN-DOWN. REFER TO DETAILS 6.8 & 1/3.04
26	16" x 16" REINFORCED CONCRETE HEADER. REFER TO DETAILS 9.1/3.04
27	APPROXIMATE LOCATION OF PLAY STRUCTURE SAFETY ZONE
28	PLAYGROUND ACCESSIBLE RAMP. TYPE 1, REFER TO DETAIL 6.1/3.04
29	PLAYGROUND ACCESSIBLE RAMP. TYPE 2, REFER TO DETAIL 6.1/3.04
30	LANDSCAPE SCHEME. REFER TO CIVIL PLANS
31	CONCRETE FOOTING WITH IN-PAVEMENT

[illegible]

PROJECT NO:	1900227
DATE:	02/11/2021
DRAWN:	BQ/SBK/LMD/H
REVIEWED:	S

REVISIONS

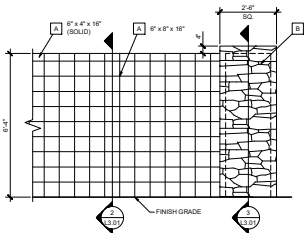
▲	
▲	
▲	
▲	
▲	

**HARDSCAPE
PLANS**

L2.04



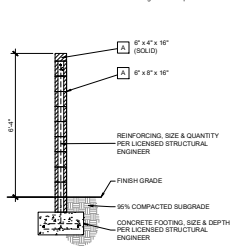
0.000



1 6'-0" THEME WALL / COLUMN ELEVATION
SCALE: 1/2" = 1'-0"

NOTE:

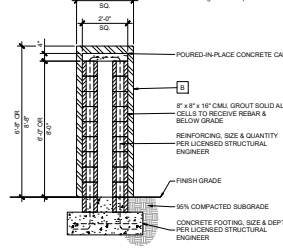
- Refer to reinforcement



2 THEME WALL SECTION
SCALE: 1/2" = 1'-0"

NOTE

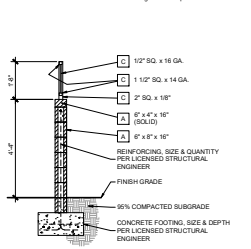
- Refer to reinforcement



3 THEME WALL COLUMN SECTION
SCALE: 1/2" = 1'-0"

NOTE:

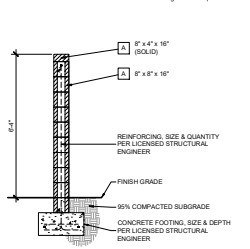
- Refer to *Structural Steel Reinforcing*



5 PARTIAL VIEW WALL SECTION
SCALE: 1/2" = 1'-0"

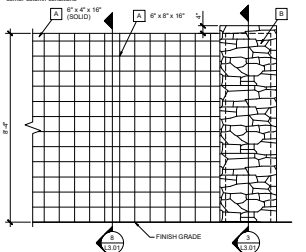
NOTE:

- Refer to reinforcement



6 PARTIAL VIEW WALL PILASTER SECTION
SCALE: 1/2" = 1'-0"

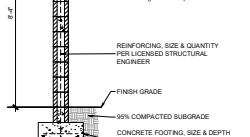
NOTE:
• Refer to detail 9 / L3
corner column cond.



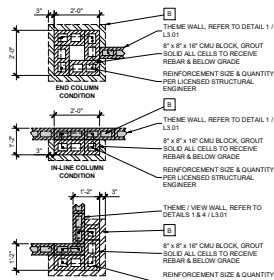
7 8'-0" THEME WALL / COLUMN ELEVATION
SCALE: 1/2" = 1'-0"

NOTE:

- Refer to reinforcement



8 8'-0 THEME WALL SECTION
SCALE: 1/2" = 1'-0"



9 COLUMN CONDITIONS
SCALE: 1/2" = 1'-0"

HARDSCAPE SCHEDULE

ITEM	COLOR	INTEGRA COLOR - MODESTO
FINISH	SPERIFICATIONS	ALL BLOCK SIZES FOR PLANS & DETAILS. JOINTS SHALL BE FINISHED TO MATCH EXISTING SOUN WALL.
MANUFACTURER		SUPER-LESTE BLOCK (www.superleste.com, 800.386.7877)
ITEM	COLOR	STONE
FINISH	SPERIFICATIONS	BUCKS COUNTY EXPANDED FIELDSTONE 1" TO 3/4" RGR MORTAR CONCRETE. FINISH TO MATCH EXISTING DRAINAGED DRAINAGE MATERIAL LATE PER MR. SPECS
MANUFACTURER		LOUISIANA TRAIL (www.louisianatrail.com, 800.335.1272)
ITEM	COLOR	HUBBARD STEEL
FINISH	SPERIFICATIONS	FLAT PAINT ALL BLOCK SIZES FOR PLANS & DETAILS. ALL TUBULAR STEEL ENDS SHALL BE CAPED. ALL WELDS & SHARP CORNERS EDGES SHALL BE GRINDED. ALL TUBULAR STEEL ENDS SHALL BE PRIMED & PAINTED PER MR. SPECS
MANUFACTURER		LOCAL STEEL SUPPLIER CONCRETE (www.concretehubs.com, 800.629.PAINT)
ITEM	COLOR	FENCE BLOCK
FINISH	SPERIFICATIONS	ALL BLOCK SIZES FOR PLANS & DETAILS. JOINTS SHALL BE FINISHED TO MATCH EXISTING SOUN WALL.
MANUFACTURER		SUPER-LESTE BLOCK - BUCKS COUNTY PARTITION BLOCK - COLLECTOR LETTERING SHALL SUBMIT SAMPLES TO MATCH EXISTING SOUND WALL
ITEM	COLOR	BRICK
FINISH	SPERIFICATIONS	SMALL MATCH EXISTING SOUND WALL CONCRETE. FINISH TO MATCH EXISTING SOUN WALL
MANUFACTURER		CONCRETE (www.concretehubs.com, 800.629.PAINT)
ITEM	COLOR	BRICK/FACE BLOCK - SOUND WALL
FINISH	SPERIFICATIONS	CONCRETE. FINISH TO MATCH EXISTING SOUN WALL SAMPLES TO MATCH EXISTING SOUND WALL
MANUFACTURER		CONCRETE (www.concretehubs.com, 800.629.PAINT)
ITEM	COLOR	BRICK
FINISH	SPERIFICATIONS	ALL BLOCK SIZES FOR PLANS & DETAILS. JOINTS SHALL BE FINISHED TO MATCH EXISTING SOUN WALL
MANUFACTURER		SUPER-LESTE BLOCK (www.superleste.com, 800.386.7877)
ITEM	COLOR	BRICK
FINISH	SPERIFICATIONS	ENDS EDGES RAIL 7023. FLAT PANELS BEADED RUPTED
MANUFACTURER		ENDS EDGES RAIL 7023. FLAT PANELS BEADED RUPTED
ITEM	COLOR	BRICK
FINISH	SPERIFICATIONS	1/2" x 1 1/2" TUBULAR STEEL 1/2" x 1 1/2" TUBULAR STEEL (ends & in backs) of 1/2" x 5/4" FLANGE CONCRETE. FINISH TO MATCH EXISTING SOUN WALL. ALL TUBULAR STEEL ENDS SHALL BE GRINDED WELDS & SHARP CORNERS EDGES SHALL BE GRINDING BLOCK. ALL STEEL SHALL BE PRIMED & PAINTED PER MR. SPECS
MANUFACTURER		LOCAL STEEL SUPPLIER CONCRETE (www.concretehubs.com, 800.629.PAINT)
ITEM	COLOR	BRICK
FINISH	SPERIFICATIONS	FRAME RAIL 7023. PANEL SEALS RUPTED. LETTERS CONCRETE. FINISH TO MATCH EXISTING SOUN WALL
MANUFACTURER		CONCRETE (www.concretehubs.com, 800.629.PAINT)
ITEM	COLOR	BRICK
FINISH	SPERIFICATIONS	2" DEEP x 1 1/2" TUBULAR STEEL 2" DEEP x 1 1/2" TUBULAR STEEL (ends & in backs) of 1/2" x 5/4" FLANGE CONCRETE. FINISH TO MATCH EXISTING SOUN WALL. ALL TUBULAR STEEL ENDS SHALL BE GRINDED WELDS & SHARP CORNERS EDGES SHALL BE GRINDING BLOCK. ALL STEEL SHALL BE PRIMED & PAINTED PER MR. SPECS
MANUFACTURER		LOCAL STEEL SUPPLIER CONCRETE (www.concretehubs.com, 800.629.PAINT)
ITEM	COLOR	BRICK
FINISH	SPERIFICATIONS	FRAME RAIL 7023. PANEL SEALS RUPTED. LETTERS CONCRETE. FINISH TO MATCH EXISTING SOUN WALL
MANUFACTURER		CONCRETE (www.concretehubs.com, 800.629.PAINT)
ITEM	COLOR	BRICK
FINISH	SPERIFICATIONS	2" DEEP x 1 1/2" TUBULAR STEEL 2" DEEP x 1 1/2" TUBULAR STEEL (ends & in backs) of 1/2" x 5/4" FLANGE CONCRETE. FINISH TO MATCH EXISTING SOUN WALL. ALL TUBULAR STEEL ENDS SHALL BE GRINDED WELDS & SHARP CORNERS EDGES SHALL BE GRINDING BLOCK. ALL STEEL SHALL BE PRIMED & PAINTED PER MR. SPECS
MANUFACTURER		LOCAL STEEL SUPPLIER CONCRETE (www.concretehubs.com, 800.629.PAINT)
ITEM	COLOR	BRICK
FINISH	SPERIFICATIONS	FRAME RAIL 7023. PANEL SEALS RUPTED. LETTERS CONCRETE. FINISH TO MATCH EXISTING SOUN WALL
MANUFACTURER		CONCRETE (www.concretehubs.com, 800.629.PAINT)
ITEM	COLOR	BRICK
FINISH	SPERIFICATIONS	2" DEEP x 1 1/2" TUBULAR STEEL 2" DEEP x 1 1/2" TUBULAR STEEL (ends & in backs) of 1/2" x 5/4" FLANGE CONCRETE. FINISH TO MATCH EXISTING SOUN WALL. ALL TUBULAR STEEL ENDS SHALL BE GRINDED WELDS & SHARP CORNERS EDGES SHALL BE GRINDING BLOCK. ALL STEEL SHALL BE PRIMED & PAINTED PER MR. SPECS
MANUFACTURER		LOCAL STEEL SUPPLIER CONCRETE (www.concretehubs.com, 800.629.PAINT)
ITEM	COLOR	BRICK
FINISH	SPERIFICATIONS	FRAME RAIL 7023. PANEL SEALS RUPTED. LETTERS CONCRETE. FINISH TO MATCH EXISTING SOUN WALL
MANUFACTURER		CONCRETE (www.concretehubs.com, 800.629.PAINT)
ITEM	COLOR	BRICK
FINISH	SPERIFICATIONS	2" DEEP x 1 1/2" TUBULAR STEEL 2" DEEP x 1 1/2" TUBULAR STEEL (ends & in backs) of 1/2" x 5/4" FLANGE CONCRETE. FINISH TO MATCH EXISTING SOUN WALL. ALL TUBULAR STEEL ENDS SHALL BE GRINDED WELDS & SHARP CORNERS EDGES SHALL BE GRINDING BLOCK. ALL STEEL SHALL BE PRIMED & PAINTED PER MR. SPECS
MANUFACTURER		LOCAL STEEL SUPPLIER CONCRETE (www.concretehubs.com, 800.629.PAINT)
ITEM	COLOR	BRICK
FINISH	SPERIFICATIONS	FRAME RAIL 7023. PANEL SEALS RUPTED. LETTERS CONCRETE. FINISH TO MATCH EXISTING SOUN WALL
MANUFACTURER		CONCRETE (www.concretehubs.com, 800.629.PAINT)
ITEM	COLOR	BRICK
FINISH	SPERIFICATIONS	2" DEEP x 1 1/2" TUBULAR STEEL 2" DEEP x 1 1/2" TUBULAR STEEL (ends & in backs) of 1/2" x 5/4" FLANGE CONCRETE. FINISH TO MATCH EXISTING SOUN WALL. ALL TUBULAR STEEL ENDS SHALL BE GRINDED WELDS & SHARP CORNERS EDGES SHALL BE GRINDING BLOCK. ALL STEEL SHALL BE PRIMED & PAINTED PER MR. SPECS
MANUFACTURER		LOCAL STEEL SUPPLIER CONCRETE (www.concretehubs.com, 800.629.PAINT)
ITEM	COLOR	BRICK
FINISH	SPERIFICATIONS	FRAME RAIL 7023. PANEL SEALS RUPTED. LETTERS CONCRETE. FINISH TO MATCH EXISTING SOUN WALL
MANUFACTURER		CONCRETE (www.concretehubs.com, 800.629.PAINT)
ITEM	COLOR	BRICK
FINISH	SPERIFICATIONS	2" DEEP x 1 1/2" TUBULAR STEEL 2" DEEP x 1 1/2" TUBULAR STEEL (ends & in backs) of 1/2" x 5/4" FLANGE CONCRETE. FINISH TO MATCH EXISTING SOUN WALL. ALL TUBULAR STEEL ENDS SHALL BE GRINDED WELDS & SHARP CORNERS EDGES SHALL BE GRINDING BLOCK. ALL STEEL SHALL BE PRIMED & PAINTED PER MR. SPECS
MANUFACTURER		LOCAL STEEL SUPPLIER CONCRETE (www.concretehubs.com, 800.629.PAINT)
ITEM	COLOR	BRICK
FINISH	SPERIFICATIONS	FRAME RAIL 7023. PANEL SEALS RUPTED. LETTERS CONCRETE. FINISH TO MATCH EXISTING SOUN WALL
MANUFACTURER		CONCRETE (www.concretehubs.com, 800.629.PAINT)
ITEM	COLOR	BRICK
FINISH	SPERIFICATIONS	2" DEEP x 1 1/2" TUBULAR STEEL 2" DEEP x 1 1/2" TUBULAR STEEL (ends & in backs) of 1/2" x 5/4" FLANGE CONCRETE. FINISH TO MATCH EXISTING SOUN WALL. ALL TUBULAR STEEL ENDS SHALL BE GRINDED WELDS & SHARP CORNERS EDGES SHALL BE GRINDING BLOCK. ALL STEEL SHALL BE PRIMED & PAINTED PER MR. SPECS
MANUFACTURER		LOCAL STEEL SUPPLIER CONCRETE (www.concretehubs.com, 800.629.PAINT)
ITEM	COLOR	BRICK
FINISH	SPERIFICATIONS	FRAME RAIL 7023. PANEL SEALS RUPTED. LETTERS CONCRETE. FINISH TO MATCH EXISTING SOUN WALL
MANUFACTURER		CONCRETE (www.concretehubs.com, 800.629.PAINT)
ITEM	COLOR	BRICK
FINISH	SPERIFICATIONS	2" DEEP x 1 1



RVI
120 S. Ash Avenue



call 811 or click Arizona811.com

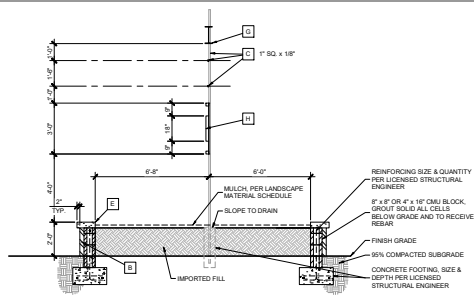
PARADISI - PARCEL B
LANDSCAPE IMPROVEMENT PLANS
SURPRISE, AZ

PROJECT NO: 1900227
DATE: 02/11/2022
DRAWN: BG/SB/KL/MD/K
REVIEWED: S
REVISIONS

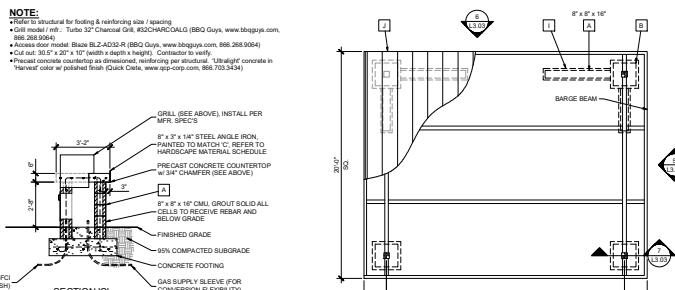
HARDSCAPE DETAILS

L3.01

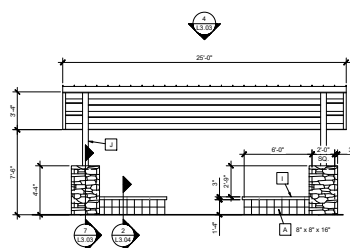
SHEET 10 OF 28



2 PRIMARY ENTRY MONUMENT SECTION B
SCALE: 3/8" = 1'-0"



4 RAMADA PLAN
SCALE: 1/8" = 1'-0"



6 RAMADA FRONT ELEVATION

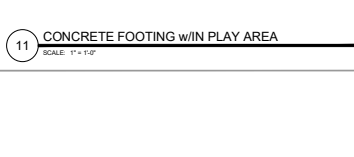
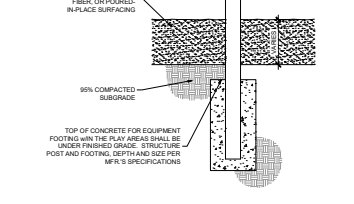
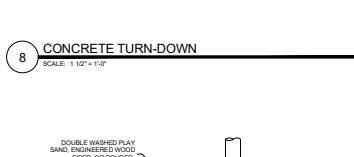
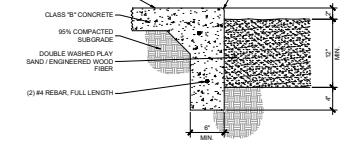
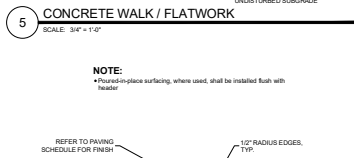
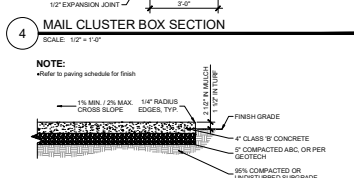
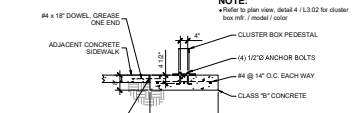
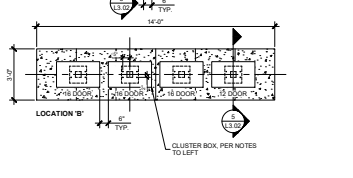
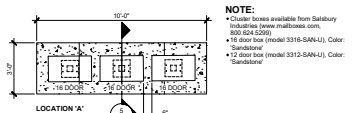
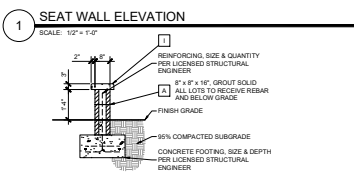
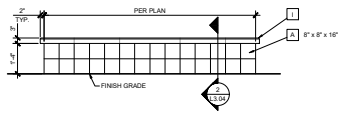


7 RAMADA COLUMN SECTION

[illegible]

PARADISI - PARCEL B
LANDSCAPE IMPROVEMENT PLANS
SURPRISE, AZ

L3.03

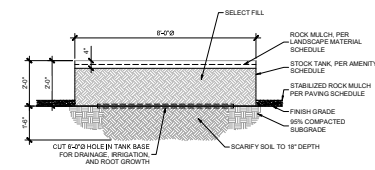


HARDSCAPE SCHEDULE			
ITEM	COLOR	FINISH	MANUFACTURER
1	VERTICAL SCORE BLOCK	INTERIOR COLOR - MODESTO	
2	ALL BLOCK SIZES PER PLANS & DETAILS.	JONTS SHALL BE CONCAVE	
3	STONE VENEER	BUCKS COUNTY	
4	CRUSHED FIELDSTONE w/ 1/2" OR GREY HORTON	JONTS SHALL BE CONCAVE	
5	EXPANDED METAL LATH PER MFR. SPECS	CLASIFICACION RECREACION SHALL PROVIDE	
6	CONCRETE	CLASIFICACION RECREACION SHALL PROVIDE	
7	ITEM 100 - RAIL	SEALANT SHALL BE CONCAVE	
8	ITEM 100 - RAIL	SEALANT SHALL BE CONCAVE	
9	ITEM 100 - RAIL	SEALANT SHALL BE CONCAVE	
10	ITEM 100 - RAIL	SEALANT SHALL BE CONCAVE	
11	ITEM 100 - RAIL	SEALANT SHALL BE CONCAVE	
12	ITEM 100 - RAIL	SEALANT SHALL BE CONCAVE	
13	ITEM 100 - RAIL	SEALANT SHALL BE CONCAVE	
14	ITEM 100 - RAIL	SEALANT SHALL BE CONCAVE	
15	ITEM 100 - RAIL	SEALANT SHALL BE CONCAVE	
16	ITEM 100 - RAIL	SEALANT SHALL BE CONCAVE	
17	ITEM 100 - RAIL	SEALANT SHALL BE CONCAVE	
18	ITEM 100 - RAIL	SEALANT SHALL BE CONCAVE	
19	ITEM 100 - RAIL	SEALANT SHALL BE CONCAVE	
20	ITEM 100 - RAIL	SEALANT SHALL BE CONCAVE	
21	ITEM 100 - RAIL	SEALANT SHALL BE CONCAVE	
22	ITEM 100 - RAIL	SEALANT SHALL BE CONCAVE	
23	ITEM 100 - RAIL	SEALANT SHALL BE CONCAVE	
24	ITEM 100 - RAIL	SEALANT SHALL BE CONCAVE	
25	ITEM 100 - RAIL	SEALANT SHALL BE CONCAVE	
26	ITEM 100 - RAIL	SEALANT SHALL BE CONCAVE	
27	ITEM 100 - RAIL	SEALANT SHALL BE CONCAVE	
28	ITEM 100 - RAIL	SEALANT SHALL BE CONCAVE	
29	ITEM 100 - RAIL	SEALANT SHALL BE CONCAVE	
30	ITEM 100 - RAIL	SEALANT SHALL BE CONCAVE	
31	ITEM 100 - RAIL	SEALANT SHALL BE CONCAVE	
32	ITEM 100 - RAIL	SEALANT SHALL BE CONCAVE	
33	ITEM 100 - RAIL	SEALANT SHALL BE CONCAVE	
34	ITEM 100 - RAIL	SEALANT SHALL BE CONCAVE	
35	ITEM 100 - RAIL	SEALANT SHALL BE CONCAVE	
36	ITEM 100 - RAIL	SEALANT SHALL BE CONCAVE	
37	ITEM 100 - RAIL	SEALANT SHALL BE CONCAVE	
38	ITEM 100 - RAIL	SEALANT SHALL BE CONCAVE	
39	ITEM 100 - RAIL	SEALANT SHALL BE CONCAVE	
40	ITEM 100 - RAIL	SEALANT SHALL BE CONCAVE	
41	ITEM 100 - RAIL	SEALANT SHALL BE CONCAVE	
42	ITEM 100 - RAIL	SEALANT SHALL BE CONCAVE	
43	ITEM 100 - RAIL	SEALANT SHALL BE CONCAVE	
44	ITEM 100 - RAIL	SEALANT SHALL BE CONCAVE	
45	ITEM 100 - RAIL	SEALANT SHALL BE CONCAVE	
46	ITEM 100 - RAIL	SEALANT SHALL BE CONCAVE	
47	ITEM 100 - RAIL	SEALANT SHALL BE CONCAVE	
48	ITEM 100 - RAIL	SEALANT SHALL BE CONCAVE	
49	ITEM 100 - RAIL	SEALANT SHALL BE CONCAVE	
50	ITEM 100 - RAIL	SEALANT SHALL BE CONCAVE	
51	ITEM 100 - RAIL	SEALANT SHALL BE CONCAVE	
52	ITEM 100 - RAIL	SEALANT SHALL BE CONCAVE	
53	ITEM 100 - RAIL	SEALANT SHALL BE CONCAVE	
54	ITEM 100 - RAIL	SEALANT SHALL BE CONCAVE	
55	ITEM 100 - RAIL	SEALANT SHALL BE CONCAVE	
56	ITEM 100 - RAIL	SEALANT SHALL BE CONCAVE	
57	ITEM 100 - RAIL	SEALANT SHALL BE CONCAVE	
58	ITEM 100 - RAIL	SEALANT SHALL BE CONCAVE	
59	ITEM 100 - RAIL	SEALANT SHALL BE CONCAVE	
60	ITEM 100 - RAIL	SEALANT SHALL BE CONCAVE	
61	ITEM 100 - RAIL	SEALANT SHALL BE CONCAVE	
62	ITEM 100 - RAIL	SEALANT SHALL BE CONCAVE	
63	ITEM 100 - RAIL	SEALANT SHALL BE CONCAVE	
64	ITEM 100 - RAIL	SEALANT SHALL BE CONCAVE	
65	ITEM 100 - RAIL	SEALANT SHALL BE CONCAVE	
66	ITEM 100 - RAIL	SEALANT SHALL BE CONCAVE	
67	ITEM 100 - RAIL	SEALANT SHALL BE CONCAVE	
68	ITEM 100 - RAIL	SEALANT SHALL BE CONCAVE	
69	ITEM 100 - RAIL	SEALANT SHALL BE CONCAVE	
70	ITEM 100 - RAIL	SEALANT SHALL BE CONCAVE	
71	ITEM 100 - RAIL	SEALANT SHALL BE CONCAVE	
72	ITEM 100 - RAIL	SEALANT SHALL BE CONCAVE	
73	ITEM 100 - RAIL	SEALANT SHALL BE CONCAVE	
74	ITEM 100 - RAIL	SEALANT SHALL BE CONCAVE	
75	ITEM 100 - RAIL	SEALANT SHALL BE CONCAVE	
76	ITEM 100 - RAIL	SEALANT SHALL BE CONCAVE	
77	ITEM 100 - RAIL	SEALANT SHALL BE CONCAVE	
78	ITEM 100 - RAIL	SEALANT SHALL BE CONCAVE	
79	ITEM 100 - RAIL	SEALANT SHALL BE CONCAVE	
80	ITEM 100 - RAIL	SEALANT SHALL BE CONCAVE	
81	ITEM 100 - RAIL	SEALANT SHALL BE CONCAVE	
82	ITEM 100 - RAIL	SEALANT SHALL BE CONCAVE	
83	ITEM 100 - RAIL	SEALANT SHALL BE CONCAVE	
84	ITEM 100 - RAIL	SEALANT SHALL BE CONCAVE	
85	ITEM 100 - RAIL	SEALANT SHALL BE CONCAVE	
86	ITEM 100 - RAIL	SEALANT SHALL BE CONCAVE	
87	ITEM 100 - RAIL	SEALANT SHALL BE CONCAVE	
88	ITEM 100 - RAIL	SEALANT SHALL BE CONCAVE	
89	ITEM 100 - RAIL	SEALANT SHALL BE CONCAVE	
90	ITEM 100 - RAIL	SEALANT SHALL BE CONCAVE	
91	ITEM 100 - RAIL	SEALANT SHALL BE CONCAVE	
92	ITEM 100 - RAIL	SEALANT SHALL BE CONCAVE	
93	ITEM 100 - RAIL	SEALANT SHALL BE CONCAVE	
94	ITEM 100 - RAIL	SEALANT SHALL BE CONCAVE	
95	ITEM 100 - RAIL	SEALANT SHALL BE CONCAVE	
96	ITEM 100 - RAIL	SEALANT SHALL BE CONCAVE	
97	ITEM 100 - RAIL	SEALANT SHALL BE CONCAVE	
98	ITEM 100 - RAIL	SEALANT SHALL BE CONCAVE	
99	ITEM 100 - RAIL	SEALANT SHALL BE CONCAVE	
100	ITEM 100 - RAIL	SEALANT SHALL BE CONCAVE	



PARADISI - PARCEL B LANDSCAPE IMPROVEMENT PLANS SURPRISE, AZ

PRODUCT NO.	19032772
DATE	02/11/2021
DESIGNED BY	BS/BS/BS/BS/BS
CHECKED BY	BS
REVISIONS	
HARDSCAPE DETAILS	
L3.04	
SHEET 13 OF 28	



RVI
1202 S. Ash Avenue
Tempe, Arizona 85283
Tel: 480-384-2004
www.rvirepair.com

EXPIRES 03/31/21


Brittany Guest

Carport Airframe BTT at fixed fee full
working days before you begin construction

ARIZONA

Call BTT or click ArizonaBTT.com

PROJECT NO:	19002272
DATE:	02/11/2021
DRAWN:	BG/SB/KL/MOKU
REVIEWED:	SB

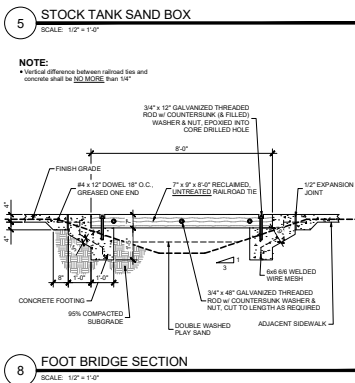
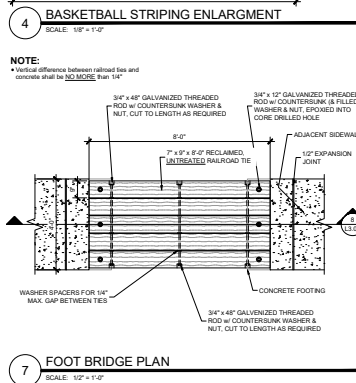
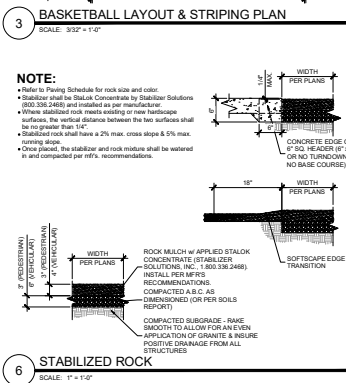
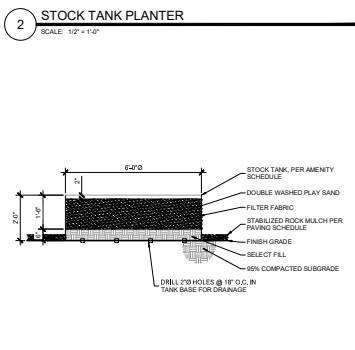
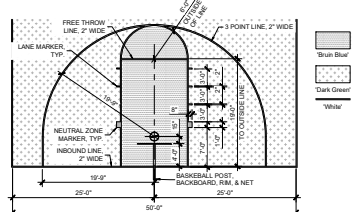
REVISIONS

▲	_____
▲	_____
▲	_____
▲	_____
▲	_____

**HARDSCAPE
DETAILS**

L3.05

SHEET 14 OF 28



2. MAINTAIN ALL AREAS INCLUDED IN THE CONTRACT ON A WEEKLY BASIS DURING THE PERIOD OF WORK. A 90 DAY MAINTENANCE PERIOD SHALL BE REQUIRED FOR ALL AREAS OF WORK TO BE COMPLETED IN WRITING.

3. UPON ACCEPTANCE AFTER THE 90 DAY MAINTENANCE PERIOD, THE CONTRACTOR SHALL FURNISH A WRITTEN WARRANTY ON ALL PLANT MATERIAL AGREED TO GUARANTEE THE CONTINUED GROWTH OF ACTIVE PLANT MATERIAL FOR THE SPECIFIED GUARANTEE PERIODS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE TIME OF FULFILLMENT OF THE WARRANTY AND THE MAINTENANCE PERIODS.

4. THE CONTRACTOR SHALL WATER AND MAINTAIN ALL LANDSCAPE MATERIAL DURING THE MAINTENANCE PERIOD. THE OWNER WILL WATER AND MAINTAIN THE LANDSCAPE MATERIAL DURING THE WARRANTY PERIOD. THE CONTRACTOR SHALL INSPECT THE LANDSCAPE MATERIAL DURING THE MAINTENANCE PERIOD AND THE WARRANTY PERIOD TO VERIFY THE OWNER'S WRITING, IF, IN THE CONTRACTOR'S OPINION, THE LANDSCAPE MATERIALS ARE NOT RECEIVING PROPER CARE.

5. ALL TREES, PALMS, CACTI, CAMERAS, AND TURF SHALL BE GUARANTEED FOR A MINIMUM PERIOD OF ONE (1) YEAR AND ALL SHRUBS AND PERENNIALS SHALL BE GUARANTEED FOR A MINIMUM PERIOD OF SIX (6) MONTHS FROM THE DATE OF FINAL ACCEPTANCE. THE GUARANTEE SHALL BE ADJUNCT SPECIES INCLUDING DEAD AND UNSATISFACTORY GROWTH, EXCEPT FOR ANY DAMAGE TO ANY MATERIALS OR OTHER, ARISING BY OTHERS, OR UNUSUAL PHENOMENA OR INCIDENTS WHICH ARE BEYOND THE CONTRACTOR'S CONTROL.

6. ANY PLANT MATERIALS WHICH ARE NOT APPROVED PRIOR TO OCTOBER 1 OF THE CALENDAR YEAR IN WHICH THEY ARE INSTALLED, SHALL BE INSTALLED PRIOR TO OCTOBER 1 OF THE CALENDAR YEAR IN WHICH THEY ARE INSTALLED.

7. ALL PLANT MATERIALS MUST BE MAINTAINED IN HEALTH AND VIGOR AND BE ALLOWED TO ATTAIN NATURAL SIZE AND SHAPE IN ACCORDANCE WITH THE ORIGINALLY APPROVED LANDSCAPE PLAN.

8. REFER TO BIDDING SPECIFICATIONS, IF INCLUDED IN THIS DOCUMENT SET, FOR ADDITIONAL INFORMATION ON THE SPECIES OF THE ACTUALLY INSTALLED PLANT MATERIALS.

9. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF EXISTING UTILITIES, GROUNDWATER, QUALITY OF SURFACE AND FLOOD AND PRIOR TO FINAL ACCEPTANCE OF WORK.

10. IF IT IS USED ON THIS PROJECT THE LANDSCAPE CONTRACTOR SHALL REPAIR OR REPLACE ON BID IN ALL AREAS WHICH HAVE BEEN DAMAGED BY THE CONTRACTOR OR ANY OTHER PARTY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE GROWTH DUE TO CONTRACTOR'S INABILITY TO ARRANGE DURING PROPER GROWING SEASON SHALL BE OVERSEEN OR SOODED WITH PROPER CARE AND MAINTENANCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE GROWTH DUE TO APPROPRIATE GROWING SEASON. THESE ARRANGEMENTS MUST BE MADE WITH THE OWNER PRIOR TO CONDITIONAL ACCEPTANCE OF THE PROJECT.

11. COST FOR REPLACEMENTS DURING THE WARRANTY PERIOD SHALL BE THE SAME AS THE COST OF THE ORIGINAL MATERIALS. THE COST FOR REPLACEMENTS DURING THE WARRANTY PERIOD WILL NOT RESULT IN ANY ADDITIONAL COST TO THE OWNER OR LANDSCAPE ARCHITECT.

1. BEFORE WORK BEGINS ON THE PROJECT, THE LANDSCAPE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION CONFERENCE WITH OWNER AND/OR THE GENERAL CONTRACTOR TO REVIEW THE PROJECT. THE OWNER AND/OR OWNER'S AUTHORIZED REPRESENTATIVE IS TO APPROVE ANY CHANGES PRIOR TO THE START OF ANY WORK.

2. ALL DEMOLITION AREAS SHALL BE FLAGGED FOR APPROVAL PRIOR TO DEMOLITION.

3. ALL EXISTING PLANT MATERIAL SHALL REMAIN UNLESS OTHERWISE NOTED. SHOULD ANY CONFLICTS ARISE BETWEEN THE EXISTING PLANT MATERIAL ON-SITE AND PROPOSED IMPROVEMENTS SHOWN ON THE PLANS THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY.

1. **VERY PLANT QUALITY** REQUIRED FOR SOIL BOUND AND INSTALLATION. QUANTITIES ARE LISTED FOR CONFORMANCE ONLY. THE ACTUAL QUANTITIES OF PLANTS TO BE ORDERED WILL BE BASED ON THE ACTUAL PLANT SCHEDULE. THE CONTRACTOR SHALL FURNISH ALL PLANT MATERIAL NECESSARY TO COMPLETE THE PLANTING AS SHOWN ON THE PLANS.
2. **CLARIFICATION OF DISCREPANCIES** BETWEEN THE CONSTRUCTION DOCUMENTS AND THE SITE SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND OWNER'S AUTHORIZED REPRESENTATIVE IMMEDIATELY.
3. THE LANDSCAPE ARCHITECT AND OWNER'S AUTHORIZED REPRESENTATIVE, AND CITY OF SUTHERLAND, ARE TO APPROVE ANY PLANT MATERIAL SUBSTITUTIONS.
4. **ALL PLANT MATERIAL MUST BE MAINTAINED IN HEALTH AND VIGOR**, AND BE ALLOWED TO ATTAIN NATURAL SIZE AND SHAPE IN THE LANDSCAPE. PLANTS MUST BE MAINTAINED IN HEALTH AND VIGOR THROUGHOUT THE ENTIRE TERM OF THE PROJECT.
5. **ALL PLANT MATERIAL MAY BE INSPECTED PRIOR TO ACCEPTANCE.** THE LANDSCAPE ARCHITECT AND OWNER'S AUTHORIZED REPRESENTATIVE RESERVES THE RIGHT TO REFUSE ANY PLANT MATERIAL DEEMED UNACCEPTABLE, EVEN AFTER DELIVERY TO SITE.
6. **PLANT TREES AND SHRUBS PLUMBED AND CAVED TO GIVE THE BEST APPEARANCE OR RELATIONSHIP TO ADJACENT PLANTS.** STRUCTURAL DEFECTS AND/OR PLANTING DEFICIENCIES EXIST, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO AMEND AND/OR REMOVE THE SAME.
7. **PLANTING METHOD:** SOIL AMENDMENT QUANTITIES WILL, IF ANY, AND PREPARATION METHODS SHALL BE INSTALLED ACCORDING TO THE SPECIFICATIONS AND RECOMMENDATIONS OF THE LANDSCAPE ARCHITECT.
8. **ALL PLANTING AREAS SHALL RECEIVE WEEKLY CONFINEMENT PER THE GUIDELINES SET FORTH WITHIN THE SPECIFICATIONS AND DETAILING.** IT IS NECESSARY TO COMPLETELY KILL NOXIOUS MATERIAL, REMOVE ALL DEAD AND/OR DROPPED BRANCHES, AND ACCEPTANCE.
9. **TREES, SHRUBS, AND OTHER LANDSCAPING ARE PERMITTED WITHIN THE RIGHT VISIBILITY TRIANGLE PROVIDED BRANCHES, LEAVES, AND DETAILING ARE KEPT FROM THE VISIBILITY TRIANGLE.**
10. **UNLESS OTHERWISE NOTED ON PLAN, ROCKWOOL MULCH SHALL EXIST GRADING AND PLANTING AREAS AND BE MAINTAINED ALONG CONCRETE FLOWLINE, CURBS AND ETC.**
11. **THE FINISH GRADING AREAS RECEIVING ROCKWOOL MULCH MUST BE GRADED 2" TO 4" BELOW CONCRETE OR OTHER PAVED SURFACES PRIOR TO INSTALLATION OF THE MULCH. EXISTING GRADE OF LANDSCAPING AREAS RECEIVING TYPICAL MULCH SHALL BE GRADED 2" BELOW CONCRETE OR OTHER PAVED SURFACES PRIOR TO INSTALLATION OF TYPICAL MULCH.**
12. **BOLDERS IF ANY, TO BE SURFACE SELECTED GRADING WITH A MINIMUM OF 30% BRANCHES AND/OR CRACKING, ANY EXPOSED SURFACE SHALL BE MAINTAINED TO PREVENT COLLAPSE. TRANSPORTATION OF CONSTRUCTION TO BE COMPLETED WITH NO ADDITIONAL COST TO THE OWNER.**
13. **STAGE ALL NURSERY GROWN TREES, TREE STOCK MINIMUM OF 1" IN OUTSIDE OF PLANTING WELLS. THE EDGE OF ALL TREES PLANTING AREAS SHALL BE MAINTAINED TO PREVENT COLLAPSE. TRANSPORTATION OF CONSTRUCTION TO BE COMPLETED WITH NO ADDITIONAL COST TO THE OWNER. THE EDGE OF ALL SHRUBS PLANTING WELLS SHALL BE MAINTAINED 1" AWAY FROM ALL CURBS AND SIDEWALKS AND A MINIMUM OF 1" AWAY FROM ALL OTHER PAVED SURFACES.**
14. **LANDSCAPE CONTRACTOR SHALL CONTACT THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO EACH APPLICATION OF PRE-EMERGENT APPLICATION NO MORE THAN 7 DAYS AFTER EACH APPLICATION WITHOUT EXCEPTION.**
15. **TREES WITHIN TURF AREAS SHALL BE INSTALLED WITH TEMPORARY PVC ANCHOR GUARDS.**
16. **ALL TURF AREAS SHALL BE GRADED SMOOTH AND APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLING SOIL OR SEED. ALL AREAS TO RECEIVE SEED SHALL BE GRASSED 3 TIMES PER YEAR. THE INTEREST OF ANY PLANT OTHER THAN 12" IN DIAMETER PRIOR TO SOIL OR SEED INSTALLATION.**
17. **LANDSCAPE CONTRACTOR IS REQUIRED TO ATTEND AT ANY REQUIRED PERMITS FOR ALL ON-SITE AND OFF-SITE IMPROVEMENTS OUTLINED BY THE CITY OF SUTHERLAND. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COSTS OF ALL PERMITS.**
18. **ROCKWOOL MULCH SHALL BE AS SPECIFIED IN THE LANDSCAPE MATERIAL SCHEDULE. ALL PLANTING AREAS, UNLESS OTHERWISE NOTED ON THE PLANS, SHALL BE SPECIFIED IN AN APPLICATION OF THE SPECIFIED MATERIAL. CONTRACTOR SHALL SUBMIT A SAMPLE OF THE MATERIAL TO BE USED TO THE LANDSCAPE ARCHITECT AND OWNER'S AUTHORIZED REPRESENTATIVE FOR APPROVAL PRIOR TO MATERIAL APPLICATION ON THE REMAINDER OF THE SITE.**
19. **IT SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO COORDINATE WITH THE OWNER'S FINAL LAYOUT OF ALL PLANTING AREAS AND THE CITY OF SUTHERLAND. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COSTS OF ALL PERMITS, ETC. BE STAGED AND/OR CHALKED OUT FOR THEIR APPROVAL PRIOR TO INITIAL POUR.**
20. **LANDSCAPE CONTRACTOR SHALL PRUNE ALL TREES AFTER THEIR INSTALLATION SO THAT NO BRANCH IS TOUCHING PLANT, GRADE AND TRIM ALL TREES TO A CLEAN AND NEAT APPEARANCE. ALL DEAD AND/OR DROPPED BRANCHES SHALL BE PRUNED FROM THE TREE PRIOR TO FINAL ACCEPTANCE.**
21. **WATER TEST TO BE PERFORMED ON ALL PLANTING AREAS. ALL TREES AND/OR MULCH NOT PROPERLY DRAIN, REFER TO THE HARBORLAND PLANTING SCHEDULE.**
22. **REFER TO GENERAL CONSTRUCTION NOTES ON THE COVER SHEET FOR ADDITIONAL INFORMATION THAT RELATES TO THE SCOPE OF WORK IN THIS SECTION. ALSO REFER TO ANY WRITTEN SPECIFICATION, SHOULD THEY ACCOMPANY THESE DRAWINGS. FOR ANY ADDITIONAL INFORMATION, CONTACT THE LANDSCAPE ARCHITECT.**

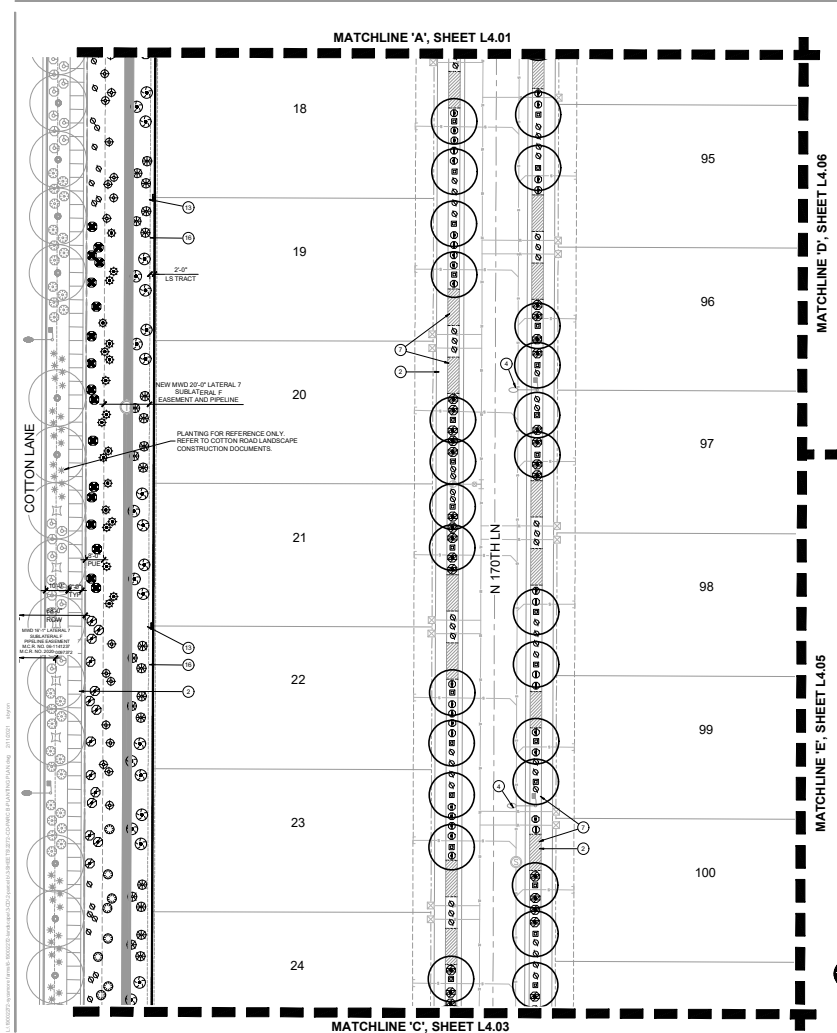
TREES BOTANICAL / COMMON NAME	SIZE	QTY	COMMENTS
<i>Acacia saligna</i> WILLOW ACACIA	24" BOX	257	
<i>Chilopsis linearis</i> 'ZT Desert Amethyst' DESERT WILLOW	24" BOX	3	
<i>Eucalyptus parramatta</i> GHOST GUM	24" BOX	67	
<i>Platanus x Red Bush</i> PETAHCAE	24" BOX	52	
<i>Platanus wislizeni</i> ARIZONA SYCAMORE	24" BOX	14	
<i>Prosopis juliflora</i> VELVET MESQUITE	24" BOX	4	
<i>Quercus virginiana</i> 'Heritage' HERITAGE LIVE OAK	24" BOX	19	
<i>Ulmus parviflora</i> CHINESE ELM	24" BOX	36	
<i>Ulmus japonicus</i> WHITE CHAMISE TREE	24" BOX	39	
SHRUBS & ACCENTS BOTANICAL / COMMON NAME	SIZE	QTY	COMMENTS
<i>Aristida purpurea</i> PURPLE THREASAWN	5 GAL	27	
<i>Aucuba japonica</i> DESERT MAHONIE	5 GAL	44	
<i>Bougainvillea</i> 'Las Vegas' LAS VEGAS BOUQUINVILLEA	5 GAL	9	
<i>Boutanica</i> 'Boulevard' BOUTANICA	5 GAL	163	
<i>Ceanothus americanus</i> SCOPED HYDRANGEA	5 GAL	50	
<i>Calluna vulgaris</i> PINK DORY CACTUS	5 GAL	53	
<i>Dodonaea viscidiflora</i> HOPBUSH	5 GAL	170	
<i>Eucalyptus</i> BLUE BELLS	5 GAL	29	
<i>Eucalyptus</i> BLUE BELLS	5 GAL	218	
<i>Eucalyptus</i> VALENTINE	5 GAL	170	
<i>Eucalyptus</i> TURPENTINE	5 GAL	29	
<i>Eucalyptus</i> TURPENTINE	5 GAL	29	
<i>Eucalyptus</i> TURPENTINE	5 GAL	29	
<i>Eucalyptus</i> TURPENTINE	5 GAL	29	
<i>Eucalyptus</i> TURPENTINE	5 GAL	29	
<i>Eucalyptus</i> TURPENTINE	5 GAL	29	
<i>Eucalyptus</i> TURPENTINE	5 GAL	29	
<i>Eucalyptus</i> TURPENTINE	5 GAL	29	
<i>Eucalyptus</i> TURPENTINE	5 GAL	29	
<i>Eucalyptus</i> TURPENTINE	5 GAL	29	
<i>Eucalyptus</i> TURPENTINE	5 GAL	29	
<i>Eucalyptus</i> TURPENTINE	5 GAL	29	
<i>Eucalyptus</i> TURPENTINE	5 GAL	29	
<i>Eucalyptus</i> TURPENTINE	5 GAL	29	
<i>Eucalyptus</i> TURPENTINE	5 GAL	29	
<i>Eucalyptus</i> TURPENTINE	5 GAL	29	
<i>Eucalyptus</i> TURPENTINE	5 GAL	29	
<i>Eucalyptus</i> TURPENTINE	5 GAL	29	
<i>Eucalyptus</i> TURPENTINE	5 GAL	29	
<i>Eucalyptus</i> TURPENTINE	5 GAL	29	
<i>Eucalyptus</i> TURPENTINE	5 GAL	29	
<i>Eucalyptus</i> TURPENTINE	5 GAL	29	
<i>Eucalyptus</i> TURPENTINE	5 GAL	29	
<i>Eucalyptus</i> TURPENTINE	5 GAL	29	
<i>Eucalyptus</i> TURPENTINE	5 GAL	29	
<i>Eucalyptus</i> TURPENTINE	5 GAL	29	
<i>Eucalyptus</i> TURPENTINE	5 GAL	29	
<i>Eucalyptus</i> TURPENTINE	5 GAL	29	
<i>Eucalyptus</i> TURPENTINE	5 GAL	29	
<i>Eucalyptus</i> TURPENTINE	5 GAL	29	
<i>Eucalyptus</i> TURPENTINE	5 GAL	29	
<i>Eucalyptus</i> TURPENTINE</			

PARADISI - PARCEL B
LANDSCAPE IMPROVEMENT PLANS
SURPRISE, AZ

PLANTING NOTES AND SCHEDULE

PLANTING NOTES AND SCHEDULE

L4.00



LANDSCAPE PALETTE

TREES	BOTANICAL / COMMON NAME
	Acacia salicina
	WILLOW ARIZONA
	Chippewa linearis 'AZT Desert Amethyst'
	DESERT WILLOW
	Eucalyptus gaudens
	OPUNTIA GUM
	Platanus x 'Red Push'
	PISTACHE
	Platanus virginis
	ARIZONA SYCAMORE
	Prosopis juliflora
	VELVET MESQUITE
	Quercus virginiana 'Heritage'
	HERITAGE LIVE OAK
	Ulmus parviflorus
	WHITE CHASTETREE
	Viburnum chinensis
	WITTE CHASTETREE
SHRUBS & ACCENTS	BOTANICAL / COMMON NAME
	Andropogon scoparius
	PURPLE THREEWING
	Andropogon scoparius
	DESERT WILLOW
	Raspberries x 'La Nina'
	LAJOLLA BOUGAINVILLEA
	Bougainvillea glabra
	Bougainvillea glabra
	BLUE GRAMA
	Ceanothus americanus
	RED BIRD OF PARADISE
	Ceanothus americanus
	FLORIDA DOGWOOD
	Dodonaea viscosa
	OPUNTIA GUM
	Enallagma fulgens
	BLUE BELLS END BUSH
	Enallagma fulgens
	Enallagma fulgens
	Enallagma fulgens
	Enallagma fulgens
	Enallagma fulgens
	Enallagma fulgens
	Enallagma fulgens
	Enallagma fulgens
	Enallagma fulgens
	Enallagma fulgens
	Enallagma fulgens
	Enallagma fulgens
	Enallagma fulgens
	Enallagma fulgens
	Enallagma fulgens
	Enallagma fulgens
	Enallagma fulgens
	Enallagma fulgens
	Enallagma fulgens
	Enallagma fulgens
	Enallagma fulgens
	Enallagma fulgens
	Enallagma fulgens
	Enallagma fulgens
	Enallagma fulgens
	Enallagma fulgens
	Enallagma fulgens
	Enallagma fulgens
	Enallagma fulgens
	Enallagma fulgens
	Enallagma fulgens
	Enallagma fulgens
	Enallagma fulgens
	Enallagma fulgens
	Enallagma fulgens
	Enallagma fulgens
	Enallagma fulgens
	Enallagma fulgens
	Enallagma fulgens
	Enallagma fulgens
	Enallagma fulgens
	Enallagma fulgens
	Enallagma fulgens
	Enallagma fulgens
	Enallagma fulgens
	Enallagma fulgens
	Enallagma fulgens
	Enallagma fulgens
	Enallagma fulgens
	Enallagma fulgens
	Enallagma fulgens
	Enallagma fulgens
	Enallagma fulgens
	Enallagma fulgens
	Enallagma fulgens
	Enallagma fulgens
	Enallagma fulgens
	Enallagma fulgens
	Enallagma fulgens
	Enallagma fulgens
	Enallagma fulgens
	Enallagma fulgens
	Enallagma fulgens
	Enallagma fulgens
	Enallagma fulgens
	Enallagma fulgens
	Enallagma fulgens
	Enallagma fulgens
	Enallagma fulgens
	Enallagma fulgens
	Enallagma fulgens
	Enallagma fulgens
	Enallagma fulgens
	Enallagma fulgens
	Enallagma fulgens
	Enallagma fulgens
	Enallagma fulgens
	Enallagma fulgens
	Enallagma fulgens
	Enallagma fulgens
	Enallagma fulgens
	Enallagma fulgens
	Enallagma fulgens



LANDSCAPE NOTES

- ALL LANDSCAPE AND IRRIGATION IN FRONT OF THE RESIDENTIAL LOTS SHALL BE INSTALLED ONCE THE ENTIRE STREET OF HOMES ARE CONSTRUCTED.
- TREES ROOT BARRIERS ARE REQUIRED PER DETAIL 8-14 OF THE CITY OF SURPRISE ENGINEERING DEVELOPMENT STANDARDS WHEN TREES ARE WITHIN THREE FEET OF SIDEWALKS, CURBS, PAVEMENT, OR WALLS.
- REFER TO SHEET L4.01 FOR DETAIL.
- THE LANDSCAPE AND IRRIGATION DESIGN WILL COMPLY WITH CITY OF SURPRISE EDS PER CHAPTER 8.

LANDSCAPE KEYNOTES

- VISIBILITY EASEMENT: ALL TREE LIMBS, LEAVES, NEEDLES OR OTHER FOLIAGE MUST BE TRIMMED TO BE ABOVE 4' AND BELOW 30' (SEE CITY OF SURPRISE EDS DETAIL 8-4.01 AND 8-4.02)
- LOCATION OF SIDEWALK: REFER TO ENGINEERING PLANS FOR MORE INFORMATION.
- FIRE HYDRANT - TREES AND SHRUBS TO MAINTAIN A 5'-0" CLEARANCE
- SITE LIGHT: REFER TO ELECTRICAL PLANS
- DRYWELL: REFER TO ENGINEERING PLANS
- SIDEYARD WALL END: FINAL LOCATION TO BE STAKED AND OR ADJUSTED IN THE FIELD
- DRIVEWAY LOCATION FOR REFERENCE ONLY. FINAL LOCATIONS TBD BY DEVELOPER, TYPICAL
- RETENTION AREA: REFER TO ENGINEERING PLANS
- OPEN SPACE SIDEWALK/PLATWORK: REFER TO DETAIL 5 / L3.04
- CONCRETE HEADER: REFER TO DETAIL 40 / L3.04
- PRIMARY ENTRY MONUMENT: REFER TO DETAIL 687 / L3.02
- 6" THEME WALL: REFER TO WALL PLAN
- 6" THEME WALL COLUMN: REFER TO WALL PLAN
- VIEW WALL: REFER TO WALL PLAN
- DECORATIVE FENCE: REFER TO WALL PLAN
- 8" THEME WALL: REFER TO WALL PLAN

RVi
 RIVERSIDE VALLEY
 1000 N. 100th Ave.
 Suite 100
 Aurora, CO 80010
 Tel: 303.755.1000
 Fax: 303.755.1001
 www.rvi.com

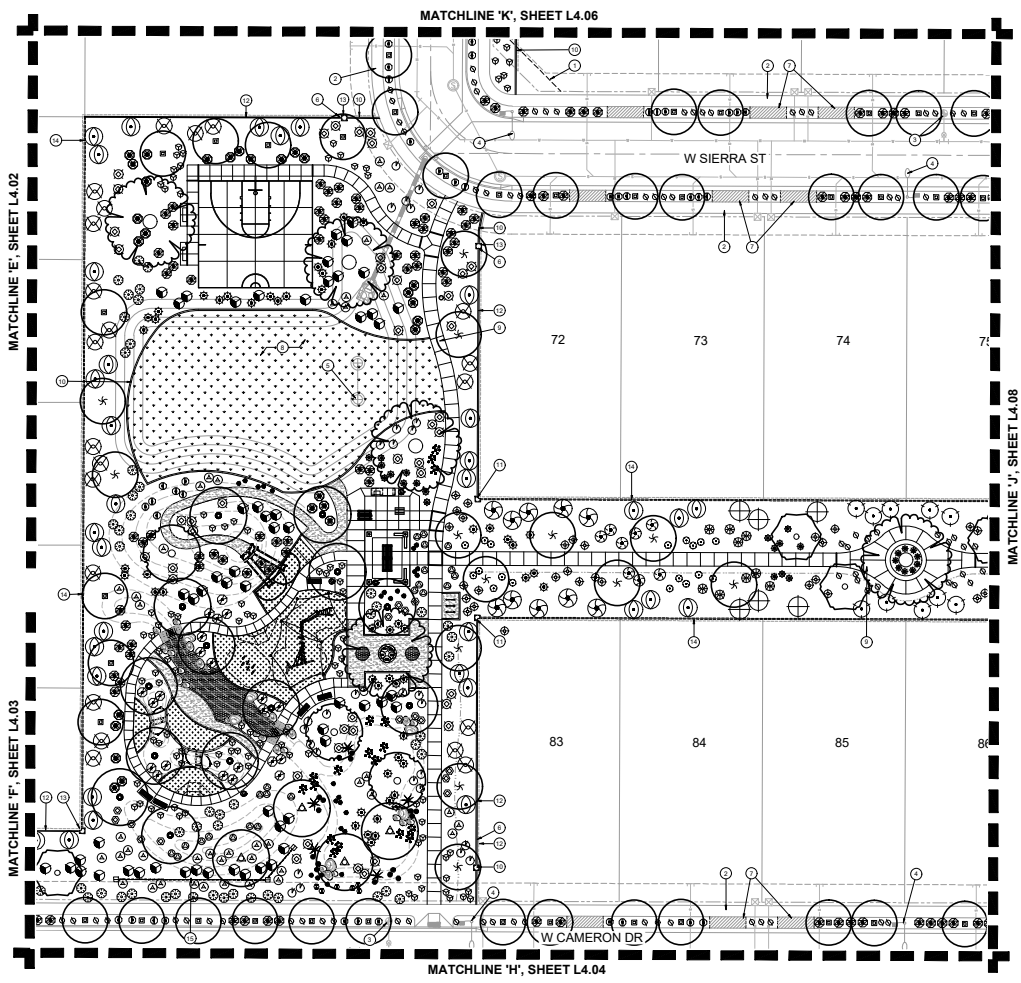
EXPIRED 03/21/21

 R. J. Smith
 Professional Engineer
 State of Arizona
 No. 10000
 Exp. 03/21/21

PARADISI - PARCEL B
 LANDSCAPE IMPROVEMENT PLANS
 SURPRISE, AZ
L4.02
 SHEET 17 OF 28

PROJECT NO: 1903272
 DATE: 02/11/2021
 DRAWN: BGS/BRN/MDW
 CHECKED: BS
 DESIGNED: BS
 4TH SUBMITTAL CASE NUMBER F520-503

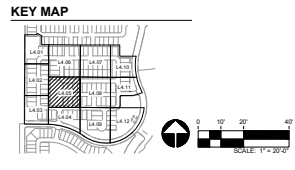
PLANTING PLAN
L4.02
 SHEET 17 OF 28



LANDSCAPE PALETTE	
TREES	
BOTANICAL / COMMON NAME	
<i>Acacia saligna</i>	WILLOW ACACIA
<i>Chilopsis linearis</i> 'AZT Desert Amethyst'	DESERT WILLOW
<i>Eucalyptus pauciflora</i>	DESERT GUM
<i>Ficus x 'Red Rush'</i>	PISTACHE
<i>Platanus virginis</i>	ARIZONA SYCAMORE
<i>Prosopis juliflora</i>	VELVET MESQUITE
<i>Quercus virginiana</i> 'Heritage'	HERITAGE LIVE OAK
<i>Ulmus parviflorus</i>	CHINESE ELM
<i>Viburnum chinensis</i>	WHITE CHERRY TREE

- LANDSCAPE NOTES**
- ALL LANDSCAPE AND IRRIGATION IN FRONT OF THE RESIDENTIAL LOTS SHALL BE INSTALLED ONCE THE ENTIRE STREET OF HOMES ARE CONSTRUCTED.
 - TREE ROOT BARRIERS ARE REQUIRED PER DETAIL 8-14 OF THE CITY OF SURPRISE ENGINEERING DEVELOPMENT STANDARD WHEN TREES ARE WITHIN THREE FEET OF SIDEWALKS, CURBS, PAVEMENT, OR WALLS. REFER TO SHEET L4.04 FOR DETAIL.
 - THE LANDSCAPE AND IRRIGATION DESIGN WILL COMPLY WITH CITY OF SURPRISE EDS PER CHAPTER 8.

- LANDSCAPE KEYNOTES**
- 1 VISIBILITY EASEMENT: ALL TREE LIMBS, LEAVES, NEEDLES OR OTHER FOLIAGE MUST BE TRIMMED TO BE ABOVE 8' AND BELOW 9'. (SEE CITY OF SURPRISE EDS DETAILS 4-41 AND 4-42)
 - 2 LOCATION OF SIDEWALK, REFER TO ENGINEERING PLANS FOR MORE INFORMATION
 - 3 FIRE HYDRANT - TREES AND SHRUBS TO MAINTAIN A 5'-0" CLEARANCE
 - 4 SITE LIGHT, REFER TO ELECTRICAL PLANS
 - 5 DRYWELL, REFER TO ENGINEERING PLANS
 - 6 SIDEYARD WALL END, FINAL LOCATION TO BE STAKED AND OR ADJUSTED IN THE FIELD
 - 7 DRIVEWAY LOCATION FOR REFERENCE ONLY, FINAL LOCATIONS TBD BY DEVELOPER TYPICAL
 - 8 RETENTION AREA, REFER TO ENGINEERING PLANS
 - 9 OPEN SPACE SIDEWALK/FLATWORK, REFER TO DETAIL 5 / L3.04
 - 10 CONCRETE HEADER, REFER TO DETAIL 10 / L3.04
 - 11 PRIMARY ENTRY MONUMENT, REFER TO DETAIL 6A / L3.02
 - 12 6" THEME WALL, REFER TO WALL PLAN
 - 13 THEME WALL COLUMN, REFER TO WALL PLAN
 - 14 VIEW WALL, REFER TO WALL PLAN
 - 15 DECORATIVE FENCE, REFER TO WALL PLAN
 - 16 8" THEME WALL, REFER TO WALL PLAN



REVISED 05/21/21

APPROVED BY: [Signature]

APPROVED BY: [Signature]

APPROVED BY: [Signature]

PARADISI - PARCEL B

LANDSCAPE IMPROVEMENT PLANS

SURPRISE, AZ

PROJECT NO: 19032272

DATE: 02/11/2021

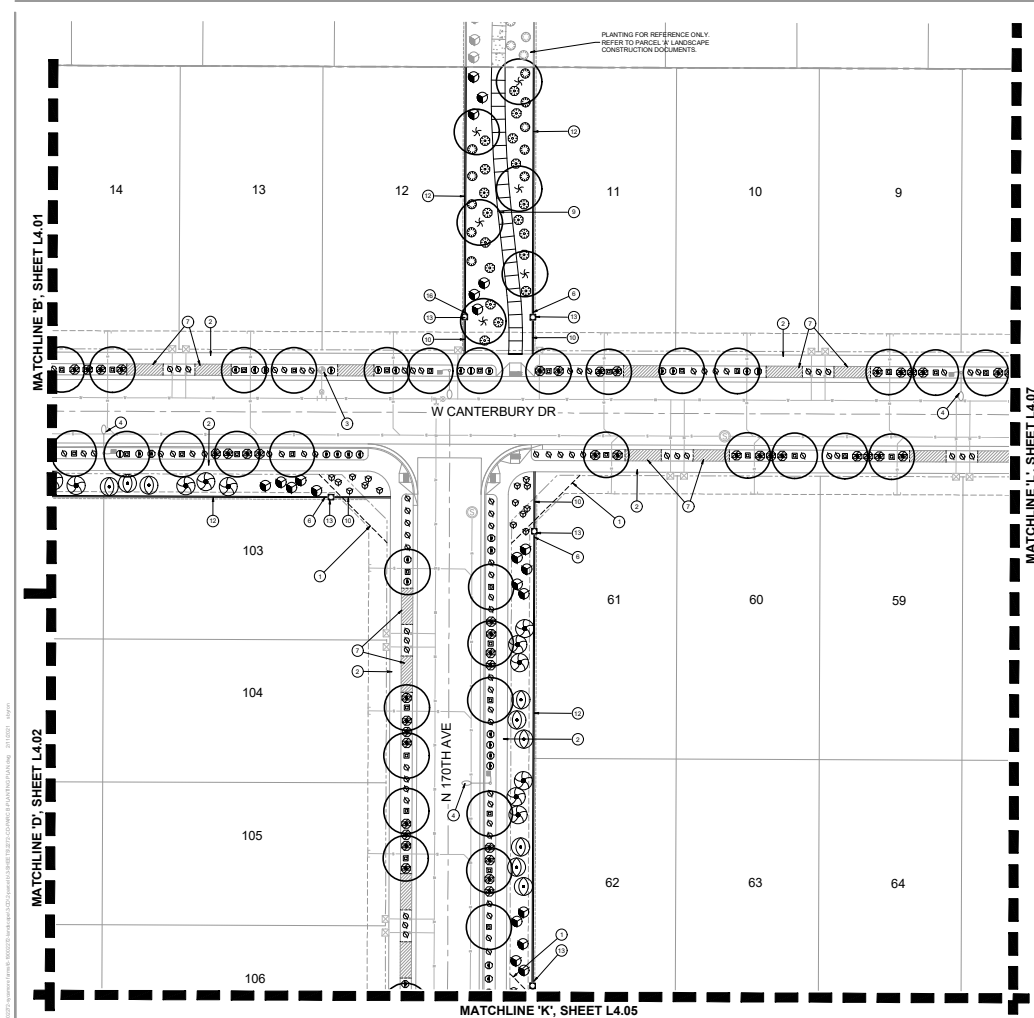
DESIGNER: RGS/BR/ML/NOVA

REVISIONS: 03

PLANTING PLAN

L4.05

SHEET 26 OF 28

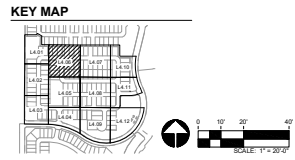


LANDSCAPE PALETTE

TREES	BOTANICAL / COMMON NAME
	<i>Acacia saligna</i> WILLOW ACACIA
	<i>Chionochloa linearis</i> 'AZT Desert Anethol' DESERT WILLOW
	<i>Eucalyptus pauciflora</i> DROOPY GUM
	<i>Pistacia x 'Red Push'</i> PISTACHE
	<i>Platanus virginis</i> ARIZONA SYCAMORE
	<i>Prosopis juliflora</i> VELVET MESQUITE
	<i>Quercus virginiana</i> 'Heritage' HERITAGE LIVE OAK
	<i>Ulmus parvifolius</i> CHINESE ELM
	<i>Villorba aegyptiaca</i> 'Alba' WHITE CHASTETREE

- LANDSCAPE NOTES**
- ALL LANDSCAPE AND IRRIGATION IN FRONT OF THE RESIDENTIAL LOTS SHALL BE INSTALLED ONCE THE ENTIRE STREET OF PAVEMENTS ARE CONSTRUCTED.
 - TREE ROOT BARRIERS ARE REQUIRED PER DETAIL 8.14 OF THE CITY OF SURPRISE ENGINEERING DEVELOPMENT STANDARDS WHEN TREES ARE WITHIN THREE FEET OF SIDEWALK, CURB, PAVEMENT, OR WALLS. REFER TO SHEET L4.01 FOR DETAIL.
 - THE LANDSCAPE AND IRRIGATION DESIGN WILL COMPLY WITH CITY OF SURPRISE EDS PER CHAPTER 8.

- LANDSCAPE KEYNOTES**
- 1 VISIBILITY EASEMENT. ALL TREE LIMBS, LEAVES, NEEDLES OR OTHER FOLIAGE MUST BE TRIMMED TO BE ABOVE 8' AND BELOW 9'. (SEE CITY OF SURPRISE EDS DETAILS 4-41 AND 4-42)
 - 2 LOCATION OF SIDEWALK. REFER TO ENGINEERING PLANS FOR MORE INFORMATION.
 - 3 FIRE HYDRANT - TREES AND SHRUBS TO MAINTAIN A 5'-0" CLEARANCE.
 - 4 SITE LIGHT. REFER TO ELECTRICAL PLANS.
 - 5 DRYWELL. REFER TO ENGINEERING PLANS.
 - 6 SIDEYARD WALL END. FINAL LOCATION TO BE STAKED AND OR ADJUSTED IN THE FIELD.
 - 7 DRIVEWAY LOCATION FOR REFERENCE ONLY. FINAL LOCATIONS TBD BY DEVELOPER TYPICAL.
 - 8 RETENTION AREA. REFER TO ENGINEERING PLANS.
 - 9 OPEN SPACE SIDEWALK/FLATWORK. REFER TO DETAIL 5.13.04.
 - 10 CONCRETE HEADER. REFER TO DETAIL 10.13.04.
 - 11 PRIMARY ENTRY MONUMENT. REFER TO DETAIL 647.13.02.
 - 12 THEME WALL. REFER TO WALL PLAN.
 - 13 THEME WALL COLUMN. REFER TO WALL PLAN.
 - 14 VIEW WALL. REFER TO WALL PLAN.
 - 15 DECORATIVE FENCE. REFER TO WALL PLAN.
 - 16 THEME WALL. REFER TO WALL PLAN.



REVISED 03/21/21

APPROVED FOR CONSTRUCTION

PARADISI - PARCEL B

LANDSCAPE IMPROVEMENT PLANS

SURPRISE, AZ

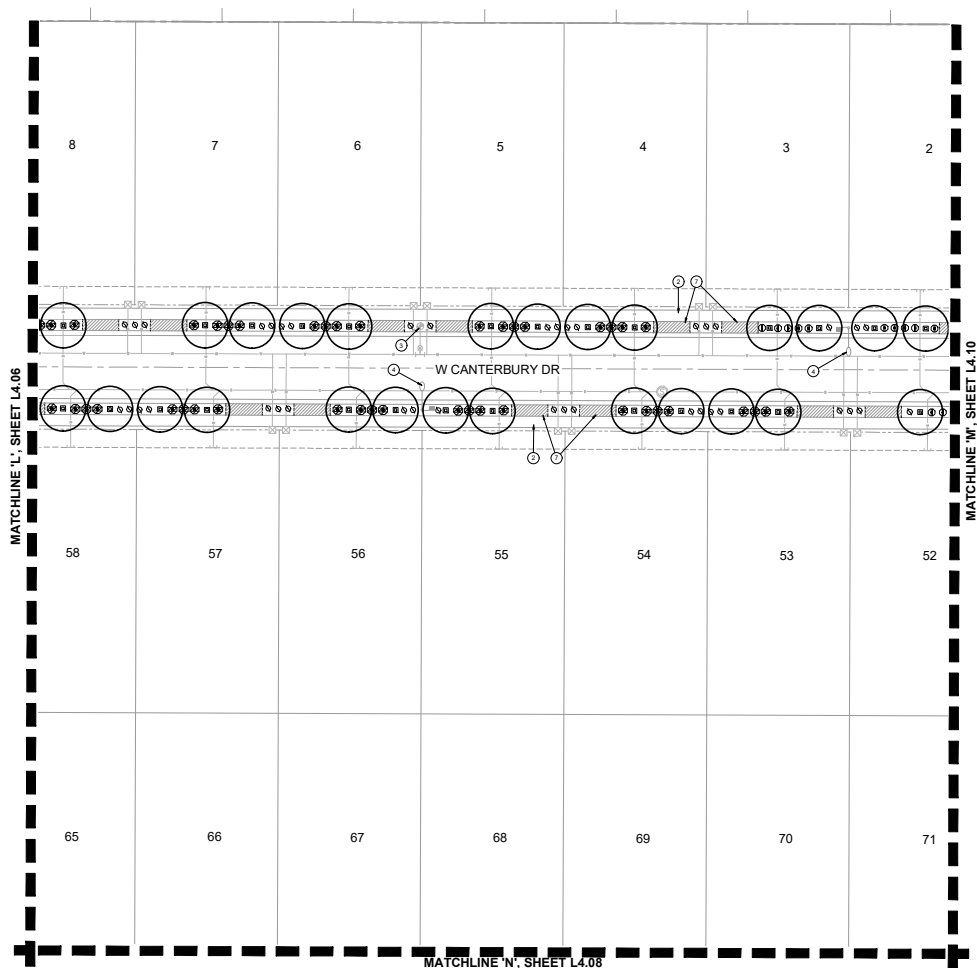
PROJECT NO: 19032272

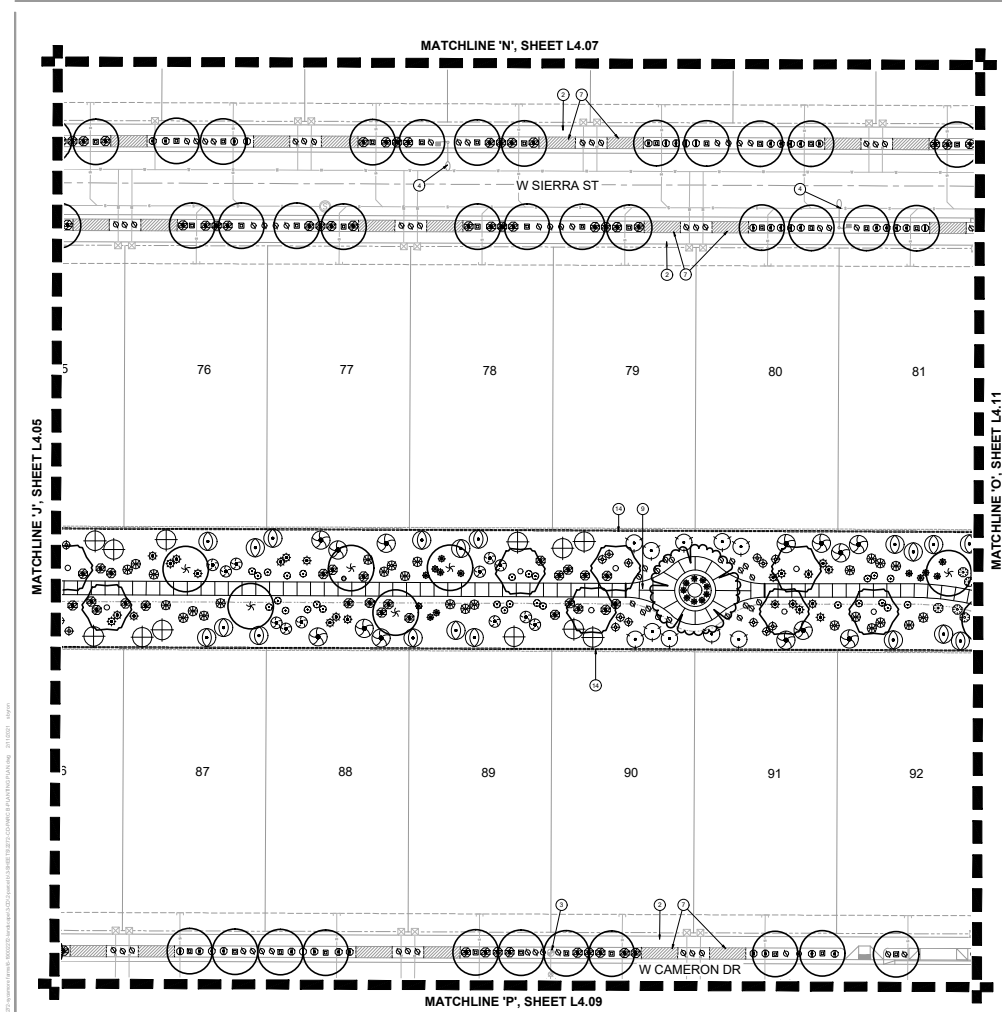
DATE: 02/11/2021

DESIGNER: RGV/SRL/MDH/JG

REVISIONS:

NO.	DESCRIPTION
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	
11	
12	
13	
14	
15	
16	
17	
18	
19	
20	
21	
22	
23	
24	
25	
26	
27	
28	
29	
30	
31	
32	
33	
34	
35	
36	
37	
38	
39	
40	
41	
42	
43	
44	
45	
46	
47	
48	
49	
50	
51	
52	
53	
54	
55	
56	
57	
58	
59	
60	
61	
62	
63	
64	
65	
66	
67	
68	
69	
70	
71	
72	
73	
74	
75	
76	
77	
78	
79	
80	
81	
82	
83	
84	
85	
86	
87	
88	
89	
90	
91	
92	
93	
94	
95	
96	
97	
98	
99	
100	
101	
102	
103	
104	
105	
106	
107	
108	
109	
110	
111	
112	
113	
114	
115	
116	
117	
118	
119	
120	
121	
122	
123	
124	
125	
126	
127	
128	
129	
130	
131	
132	
133	
134	
135	
136	
137	
138	
139	
140	
141	
142	
143	
144	
145	
146	
147	
148	
149	
150	
151	
152	
153	
154	
155	
156	
157	
158	
159	
160	
161	
162	
163	
164	
165	
166	
167	
168	
169	
170	
171	
172	
173	
174	
175	
176	
177	
178	
179	
180	
181	
182	
183	
184	
185	
186	
187	
188	
189	
190	
191	
192	
193	
194	
195	
196	
197	
198	
199	
200	

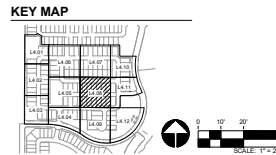




LANDSCAPE PALETTE	
TREES	BOTANICAL / COMMON NAME
	Acacia salicina WILLOW ACACIA
	Chilopsis linearis 'AZT Desert Amnesty' DESERT WILLOW
	Eucalyptus pauciflora DROVE GUM
	Ficus x 'Red Push' FETTER
	Platanus virginica ARIZONA SYCAMORE
	Prosopis juliflora VELVET MESQUITE
	Quercus virginiana 'Heritage' HERITAGE LIVE OAK
	Ulmus parviflorus CHINESE ELM
	Viburnum chinensis 'Alba' WHITE CHASTE TREE

- LANDSCAPE NOTES**
- ALL LANDSCAPE AND IRRIGATION IN FRONT OF THE RESIDENTIAL LOTS SHALL BE INSTALLED ONCE THE ENTIRE STREET OF HOMES ARE COMPLETED.
 - TREE ROOT BARRIERS ARE REQUIRED PER DETAIL 8-14 OF THE CITY OF SURPRISE ENGINEERING DEVELOPMENT STANDARDS WHEN TREES ARE WITHIN THREE FEET OF SIDEWALK, CURB, PAVEMENT, OR WALLS. REFER TO SHEET L4.01 FOR DETAILS.
 - THE LANDSCAPE AND IRRIGATION DESIGN WILL COMPLY WITH CITY OF SURPRISE EDS PER CHAPTER 8.

- LANDSCAPE KEYNOTES**
- 1 VISIBILITY EASEMENT: ALL TREE LIMBS, LEAVES, NEEDLES OR OTHER FOLIAGE MUST BE TRIMMED TO BE ABOVE 8' AND BELOW 9'. (SEE CITY OF SURPRISE EDS DETAILS 4-41 AND 4-42)
 - 2 LOCATION OF SIDEWALK, REFER TO ENGINEERING PLANS FOR MORE INFORMATION
 - 3 FIRE HYDRANT - TREES AND SHRUBS TO MAINTAIN A 5'-0" CLEARANCE
 - 4 SITE LIGHT, REFER TO ELECTRICAL PLANS
 - 5 DRYWELL, REFER TO ENGINEERING PLANS
 - 6 SIDEYARD WALL END, FINAL LOCATION TO BE STAKED AND OR ADJUSTED IN THE FIELD
 - 7 DRIVEWAY LOCATION FOR REFERENCE ONLY, FINAL LOCATIONS TBD BY DEVELOPER TYPICAL
 - 8 RETENTION AREA, REFER TO ENGINEERING PLANS
 - 9 OPEN SPACE SIDEWALK/FLATWORK, REFER TO DETAIL 5 / L3.04
 - 10 CONCRETE HEADER, REFER TO DETAIL 10 / L3.04
 - 11 PRIMARY ENTRY MONUMENT, REFER TO DETAIL 647 / L3.02
 - 12 6" THEME WALL, REFER TO WALL PLAN
 - 13 THEME WALL COLUMN, REFER TO WALL PLAN
 - 14 VIEW WALL, REFER TO WALL PLAN
 - 15 DECORATIVE FENCE, REFER TO WALL PLAN
 - 16 8" THEME WALL, REFER TO WALL PLAN



REVISED 03/21/21

EXPIRED 03/21/21

APPROVED 03/21/21

APPROVED 03/21/21

PARADISI - PARCEL B

LANDSCAPE IMPROVEMENT PLANS

SURPRISE, AZ

PRODUCT NO: 19002272

DATE: 02/11/2021

DESIGNER: RGS/RL/MD/KJ

REVISIONS: 00

PLANTING PLAN

L4.08

SHEET 25 OF 28

SHRUBS & ACCENTS
BOTANICAL / COMMON NAME

Ardisia purpurascens PURPLE THREAZA
Asclepias tuberosa DESERT MILKWEE
Bougainvillea 'L. Joli' LA JOLLA BOUGAINVILLEA
Bougainvillea 'Shirley Ambrose' BLUE BOUGAINVILLEA
Blueberry BLUEBERRY
Calliandra pucheraniana RED BIRD OF PARADISE
Calliandra eriophora PINK FARTY CLUSTER
Dioscorea villosa HOPPED BUSH
Eucalyptus EUCALYPTUS
BRITTLE BUSH
Eremophila hyphorhiza BLUE BELLS BLUE BUSH
Eremophila maculata 'Valentine' VALENTINE EMU BUSH
Eremophila maculata VALENTINE EMU BUSH
Eriocaulon lanicollis TURPENTINE BUSH
Fouquieria splendens FOQUIERIA
OCCOTILLO
Hesperaloe parviflora RED TALL TALE
Hesperaloe parviflora RED TALL TALE
Hesperaloe parviflora 'Yellow' YELLOW YELLOW
Yucca confertifolia YUCCA

CHUPAROSA
Leucophyllum texanum "Thunder Cloud" TM
THUNDER CLOUD TEXAS RANGER
Leucophyllum brevipatum "Summer Snow"
SUMMER SNOW CHIHUAHUA SAGE
Leucophyllum angustanum "Rio Bravo" TM
RIO BRAVO CHIHUAHUA SAGE
Leucophyllum pinnatum "Sierra Bouquet" TM
BAROMETRUSIB
Muhlenbergia capillaris "Regal Mist"
REGAL MIST MUHLY
Muhlenbergia capillaris "El Toro"
BULLGRASS
Muhlenbergia repens
DEER GRASS
Muhlenbergia rigida "Nashville"
NASHVILLE MUHLY
Mylus communis "Compacta"
DWARF MYRTLE
Pennisetum baccharifolius "Dialo" TM
ROCK PENSTEMON
Russelia equisetiformis
CORAL FOUNTAIN PLANT
Tecoma alata "Orange Jubilee"
ORANGE JUBILEE
Tecoma "Sparklet"
SPARKLET YELLOW BELLS
Vauquelinia californica
ARIZONA ROSEWOOD

GROUNDCOVER
BOTANICAL / COMMON NAME

Acahypha monostachya "Raspberry Fuzzies" Th
RASPBERRY FUZZIES COPPERLEAF
Convallaria cneorum
BUSH MORNING GLORY
Dallas graggi
TRAILING INDIGO BUSH
Eriophylla pilosa "Mingener Gold"
CUTTING BLUE EMMU
Larrea tridentata "White"
WHITE LANTANA
Larrea x Dallas Red
DALLAS RED LANTANA
Penstemon saloni
FIRECREAKER PENSTEMON
Rosmarinus officinalis "Prostratus"
CREEPING ROSEMARY
Ruellia brittanica "Katie"
DWARF BLUE BELLS
Setcreasea pallida
PURPLE HEART
Zinnia grandiflora
PRAIRIE ZINNA

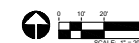
MISCELLANEOUS
BOTANICAL / COMMON NAME

ROCK MULCH - OAE
'CARMEL' - ROCK PRO® USA (480.591.5151)

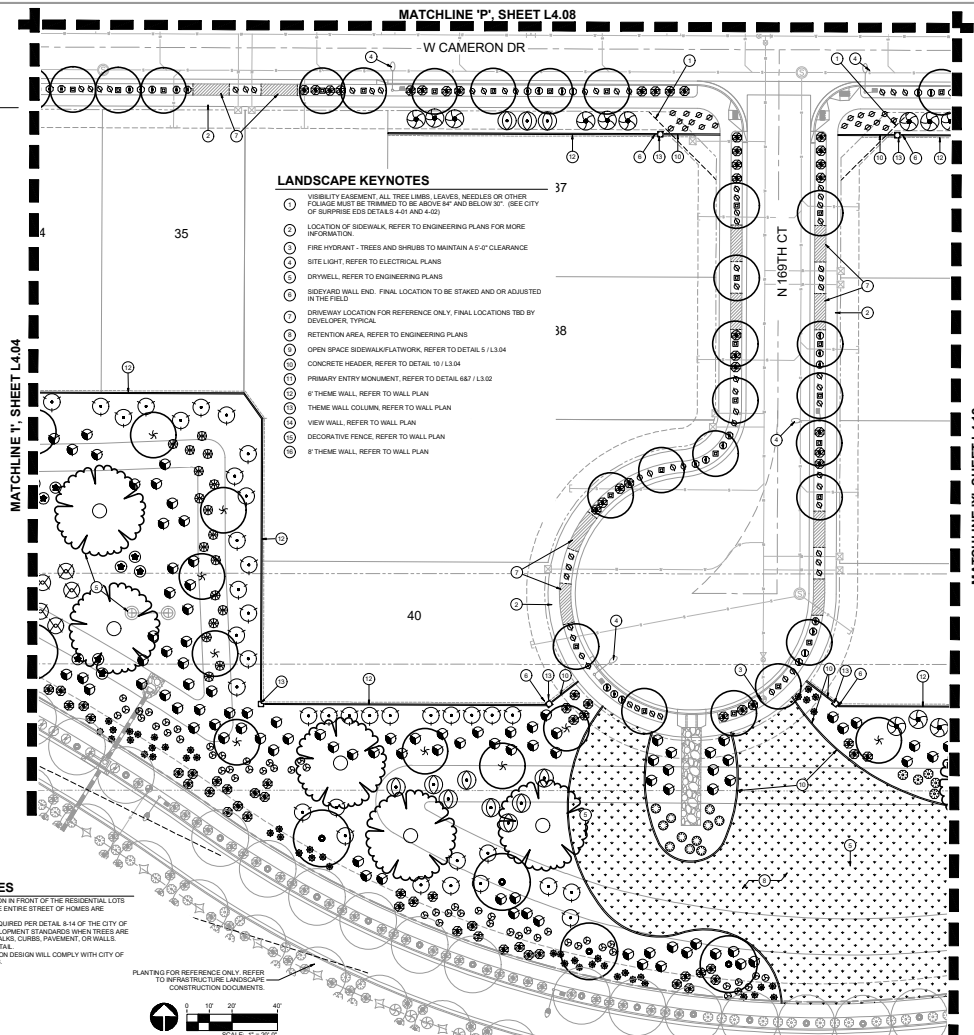
MID IRON BERMUDA SOO

- ALL LANDSCAPE AND IRRIGATION IN FRONT OF THE RESIDENTIAL LOTS SHALL BE INSTALLED ONCE THE ENTIRE STREET OF HOMES ARE CONSTRUCTED.
- TREE ROOT BARRIERS ARE REQUIRED PER DETAIL 8-14 OF THE CITY OF SURPRISE ENGINEERING DEVELOPMENT STANDARDS WHEN TREES ARE WITHIN THREE FEET OF SIDEWALKS, CURBS, PAVEMENT, OR WALLS. REFER TO SHEET LS.01 FOR DETAIL.
- THE LANDSCAPE AND IRRIGATION DESIGN WILL COMPLY WITH CITY OF SURPRISE EDS PER CHAPTER 8.

PLANTING FOR REFERENCE ONLY. REFER
TO INFRASTRUCTURE LANDSCAPE
CONSTRUCTION DOCUMENTS.



- ⑦ **VEGETATION EXEMPTION:** ALL TREES, LIMBS, LIMBS, NEEDLES OR OTHER FOLIAGE MUST BE THIMBED TO BE ABOVE 6' AND BELOW 30'. (SEE CITY OF SUDBURY DETAIL 4.00 4.00 4.00)
- ⑧ **LOCATION OF SIDEWALK:** REFER TO ENGINEERING PLANS FOR MORE INFORMATION.
- ⑨ **FIRE HYDRANT:** TREES AND SHRUBS TO MAINTAIN A 5'-0" CLEARANCE.
- ⑩ **WET LANE:** CONCRETE TO ELECTRICAL PLANS
- ⑪ **DRYWELL:** REFER TO ENGINEERING PLANS
- ⑫ **SEAWALL WALL END:** FINAL LOCATION TO BE STAKED AND OR ADJUSTED IN THE FIELD
- ⑬ **DRIVEWAY LOCATION:** FOR REFERENCE ONLY. FINAL LOCATIONS TBD BY DEVELOPER/ARCHITECT
- ⑭ **RETENTION AREA:** REFER TO ENGINEERING PLANS
- ⑮ **OPEN SPACE SIDEWALK/PLATFORM:** REFER TO D3.04 5.1 / D3.04
- ⑯ **CORNERHEAD:** REFER TO DETAIL 10.03
- ⑰ **PRIMARY ENTRY MONUMENT:** REFER TO DETAIL 4.07 / L3.02
- ⑱ **8" WALL:** REFER TO WALL PLAN
- ⑲ **6" WALL:** REFER TO WALL PLAN
- ⑳ **VIEW WALL:** REFER TO WALL PLAN
- ㉑ **VIEW WALL:** REFER TO WALL PLAN
- ㉒ **DECORATIVE FENCE:** REFER TO WALL PLAN
- ㉓ **8" WALL:** REFER TO WALL PLAN



Contact Arizona 811 at least two full
 working days before you begin excavate.

 Call 811 or visit Arizona811.com

PARADISI - PARCEL B
LANDSCAPE IMPROVEMENT PLANS
SURPRISE, AZ

PROJECT NO:	19002272
DATE :	02/11/2021
DRAWN:	BG/SB/KL/MD/KU
REVIEWED:	SB

REVISIONS

 _____

 _____

 _____

 _____

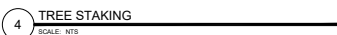
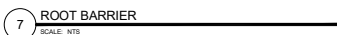
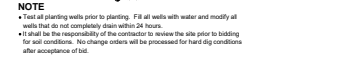
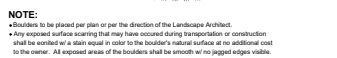
PLANTING PLAN

L4.09

SHEET 24 OF 28

SIZE	WEIGHT
SMALL	100 - 1 TON
MEDIUM	1 - 2 TONS
LARGE	2+ TONS

Diagram illustrating the installation of a large granite boulder. The boulder is shown with a rough, natural appearance. The surface is labeled "SURFACE SELECT GRANITE BOULDER" and "APPROX. SIZE & LOCATION". The boulder is set on a "FINISH GRADE" line. The area below the boulder is labeled "BURY 1/3 OF THE BOULDER & BACKFILL TO PROVIDE NATURAL APPEARANCE". The backfill is labeled "UNCOMPRESSED".





FS20-503

Paradisi at Sycamore Farms

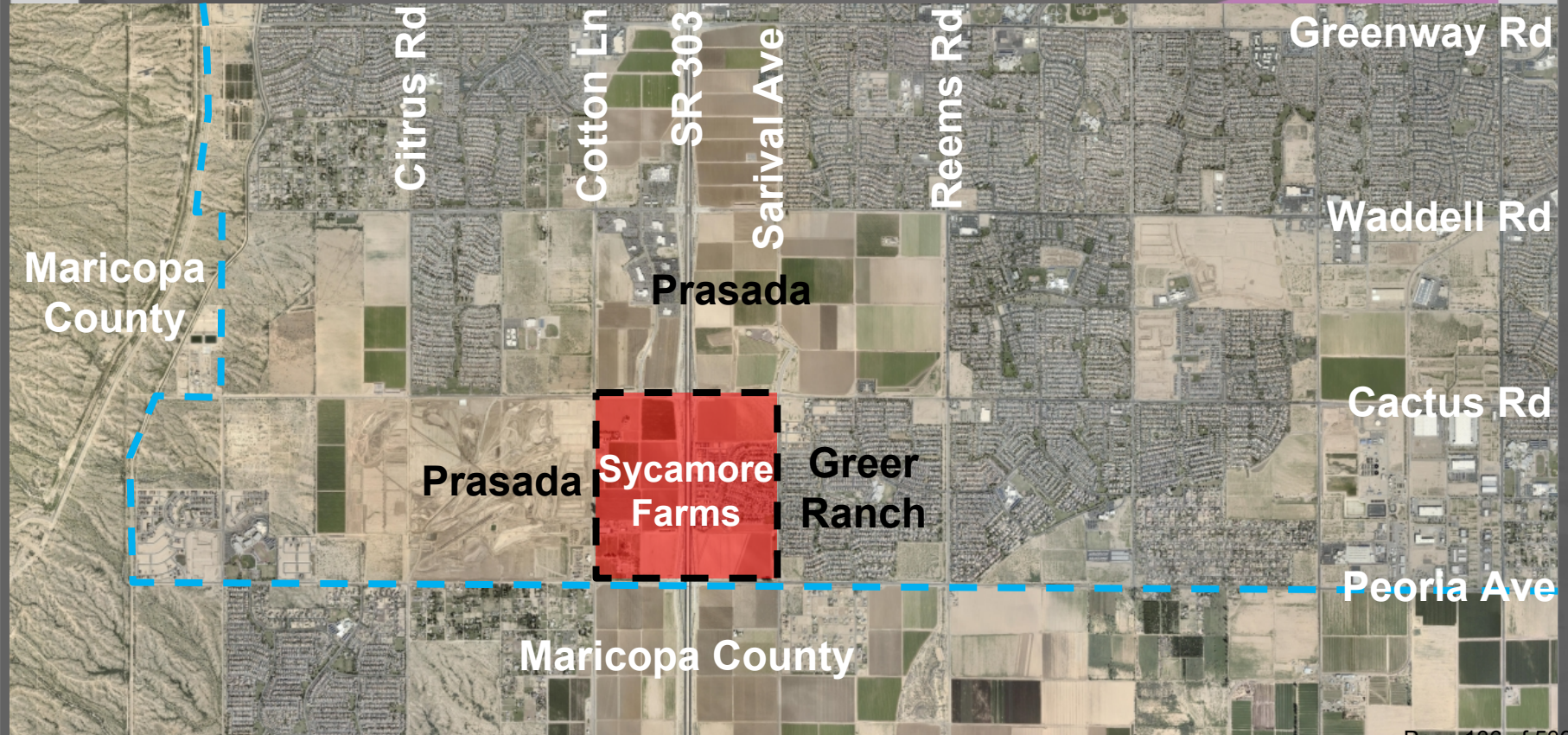
Parcel B - Final Plat

Mayor and City Council – May 4, 2021

VICINITY MAP

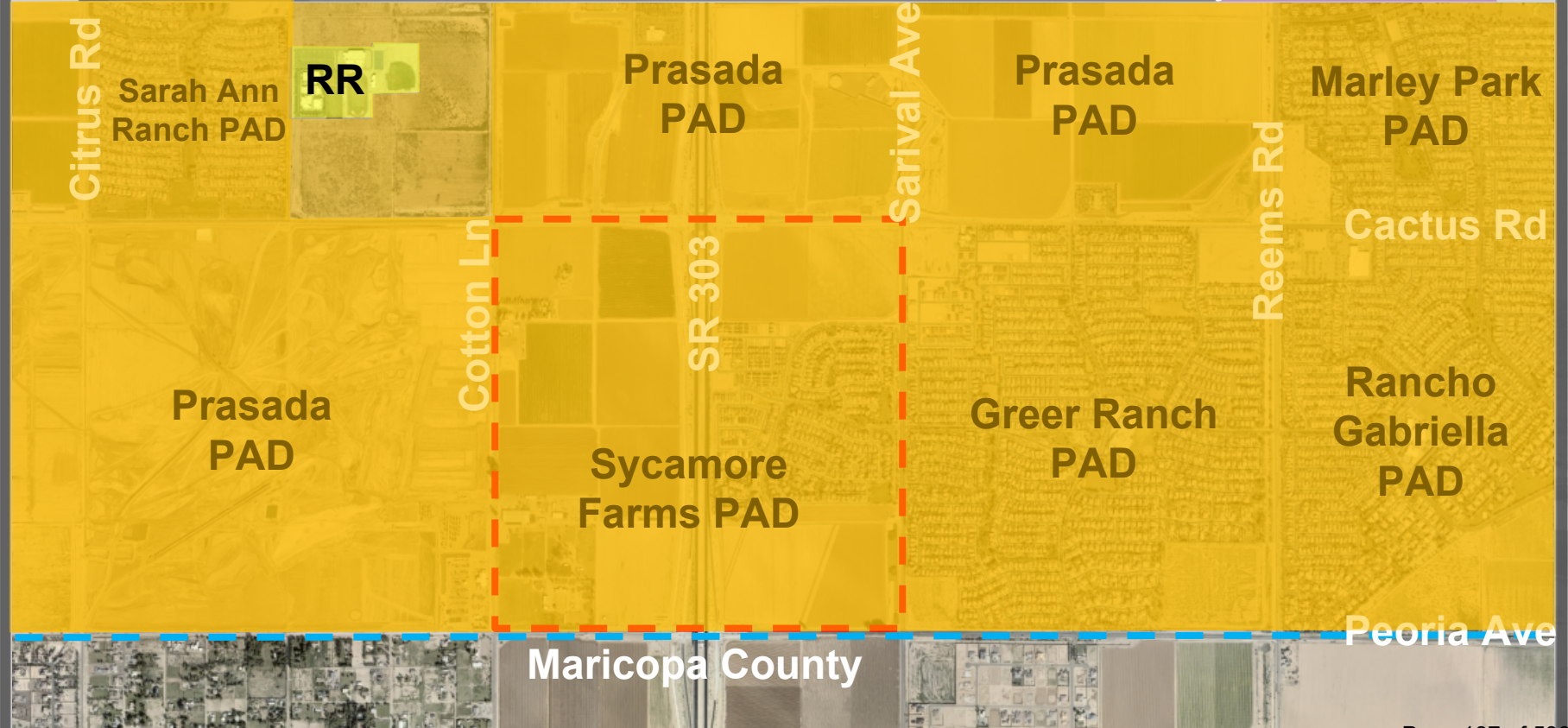
FS20-503

Paradisi at Sycamore
Farms



ZONING MAP

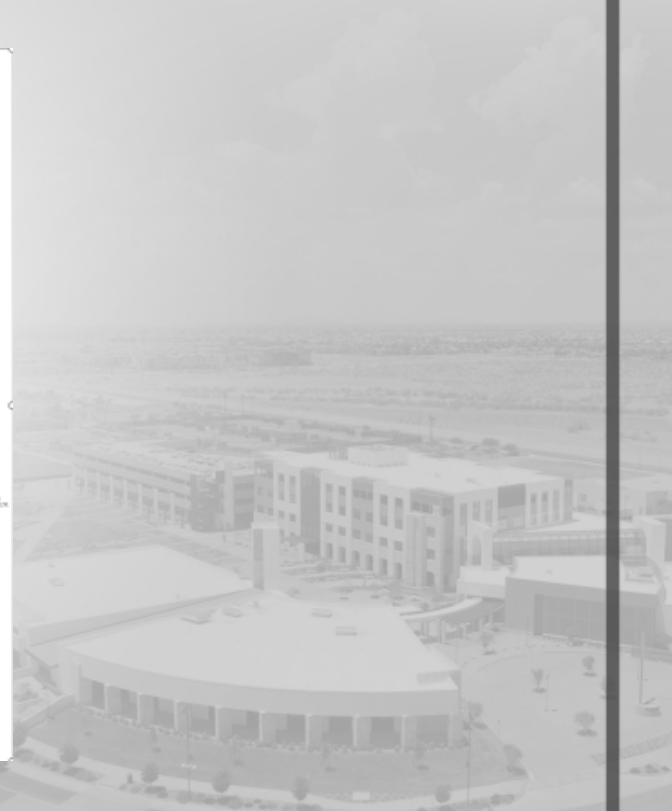
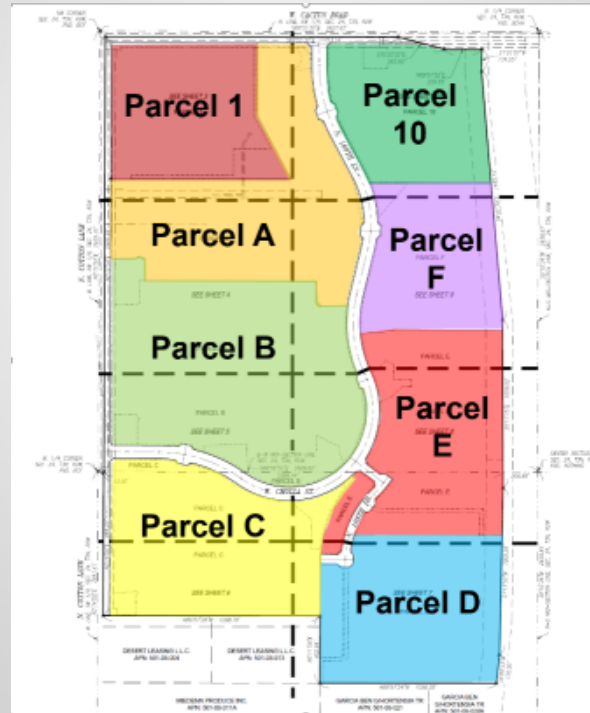
FS20-503
Paradisi at
Sycamore Farms



PAD ZONING MAP



PARADISI AT SYCAMORE FARMS



CASE MAP

FS20-503
Paradisi at
Sycamore Farms



FINAL PLAT



FINAL PLAT
SYCAMORE FARMS (PARCELS)-PARCEL 1
City of Surprise, Maricopa County, Arizona

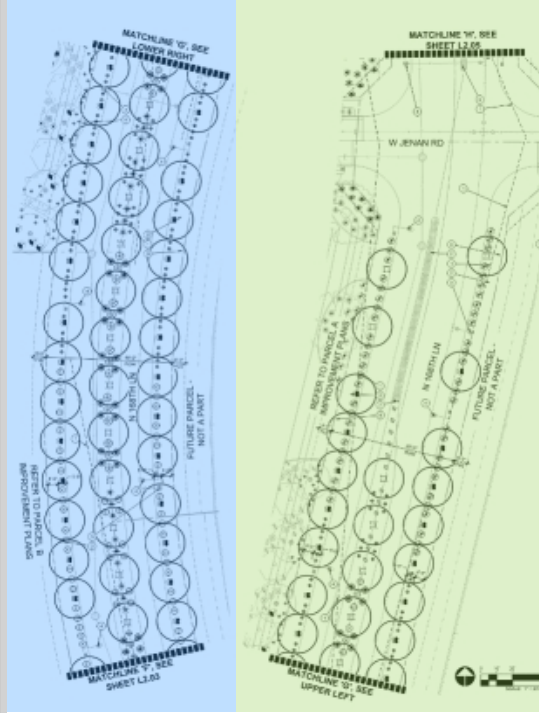


Project No. 2021-001
Project Date 01/20/21
Project Engineer
Project Manager

Sheet 2 of 2

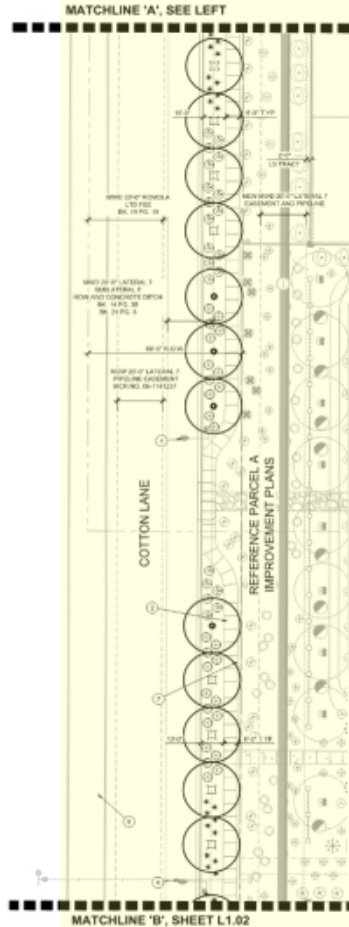
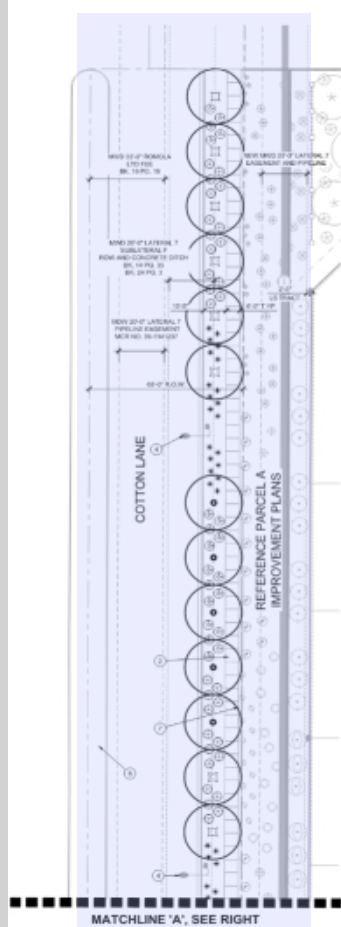
FS20-503

LOT TABLE			LOT TABLE		
LOT #	SQUARE FEET	ACRES	LOT #	SQUARE FEET	ACRES
1	12345.67	0.2242	55	76543.21	0.1808
2	76543.21	0.1808	56	76543.21	0.1808
3	76543.21	0.1808	57	76543.21	0.1808
4	76543.21	0.1808	58	76543.21	0.1808
5	76543.21	0.1808	59	76543.21	0.1808
6	76543.21	0.1808	60	76543.21	0.1808
7	76543.21	0.1808	61	76543.21	0.1790
8	76543.21	0.1808	62	76543.21	0.1808
9	76543.21	0.1808	63	76543.21	0.1808
10	76543.21	0.1808	64	76543.21	0.1808
11	76543.21	0.1808	65	76543.21	0.1808
12	76543.21	0.1808	66	76543.21	0.1808
13	76543.21	0.1808	67	76543.21	0.1808
14	76543.21	0.1808	68	76543.21	0.1808
15	76543.21	0.1808	69	76543.21	0.1808
16	76543.21	0.1808	70	76543.21	0.1808
17	76543.21	0.1792	71	76543.21	0.1808
18	76543.21	0.1764	72	76543.21	0.1808
19	76543.21	0.1764	73	76543.21	0.1808
20	76543.21	0.1764	74	76543.21	0.1808
21	76543.21	0.1764	75	76543.21	0.1808
22	76543.21	0.1764	76	76543.21	0.1808
23	76543.21	0.1764	77	76543.21	0.1808
24	76543.21	0.1764	78	76543.21	0.1808
25	76543.21	0.1764	79	76543.21	0.1808
26	75521.09	0.1742	80	76543.21	0.1808
27	6123.45	0.1380	81	76543.21	0.1796
28	76543.21	0.1808	82	76543.21	0.1808
29	76543.21	0.1808	83	76543.21	0.1808
30	76543.21	0.1808	84	76543.21	0.1808
31	76543.21	0.1808	85	76543.21	0.1808
32	76543.21	0.1808	86	76543.21	0.1808
33	76543.21	0.1808	87	76543.21	0.1808
34	76543.21	0.1808	88	76543.21	0.1808
35	76543.21	0.1808	89	76543.21	0.1808
36	85124.51	0.1917	90	76543.21	0.1808
37	76543.21	0.1808	91	76543.21	0.1808
38	81124.51	0.2000	92	76543.21	0.1808
39	85657.89	0.2252	93	76543.21	0.1796
40	81124.51	0.1808	94	76543.21	0.1796
41	76543.21	0.1808	95	76543.21	0.1808
42	76543.21	0.1796	96	76543.21	0.1808
43	76543.21	0.1808	97	76543.21	0.1808
44	81124.51	0.1862	98	76543.21	0.1808
45	81124.51	0.1892	99	76543.21	0.1808
46	76543.21	0.1808	100	76543.21	0.1808
47	76543.21	0.1808	101	76543.21	0.1808
48	76543.21	0.1808	102	76543.21	0.1808
49	76543.21	0.1808	103	76543.21	0.1808
50	76543.21	0.1808	104	76543.21	0.1796
51	76543.21	0.1808	105	76543.21	0.1808
52	76543.21	0.1808	106	76543.21	0.1808
53	76543.21	0.1808	107	76543.21	0.1812
54	76543.21	0.1808	108	76543.21	0.1808
55	76543.21	0.1808	109	76543.21	0.1808
56	76543.21	0.1808	110	76543.21	0.1808
57	76543.21	0.1808	111	76543.21	0.1808
58	76543.21	0.1808	112	76543.21	0.1808
59	76543.21	0.1808	113	76543.21	0.1808
60	76543.21	0.1808	114	76543.21	0.1808
61	76543.21	0.1808	115	76543.21	0.1808
62	76543.21	0.1808	116	76543.21	0.1808
63	76543.21	0.1808	117	76543.21	0.1808
64	76543.21	0.1808	118	76543.21	0.1808
65	76543.21	0.1808	119	76543.21	0.1808
66	76543.21	0.1808	120	76543.21	0.1808
67	76543.21	0.1808	121	76543.21	0.1808
68	76543.21	0.1808	122	76543.21	0.1808
69	76543.21	0.1808	123	76543.21	0.1808
70	76543.21	0.1808	124	76543.21	0.1808
71	76543.21	0.1808	125	76543.21	0.1808
72	76543.21	0.1808	126	76543.21	0.1808
73	76543.21	0.1808	127	76543.21	0.1808
74	76543.21	0.1808	128	76543.21	0.1808
75	76543.21	0.1808	129	76543.21	0.1808
76	76543.21	0.1808	130	76543.21	0.1808
77	76543.21	0.1808	131	76543.21	0.1808
78	76543.21	0.1808	132	76543.21	0.1808
79	76543.21	0.1808	133	76543.21	0.1808
80	76543.21	0.1808	134	76543.21	0.1808
81	76543.21	0.1808	135	76543.21	0.1808
82	76543.21	0.1808	136	76543.21	0.1808
83	76543.21	0.1808	137	76543.21	0.1808
84	76543.21	0.1808	138	76543.21	0.1808
85	76543.21	0.1808	139	76543.21	0.1808
86	76543.21	0.1808	140	76543.21	0.1808
87	76543.21	0.1808	141	76543.21	0.1808
88	76543.21	0.1808	142	76543.21	0.1808
89	76543.21	0.1808	143	76543.21	0.1808
90	76543.21	0.1808	144	76543.21	0.1808
91	76543.21	0.1808	145	76543.21	0.1808
92	76543.21	0.1808	146	76543.21	0.1808
93	76543.21	0.1808	147	76543.21	0.1808
94	76543.21	0.1808	148	76543.21	0.1808
95	76543.21	0.1808	149	76543.21	0.1808
96	76543.21	0.1808	150	76543.21	0.1808
97	76543.21	0.1808	151	76543.21	0.1808
98	76543.21	0.1808	152	76543.21	0.1808
99	76543.21	0.1808	153	76543.21	0.1808
100	76543.21	0.1808	154	76543.21	0.1808
101	76543.21	0.1808	155	76543.21	0.1808
102	76543.21	0.1808	156	76543.21	0.1808
103	76543.21	0.1808	157	76543.21	0.1808
104	76543.21	0.1808	158	76543.21	0.1808
105	76543.21	0.1808	159	76543.21	0.1808
106	76543.21	0.1808	160	76543.21	0.1808
107	76543.21	0.1808	161	76543.21	0.1808
108	76543.21	0.1808	162	76543.21	0.1808
109	76543.21	0.1808	163	76543.21	0.1808
110	76543.21	0.1808	164	76543.21	0.1808
111	76543.21	0.1808	165	76543.21	0.1808
112	76543.21	0.1808	166	76543.21	0.1808
113	76543.21	0.1808	167	76543.21	0.1808
114	76543.21	0.1808	168	76543.21	0.1808
115	76543.21	0.1808	169	76543.21	0.1808
116	76543.21	0.1808	170	76543.21	0.1808
117	76543.21	0.1808	171	76543.21	0.1808
118	76543.21	0.1808	172	76543.21	0.1808
119	76543.21	0.1808	173	76543.21	0.1808
120	76543.21	0.1808	174	76543.21	0.1808
121	76543.21	0.1808	175	76543.21	0.1808
122	76543.21	0.1808	176	76543.21	0.1808
123	76543.21	0.1808	177	76543.21	0.1808
124	76543.21	0.1808	178	76543.21	0.1808
125	76543.21	0.1808	179	76543.21	0.1808
126	76543.21	0.1808	180	76543.21	0.1808
127	76543.21	0.1808	181	76543.21	0.1808
128	76543.21	0.1808	182	76543.21	0.1808
129	76543.21	0.1808	183	76543.21	0.1808
130	76543.21	0.1808	184	76543.21	0.1808
131	76543.21	0.1808	185	76543.21	0.1808
132	76543.21	0.1808	186	76543.21	0.1808
133	76543.21	0.1808	187	76543.21	0.1808
134	76543.21	0.1808	188	76543.21	0.1808
135	76543.21	0.1808	189	76543.21	0.1808
136	76543.21	0.1808	190	76543.21	0.1808
137	76543.21	0.1808	191	76543.21	0.1808
138	76543.21	0.1808	192	76543.21	0.1808
139	76543.21	0.1808	193	76543.21	0.1808
140	76543.21	0.1808	194	76543.21	0.1808
141	76543.21	0.1808	195	76543.21	0.1808
142	76543.21	0.1808	196	76543.21	0.1808
143	76543.21	0.1808	197	76543.21	0.1808
144	76543.21	0.1808	198	76543.21	0.1808
145	76543.21	0.1808	199	76543.21	0.1808
146	76543.21	0.1808	200	76543.21	0.1808
147	76543.21	0.1808	201	76543.21	0.1808
148	76543.21	0.1808	202	76543.21	0.1808
149	76543.21	0.1808	203	76543.21	0.1808
150	76543.21	0.1808	204	76543.21	0.1808
151	76543.21	0.1808	205	76543.21	0.1808
152	76543.21	0.1808	206	76543.21	0.1808
153	76543.21	0.1808	207	76543.21	0.1808
154	76543.21	0.1808	208	76543.21	0.1808
155	76543.21	0.1808	209	76543.21	0.1808
156	76543.21	0.1808	210	76543.21	0.1808
157	76543.21	0.1808	211	76543.21	0.1808
158	76543.21	0.1808	212	76543.21	0.1808
159	76543.21	0.1808	213	76543.21	0.1808
160	76543.21	0.1808	214	76543.21	0.1808
161	76543.21	0.1808	215	76543.21	0.1808
162	76543.21	0.1808	216	76543.21	0.1808
163	76543.21	0.1808	217	76543.21	0.1808
164	76543.21	0.1808	218	76543.21	0.1808
165	76543.21	0.1808	219	76543.21	0.1808
166	76543.21	0.1808	220	76543.21	0.1808
167	76543.21	0.1808	221	76543.21	0.1808
168	76543.21	0.1808	222	76543.21	0.1808
169	76543.21	0.1808	223	76543.21	0.1808
170	76543.21	0.1808	224	76543.21	0.1808
171	76543.21	0.1808	225	76543.21	0.1808
172	76543.21	0.1808	226	76543.21	0.1808
173	76543.21	0.1808	227	76543.21	0.1808
174	76543.21	0.1808	228	76543.21	0.1808
175	76543.21	0.1808	229	76543.21	0.1808
176	76543.21	0.1808	230	76543.21	0.1808
177	76543.21	0.1808	231	76543.21	0.1808
178	76543.21	0.1808	232	76543.21	0.1808
179	76543.21	0.1808	233	76543.21	0.1808
180	76543.21	0.1808	234	76543.21	0.1808
181	76543.21	0.1808	235	76543.21	0.1808
182	76543.21	0.1808	236		

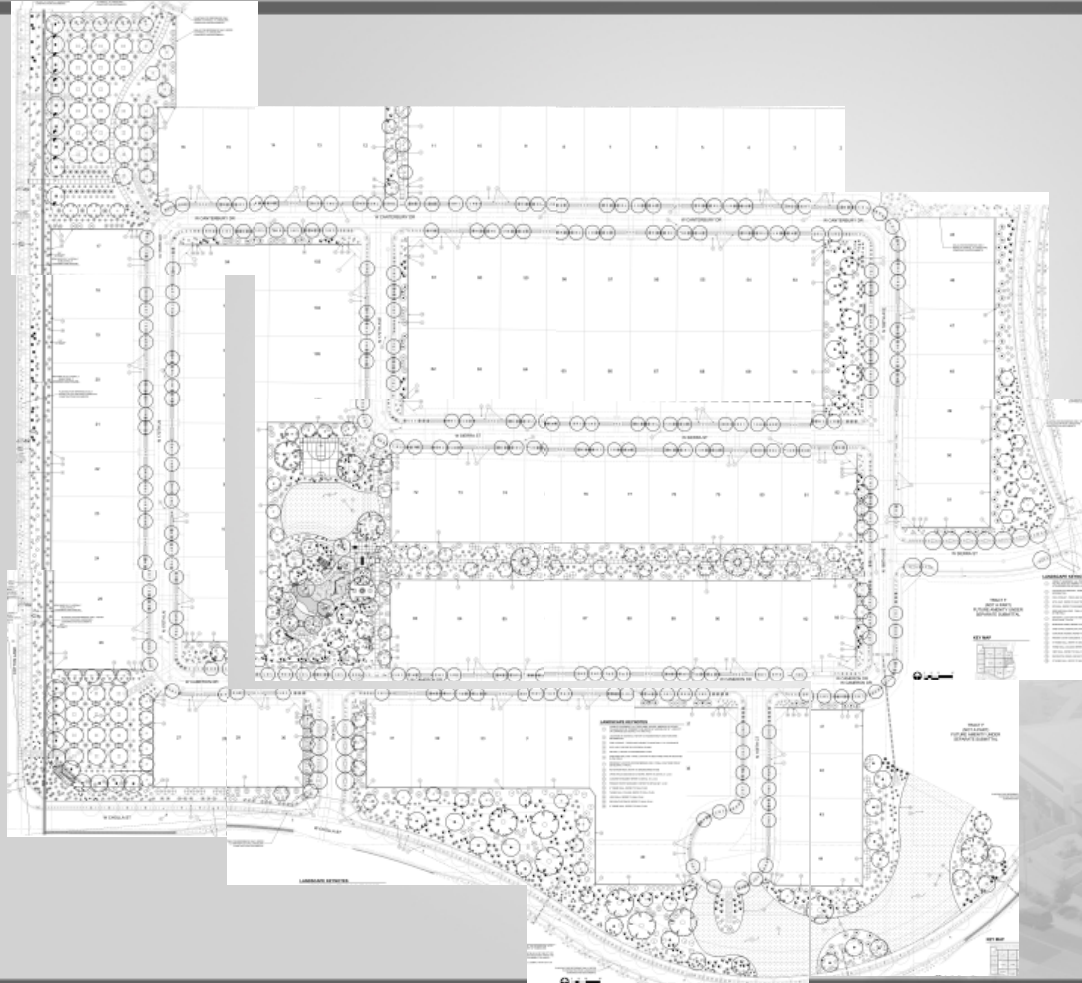


LANDSCAPE PLAN

168TH LANE



LANDSCAPE PLAN COTTON LANE



LANDSCAPE PLAN WITHIN THE PLAT



QUESTIONS / COMMENTS ?

Thank You



CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: May 4, 2021 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 approval of the Final Plat entitled, “Sycamore Farms (Paradisi) – Parcel E”, an approximately 23.47 acre property generally located south of the southeast corner of Cactus Road and AZ-303 in the Sycamore Farms PAD; Case FS20-525.

Motion:

I move to approve the Final Plat entitled, “Sycamore Farms (Paradisi) – Parcel E”.

Background:

Kimley-Horn requests approval of the Final Plat for Paradisi at Sycamore Farms Parcel E. The subject property is approximately 23.47 acres and is located south of the southeast corner of Cactus Road and AZ-303. The subject property is zoned Sycamore Farms PAD with the underlying land use of low density residential (LDR-PAD).

The purpose of the final plat is to create 93 single-family lots for future development.

The proposed Final Plat is in compliance with the approved Sycamore Farms PAD approved under Case FS19-787.

Objective Analysis:

Approval of the proposed Plat allows the applicant the ability to subdivide the property as proposed.

Policy Compliant:

The requested Plat is consistent with the Sycamore Farms 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 staffing levels.

ATTACHMENTS:

1. 00 - FS20-525 - Paradisi at Sycamore Farms Parcel E - Final Plat - CC Staff Report - 050421
 2. 01 - FS20-525 - Paradisi at Sycamore Farms Parcel E - FP- Vicinity Map - 050421
 3. 02 - FS20-525 - Paradisi at Sycamore Farms Parcel E - FP- Zoning Map - 050421
 4. 03 - FS20-525 - Paradisi at Sycamore Farms Parcel E - FP - PAD Zoning Map - 050421
 5. 04 - FS20-525 - Paradisi at Sycamore Farms Parcel E - FP - Case Map - 050421
 6. 05 - FS20-525 - Paradisi at Sycamore Farms Parcel E - FP - Final Plat Map 03-08-21 - 050421 (1)
 7. 06 - FS20-525 - Paradisi at Sycamore Farms Parcel E - FP - Landscape Plans - 3rd Submittal - 050421
 8. PP - FS20-525 Paradisi at Sycamore Farms Parcel E - FP - CC PowerPoint - 050421
-

Final PLAT

REPORT TO THE CITY COUNCIL

Case: FS20-525

Project Name: Paradisi at Sycamore Farms Parcel E Final Plat

Council District: 3 - Mesquite

City Council Date: May 4, 2021

Planner: Laurie Lineberry, Planner

Owner: Taylor Morrison

Applicant: Kimley-Horn

Request: Final Plat for a 23.47-acre parcel located within the Sycamore Farms Planned Area Development (PAD).

Site Location: South of the southeast corner of Cactus Road and AZ-303 in the Sycamore Farms PAD.

Site Size: 23.47 acres (approx.)

Findings:

- The proposed Final Plat is consistent with the Surprise General Plan 2035.
- The proposed Final Plat is consistent with the Sycamore Farms PAD.
- The proposed Final Plat is consistent with the approved Preliminary Plat.

Alternative Actions:

Approve – Approval of the proposed Final Plat will allow the applicant the ability to subdivide the property into 93 single-family lots, as proposed.

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

43

44 **Additional Information:**

45

46 Kimley-Horn requests approval of the Final Plat for Paradisi at Sycamore Farms Parcel E. The subject
47 property is approximately 23.47 acres and is located south of the southeast corner of Cactus Road
48 and AZ-303. The subject property is zoned Sycamore Farms PAD with the underlying land use of low
49 density residential (LDR-PAD).

50

51 The purpose of the final plat is to create 93 single-family lots for future development.

52

53 The proposed Final Plat is in compliance with the approved Sycamore Farms PADA approved under
54 Case FS19-787.

55

56 **Attachments:**

57

58 01 Vicinity Map

59 02 Zoning Map

60 03 PAD Zoning Map

61 04 Case Map

62 05 Final Plat

63 06 Landscape Plans

VICINITY MAP

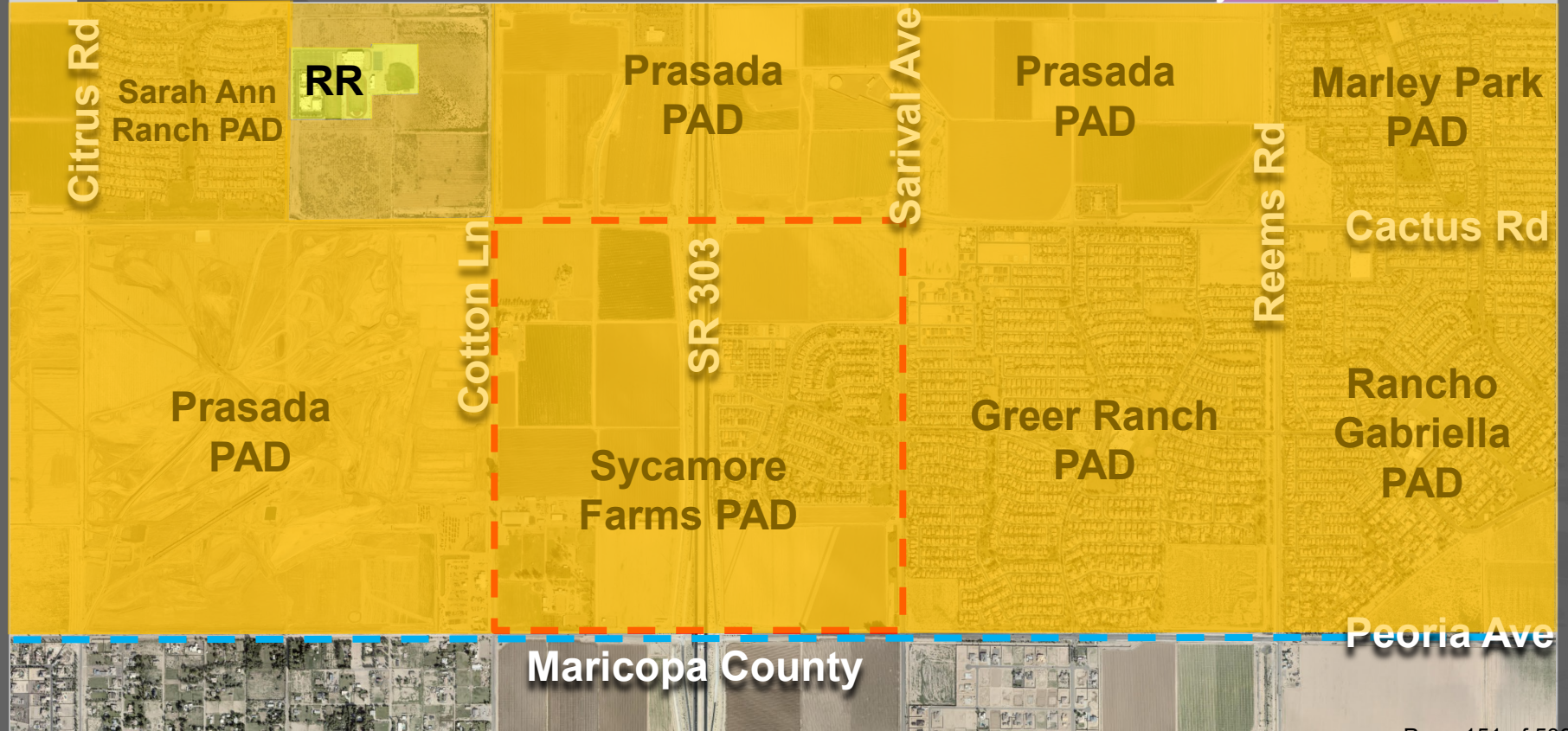
FS20-525

Paradisi at Sycamore
Farms



ZONING MAP

FS20-525
Paradisi at
Sycamore Farms



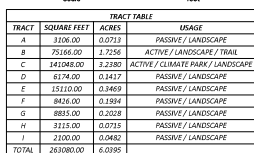
PAD ZONING MAP



CASE MAP

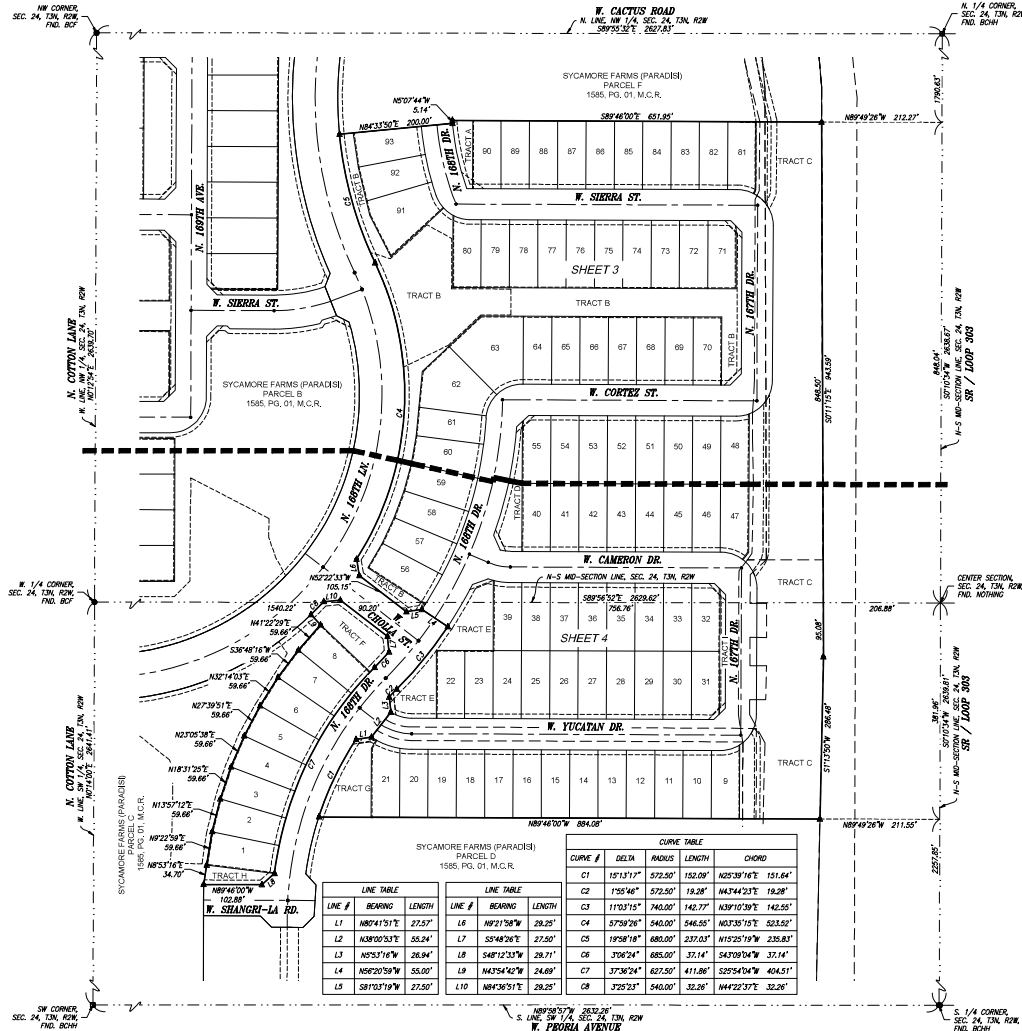


TOT TABLE		
LOT #	SQ. FEET	ACRES
49	6931.29	0.1285
50	6900.00	0.1277
51	6900.00	0.1277
52	6900.00	0.1277
53	6900.00	0.1277
54	6900.00	0.1277
55	5981.00	0.1094
56	6644.00	0.1230
57	6644.00	0.1230
58	6644.00	0.1230
59	6644.00	0.1230
60	6644.00	0.1230
61	6951.00	0.1289
62	10451.00	0.2288
63	12449.00	0.2285
64	6900.00	0.1277
65	6900.00	0.1277
66	6900.00	0.1277
67	6900.00	0.1277
68	6900.00	0.1277
69	6900.00	0.1277
70	6900.00	0.1277
71	6900.00	0.1277
72	6900.00	0.1277
73	6900.00	0.1277
74	6900.00	0.1277
75	6900.00	0.1277
76	6900.00	0.1277
77	6900.00	0.1277
78	6900.00	0.1277
79	6900.00	0.1277
80	6976.00	0.1285
81	6982.00	0.1296
82	6982.00	0.1296
83	6982.00	0.1296
84	6982.00	0.1296
85	6982.00	0.1296
86	6982.00	0.1296
87	6982.00	0.1297
88	6982.00	0.1297
89	6982.00	0.1296
90	6982.00	0.1296
91	9677.00	0.2210
92	6989.00	0.1297
93	6989.00	0.1297
94	6989.00	0.1297
95	6989.00	0.1297
96	6989.00	0.1297
97	6989.00	0.1297
98	6989.00	0.1297
99	6989.00	0.1297
100	6989.00	0.1297
101	6989.00	0.1297
102	6989.00	0.1297
103	6989.00	0.1297
104	6989.00	0.1297
105	6989.00	0.1297
106	6989.00	0.1297
107	6989.00	0.1297
108	6989.00	0.1297
109	6989.00	0.1297
110	6989.00	0.1297
111	6989.00	0.1297
112	6989.00	0.1297
113	6989.00	0.1297
114	6989.00	0.1297
115	6989.00	0.1297
116	6989.00	0.1297
117	6989.00	0.1297
118	6989.00	0.1297
119	6989.00	0.1297
120	6989.00	0.1297
121	6989.00	0.1297
122	6989.00	0.1297
123	6989.00	0.1297
124	6989.00	0.1297
125	6989.00	0.1297
126	6989.00	0.1297
127	6989.00	0.1297
128	6989.00	0.1297
129	6989.00	0.1297
130	6989.00	0.1297
131	6989.00	0.1297
132	6989.00	0.1297
133	6989.00	0.1297
134	6989.00	0.1297
135	6989.00	0.1297
136	6989.00	0.1297
137	6989.00	0.1297
138	6989.00	0.1297
139	6989.00	0.1297
140	6989.00	0.1297
141	6989.00	0.1297
142	6989.00	0.1297
143	6989.00	0.1297
144	6989.00	0.1297
145	6989.00	0.1297
146	6989.00	0.1297
147	6989.00	0.1297
148	6989.00	0.1297
149	6989.00	0.1297
150	6989.00	0.1297
151	6989.00	0.1297
152	6989.00	0.1297
153	6989.00	0.1297
154	6989.00	0.1297
155	6989.00	0.1297
156	6989.00	0.1297
157	6989.00	0.1297
158	6989.00	0.1297
159	6989.00	0.1297
160	6989.00	0.1297
161	6989.00	0.1297
162	6989.00	0.1297
163	6989.00	0.1297
164	6989.00	0.1297
165	6989.00	0.1297
166	6989.00	0.1297
167	6989.00	0.1297
168	6989.00	0.1297
169	6989.00	0.1297
170	6989.00	0.1297
171	6989.00	0.1297
172	6989.00	0.1297
173	6989.00	0.1297
174	6989.00	0.1297
175	6989.00	0.1297
176	6989.00	0.1297
177	6989.00	0.1297
178	6989.00	0.1297
179	6989.00	0.1297
180	6989.00	0.1297
181	6989.00	0.1297
182	6989.00	0.1297
183	6989.00	0.1297
184	6989.00	0.1297
185	6989.00	0.1297
186	6989.00	0.1297
187	6989.00	0.1297
188	6989.00	0.1297
189	6989.00	0.1297
190	6989.00	0.1297
191	6989.00	0.1297
192	6989.00	0.1297
193	6989.00	0.1297
194	6989.00	0.1297
195	6989.00	0.1297
196	6989.00	0.1297
197	6989.00	0.1297
198	6989.00	0.1297
199	6989.00	0.1297
200	6989.00	0.1297
201	6989.00	0.1297
202	6989.00	0.1297
203	6989.00	0.1297
204	6989.00	0.1297
205	6989.00	0.1297
206	6989.00	0.1297
207	6989.00	0.1297
208	6989.00	0.1297
209	6989.00	0.1297
210	6989.00	0.1297
211	6989.00	0.1297
212	6989.00	0.1297
213	6989.00	0.1297
214	6989.00	0.1297
215	6989.00	0.1297
216	6989.00	0.1297
217	6989.00	0.1297
218	6989.00	0.1297
219	6989.00	0.1297
220	6989.00	0.1297
221	6989.00	0.1297
222	6989.00	0.1297
223	6989.00	0.1297
224	6989.00	0.1297
225	6989.00	0.1297
226	6989.00	0.1297
227	6989.00	0.1297
228	6989.00	0.1297
229	6989.00	0.1297
230	6989.00	0.1297
231	6989.00	0.1297
232	6989.00	0.1297
233	6989.00	0.1297
234	6989.00	0.1297
235	6989.00	0.1297
236	6989.00	0.1297
237	6989.00	0.1297
238	6989.00	0.1297
239	6989.00	0.1297
240	6989.00	0.1297
241	6989.00	0.1297
242	6989.00	0.1297
243	6989.00	0.1297
244	6989.00	0.1297
245	6989.00	0.1297
246	6989.00	0.1297
247	6989.00	0.1297
248	6989.00	0.1297
249	6989.00	0.1297
250	6989.00	0.1297
251	6989.00	0.1297
252	6989.00	0.1297
253	6989.00	0.1297
254	6989.00	0.1297
255	6989.00	0.1297
256	6989.00	0.1297
257	6989.00	0.1297
258	6989.00	0.1297
259	6989.00	0.1297
260	6989.00	0.1297
261	6989.00	0.1297
262	6989.00	0.1297
263	6989.00	0.1297
264	6989.00	0.1297
265	6989.00	0.1297
266	6989.00	0.1297
267	6989.00	0.1297
268	6989.00	0.1297
269	6989.00	0.1297
270	6989.00	0.1297
271	6989.00	0.1297
272	6989.00	0.1297
273	6989.00	0.1297
274	6989.00	0.1297
275	6989.00	0.1297
276	6989.00	0.1297
277	6989.00	0.1297
278	6989.00	0.1297
279	6989.00	0.1297
280	6989.00	0.1297
281	6989.00	0.1297
282	6989.00	0.1297
283	6989.00	0.1297
284	6989.00	0.1297
285	6989.00	0.1297
286	6989.00	0.1297
287	6989.00	0.1297
288	6989.00	0.1297
289	6989.00	0.1297
290	6989.00	0.1297
291	6989.00	0.1297
292	6989.00	0.1297
293	6989.00	0.1297
294	6989.00	0.1297
295	6989.00	0.1297
296	6989.00	0.1297
297	6989.00	0.1297
298	6989.00	0.1297
299	6989.00	0.1297
300	6989.00	0.1297
301	6989.00	0.1297
302	6989.00	0.1297
303	6989.00	0.1297
304	6989.00	0.1297
305	6989.00	0.1297
306	6989.00	0.1297
307	6989.00	0.1297
308	6989.00	0.1297
309	6989.00	0.1297
310	6989.00	0.1297
311	6989.00	0.1297
312	6989.00	0.1297
313	6989.00	0.1297
314	6989.00	0.1297
315	6989.00	0.1297
316	6989.00	0.1297
317	6989.00	0.1297
318	6989.00	0.1297
319	6989.00	0.1297
320	6989.00	0.1297
321	6989.00	0.1297
322	6989.00	0.1297
323	6989.00	0.1297
324	6989.00	0.1297
325	6989.00	0.1297
326	6989.00	0.1297
327	6989.00	0.1297
328	6989.00	0.1297
329	6989.00	0.1297
330	6989.00	0.1297
331	6989.00	0.1297
332	6989.00	0.1297
333	6989.00	0.1297
334	6989.00	0.1297
335	6989.00	0.1297
336	6989.00	0.1297
337	6989.00	0.1297
338	6989.00	0.1297
339	6989.00	0.1297
340	6989.00	0.1297
341	6989.00	0.1297
342	6989.00	0.1297
343	6989.00	0.1297
344	6989.00	0.1297
345	6989.00	0.1297
346	6989.00	0.1297
347	6989.00	0.1297
348	6989.00	0.1297
349	6989.00	0.1297
350	6989.00	0.1297
351	6989.00	0.1297
352	6989.00	0.1297
353	6989.00	0.1297
354	6989.00	0.1297
355	6989.00	0.1297
356	6989.00	0.1297
357	6989.00	0.1297
358	6989.00	0.1297
359	6989.00	0.1297
360	6989.00	0.1297
361	6989.00	0.1297
362	6989.00	0.1297
363	6989.00	0.1297
364	6989.00	0.1297
365	6989.00	0.1297
366	6989.00	0.1297
367	6989.00	0.1297
368	6989.00	0.1297
369	6989.00	0.1297
370	6989.00	0.1297
371	6989.00	0.1297
372	6989.00	0.1297
373	6989.00	0.1297
374	6989.00	0.1297
375	6989.00	0.1297
376	6989.00	0.1297
377	6989.00	0.1297
378	6989.00	0.1297
379	6989.00	0.1297
380	6989.00	0.1297
381	6989.00	0.1297
382	6989.00	0.1297
383	6989.00	0.1297
384	6989.00	0.1297
385	6989.00	0.1297
386	6989.00	0.1297
387	6989.00	0.1297
388	6989.00	0.1297
389	6989.00	0.1297
390	6989.00	0.1297
391	6989.00	0.1297
392	6989.00	0.1297
393	6989.00	0.1297
394	6989.00	0.1297
395	6989.00	0.1297
396	6989.00	0.1297
397	6989.00	0.1297
398	6989.00	0.1297
399	6989.00	0.1297
400	6989.00	0.1297
401	6989.00	0.1297
402	6989.00	0.1297



OPEN SPACE		
TYPE	ACREAGE	PERCENTAGE
ACTIVE	4.96	82.13%
PASSIVE	1.08	17.87%
TOTAL	6.04	100%

----	SECTION LINE	▲	= SET REBAR W/ CAP LS 41282 PER
----	BOUNDARY - PARCEL E	▲	MAG DTL 120"
----	RIGHT OF WAY	ⓐ	= ALUMINUM CAP FLUSH
----	EASEMENT DEDICATED HEREON	ⓑ	= BRASS CAP IN HANDHOLE
----	EXISTING EASEMENT	Ⓒ	= REBAR
----	CENTERLINE	Ⓓ	= BRASS CAP AS NOTED
----	LOT LINE	Ⓔ	= BO" TO BE SET AT
----	MATCH LINE	Ⓕ	COMPLETION OF CONSTRUCTION

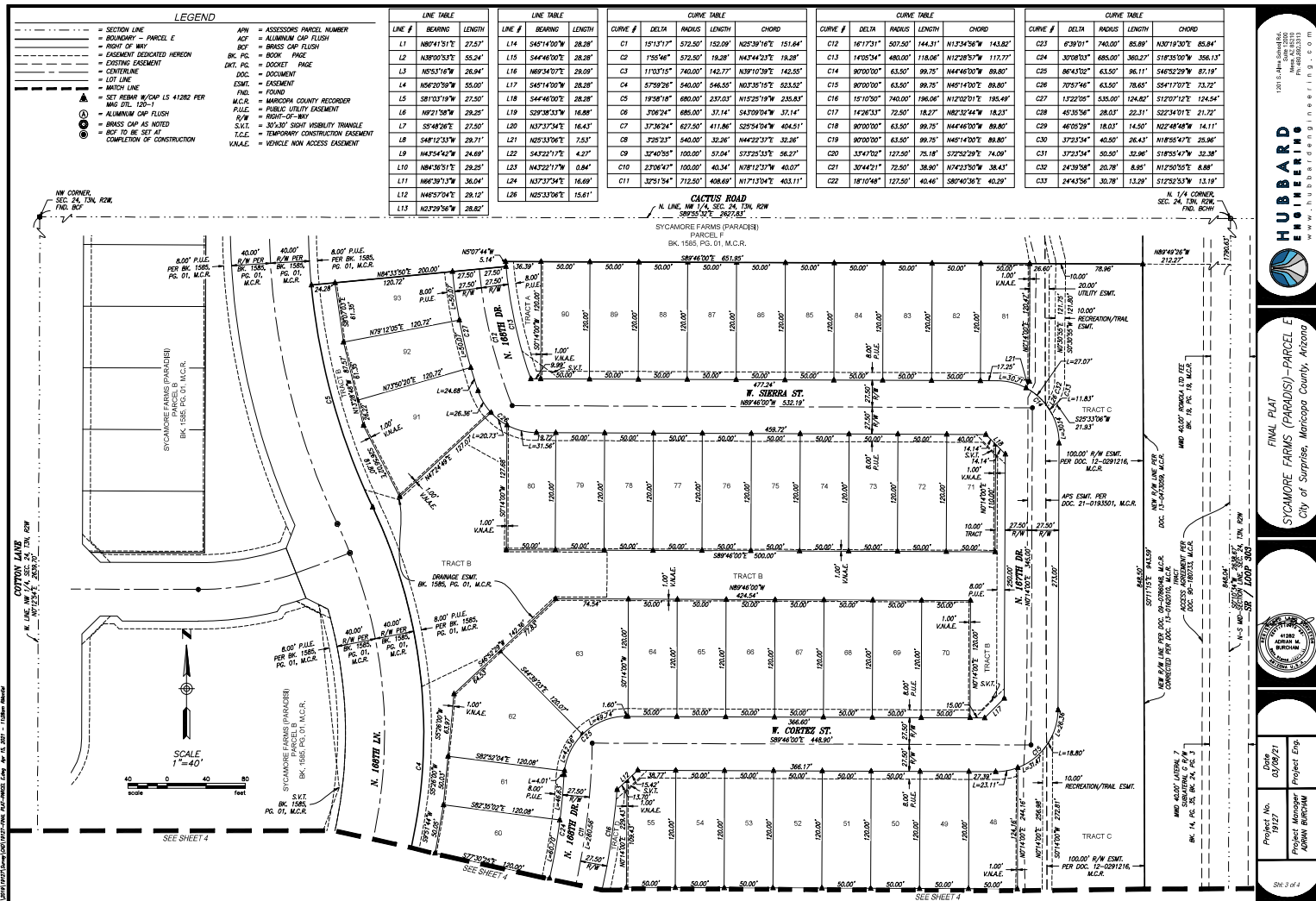


LINE TABLE		
LINE #	BEARING	LENGTH
L1	N80°41'31"E	27.57'
L2	N38°00'53"E	55.24'
L3	N5°53'16"W	26.94'
L4	N56°20'59"W	55.00'
L5	S81°03'19"W	27.50'

LINE TABLE		
LINE #	BEARING	LENGTH
L6	N9°21'58"W	29.25'
L7	S5°48'26"E	27.50'
L8	S48°12'33"W	29.71'
L9	N43°54'42"W	24.69'
L10	N84°36°51"E	29.25'

CURVE TABLE				
CURVE #	DELTA	RADIUS	LENGTH	CHORD
C1	15°13'17"	572.50'	152.09'	N25°39'16"E 151.64'
C2	1°55'46"	572.50'	19.28'	N44°42'3"E 19.28'
C3	11°03'15"	740.00'	142.77'	N39°10'37"E 142.55'
C4	5°59'26"	540.00'	54.655'	N03°35'15"E 52.552'
C5	1°59'18"	680.00'	237.03'	N15°25'19"E 236.83'
C6	3°06'24"	685.00'	37.14'	S43°09'04"W 37.14'
C7	3°36'24"	627.50'	41.866'	S25°54'04"W 40.451'
C8	1°25'31"	540.00'	32.26'	N44°23'17"E 32.26'


HUBBARD
ENGINEERING
 www.hubbardengineering.com
 1301 E. 4th Ave., Second Floor
 Phoenix, AZ 85010
 Phone: 602.521.0100
 Fax: 602.521.0101



HUBBARD
ENGINEERING

1201 S. Alamo Street, Suite 100
Phoenix, AZ 85010
PH: 602.952.3333
www.hubbards-engineering.com

FINAL PLAN
SYCAMORE FARMS (PARADISE)-PARCEL F
City of Surprise, Maricopa County, Arizona

Project No. 19127
Date 03/09/21
Project Manager ADRIAN BUDIMAN
Project Eng.

FS201-325



PARADISI

PARCEL E
SURPRISE, AZ
TAYLOR MORRISON HOMES

DATE	DESCRIPTION / COMMENTS
08/17/2020	1st CITY DEVELOPMENT REVIEW
10/14/2020	2nd CITY DEVELOPMENT REVIEW
12/18/2020	3rd CITY DEVELOPMENT REVIEW

OWNER	TAYLOR MORRISON/ARIZONA, INC. ANGELA CARBONELL 6000 NORTH BOTTLEDORE ROAD, SUITE 2200 SCOTTSDALE, AZ 85251 480.550.5516
LANDSCAPE ARCHITECT	RV PLANNING - LANDSCAPE ARCHITECTURE SHAWN BYRON, P.L.C. 125 E. ASPI AVENUE SUITE 201 TAMPA, ARIZONA 85281 480.954.0054
CIVIL ENGINEER	KIMLEY-HORN JASON BUDEN 1021 N. SOUTHERN AVE., SUITE 131 MESA, AZ 85210 480.207.2667
ELECTRICAL ENGINEER	WRIGHT ENGINEERING ARIZONA 16 EIGHT CHILTON CHANDLER, ARIZONA 85225 480.497.5829
ARCHITECT	PERLMAN PARTNERS OF ARIZONA, INC KEVIN POTH 4508 NORTH 40TH STREET, SUITE 100 PHOENIX, ARIZONA 85018 480.451.6040

NUMBER	DESCRIPTION
L.0.00	COVER SHEET
L.0.01	GENERAL NOTES
L.0.02	REFERENCE PLAN
L.1.01	WALL PLAN
L.2.01 THRU L.2.04	HARDSCAPE PLAN
L.3.01 THRU L.3.03	HARDSCAPE DETAILS
L.4.00	PLANTING NOTES
L.4.01 THRU L.4.08	PLANTING PLAN
L.5.01	PLANTING DETAILS

W CACTUS RD

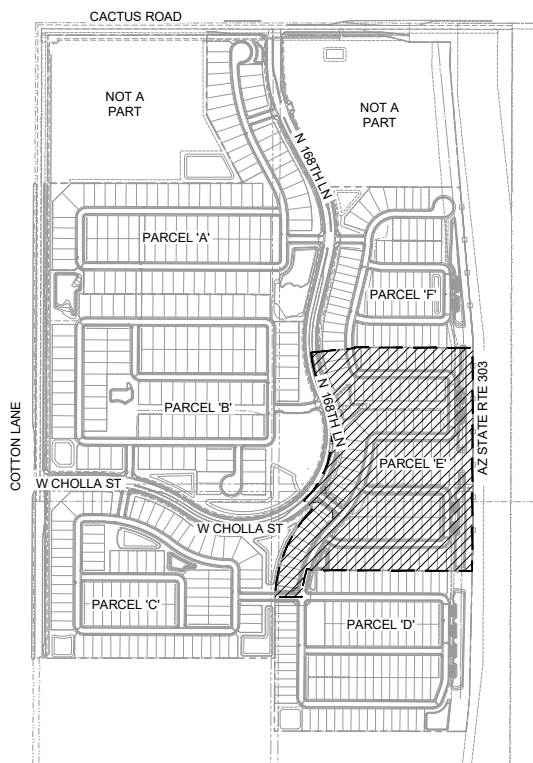
N DAKOTA AVE

W PEORIA AVE

SCOTTSDEN

AZ 87 EE 353

SITE



SCALE: 1" = 200' 0"

RVI

Contact Arizona 811 at least two full
 working days before you begin excavate.

 Call 811 or visit arizona811.com

PARADISI
PARCEL E
SURPRISE, AZ

PROJECT NO:	19002
DATE:	12/18/2
DRAWN:	SB/MD/KL
REVIEWED:	

REVISIONS

△ _____
△ _____
△ _____
△ _____
△ _____

COVER SHEET

L0.00

SHEET 01 OF 21

1. THESE NOTES ARE TO BE USED FOR GENERAL REFERENCE IN CONJUNCTION WITH, AND AS A SUPPLEMENT TO THE WRITTEN SPECIFICATIONS, APPROVED ADDENDA, AND CHANGE ORDERS ASSOCIATED WITH THESE LANDSCAPE IMPROVEMENT DOCUMENTS.

- [illegible]

SYMBOL	DEFINITION	SYMBOL	DEFINITION	SYMBOL	DEFINITION
--------	------------	--------	------------	--------	------------

[illegible]

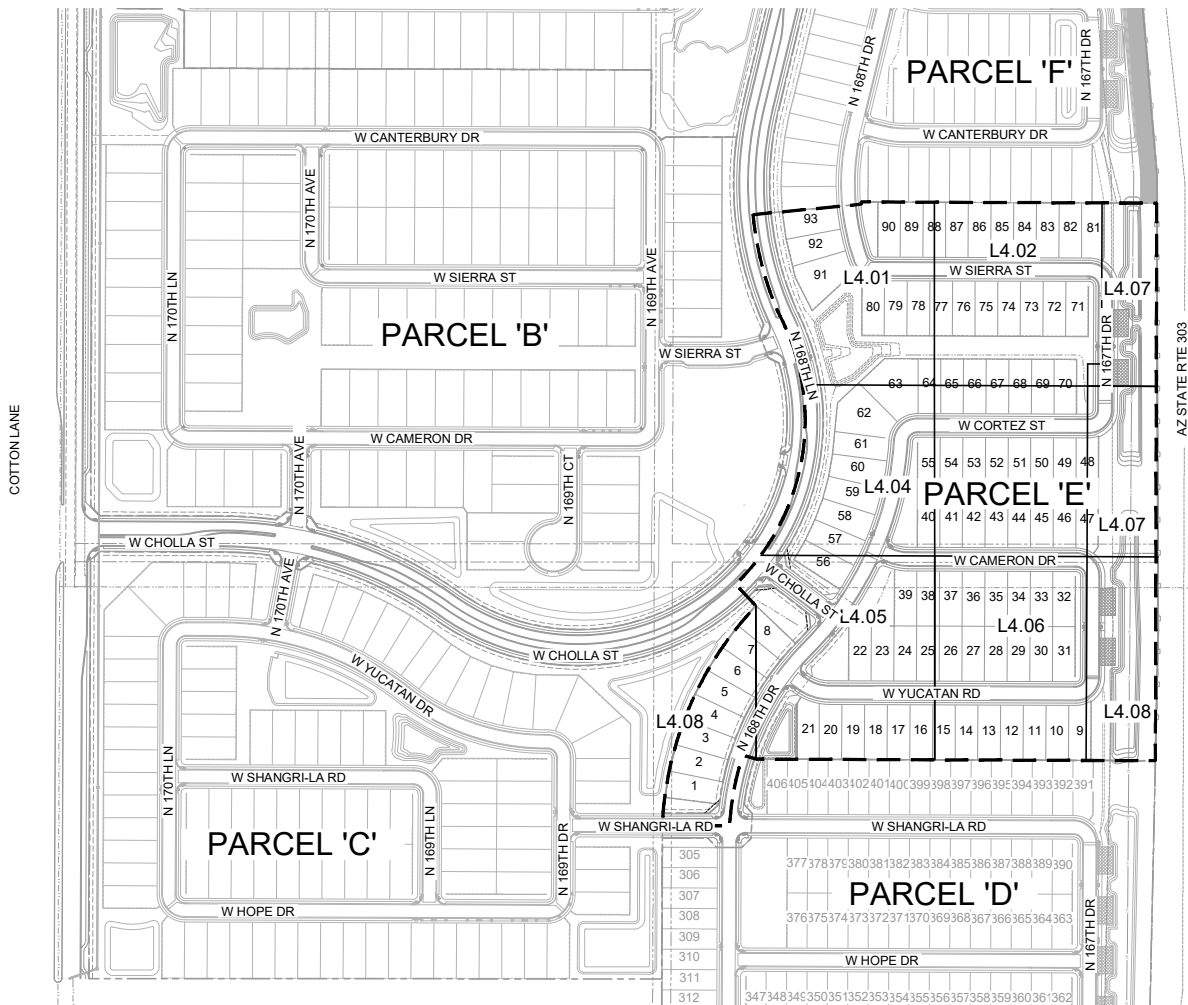
1. THE SCOPE OF WORK FOR THIS PROJECT INCLUDES COMPLETE LANDSCAPING IMPROVEMENTS AS SHOWN ON THE DRAWINGS AND AS SPECIFIED HEREIN. VERIFY QUESTIONS ON SCOPE OF WORK PRIOR TO SUBMITTING A BID.

1. THESE NOTES ARE GENERAL AND MAY BE SUPERSEDED BY EITHER THE SPECIFICATIONS OR LOCAL TRADE PRACTICES.

PARADISI
PARCEL E
SURPRISE, AZ

SIONS

NOTES



EXPIRES 03/31/21



Call Arizona 811 at least two full
business days before you begin excavation

ARIZONA811

Call 811 or click Arizona811.com

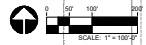
PARADISI
PARCEL E
SURPRISE, AZ

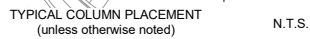
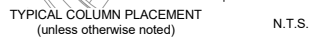
PROJECT NO: 19002272
DATE: 12/18/2020
NAME: SB/MD/KL/KU
REVISED: BQ

REFERENCE PLAN

L0.02

SHEET 3 OF 21



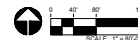


- ### LEGEND
- | | |
|---|---|
|  | THEME WALL, REFER TO DETAIL 1 / L3.01 |
|  | VIEW WALL, REFER TO DETAIL 4 / L3.01 |
|  | SOUND WALL, REFER TO DETAIL 4 / L3.01 |
|  | THEME WALL COLUMN (END CONDITION), REFER TO DETAIL 1 / L3.01 |
|  | THEME WALL COLUMN (IN-LINE CONDITION), REFER TO DETAIL 1 / L3.01 |
|  | THEME WALL COLUMN (OUTSIDE CORNER CONDITION), REFER TO DETAIL 1 / L3.01 |

WALL NOTES

2. THESE NOTES ARE GENERAL AND MAY BE SUPERSEDED BY EITHER THE SPECIFICATIONS OR THE DRAWINGS.
 3. FOOTINGS SHALL BEAR ON UNDISTURBED NATIVE SOIL OR COMPACTED FILL.
 4. THE EXPOSED HORIZONTAL SOIL TO REVEAL FILL SHALL BE SCARIFIED DEEP AND WIDE ENOUGH TO ACHIEVE 100% OPTIMUM DENSITY CURVE FOR EACH TYPE OF SOIL. THE EXPOSED HORIZONTAL SOIL TO REVEAL FILL SHALL BE SCARIFIED TO A MINIMUM OF 2:22:52 OR 3:30:17.
 5. FILL MATERIAL SHALL BE PROPORTIONATELY GRANULAR, NONEXPANSIVE, CLEAN, NON-ORGANIC OR DETRITUS SUBSTANCES, HAVE A PLASTICITY INDEX LESS THAN 15% AND BE FREE OF FILL. IT SHALL BE COMPACTED TO 95% OF MAXIMUM DRY DENSITY.
 6. EXCAVATIONS FOR FOUNDATIONS SHALL BE NEAT TO LINES OF FOOTINGS. ALL LOOSE MATERIAL SHALL BE REMOVED FROM FOOTING TO RECEIVE CONCRETE.
 7. ALLOWABLE SOIL BEARING PRESSURES ON FOOTING ON COMPACTED SOIL: 150 PSF.
 8. CONCRETE MIX DESIGN FOR FOOTINGS SHALL BE M4 CLASS B (2500 PSI), UNLESS OTHERWISE NOTED ON DRAWINGS.
 9. REINFORCING BARS SHALL BE PLACED IN STRUCTURAL CONCRETE UNLESS SPECIFICALLY DETAILLED.
 10. CONCRETE FOOTINGS SHALL BE CONTINUOUS FROM TOE TO GREATEST EXISTING STEP OR CHANGE IN GROUND BLOCK ROUGHNESS.
 11. WALL CONTRACTOR TO BE RESPONSIBLE FOR STRUCTURAL CALCULATIONS OF THE WALLS.
 12. SUBMIT TEST REPORTS FOR CONCRETE MIX DESIGN TO LANDSCAPE ARCHITECT FOR REVIEW.
 13. WATERPROOF AND GROUT SOIL RETAINING WALLS TO HIGH GRADE, IF APPLICABLE.
 14. ALL FINISHTS WORK TO BE OF HIGHEST QUALITY WITH HELDS GROUND PROTECTIVE COATINGS, EXCEPT WHERE NOTED. TO BE PRIMERED AND PAINTED. PAINT COLOR TO BE SELECTED BY OWNER AND LANDSCAPE ARCHITECT.
 15. VERIFY HEIGHTS AND SLOPES AND UNDOUBTING BEFORE POURING FOOTINGS.
 16. ALL FINISHTS SHALL MATCH EXISTING SURFACES, UNLESS OTHERWISE NOTED ON DRAWINGS.
 17. GROUT SOIL DOWNS ALL CULM CULMS AND VOIDS BELOW GRADE AND/ OR CONTAINING REBAR.
- ALL WALL LOCATIONS AND ALIGNMENTS ARE
SCHEMATIC. WALLS SHALL BE PLACED IN THE
RIGHT-OF-WAYS, UTILITY EASEMENTS, OR SIGHT
VISIBILITY TRIANGLES. CONTRACTOR TO STAKE WALL
CORNERS AND TURN POINTS AND GET CLIENT AND
LANDSCAPE ARCHITECT APPROVAL PRIOR TO
INSTALLATION.

ALL WALL LOCATIONS AND ALIGNMENTS ARE SCHEMATIC. WALLS SHALL NOT BE INSTALLED IN RIGHT-OF-WAYS, UTILITY EASEMENTS, OR SIGHT VISIBILITY TRIANGLES. CONTRACTOR TO STAKE WALL CORNERS AND TURN POINTS AND GET CLIENT AND/OR LANDSCAPE ARCHITECT APPROVAL PRIOR TO INSTALLATION.



PARADISI
PARCEL E
SURPRISE, AZ

PROJECT NO: 19002272
DATE: 12/18/2020
DRAWN: SB/MD/KL/KU
CHECKED: BO

WALL PLAN

L1.01

SHEET 4 OF 21



[illegible]

RVI
120 S. Ash Avenue
Tampa, Arizona 85281

Contact Arizona 811 at least two business days before you begin excavating.

 Call 811 or click Arizona811.com

PARADISI
PARCEL E
SURPRISE, AZ

PROJECT NO: 1900
DATE: 12/18/00
DRAWN: SB/MD/KC
REVIEWED:

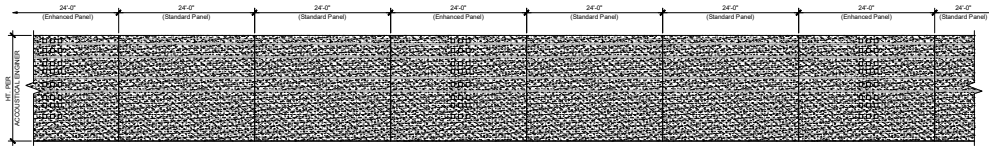
REVISIONS

▲ _____
▲ _____
▲ _____
▲ _____
▲ _____

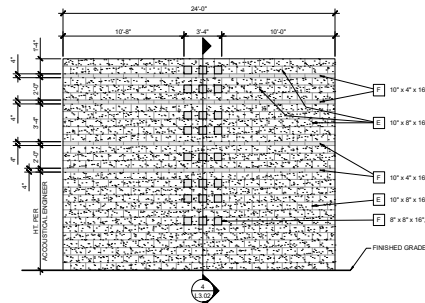
HARDSCAPE DETAILS

L3.01

SHEET 9 OF 21

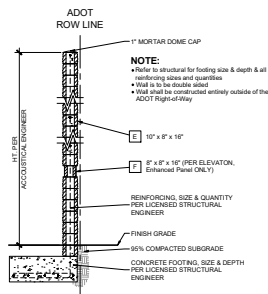


1 SOUND WALL ELEVATION
SCALE: 1/8" = 1'-0"

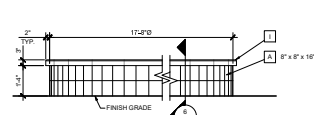


2 SOUND WALL ELEVATION (Enhanced Panel)
SCALE: 1/4" = 1'-0"

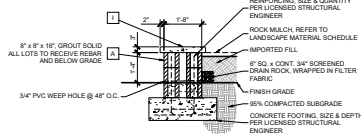
3 SOUND WALL ELEVATION (Standard Panel)
SCALE: 1/4" = 1'-0"



4 SOUND WALL SECTION
SCALE: 3/8" = 1'-0"



5 PLANTER / SEATWALL ELEVATION
SCALE: 1/2" = 1'-0"



6 PLANTER / SEATWALL SECTION
SCALE: 1/2" = 1'-0"

HARDSCAPE SCHEDULE

ITEM	VERTICAL SCORE BLOCK
COLOR	INTEGRAL COLOR - NODESTO
FINISH	ALL BLOCK SIZES PER PLANS & DETAILS. JOINTS SHALL BE CONCAVE.
SPECIFICATIONS	SUPERLITE BLOCK (www.superliteblock.com, 800.366.7877)
MANUFACTURER	
ITEM	STONE VENEER
COLOR	BUCAR CONCRETE
FINISH	CRUSHED FIELDSTONE w/ 1/2" STD. GRAY MORTAR
SPECIFICATIONS	CRUSHED FIELDSTONE w/ SELF-FURRING GALVANIZED EXPANDED METAL LATH PER MFR. SPECS.
MANUFACTURER	COUNTRY STONE (www.countrystone.com, 800.255.1727)
ITEM	FLAT PAINT
COLOR	FLAT PAINT
FINISH	ALL SURFACES PER PLANS & DETAILS. ALL TUBULAR STEEL ENDS SHALL BE CAPPED. ALL WELDS & SHARP CORNERS / EDGES SHALL BE GROUND SMOOTH. ALL STEEL SHALL BE PRIMED & PAINTED PER PAINT MFR. SPECS.
SPECIFICATIONS	LOCAL STEEL SUPPLIER
MANUFACTURER	DUNN EDWARDS (www.dunnedwards.com, 800.80.DE.PAINT)
ITEM	FENCE BLOCK
COLOR	N/A
FINISH	ALL BLOCK SIZES PER PLANS & DETAILS. JOINTS SHALL BE CONCAVE.
SPECIFICATIONS	SUPERLITE BLOCK (www.superliteblock.com, 800.366.7877)
MANUFACTURER	
ITEM	SPITTY FACE BLOCK - EXTERIOR WALL
COLOR	N/A
FINISH	ALL BLOCK SIZES PER PLANS & DETAILS. JOINTS SHALL BE CONCAVE.
SPECIFICATIONS	SUPERLITE BLOCK (www.superliteblock.com, 800.366.7877)
MANUFACTURER	
ITEM	SECTORFACE BLOCK - SOUND WALL
COLOR	INTEGRAL COLOR - CONTRACTOR SHALL SUBMIT SAMPLES TO MATCH EXISTING SOUND WALL
FINISH	ALL BLOCK SIZES PER PLANS & DETAILS. JOINTS SHALL BE CONCAVE.
SPECIFICATIONS	SUPERLITE BLOCK (www.superliteblock.com, 800.366.7877)
MANUFACTURER	
ITEM	SECTORFACE BLOCK - SOUND WALL
COLOR	INTEGRAL COLOR - CONTRACTOR SHALL SUBMIT SAMPLES TO MATCH EXISTING SOUND WALL
FINISH	ALL BLOCK SIZES PER PLANS & DETAILS. JOINTS SHALL BE CONCAVE.
SPECIFICATIONS	SUPERLITE BLOCK (www.superliteblock.com, 800.366.7877)
MANUFACTURER	
ITEM	STEEL SIGN FRAME
COLOR	STEEL SIGN FRAME
FINISH	SEALER, RAL 7023, PANEL, SEALED RUSTED, LETTERS: BRUSHED ALUMINUM LETTERING, FLAT PAINT FRAME & MOUNTING
SPECIFICATIONS	2" SQ. x 1/4" TUBULAR STEEL FRAME w/ 1/4" SHEET STEEL BACKING - OVERALL DIMENSIONS PER DETAILS. 2" DEEP CAST LETTERING PIN MOUNTED TO STEEL FRAME. 1/2" DEEP LETTERING PER DETAILS. FONT: HIGH LOCAL SIGN MFR.
MANUFACTURER	DUNN EDWARDS (www.dunnedwards.com, 800.80.DE.PAINT)
ITEM	PRECAST CONCRETE CAP
COLOR	COLOR - GRAY (B)
FINISH	SMOOTH
SPECIFICATIONS	SIZE PER PLANS & DETAILS. MAX. 3' LENGTH. TOP EDGE SHALL HAVE 1/2" CHAMFER. JOINT SEALANT SHALL BE APPLIED TO ALL JOINTS (COLOR TO MATCH) WHEN PRECAST (800.366.7877)
MANUFACTURER	
ITEM	ROOF, DARK BROWN (AEP SPAN), FACIA, RAL7024, VENTS, RAL7023
COLOR	POWDER COAT
FINISH	POWDER COAT
SPECIFICATIONS	POWDER COAT w/ 1/2" O.C. 1 3/4" RIB-W/ STANDING SEAM ROOF - RAMADA SIZE PER PLANS & DETAILS. MFR. SHALL PROVIDE ALL STRUCTURAL. INSTALL PER MFR. SPECS.
MANUFACTURER	CLASIFIC RECREATION (www.clasificrecreation.com, 800.697.2195)
ITEM	PERFORATED STEEL PANEL
COLOR	FLAT PAINT
FINISH	PERFORATED METAL SQUARE, CARBON STEEL, COLD ROLLED, 22 GAUGE (0.029" THICK), 1/4" SQUARE ON 3/4" STRAIGHT CENTERS. ALL WELDS & SHARP CORNERS / EDGES SHALL BE GROUND SMOOTH. ALL STEEL SHALL BE PRIMED & PAINTED PER PAINT MFR. SPECS.
SPECIFICATIONS	MANICHOLES (www.manicholes.com, 877.759.5126)
MANUFACTURER	

RVI

EXPIRED 03/21/21



Approved drawing by RVI at least one full working day before any work commences.

100000000

PARADISI
PARCEL E
SURPRISE, AZ

PRODUCT NO: 19002272
DATE: 12/16/2020
DRAWN: SBN/ML/KJ
REVIEWED: BG

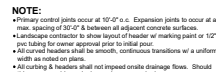
REVISIONS

HARDSCAPE
DETAILS

L3.02

SHEET 16 OF 21

3RD SUBMITTAL - FS20-325

SHEET 11 OF 21

PLANTING WARRANTY & MAINTENANCE NOTES

1. MAINTAIN ALL AREAS INCLUDED IN THE CONTRACT ON A WEEKLY BASIS DURING THE PROGRESS OF WORK. A 90 DAY MAINTENANCE PERIOD, AND UNTIL THE FINAL ACCEPTANCE OF WORK IS RECEIVED IN WRITING.
2. UPON ACCEPTANCE AFTER THE 90 DAY MAINTENANCE PERIOD, THE CONTRACTOR SHALL FURNISH A WRITTEN WARRANTY ON ALL PLANT MATERIAL, AGREEING TO GUARANTEE THE CONTINUED GROWTH OF ACTIVE PLANT MATERIAL, FOR THE SPECIFIED GUARANTEE PERIODS. ALL GUARANTEE PERIODS COMMENCE FROM THE TIME OF FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD.
3. THE CONTRACTOR SHALL WATER AND MAINTAIN ALL LANDSCAPE MATERIAL DURING THE MAINTENANCE PERIOD. THE OWNER WILL WATER AND MAINTAIN THE LANDSCAPE MATERIAL DURING THE WARRANTY PERIOD. THE CONTRACTOR SHALL INSPECT THE LANDSCAPE MATERIALS PERIODICALLY DURING THE WARRANTY PERIOD AND SHALL NOTIFY THE OWNER IN WRITING, IF, IN THE CONTRACTOR'S OPINION, THE LANDSCAPE MATERIALS ARE NOT RECEIVING PROPER CARE.
4. ALL TREES, PALMS, CACTI, ACCENTS, AND TURF SHALL BE GUARANTEED FOR A MINIMUM PERIOD OF ONE (1) YEAR AND ALL SHRUBS, GROUNDCOVERS, AND OTHER NON SPECIFIED PLANT MATERIAL, SHALL BE GUARANTEED FOR A PERIOD OF 90 DAYS FROM THE DATE OF FINAL ACCEPTANCE. THE GUARANTEE SHALL BE AGAINST DEFECTS INCLUDING DEATH AND UNSATISFACTORY GROWTH, EXCEPT FOR DEFECTS RESULTING FROM NEGLECT BY OWNER, ABUSE BY OTHERS, OR UNUSUAL PHENOMENA OR INCIDENTS WHICH ARE BEYOND THE LANDSCAPE CONTRACTOR'S CONTROL.
5. ANY PLANT MATERIALS WHICH ARE NOT APPROVED PRIOR TO OCTOBER 1 OF THE CALENDAR YEAR IN WHICH THEY ARE INSTALLED, SHALL BE FURTHER GUARANTEED UNTIL MAY 15 OF THE FOLLOWING CALENDAR YEAR.
6. ALL PLANT MATERIALS MUST BE MAINTAINED IN HEALTH AND VIGOR AND BE ALLOWED TO ATTAIN NATURAL SIZE AND SHAPE IN ACCORDANCE WITH THE ORIGINALLY APPROVED LANDSCAPE PLAN.
7. REFER TO BOOK SPECIFICATIONS, IF INCLUDED IN THIS DOCUMENT SET, FOR ADDITIONAL INFORMATION ON THE SPECIFICS OF THE ANTICIPATED WARRANTY.
8. LANDSCAPE CONTRACTOR SHALL PREPARE AND SUBMIT TO THE OWNER TYPEWRITTEN MAINTENANCE GUIDELINES AT FINAL WALK-THRU AND PRIOR TO FINAL ACCEPTANCE OF WORK.
9. IF TURF IS USED ON THIS PROJECT, THE LANDSCAPE CONTRACTOR SHALL REPLY SEED OR SOO IN ALL AREAS WHICH HAVE DEVELOPED BARE SPOTS IN PLAY THROUGH THE MAINTENANCE PERIOD. AREAS WHICH CANNOT BE RESEED FOR SUMMER GROWTH DUE TO CONTRACTOR'S INABILITY TO RESEED DURING PROPER GROWING SEASON SHALL BE OVERSEED OR SOOED WITH GRASS APPROPRIATE FOR THE CURRENT SEASON, CARED FOR THROUGHOUT THE OFF SEASON, AND PROPERLY SEEDED AT THE NEXT APPROPRIATE GROWING SEASON. THESE ARRANGEMENTS MUST BE MADE WITH THE OWNER PRIOR TO CONDITIONAL ACCEPTANCE OF THE WORK AND MAY REQUIRE A MONETARY HOLD-BACK.
10. COST FOR REPLACEMENTS DURING THE WARRANTY PERIOD IS ASSUMED PART OF THE BID QUOTATIONS AND THEREFORE WILL NOT RESULT IN ANY ADDITIONAL COST TO THE OWNER OR LANDSCAPE ARCHITECT.

EXISTING LANDSCAPE NOTES

1. BEFORE WORK BEGINS ON THE PROJECT, THE LANDSCAPE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION CONFERENCE WITH OWNER AND/OR THE GENERAL CONTRACTOR TO REVIEW THE PROJECT. THE OWNER AND/OR OWNERS AUTHORIZED REPRESENTATIVE IS TO APPROVE ANY CHANGES PRIOR TO THE START OF ANY WORK.
2. ALL DEMOLITION AREAS SHALL BE FLAGGED FOR APPROVAL PRIOR TO DEMOLITION.
3. ALL EXISTING PLANT MATERIAL SHALL REMAIN UNLESS OTHERWISE NOTED. SHOULD ANY CONFLICTS ARISE BETWEEN THE EXISTING PLANT MATERIAL ON-SITE AND PROPOSED IMPROVEMENTS SHOWN ON THE PLANS THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY.

PLANTING GENERAL NOTES

1. VERIFY PLANT QUANTITIES PRIOR TO SOILING AND INSTALLATION. QUANTITIES ARE LISTED FOR CONVENIENCE ONLY. THE ACTUAL NUMBER OF SYMBOLS INDICATED ON THE PLANTING PLANS SHALL HAVE PRIORITY OVER QUANTITIES LISTED WITHIN THE LANDSCAPE MATERIAL SCHEDULE. THE CONTRACTOR SHALL FURNISH ALL PLANT MATERIAL NECESSARY TO COMPLETE THE PLANTINGS AS SHOWN ON THE PLANS.
2. CLARIFICATION OF DISCREPANCIES BETWEEN THE CONSTRUCTION DOCUMENTS AND THE SITE SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND/OR OWNERS AUTHORIZED REPRESENTATIVE IMMEDIATELY.
3. THE LANDSCAPE ARCHITECT AND/OR OWNERS AUTHORIZED REPRESENTATIVE, AND CITY OF SURPRISE ARE TO APPROVE ANY PLANT MATERIAL SUBSTITUTIONS.
4. ALL PLANT MATERIAL MUST BE MAINTAINED IN HEALTH AND VIGOR, AND BE ALLOWED TO ATTAIN NATURAL SIZE AND SHAPE IN ACCORDANCE WITH ARIZONA NURSERY ASSOCIATION SPECIFICATIONS.
5. ALL PLANT MATERIAL MAY BE REQUESTED PRIOR TO ACCEPTANCE. THE LANDSCAPE ARCHITECT AND/OR OWNERS AUTHORIZED REPRESENTATIVE RESERVES THE RIGHT TO REFUSE ANY PLANT MATERIAL DEEMED UNACCEPTABLE, EVEN AFTER DELIVERY TO SITE.
6. PLANT TREES AND SHRUBS PLUMB AND FACED TO GIVE THE BEST APPEARANCE OR RELATIONSHIP TO ADJACENT PLANTS, STRUCTURES, AND VIEWS. IF ANY SOIL NUTRIENT DEFICIENCIES EXIST, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO AMEND THE SOIL.
7. PLANTING METHODS, SOIL AMENDMENT QUANTITIES (IF ANY), AND PREPARATION METHODS SHALL BE INSTALLED ACCORDING TO THE PLANTING SPECIFICATIONS AND DETAILS.
8. ALL PLANTING AREAS SHALL RECEIVE WEED CONTROL/PRE-EMERGENT PER THE GUIDELINES SET FORTH WITHIN THE SPECIFICATIONS AND DETAILS. REGRASS, AS NECESSARY TO COMPLETELY KILL NOXIOUS MATERIAL, REMOVE ALL DEAD AND/OR DYING DEBRIS PRIOR TO FINAL ACCEPTANCE.
9. TREES, SHRUBS, AND OTHER LANDSCAPING ARE PERMITTED WITHIN THE SIGHT VISIBILITY TRIANGLE PROVIDED LIMBS, LEAVES, BRANCHES OR OTHER FOLIAGE ARE KEPT BELOW 36 INCHES OR ABOVE 8 INCHES, PER SURPRISE EDS DETAIL 4-01 AND 4-02.
10. UNLESS OTHERWISE NOTED ON PLANS, ROCKBARK MULCH SHALL EXTEND UNDER ALL PLANTINGS AND BE MAINTAINED UNIFORMLY ALONG CONCRETE FLATWORK, CURBS AND ETC.
11. THE FINISH GRADE OF LANDSCAPE AREAS RECEIVING ROCKBARK MULCH MUST BE GRADED 2-1/2" BELOW CONCRETE OR OTHER ADJACENT PAVED SURFACES PRIOR TO INSTALLATION OF THE MULCH. FINISH GRADE OF LANDSCAPE AREAS RECEIVING TURF MUST BE GRADED 1-1/2" BELOW CONCRETE OR OTHER PAVED SURFACES PRIOR TO INSTALLATION OF TURF.
12. BOLLERS, IF USED, TO BE SURFACE SELECT GRANITE WITH A MINIMUM OF SHARP EDGES AND/OR CRACKING. ANY EXPOSED SURFACE SCARING THAT MAY HAVE OCCURRED DURING TRANSPORT OR CONSTRUCTION IS TO BE SOOED WITH NO ADDITIONAL COST TO THE OWNER.
13. STAKE ALL NURSERY GROWN TREE STOCK A MINIMUM OF 1" OUT FROM EDGE OF PLANTING WELL. THE EDGE OF ALL TREE PLANTING WELLS SHALL BE A MINIMUM OF 2 FEET AWAY FROM ALL CURBS AND SIDEWALKS AND A MINIMUM OF 12 FEET AWAY FROM ALL BUILDING FOUNDATIONS. THE EDGE OF ALL SHRUB PLANTING WELLS SHALL BE A MINIMUM OF 18" AWAY FROM ALL CURBS AND SIDEWALKS AND A MINIMUM OF 3 FEET AWAY FROM ALL BUILDING FOUNDATIONS.
14. LANDSCAPE CONTRACTOR SHALL CONTACT THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO EACH APPLICATION OF PRE-EMERGENT FOR VERIFICATION. CONTRACTOR SHALL PROVIDE OWNER WITH PROOF OF PRE-EMERGENT APPLICATION NO MORE THAN 7 DAYS AFTER EACH APPLICATION WITHOUT EXCEPTION.
15. ALL TREES WITHIN TURF AREAS SHALL BE INSTALLED WITH TEMPORARY PVC ARBOR GUARDS.
16. ALL TURF AREAS SHALL BE GRADED SMOOTH AND APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLING SOO OR REED. ALL AREAS TO RECEIVE TURF SHALL BE COMPLETELY FREE OF ANY RUTS, TRENCH SETTLING, OR ANY MATERIAL OVER 1/2" IN DIAMETER PRIOR TO SOO OR REED INSTALLATION.
17. LANDSCAPE CONTRACTOR IS REQUIRED TO OBTAIN ANY REQUIRED PERMITS FOR ALL ON-SITE AND OFF-SITE IMPROVEMENTS OUTLINED WITHIN THIS SET OF PLANS AND/OR ANY OTHER ADDITIONAL WORK THEY MAY PERFORM IN THE INTEREST OF THIS PROJECT.
18. ROCKBARK MULCH SHALL BE AS SPECIFIED IN THE LANDSCAPE MATERIAL SCHEDULE. ALL PLANTING AREAS, UNLESS OTHERWISE NOTED ON THE PLANS, SHALL RECEIVE A UNIFORM APPLICATION OF THE SPECIFIED MATERIAL. CONTRACTOR SHALL SUBMIT A SAMPLE TO THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO SCHEDULING MASS DELIVERY. OWNER MAY REQUEST THAT AN INITIAL LOAD OF MATERIAL BE DELIVERED TO THE SITE AND BE SPREAD BY THE LANDSCAPE CONTRACTOR FOR THE OWNER'S APPROVAL PRIOR TO MATERIAL APPLICATION ON THE REMAINDER OF THE SITE.
19. IT SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO COORDINATE WITH THE OWNER THE FINAL LAYOUT OF ALL HARDSCAPE ITEMS FOR THIS PROJECT. OWNER MAY REQUEST ALL HARDSCAPE ITEMS (HEADERS, SIDEWALKS, FLATWORK, ETC.) BE STAKED AND/OR CHALKED OUT FOR THEIR APPROVAL PRIOR TO INITIAL POUR.
20. LANDSCAPE CONTRACTOR SHALL PRUNE ALL TREES AFTER INSTALLATION SO THAT NO BRANCH IS TOUCHING FINAL GRADE AND TRIM CANOPIES BRANCHING TO A CLEAN AND NEAT APPEARANCE. ALL DEAD AND/OR DYING MATERIAL SHALL BE PRUNED FROM THE TREE PRIOR TO FINAL ACCEPTANCE.
21. WATER TEST ALL TREE PLANTING WELLS PRIOR TO PLANTING. IF TREE WELLS DO NOT PROPERLY DRAIN, REFER TO THE HARDMAN PLANTING DETAIL FOR ADDITIONAL INFORMATION.
22. REFER TO GENERAL CONSTRUCTION NOTES ON THE COVER SHEET FOR ADDITIONAL INFORMATION THAT RELATES TO THE SCOPE OF WORK IN THIS SECTION. ALSO REFER TO ANY WRITTEN SPECIFICATION, SHOULD THEY ACCOMPANY THESE DRAWINGS, FOR ADDITIONAL REQUIREMENTS NOT COVERED WITHIN THESE PLANS.
23. TREE ROOT BARRIERS ARE REQUIRED PER DETAIL 8-14 OF THE CITY OF SURPRISE ENGINEERING DEVELOPMENT STANDARDS WHEN TREES ARE WITHIN THREE FEET OF SIDEWALKS, CURBS, PAVEMENT, OR WALLS.

LANDSCAPE MATERIAL SCHEDULE

TREES		BOTANICAL / COMMON NAME	SIZE	QTY	COMMENTS
		Asclepias speciosa Whitethorn Asclepias	24" BOX	31	
		Asclepias speciosa Whitethorn Asclepias	24" BOX	34	
		Asclepias speciosa Whitethorn Asclepias	24" BOX	5	
		Chrysopsis speciosa Lorelei Hamilton TM Desert Willow	24" BOX	19	
		Eucalyptus speciosa Giant Gum	24" BOX	35	
		Olneya tesota Desert Ironwood	24" BOX	35	
		Platanus x 'Red Push' Platanus	24" BOX	6	
		Platanus speciosa Astron. Sycamore	24" BOX	2	
		Ulmus speciosa Chinese Elm	24" BOX	131	
		Viburnum speciosa Albino White Choke Tree	24" BOX	35	
GROUND COVER		BOTANICAL / COMMON NAME	SIZE	QTY	COMMENTS
		Asclepias speciosa Raspberry Fuchsia TM RASPBERRY FUCHSIA ROUND COPPERLEAF	1 GAL	15	
		Begonia speciosa DESSERT MARIGOLD	1 GAL	14	
		Coronilla speciosa BUSH MORNING GLORY	1 GAL	325	
		Desert geranium TRAILING IRIS BUSH	1 GAL	52	
		Eucalyptus speciosa Mosses Gum OUTBACK BUNNIE EMMU	1 GAL	13	
		Lantana speciosa White WHITE LANTANA	1 GAL	83	
		Penstemon speciosa FIRECRACKER PENSTEMON	1 GAL	8	
		Rosa speciosa ROSE CREATING ROSEMARY	1 GAL	257	
SHRUBS & ACCENTS		BOTANICAL / COMMON NAME	SIZE	QTY	COMMENTS
		Abutilon speciosa Indian Mallow	5 GAL	147	
		Asclepias speciosa Purple Throat	5 GAL	64	
		Asclepias speciosa Desert Willow	5 GAL	54	
		Castilleja speciosa RED HOT PARADISE	5 GAL	98	
		Calliandra speciosa Pink Fairy Duster	5 GAL	149	
		Desmodium speciosa HOPBUSH BUSH	5 GAL	88	
		Eucalyptus speciosa BUTTERFLY BUSH	5 GAL	111	
		Eucalyptus speciosa Blue Bell BLUE BELLS EMMU BUSH	5 GAL	22	
		Hesperaloe speciosa Giant Hesperaloe	5 GAL	68	
		Hesperaloe speciosa Peach BRIGHTLIGHT RED YUCCA	5 GAL	121	
		Hesperaloe speciosa Yellow YELLOW YUCCA	5 GAL	12	
		Jatropha speciosa Chaparral	5 GAL	22	
		Larrea speciosa Creosote Bush	5 GAL	89	
		Leucosiphon speciosa Summer Snow SUMMER SNOW CHAMPAGNE PLANT	5 GAL	55	
		Leucosiphon speciosa Rio Bravo TM Rio Bravo Lavender & Sage	5 GAL	58	
		Leucosiphon speciosa Sera Bouquet TM SARACOTHYRUS	5 GAL	89	
		Muhlenbergia speciosa Nagel Mist REGAL MIST MUILY	5 GAL	513	
		Muhlenbergia speciosa El Toro TM BULLGRASS	5 GAL	39	
		Muhlenbergia speciosa DEER GRASS	5 GAL	40	
		Muhlenbergia speciosa Nashville MUILY	5 GAL	18	
		Nerium speciosa Petal Pink PETIT PINK CLELANDER	5 GAL	73	
		Opuntia speciosa ENIGMA ENIGMA'S PRICKLY PEAR	1 GAL	6	
		Palafoxia speciosa WHITETERN PAPERFLOWER	5 GAL	52	
		Sesuvium speciosa Desert Desert & Sparkle TM	5 GAL	35	
		Vaccinium speciosa SPARKLETTLE YELLOW BELLS	5 GAL	45	
MISCELLANEOUS		SIZE	QTY	COMMENTS	
	CONCRETE HEADER	6" x 4"		FIELD VERIFY L.F. REFER TO DETAIL 3 / L3.03	
	ROCK MULCH " - ROCK PROCS USA (480.591.551)	1/2"		2" DEPTH, FIELD VERIFY S.F. REFER TO DETAIL 3 / L3.01	
	DESERT PAVEMENT - 3" MINUS HIGH DENSITY, COLOR: MAHOGANY, ROCK PROCS	2" MINUS		2" MIN. DEPTH, FIELD VERIFY S.F. REFER TO DETAIL 3 / L3.01	
	MD ROL BERMUDA	800	10,590 S.F.	FIELD VERIFY S.F.	

RVI

CONTRACT NO. 19032272

DATE: 12/16/2020

DESIGNED: SBN/ML/BJ

REVIEWED: BG

REVISIONS:

1	
2	
3	
4	
5	
6	
7	
8	
9	
10	

PLANTING NOTES

L4.00

SHEET 12 OF 21

PARADISI

PARCEL E

SURPRISE, AZ

PROJECT NO: 19032272

DATE: 12/16/2020

DESIGNED: SBN/ML/BJ

REVIEWED: BG

REVISIONS:

1	
2	
3	
4	
5	
6	
7	
8	
9	
10	

PLANTING NOTES

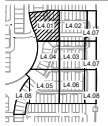
L4.00

SHEET 12 OF 21

LANDSCAPE NOTES

- ALL LANDSCAPE AND IRRIGATION IN FRONT OF THE RESIDENTIAL LOTS SHALL BE INSTALLED ONCE THE ENTIRE STREET OF HOMES ARE CONSTRUCTED.
- TREE ROOT BARRIERS ARE REQUIRED PER DETAIL 8-14 OF THE CITY OF SURPRISE ENGINEERING DEVELOPMENT STANDARDS WHEN TREES ARE WITHIN THREE FEET OF SIDEWALKS, CURBS, PAVEMENT, OR WALLS. REFER TO SHEET L4.01 FOR DETAIL.
- THE LANDSCAPE AND IRRIGATION DESIGN WILL COMPLY WITH CITY OF SURPRISE EDS PER CHAPTER 8.

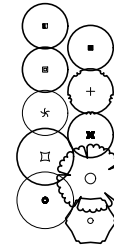
KEY MAP



LANDSCAPE KEYNOTES

- VISIBILITY EASEMENT: ALL TREE LIMBS, LEAVES, NEEDLES OR OTHER FOLIAGE MUST BE TRIMMED TO BE ABOVE 9'4" AND BELOW 10' PER CITY OF SURPRISE EDS DETAILS 4.01 & 4.02.
- LOCATION OF SIDEWALK: REFER TO ENGINEERING PLANS FOR MORE INFORMATION.
- FIRE HYDRANT - TREES AND SHRUBS TO MAINTAIN A 5'-2" CLEARANCE.
- SITE LIGHT: REFER TO ELECTRICAL PLANS.
- DRYWELL: REFER TO CIVIL PLANS.
- SIDEYARD WALL END: FINAL LOCATION TO BE STAKED AND OR ADJUSTED IN THE FIELD.
- DRIVEWAY LOCATION FOR REFERENCE ONLY: FINAL LOCATIONS TBD BY DEVELOPER, TYPICAL.
- RETENTION AREA: REFER TO CIVIL PLANS.
- OPEN SPACE SIDEWALK/FLATWORK: REFER TO DETAIL 2 / L3.03.
- CONCRETE HEADER: REFER TO DETAIL 5 / L3.03.
- MAILBOXES: REFER TO DETAIL 8 / L3.01.
- 8" THEME WALL: REFER TO DETAIL 1 / L3.01.
- 8" THEME WALL COLUMN: REFER TO DETAIL 1 / L3.01.
- VIEW WALL: REFER TO DETAIL 4 / L3.01.
- SOUND WALL: REFER TO DETAILS 1, 2, & 3 / L3.02.
- API CRANE SETUP - NO TREES TO BE PLANTED WITHIN REFER TO CIVIL PLANS.

LANDSCAPE PALETTE



TREES	BOTANICAL / COMMON NAME
Acacia constricta	Acacia constricta
Acacia greggii	Acacia greggii
Acacia salicina	Acacia salicina
Chilopsis linearis	Lucetta Hamilton TM
Desert Willow	Desert Willow
Eucalyptus pauciflora	Giant Gum
Oliveria linearis	Desert Ironwood
Platanus x Red Pust	Red Pust
Platanus	Platanus
Platanus wrightii	Arizona Sycamore
Quercus agrifolia	Quercus agrifolia
Quercus dum	White Oak Tree
Vitis agave-cactus	Alba
Vitis californica	White Oak Tree

GROUNDCOVER	BOTANICAL / COMMON NAME
Asplenium monanthum	Raspberry Fuzzies TM
Asplenium pulcherrimum	Raspberry Fuzzies Round Copperleaf
Begonia multiflora	Begonia multiflora
Desert Marigold	Desert Marigold
Convolvulus oregonus	Creeping Glory
Delosy greggii	Creeping Glory
Trailing Indigo Bush	Trailing Indigo Bush
Exemphylla glabra	Margaret Galt
OUTBACK SUNRISE EMU	OUTBACK SUNRISE EMU
Lonicera monticola	White
WHITE LANTANA	WHITE LANTANA
Parthenocissus	Parthenocissus
FIRECRACKER PENSTEMON	FIRECRACKER PENSTEMON
Phlox paniculata	Phlox paniculata
Creeping Rosemary	Creeping Rosemary

SHRUBS & ACCENTS	BOTANICAL / COMMON NAME
Acacia salicina	Acacia salicina
Indian Malva	Indian Malva
Purple Thicket	Purple Thicket
Asplenium subulata	Asplenium subulata
Desert Marigold	Desert Marigold
Ceanothus pulcherrimus	RED BIRD OF PARADISE
Calliandra villosa	Pink Fairy Duster
Dodonaea viscosa	HOBBES BUSH
Eucalyptus	Eucalyptus
Erasmophilus hygrophanus	'Blue Bells'
BLUE BELLS EMU BUSH	BLUE BELLS EMU BUSH
Isophrasma ferdinandi	Giant Hebe
Hebe pinnatifida	'Pinky'
BRANESLIGHTS RED YUCCA	BRANESLIGHTS RED YUCCA
Hebe pinnatifida	'Yellow'
YELLOW YUCCA	YELLOW YUCCA
Jasminum californicum	Chaparral
Larrea tridentata	Creosote Bush
Leucophyllum leucophyllum	'Summer Snow'
SUMMER SNOW CHRYSLER SAGE	SUMMER SNOW CHRYSLER SAGE
Leucophyllum leucophyllum	'Rio Bravo'
Rio Bravo Lemniscata	Rio Bravo
Leucophyllum leucophyllum	'Sierra Bouquet'
Sierra Bouquet	Sierra Bouquet
Muhlenbergia capillaris	'Regal Mar'
REGAL MIST MARY	REGAL MIST MARY
Muhlenbergia emersleyi	'El Toro'
BULLDOG	BULLDOG
Muhlenbergia rigens	Desert Grass
Desert Grass	Desert Grass
Muhlenbergia rigens	'Nashville'
Nashville	Nashville
Neuhaus 'Pinky'	'Pinky Pink'
PINKY PINK CLEANDER	PINKY PINK CLEANDER
Quercus engelmannii	ENGELMANN'S PRICKLY PEAR
Palmolive	Palmolive
WHITESTEM PAPERFLOWER	WHITESTEM PAPERFLOWER
Desert Santa	Desert Santa
Desert Santa	Desert Santa
SPARKLETTES YELLOW BELLS	SPARKLETTES YELLOW BELLS
ARIZONA ROSEWOOD	ARIZONA ROSEWOOD

MISCELLANEOUS	
CONCRETE HEADER	CONCRETE HEADER
ROCK MULCH	ROCK MULCH
CARNEL - ROCK PRODS USA (480.591.5151)	CARNEL - ROCK PRODS USA (480.591.5151)
DESERT PAVEMENT - 3" MINUS HIGH DENSITY, COLOR: MAHOGANY - ROCK PRODS	DESERT PAVEMENT - 3" MINUS HIGH DENSITY, COLOR: MAHOGANY - ROCK PRODS
MO IRON BERMUDA	MO IRON BERMUDA

RVI



PARADISI
PARCEL E
SURPRISE, AZ

PRODUCT NO: 19032772
DATE: 12/16/2020
DESIGNED: SBN/MLR/J
REVIEWED: BG

REVISIONS

PLANTING PLAN

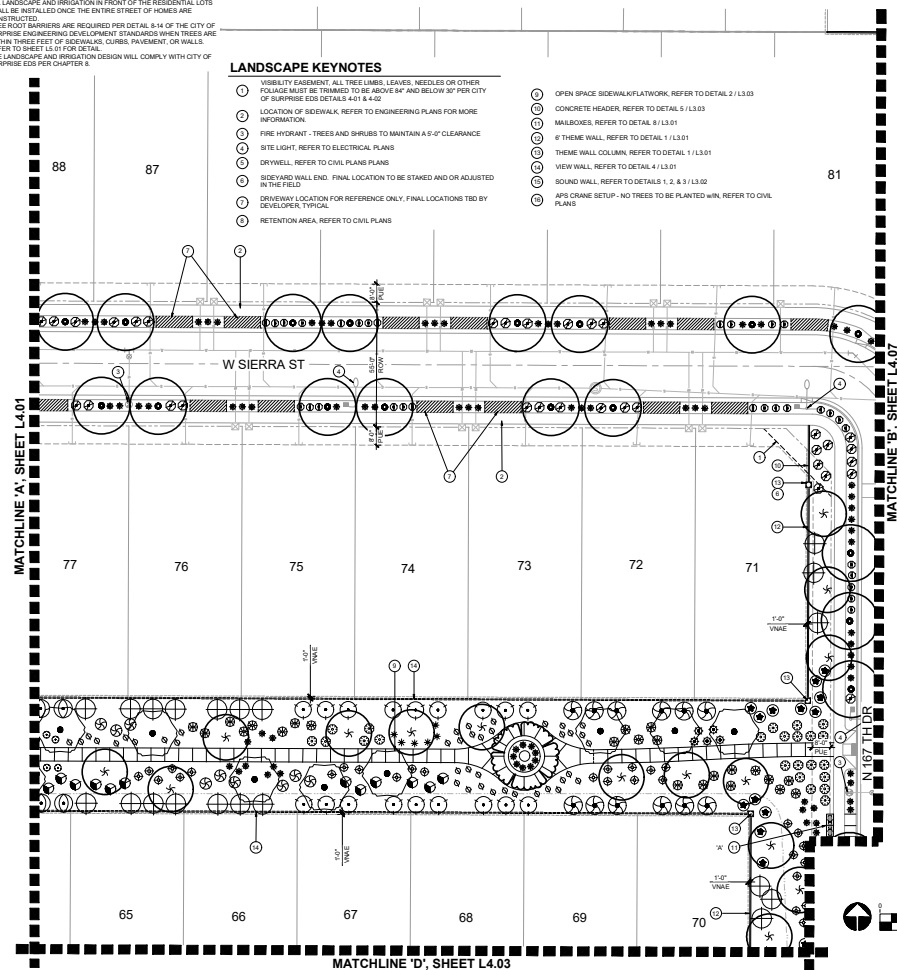
L4.01

SHEET 13 OF 21

- ALL LANDSCAPE AND IRRIGATION IN FRONT OF THE RESIDENTIAL LOTS SHALL BE INSTALLED ONCE THE ENTIRE STREET OF HOMES ARE CONSTRUCTED.
- TREE ROOT BARRIERS ARE REQUIRED PER DETAIL 8-14 OF THE CITY OF SURPRISE ENGINEERING DEVELOPMENT STANDARDS WHEN TREES ARE WITHIN THREE FEET OF SIDEWALKS, CURBS, PAVEMENT, OR WALLS. REFER TO SHEET LS.01 FOR DETAIL.
- THE LANDSCAPE AND IRRIGATION DESIGN WILL COMPLY WITH CITY OF SURPRISE EDS PER CHAPTER 8.

- ① VISIBILITY EQUIPMENT, ALL TREE LIMBS, LEAVES, NEEDLES OR OTHER POLYMER MUST BE TRIMMED TO BE ABOVE 84" AND BELOW 30" PER CITY OF SURPRISE DESI DETAILS 4-01 & 4-02
- ② LOCATION OF SIDEWALK, REFER TO ENGINEERING PLANS FOR MORE INFORMATION.
- ③ FIRE HYDRANT - TREES AND SHRUBS TO MAINTAIN A 5'-2" CLEARANCE
- ④ SITE LIGHT, REFER TO ELECTRICAL PLANS
- ⑤ DRYWELL, REFER TO CIVIL PLANS PLANS
- ⑥ SIDEWALK WALL END. FINAL LOCATION TO BE STAKED AND OR ADJUST IN THE FIELD
- ⑦ DRIVEWAY LOCATION FOR REFERENCE ONLY. FINAL LOCATIONS TBD BY DEVELOPER, TYPICAL
- ⑧ RETENTION AREA, REFER TO CIVIL PLANS

- | | |
|----|---|
| 9 | OPEN SPACE SIDEWALK/FLATWORK, REFER TO DETAIL 2 / L3.03 |
| 10 | CONCRETE HEADER, REFER TO DETAIL 5 / L3.03 |
| 11 | MAILBOXES, REFER TO DETAIL 8 / L3.01 |
| 12 | # THEME WALL, REFER TO DETAIL 1 / L3.01 |
| 13 | THEME WALL COLUMN, REFER TO DETAIL 1 / L3.01 |
| 14 | VIEW WALL, REFER TO DETAIL 4 / L3.01 |
| 15 | SOUND WALL, REFER TO DETAILS 1, 2, & 3 / L3.02 |
| 16 | APS CRANE SETUP - NO TREES TO BE PLANTED w/in, REFER TO CIVIL |



TREES		BOTANICAL / COMMON NAME	
		<i>Acacia constricta</i>	Whitethorn Acacia
		<i>Acacia greggii</i>	California Acacia
		<i>Acacia salicina</i>	Willow Acacia
		<i>Chilopsis linearis</i>	Lucerne Tree
		<i>Quercus laevis</i>	Shaw's White Oak
		<i>Eucalyptus parramatta</i>	Gum Gum
		<i>Oreya laevis</i>	Shaw's Ironwood
		<i>Platanus x Red Rush</i>	Platane
		<i>Platanus virginica</i>	American Sycamore
		<i>Ulmus parvifolia</i>	Small Elm
		<i>Vitis aestivalis</i>	Atlas' White Chaste Tree

- | |
|--|
| GROUNDCOVER |
| BOTANICAL / COMMON NAME |
| <i>Acalypha monostachya</i> 'Raspberry Fuzzies'™
RASPBERRY FUZZIES ROUND COPPERLEAF |

-
- SHRUBS & ACCENTS**
 BOTANICAL COMMON NAME

- [illegible]

MISCELLANEOUS

- CONCRETE HEADER
- ROCK MULCH
"CARMEI" - ROCK PROs USA (400.591.5151)
- DESERT PAVEMENT - 3" MINUS HIGH DENSITY
COLOR: "MAHOGANY", ROCK PROs
- "MID IRON" BERMUDA



PARADISI
PARCEL E
SURPRISE, AZ

PROJECT NO:	19002272
DATE:	12/18/2020
DRAWN:	SB/MD/KL/KU
REVIEWED:	BQ

REVISIONS

▲ _____

▲ _____

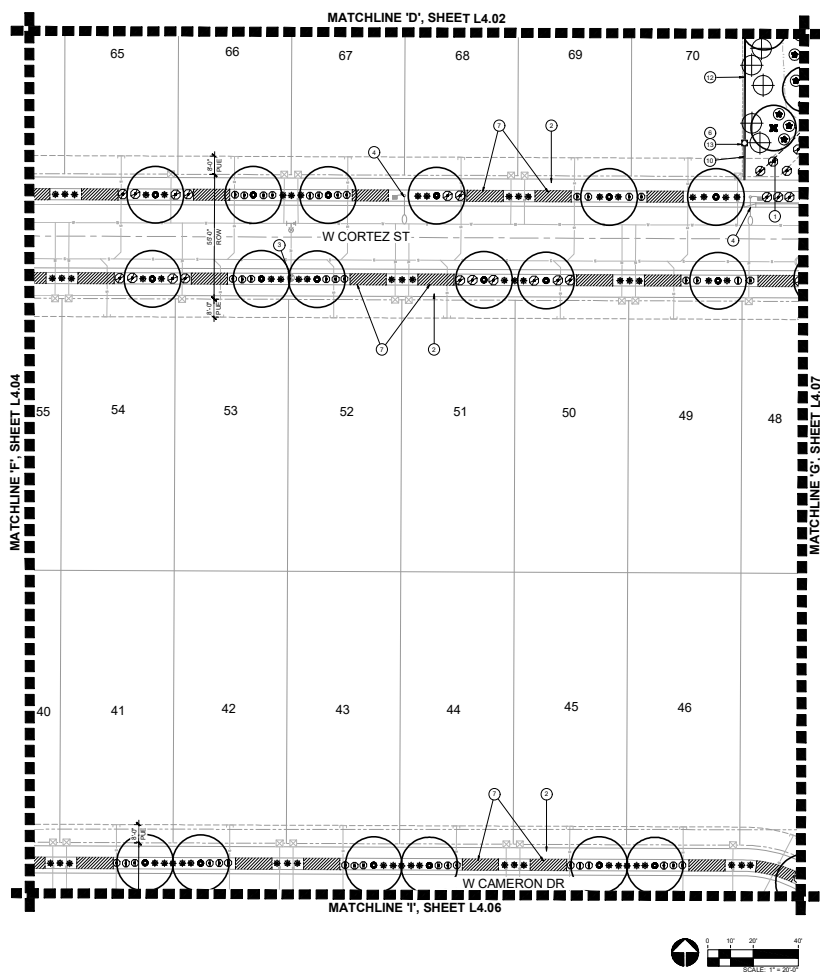
▲ _____

▲ _____

PLANTING PLAN

L4.02

SHEET 14 OF 21



SHEET 15 OF 21

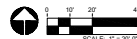
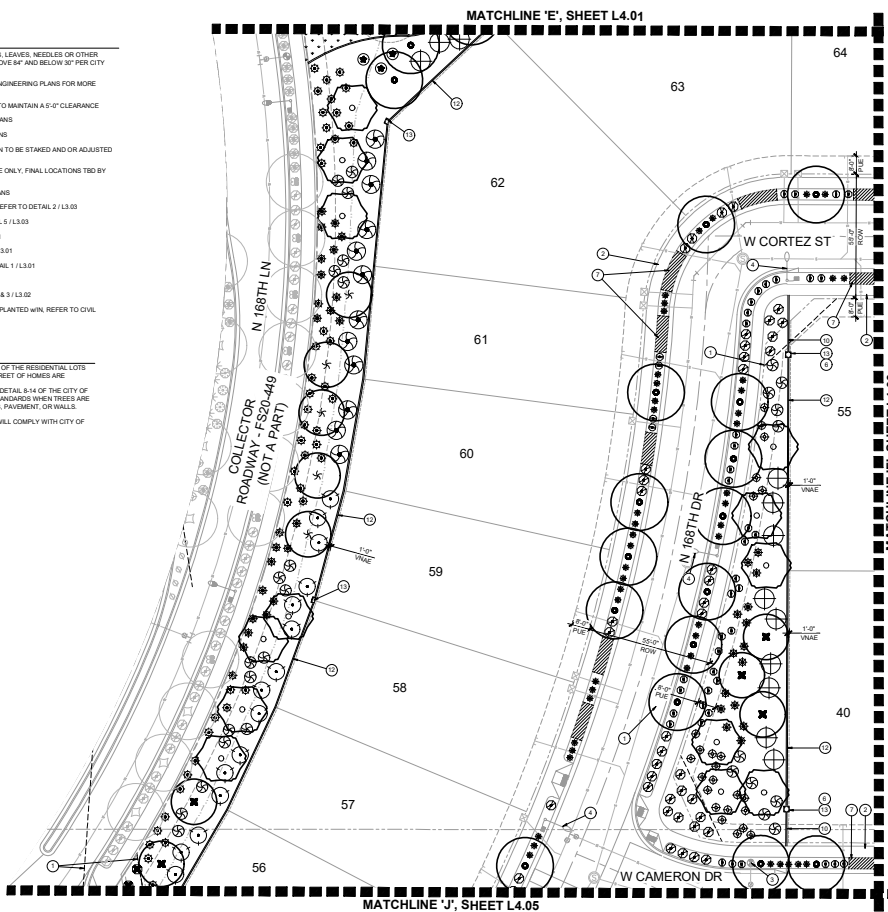
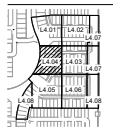
LANDSCAPE KEYNOTES

- 1 VISIBILITY EASEMENT: ALL TREE LIMBS, LEAVES, NEEDLES OR OTHER FOLIAGE MUST BE TRIMMED TO BE ABOVE 8' AND BELOW 8' PER CITY OF SURPRISE EDS DETAILS 4.01 & 4.02
- 2 LOCATION OF SIDEWALK, REFER TO ENGINEERING PLANS FOR MORE INFORMATION
- 3 FIRE HYDRANT - TREES AND SHRUBS TO MAINTAIN A 5'-0" CLEARANCE
- 4 SITE LIGHT, REFER TO ELECTRICAL PLANS
- 5 DRYWELL, REFER TO CIVIL PLANS PLANS
- 6 SIDEWALK WALL END, FINAL LOCATION TO BE STAKED AND/OR ADJUSTED IN THE FIELD
- 7 DRIVEWAY LOCATION FOR REFERENCE ONLY, FINAL LOCATIONS TBD BY DEVELOPER, TYPICAL
- 8 RETENTION AREA, REFER TO CIVIL PLANS
- 9 OPEN SPACE SIDEWALK/PLAYWORK, REFER TO DETAIL 2 / L3.03
- 10 CONCRETE HEADER, REFER TO DETAIL 2 / L3.03
- 11 MAULBONES, REFER TO DETAIL 8 / L3.01
- 12 # THEME WALL, REFER TO DETAIL 1 / L3.01
- 13 THEME WALL COLUMN, REFER TO DETAIL 1 / L3.01
- 14 VIEW WALL, REFER TO DETAIL 4 / L3.01
- 15 SOUND WALL, REFER TO DETAILS 1, 2, 3 & 3 / L3.02
- 16 A/C CRANE SETUP - NO TREES TO BE PLANTED WITHIN, REFER TO CIVIL PLANS

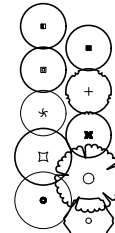
LANDSCAPE NOTES

- ALL LANDSCAPE AND IRRIGATION IN FRONT OF THE RESIDENTIAL LOTS SHALL BE INSTALLED ONCE THE ENTIRE STREET OF HOMES ARE CONSTRUCTED
- TREE ROOT BARRIERS ARE REQUIRED PER DETAIL 8-14 OF THE CITY OF SURPRISE ENGINEERING DEVELOPMENT STANDARDS WHEN TREES ARE WITHIN THREE FEET OF SIDEWALKS, CURBS, PAVEMENT, OR WALLS. REFER TO SHEET L3.01 FOR DETAIL
- THE LANDSCAPE AND IRRIGATION DESIGN WILL COMPLY WITH CITY OF SURPRISE EDS PER CHAPTER 8

KEY MAP



LANDSCAPE PALETTE



TREES	BOTANICAL / COMMON NAME
Acacia constricta	Blackthorn Acacia
Acacia greggii	Grease Acacia
Acacia saligna	Willow Acacia
Eucalyptus papuana	Great Gum
Chrysomela	Desert Rosewood
Platanus x 'Red Push'	Platanus
Platanus wrightii	Arizona Sycamore
Ulmus parviflorus	Chinese Elm
Viburnum chinensis	'Alba' White Chinese Tree

GROUNDCOVER	BOTANICAL / COMMON NAME
Analyche monostachya	Raspberry Fuzzies™
Balea multiflora	DESERT MARIGOLD
Convolvulus cneorum	SUN MORNING GLORY
Dalysa pinnatifida	TRAILING INDIGO BUSH
Eremophila alba	'Mojave Gold'
OUTBACK SUNRISE ERM	
Lupinus micranthus	'Wink'
WHITE LANTANA	
Firecracker Penstemon	
Reynoldsia elliptica	'Prostrata'
CREEPING ROSEMARY	

SHRUBS & ACCENTS	BOTANICAL / COMMON NAME
Andropogon scoparius	Indian Meadow
Andropogon scoparius	Purple Thicket
Andropogon scoparius	Desert Mimosa
Andropogon scoparius	RED BIRD OF PARADISE
Callandrea xanthophylla	Pink Fairy Duster
Dodonaea viscosa	HOPSEED BUSH
Eremophila alba	'Wink'
Eremophila alba	'Blue Bell'
BLUE BELL ERM BUSH	
Hebe xanthophylla	Grass Tree
Hebe xanthophylla	'Petal'™
BRANKELEIGH RED YUCCA	
Hebe xanthophylla	'Yellow Yucca'
Andropogon scoparius	Chaparral
Lupinus micranthus	Chinese Bush
Lupinus micranthus	'Summer Snow'
SUMMER SNOW CHILIMAN SAGE	
Leucophyllum frutescens	'Rio Bravo'™
Rio Bravo Langman's Sage	
Leucophyllum frutescens	'Sierra Bouquet'™
BAROMETERSBUSH	
Muhlenbergia capillaris	'Ragdoll'
RED HOT BUSH	
Muhlenbergia capillaris	'El Toro'
BULLEDBUSH	
Muhlenbergia capillaris	DEER GRASS
Muhlenbergia capillaris	'Nashville'
NASHVILLE BUSH	
Neuhaus xanthophylla	'Petal'™
PETITE PINK CLEANDER	
Cordia alliodora	ENGELMANN'S FRICKLY PEAR
Philadelphus coronatus	WINTER PAPERFLOWER
Santa Cruz	
Desert Sereno	
Desert x 'Sparkle'	SPARKLE YELLOW BELLS
Viburnum chinensis	ARDONA ROSEWOOD

MISCELLANEOUS	
CONCRETE HEADER	
ROCK MULCH	
GRASS - ROCK PINK USA (800 591 5151)	
DESERT PAVEMENT - 3" MAULB HIG DENSITY, COLOR: 'MAHOGANY' - ROCK PROS	
1/2" IRON BERAUDA	



PARADISI
PARCEL E
SURPRISE, AZ

PROJECT NO: 19002272
DATE: 12/16/2020
DESIGNER: SBN/ML/KJ
DRAWN BY: BG

PLANTING PLAN

L4.04

SHEET 16 OF 21

3RD SUBMITTAL - FS20-025



FS20-525

Paradisi at Sycamore Farms

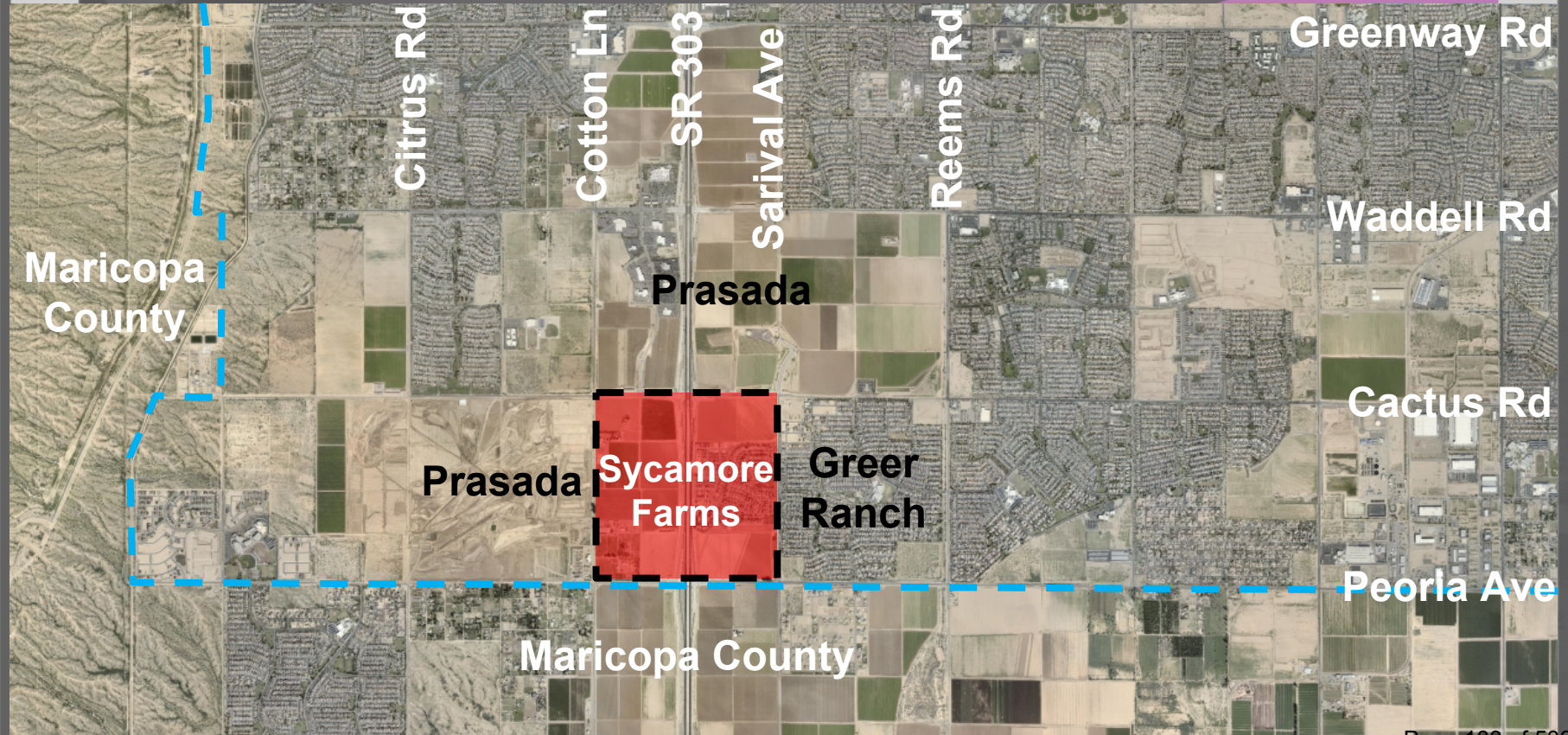
Parcel E – Final Plat

Mayor and City Council – May 4, 2021

VICINITY MAP

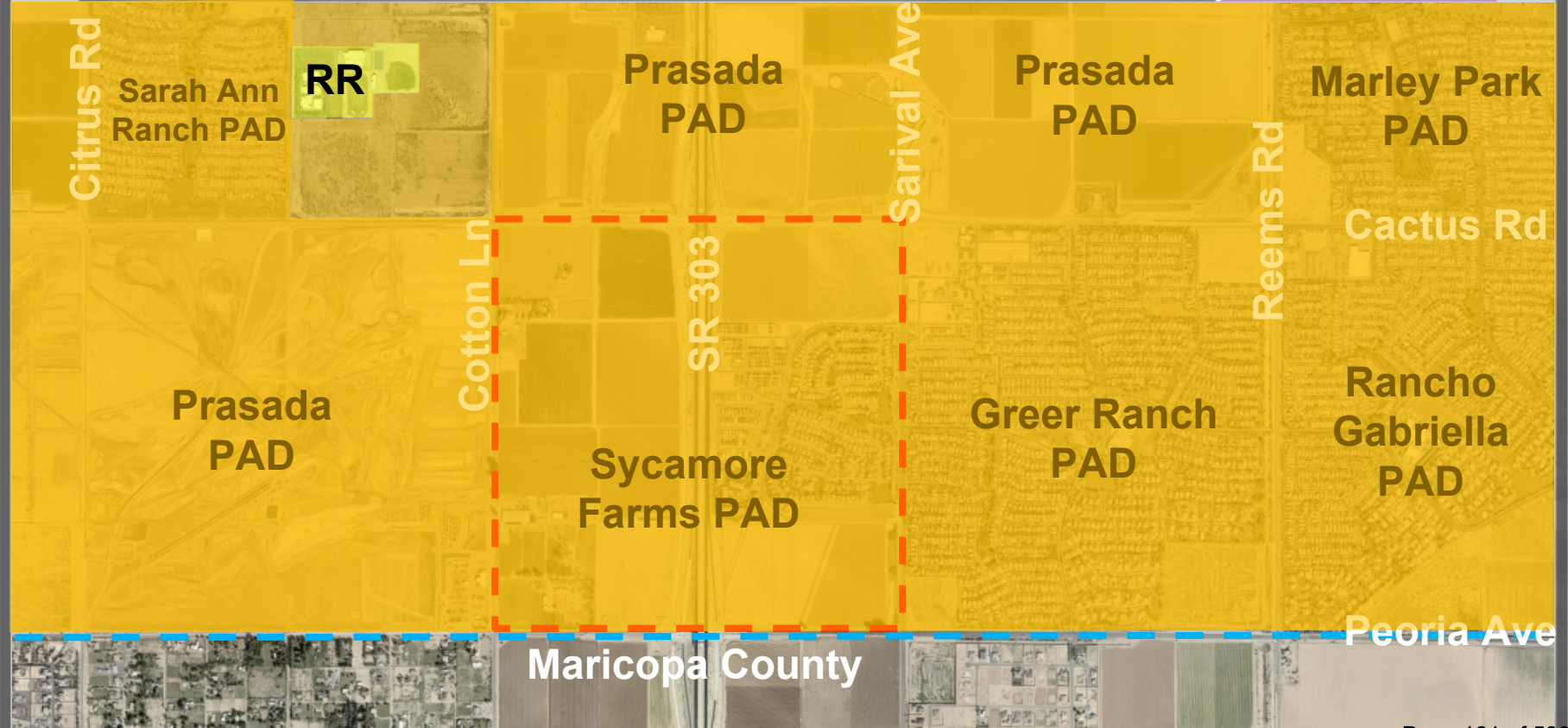
FS20-525

Paradisi at Sycamore
Farms



ZONING MAP

FS20-525
Paradisi at
Sycamore Farms



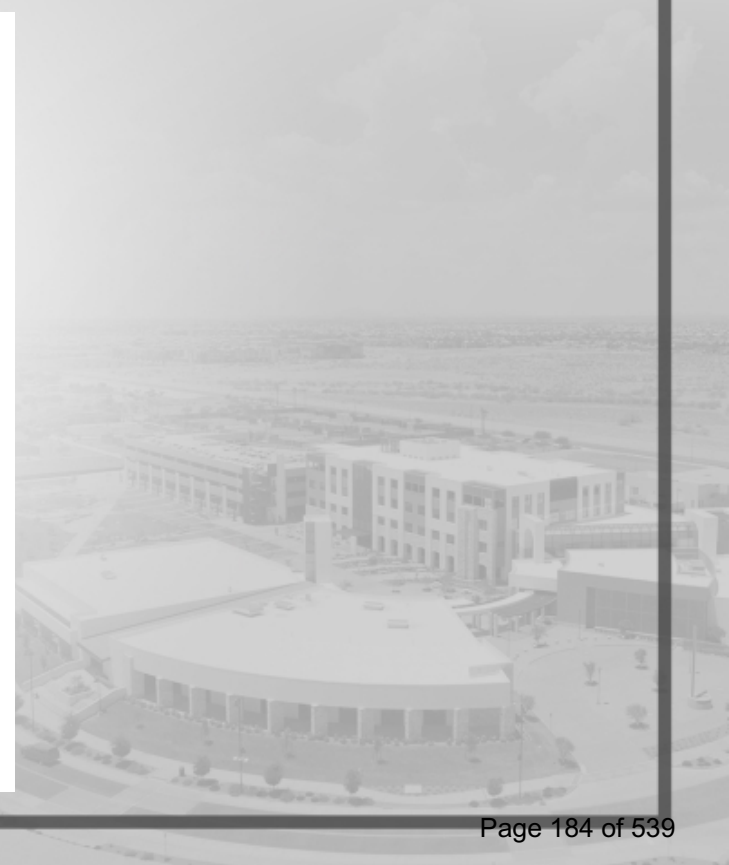
PAD ZONING MAP



PARADISI AT SYCAMORE FARMS

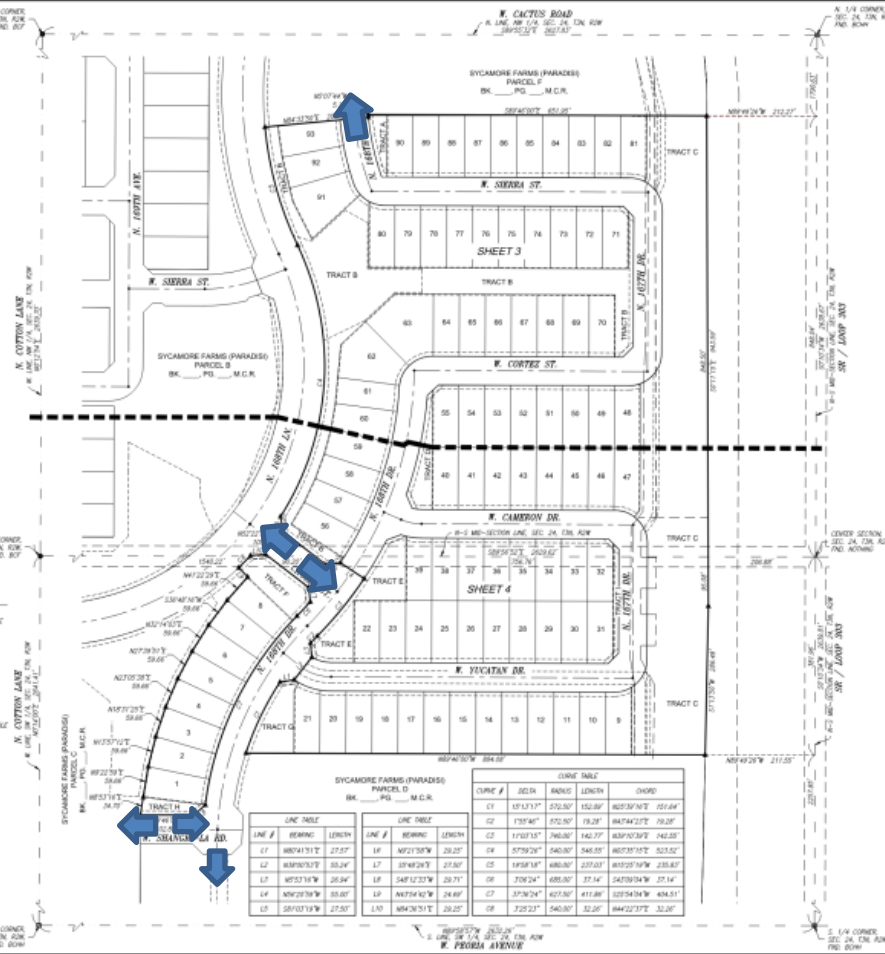


CASE MAP



LOT #	LOT AREA	ACRES	LOT #	LOT AREA	ACRES
1	0.0114	0.1514	49	0.0114	0.1514
2	0.0114	0.1514	50	0.0114	0.1514
3	0.0114	0.1514	51	0.0114	0.1514
4	0.0114	0.1514	52	0.0114	0.1514
5	0.0114	0.1514	53	0.0114	0.1514
6	0.0114	0.1514	54	0.0114	0.1514
7	0.0114	0.1514	55	0.0114	0.1514
8	0.0114	0.1514	56	0.0114	0.1514
9	0.1121	1.6401	57	0.0114	0.1514
10	0.0114	0.1514	58	0.0114	0.1514
11	0.0114	0.1514	59	0.0114	0.1514
12	0.0114	0.1514	60	0.0114	0.1514
13	0.0114	0.1514	61	0.0114	0.1514
14	0.0114	0.1514	62	0.0114	0.1514
15	0.0114	0.1514	63	0.0114	0.1514
16	0.0114	0.1514	64	0.0114	0.1514
17	0.0114	0.1514	65	0.0114	0.1514
18	0.0114	0.1514	66	0.0114	0.1514
19	0.0114	0.1514	67	0.0114	0.1514
20	0.0114	0.1514	68	0.0114	0.1514
21	0.0114	0.1514	69	0.0114	0.1514
22	0.0114	0.1514	70	0.0114	0.1514
23	0.0114	0.1514	71	0.0114	0.1514
24	0.0114	0.1514	72	0.0114	0.1514
25	0.0114	0.1514	73	0.0114	0.1514
26	0.0114	0.1514	74	0.0114	0.1514
27	0.0114	0.1514	75	0.0114	0.1514
28	0.0114	0.1514	76	0.0114	0.1514
29	0.0114	0.1514	77	0.0114	0.1514
30	0.0114	0.1514	78	0.0114	0.1514
31	0.0114	0.1514	79	0.0114	0.1514
32	0.0114	0.1514	80	0.0114	0.1514
33	0.0114	0.1514	81	0.0114	0.1514
34	0.0114	0.1514	82	0.0114	0.1514
35	0.0114	0.1514	83	0.0114	0.1514
36	0.0114	0.1514	84	0.0114	0.1514
37	0.0114	0.1514	85	0.0114	0.1514
38	0.0114	0.1514	86	0.0114	0.1514
39	0.0114	0.1514	87	0.0114	0.1514
40	0.0114	0.1514	88	0.0114	0.1514
41	0.0114	0.1514	89	0.0114	0.1514
42	0.0114	0.1514	90	0.0114	0.1514
43	0.0114	0.1514	91	0.0114	0.1514
44	0.0114	0.1514	92	0.0114	0.1514
45	0.0114	0.1514	93	0.0114	0.1514
46	0.0114	0.1514	94	0.0114	0.1514
47	0.0114	0.1514	95	0.0114	0.1514

LOT #	LOT AREA	ACRES	LOT #	LOT AREA	ACRES
48	0.0114	0.1514	96	0.0114	0.1514
49	0.0114	0.1514	97	0.0114	0.1514
50	0.0114	0.1514	98	0.0114	0.1514
51	0.0114	0.1514	99	0.0114	0.1514
52	0.0114	0.1514	100	0.0114	0.1514
53	0.0114	0.1514	101	0.0114	0.1514
54	0.0114	0.1514	102	0.0114	0.1514
55	0.0114	0.1514	103	0.0114	0.1514
56	0.0114	0.1514	104	0.0114	0.1514
57	0.0114	0.1514	105	0.0114	0.1514
58	0.0114	0.1514	106	0.0114	0.1514
59	0.0114	0.1514	107	0.0114	0.1514
60	0.0114	0.1514	108	0.0114	0.1514
61	0.0114	0.1514	109	0.0114	0.1514
62	0.0114	0.1514	110	0.0114	0.1514
63	0.0114	0.1514	111	0.0114	0.1514
64	0.0114	0.1514	112	0.0114	0.1514
65	0.0114	0.1514	113	0.0114	0.1514
66	0.0114	0.1514	114	0.0114	0.1514
67	0.0114	0.1514	115	0.0114	0.1514
68	0.0114	0.1514	116	0.0114	0.1514
69	0.0114	0.1514	117	0.0114	0.1514
70	0.0114	0.1514	118	0.0114	0.1514
71	0.0114	0.1514	119	0.0114	0.1514
72	0.0114	0.1514	120	0.0114	0.1514
73	0.0114	0.1514	121	0.0114	0.1514
74	0.0114	0.1514	122	0.0114	0.1514
75	0.0114	0.1514	123	0.0114	0.1514
76	0.0114	0.1514	124	0.0114	0.1514
77	0.0114	0.1514	125	0.0114	0.1514
78	0.0114	0.1514	126	0.0114	0.1514
79	0.0114	0.1514	127	0.0114	0.1514
80	0.0114	0.1514	128	0.0114	0.1514
81	0.0114	0.1514	129	0.0114	0.1514
82	0.0114	0.1514	130	0.0114	0.1514
83	0.0114	0.1514	131	0.0114	0.1514
84	0.0114	0.1514	132	0.0114	0.1514
85	0.0114	0.1514	133	0.0114	0.1514
86	0.0114	0.1514	134	0.0114	0.1514
87	0.0114	0.1514	135	0.0114	0.1514
88	0.0114	0.1514	136	0.0114	0.1514
89	0.0114	0.1514	137	0.0114	0.1514
90	0.0114	0.1514	138	0.0114	0.1514
91	0.0114	0.1514	139	0.0114	0.1514
92	0.0114	0.1514	140	0.0114	0.1514
93	0.0114	0.1514	141	0.0114	0.1514
94	0.0114	0.1514	142	0.0114	0.1514
95	0.0114	0.1514	143	0.0114	0.1514
96	0.0114	0.1514	144	0.0114	0.1514
97	0.0114	0.1514	145	0.0114	0.1514
98	0.0114	0.1514	146	0.0114	0.1514
99	0.0114	0.1514	147	0.0114	0.1514
100	0.0114	0.1514	148	0.0114	0.1514
101	0.0114	0.1514	149	0.0114	0.1514
102	0.0114	0.1514	150	0.0114	0.1514
103	0.0114	0.1514	151	0.0114	0.1514
104	0.0114	0.1514	152	0.0114	0.1514
105	0.0114	0.1514	153	0.0114	0.1514
106	0.0114	0.1514	154	0.0114	0.1514
107	0.0114	0.1514	155	0.0114	0.1514
108	0.0114	0.1514	156	0.0114	0.1514
109	0.0114	0.1514	157	0.0114	0.1514
110	0.0114	0.1514	158	0.0114	0.1514
111	0.0114	0.1514	159	0.0114	0.1514
112	0.0114	0.1514	160	0.0114	0.1514
113	0.0114	0.1514	161	0.0114	0.1514
114	0.0114	0.1514	162	0.0114	0.1514
115	0.0114	0.1514	163	0.0114	0.1514
116	0.0114	0.1514	164	0.0114	0.1514
117	0.0114	0.1514	165	0.0114	0.1514
118	0.0114	0.1514	166	0.0114	0.1514
119	0.0114	0.1514	167	0.0114	0.1514
120	0.0114	0.1514	168	0.0114	0.1514
121	0.0114	0.1514	169	0.0114	0.1514
122	0.0114	0.1514	170	0.0114	0.1514
123	0.0114	0.1514	171	0.0114	0.1514
124	0.0114	0.1514	172	0.0114	0.1514
125	0.0114	0.1514	173	0.0114	0.1514
126	0.0114	0.1514	174	0.0114	0.1514
127	0.0114	0.1514	175	0.0114	0.1514
128	0.0114	0.1514	176	0.0114	0.1514
129	0.0114	0.1514	177	0.0114	0.1514
130	0.0114	0.1514	178	0.0114	0.1514
131	0.0114	0.1514	179	0.0114	0.1514
132	0.0114	0.1514	180	0.0114	0.1514
133	0.0114	0.1514	181	0.0114	0.1514
134	0.0114	0.1514	182	0.0114	0.1514
135	0.0114	0.1514	183	0.0114	0.1514
136	0.0114	0.1514	184	0.0114	0.1514
137	0.0114	0.1514	185	0.0114	0.1514
138	0.0114	0.1514	186	0.0114	0.1514
139	0.0114	0.1514	187	0.0114	0.1514
140	0.0114	0.1514	188	0.0114	0.1514
141	0.0114	0.1514	189	0.0114	0.1514
142	0.0114	0.1514	190	0.0114	0.1514
143	0.0114	0.1514	191	0.0114	0.1514
144	0.0114	0.1514	192	0.0114	0.1514
145	0.0114	0.1514	193	0.0114	0.1514
146	0.0114	0.1514	194	0.0114	0.1514
147	0.0114	0.1514	195	0.0114	0.1514
148	0.0114	0.1514	196	0.0114	0.1514
149	0.0114	0.1514	197	0.0114	0.1514
150	0.0114	0.1514	198	0.0114	0.1514
151	0.0114	0.1514	199	0.0114	0.1514
152	0.0114	0.1514	200	0.0114	0.1514



HUBBARD ENGINEERING
 1500 E. Camelback Rd.
 Suite 100
 Phoenix, AZ 85016
 Phone: (602) 998-8888
 Fax: (602) 998-8889
 www.hubbardsurveying.com

FINAL PLAT
 STYCAMORE FARMS (PARADISE) - PARCEL E
 City of Surprise, Maricopa County, Arizona

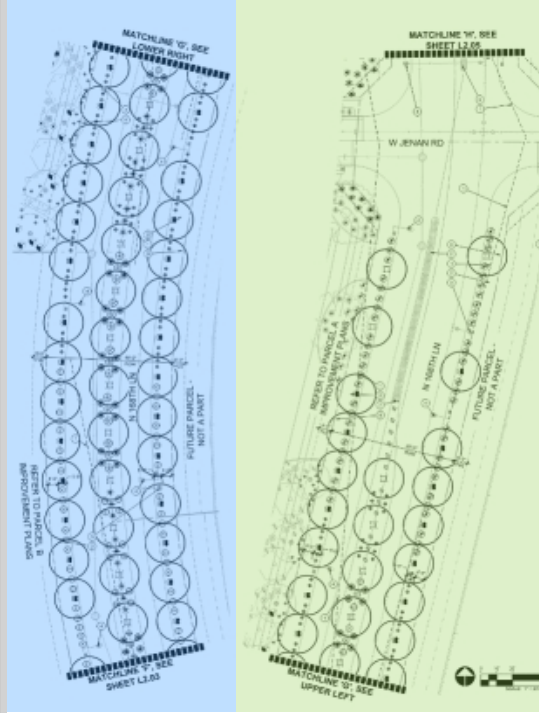
Prepared By: J. J. Hubbard
 Date: 02/04/21
 Project Manager: J. J. Hubbard
 Project No: 2020-001

Scale: 1" = 50'

FINAL PLAT PARCEL E



LANDSCAPE F THE P



LANDSCAPE PLAN

168TH LANE



QUESTIONS / COMMENTS ?

Thank You



CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: May 4, 2021 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 approval the Final Plat entitled, “Sycamore Farms (Paradisi) – Parcel F”, an approximately 15.48 acre property generally located south of the southeast corner of Cactus Road and AZ-303 in the Sycamore Farms PAD; Case FS20-544.

Motion:

I move to approve the Final Plat entitled, “Sycamore Farms (Paradisi) – Parcel F”.

Background:

Kimley-Horn requests approval of the Final Plat for Paradisi at Sycamore Farms Parcel F. The subject property is approximately 15.48 acres and is located south of the southeast corner of Cactus Road and AZ-303. The subject property is zoned Sycamore Farms PAD with the underlying land use of low density residential (LDR-PAD).

The purpose of the final plat is to create 61 single-family lots for future development.

The proposed Final Plat is in compliance with the approved Sycamore Farms PAD approved under Case FS19-787.

Objective Analysis:

Approval of the proposed Final Plat allows the applicant the ability to subdivide the property as proposed.

Policy Compliant:

The requested Final Plat is consistent with the Sycamore Farms 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 staffing levels.

ATTACHMENTS:

1. 00 - FS20-544 - Paradisi at Sycamore Farms Parcel F- CC Staff Report - 050421
 2. 01-FS20-544 - Paradisi at Sycamore Farms Parcel F - Vicinity Map - 050421
 3. 02-FS20-544 - Paradisi at Sycamore Farms Parcel F - Zoning Map - 050421
 4. 03 - FS20-544 - Paradisi at Sycamore Farms Parcel F - PAD Zoning Map - 050421
 5. 04-FS20-544 - Paradisi at Sycamore Farms Parcel F - Case Map - 050421
 6. 05-FS20-544 Paradisi at Sycamore Farms Parcel F - Final Plat - 050421 (1)
 7. 06-FS20-544 - Paradisi at Sycamore Farms Parcel F - Landscape Plans - 050421
 8. PP - FS20-544 Paradisi at Sycamore Farms Parcel F - FP - CC PowerPoint - 050421
-

Case: FS20-544

Project Name: Paradisi at Sycamore Farms Parcel F Final Plat

Council District: 3 - Mesquite

City Council Date: May 4, 2021

Planner: Laurie Lineberry, Planner

Owner: Taylor Morrison

Applicant: Kimley-Horn

Request: Final Plat for a 15.48-acre parcel located within the Sycamore Farms Planned Area Development (PAD).

Site Location: South of the southeast corner of Cactus Road and AZ-303 in the Sycamore Farms PAD.

Site Size: 15.48 acres (approx.)

Findings:

- The proposed Final Plat is consistent with the Surprise General Plan 2035.
- The proposed Final Plat is consistent with the Sycamore Farms PAD.
- The proposed Final Plat is consistent with the approved Preliminary Plat.

Alternative Actions:

Approve – Approval of the proposed Final Plat will allow the applicant the ability to subdivide the property into 61 single-family lots, as proposed.

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

Additional Information:

Kimley-Horn requests approval of the Final Plat for Paradisi at Sycamore Farms Parcel F. The subject property is approximately 15.48 acres and is located south of the southeast corner of Cactus Road and AZ-303. The subject property is zoned Sycamore Farms PAD with the underlying land use of low density residential (LDR-PAD).

The purpose of the final plat is to create 61 single-family lots for future development.

The proposed Final Plat is in compliance with the approved Sycamore Farms PADA approved under Case FS19-787.

Attachments:

- 01 Vicinity Map
- 02 Zoning Map
- 03 PAD Zoning Map
- 04 Case Map
- 05 Final Plat
- 06 Landscape Plans

VICINITY MAP

FS20-544

Paradisi at Sycamore Farms

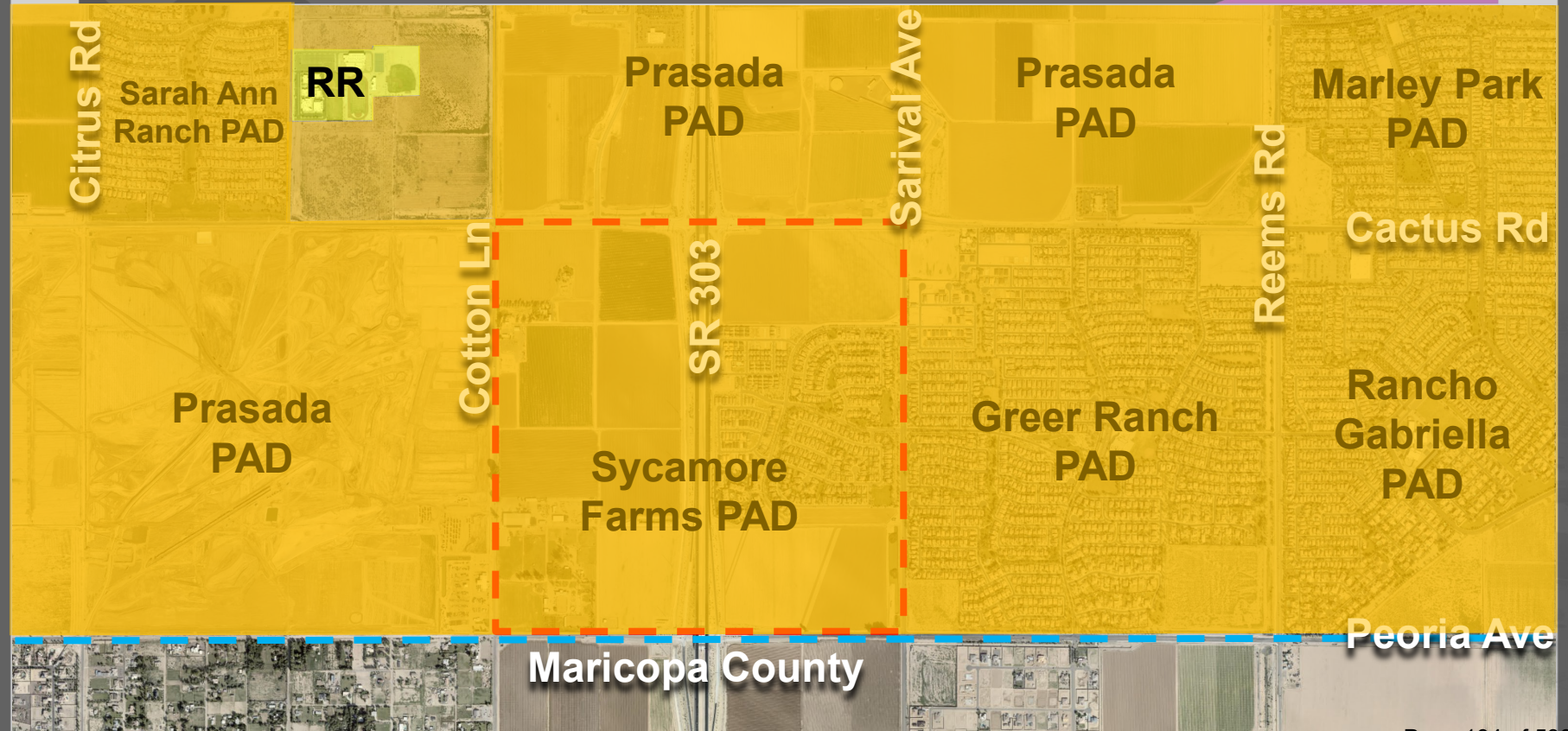
Parcel F



ZONING MAP

FS20-544

Paradisi at Sycamore
Farms Parcel F



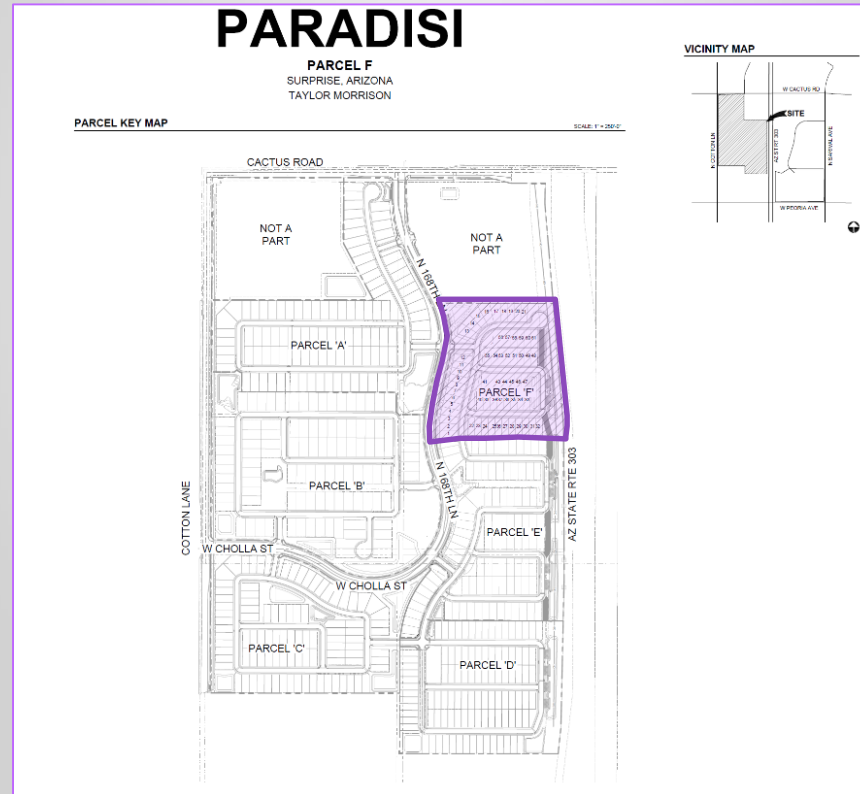


PAD ZONING MAP

CASE MAP

FS20-544

Paradisi at Sycamore Farms
Parcel F



LOT TABLE		
LOT #	SQUARE FEET	ACRES
1	6017.00	0.1381
2	6023.00	0.1381
3	6023.00	0.1381
4	5996.00	0.1376
5	5413.00	0.1240
6	5400.00	0.1240
7	5400.00	0.1240
8	5400.00	0.1240
9	5400.00	0.1240
10	5400.00	0.1240
11	5684.00	0.1307
12	5890.00	0.1352
13	7761.00	0.1762
14	7268.00	0.1659
15	8165.00	0.1874
16	8858.00	0.2034
17	7287.00	0.1673
18	5400.00	0.1240
19	5400.00	0.1240
20	5400.00	0.1240
21	5400.00	0.1240
22	5668.00	0.1301
23	5431.00	0.1247
24	5400.00	0.1240
25	5400.00	0.1240
26	5400.00	0.1240
27	5400.00	0.1240
28	5400.00	0.1240
29	5400.00	0.1240
30	5400.00	0.1240
31	5400.00	0.1240

LOT TABLE		
LOT #	SQUARE FEET	ACRES
32	5501.00	0.1262
33	5400.00	0.1240
34	5400.00	0.1240
35	5400.00	0.1240
36	5400.00	0.1240
37	5400.00	0.1240
38	5400.00	0.1240
39	5400.00	0.1240
40	5386.00	0.1236
41	5372.00	0.1239
42	5404.00	0.1241
43	5400.00	0.1240
44	5400.00	0.1240
45	5400.00	0.1240
46	5400.00	0.1240
47	5400.00	0.1240
48	5400.00	0.1240
49	5400.00	0.1240
50	5400.00	0.1240
51	5400.00	0.1240
52	5400.00	0.1240
53	5400.00	0.1240
54	5400.00	0.1240
55	5312.00	0.1219
56	5395.00	0.1239
57	5400.00	0.1240
58	5400.00	0.1240
59	5400.00	0.1240
60	5400.00	0.1240
61	5400.00	0.1240
TOTAL	345574.00	7.9933

TRACT TABLE		
TRACT	SQUARE FEET	ACRES
A	30642.00	0.7034
B	12000.00	0.2755
C	97069.00	2.2284
D	17962.00	0.4112
E	9097.00	0.2088
F	14578.00	0.3347
G	1770.00	0.0406
TOTAL	188568.00	4.2027

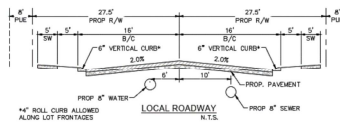
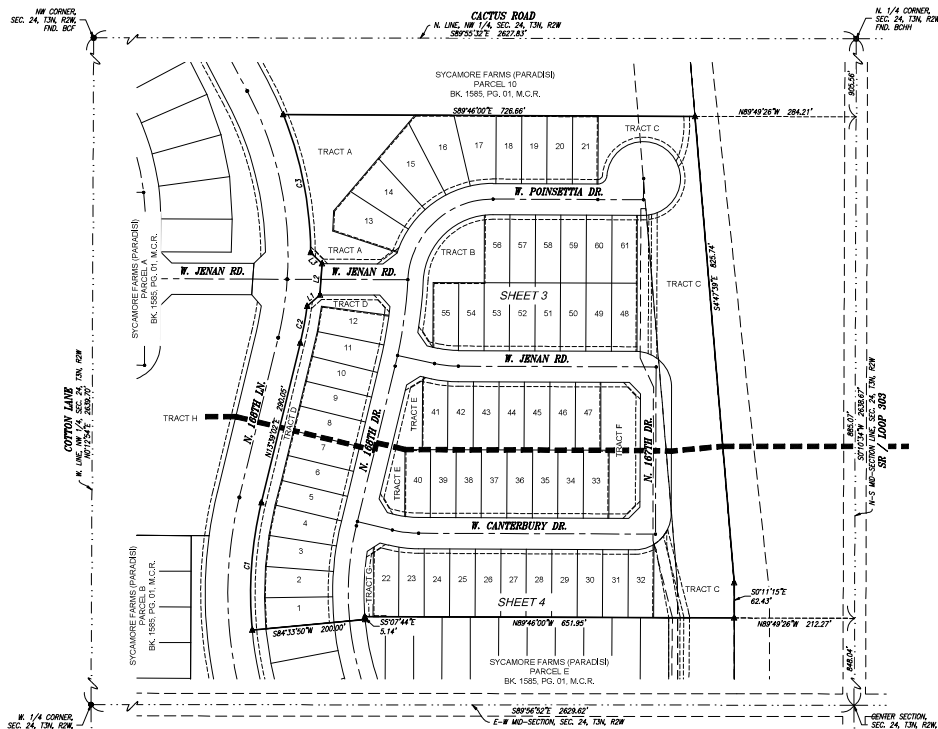
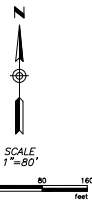
OPEN SPACE		
TYPE	ACREAGE	PERCENTAGE
ACTIVE	2.23	53.06%
PASSIVE	1.97	46.94%
TOTAL	4.20	100%

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N48°36'39"E	29.91'
L2	N2°44'01"E	55.10'
L3	N44°39'44"W	28.22'

CURVE TABLE			
CURVE #	DELTA	RADIUS	CHORD
C1	18°05'12"	680.00'	226.53'
C2	5°49'21"	657.50'	66.24'
C3	21°43'24"	657.50'	249.29'

LEGEND

- SECTION LINE
- BOUNDARY - PARCEL F
- RIGHT OF WAY
- DEDIMENT AS NOTED
- CENTERLINE
- LOT LINE
- FLOOD ZONE LIMITS
- ZONE LIMITS
- MATCH LINE
- ▲ SET REBAR W/CAP 15 41282 PER MAG DET. 120-1
- ALUMINUM CAP FLUSH
- BRASS CAP IN HANDHOLE
- REBAR
- BRASS CAP AS NOTED
- BOP TO BE SET AT COMPLETION OF CONSTRUCTION



HUBBARD ENGINEERING

1301 E. Alamo Street, Suite 200
Phoenix, AZ 85010
Phone: 602.953.1010
Fax: 602.953.1011
www.hubbard-engineering.com

FINAL FLAT

SYCAMORE FARMS (PARADISE) - PARCEL F

City of Surprise, Maricopa County, Arizona

Project No. 19127

Project Manager: ADRIAN BURCHAM

Date: 03/09/21

Project Eng:

Sheet No. 19127

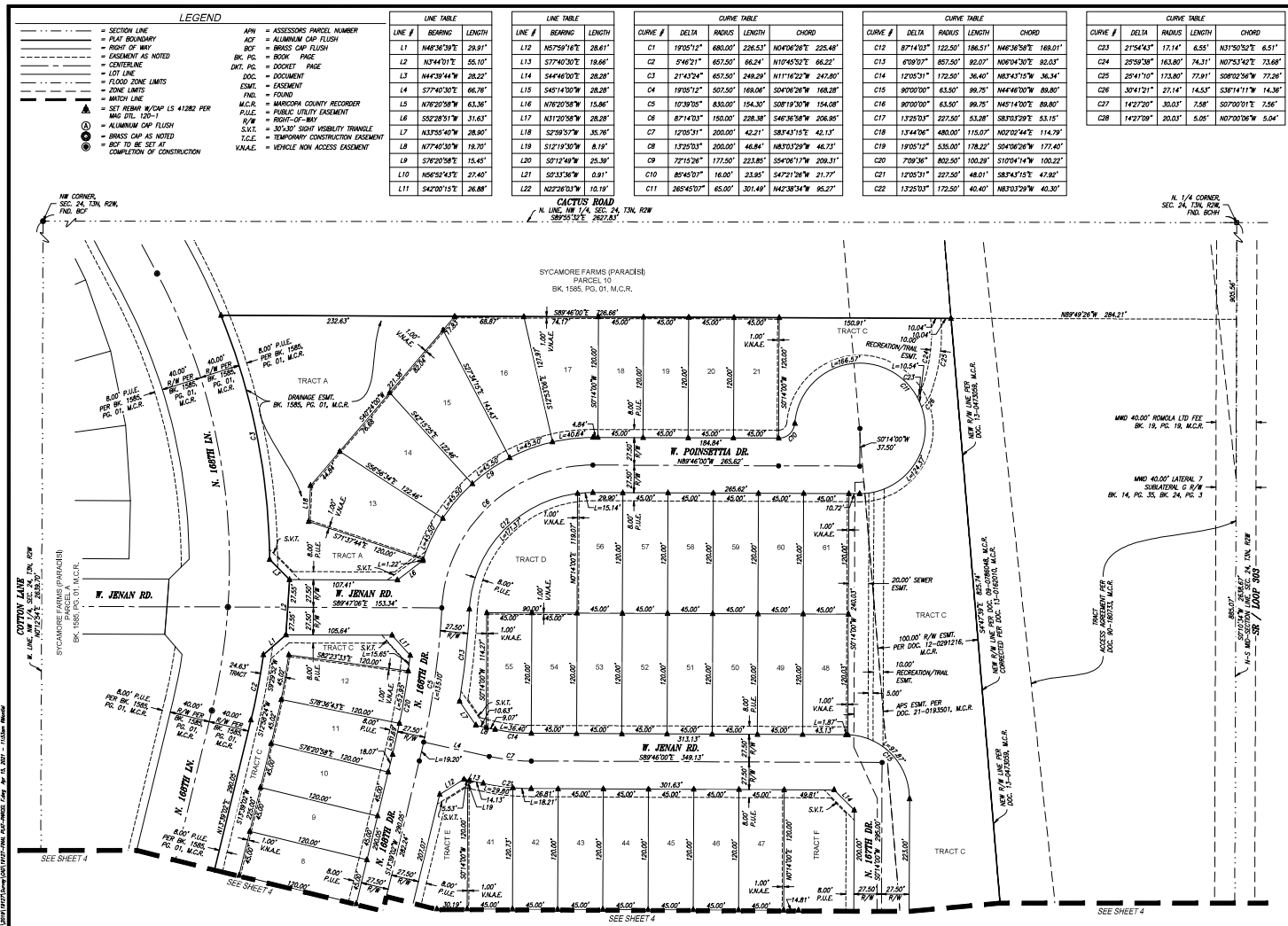
Project Manager: ADRIAN BURCHAM

Sheet No. 19127

Project Eng:

Sheet 2 of 4

FS20-544



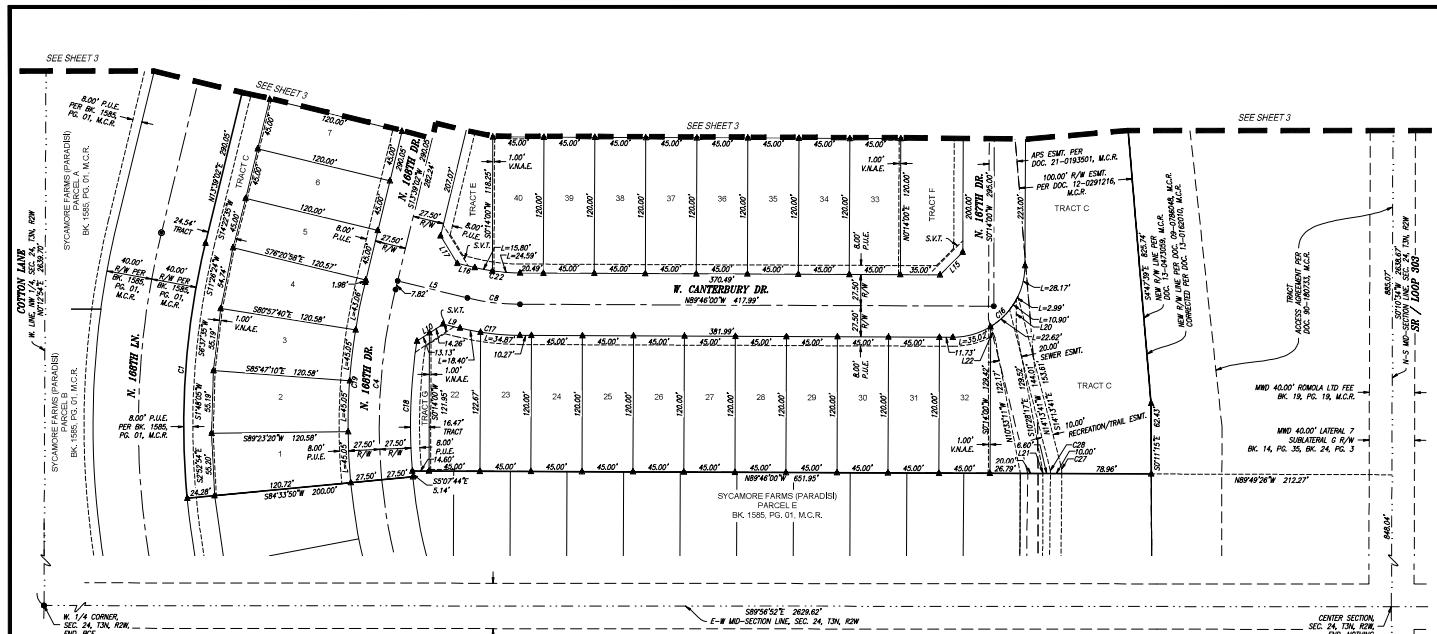
1201 S. Alamo Street, Suite 100, San Antonio, TX 78205
P: 214.222.1111
F: 214.222.1112
E: info@hubbard-engineering.com
W: www.hubbard-engineering.com

HUBBARD ENGINEERING

FINAL PLAT
SYCAMORE FARMS (PARADISI)-PARCEL F
City of Surprise, Maricopa County, Arizona

Project No. 19127
Date 03/09/21
Project Manager ADRIAN BUDIMAN
Project Eng. ADRIAN BUDIMAN

FS20-344



- LEGEND**
- SECTION LINE
 - - - PLAT BOUNDARY
 - - - RIGHT OF WAY
 - - - EASEMENT AS NOTED
 - - - CONTIGUOUS
 - - - LOT LINE
 - - - FLOOD ZONE LIMITS
 - - - ZONE LIMITS
 - - - MATCH LINE
 - ① SET BEAR W/ CAP L.S. 41382 PER MAG DTL 120-1
 - ② BRASS CAP AS NOTED
 - ③ BOP TO BE SET AT COMPLETION OF CONSTRUCTION
 - APN ACT = ALUMINUM CAP FLUSH
 - APN ACT = BRASS CAP FLUSH
 - BK. PG. = BOOK PAGE
 - DKT. PG. = DECKET PAGE
 - DOC. = DOCUMENT
 - ESMT. = EASEMENT
 - FND. = FOUND.
 - M.C.R. = MARICOPA COUNTY RECORDER
 - P.U.E. = PUBLIC UTILITY EASEMENT
 - R/W = RIGHT-OF-WAY
 - S.V.T. = 30°/80° SIGHT VISIBILITY TRIANGLE
 - T.C.E. = TEMPORARY CONSTRUCTION EASEMENT
 - V.A.A.E. = VEHICLE NON ACCESS EASEMENT



SCALE
1"=40'

LINE TABLE

LINE #	BEARING	LENGTH
L1	N48°36'39"E	29.91'
L2	N3°44'51"E	55.10'
L3	N44°39'44"W	28.22'
L4	S77°40'30"E	66.76'
L5	N76°20'38"W	63.36'
L6	S52°28'51"W	31.63'
L7	N33°53'40"W	28.90'
L8	N77°40'30"W	19.70'
L9	S76°20'38"E	15.45'
L10	N56°52'43"E	27.40'
L11	S47°00'15"E	26.88'

LINE TABLE

LINE #	BEARING	LENGTH
L12	N57°29'18"E	28.61'
L13	S77°40'30"E	18.66'
L14	S44°46'00"E	28.28'
L15	S45°14'00"W	28.28'
L16	N76°20'38"W	15.86'
L17	N76°20'38"W	28.28'
L18	S29°55'7"W	35.76'
L19	S12°19'30"W	8.19'
L20	S91°2'49"W	25.39'
L21	S93°33'36"W	0.91'
L22	N22°26'03"W	10.19'

CURVE TABLE

CURVE #	DELTA	RADIUS	LENGTH	CHORD
C1	18°05'12"	680.00'	226.53'	N04°06'26"E 225.48'
C2	5°46'21"	657.50'	66.24'	N10°45'32"E 66.22'
C3	21°43'24"	657.50'	249.29'	N11°16'22"W 247.80'
C4	18°05'12"	507.50'	169.06'	S04°06'26"W 168.28'
C5	10°38'05"	630.00'	154.30'	S08°18'30"W 154.08'
C6	8°71'43"	150.00'	238.38'	S46°38'58"W 206.85'
C7	12°05'31"	200.00'	42.21'	S87°43'15"E 42.13'
C8	13°25'03"	200.00'	46.84'	N83°03'29"W 46.73'
C9	72°15'26"	177.50'	223.85'	S54°06'17"W 209.31'
C10	8°54'03"	16.00'	23.85'	S47°21'28"W 21.77'
C11	28°45'07"	65.00'	301.49'	N42°38'54"W 85.27'
C12	8°71'43"	122.50'	186.51'	N46°38'58"E 169.01'
C13	6°09'07"	857.50'	92.07'	N08°04'30"E 92.03'

CURVE TABLE

CURVE #	DELTA	RADIUS	LENGTH	CHORD
C14	12°05'31"	172.50'	36.40'	N83°43'15"W 36.34'
C15	9°00'00"	63.50'	99.75'	N44°46'00"W 89.80'
C16	9°00'00"	63.50'	99.75'	N44°46'00"W 89.80'
C17	13°25'03"	227.50'	53.28'	S83°03'29"E 53.15'
C18	13°44'06"	480.00'	115.07'	N02°02'44"E 114.79'
C19	18°05'12"	535.00'	178.23'	S04°06'26"W 177.40'
C20	70°3'36"	802.50'	100.29'	S10°04'14"W 100.22'
C21	12°05'31"	227.50'	48.01'	S87°43'15"E 47.92'
C22	13°25'03"	172.50'	40.40'	N83°03'29"W 40.30'
C23	21°54'43"	17.14'	6.55'	N07°50'32"E 6.51'
C24	29°59'38"	163.80'	74.31'	N07°53'42"E 73.68'
C25	25°41'10"	173.80'	77.91'	S08°02'58"W 77.26'
C26	30°41'21"	27.14'	14.53'	S36°14'11"W 14.36'

HUBBARD ENGINEERING

1301 E. Arrow Street, Suite 100
Phoenix, AZ 85010
Phone: 602.933.3313
www.hubbardsurveying.com

FINAL PLAT

SYCAMORE FARMS (PARADISE) - PARCEL F

City of Surprise, Maricopa County, Arizona

Project No. 19127

Date 02/09/21

Project Manager: ADRIAN BURCHAM

Project Eng:

Sheet No. 544 of 4

FS20-544

PARADISI

PARCEL F
SURPRISE, ARIZONA
TAYLOR MORRISON

PARCEL KEY MAP

SCALE: 1" = 200' 0"

SUBMITTAL HISTORY

DATE	DESCRIPTION / COMMENTS
08/21/2020	1st DEVELOPMENT REVIEW SUBMITTAL
10/30/2020	2nd DEVELOPMENT REVIEW SUBMITTAL
11/11/2020	3rd DEVELOPMENT REVIEW SUBMITTAL

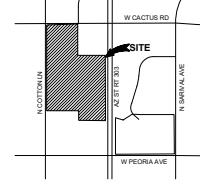
PROJECT TEAM

PROJECT	TAYLOR MORRISON/ARIZONA, INC. ANGELA CARBONELL 4000 NORTH SCOTTSDALE ROAD, SUITE 2200 SCOTTSDALE, AZ 85251 480.550.9516
LANDSCAPE ARCHITECT	FLY PLANNING + LANDSCAPE ARCHITECTURE SHAWN BYRON, P.L.A. 1201 N. 4TH AVENUE, SUITE 211 TEMPE, ARIZONA 85281 480.954.0094
CIVIL ENGINEER	KIMLEY-HORN JASON BUDIN 1001 N. SOUTHERN AVE., SUITE 131 MESA, AZ 85203 480.201.7687
ELECTRICAL ENGINEER	WRIGHT ENGINEERING CHRISTOPHER WRIGHT 165 EAST CHILTON CANTLER, ARIZONA 85225 480.497.8629
ARCHITECT	PERLMAN ARCHITECTS OF ARIZONA, INC KEVIN POWERS 4608 NORTH 4TH STREET, SUITE 300 PHOENIX, ARIZONA 85016 480.161.6400

SHEET INDEX

NUMBER	DESCRIPTION
L.0.00	COVER
L.0.01	GENERAL NOTES
L.0.02	REFERENCE PLAN
L.1.01	WALL PLAN
L.2.01 THRU L.2.02	HARDSCAPE PLAN
L.2.03 THRU L.2.04	HARDSCAPE PLAN ENLARGEMENT
L.3.01 THRU L.3.05	HARDSCAPE DETAILS
L.4.00	PLANTING NOTES
L.4.01 THRU L.4.11	PLANTING PLAN
L.5.01	PLANTING DETAILS

VICINITY MAP



EXPIRES 03/31.



Call toll-free 800-855-8888 or 1-800-855-8888, ext. 8888, for more information. **ARIZONA811**

PARADISI
Parcel F
SURPRISE, ARIZONA

PROJECT NO :	1900227
DATE :	12/18/202
DRAWN :	KPMD/SBK
REVIEWED :	S

REVISIONS

1 _____

2 _____

3 _____

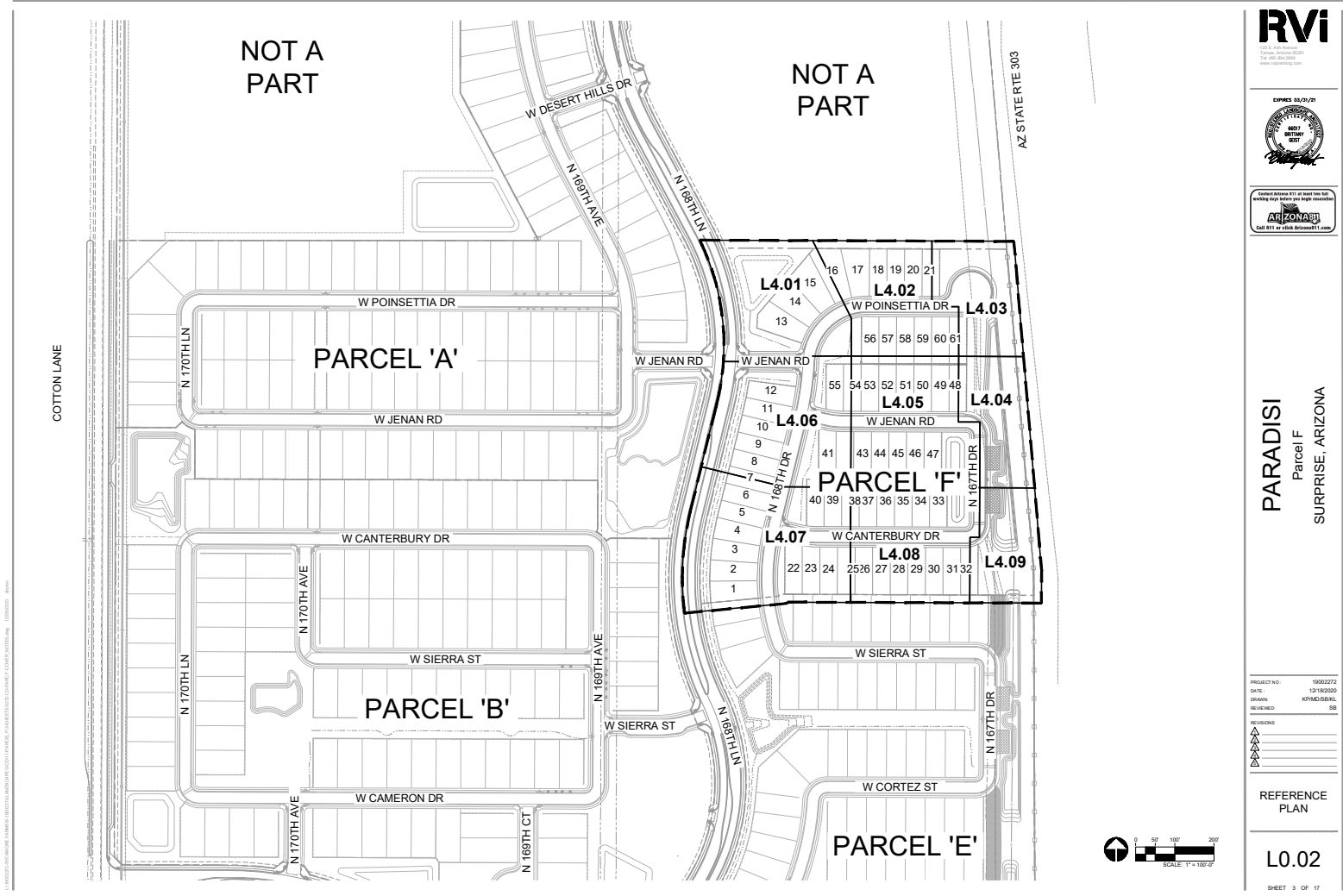
4 _____

5 _____

COVER SHEET

L0.00

SHEET 1 OF 17



PARADISI
Parcel F
SURPRISE, ARIZONA

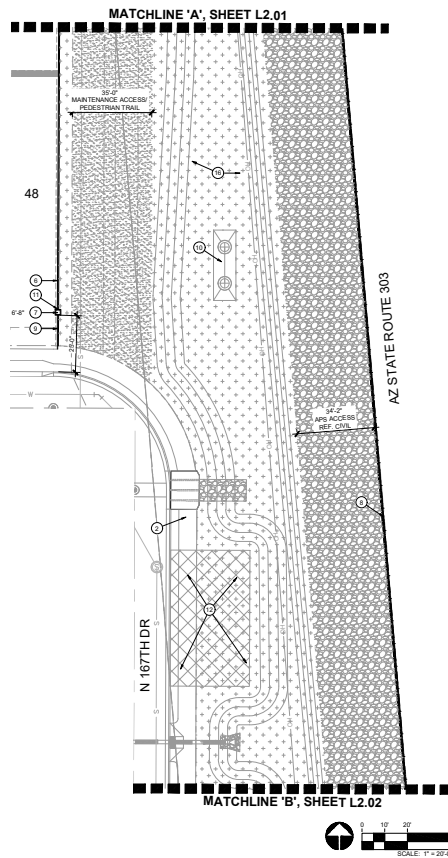
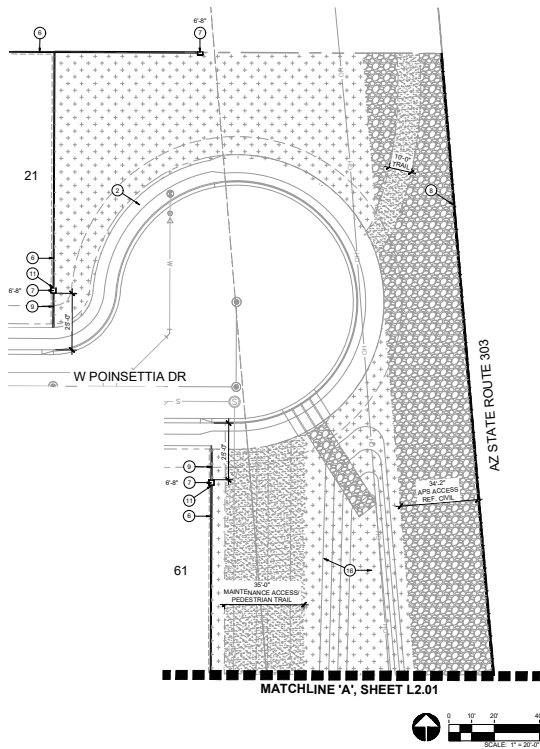
PROJECT NO. 19002272
DATE 12/16/2020
DESIGNED KPMG/DESIGN
CHECKED BS

REFERENCE
PLAN

L0.02

SHEET 3 OF 17

3RD SUBMITTAL CASE NUMBER FS20-544



HARDSCAPE KEYNOTES

- ① VISIBILITY EASEMENT: ALL TREE LIMBS, LEAVES, NEEDLES OR OTHER FOLIAGE MUST BE TRIMMED TO BE ABOVE 4'-0" AND BELOW 3'-0" PER CITY OF SURPRISE EDS DETAIL 4.01 AND 4.02
- ② LOCATION OF SIDEWALK: REFER TO ENGINEERING PLANS FOR MORE INFORMATION
- ③ FIRE HYDRANT - TREES AND SHRUBS TO MAINTAIN A 5'-0" CLEARANCE
- ④ UNDERGROUND UTILITY - SEE CIVIL PLANS
- ⑤ OPEN SPACE SIDEWALK / FLATWORK: REFER TO DETAILS 5 / L3.02
- ⑥ 6" THEME WALL: REFER TO DETAIL 1 / L3.01
- ⑦ THEME WALL COLUMN: REFER TO DETAIL 1 / L3.01
- ⑧ SOUND WALL: REFER TO DETAILS 4 / S, 4.8 / L3.01
- ⑨ CONCRETE HEADER: REFER TO DETAIL 5 / L3.02
- ⑩ DRYWELL: REFER TO ENGINEERING PLANS
- ⑪ SIDE YARD WALL END: FINAL LOCATION TO BE STAKED AND OR ADJUSTED IN THE FIELD
- ⑫ APS CRANE SETUP AREA: REFER TO CIVIL PLANS
- ⑬ MAILBOXES: REFER TO DETAIL 2 / L3.02
- ⑭ DRIVEWAY LOCATION FOR REFERENCE ONLY: FINAL LOCATIONS TBD BY DEVELOPER, TYPICAL
- ⑮ STREETLIGHT: REFERENCE SITE LIGHTING AND ELECTRICAL DRAWINGS
- ⑯ RETENTION AREA: REFER TO ENGINEERING PLANS

PAVING SCHEDULE

- ① ALL SIDEWALKS, INTERSECTIONS, CONCRETE w/ HEAVY BROOM FINISH: REFER TO CIVIL ENGINEERING PLANS
- ② STABILIZED DECOMPOSED GRANITE: REFER TO DETAIL 3L3.02 1/4" MINUS
- ③ DECOMPOSED GRANITE, COLOR: ASP. ROCK PRODUCE USA AND 551 W/ SOIL STABILIZER APPLIED
- ④ 1/4" MINUS ROCK MULCH, COLOR: ASP. ROCK PRODUCE USA AND 551 (551)
- ⑤ MAINTENANCE ACCESS EASEMENT - REFER CIVIL FOR INSTALLATION DETAILS

KEY MAP



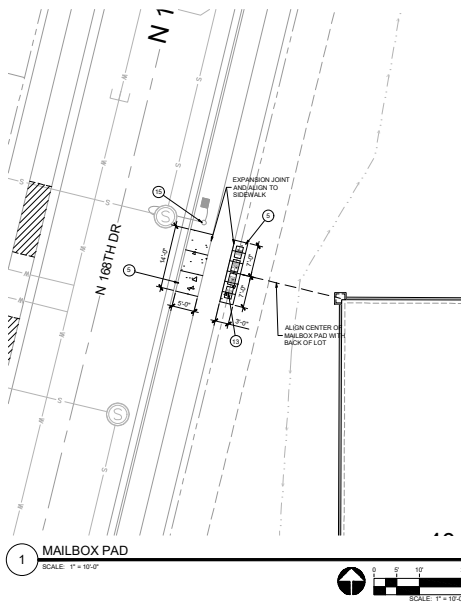
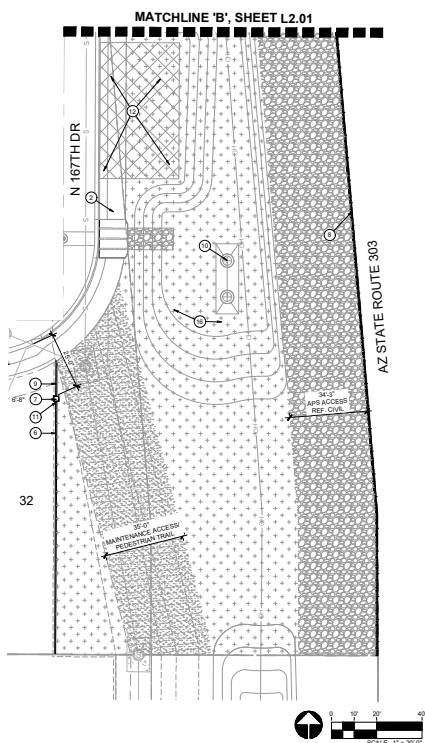
RVI
RIVERSIDE VALLEY INC.
1000 N. 10TH AVENUE
SUITE 100
SURPRISE, AZ 85084
Tel: 602.998.0001
Fax: 602.998.0002
www.rviinc.com



PARADISI
Parcel F
SURPRISE, ARIZONA

PROJECT NO: 19002272
DATE: 12/16/2020
DRAWN: KPM/MS/AL
CHECKED: BS

REVISIONS
1. 12/16/2020
2. 12/16/2020
3. 12/16/2020
4. 12/16/2020
5. 12/16/2020
6. 12/16/2020
7. 12/16/2020
8. 12/16/2020
9. 12/16/2020
10. 12/16/2020
11. 12/16/2020
12. 12/16/2020
13. 12/16/2020
14. 12/16/2020
15. 12/16/2020
16. 12/16/2020
17. 12/16/2020
18. 12/16/2020
19. 12/16/2020
20. 12/16/2020
21. 12/16/2020
22. 12/16/2020
23. 12/16/2020
24. 12/16/2020
25. 12/16/2020
26. 12/16/2020
27. 12/16/2020
28. 12/16/2020
29. 12/16/2020
30. 12/16/2020
31. 12/16/2020
32. 12/16/2020
33. 12/16/2020
34. 12/16/2020
35. 12/16/2020
36. 12/16/2020
37. 12/16/2020
38. 12/16/2020
39. 12/16/2020
40. 12/16/2020
41. 12/16/2020
42. 12/16/2020
43. 12/16/2020
44. 12/16/2020
45. 12/16/2020
46. 12/16/2020
47. 12/16/2020
48. 12/16/2020
49. 12/16/2020
50. 12/16/2020
51. 12/16/2020
52. 12/16/2020
53. 12/16/2020
54. 12/16/2020
55. 12/16/2020
56. 12/16/2020
57. 12/16/2020
58. 12/16/2020
59. 12/16/2020
60. 12/16/2020
61. 12/16/2020
62. 12/16/2020
63. 12/16/2020
64. 12/16/2020
65. 12/16/2020
66. 12/16/2020
67. 12/16/2020
68. 12/16/2020
69. 12/16/2020
70. 12/16/2020
71. 12/16/2020
72. 12/16/2020
73. 12/16/2020
74. 12/16/2020
75. 12/16/2020
76. 12/16/2020
77. 12/16/2020
78. 12/16/2020
79. 12/16/2020
80. 12/16/2020
81. 12/16/2020
82. 12/16/2020
83. 12/16/2020
84. 12/16/2020
85. 12/16/2020
86. 12/16/2020
87. 12/16/2020
88. 12/16/2020
89. 12/16/2020
90. 12/16/2020
91. 12/16/2020
92. 12/16/2020
93. 12/16/2020
94. 12/16/2020
95. 12/16/2020
96. 12/16/2020
97. 12/16/2020
98. 12/16/2020
99. 12/16/2020
100. 12/16/2020
101. 12/16/2020
102. 12/16/2020
103. 12/16/2020
104. 12/16/2020
105. 12/16/2020
106. 12/16/2020
107. 12/16/2020
108. 12/16/2020
109. 12/16/2020
110. 12/16/2020
111. 12/16/2020
112. 12/16/2020
113. 12/16/2020
114. 12/16/2020
115. 12/16/2020
116. 12/16/2020
117. 12/16/2020
118. 12/16/2020
119. 12/16/2020
120. 12/16/2020
121. 12/16/2020
122. 12/16/2020
123. 12/16/2020
124. 12/16/2020
125. 12/16/2020
126. 12/16/2020
127. 12/16/2020
128. 12/16/2020
129. 12/16/2020
130. 12/16/2020
131. 12/16/2020
132. 12/16/2020
133. 12/16/2020
134. 12/16/2020
135. 12/16/2020
136. 12/16/2020
137. 12/16/2020
138. 12/16/2020
139. 12/16/2020
140. 12/16/2020
141. 12/16/2020
142. 12/16/2020
143. 12/16/2020
144. 12/16/2020
145. 12/16/2020
146. 12/16/2020
147. 12/16/2020
148. 12/16/2020
149. 12/16/2020
150. 12/16/2020
151. 12/16/2020
152. 12/16/2020
153. 12/16/2020
154. 12/16/2020
155. 12/16/2020
156. 12/16/2020
157. 12/16/2020
158. 12/16/2020
159. 12/16/2020
160. 12/16/2020
161. 12/16/2020
162. 12/16/2020
163. 12/16/2020
164. 12/16/2020
165. 12/16/2020
166. 12/16/2020
167. 12/16/2020
168. 12/16/2020
169. 12/16/2020
170. 12/16/2020
171. 12/16/2020
172. 12/16/2020
173. 12/16/2020
174. 12/16/2020
175. 12/16/2020
176. 12/16/2020
177. 12/16/2020
178. 12/16/2020
179. 12/16/2020
180. 12/16/2020
181. 12/16/2020
182. 12/16/2020
183. 12/16/2020
184. 12/16/2020
185. 12/16/2020
186. 12/16/2020
187. 12/16/2020
188. 12/16/2020
189. 12/16/2020
190. 12/16/2020
191. 12/16/2020
192. 12/16/2020
193. 12/16/2020
194. 12/16/2020
195. 12/16/2020
196. 12/16/2020
197. 12/16/2020
198. 12/16/2020
199. 12/16/2020
200. 12/16/2020
201. 12/16/2020
202. 12/16/2020
203. 12/16/2020
204. 12/16/2020
205. 12/16/2020
206. 12/16/2020
207. 12/16/2020
208. 12/16/2020
209. 12/16/2020
210. 12/16/2020
211. 12/16/2020
212. 12/16/2020
213. 12/16/2020
214. 12/16/2020
215. 12/16/2020
216. 12/16/2020
217. 12/16/2020
218. 12/16/2020
219. 12/16/2020
220. 12/16/2020
221. 12/16/2020
222. 12/16/2020
223. 12/16/2020
224. 12/16/2020
225. 12/16/2020
226. 12/16/2020
227. 12/16/2020
228. 12/16/2020
229. 12/16/2020
230. 12/16/2020
231. 12/16/2020
232. 12/16/2020
233. 12/16/2020
234. 12/16/2020
235. 12/16/2020
236. 12/16/2020
237. 12/16/2020
238. 12/16/2020
239. 12/16/2020
240. 12/16/2020
241. 12/16/2020
242. 12/16/2020
243. 12/16/2020
244. 12/16/2020
245. 12/16/2020
246. 12/16/2020
247. 12/16/2020
248. 12/16/2020
249. 12/16/2020
250. 12/16/2020
251. 12/16/2020
252. 12/16/2020
253. 12/16/2020
254. 12/16/2020
255. 12/16/2020
256. 12/16/2020
257. 12/16/2020
258. 12/16/2020
259. 12/16/2020
260. 12/16/2020
261. 12/16/2020
262. 12/16/2020
263. 12/16/2020
264. 12/16/2020
265. 12/16/2020
266. 12/16/2020
267. 12/16/2020
268. 12/16/2020
269. 12/16/2020
270. 12/16/2020
271. 12/16/2020
272. 12/16/2020
273. 12/16/2020
274. 12/16/2020
275. 12/16/2020
276. 12/16/2020
277. 12/16/2020
278. 12/16/2020
279. 12/16/2020
280. 12/16/2020
281. 12/16/2020
282. 12/16/2020
283. 12/16/2020
284. 12/16/2020
285. 12/16/2020
286. 12/16/2020
287. 12/16/2020
288. 12/16/2020
289. 12/16/2020
290. 12/16/2020
291. 12/16/2020
292. 12/16/2020
293. 12/16/2020
294. 12/16/2020
295. 12/16/2020
296. 12/16/2020
297. 12/16/2020
298. 12/16/2020
299. 12/16/2020
300. 12/16/2020
301. 12/16/2020
302. 12/16/2020
303. 12/16/2020
304. 12/16/2020
305. 12/16/2020
306. 12/16/2020
307. 12/16/2020
308. 12/16/2020
309. 12/16/2020
310. 12/16/2020
311. 12/16/2020
312. 12/16/2020
313. 12/16/2020
314. 12/16/2020
315. 12/16/2020
316. 12/16/2020
317. 12/16/2020
318. 12/16/2020
319. 12/16/2020
320. 12/16/2020
321. 12/16/2020
322. 12/16/2020
323. 12/16/2020
324. 12/16/2020
325. 12/16/2020
326. 12/16/2020
327. 12/16/2020
328. 12/16/2020
329. 12/16/2020
330. 12/16/2020
331. 12/16/2020
332. 12/16/2020
333. 12/16/2020
334. 12/16/2020
335. 12/16/2020
336. 12/16/2020
337. 12/16/2020
338. 12/16/2020
339. 12/16/2020
340. 12/16/2020
341. 12/16/2020
342. 12/16/2020
343. 12/16/2020
344. 12/16/2020
345. 12/16/2020
346. 12/16/2020
347. 12/16/2020
348. 12/16/2020
349. 12/16/2020
350. 12/16/2020
351. 12/16/2020
352. 12/16/2020
353. 12/16/2020
354. 12/16/2020
355. 12/16/2020
356. 12/16/2020
357. 12/16/2020
358. 12/16/2020
359. 12/16/2020
360. 12/16/2020
361. 12/16/2020
362. 12/16/2020
363. 12/16/2020
364. 12/16/2020
365. 12/16/2020
366. 12/16/2020
367. 12/16/2020
368. 12/16/2020
369. 12/16/2020
370. 12/16/2020
371. 12/16/2020
372. 12/16/2020
373. 12/16/2020
374. 12/16/2020
375. 12/16/2020
376. 12/16/2020
377. 12/16/2020
378. 12/16/2020
379. 12/16/2020
380. 12/16/2020
381. 12/16/2020
382. 12/16/2020
383. 12/16/2020
384. 12/16/2020
385. 12/16/2020
386. 12/16/2020
387. 12/16/2020
388. 12/16/2020
389. 12/16/2020
390. 12/16/2020
391. 12/16/2020
392. 12/16/2020
393. 12/16/2020
394. 12/16/2020
395. 12/16/2020
396. 12/16/2020
397. 12/16/2020
398. 12/16/2020
399. 12/16/2020
400. 12/16/2020
401. 12/16/2020
402. 12/16/2020
403. 12/16/2020
404. 12/16/2020
405. 12/16/2020
406. 12/16/2020
407. 12/16/2020
408. 12/16/2020
409. 12/16/2020
410. 12/16/2020
411. 12/16/2020
412. 12/16/2020
413. 12/16/2020
414. 12/16/2020
415. 12/16/2020
416. 12/16/2020
417. 12/16/2020
418. 12/16/2020
419. 12/16/2020
420. 12/16/2020
421. 12/16/2020
422. 12/16/2020
423. 12/16/2020
424. 12/16/2020
425. 12/16/2020
426. 12/16/2020
427. 12/16/2020
428. 12/16/2020
429. 12/16/2020
430. 12/16/2020
431. 12/16/2020
432. 12/16/2020
433. 12/16/2020
434. 12/16/2020
435. 12/16/2020
436. 12/16/2020
437. 12/16/2020
438. 12/16/2020
439. 12/16/2020
440. 12/16/2020
441. 12/16/2020
442. 12/16/2020
443. 12/16/2020
444. 12/16/2020
445. 12/16/2020
446. 12/16/2020
447. 12/16/2020
448. 12/16/2020
449. 12/16/2020
450. 12/16/2020
451. 12/16/2020
452. 12/16/2020
453. 12/16/2020
454. 12/16/2020
455. 12/16/2020
456. 12/16/2020
457. 12/16/2020
458. 12/16/2020
459. 12/16/2020
460. 12/16/2020
461. 12/16/2020
462. 12/16/2020
463. 12/16/2020
464. 12/16/2020
465. 12/16/2020
466. 12/16/2020
467. 12/16/2020
468. 12/16/2020
469. 12/16/2020
470. 12/16/2020
471. 12/16/2020
472. 12/16/2020
473. 12/16/2020
474. 12/16/2020
475. 12/16/2020
476. 12/16/2020
477. 12/16/2020
478. 12/16/2020
479. 12/16/2020
480. 12/16/2020
481. 12/16/2020
482. 12/16/2020
483. 12/16/2020
484. 12/16/2020
485. 12/16/2020
486. 12/16/2020
487. 12/16/2020
488. 12/16/2020
489. 12/16/2020
490. 12/16/2020
491. 12/16/2020
492. 12/16/2020
493. 12/16/2020
494. 12/16/2020
495. 12/16/2020
496. 12/16/2020
497. 12/16/2020
498. 12/16/2020
499. 12/16/2020
500. 12/16/2020
501. 12/16/2020
502. 12/16/2020
503. 12/16/2020
504. 12/16/2020
505. 12/16/2020
506. 12/16/2020
507. 12/16/2020
508. 12/16/2020
509. 12/16/2020
510. 12/16/2020
511. 12/16/2020
512. 12/16/2020
513. 12/16/2020
514. 12/16/2020
515. 12/16/2020
516. 12/16/2020
517. 12/16/2020
518. 12/16/2020
519. 12/16/2020
520. 12/16/2020
521. 12/16/2020
522. 12/16/2020
523. 12/16/2020
524. 12/16/2020
525. 12/16/2020
526. 12/16/2020
527. 12/16/2020
528. 12/16/2020
529. 12/16/2020
530. 12/16/2020
531. 12/16/2020
532. 12/16/2020
533. 12/16/2020
534. 12/16/2020
535. 12/16/2020
536. 12/16/2020
537. 12/16/2020
538. 12/16/2020
539. 12/16/2020
540. 12/16/2020
541. 12/16/2020
542. 12/16/2020
543. 12/16/2020
544. 12/16/2020
545. 12/16/2020
546. 12/16/2020
547. 12/16/2020
548. 12/16/2020
549. 12/16/2020
550. 12/16/2020
551. 12/16/2020
552. 12/16/2020
553. 12/16/2020
554. 12/16/2020
555. 12/16/2020
556. 12/16/2020
557. 12/16/2020
558. 12/16/2020
559. 12/16/2020
560. 12/16/2020
561. 12/16/2020
562. 12/16/2020
563. 12/16/2020
564. 12/16/2020
565. 12/16/2020
566. 12/16/2020
567. 12/16/2020
568. 12/16/2020
569. 12/16/2020
570. 12/16/2020
571. 12/16/2020
572. 12/16/2020
573. 12/16/2020
574. 12/16/2020
575. 12/16/2020
576. 12/16/2020
577. 12/16/2020
578. 12/16/2020
579. 12/16/2020
580. 12/16/2020
581. 12/16/2020
582. 12/16/2020
583. 12/16/2020
584. 12/16/2020
585. 12/16/2020
586. 12/16/2020
587. 12/16/2020
588. 12/16/2020
589. 12/16/2020
590. 12/16/2020
591. 12/16/2020
592. 12/16/2020
593. 12/16/2020
594. 12/16/2020
595. 12/16/2020
596. 12/16/2020
597. 12/16/2020
598. 12/16/2020
599. 12/16/2020
600. 12/16/2020
601. 12/16/2020
602. 12/16/2020
603. 12/16/2020
604. 12/16/2020
605. 12/16/2020
606. 12/16/2020
607. 12/16/2020
608. 12/16/2020
609. 12/16/2020
610. 12/16/2020
611. 12/16/2020
612. 12/16/2020
613. 12/16/2020
614. 12/16/2020
615. 12/16/2020
616. 12/16/2020
617. 12/16/2020
618. 12/16/2020
619. 12/16/2020
620. 12/16/2020
621. 12/16/2020
622. 12/16/2020
623. 12/16/2020
624. 12/16/2020
625. 12/16/2020
626. 12/16/2020
627. 12/16/2020
628. 12/16/2020
629. 12/16/2020
630. 12/16/2020
631. 12/16/2020
632. 12/16/2020
633. 12/16/2020
634. 12/16/2020
635. 12/16/2020
636.



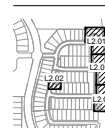
HARDSCAPE KEYNOTES

- ① VISIBILITY EASEMENT: ALL TREE LIMBS, LEAVES, NEEDLES OR OTHER FOLIAGE MUST BE TRIMMED TO BE ABOVE 4'-4" AND BELOW 3'-0" PER CITY OF SURPRISE EDS DETAIL 4.01 AND 4.02
- ② LOCATION OF SIDEWALK: REFER TO ENGINEERING PLANS FOR MORE INFORMATION
- ③ FIRE HYDRANT - TREES AND SHRUBS TO MAINTAIN A 5'-0" CLEARANCE
- ④ UNDERGROUND UTILITY - SEE CIVIL PLANS
- ⑤ OPEN SPACE SIDEWALK / FLATWORK: REFER TO DETAILS 5 / L3.02
- ⑥ 6" THEME WALL: REFER TO DETAIL 1 / L3.01
- ⑦ THEME WALL COLUMN: REFER TO DETAIL 1 / L3.01
- ⑧ SOUND WALL: REFER TO DETAILS 4 / S, 4.6 / L3.01
- ⑨ CONCRETE HEADER: REFER TO DETAIL 5 / L3.02
- ⑩ DRYWELL: REFER TO ENGINEERING PLANS
- ⑪ SIDE YARD WALL END: FINAL LOCATION TO BE STAKED AND OR ADJUSTED IN THE FIELD
- ⑫ APS CRANE SETUP AREA: REFER TO CIVIL PLANS
- ⑬ MAILBOX: REFER TO DETAIL 2 / L3.02
- ⑭ DRIVEWAY LOCATION FOR REFERENCE ONLY: FINAL LOCATIONS TBD BY DEVELOPER, TYPICAL
- ⑮ STREETLIGHT: REFERENCE SITE LIGHTING AND ELECTRICAL DRAWINGS
- ⑯ RETENTION AREA: REFER TO ENGINEERING PLANS

PAVING SCHEDULE

- ① ALL SIDEWALKS: INTERLOCKED CONCRETE w/ HEAVY BROOM FINISH: REFER TO CIVIL ENGINEERING PLANS
- ② STABILIZED DECOMPOSED GRANITE: REFER TO DETAIL 3.02 1/4" MINUS
- ③ DECOMPOSED GRANITE: COLOR: ASP. ROCK PRODUCE AND 5.5% W/ SOL. STABILIZER APPLIED
- ④ 1/4" MINUS ROCK MULCH: COLOR: ASP. ROCK PRODUCE AND 5.5% (S1)
- ⑤ MAINTENANCE ACCESS: EGRESS - REF CIVIL FOR INSTALLATION DETAILS

KEY MAP



RVI

13110 N. 16TH AVENUE
SUITE 100
SURPRISE, AZ 85078
Tel: 480.366.8800
Fax: 480.366.8801
www.rviinc.com

EXP. 03/21/21



PARADISI
Parcel F
SURPRISE, ARIZONA

PROJECT NO: 19002272
DATE: 12/16/2020
DRAWN: KPM/MS/AL
REVIEWED: SB

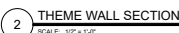
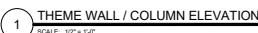
REVISIONS

HARDSCAPE PLAN

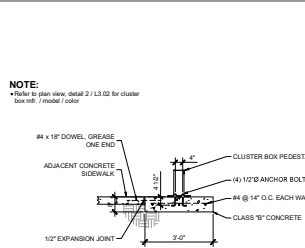
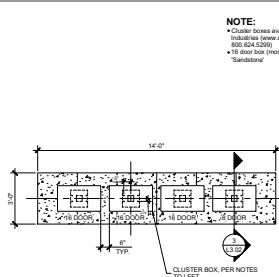
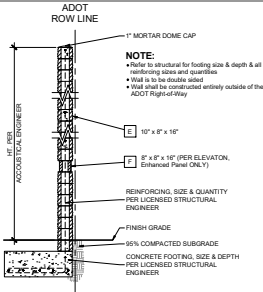
L2.02

SHEET 6 OF 17

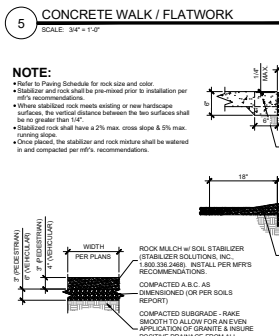
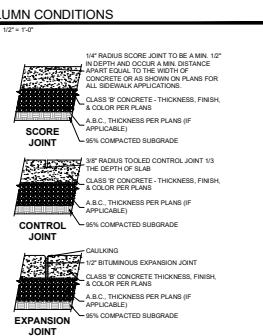
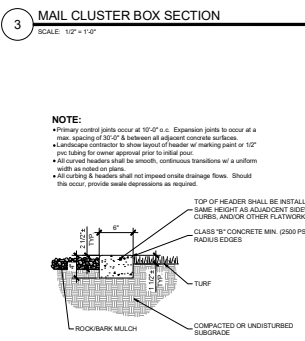
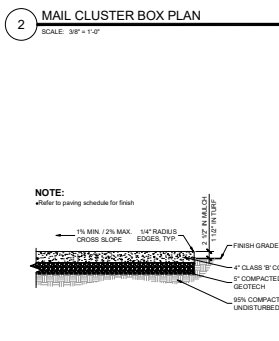
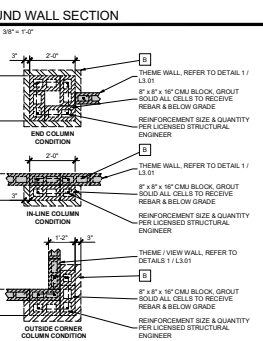
3RD SUBMITTAL CASE NUMBER FS20-544



SHEET 7 OF 17



HARDSCAPE SCHEDULE			
ITEM	COLOR	FINISH	MANUFACTURER
A	VERTICAL SCORE BLOCK	INTERIOR COLOR - MODESTOP	
B	ALL BLOCK SIZES PER PLANS & DETAILS. JOINTS SHALL BE CONCAVE		
C	GREENED FIELDSTONE w/ 1/2" ST. GRAY MORTAR	CONCRETE w/ 1/2" ST. FIBER FORMER (AS ORDERED)	
D	EXPANDED MESH LATH PER 10' ST.		



EXPIRED 03/21/21
 RVI
 1001 N. GILBERT
 SUITE 100
 TEMPE, AZ 85281
 480.833.8888
 www.rvi.com

PARADISI
 Parcel F
 SURPRISE, ARIZONA

PRODUCT NO: 19032272
 DATE: 12/16/2020
 DRAWN: KPM/MS/AL
 DESIGNED: BS

HARDSCAPE DETAILS

L3.02

SHEET 8 OF 17

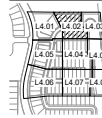
LANDSCAPE NOTES

- ALL LANDSCAPE AND IRRIGATION IN FRONT OF THE RESIDENTIAL LOTS SHALL BE INSTALLED ONCE THE ENTIRE STREET OF HOMES ARE CONSTRUCTED.
- TREE ROOT BARRIERS ARE REQUIRED PER DETAIL 8-14 OF THE CITY OF SURPRISE ENGINEERING DEVELOPMENT STANDARDS WHEN TREES ARE WITHIN THREE FEET OF SIDEWALK, CURB, PAVEMENT, OR WALLS. REFER TO SHEET L4.01 FOR DETAIL.
- THE LANDSCAPE AND IRRIGATION DESIGN WILL COMPLY WITH CITY OF SURPRISE EDS PER CHAPTER 8.

LANDSCAPE KEYNOTES

- VISIBILITY EASEMENT: ALL TREE LIMBS, LEAVES, NEEDLES OR OTHER FOLIAGE MUST BE TRIMMED TO BE ABOVE 4' AND BELOW 10' PER CITY OF SURPRISE EDS DETAILS 4-01 AND 4-02
- LOCATION OF SIDEWALK: REFER TO ENGINEERING PLANS FOR MORE INFORMATION
- FIRE HYDRANT: TREES AND SHRUBS TO MAINTAIN A 5'-0" CLEARANCE
- UNDERGROUND UTILITY - SEE CIVIL PLANS
- OPEN SPACE SIDEWALK/FLATWORK: REFER TO DETAIL 5 / L3.02
- # THEME WALL: REFER TO DETAIL 1 / L3.01
- THEME WALL COLUMN: REFER TO DETAIL 3 / L3.01
- STONE WALL: REFER TO DETAIL 4, 5, & 6 / L3.01
- CONCRETE HEADER: REFER TO DETAIL 6 / L3.02
- DRYWELL: REFER TO ENGINEERING PLANS
- SIDEYARD WALL END: FINAL LOCATION TO BE STAKED AND OR ADJUSTED IN THE FIELD
- APS CRANE SETUP AREA: REFER TO CIVIL PLANS
- MAILBOXES: REFER TO DETAIL 2 / L3.02
- DRIVEWAY LOCATION FOR REFERENCE ONLY: FINAL LOCATIONS TBD BY DEVELOPER, TYPICAL
- STREETLIGHT: REFERENCE SITE LIGHTING AND ELECTRICAL DRAWINGS
- RETENTION AREA: REFER TO ENGINEERING PLANS

KEY MAP



LANDSCAPE PALETTE

TREES	BOTANICAL / COMMON NAME
	<i>Acacia constricta</i> SWAYTHORN ACACIA
	<i>Acacia greggii</i> CATCLAW ACACIA
	<i>Acacia salicina</i> WILLOW ACACIA
	<i>Chilopsis linearis</i> 'Lucretia Hamilton' TM DESERT WILLOW
	<i>Cordia alliodora</i> ANACARDIUM
	<i>Eucalyptus parrisiae</i> EUCALYPTUS
	<i>Pinus x Red Pin</i> PISTACHE
	<i>Viburnum chinensis</i> 'Able' TM WHITE CHASTE TREE
SHRUBS & ACCENTS	BOTANICAL / COMMON NAME
	<i>Abutilon palmieri</i> MILK MALLOW
	<i>Adiantum species</i> ANTHURUS
	<i>Antennaria dioica</i> FRANCO'S BURNING BUSH
	<i>Asclepias tuberosa</i> POISON FLYCATCHER
	<i>Asclepias speciosa</i> ASCLEROS
	<i>Ceanothus leucodermis</i> CEANOTHUS
	<i>Calliandra eriophylla</i> PINK DARTY CLUSTER
	<i>Calliandra rosea</i> ROSE CLUSTER
	<i>Calliandra speciosa</i> ROSE CLUSTER
	<i>Calliandra speciosa</i> ROSE CLUSTER
	<i>Calliandra speciosa</i> ROSE CLUSTER
	<i>Calliandra speciosa</i> ROSE CLUSTER
	<i>Calliandra speciosa</i> ROSE CLUSTER
	<i>Calliandra speciosa</i> ROSE CLUSTER
	<i>Calliandra speciosa</i> ROSE CLUSTER
	<i>Calliandra speciosa</i> ROSE CLUSTER
	<i>Calliandra speciosa</i> ROSE CLUSTER
	<i>Calliandra speciosa</i> ROSE CLUSTER
	<i>Calliandra speciosa</i> ROSE CLUSTER
	<i>Calliandra speciosa</i> ROSE CLUSTER
	<i>Calliandra speciosa</i> ROSE CLUSTER
	<i>Calliandra speciosa</i> ROSE CLUSTER
	<i>Calliandra speciosa</i> ROSE CLUSTER
	<i>Calliandra speciosa</i> ROSE CLUSTER
	<i>Calliandra speciosa</i> ROSE CLUSTER
	<i>Calliandra speciosa</i> ROSE CLUSTER
	<i>Calliandra speciosa</i> ROSE CLUSTER
	<i>Calliandra speciosa</i> ROSE CLUSTER
	<i>Calliandra speciosa</i> ROSE CLUSTER
	<i>Calliandra speciosa</i> ROSE CLUSTER
	<i>Calliandra speciosa</i> ROSE CLUSTER
	<i>Calliandra speciosa</i> ROSE CLUSTER
	<i>Calliandra speciosa</i> ROSE CLUSTER
	<i>Calliandra speciosa</i> ROSE CLUSTER
	<i>Calliandra speciosa</i> ROSE CLUSTER
	<i>Calliandra speciosa</i> ROSE CLUSTER
	<i>Calliandra speciosa</i> ROSE CLUSTER
	<i>Calliandra speciosa</i> ROSE CLUSTER
	<i>Calliandra speciosa</i> ROSE CLUSTER
	<i>Calliandra speciosa</i> ROSE CLUSTER
	<i>Calliandra speciosa</i> ROSE CLUSTER
	<i>Calliandra speciosa</i> ROSE CLUSTER
	<i>Calliandra speciosa</i> ROSE CLUSTER
	<i>Calliandra speciosa</i> ROSE CLUSTER
	<i>Calliandra speciosa</i> ROSE CLUSTER
	<i>Calliandra speciosa</i> ROSE CLUSTER
	<i>Calliandra speciosa</i> ROSE CLUSTER
	<i>Calliandra speciosa</i> ROSE CLUSTER
	<i>Calliandra speciosa</i> ROSE CLUSTER
	<i>Calliandra speciosa</i> ROSE CLUSTER
	<i>Calliandra speciosa</i> ROSE CLUSTER
	<i>Calliandra speciosa</i> ROSE CLUSTER
	<i>Calliandra speciosa</i> ROSE CLUSTER
	<i>Calliandra speciosa</i> ROSE CLUSTER
	<i>Calliandra speciosa</i> ROSE CLUSTER
	<i>Calliandra speciosa</i> ROSE CLUSTER
	<i>Calliandra speciosa</i> ROSE CLUSTER
	<i>Calliandra speciosa</i> ROSE CLUSTER
	<i>Calliandra speciosa</i> ROSE CLUSTER
	<i>Calliandra speciosa</i> ROSE CLUSTER
	<i>Calliandra speciosa</i> ROSE CLUSTER
	<i>Calliandra speciosa</i> ROSE CLUSTER
	<i>Calliandra speciosa</i> ROSE CLUSTER
	<i>Calliandra speciosa</i> ROSE CLUSTER
	<i>Calliandra speciosa</i> ROSE CLUSTER
	<i>Calliandra speciosa</i> ROSE CLUSTER
	<i>Calliandra speciosa</i> ROSE CLUSTER
	<i>Calliandra speciosa</i> ROSE CLUSTER
	<i>Calliandra speciosa</i> ROSE CLUSTER
	<i>Calliandra speciosa</i> ROSE CLUSTER
	<i>Calliandra speciosa</i> ROSE CLUSTER
	<i>Calliandra speciosa</i> ROSE CLUSTER
	<i>Calliandra speciosa</i> ROSE CLUSTER
	<i>Calliandra speciosa</i> ROSE CLUSTER
	<i>Calliandra speciosa</i> ROSE CLUSTER
	<i>Calliandra speciosa</i> ROSE CLUSTER
	<i>Calliandra speciosa</i> ROSE CLUSTER
	<i>Calliandra speciosa</i> ROSE CLUSTER
	<i>Calliandra speciosa</i> ROSE CLUSTER
	<i>Calliandra speciosa</i> ROSE CLUSTER
	<i>Calliandra speciosa</i> ROSE CLUSTER
	<i>Calliandra speciosa</i> ROSE CLUSTER
	<i>Calliandra speciosa</i> ROSE CLUSTER
	<i>Calliandra speciosa</i> ROSE CLUSTER
	<i>Calliandra speciosa</i> ROSE CLUSTER
	<i>Calliandra speciosa</i> ROSE CLUSTER
	<i>Calliandra speciosa</i> ROSE CLUSTER
	<i>Calliandra speciosa</i> ROSE CLUSTER
	<i>Calliandra speciosa</i> ROSE CLUSTER
	<i>Calliandra speciosa</i> ROSE CLUSTER
	<i>Calliandra speciosa</i> ROSE CLUSTER
	<i>Calliandra speciosa</i> ROSE CLUSTER
	<i>Calliandra speciosa</i> ROSE CLUSTER
	<i>Calliandra speciosa</i> ROSE CLUSTER
	<i>Calliandra speciosa</i> ROSE CLUSTER
	<i>Calliandra speciosa</i> ROSE CLUSTER
	<i>Calliandra speciosa</i> ROSE CLUSTER
	<i>Calliandra speciosa</i> ROSE CLUSTER
	<i>Calliandra speciosa</i> ROSE CLUSTER
	<i>Calliandra speciosa</i> ROSE CLUSTER
	<i>Calliandra speciosa</i> ROSE CLUSTER
	<i>Calliandra speciosa</i> ROSE CLUSTER
	<i>Calliandra speciosa</i> ROSE CLUSTER
	<i>Calliandra speciosa</i> ROSE CLUSTER
	<i>Calliandra speciosa</i> ROSE CLUSTER
	<i>Calliandra speciosa</i> ROSE CLUSTER
	<i>Calliandra speciosa</i> ROSE CLUSTER
	<i>Calliandra speciosa</i> ROSE CLUSTER
	<i>Calliandra speciosa</i> ROSE CLUSTER
	<i>Calliandra speciosa</i> ROSE CLUSTER
	<i>Calliandra speciosa</i> ROSE CLUSTER
	<i>Calliandra speciosa</i> ROSE CLUSTER
	<i>Calliandra speciosa</i> ROSE CLUSTER
	<i>Calliandra speciosa</i> ROSE CLUSTER
	<i>Calliandra speciosa</i> ROSE CLUSTER
	<i>Calliandra speciosa</i> ROSE CLUSTER
	<i>Calliandra speciosa</i> ROSE CLUSTER
	<i>Calliandra speciosa</i> ROSE CLUSTER
	<i>Calliandra speciosa</i> ROSE CLUSTER
	<i>Calliandra speciosa</i> ROSE CLUSTER
	<i>Calliandra speciosa</i> ROSE CLUSTER
	<i>Calliandra speciosa</i> ROSE CLUSTER
	<i>Calliandra speciosa</i> ROSE CLUSTER
	<i>Calliandra speciosa</i> ROSE CLUSTER
	<i>Calliandra speciosa</i> ROSE CLUSTER
	<i>Calliandra speciosa</i> ROSE CLUSTER
	<i>Calliandra speciosa</i> ROSE CLUSTER
	<i>Calliandra speciosa</i> ROSE CLUSTER
	<i>Calliandra speciosa</i> ROSE CLUSTER
	<i>Calliandra speciosa</i> ROSE CLUSTER
	<i>Calliandra speciosa</i> ROSE CLUSTER
	<i>Calliandra speciosa</i> ROSE CLUSTER
	<i>Calliandra speciosa</i> ROSE CLUSTER
	<i>Calliandra speciosa</i> ROSE CLUSTER
	<i>Calliandra speciosa</i> ROSE CLUSTER
	<i>Calliandra speciosa</i> ROSE CLUSTER
	<i>Calliandra speciosa</i> ROSE CLUSTER
	<i>Calliandra speciosa</i> ROSE CLUSTER
	<i>Calliandra speciosa</i> ROSE CLUSTER
	<i>Calliandra speciosa</i> ROSE CLUSTER
	<i>Calliandra speciosa</i> ROSE CLUSTER
	<i>Calliandra speciosa</i> ROSE CLUSTER
	<i>Calliandra speciosa</i> ROSE CLUSTER
	<i>Calliandra speciosa</i> ROSE CLUSTER
	<i>Calliandra speciosa</i> ROSE CLUSTER
	<i>Calliandra speciosa</i> ROSE CLUSTER
	<i>Calliandra speciosa</i> ROSE CLUSTER
	<i>Calliandra speciosa</i> ROSE CLUSTER
	<i>Calliandra speciosa</i> ROSE CLUSTER
	<i>Calliandra speciosa</i> ROSE CLUSTER
	<i>Calliandra speciosa</i> ROSE CLUSTER
	<i>Calliandra speciosa</i> ROSE CLUSTER
	<i>Calliandra speciosa</i> ROSE CLUSTER
	<i>Calliandra speciosa</i> ROSE CLUSTER
	<i>Calliandra speciosa</i> ROSE CLUSTER
	<i>Calliandra speciosa</i> ROSE CLUSTER
	<i>Calliandra speciosa</i> ROSE CLUSTER
	<i>Calliandra speciosa</i> ROSE CLUSTER
	<i>Calliandra speciosa</i> ROSE CLUSTER
	<i>Calliandra speciosa</i> ROSE CLUSTER
	<i>Calliandra speciosa</i> ROSE CLUSTER
	<i>Calliandra speciosa</i> ROSE CLUSTER
	<i>Calliandra speciosa</i> ROSE CLUSTER
	<i>Calliandra speciosa</i> ROSE CLUSTER
	<i>Calliandra speciosa</i> ROSE CLUSTER
	<i>Calliandra speciosa</i> ROSE CLUSTER
	<i>Calliandra speciosa</i> ROSE CLUSTER
	<i>Calliandra speciosa</i> ROSE CLUSTER
	<i>Calliandra speciosa</i> ROSE CLUSTER
	<i>Calliandra speciosa</i> ROSE CLUSTER
	<i>Calliandra speciosa</i> ROSE CLUSTER
	<i>Calliandra speciosa</i> ROSE CLUSTER
	<i>Calliandra speciosa</i> ROSE CLUSTER
	<i>Calliandra speciosa</i> ROSE CLUSTER
	<i>Calliandra speciosa</i> ROSE CLUSTER
	<i>Calliandra speciosa</i> ROSE CLUSTER
	<i>Calliandra speciosa</i> ROSE CLUSTER
	<i>Calliandra speciosa</i> ROSE CLUSTER
	<i>Calliandra speciosa</i> ROSE CLUSTER
	<i>Calliandra speciosa</i> ROSE CLUSTER
	<i>Calliandra speciosa</i> ROSE CLUSTER
	<i>Calliandra speciosa</i> ROSE CLUSTER
	<i>Calliandra speciosa</i> ROSE CLUSTER
	<i>Calliandra speciosa</i> ROSE CLUSTER
	<i>Calliandra speciosa</i> ROSE CLUSTER
	<i>Calliandra speciosa</i> ROSE CLUSTER
	<i>Calliandra speciosa</i> ROSE CLUSTER
	<i>Calliandra speciosa</i> ROSE CLUSTER
	<i>Calliandra speciosa</i> ROSE CLUSTER
	<i>Calliandra speciosa</i> ROSE CLUSTER
	<i>Calliandra speciosa</i> ROSE CLUSTER
	<i>Calliandra speciosa</i> ROSE CLUSTER
	<i>Calliandra speciosa</i> ROSE CLUSTER
	<i>Calliandra speciosa</i> ROSE CLUSTER
	<i>Calliandra speciosa</i> ROSE CLUSTER
	<i>Calliandra speciosa</i> ROSE CLUSTER
	<i>Calliandra speciosa</i> ROSE CLUSTER
	<i>Calliandra speciosa</i> ROSE CLUSTER
	<i>Calliandra speciosa</i> ROSE CLUSTER
	<i>Calliandra speciosa</i> ROSE CLUSTER

RVI



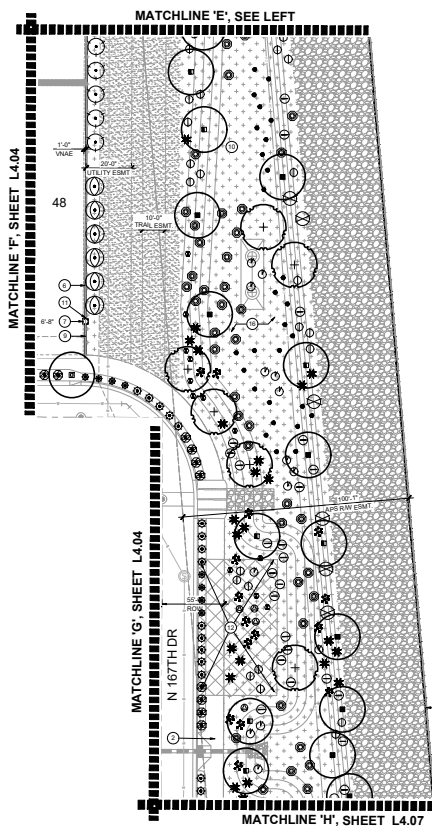
PARADISI
Parcel F
SURPRISE, ARIZONA

PRODUCT NO.	19002272
DATE	12/16/2020
DESIGNED	KPM/MS/AL
DRAWN	BS

PLANTING PLAN

L4.02

SHEET 11 OF 17



A site plan diagram showing a grid of seven lots labeled L4.01 through L4.07. The lots are arranged in three rows: the top row has L4.01, L4.02, and L4.03; the middle row has L4.05, L4.04, and L4.06; and the bottom row has L4.06, L4.07, and L4.08. Lot L4.03 is shaded with diagonal hatching. The plan also shows surrounding streets and parking areas.

BOTANICAL / COMMON NAME

Acacia constricta
WHITETHORN ACACIA

Acacia greggii
CATCLAW ACACIA

Acacia salicina
WILLOW ACACIA

Chilopsis linearis 'Lucretia Hami'
DESERT WILLOW

Cordia alliodora
ANACHAITA

Eucalyptus papuana
GHOST GUM

Pistacia x 'Red Push'
PISTACHE

Viburnum cerasifolium 'Alba'
WHITE CHASTE TREE

Abutilon palmieri
INDIAN MALLOW
Americia delavayi
TRAILING BLUE RAGWEED
Aristida purpurea
PURPLE STICKLEWEED
Asclepias subsp.
DESSERT MILKWEED
Cassipouira
RED BIRD OF PARADISE
Catalpa erythraea
RED FAN PALM LUSTER
Dodonaea viscosa
HONEYBUSH
Encelia bupleioides
BRITTLE BUSH
Eriosema hughesii Blue Bell
Eriosema hughesii
Eriosema lanceolata
TUPEROSE BUSH
Hesperaloe parviflora
GIANT HESPERALOE
Hesperaloe parviflora
RED YUCCA
Hesperaloe parviflora 'Perla' Tree
BRICK RED YUCCA
Hesperaloe parviflora 'Yellow'
YELLOW YUCCA
Larrea tridentata
CREOSOTE BUSH
Leucophyllum frugosum
CHIHUAHUA SAGE
Leucophyllum laevigatum
SILVER CHINA SAGE
Leucophyllum frugosum
SILVER CHINA SAGE
BARKMISTERTHUSH
Leucophyllum frugosum Regal Mist
REGAL MIST MILKLY
Mulleinberry rigens
SEED CROTON
Opuntia engelmannii
PRICKLY PEAR
Palisade copper
WHITESTEM PEARFLOWER
SEED CROTON
DESSERT SENNA
Vasqueana californica

Acalypha monostachya 'Raspbe
RASPBERRY FUZZIES COPP
Dalea greggii
TRAILING INDIGO BUSH
Eremophila glabra 'Mingenew
OUTBACK SUNRISE EMU
Penstemon elatior
FIRECRACKER PENSTEMON

MISCELLANEOUS
BOTANICAL / COMMON NAME

CONCRETE HEADER
ROCK MULCH - OAE
"CARMEL" - ROCK PRO® USA
DESERT PAVEMENT - 3" MIN.
DENSITY, COLOR: "MAHOGANY"
PROS
"MD IRON" BERMUDA

40°

2



PROJECT NO: 19002272
 DATE: 12/18/2020
 DRAWN: KPYMD/SB/KL
 REVIEWED: SB

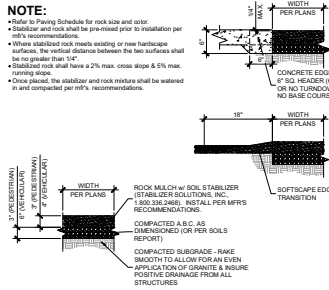
REVISIONS

NO.	DESCRIPTION
1	
2	
3	
4	
5	

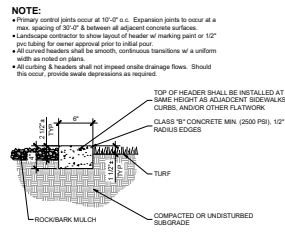
PLANTING PLAN

L4.03

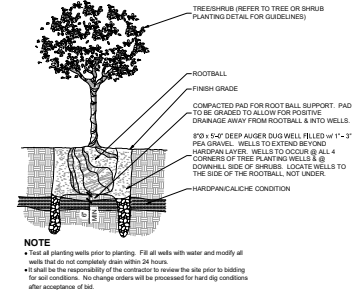
SHEET 12 OF 17



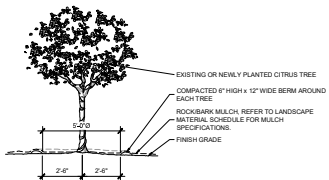
9 STABILIZED DECOMPOSED GRANITE
SCALE: NTS



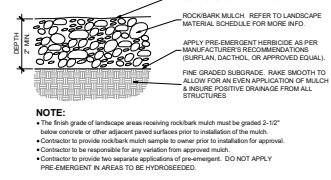
6 6" x 4" EXTRUDED CONCRETE HEADER
SCALE: NTS



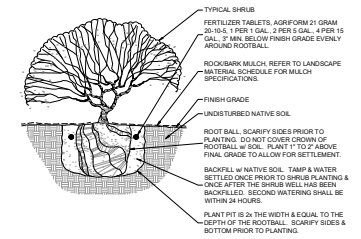
3 PLANTING IN HARDPAN
SCALE: NTS



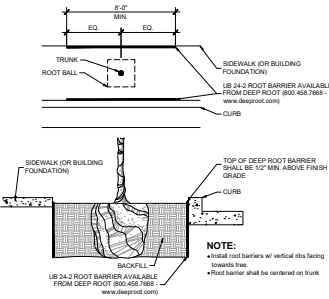
8 CITRUS TREE WELL
SCALE: NTS



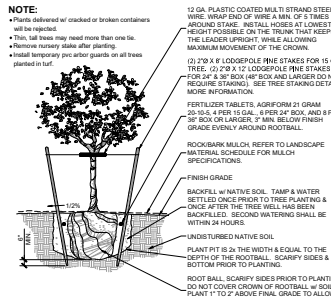
5 ROCK / BARK MULCH
SCALE: NTS



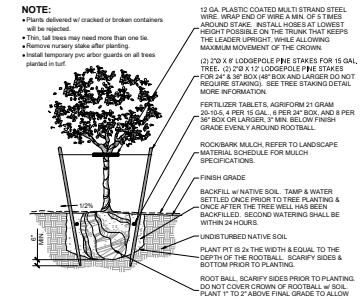
2 SHRUB PLANTING
SCALE: NTS



7 ROOT BARRIER
SCALE: NTS



4 TREE STAKING
SCALE: NTS



1 TREE PLANTING
SCALE: NTS



PARADISI
Parcel F
SURPRISE, ARIZONA

PROJECT NO:	1903272
DATE:	12/16/2020
DRAWN:	KPM/MSR
REVIEWED:	BB
REVISIONS:	
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	
11	
12	
13	
14	
15	
16	
17	
18	
19	
20	
21	
22	
23	
24	
25	
26	
27	
28	
29	
30	
31	
32	
33	
34	
35	
36	
37	
38	
39	
40	
41	
42	
43	
44	
45	
46	
47	
48	
49	
50	
51	
52	
53	
54	
55	
56	
57	
58	
59	
60	
61	
62	
63	
64	
65	
66	
67	
68	
69	
70	
71	
72	
73	
74	
75	
76	
77	
78	
79	
80	
81	
82	
83	
84	
85	
86	
87	
88	
89	
90	
91	
92	
93	
94	
95	
96	
97	
98	
99	
100	

PLANTING
DETAILS
L5.01
SHEET 17 OF 17



FS20-544

Paradisi at Sycamore Farms

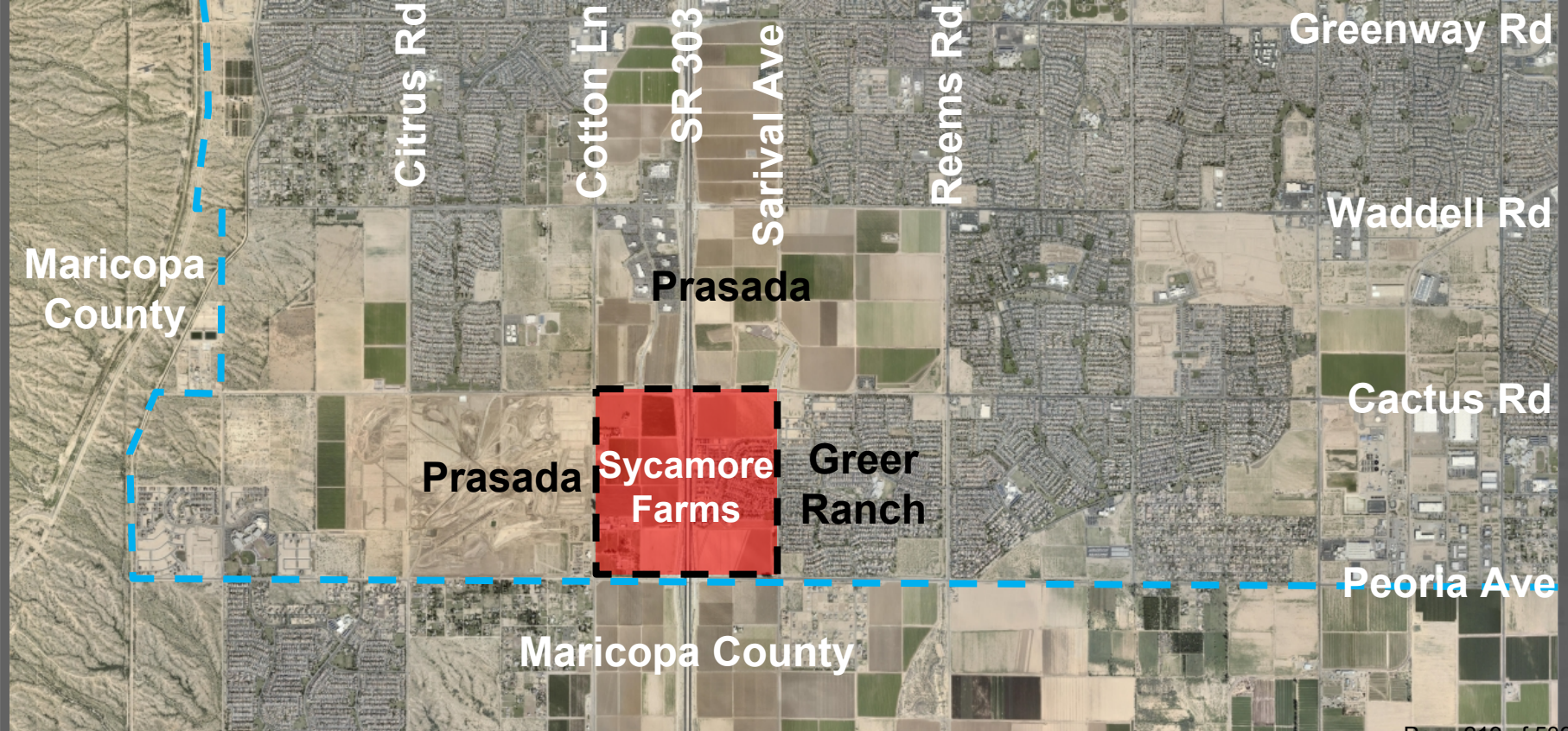
Parcel F - Final Plat

Mayor and City Council – May 4, 2021

VICINITY MAP

FS20-544

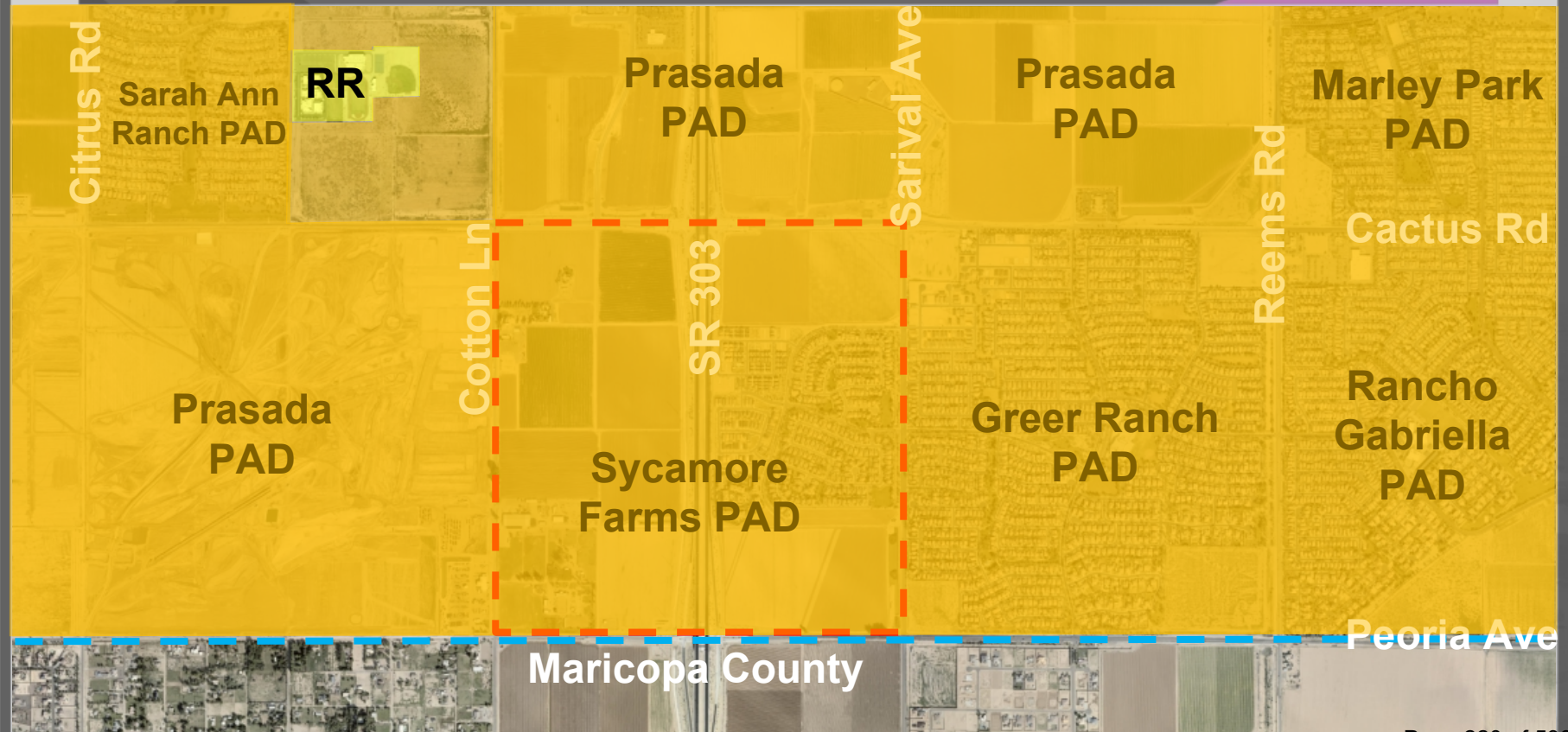
Paradisi at Sycamore Farms
Parcel F



ZONING MAP

FS20-544

Paradisi at Sycamore
Farms Parcel F



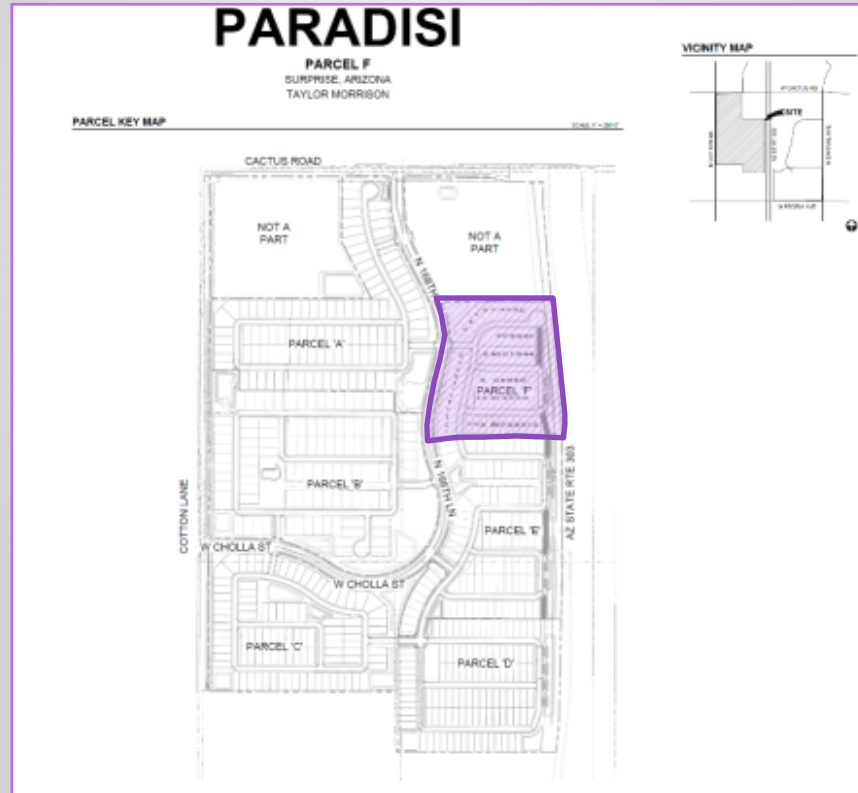


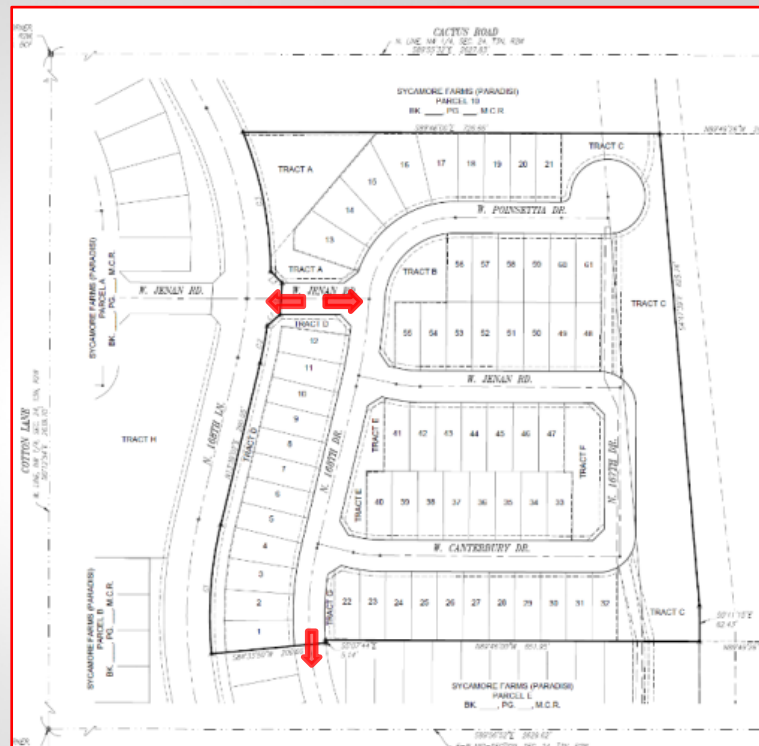
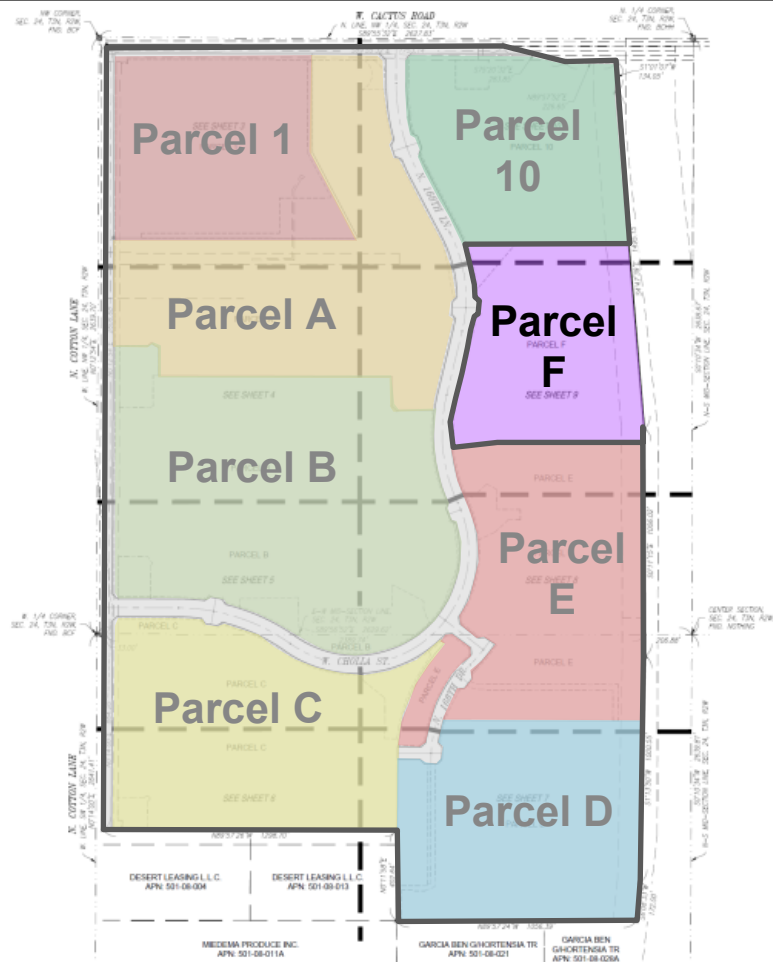
PAD ZONING MAP

CASE MAP

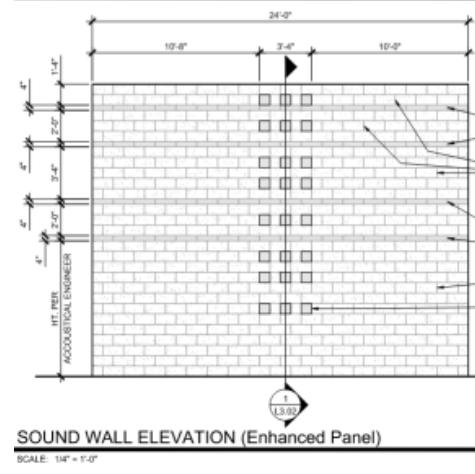
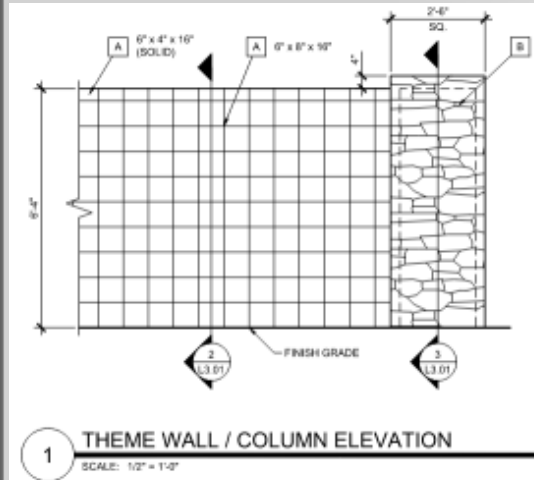
FS20-544

Paradisi at Sycamore Farms
Parcel F

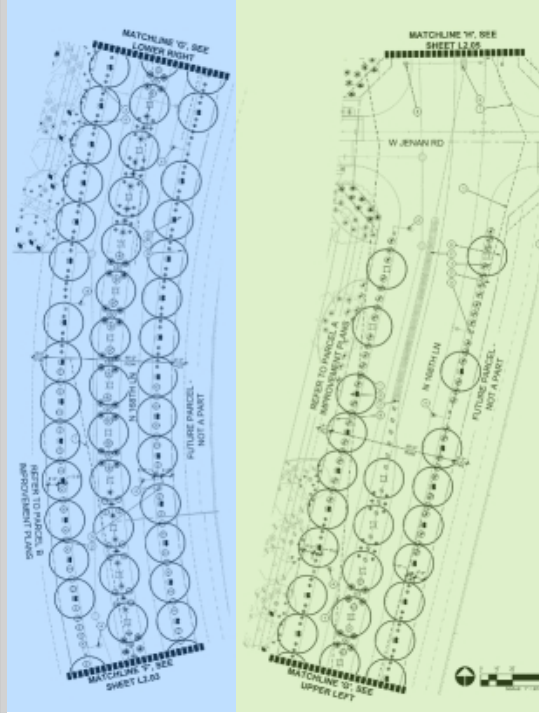




FINAL PLAT

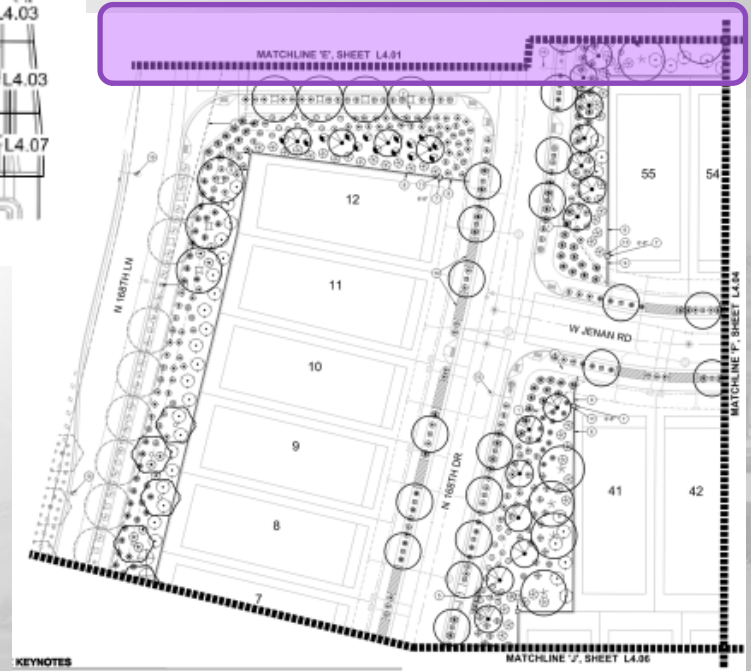
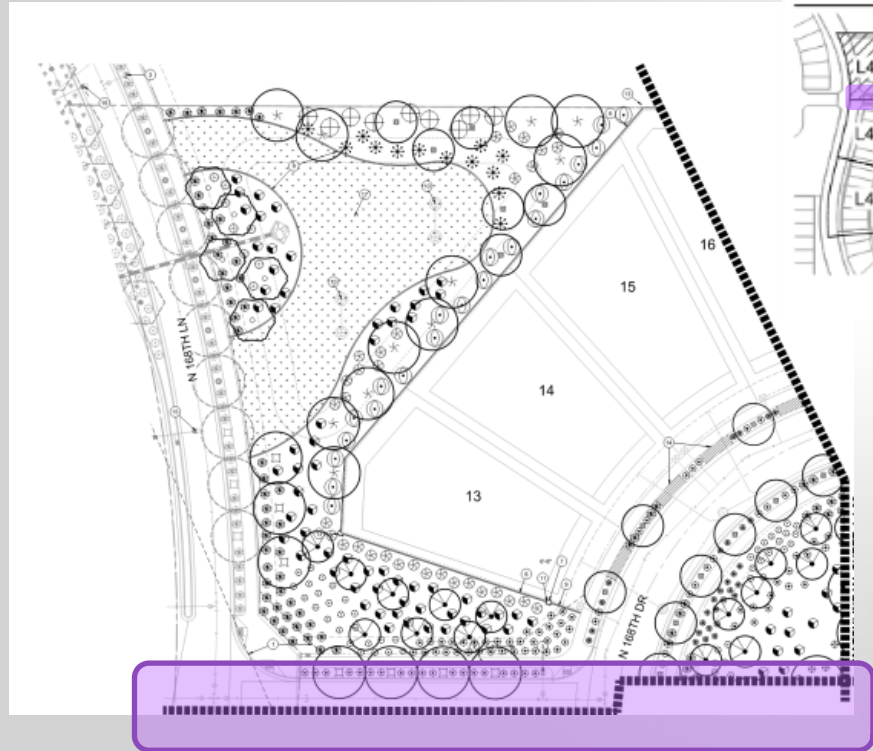
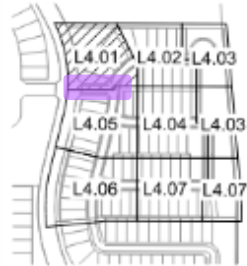


Theme and Sound Walls

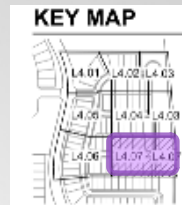
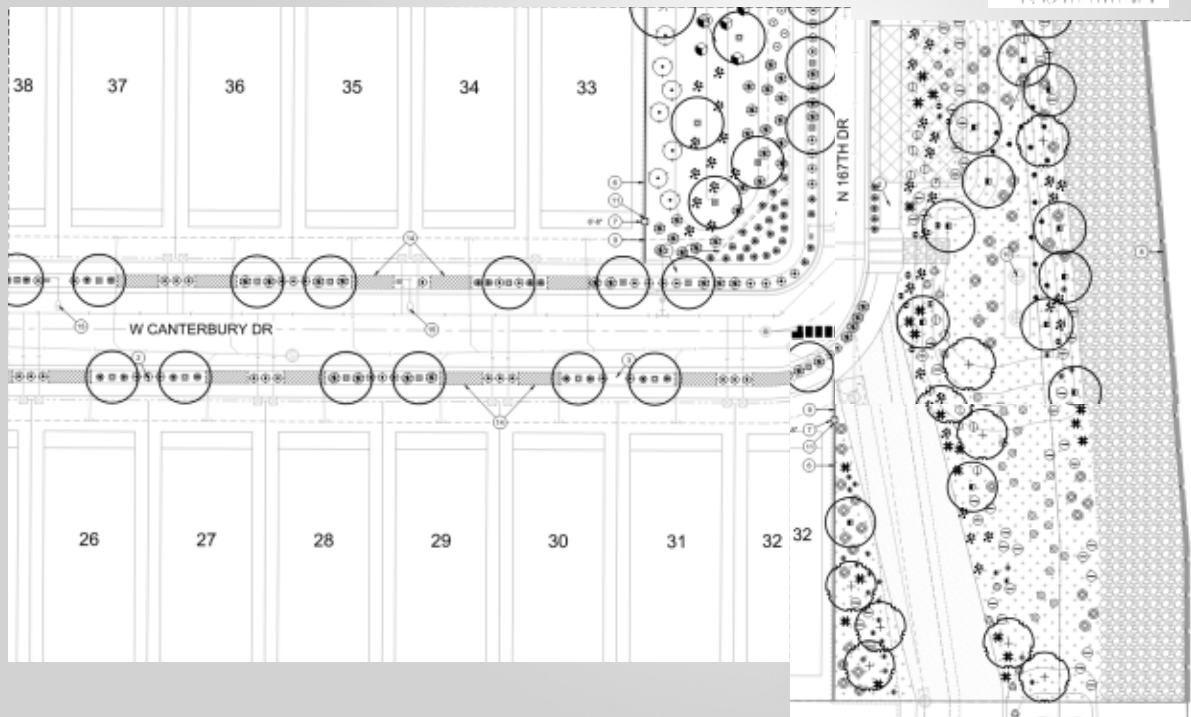


LANDSCAPE PLAN COLLECTOR ROAD

KEY MAP



Landscape





QUESTIONS / COMMENTS ?

Thank You



CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: May 4, 2021 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 approval of the Final Plat entitled, “Sycamore Farms (Paradisi) – Parcel A”, an approximately 27.64 acre property generally located south of the southeast corner of Cactus Road and Cotton Lane in the Sycamore Farms PAD; Case FS20-471.

Motion:

I move to approve the Final Plat entitled, “Sycamore Farms (Paradisi) – Parcel A”.

Background:

Kimley-Horn requests approval of the Final Plat for Paradisi at Sycamore Farms Parcel A. The subject property is approximately 27.64 acres and is located south of the southeast corner of Cactus Road and Cotton Lane. The subject property is zoned Sycamore Farms PAD with the underlying land use of low density residential (LDR-PAD).

The purpose of the final plat is to create 102 single-family lots for future development.

The proposed Final Plat is in compliance with the approved Sycamore Farms PADA approved under Case FS19-787.

Objective Analysis:

Approval of the proposed Final Plat allows the applicant the ability to subdivide the property as proposed.

Policy Compliant:

The requested Plat is consistent with the Sycamore Farms 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 staffing levels.

ATTACHMENTS:

1. 00 - FS20-471- Paradisi at Sycamore Farms Parcel A- Final Plat - CC Staff Report - 050421
 2. 01-FS20-471 - Paradisi at Sycamore Farms Parcel A - Vicinity Map - 050421
 3. 02-FS20-471 - Paradisi at Sycamore Farms Parcel A - Zoning Map - 050421
 4. 03-FS20-471 - Paradisi at Sycamore Farms Parcel A - PAD Zoning Map - 050421
 5. 04-FS20-471 - Paradisi at Sycamore Farms Parcel A - Case Map - 050421
 6. 05-FS20-471- Paradisi at Sycamore Farms Parcel A - Final Plat 03-08-21 (1)
 7. 06-FS20-471- Paradisi at Sycamore Farms Parcel A - Landscape Plans
 8. PP - FS20-471 Paradisi at Sycamore Farms Parcel A- FP - CC PowerPoint - 050421
-

Case: FS20-471

Project Name: Paradisi at Sycamore Farms Parcel A Final Plat

Council District: 3 - Mesquite

City Council Date: May 4, 2021

Planner: Laurie Lineberry, Planner

Owner: Taylor Morrison

Applicant: Kimley-Horn

Request: Final Plat for a 27.64-acre parcel located within the Sycamore Farms Planned Area Development (PAD).

Site Location: South of the southeast corner of Cactus Road and Cotton Lane in the Sycamore Farms PAD.

Site Size: 27.64 acres (approx.)

Findings:

- The proposed Final Plat is consistent with the Surprise General Plan 2035.
- The proposed Final Plat is consistent with the Sycamore Farms PAD.
- The proposed Final Plat is consistent with the approved Preliminary Plat.

Alternative Actions:

Approve – Approval of the proposed Final Plat will allow the applicant the ability to subdivide the property into 102 single-family lots, as proposed.

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

43

44 **Additional Information:**

45

46 Kimley-Horn requests approval of the Final Plat for Paradisi at Sycamore Farms Parcel A. The subject
47 property is approximately 27.64 acres and is located south of the southeast corner of Cactus Road
48 and Cotton Lane. The subject property is zoned Sycamore Farms PAD with the underlying land use of
49 low density residential (LDR-PAD).

50

51 The purpose of the final plat is to create 102 single-family lots for future development.

52

53 The proposed Final Plat is in compliance with the approved Sycamore Farms PADA approved under
54 Case FS19-787.

55

56 **Attachments:**

57

58 01 Vicinity Map

59 02 Zoning Map

60 03 PAD Zoning Map

61 04 Case Map

62 05 Final Plat

63 06 Landscape Plans

VICINITY MAP

FS20-471

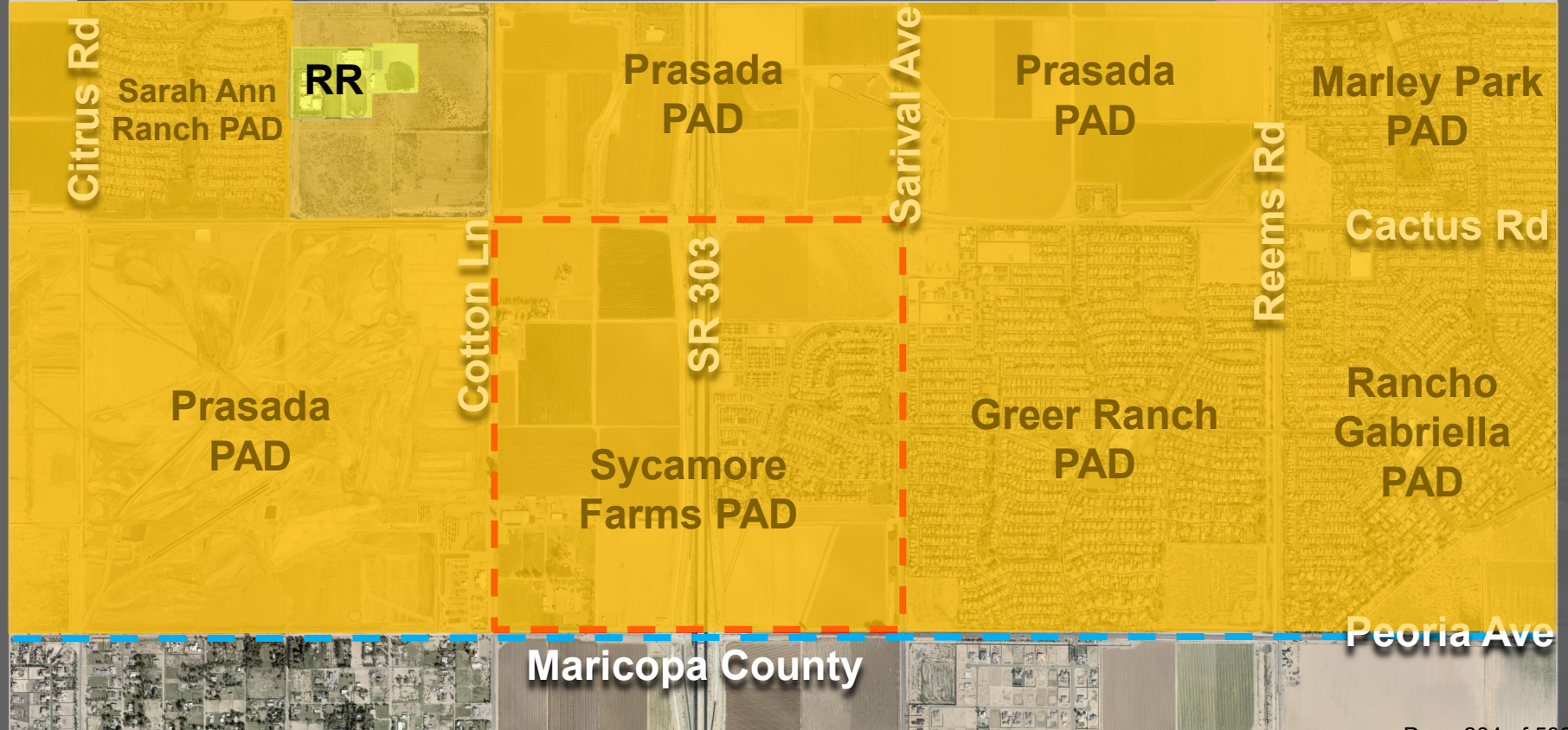
Paradisi at Sycamore Farms
Parcel A



ZONING MAP

FS20-471

Paradisi at Sycamore Farms
Parcel A





PAD ZONING MAP



LOT TABLE			
LOT #	SQ. FEET	SQ. FEET	ACRES
53	797.00	0.1828	
54	797.00	0.1828	
55	750.00	0.1684	
56	750.00	0.1684	
57	750.00	0.1684	
58	750.00	0.1684	
59	750.00	0.1684	
60	750.00	0.1684	
61	750.00	0.1684	
62	750.00	0.1684	
63	750.00	0.1684	
64	750.00	0.1684	
65	750.00	0.1684	
66	750.00	0.1684	
67	750.00	0.1684	
68	750.00	0.1684	
69	750.00	0.1684	
70	750.00	0.1684	
71	709.00	0.1633	
72	709.00	0.1633	
73	709.00	0.1633	
74	750.00	0.1684	
75	750.00	0.1684	
76	750.00	0.1684	
77	750.00	0.1684	
78	750.00	0.1684	
79	750.00	0.1684	
80	750.00	0.1684	
81	750.00	0.1684	
82	750.00	0.1684	
83	750.00	0.1684	
84	750.00	0.1684	
85	750.00	0.1684	
86	750.00	0.1684	
87	750.00	0.1684	
88	750.00	0.1684	
89	750.00	0.1684	
90	750.00	0.1684	
91	750.00	0.1684	
92	750.00	0.1684	
93	750.00	0.1684	
94	750.00	0.1684	
95	750.00	0.1684	
96	750.00	0.1684	
97	750.00	0.1684	
98	750.00	0.1684	
99	750.00	0.1684	
100	750.00	0.1684	
101	750.00	0.1684	
102	750.00	0.1684	
103	750.00	0.1684	
104	750.00	0.1684	
105	750.00	0.1684	
106	750.00	0.1684	
107	750.00	0.1684	
108	750.00	0.1684	
109	750.00	0.1684	
110	750.00	0.1684	
111	750.00	0.1684	
112	750.00	0.1684	
113	750.00	0.1684	
114	750.00	0.1684	
115	750.00	0.1684	
116	750.00	0.1684	
117	750.00	0.1684	
118	750.00	0.1684	
119	750.00	0.1684	
120	750.00	0.1684	
121	750.00	0.1684	
122	750.00	0.1684	
123	750.00	0.1684	
124	750.00	0.1684	
125	750.00	0.1684	
126	750.00	0.1684	
127	750.00	0.1684	
128	750.00	0.1684	
129	750.00	0.1684	
130	750.00	0.1684	
131	750.00	0.1684	
132	750.00	0.1684	
133	750.00	0.1684	
134	750.00	0.1684	
135	750.00	0.1684	
136	750.00	0.1684	
137	750.00	0.1684	
138	750.00	0.1684	
139	750.00	0.1684	
140	750.00	0.1684	
141	750.00	0.1684	
142	750.00	0.1684	
143	750.00	0.1684	
144	750.00	0.1684	
145	750.00	0.1684	
146	750.00	0.1684	
147	750.00	0.1684	
148	750.00	0.1684	
149	750.00	0.1684	
150	750.00	0.1684	
151	750.00	0.1684	
152	750.00	0.1684	
153	750.00	0.1684	
154	750.00	0.1684	
155	750.00	0.1684	
156	750.00	0.1684	
157	750.00	0.1684	
158	750.00	0.1684	
159	750.00	0.1684	
160	750.00	0.1684	
161	750.00	0.1684	
162	750.00	0.1684	
163	750.00	0.1684	
164	750.00	0.1684	
165	750.00	0.1684	
166	750.00	0.1684	
167	750.00	0.1684	
168	750.00	0.1684	
169	750.00	0.1684	
170	750.00	0.1684	
171	750.00	0.1684	
172	750.00	0.1684	
173	750.00	0.1684	
174	750.00	0.1684	
175	750.00	0.1684	
176	750.00	0.1684	
177	750.00	0.1684	
178	750.00	0.1684	
179	750.00	0.1684	
180	750.00	0.1684	
181	750.00	0.1684	
182	750.00	0.1684	
183	750.00	0.1684	
184	750.00	0.1684	
185	750.00	0.1684	
186	750.00	0.1684	
187	750.00	0.1684	
188	750.00	0.1684	
189	750.00	0.1684	
190	750.00	0.1684	
191	750.00	0.1684	
192	750.00	0.1684	
193	750.00	0.1684	
194	750.00	0.1684	
195	750.00	0.1684	
196	750.00	0.1684	
197	750.00	0.1684	
198	750.00	0.1684	
199	750.00	0.1684	
200	750.00	0.1684	
TOTAL	7200.00	17.7333	

OPEN SPACE		
TYPE	ACREAGE	PERCENTAGE
ACTIVE	2.21	48.59%
PASSIVE	2.36	51.41%
TOTAL	4.57	100.00

16.64% OPEN SPACE FOR PARCEL A



LINE #	BEARING	LENGTH
L1	S37°15'59"W	28.86'
L2	S18°55'18"E	55.00'
L3	N71°04'42"E	4.90'
L4	S88°06'56"E	28.87'
L5	S45°21'17"W	28.35'
L6	S61°12'22"W	55.13'
L7	S42°55'01"E	26.31'
L8	S57°28'39"W	11.99'
L9	N26°37'21"E	7.40'
L10	N17°04'40"E	1.63'
L11	S48°03'14"W	23.17'
L12	N89°55'35"W	37.50'
L13	S0°04'28"W	39.00'

LINE #	BEARING	LENGTH
L14	N62°57'54"W	27.77'
L15	S0°04'28"W	39.00'
L16	S38°45'40"W	24.90'
L17	N45°12'54"E	28.28'
L18	N44°47'06"W	28.28'
L19	N25°03'19"E	27.77'
L20	S44°47'06"W	28.28'
L21	S45°12'54"W	28.28'
L22	N44°47'06"W	28.28'
L23	N45°12'54"E	28.28'
L24	N51°55'36"W	23.54'
L25	N89°57'45"W	10.49'

CURVE #	DELTA	RADIUS	LENGTH	CHORD
C1	15°29'13"	904.50'	252.38'	S0°07'08"E 251.56'
C2	6°00'17"	900.00'	94.32'	S24°56'54"E 94.28'
C3	27°27'01"	572.50'	276.70'	S14°17'27"E 274.07'
C4	4°42'27"	572.50'	47.45'	S11°17'49"W 47.43'
C5	5°54'27"	760.00'	78.36'	S10°41'49"W 78.32'
C6	30°51'18"	63.50'	34.20'	N47°51'00"W 33.78'
C7	34°58'14"	63.50'	38.76'	N52°36'03"W 38.16'
C8	28°01'31"	1072.50'	527.04'	S13°56'17"E 521.80'
C9	28°09'56"	400.00'	186.63'	S13°52'04"E 184.66'
C10	14°08'50"	1050.00'	258.25'	N09°17'00"W 257.60'
C11	86°47'06"	16.00'	24.24'	N47°02'28"E 21.89'
C12	26°19'11"	65.00'	301.00'	N47°15'56"W 95.60'
C13	28°01'31"	1105.00'	540.49'	S13°56'17"E 535.12'
C14	17°57'21"	372.50'	88.56'	S21°08'22"E 88.36'
C15	90°00'00"	63.50'	99.75'	S45°12'54"E 89.80'
C16	90°00'00"	63.50'	99.75'	S44°47'06"E 89.80'
C17	90°00'00"	63.50'	99.75'	N45°12'54"E 89.80'
C18	28°09'56"	427.50'	210.15'	N17°53'04"W 208.04'
C19	6°26'14"	1050.00'	117.98'	N24°43'56"W 117.80'

LEGEND

- SECTION LINE
- BOUNDARY - PARCEL A
- RIGHT OF WAY
- EASEMENT DEDICATED HEREON
- EXISTING EASEMENT
- CONVEYING
- LOT LINE
- WATER LINE
- SET REBAR IN/ON CAP L5 41282 PER ANG DTL 120-1
- ALUMINUM CAP FLUSH
- BMSS CAP AS NOTED
- BOF TO BE SET AT COMPLETION OF CONSTRUCTION
- ASSESSORS PARCEL NUMBER
- ADP = ALUMINUM CAP FLUSH
- BOF = BMSS CAP FLUSH
- BOF = BOOM PASE
- DOT, PC = DODGET PRICE
- DOC = DOCUMENT
- EASMT = EASEMENT
- FND = FOUND
- M.C.R. = MARICOPA COUNTY RECORDER
- P.U.E. = PUBLIC UTILITY EASEMENT
- R/W = RIGHT-OF-WAY
- S.V.T. = 30'X30' SIGHT VISIBILITY TRIANGLE
- T.C.E. = TEMPORARY CONSTRUCTION EASEMENT
- V.N.A.E. = VEHICLE NON ACCESS EASEMENT



SCALE 1"=40'

W 1/4 CORNER SEC. 24, T2N, R2W, PND, BOF

NW CORNER SEC. 24, T2N, R2W, PND, BOF

MND 33.00' ROMOLA LTD FEE BK. 19, PG. 19, M.C.R.

MND 20.00' LATERAL 7 SUBLATERAL F ESM. BK. 14, PG. 35, BK. 24, PG. 3

MND 20.00' LATERAL 7 ESM. & PIPELINE M.C.R. NO. 08-1141233, M.C.R. NO. 2020-0097372

MND 20.00' LATERAL 7 SUBLATERAL F ESM. M.C.R. NO. 2021-0116402

W 1/4 CORNER SEC. 24, T2N, R2W, PND, BOF

NW CORNER SEC. 24, T2N, R2W, PND, BOF

MND 33.00' ROMOLA LTD FEE BK. 19, PG. 19, M.C.R.

MND 20.00' LATERAL 7 SUBLATERAL F ESM. BK. 14, PG. 35, BK. 24, PG. 3

MND 20.00' LATERAL 7 ESM. & PIPELINE M.C.R. NO. 08-1141233, M.C.R. NO. 2020-0097372

MND 20.00' LATERAL 7 SUBLATERAL F ESM. M.C.R. NO. 2021-0116402

W 1/4 CORNER SEC. 24, T2N, R2W, PND, BOF

NW CORNER SEC. 24, T2N, R2W, PND, BOF

MND 33.00' ROMOLA LTD FEE BK. 19, PG. 19, M.C.R.

MND 20.00' LATERAL 7 SUBLATERAL F ESM. BK. 14, PG. 35, BK. 24, PG. 3

MND 20.00' LATERAL 7 ESM. & PIPELINE M.C.R. NO. 08-1141233, M.C.R. NO. 2020-0097372

MND 20.00' LATERAL 7 SUBLATERAL F ESM. M.C.R. NO. 2021-0116402

W 1/4 CORNER SEC. 24, T2N, R2W, PND, BOF

NW CORNER SEC. 24, T2N, R2W, PND, BOF

MND 33.00' ROMOLA LTD FEE BK. 19, PG. 19, M.C.R.

MND 20.00' LATERAL 7 SUBLATERAL F ESM. BK. 14, PG. 35, BK. 24, PG. 3

MND 20.00' LATERAL 7 ESM. & PIPELINE M.C.R. NO. 08-1141233, M.C.R. NO. 2020-0097372

MND 20.00' LATERAL 7 SUBLATERAL F ESM. M.C.R. NO. 2021-0116402

W 1/4 CORNER SEC. 24, T2N, R2W, PND, BOF

NW CORNER SEC. 24, T2N, R2W, PND, BOF

MND 33.00' ROMOLA LTD FEE BK. 19, PG. 19, M.C.R.

MND 20.00' LATERAL 7 SUBLATERAL F ESM. BK. 14, PG. 35, BK. 24, PG. 3

MND 20.00' LATERAL 7 ESM. & PIPELINE M.C.R. NO. 08-1141233, M.C.R. NO. 2020-0097372

MND 20.00' LATERAL 7 SUBLATERAL F ESM. M.C.R. NO. 2021-0116402

W 1/4 CORNER SEC. 24, T2N, R2W, PND, BOF

NW CORNER SEC. 24, T2N, R2W, PND, BOF

MND 33.00' ROMOLA LTD FEE BK. 19, PG. 19, M.C.R.

MND 20.00' LATERAL 7 SUBLATERAL F ESM. BK. 14, PG. 35, BK. 24, PG. 3

MND 20.00' LATERAL 7 ESM. & PIPELINE M.C.R. NO. 08-1141233, M.C.R. NO. 2020-0097372

MND 20.00' LATERAL 7 SUBLATERAL F ESM. M.C.R. NO. 2021-0116402

W 1/4 CORNER SEC. 24, T2N, R2W, PND, BOF

NW CORNER SEC. 24, T2N, R2W, PND, BOF

MND 33.00' ROMOLA LTD FEE BK. 19, PG. 19, M.C.R.

MND 20.00' LATERAL 7 SUBLATERAL F ESM. BK. 14, PG. 35, BK. 24, PG. 3

MND 20.00' LATERAL 7 ESM. & PIPELINE M.C.R. NO. 08-1141233, M.C.R. NO. 2020-0097372

MND 20.00' LATERAL 7 SUBLATERAL F ESM. M.C.R. NO. 2021-0116402

W 1/4 CORNER SEC. 24, T2N, R2W, PND, BOF

NW CORNER SEC. 24, T2N, R2W, PND, BOF

MND 33.00' ROMOLA LTD FEE BK. 19, PG. 19, M.C.R.

MND 20.00' LATERAL 7 SUBLATERAL F ESM. BK. 14, PG. 35, BK. 24, PG. 3

MND 20.00' LATERAL 7 ESM. & PIPELINE M.C.R. NO. 08-1141233, M.C.R. NO. 2020-0097372

MND 20.00' LATERAL 7 SUBLATERAL F ESM. M.C.R. NO. 2021-0116402

W 1/4 CORNER SEC. 24, T2N, R2W, PND, BOF

NW CORNER SEC. 24, T2N, R2W, PND, BOF

MND 33.00' ROMOLA LTD FEE BK. 19, PG. 19, M.C.R.

MND 20.00' LATERAL 7 SUBLATERAL F ESM. BK. 14, PG. 35, BK. 24, PG. 3

MND 20.00' LATERAL 7 ESM. & PIPELINE M.C.R. NO. 08-1141233, M.C.R. NO. 2020-0097372

MND 20.00' LATERAL 7 SUBLATERAL F ESM. M.C.R. NO. 2021-0116402

W 1/4 CORNER SEC. 24, T2N, R2W, PND, BOF

NW CORNER SEC. 24, T2N, R2W, PND, BOF

MND 33.00' ROMOLA LTD FEE BK. 19, PG. 19, M.C.R.

MND 20.00' LATERAL 7 SUBLATERAL F ESM. BK. 14, PG. 35, BK. 24, PG. 3

MND 20.00' LATERAL 7 ESM. & PIPELINE M.C.R. NO. 08-1141233, M.C.R. NO. 2020-0097372

MND 20.00' LATERAL 7 SUBLATERAL F ESM. M.C.R. NO. 2021-0116402

W 1/4 CORNER SEC. 24, T2N, R2W, PND, BOF

NW CORNER SEC. 24, T2N, R2W, PND, BOF

MND 33.00' ROMOLA LTD FEE BK. 19, PG. 19, M.C.R.

MND 20.00' LATERAL 7 SUBLATERAL F ESM. BK. 14, PG. 35, BK. 24, PG. 3

MND 20.00' LATERAL 7 ESM. & PIPELINE M.C.R. NO. 08-1141233, M.C.R. NO. 2020-0097372

MND 20.00' LATERAL 7 SUBLATERAL F ESM. M.C.R. NO. 2021-0116402

W 1/4 CORNER SEC. 24, T2N, R2W, PND, BOF

NW CORNER SEC. 24, T2N, R2W, PND, BOF

MND 33.00' ROMOLA LTD FEE BK. 19, PG. 19, M.C.R.

MND 20.00' LATERAL 7 SUBLATERAL F ESM. BK. 14, PG. 35, BK. 24, PG. 3

MND 20.00' LATERAL 7 ESM. & PIPELINE M.C.R. NO. 08-1141233, M.C.R. NO. 2020-0097372

MND 20.00' LATERAL 7 SUBLATERAL F ESM. M.C.R. NO. 2021-0116402

W 1/4 CORNER SEC. 24, T2N, R2W, PND, BOF

NW CORNER SEC. 24, T2N, R2W, PND, BOF

MND 33.00' ROMOLA LTD FEE BK. 19, PG. 19, M.C.R.

MND 20.00' LATERAL 7 SUBLATERAL F ESM. BK. 14, PG. 35, BK. 24, PG. 3

MND 20.00' LATERAL 7 ESM. & PIPELINE M.C.R. NO. 08-1141233, M.C.R. NO. 2020-0097372

MND 20.00' LATERAL 7 SUBLATERAL F ESM. M.C.R. NO. 2021-0116402

W 1/4 CORNER SEC. 24, T2N, R2W, PND, BOF

NW CORNER SEC. 24, T2N, R2W, PND, BOF

MND 33.00' ROMOLA LTD FEE BK. 19, PG. 19, M.C.R.

MND 20.00' LATERAL 7 SUBLATERAL F ESM. BK. 14, PG. 35, BK. 24, PG. 3

MND 20.00' LATERAL 7 ESM. & PIPELINE M.C.R. NO. 08-1141233, M.C.R. NO. 2020-0097372

MND 20.00' LATERAL 7 SUBLATERAL F ESM. M.C.R. NO. 2021-0116402

W 1/4 CORNER SEC. 24, T2N, R2W, PND, BOF

NW CORNER SEC. 24, T2N, R2W, PND, BOF

MND 33.00' ROMOLA LTD FEE BK. 19, PG. 19, M.C.R.

MND 20.00' LATERAL 7 SUBLATERAL F ESM. BK. 14, PG. 35, BK. 24, PG. 3

MND 20.00' LATERAL 7 ESM. & PIPELINE M.C.R. NO. 08-1141233, M.C.R. NO. 2020-0097372

MND 20.00' LATERAL 7 SUBLATERAL F ESM. M.C.R. NO. 2021-0116402

W 1/4 CORNER SEC. 24, T2N, R2W, PND, BOF

NW CORNER SEC. 24, T2N, R2W, PND, BOF

MND 33.00' ROMOLA LTD FEE BK. 19, PG. 19, M.C.R.

MND 20.00' LATERAL 7 SUBLATERAL F ESM. BK. 14, PG. 35, BK. 24, PG. 3

MND 20.00' LATERAL 7 ESM. & PIPELINE M.C.R. NO. 08-1141233, M.C.R. NO. 2020-0097372

MND 20.00' LATERAL 7 SUBLATERAL F ESM. M.C.R. NO. 2021-0116402

W 1/4 CORNER SEC. 24, T2N, R2W, PND, BOF

NW CORNER SEC. 24, T2N, R2W, PND, BOF

MND 33.00' ROMOLA LTD FEE BK. 19, PG. 19, M.C.R.

MND 20.00' LATERAL 7 SUBLATERAL F ESM. BK. 14, PG. 35, BK. 24, PG. 3

MND 20.00' LATERAL 7 ESM. & PIPELINE M.C.R. NO. 08-1141233, M.C.R. NO. 2020-0097372

MND 20.00' LATERAL 7 SUBLATERAL F ESM. M.C.R. NO. 2021-0116402

W 1/4 CORNER SEC. 24, T2N, R2W, PND, BOF

NW CORNER SEC. 24, T2N, R2W, PND, BOF

MND 33.00' ROMOLA LTD FEE BK. 19, PG. 19, M.C.R.

MND 20.00' LATERAL 7 SUBLATERAL F ESM. BK. 14, PG. 35, BK. 24, PG. 3

MND 20.00' LATERAL 7 ESM. & PIPELINE M.C.R. NO. 08-1141233, M.C.R. NO. 2020-0097372

MND 20.00' LATERAL 7 SUBLATERAL F ESM. M.C.R. NO. 2021-0116402

W 1/4 CORNER SEC. 24, T2N, R2W, PND, BOF

NW CORNER SEC. 24, T2N, R2W, PND, BOF

MND 33.00' ROMOLA LTD FEE BK. 19, PG. 19, M.C.R.

MND 20.00' LATERAL 7 SUBLATERAL F ESM. BK. 14, PG. 35, BK. 24, PG. 3

MND 20.00' LATERAL 7 ESM. & PIPELINE M.C.R. NO. 08-1141233, M.C.R. NO. 2020-0097372

MND 20.00' LATERAL 7 SUBLATERAL F ESM. M.C.R. NO. 2021-0116402

W 1/4 CORNER SEC. 24, T2N, R2W, PND, BOF

NW CORNER SEC. 24, T2N, R2W, PND, BOF

MND 33.00' ROMOLA LTD FEE BK. 19, PG. 19, M.C.R.

MND 20.00' LATERAL 7 SUBLATERAL F ESM. BK. 14, PG. 35, BK. 24, PG. 3

MND 20.00' LATERAL 7 ESM. & PIPELINE M.C.R. NO. 08-1141233, M.C.R. NO. 2020-0097372

MND 20.00' LATERAL 7 SUBLATERAL F ESM. M.C.R. NO. 2021-0116402

W 1/4 CORNER SEC. 24, T2N, R2W, PND, BOF

NW CORNER SEC. 24, T2N, R2W, PND, BOF

MND 33.00' ROMOLA LTD FEE BK. 19, PG. 19, M.C.R.

MND 20.00' LATERAL 7 SUBLATERAL F ESM. BK. 14, PG. 35, BK. 24, PG. 3

MND 20.00' LATERAL 7 ESM. & PIPELINE M.C.R. NO. 08-1141233, M.C.R. NO. 2020-0097372

MND 20.00' LATERAL 7 SUBLATERAL F ESM. M.C.R. NO. 2021-0116402

W 1/4 CORNER SEC. 24, T2N, R2W, PND, BOF

NW CORNER SEC. 24, T2N, R2W, PND, BOF

MND 33.00' ROMOLA LTD FEE BK. 19, PG. 19, M.C.R.

MND 20.00' LATERAL 7 SUBLATERAL F ESM. BK. 14, PG. 35, BK. 24, PG. 3

GENERAL CONSTRUCTION NOTES

- THESE NOTES ARE TO BE USED FOR GENERAL REFERENCE IN CONJUNCTION WITH AND AS A SUPPLEMENT TO THE WRITTEN SPECIFICATIONS, APPROVED ADDENDA, AND CHANGE ORDERS ASSOCIATED WITH THESE LANDSCAPE IMPROVEMENT DOCUMENTS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ALL NECESSARY PERMITS AND SHALL NOTIFY ALL UTILITY COMPANIES WITH UTILITIES ON SITE PRIOR TO THE CONSTRUCTION OF THE PROJECT. CONTRACTOR SHALL ADHERE TO ALL APPLICABLE LOCAL, STATE AND/OR FEDERAL LAWS OR REGULATIONS PERTAINING TO THE PROJECT.
- IN ALL CASES WHERE A CONFLICT MAY OCCUR, SUCH AS BETWEEN ITEMS COVERED IN SPECIFICATIONS AND NOTES ON THE DRAWINGS, OR BETWEEN GENERAL NOTES AND SPECIFIC DETAILS, THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED AND HE OR SHE WILL INTERPRET THE INTENT OF THE CONTRACT DOCUMENTS.
- A QUALIFIED SUPERVISOR SHALL BE PRESENT ON SITE AT ALL TIMES DURING CONSTRUCTION.
- DETAILS NOTED AS "TYPICAL" SHALL APPLY IN ALL CASES UNLESS SPECIFICALLY SHOWN OR NOTED OTHERWISE.
- LANDSCAPE CONTRACTOR SHALL INSPECT WITH THE OWNERS AUTHORIZED REPRESENTATIVE AND/OR OWNER ALL EXISTING CONDITIONS PRIOR TO THE START OF ANY WORK. THE CONTRACTOR SHALL BE RESPONSIBLE UNDER THIS CONTRACT TO REPAIR AND/OR REPLACE, AT THEIR OWN EXPENSE, ANY STRUCTURES, FENCES, WALLS, PLANT MATERIAL, OR OTHER ITEMS DESTROYED DURING CONSTRUCTION. LIKEWISE THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING AND/OR REPLACING ANY AND ALL DAMAGES TO ADJACENT PROPERTIES OR ANY OTHER AREAS OUTSIDE THE CONTRACT LIMITS. THE DAMAGED ITEMS/AREAS WILL BE RESTORED TO THEIR ORIGINAL CONDITION TO THE SATISFACTION OF THE OWNERS AND/OR OWNERS AUTHORIZED REPRESENTATIVE.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE ALL PLANT MATERIAL LOCATIONS WITH OTHER TRADES PRIOR TO INSTALLATION. THE CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH THE LOCATIONS OF EXISTING AND FUTURE UNDERGROUND SERVICES AND IMPROVEMENTS WHICH MAY CONFLICT WITH THE WORK TO BE DONE. PRIOR TO THE START OF WORK, ALL UNDERGROUND UTILITIES ARE TO BE LOCATED AND PROTECTED. CONTRACTOR IS RESPONSIBLE FOR THE INITIAL CALL AND FUTURE UPDATES TO BLUE STAKE AT 602-263-1100. EXISTING UNDERGROUND SERVICES SHALL NOT BE DISTURBED OR REMOVED WITHOUT APPROVAL OF THE OWNERS AND/OR OWNERS AUTHORIZED REPRESENTATIVE, UNLESS SPECIFICALLY NOTED OTHERWISE ON DRAWINGS.
- CONTRACTOR SHALL PROVIDE BARRICADES AND TRAFFIC CONTROL ALONG PUBLIC STREETS IF REQUIRED DURING CONSTRUCTION.
- PLANTING AND IRRIGATION DESIGN MAY BE MODIFIED TO ADAPT TO WALK CONFIGURATIONS THAT DIFFER FROM THESE PLANS, AND DUE TO GRADE LIMITATIONS ON SITE.
- REFER TO ENGINEERING PLANS FOR DRAINAGE FLOWS. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE THAT THESE ARE PROVIDED FOR AND NOT IMPAIRED WITH OBSTRUCTIONS.
- NO PART OF THE CONTRACT DOCUMENTS ARE INTENDED TO BE IN VIOLATION OF CODES. IF DISCREPANCIES EXIST, NOTIFY LANDSCAPE ARCHITECT AND OWNER IMMEDIATELY.
- COORDINATE AND COOPERATE WITH ALL CONTRACTORS OF ATTACHED, ADJOINING AND/OR INTERFACING WORK TO INSURE ORDERLY AND EFFICIENT COMPLETION OF ALL WORK.
- ALL CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE CODES AND ORDINANCES (FEDERAL, STATE, LOCAL, AND HEALTH DEPARTMENTS), EXCEPT WHERE REQUIREMENTS OF CONTRACT DOCUMENTS ARE MOST STRINGENT.
- ALL EXISTING PLANT MATERIAL SHALL REMAIN UNLESS OTHERWISE NOTED.
- ANY PLANT MATERIAL THAT MUST BE REMOVED DUE TO CONSTRUCTION MUST BE APPROVED BY OWNER AND/OR OWNERS AUTHORIZED REPRESENTATIVE. NOTIFY OWNER AND/OR OWNERS AUTHORIZED REPRESENTATIVE AT LEAST 48 HOURS PRIOR TO REMOVAL AND/OR RELOCATION OF ALL PLANTS.
- IF ANY EXISTING PLANT MATERIAL THAT IS TO REMAIN IS DAMAGED BY CONTRACTOR, THE CONTRACTOR SHALL REPLACE THE DAMAGED PLANT WITH A NEW ONE OF THE SAME SIZE AND VARIETY AT NO COST TO THE OWNER.
- DO NOT DISTURB SOIL WITHIN BRANCH SPREAD OF TREES OR SHRUBS TO REMAIN WITHOUT APPROVAL OF THE OWNER AND/OR OWNERS AUTHORIZED REPRESENTATIVE.
- ANY DISCREPANCIES BETWEEN THE PLANS AND CONDITIONS ON SITE SHALL BE REPORTED IMMEDIATELY TO THE OWNER AND/OR OWNERS AUTHORIZED REPRESENTATIVE.
- CONTRACTOR SHALL PROVIDE OWNER WITH ALL WARRANTY INFORMATION, INSTRUCTION MANUALS AND ANY OTHER PRODUCT INFORMATION FOR ALL NEW EQUIPMENT OR MACHINERY INSTALLED ON THE SITE WITHIN TWO WEEKS AFTER SUBSTANTIAL COMPLETION.
- NO DESIGN MODIFICATIONS SHALL BE MADE WITHOUT THE OWNER AND/OR OWNER'S AUTHORIZED REPRESENTATIVE, AND CITY OF SURPRISE'S APPROVAL.
- CONTRACTOR SHALL BE RESPONSIBLE FOR HAULING AND LEGALLY DISPOSING OF MATERIALS DESIGNATED TO BE REMOVED. PROVIDE RECEIPTS FOR DUMPING TO OWNER FOR THEIR FILES.
- ALL BASE INFORMATION IS FROM OTHER PROJECT TEAM MEMBERS AS LISTED IN THE "PROJECT TEAM LIST" ON THIS SHEET. A THOROUGH ATTEMPT HAS BEEN MADE TO KEEP UP TO DATE WITH THE MOST CURRENT BASE INFORMATION. HOWEVER, DISCREPANCIES MAY EXIST BETWEEN THESE PLANS AND OTHER TEAM MEMBERS PLANS. IN ALL CASES THE ENGINEERS PLANS SHALL HAVE PRECEDENCE OVER THE LANDSCAPE PLANS FOR FINAL PROJECT CONFIGURATION.
- ALL SIDEWALKS SHOWN ON THESE PLANS ARE FOR REFERENCE ONLY. REFER TO CIVIL ENGINEERING PLANS FOR FINAL LAYOUT, GRADES, FINISHES, DETAILS, AND METHODS OF CONSTRUCTION. RVI UNDER NO CIRCUMSTANCES ASSUMES RESPONSIBILITY FOR UNFORESEEN CONFLICTS, ENGINEERING, STRUCTURAL CALCULATIONS, OR INSTALLATION THAT IS BEYOND OUR CONTROL.
- SIGHT LINES AND VISIBILITY TRIANGLES ARE SHOWN ON THESE PLANS FOR REFERENCE ONLY. REFER TO ENGINEERING PLANS OR GOVERNING MUNICIPALITY FOR SPECIFIC GUIDELINES. IN CASES WHERE THERE IS MORE THAN ONE GOVERNING BODY, THE MOST RESTRICTIVE GUIDELINE SHALL PREVAIL.
- ALL WALLS AND VERTICAL SITE FEATURES DESIGNED IN THE INTEREST OF THIS PROJECT ARE SCHEMATIC IN NATURE. POTENTIAL CONSTRUCTION DETAILING AND TECHNIQUES ARE SHOWN FOR DESIGN INTENT CLARIFICATION ONLY. THE CONTRACTOR SHALL HAVE THE ULTIMATE RESPONSIBILITY TO ENSURE THAT ALL CONSTRUCTED ELEMENTS ON THIS PROJECT ARE STRUCTURALLY SOUND AND ARE BUILT WITHIN ALL APPLICABLE CITY, STATE, AND FEDERAL GUIDELINES. RVI UNDER NO CIRCUMSTANCES ASSUMES RESPONSIBILITY FOR UNFORESEEN CONFLICTS, ENGINEERING, STRUCTURAL CALCULATIONS, OR INSTALLATION.
- SHOP DRAWING REVIEWS WILL BE DONE TO ENSURE THAT PRODUCT DATA, MATERIALS, AND SAMPLES MEET OR EXCEED THE ORIGINAL DESIGN INTENT OF THESE DRAWINGS ONLY. RVI UNDER NO CIRCUMSTANCES ASSUMES RESPONSIBILITY FOR UNFORESEEN CONFLICTS, ENGINEERING, STRUCTURAL CALCULATIONS OR INSTALLATION RESULTING FROM THE PRODUCTION OF ANY SHOP DRAWINGS.

COMMON ABBREVIATIONS

SYMBOL	DEFINITION	SYMBOL	DEFINITION	SYMBOL	DEFINITION
@	AT	EQ	EQUAL	PL	PROPERTY LINE
AVG	AVERAGE	EX	EXISTING	POC	POINT OF CONNECTION
BPU	BACKFLOW PREVENTION UNIT	FF	FINISH FLOOR	PUE	PUBLIC UTILITY EASEMENT
BTH	BROWN TRUNK HEIGHT	FG	FINISH GRADE	PSI	POUNDS PER SQUARE INCH
R	RADIUS	FL	FLOW LINE	RAD	RADIUS
CAL	CALIPER	FT	FEET	R/W	RIGHT OF WAY (R.O.W.)
CB	CATCH BASIN	GAL	GALLONS	SF	SQUARE FEET
CF	CUBIC FEET	GPM	GALLONS PER HOUR	STD	STANDARD
CJ	CONTROL JOINT	GPM	GALLONS PER MINUTE	SOL	SIGHT DISTANCE LINE
CL	CENTERLINE	HORIZ	HORIZONTAL	SMBLAR	SIMILAR
CLR	CLEAR	HP	HIGH POINT	SJ	SCORE JOINT
CMU	CONCRETE MASONRY UNIT	HT	HEIGHT	SVT	SIGHT VISIBILITY TRIANGLE
CONC	CONCRETE	LF	LINEAR FEET	SW	SW
CONT	CONTINUOUS	LOC	LIMIT OF CONSTRUCTION	TBS	TO BE SELECTED
D DIA	DIAMETER	LANDSCAPE	LANDSCAPE	TW	TOP OF WALL
DG	DECOMPOSED GRANITE	MAX	MAXIMUM	TYP	TYPICAL
EA	EACH	MIN	MINIMUM	VERT	VERTICAL
EJ	EXPANSION JOINT	N/S	NOT TO SCALE	W	WITH
ELEV	ELEVATION	OC	ON CENTER		

GENERAL SCOPE OF WORK

- THE SCOPE OF WORK FOR THIS PROJECT INCLUDES COMPLETE LANDSCAPING IMPROVEMENTS AS SHOWN ON THE DRAWINGS AND AS SPECIFIED HEREIN. VERIFY QUESTIONS ON SCOPE OF WORK PRIOR TO SUBMITTING A BID.
- CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS INCLUDING WATER, EQUIPMENT AND INCIDENTALS AS SHOWN, SPECIFIED AND REQUIRED TO PERFORM LANDSCAPING WORK. THE EXTENT OF THE LANDSCAPING WORK IS SHOWN ON THE DRAWINGS AND IN THE SCHEDULES. THE TYPES OF LANDSCAPING REQUIRED MAY INCLUDE THE FOLLOWING:
 - AESTHETIC FINISH GRADING
 - BOULDER PLACEMENT
 - INSTALLATION OF TREES, SHRUBS, GROUNDCOVERS, AND ANY OTHER NURSERY STOCK
 - INSTALLATION OF TURF AREAS
 - DECOMPOSED GRANITE AND PRE-EMERGENT APPLICATIONS (2)
 - MULCHES, AND ALL OTHER MATERIAL NECESSARY TO COMPLETE THE PLANTING JOB AS SPECIFIED
 - MISCELLANEOUS LANDSCAPE MATERIALS AND IMPROVEMENTS
 - FERTILIZERS AND SOIL AMENDMENTS
 - MAINTENANCE WORK AS SPECIFIED UNTIL COMPLETION OF THE CONTRACT
 - GUARANTEES
- OBTAIN ALL PERMITS AND PAY REQUIRED FEES TO ANY GOVERNMENTAL AGENCY HAVING JURISDICTION OVER THE WORK. ARRANGE INSPECTIONS REQUIRED BY LOCAL AGENCIES AND ORDINANCES DURING THE COURSE OF CONSTRUCTION AS REQUIRED.
- COORDINATE AND COOPERATE WITH OTHER CONTRACTORS WORKING ON THE SITE FOR SUCCESSFUL COMPLETION OF THE PROJECT.
- BEFORE COMMENCING WORK ON THE SITE, BECOME THOROUGHLY ACQUAINTED WITH LAYOUT OF ALL UNDERGROUND UTILITIES AND STRUCTURES OVER THE ENTIRE SITE. ALL REQUISITE REPAIRS TO DAMAGE CAUSED BY WORK OF THIS SECTION SHALL BE AT THE CONTRACTOR'S EXPENSE.
- THE IRRIGATION WORK CONSISTS OF INSTALLING A COMPLETE UNDERGROUND SPRINKLER, EMITTER, AND BUBBLER SYSTEM FOR ALL TURF AND LANDSCAPED AREAS AS SHOWN ON THE DRAWINGS AND AS HEREINAFTER SPECIFIED, INCLUDING THE FURNISHING OF ALL LABOR, EQUIPMENT, APPLIANCES, AND MATERIALS INCLUDING WATER AND IN PERFORMING ALL OPERATION IN CONNECTION WITH THE CONSTRUCTION OF THE IRRIGATION SYSTEM. WORK SHALL INCLUDE FURNISHING AND INSTALLING ALL PLASTIC AND COPPER PIPE AND FITTINGS, AUTOMATIC CONTROL VALVES, VALVE ACCESS BOXES, ELECTRIC COMPUTERIZED CENTRAL CONTROLLERS, ELECTRIC WIRE, TELEPHONE ACCESS LINE (IF REQUIRED), ETC. AS REQUIRED FOR A COMPLETE SYSTEM AS SHOWN ON THE DRAWINGS AND AS CALLED FOR IN THESE SPECIFICATIONS OR AS MAY BE REQUIRED FOR PROPER OPERATION OF THE SYSTEM. THE CONTRACTOR IS RESPONSIBLE FOR ALL COSTS OF WATER USED IN CONNECTION WITH THE INSTALLATION OF THE IRRIGATION SYSTEM.
- UNLESS OTHERWISE SPECIFIED OR INDICATED ON THE DRAWINGS, THE CONSTRUCTION OF THE IRRIGATION SYSTEM SHALL INCLUDE THE FURNISHING, INSTALLING AND TESTING OF ALL MAINS, LATERALS, RISERS, AND FITTINGS. THE FURNISHING AND INSTALLING OF IRRIGATION HEADS, CONTROL VALVES, CONTROLLERS, LOW AND HIGH VOLTAGE ELECTRIC WIRE, TELEPHONE ACCESS LINE TO CENTRAL CONTROL UNIT (IF REQUIRED), POINT OF CONNECTION, CONTROLS, RESTORATION OF EXISTING IMPROVEMENTS, EXCAVATION AND BACKFILL, AND ALL OTHER WORK IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS AS REQUIRED FOR A COMPLETE SYSTEM.
- WHENEVER ANY MATERIAL IS SPECIFIED BY NAME AND/OR NUMBER, SUCH SPECIFICATIONS SHALL BE DEEMED TO BE USED FOR THE PURPOSE OF FACILITATING A DESCRIPTION OF THE MATERIALS AND ESTABLISHING QUALITY, AND SHALL BE DEEMED AND CONSTRUED TO BE FOLLOWED BY THE WORDS "OR APPROVED EQUAL." NO SUBSTITUTIONS WILL BE PERMITTED WHICH HAVE NOT BEEN SUBMITTED FOR APPROVAL PRIOR TO BIDDING.
- LANDSCAPE CONTRACTOR SHALL CALL FOR "BLUE STAKE" AS REQUIRED. EXERCISE EXTREME CAUTION IN ALL PLANTING OPERATIONS, AS THERE MAY BE UNDERGROUND ELECTRIC AND TELEPHONE CABLES, SEWER LINES AND WATER LINES THROUGHOUT THE ENTIRE AREA. CONTRACTOR SHALL STUDY AND BE FAMILIAR WITH THE LOCATION OF THESE OBSTRUCTIONS AND UNDERGROUND UTILITIES. PLACE PLANTINGS WHERE SHOWN ON THE PLANS. IF THERE ARE OBSTRUCTIONS OR UNDERGROUND UTILITIES, RELOCATE PLANTS CLEAR OF ANY INTERFERENCE. LANDSCAPE CONTRACTOR SHALL REPAIR ALL DAMAGES CAUSED BY THEM TO OBSTRUCTIONS AND UNDERGROUND UTILITIES AT NO EXPENSE TO THE OWNER.
- MAINTAIN UNINTERRUPTED WATER SERVICE TO BUILDING DURING NORMAL WORKING HOURS. ARRANGE FOR TEMPORARY WATER SHUT-OFF WITH ARCHITECT/ENGINEER DURING INSTALLATION OF IRRIGATION SYSTEM, IF NECESSARY.
- ALL WORK AND MATERIALS TO BE IN FULL ACCORDANCE WITH THE LATEST RULES AND REGULATIONS OF SAFETY ORDERS OF DIVISION OF INDUSTRIAL SAFETY, THE UNIFORM BUILDING CODE, M.A.G. SPECIFICATIONS AND OTHER APPLICABLE LAWS OR REGULATIONS, INCLUDING ALL CITY CODES. NOTHING IN THESE SPECIFICATIONS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES. SHOULD THE CONSTRUCTION DOCUMENTS, OR INSTRUCTIONS, BE AT VARIANCE WITH THE AFOREMENTIONED RULES AND REGULATIONS, NOTIFY LANDSCAPE ARCHITECT AND GET INSTRUCTIONS BEFORE PROCEEDING WITH THE WORK AFFECTED. IF LANDSCAPE ARCHITECT IS NOT NOTIFIED OF ANY VARIANCE IT SHALL BE UNDERSTOOD THAT THE CONTRACTOR ASSUMES ANY AND ALL RESPONSIBILITY FOR THE WORK DONE.
- CLEAN UP SHALL BE MADE DAILY AS EACH PORTION OF THE WORK PROGRESSES. REFUSE AND EXCESS DIRT SHALL BE REMOVED FROM THE SITE, AND WALKS AND PAVING SHALL BE SWEEP OR WASHED DOWN DAILY. ANY DAMAGE SHALL BE REPAIRED TO ORIGINAL CONDITIONS AT CONTRACTORS EXPENSE. LEAVE WORK IN CLEAN CONDITION.
- SUBMIT DETAILED OPERATION AND MAINTENANCE DATA FOR ALL EQUIPMENT AND ACCESSORIES PROVIDED UNDER THESE PLANS INCLUDING ASSEMBLY AND PART LISTS FOR EACH TYPE OF VALVE, EMITTER, ETC., FURNISHED TO THE ENGINEER/OWNERS REPRESENTATIVE.

HARDSCAPE GENERAL NOTES

- THESE NOTES ARE GENERAL AND MAY BE SUPERSEDED BY EITHER THE SPECIFICATIONS OR LOCAL TRADE PRACTICES.
- ALL FORMWORK ALIGNMENT SHALL BE STRAIGHT AND EVEN. RADI AND CURVES ARE TO HAVE SMOOTH, CONTINUOUS TRANSITIONS WITHOUT ABRUPT CHANGES OR BENDS. JOINT LOCATIONS NOT SPECIFICALLY INDICATED ON THE PLANS SHALL BE EVENLY SPACED AND VISUALLY UNOBTUSIVE.
- ALL REINFORCING STEEL, DOWELS, ANCHOR BOLTS, AND OTHER INSERTS SHALL BE FIRMLY SECURED IN THE PROPER POSITION PRIOR TO PLACING CONCRETE.
- ALL FLATWORK SHALL BE LAID WITH A CONSTANT SLOPE BETWEEN TWO SPOT ELEVATIONS. CHANGES IN SLOPE SHALL BE ACCOMPLISHED IN A GRADUAL MANNER. ALL HARDSCAPE SHALL SLOPE AWAY FROM BUILDINGS AT 1% SLOPE UNLESS NOTED OTHERWISE ON DRAWINGS.
- NEW CONCRETE PAVING SHALL MATCH EXISTING IN COLOR AND TEXTURE, UNLESS NOTED OTHERWISE ON DRAWINGS.
- IT IS RECOMMENDED THAT THE CONTRACTOR SHALL RETAIN THE SERVICES OF A REGISTERED GEOTECHNICAL ENGINEER TO PERFORM NECESSARY TESTING AND INSPECTIONS FOR QUALITY CONTROL TO ENSURE THAT THE REQUIREMENTS REFERENCED ARE COMPLIED WITH.
- THE LANDSCAPE ARCHITECT AND STRUCTURAL ENGINEER ASSUMES NO RESPONSIBILITY FOR THE VALIDITY OF THE SUBSURFACE CONDITIONS DESCRIBED IN THE DRAWINGS.
- ALL STEEL SURFACES SHALL BE CLEAN AND FREE OF OILS, BURRS, WELD RESIDUE AND OTHER DELETERIOUS MATERIALS PRIOR TO FINISHING.
- CONTRACTOR SHALL PROVIDE COMPLETE SHOP DRAWINGS BASED ON FIELD DIMENSIONS, FOR ALL STEEL ELEMENTS PRIOR TO CONSTRUCTION. FOR REVIEW BY LANDSCAPE ARCHITECT. CONTRACTOR SHALL SUBMIT FINISH SAMPLE FOR REVIEW BY OWNER AND/OR LANDSCAPE ARCHITECT.
- MEMBER SIZES INDICATED ARE FOR DESIGN INTENT ONLY. CONTRACTOR SHALL ENGINEER FOR STRUCTURAL INTEGRITY. FIELD VERIFY DIMENSIONS OF ADJACENT AND ADJOINING WORK. REPORT ANY DISCREPANCIES TO OWNER AND/OR LANDSCAPE ARCHITECT.
- WELD CONNECTIONS CONTINUOUS AND SOLID. REMOVE ANY SPATTER AND SLAG AND GRIND WELDS SMOOTH. PREPARE SURFACE FOR PAINTING TO CLEAN, SMOOTH, AND FREE OF OBJECTIONABLE MATERIAL. WASH, STEAM CLEAN, SANDBLAST, OR WIRE BRUSH TO BASE METAL.
- BOLTS TO BE CADMIUM PLATED OR STAINLESS STEEL.
- CAP EXPOSED ENDS OF TUBING.
- REINFORCING MARKED "CONTINUOUS" MAY BE SPLICED WITH A LAP OF 30 BAR DIAMETERS (2'-0" MINIMUM) IN CONCRETE, 40 BAR DIAMETERS (2'-6" MINIMUM IN MASONRY), UNLESS NOTED OTHERWISE.
- ALL REINFORCING SHALL BE SUPPORTED IN CONFORMANCE WITH "THE MANUAL OF STANDARD PRACTICE FOR REINFORCED CONCRETE STRUCTURES" LATEST EDITION.
- REINFORCING SHALL HAVE THE FOLLOWING CONCRETE COVER UNLESS OTHERWISE INDICATED:
 - WALLS @ 1'-12"
 - FORMED SURFACE IN CONTACT WITH EARTH @ 2"
 - SURFACE DEPOSITED DIRECTLY AGAINST EARTH @ 3"
- ANY DOWELS USED SHALL BE EQUAL IN SIZE AND SPACING TO VERTICAL BARS.
- MASONRY UNITS: SHALL BE GRADE "N" TYPE I CONFORMING TO LATEST ASTM STANDARD SPECIFICATION C-90 AND MANUFACTURED IN ACCORDANCE WITH "CONCRETE MASONRY ASSOCIATION" STANDARDS. SPECIALTY BLOCK SHALL BE AS NOTED ON PLANS.
- MORTAR: SHALL BE TYPE S, CONFORMING TO ASTM C270, WITH A 28 DAY COMPRESSIVE STRENGTH OF 1800 PSI.
- GROUT: FRESHLY PREPARED AND UNIFORMLY MIXED. GROUT SHALL BE COMPOSED BY VOLUME OF 1 PART PORTLAND CEMENT AND 2 1/4 TO 3 PARTS SAND, TO WHICH MAY BE ADDED NOT MORE THAN ONE-TENTH PART LIME. WATER SHALL BE ADDED TO PRODUCE CONSISTENCY FOR POURING WITHOUT SEGREGATION OF THE CONSTITUENTS. GROUT SHALL ATTAIN A COMPRESSIVE STRENGTH OF 2000 PSI AT 28 DAYS.
- PORTLAND CEMENT: SHALL BE TYPE II AND CONFORM TO LATEST ASTM STANDARD SPECIFICATION C-150.
- WATERPROOF ALL MASONRY BELOW GRADE.

RVI
120 S. Ash Avenue
Tempe, Arizona 85281
Tel: 480-354-0354
www.rviconsulting.com

EXPRES 03/29/21



Consult Arizona RVI or check our web
working days before you begin excavation
ARIZONA
Call RVI or check ArizonaRVI.com

PARADISI
PARCEL A
SURPRISE, AZ

PROJECT NO: 19000272
DATE: 02/11/2021
DRAWN: BG/SB/KL/MD/KU
REVIEWED: SB / BG

REVISIONS
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81
82
83
84
85
86
87
88
89
90
91
92
93
94
95
96
97
98
99
100
101
102
103
104
105
106
107
108
109
110
111
112
113
114
115
116
117
118
119
120
121
122
123
124
125
126
127
128
129
130
131
132
133
134
135
136
137
138
139
140
141
142
143
144
145
146
147
148
149
150
151
152
153
154
155
156
157
158
159
160
161
162
163
164
165
166
167
168
169
170
171
172
173
174
175
176
177
178
179
180
181
182
183
184
185
186
187
188
189
190
191
192
193
194
195
196
197
198
199
200
201
202
203
204
205
206
207
208
209
210
211
212
213
214
215
216
217
218
219
220
221
222
223
224
225
226
227
228
229
230
231
232
233
234
235
236
237
238
239
240
241
242
243
244
245
246
247
248
249
250
251
252
253
254
255
256
257
258
259
260
261
262
263
264
265
266
267
268
269
270
271
272
273
274
275
276
277
278
279
280
281
282
283
284
285
286
287
288
289
290
291
292
293
294
295
296
297
298
299
300
301
302
303
304
305
306
307
308
309
310
311
312
313
314
315
316
317
318
319
320
321
322
323
324
325
326
327
328
329
330
331
332
333
334
335
336
337
338
339
340
341
342
343
344
345
346
347
348
349
350
351
352
353
354
355
356
357
358
359
360
361
362
363
364
365
366
367
368
369
370
371
372
373
374
375
376
377
378
379
380
381
382
383
384
385
386
387
388
389
390
391
392
393
394
395
396
397
398
399
400
401
402
403
404
405
406
407
408
409
410
411
412
413
414
415
416
417
418
419
420
421
422
423
424
425
426
427
428
429
430
431
432
433
434
435
436
437
438
439
440
441
442
443
444
445
446
447
448
449
450
451
452
453
454
455
456
457
458
459
460
461
462
463
464
465
466
467
468
469
470
471
472
473
474
475
476
477
478
479
480
481
482
483
484
485
486
487
488
489
490
491
492
493
494
495
496
497
498
499
500
501
502
503
504
505
506
507
508
509
510
511
512
513
514
515
516
517
518
519
520
521
522
523
524
525
526
527
528
529
530
531
532
533
534
535
536
537
538
539
540
541
542
543
544
545
546
547
548
549
550
551
552
553
554
555
556
557
558
559
560
561
562
563
564
565
566
567
568
569
570
571
572
573
574
575
576
577
578
579
580
581
582
583
584
585
586
587
588
589
590
591
592
593
594
595
596
597
598
599
600
601
602
603
604
605
606
607
608
609
610
611
612
613
614
615
616
617
618
619
620
621
622
623
624
625
626
627
628
629
630
631
632
633
634
635
636
637
638
639
640
641
642
643
644
645
646
647
648
649
650
651
652
653
654
655
656
657
658
659
660
661
662
663
664
665
666
667
668
669
670
671
672
673
674
675
676
677
678
679
680
681
682
683
684
685
686
687
688
689
690
691
692
693
694
695
696
697
698
699
700
701
702
703
704
705
706
707
708
709
710
711
712
713
714
715
716
717
718
719
720
721
722
723
724
725
726
727
728
729
730
731
732
733
734
735
736
737
738
739
740
741
742
743
744
745
746
747
748
749
750
751
752
753
754
755
756
757
758
759
760
761
762
763
764
765
766
767
768
769
770
771
772
773
774
775
776
777
778
779
780
781
782
783
784
785
786
787
788
789
790
791
792
793
794
795
796
797
798
799
800
801
802
803
804
805
806
807
808
809
810
811
812
813
814
815
816
817
818
819
820
821
822
823
824
825
826
827
828
829
830
831
832
833
834
835
836
837
838
839
840
841
842
843
844
845
846
847
848
849
850
851
852
853
854
855
856
857
858
859
860
861
862
863
864
865
866
867
868
869
870
871
872
873
874
875
876
877
878
879
880
881
882
883
884
885
886
887
888
889
890
891
892
893
894
895
896
897
898
899
900
901
902
903
904
905
906
907
908
909
910
911
912
913
914
915
916
917
918
919
920
921
922
923
924
925
926
927
928
929
930
931
932
933
934
935
936
937
938
939
940
941
942
943
944
945
946
947
948
949
950
951
952
953
954
955
956
957
958
959
960
961
962
963
964
965
966
967
968
969
970
971
972
973
974
975
976
977
978
979
980
981
982
983
984
985
986
987
988
989
990
991
992
993
994
995
996
997
998
999
1000
1001
1002
1003
1004
1005
1006
1007
1008
1009
1010
1011
1012
1013
1014
1015
1016
1017
1018
1019
1020
1021
1022
1023
1024
1025
1026
1027
1028
1029
1030
1031
1032
1033
1034
1035
1036
1037
1038
1039
1040
1041
1042
1043
1044
1045
1046
1047
1048
1049
1050
1051
1052
1053
1054
1055
1056
1057
1058
1059
1060
1061
1062
1063
1064
1065
1066
1067
1068
1069
1070
1071
1072
1073
1074
1075
1076
1077
1078
1079
1080
1081
1082
1083
1084
1085
1086
1087
1088
1089
1090
1091
1092
1093
1094
1095
1096
1097
1098
1099
1100
1101
1102
1103
1104
1105
1106
1107
1108
1109
1110
1111
1112
1113
1114
1115
1116
1117
1118
1119
1120
1121
1122
1123
1124
1125
1126
1127
1128
1129
1130
1131
1132
1133
1134
1135
1136
1137
1138
1139
1140
1141
1142
1143
1144
1145
1146
1147
1148
1149
1150
1151
1152
1153
1154
1155
1156
1157
1158
1159
1160
1161
1162
1163
1164
1165
1166
1167
1168
1169
1170
1171
1172
1173
1174
1175
1176
1177
1178
1179
1180
1181
1182
1183
1184
1185
1186
1187
1188
1189
1190
1191
1192
1193
1194
1195
1196
1197
1198
1199
1200
1201
1202
1203
1204
1205
1206
1207
1208
1209
1210
1211
1212
1213
1214
1215
1216
1217
1218
1219
1220
1221
1222
1223
1224
1225
1226
1227
1228
1229
1230
1231
1232
1233
1234
1235
1236
1237
1238
1239
1240
1241
1242
1243
1244
1245
1246
1247
1248
1249
1250
1251
1252
1253
1254
1255
1256
1257

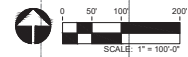
PROJECT NO : 19002272
DATE : 02/11/2021
OWN: BG/SB/KL/MD/KU
REVIEWED: SB / BG

REVISIONS

L0.02

SHEET 03 OF 27

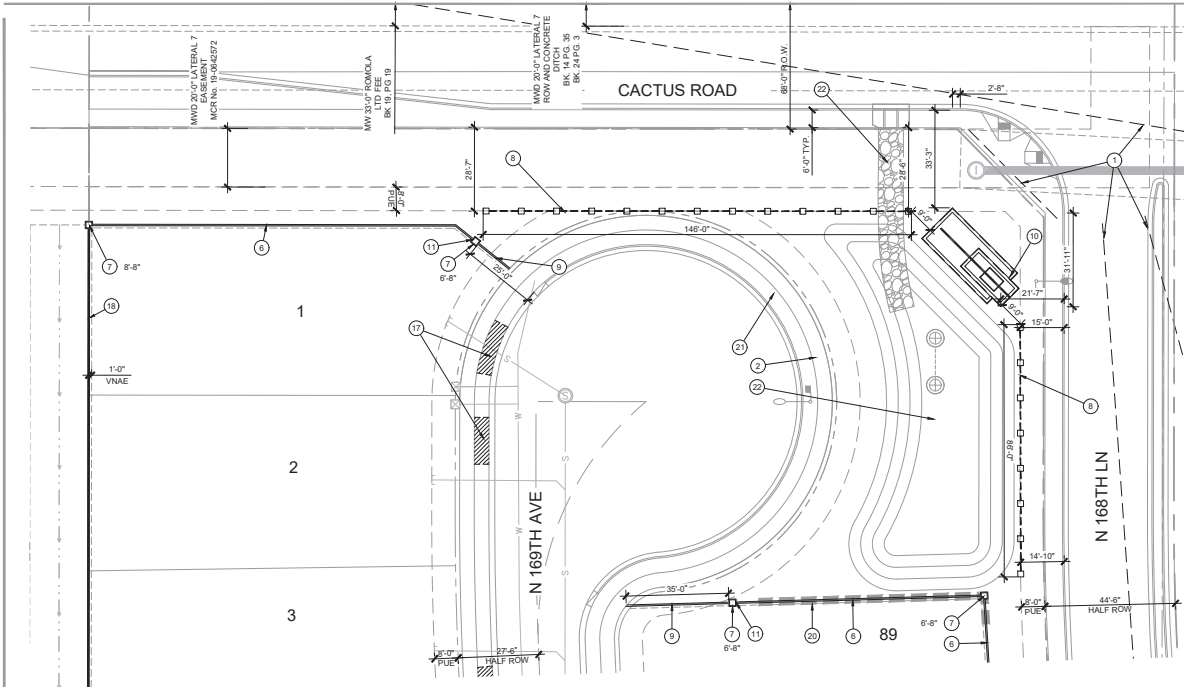
4TH SUBMITTAL, CASE NUMBER FS20-471





ALL WALL LOCATIONS AND ALIGNMENTS ARE GRAPHICALLY ILLUSTRATED ON THE WALL PLAN. WALLS AND FOOTINGS SHALL NOT BE INSTALLED IN RIGHT-OF-WAYS, UTILITY EASEMENTS (INCLUDING THE MWD EASEMENT), OR SIGHT VISIBILITY TRIANGLES. CONTRACTOR TO STAKE WALL CORNERS AND TURN POINTS AND GET CLIENT AND/OR LANDSCAPE ARCHITECT APPROVAL PRIOR TO INSTALLATION. UNLESS OTHERWISE NOTED THE CENTER OF ALL PERIMETER WALLS SHALL BE INSTALLED ON THE LOT LINE.

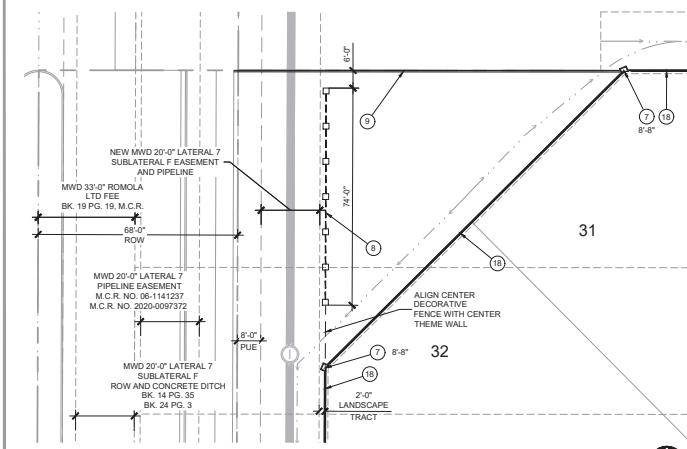




1 CACTUS RD AND 168TH LN ENTRY

PAVING SCHEDULE

- ALL SIDEWALKS NATURAL GRAY CONCRETE w/ HEAVY BROOM FINISH. REFER TO CIVIL ENGINEERING PLANS
- ENGINEERED WOOD FIBER (EWF), 12" DEPTH, AVAILABLE FROM ROBERTSON RECREATIONAL SURFACES (www.bobrobertson.com, 1.800.858.0519). INSTALL PER MFR.
- LANDSCAPE SIDEWALKS, NATURAL GRAY CONCRETE w/ HEAVY BROOM FINISH. REFER TO DETAIL 3 & 5 / L3.04
- DAVIS COLORED CONCRETE "SANDSTONE" (5237) w/ 3/8" - 1/2" EXPOSED AGGREGATE FINISH (DAVIS COLORS - 1.800.356.4848). APPLY GRACE TOP CAST GRADE 100 SURFACE RETARDANT AT MFR. RECOMMENDED RATE (www.gpcc.com, 877.440.0000). REFER TO DETAILS 3 & 5 / L3.04
- STABILIZED DECOMPOSED GRANITE. REFER TO DETAIL 11 / L3.04 1/4" MINUS DECOMPOSED GRANITE, COLOR: ASH, ROCK PRO USA (480.591.5151) w/ SOIL STABILIZER APPLIED



2 NORTH WEST DECORATIVE FENCE

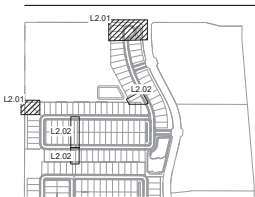
HARDSCAPE KEYNOTES

- 1 VISIBILITY EASEMENT, ALL TREE LIMBS, LEAVES, NEEDLES OR OTHER FOLIAGE MUST BE TRIMMED TO BE ABOVE 8'4" AND BELOW 3'0"
- 2 LOCATION OF SIDEWALK, REFER TO ENGINEERING PLANS FOR MORE INFORMATION
- 3 FIRE HYDRANT - TREES AND SHRUBS TO MAINTAIN A 5'-0" CLEARANCE UNDERGROUND UTILITY - SEE CIVIL PLANS
- 4 OPEN SPACE SIDEWALK / FLATWORK, REFER TO DETAILS 3 & 5 / L3.04
- 5 6' THEME WALL, REFER TO DETAIL 1 / L3.01
- 6 7' THEME WALL COLUMN, REFER TO DETAIL 1 / L3.01
- 7 DECORATIVE FENCE, REFER TO DETAIL 7 / L3.01
- 8 CONCRETE HEADER, REFER TO DETAIL 6 / L3.04
- 9 PRIMARY ENTRY MONUMENTATION, REFER TO DETAIL 6 / L3.02
- 10 SIDE YARD WALL END. FINAL LOCATION TO BE STAKED AND OR ADJUSTED IN THE FIELD
- 11 RAMADA, REFER TO DETAIL 4 / L3.03
- 12 APPROXIMATE LOCATION OF PLAY STRUCTURE SAFETY ZONE
- 13 REINFORCED CONCRETE TURN-DOWN, REFER TO DETAIL 6 / L3.04
- 14 6' x 18" REINFORCED CONCRETE HEADER, REFER TO DETAIL 7 / L3.04
- 15 BARBECUE GRILL, REFER TO DETAIL 3 / L3.03
- 16 DRIVEWAY LOCATION FOR REFERENCE ONLY, FINAL LOCATIONS TBD BY DEVELOPER, TYPICAL
- 17 8' THEME WALL, REFER TO DETAIL 4 / L3.01
- 18 DRAINAGE OPENING, REFER TO DETAIL 2 / L3.02
- 19 RETAINING WALL, REFERENCE CIVIL DRAWINGS
- 20 STREETLIGHT, REFERENCE SITE LIGHTING AND ELECTRICAL DRAWINGS
- 21 DRAINAGE STRUCTURE, REFERENCE CIVIL DRAWINGS
- 22 MAILBOX PAD A, REFER TO DETAIL 4 / L3.02
- 23 MAILBOX PAD B, REFER TO DETAIL 4 / L3.02
- 24 STEEL EDGING, REFER TO DETAIL 9 / L3.04
- 25 SEAT WALL, REFER TO DETAIL 1 / L3.04
- 26 LOG PILING, REFER TO DETAIL 1 / L3.05
- 27 ACCESSIBLE RAMP TO PLAY AREA, REFER TO DETAIL 4 / L3.04

AMENITY SCHEDULE

ITEM	BENCH
COLOR	FAUX WOOD HORIZONTAL SLATS - ESPRESSO
SPECIFICATIONS	WINCHESTER COLLECTION 8FT BENCH WITH BACK & ARMS, SURFACE MOUNT, MODEL: W1112C (INSTALL AS PER MANUFACTURER SPECIFICATIONS)
MANUFACTURER	WABASH VALLEY - CONTACT: DELAND BENTZ (480.882.2286 EXT. 2232, WWW.WABASHVALLEY.COM)
QUANTITY	4
ITEM	TRASH RECEPTACLE
COLOR	FAUX WOOD VERTICAL SLATS - ESPRESSO
SPECIFICATIONS	URBANSAPPE - "FG" STYLE 32 GALLON RECEPTACLE WITH LINER AND SOLID DOME, SURFACE MOUNT, MODEL: T3202S (INSTALL AS PER MANUFACTURER SPECIFICATIONS)
MANUFACTURER	WABASH VALLEY - CONTACT: DELAND BENTZ (480.882.2286 EXT. 2232, WWW.WABASHVALLEY.COM)
QUANTITY	4
ITEM	CHILD PICNIC TABLE
COLOR	NANTUCKET BLUE (RAL 5005)
SPECIFICATIONS	PUDDIN DRIPPINS BREAKWATER PICNIC TABLE 4FT. SURFACE MOUNT, MODEL: PD-BW6-4 (INSTALL AS PER MANUFACTURER SPECIFICATIONS)
MANUFACTURER	KEYSTONE RIDGE DESIGNS, INC. - CONTACT: CHANCE HOPPER (724.284.1213 EXT. 244, WWW.KEYSTONERIDGEDESIGNS.COM)
QUANTITY	2
ITEM	PLAY EQUIPMENT A
COLOR	COLOR PALETTE AM
SPECIFICATIONS	MOBIUS CLIMBER 6-PANEL DB ONLY, MODEL: 150636A (INSTALL AS PER MANUFACTURER SPECIFICATIONS), REFER TO DETAIL 10 / L3.04
MANUFACTURER	LANDSCAPE STRUCTURES - CONTACT: JUSTIN GALION (800.457.5444, WWW.EXERPLAY.COM)
QUANTITY	1
ITEM	PLAY EQUIPMENT B
COLOR	COLOR PALETTE AM
SPECIFICATIONS	MOBIUS CLIMBER 6-PANEL DB ONLY, MODEL: 150636A (INSTALL AS PER MANUFACTURER SPECIFICATIONS), REFER TO DETAIL 10 / L3.04
MANUFACTURER	LANDSCAPE STRUCTURES - CONTACT: JUSTIN GALION (800.457.5444, WWW.EXERPLAY.COM)
QUANTITY	1
ITEM	8FT PICNIC TABLE
COLOR	NANTUCKET BLUE (RAL 5005)
SPECIFICATIONS	BREAKWATER PICNIC TABLE 8FT, SURFACE MOUNT, MODEL: BW-6 (INSTALL AS PER MANUFACTURER SPECIFICATIONS)
MANUFACTURER	KEYSTONE RIDGE DESIGNS, INC. - CONTACT: CHANCE HOPPER (724.284.1213 EXT. 244, WWW.KEYSTONERIDGEDESIGNS.COM)
QUANTITY	3
ITEM	8FT ADA PICNIC TABLE
COLOR	NANTUCKET BLUE (RAL 5005)
SPECIFICATIONS	BREAKWATER ADA PICNIC TABLE 8FT, SURFACE MOUNT, MODEL: BW-ADA (INSTALL AS PER MANUFACTURER SPECIFICATIONS)
MANUFACTURER	KEYSTONE RIDGE DESIGNS, INC. - CONTACT: CHANCE HOPPER (724.284.1213 EXT. 244, WWW.KEYSTONERIDGEDESIGNS.COM)
QUANTITY	2
ITEM	PET WASTE STATION
COLOR	GREEN
SPECIFICATIONS	ALUMINUM DOGPOT PET STATION, MODEL: 1003-L (INSTALL AS PER MANUFACTURER SPECIFICATIONS)
MANUFACTURER	DOGPOT - CONTACT: DELAND BENTZ (480.882.2286 EXT. 2232, WWW.DOGPOT.COM)
QUANTITY	2
ITEM	BICYCLE RACK
COLOR	TEXTURED RUST
SPECIFICATIONS	BIKE RACK 285, MODEL: 282-0905-1 EMBEDMENT MOUNT (INSTALL AS PER MANUFACTURER SPECIFICATIONS)
MANUFACTURER	DIAMOR - CONTACT: JUSTIN GALION (800.457.5444, WWW.EXERPLAY.COM)
QUANTITY	3

KEY MAP



PARADISI
PARCEL A
SURPRISE, AZ

PROJECT NO: 19002272
DATE: 02/11/2021
DRAWN: BG/SBK/LMD/KU
REVIEWED: SB / BG

REVISIONS
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

HARDSCAPE
PLAN

L2.01

SHEET 05 OF 27

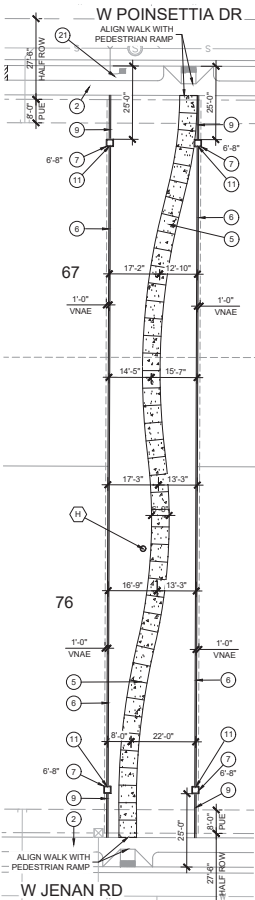
4TH SUBMITTAL CASE NUMBER FS20-471

PAVING SCHEDULE

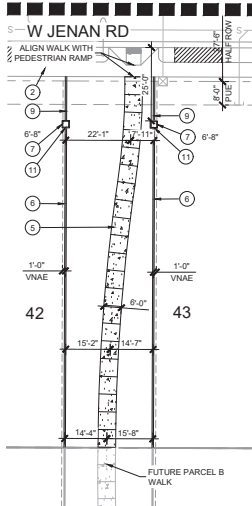
- ALL SIDEWALKS NATURAL GRAY CONCRETE W/ HEAVY BROOM FINISH. REFER TO CIVIL ENGINEERING PLANS
- ENGINEERED WOOD FIBER (EWF), 12" DEPTH, AVAILABLE FROM ROBERTSON RECREATIONAL SURFACES (www.robertson.com, 1.800.858.0519). INSTALL PER MFR.
- LANDSCAPE SIDEWALKS, NATURAL GRAY CONCRETE W/ HEAVY BROOM FINISH. REFER TO DETAIL 3 & 5 / L3.04
- DAVIS COLORED CONCRETE "SANDSTONE" (5237) W/ 3/8" - 1/2" EXPOSED AGGREGATE FINISH (DAVIS COLORS - 1.800.356.4868). APPLY GRACE TOP CAST GRADE 100 SURFACE RETARDANT AT MFR. RECOMMENDED RATE. (www.grace.com, 877.444.0000). REFER TO DETAILS 3 & 5 / L3.04
- STABILIZED DECOMPOSED GRANITE. REFER TO DETAIL 11 / L3.04
- 1/4" MINUS DECOMPOSED GRANITE, COLOR: ASH, ROCK PROX USA (480.591.5151) W/ SOIL STABILIZER APPLIED

HARDSCAPE KEYNOTES

- 1 VISIBILITY EASEMENT, ALL TREE LIMBS, LEAVES, NEEDLES OR OTHER FOLIAGE MUST BE TRIMMED TO BE ABOVE 6'4" AND BELOW 30"
- 2 LOCATION OF SIDEWALK, REFER TO ENGINEERING PLANS FOR MORE INFORMATION.
- 3 FIRE HYDRANT - TREES AND SHRUBS TO MAINTAIN A 5'-0" CLEARANCE
- 4 UNDERGROUND UTILITY - SEE CIVIL PLANS
- 5 OPEN SPACE SIDEWALK / FLATWORK, REFER TO DETAILS 3 & 5 / L3.04
- 6 6" THEME WALL, REFER TO DETAIL 1 / L3.01
- 7 THEME WALL COLUMN, REFER TO DETAILS 11 / L3.01
- 8 DECORATIVE FENCE, REFER TO DETAIL 7 / L3.01
- 9 CONCRETE HEADER, REFER TO DETAIL 8 / L3.04
- 10 PRIMARY ENTRY MONUMENTATION, REFER TO DETAIL 6 / L3.02
- 11 SIDE YARD WALL END. FINAL LOCATION TO BE STAKED AND OR ADJUSTED IN THE FIELD
- 12 RAMADA, REFER TO DETAIL 4 / L3.03
- 13 APPROXIMATE LOCATION OF PLAY STRUCTURE SAFETY ZONE
- 14 REINFORCED CONCRETE TURN-DOWN, REFER TO DETAIL 6 / L3.04
- 15 6" x 18" REINFORCED CONCRETE HEADER, REFER TO DETAIL 7 / L3.04
- 16 BARBECUE GRILL, REFER TO DETAIL 3 / L3.03
- 17 DRIVEWAY LOCATION FOR REFERENCE ONLY. FINAL LOCATIONS TBD BY DEVELOPER, TYPICAL
- 18 6" THEME WALL, REFER TO DETAIL 4 / L3.01
- 19 DRAINAGE OPENING, REFER TO DETAIL 2 / L3.02
- 20 RETAINING WALL, REFERENCE CIVIL DRAWINGS
- 21 STREETLIGHT, REFERENCE SITE LIGHTING AND ELECTRICAL DRAWINGS
- 22 DRAINAGE STRUCTURE, REFERENCE CIVIL DRAWINGS
- 23 MAILBOX PAD A, REFER TO DETAIL 4 / L3.02
- 24 MAILBOX PAD B, REFER TO DETAIL 4 / L3.02
- 25 STEEL EDGING, REFER TO DETAIL 9 / L3.04
- 26 SEAT WALL, REFER TO DETAIL 1 / L3.04
- 27 LOG PILING, REFER TO DETAIL 1 / L3.05
- 28 ACCESSIBLE RAMP TO PLAY AREA, REFER TO DETAIL 4 / L3.04

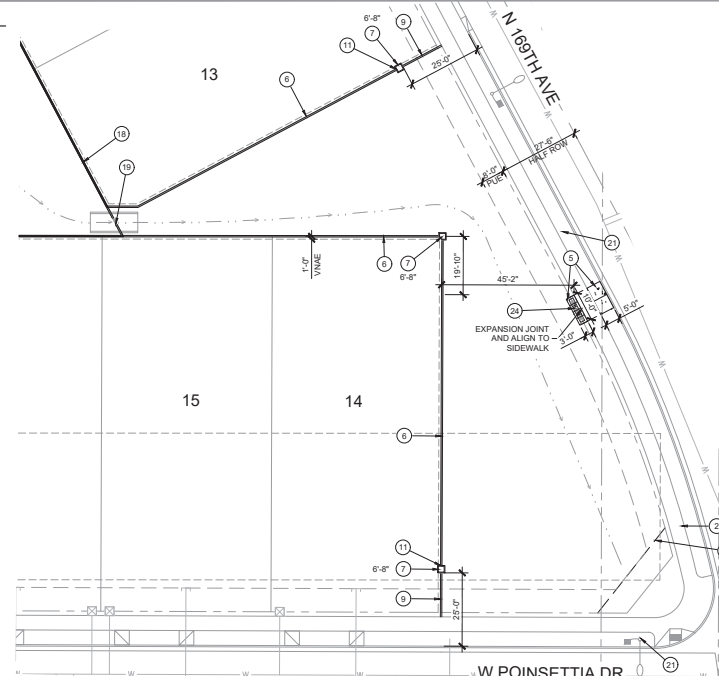


MATCHLINE 'B', BELOW LEFT

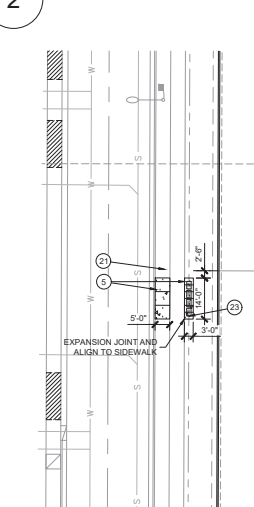


MATCHLINE 'B', ABOVE RIGHT

CENTRAL PEDESTRIAN PATHWAY



MAILBOX B AND TRACT E

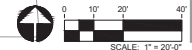
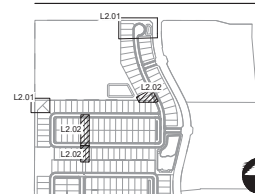


MAILBOX A IN TRACT C

AMENITY SCHEDULE

ITEM	BENCH
COLOR	FAUX-WOOD HORIZONTAL SLATS - ESPRESSO
SPECIFICATIONS	WINCHESTER COLLECTION 8FT BENCH WITH BACK & ARMS, SURFACE MOUNT, MODEL: W1112C (INSTALL AS PER MANUFACTURER SPECIFICATIONS)
MANUFACTURER	WABASH VALLEY - CONTACT: DELAND BENITZ (480.892.2266 EXT. 2232, WWW.WABASHVALLEY.COM)
QUANTITY	4
ITEM	TRASH RECEPTACLE
COLOR	FAUX-WOOD VERTICAL SLATS - ESPRESSO
SPECIFICATIONS	URBANSCAPE - "FO" STYLE 32 GALLON RECEPTACLE WITH LINER AND SOLID DOME, SURFACE MOUNT, MODEL: T3333S (INSTALL AS PER MANUFACTURER SPECIFICATIONS)
MANUFACTURER	WABASH VALLEY - CONTACT: DELAND BENITZ (480.892.2266 EXT. 2232, WWW.WABASHVALLEY.COM)
QUANTITY	4
ITEM	CHILD PICNIC TABLE
COLOR	NANTUCKET BLUE (RAL 5005)
SPECIFICATIONS	PUDDING DRIPPING BREAKWATER PICNIC TABLE 4FT, SURFACE MOUNT, MODEL: PB-BWS-4 (INSTALL AS PER MANUFACTURER SPECIFICATIONS)
MANUFACTURER	KEYSTONE RIDGE DESIGNS, INC. - CONTACT: CHANCE HOPPER (724.284.1213 EXT 244, WWW.KEYSTONERIDGEDESIGNS.COM)
QUANTITY	2
ITEM	PLAY EQUIPMENT A
COLOR	COLOR PALETTE AM
SPECIFICATIONS	MOBIUS CLIMBER 6-PANEL DB ONLY, MODEL: 150636A (INSTALL AS PER MANUFACTURER SPECIFICATIONS), REFER TO DETAIL 10 / L3.04
MANUFACTURER	LANDSCAPE STRUCTURES - CONTACT: JUSTIN GALION (800.457.5444, WWW.EXERPLAY.COM)
QUANTITY	1
ITEM	PLAY EQUIPMENT B
COLOR	COLOR PALETTE AM
SPECIFICATIONS	MOBIUS CLIMBER 6-PANEL DB ONLY, MODEL: 150636A (INSTALL AS PER MANUFACTURER SPECIFICATIONS), REFER TO DETAIL 10 / L3.04
MANUFACTURER	LANDSCAPE STRUCTURES - CONTACT: JUSTIN GALION (800.457.5444, WWW.EXERPLAY.COM)
QUANTITY	1
ITEM	8FT PICNIC TABLE
COLOR	NANTUCKET BLUE (RAL 5005)
SPECIFICATIONS	BREAKWATER PICNIC TABLE 8FT, SURFACE MOUNT, MODEL: BWS-6 (INSTALL AS PER MANUFACTURER SPECIFICATIONS)
MANUFACTURER	KEYSTONE RIDGE DESIGNS, INC. - CONTACT: CHANCE HOPPER (724.284.1213 EXT 244, WWW.KEYSTONERIDGEDESIGNS.COM)
QUANTITY	1
ITEM	8FT ADA PICNIC TABLE
COLOR	NANTUCKET BLUE (RAL 5005)
SPECIFICATIONS	BREAKWATER ADA PICNIC TABLE 8FT, SURFACE MOUNT, MODEL: BWS-6-ADA (INSTALL AS PER MANUFACTURER SPECIFICATIONS)
MANUFACTURER	KEYSTONE RIDGE DESIGNS, INC. - CONTACT: CHANCE HOPPER (724.284.1213 EXT 244, WWW.KEYSTONERIDGEDESIGNS.COM)
QUANTITY	1
ITEM	PET WASTE STATION
COLOR	GREEN
SPECIFICATIONS	ALUMINUM DOGPOT PET STATION, MODEL: 1003-L (INSTALL AS PER MANUFACTURER SPECIFICATIONS)
MANUFACTURER	DOGPOT - CONTACT: DELAND BENITZ (480.892.2266 EXT. 2232, WWW.DOGPOT.COM)
QUANTITY	2
ITEM	BICYCLE RACK
COLOR	TEXTURED RUST
SPECIFICATIONS	BIKE RACK 263, MODEL: 262-263-1 EMBEDMENT MOUNT (INSTALL AS PER MANUFACTURER SPECIFICATIONS)
MANUFACTURER	DIAMOR - CONTACT: JUSTIN GALION (800.457.5444, WWW.EXERPLAY.COM)
QUANTITY	3

KEY MAP



PARADISI
PARCEL A
SURPRISE, AZ

PROJECT NO: 19002272
DATE: 02/11/2021
DRAWN: BG/SB/KL/MD/KU
REVIEWED: SB / BG

REVISIONS

1

2

3

4

5

6

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

26

27

28

29

30

31

32

33

34

35

36

37

38

39

40

41

42

43

44

45

46

47

48

49

50

51

52

53

54

55

56

57

58

59

60

61

62

63

64

65

66

67

68

69

70

71

72

73

74

75

76

77

78

79

80

81

82

83

84

85

86

87

88

89

90

91

92

93

94

95

96

97

98

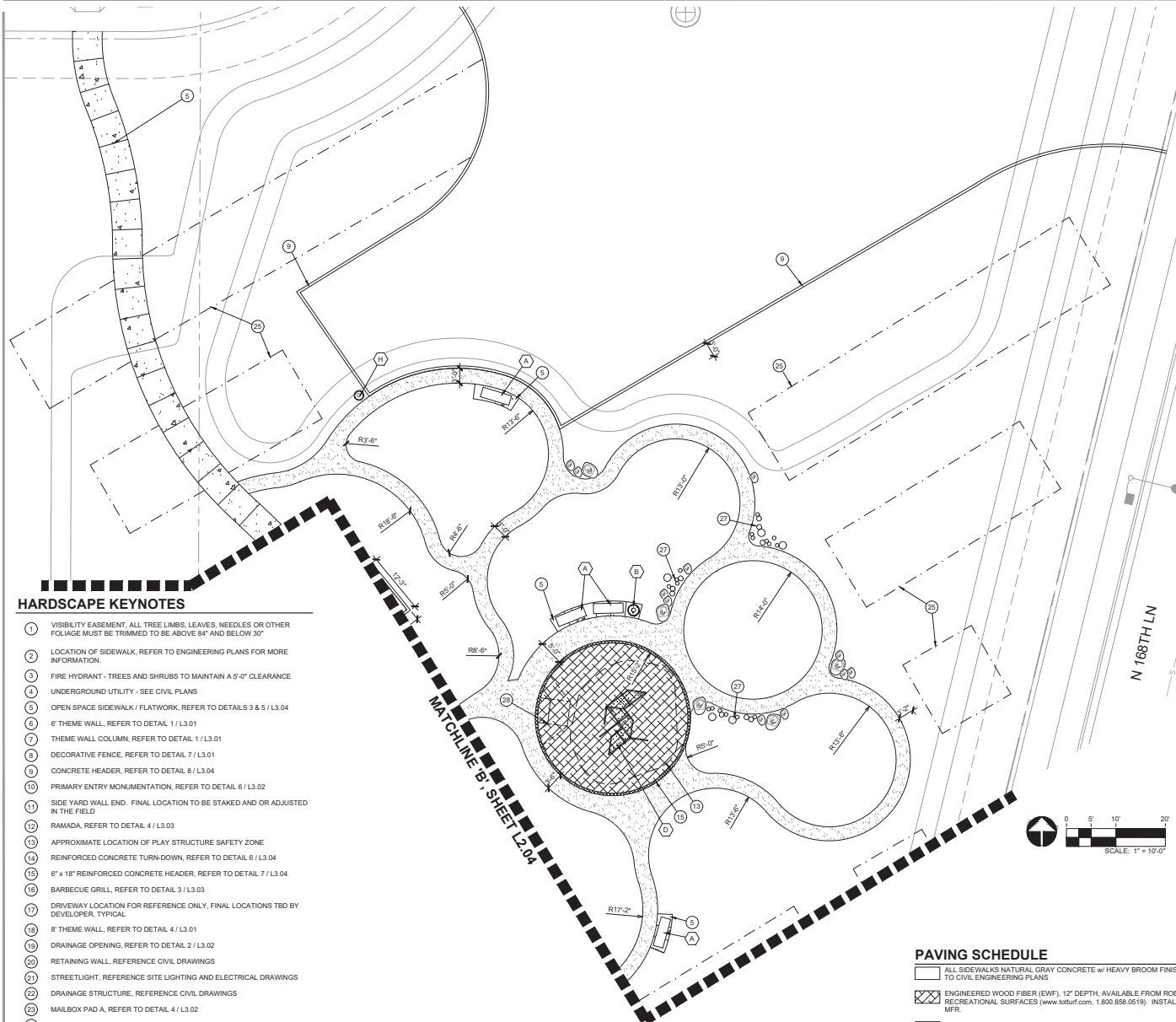
99

100

HARDSCAPE PLAN

L2.02

SHEET 06 OF 27



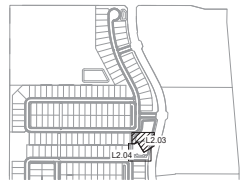
HARDSCAPE KEYNOTES

- 1 VISIBILITY EASEMENT. ALL TREE LIMBS, LEAVES, NEEDLES OR OTHER FOLIAGE MUST BE TRIMMED TO BE ABOVE 6'4" AND BELOW 30"
- 2 LOCATION OF SIDEWALK. REFER TO ENGINEERING PLANS FOR MORE INFORMATION.
- 3 FIRE HYDRANT - TREES AND SHRUBS TO MAINTAIN A 5'-0" CLEARANCE
- 4 UNDERGROUND UTILITY - SEE CIVIL PLANS
- 5 OPEN SPACE SIDEWALK / FLATWORK, REFER TO DETAILS 3 & 5 / L3.04
- 6 6" THEME WALL, REFER TO DETAIL 1 / L3.01
- 7 6" THEME WALL COLUMN, REFER TO DETAIL 1 / L3.01
- 8 DECORATIVE FENCE, REFER TO DETAIL 7 / L3.01
- 9 CONCRETE HEADER, REFER TO DETAIL 8 / L3.04
- 10 PRIMARY ENTRY MONUMENTATION, REFER TO DETAIL 6 / L3.02
- 11 SIDE YARD WALL END. FINAL LOCATION TO BE STAKED AND OR ADJUSTED IN THE FIELD
- 12 RAMADA, REFER TO DETAIL 4 / L3.03
- 13 APPROXIMATE LOCATION OF PLAY STRUCTURE SAFETY ZONE
- 14 REINFORCED CONCRETE TURN-DOWN, REFER TO DETAIL 6 / L3.04
- 15 6" x 18" REINFORCED CONCRETE HEADER, REFER TO DETAIL 7 / L3.04
- 16 BARBECUE GRILL, REFER TO DETAIL 3 / L3.03
- 17 DRIVEWAY LOCATION FOR REFERENCE ONLY, FINAL LOCATIONS TBD BY DEVELOPER, TYPICAL
- 18 6" THEME WALL, REFER TO DETAIL 4 / L3.01
- 19 DRAINAGE OPENING, REFER TO DETAIL 2 / L3.02
- 20 RETAINING WALL, REFERENCE CIVIL DRAWINGS
- 21 STREETLIGHT, REFERENCE SITE LIGHTING AND ELECTRICAL DRAWINGS
- 22 DRAINAGE STRUCTURE, REFERENCE CIVIL DRAWINGS
- 23 MAILBOX PAD A, REFER TO DETAIL 4 / L3.02
- 24 MAILBOX PAD B, REFER TO DETAIL 4 / L3.02
- 25 STEEL EDGING, REFER TO DETAIL 9 / L3.04
- 26 SEAT WALL, REFER TO DETAIL 1 / L3.01
- 27 LOG PILING, REFER TO DETAIL 1 / L3.05
- 28 ACCESSIBLE RAMP TO PLAY AREA, REFER TO DETAIL 4 / L3.04

PAVING SCHEDULE

- ALL SIDEWALKS NATURAL GRAY CONCRETE w/ HEAVY BROOM FINISH. REFER TO CIVIL ENGINEERING PLANS
- ENGINEERED WOOD FIBER (EWF), 12" DEPTH, AVAILABLE FROM ROBERTSON RECREATIONAL SURFACES (www.toturl.com, 1.800.858.0519). INSTALL PER MFR.
- LANDSCAPE SIDEWALKS, NATURAL GRAY CONCRETE w/ HEAVY BROOM FINISH. REFER TO DETAIL 3 & 5 / L3.04
- DAVIS COLORED CONCRETE 'SANDSTONE' (5237) w/ 3/8" - 1/2" EXPOSED AGGREGATE FINISH (DAVIS COLORS - 1.800.356.4848). APPLY GRACE TOP CAST GRADE 100 SURFACE RETARDANT AT MFR. RECOMMENDED RATE (www.gopst.com, 877.4AD.MIX). REFER TO DETAILS 3 & 5 / L3.04
- 1/4" MINUS DECOMPOSED GRANITE, COLOR: ASH, ROCK PRODS. USA (480.591.5151) w/ SOIL STABILIZER APPLIED

KEY MAP



AMENITY SCHEDULE

ITEM	BENCH
COLOR	FAUX WOOD HORIZONTAL SLATS - ESPRESSO
SPECIFICATIONS	WINCHESTER COLLECTION 8FT BENCH WITH BACK & ARMS. SURFACE MOUNT, MODEL: W1112C (INSTALL AS PER MANUFACTURER SPECIFICATIONS)
MANUFACTURER	WABASH VALLEY - CONTACT: DELAND BENTZ (480.892.2286 EXT. 2232, WWW.WABASHVALLEY.COM)
QUANTITY	4
ITEM	TRASH RECEPTACLE
COLOR	FAUX WOOD VERTICAL SLATS - ESPRESSO
SPECIFICATIONS	URBANSCAPE - "FG" STYLE 32 GALLON RECEPTACLE WITH LINER AND SOLID DOME. SURFACE MOUNT, MODEL: T1303ES (INSTALL AS PER MANUFACTURER SPECIFICATIONS)
MANUFACTURER	WABASH VALLEY - CONTACT: DELAND BENTZ (480.892.2286 EXT. 2232, WWW.WABASHVALLEY.COM)
QUANTITY	4
ITEM	CHILD PICNIC TABLE
COLOR	NANTUCKET BLUE (RAL 5005)
SPECIFICATIONS	FLODDIN DRIPPINS BREAKAWATER PICNIC TABLE 4FT. SURFACE MOUNT. MODEL: PD-BW6-4 (INSTALL AS PER MANUFACTURER SPECIFICATIONS)
MANUFACTURER	KEYSTONE RIDGE DESIGNS, INC. - CONTACT: CHANCE HOPPER (724.284.1213 EXT. 244, WWW.KEYSTONERIDGEDESIGNS.COM)
QUANTITY	2
ITEM	PLAY EQUIPMENT A
COLOR	COLOR PALETTE AM
SPECIFICATIONS	MOBILUS CLIMBER 6-PANEL DB ONLY, MODEL: 150636A (INSTALL AS PER MANUFACTURER SPECIFICATIONS). REFER TO DETAIL 10 / L3.04
MANUFACTURER	LANDSCAPE STRUCTURES - CONTACT: JUSTIN GALION (800.457.5444, WWW.EXERPLAY.COM)
QUANTITY	1
ITEM	PLAY EQUIPMENT B
COLOR	COLOR PALETTE AM
SPECIFICATIONS	MOBILUS CLIMBER 6-PANEL DB ONLY, MODEL: 150636A (INSTALL AS PER MANUFACTURER SPECIFICATIONS). REFER TO DETAIL 10 / L3.04
MANUFACTURER	LANDSCAPE STRUCTURES - CONTACT: JUSTIN GALION (800.457.5444, WWW.EXERPLAY.COM)
QUANTITY	1
ITEM	8FT PICNIC TABLE
COLOR	NANTUCKET BLUE (RAL 5005)
SPECIFICATIONS	BREAKAWATER PICNIC TABLE 8FT. SURFACE MOUNT, MODEL: BW-6 (INSTALL AS PER MANUFACTURER SPECIFICATIONS)
MANUFACTURER	KEYSTONE RIDGE DESIGNS, INC. - CONTACT: CHANCE HOPPER (724.284.1213 EXT. 244, WWW.KEYSTONERIDGEDESIGNS.COM)
QUANTITY	3
ITEM	8FT ADA PICNIC TABLE
COLOR	NANTUCKET BLUE (RAL 5005)
SPECIFICATIONS	BREAKAWATER ADA PICNIC TABLE 8FT. SURFACE MOUNT. MODEL: BW-6-ADA (INSTALL AS PER MANUFACTURER SPECIFICATIONS)
MANUFACTURER	KEYSTONE RIDGE DESIGNS, INC. - CONTACT: CHANCE HOPPER (724.284.1213 EXT. 244, WWW.KEYSTONERIDGEDESIGNS.COM)
QUANTITY	2
ITEM	PET WASTE STATION
COLOR	GREEN
SPECIFICATIONS	ALUMINUM DOGPOT PET STATION, MODEL: 1003-L (INSTALL AS PER MANUFACTURER SPECIFICATIONS)
MANUFACTURER	DOGPOT - CONTACT: DELAND BENTZ (480.892.2286 EXT. 2232, WWW.DOGPOT.COM)
QUANTITY	2
ITEM	BIKE RACK
COLOR	TEXTURED RUST
SPECIFICATIONS	BIKE RACK 285, MODEL: 392-0905-5 EMBEDMENT MOUNT (INSTALL AS PER MANUFACTURER SPECIFICATIONS)
MANUFACTURER	DUMOR - CONTACT: JUSTIN GALION (800.457.5444, WWW.EXERPLAY.COM)
QUANTITY	3



PARADISI
PARCEL A
SURPRISE, AZ

PROJECT NO: 190002272
DATE: 02/11/2021
DRAWN: BG/SB/KL/MD/KU
REVIEWED: SB / BG



HARDSCAPE
PLAN
ENLARGEMENT

L2.03

SHEET 07 OF 27

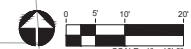
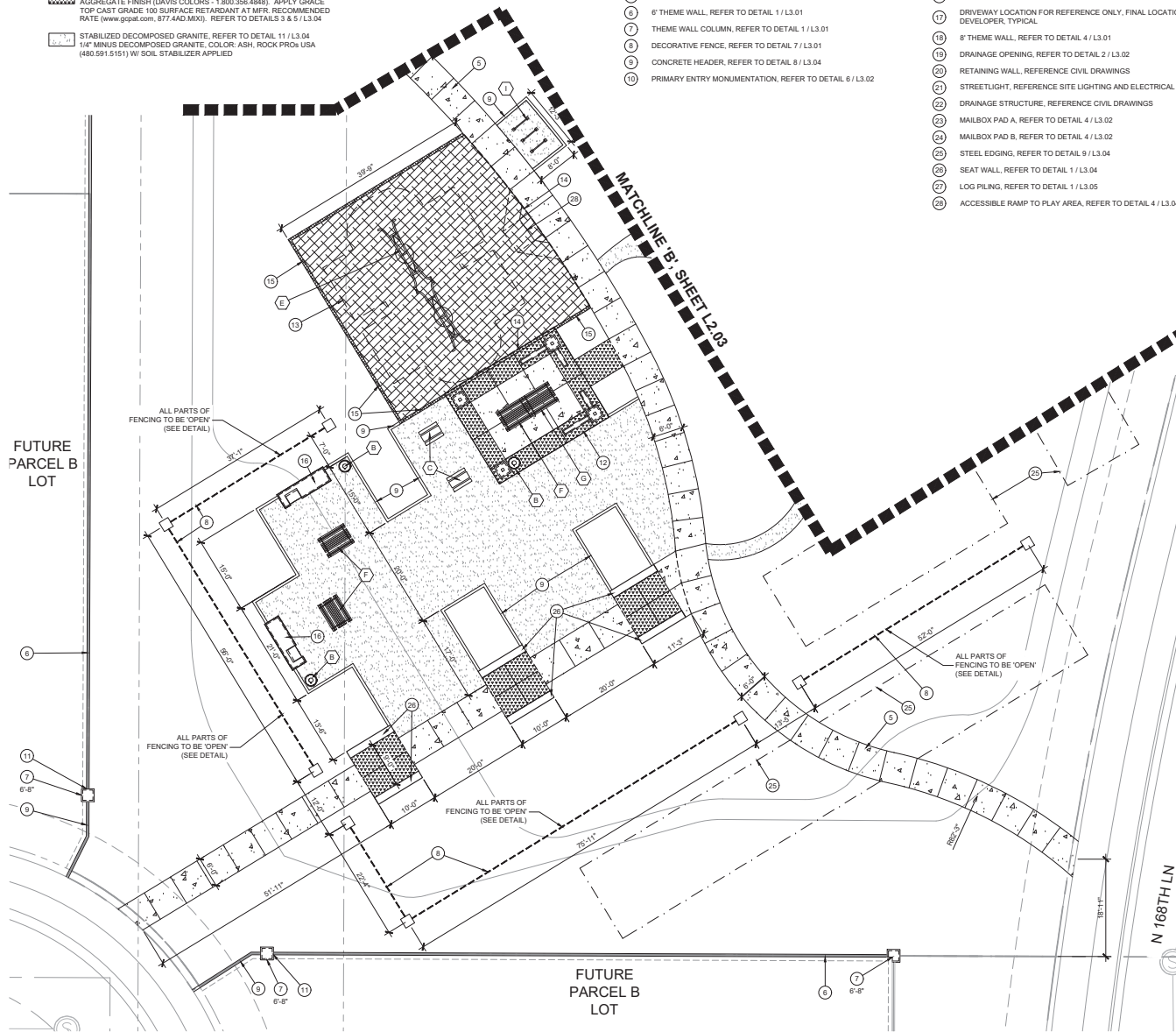
4TH SUBMITTAL CASE NUMBER FS20-477

☐	ALL SIDEWALKS, LAND GRAY CONCRETE w/ HEAVY BROOM FINISH	REFER TO CIVIL ENGINEERING PLANS
	REGREATERED SURF FINE (RWF), 12" DEPTH, AVAILABLE FROM ROBERTSON'S CONCRETE WORKS (www.robertson.com), 1.800.558.0519. INSTALL PER MFR.	
☒	LANDSCAPE SIDEWALKS, LAND GRAY CONCRETE w/ HEAVY BROOM FINISH. REFER TO DETAIL 3.6 S / L3.04	
	DAVEY COLORED CONCRETE SANDSTONE (8237), 18" x 36" EXPOSED AGGREGATE FINISH (DAVEY COLORS - 1.800.398.4848). APPLY TOP CAST GRADE 100 SURFACE RETARDANT AT R3. RECOMMENDED RATE (www.gopgsl.com , 877.440.000). REFER TO DETAILS 3.6 S / L3.04	
	STABILIZED DECOMPOSED GRANITE, REFER TO DETAIL 11.1 L3.04	
	1/2" MINIMUM DECOMPOSED GRANITE PER ASP. RUSH, ROCK RICH (480.591.5151) w/ SOIL STABILIZER APPLIED.	

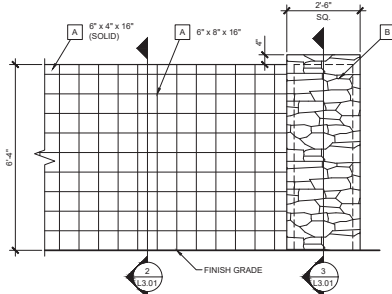
- 1 VISIBILITY EASEMENT, ALL TREE LIMBS, LEAVES, NEEDLES OR OTHER FOLIAGE MUST BE TRIMMED TO BE ABOVE 8' AND BELOW 30"
- 2 LOCATION OF SIDEWALK, REFER TO ENGINEERING PLANS FOR MORE INFORMATION.
- 3 FIRE HYDRANT - TREES AND SHRUBS TO MAINTAIN A 5' 0" CLEARANCE
- 4 UNDERGROUND UTILITY - SEE CIVIL PLANS
- 5 OPEN SPACE SIDEWALK / FLATWALK, REFER TO DETAILS 3 & 5 / L3.04
- 6 6" THEME WALL, REFER TO DETAIL 1 / L3.01
- 7 7" THEME WALL COLUMN, REFER TO DETAIL 1 / L3.01
- 8 DECORATIVE FENCE, REFER TO DETAIL 7 / L3.01
- 9 CONCRETE HEADER, REFER TO DETAIL 8 / L3.04
- 10 PRIMARY ENTRY MONUMENTATION, REFER TO DETAIL 6 / L3.02

- 11 SIDE YARD WALL END. FINAL LOCATION TO BE STAKED AND OR ADJUSTED IN THE FIELD
- 12 RAMADA, REFER TO DETAIL 4 / L3.03
- 13 APPROXIMATE LOCATION OF PLAY STRUCTURE SAFETY ZONE
- 14 REINFORCED CONCRETE TURN-DOWN, REFER TO DETAIL 6 / L3.04
- 15 6" X 18" REINFORCED CONCRETE HEADER, REFER TO DETAIL 7 / L3.04
- 16 BARBECUE GRILL, REFER TO DETAIL 3 / L3.03
- 17 DRIVEWAY / LOCATION OF REFERENCE ONLY. FINAL LOCATIONS TBD BY DEVELOPER, TYPICAL
- 18 IF THEME WALL, REFER TO DETAIL 4 / L3.01
- 19 DRAINAGE OPENING, REFER TO DETAIL 2 / L3.02
- 20 RETAINING WALL, REFERENCE CIVIL DRAWINGS
- 21 STREETLIGHT, REFERENCE SITE LIGHTING AND ELECTRICAL DRAWINGS
- 22 DRAINAGE STRUCTURE, REFERENCE CIVIL DRAWINGS
- 23 MAILBOX PAD A, REFER TO DETAIL 4 / L3.02
- 24 MAILBOX PAD B, REFER TO DETAIL 4 / L3.02
- 25 STEEL EDGING, REFER TO DETAIL 8 / L3.04
- 26 SEAT WALL, REFER TO DETAIL 1 / L3.04
- 27 LOG PILING, REFER TO DETAIL 1 / L3.05
- 28 ACCESSIBLE RAMP TO PLAY AREA, REFER TO DETAIL 4 / L3.04

ITEM C	BENCH FAUX-WOOD HORIZONTAL SLATS - ESPRESSO FRAME - SILVER WINCHESTER COLLECTION 6FT BENCH WITH BACK & ARMS. SURFACE MOUNT MODEL, W/11132 (INSTALL AS PER MANUFACTURER SPECIFICATIONS) WABASH WY. EXT. 2232. CONTACT: DELAND BENTZ (40.862.2268 EXT. 2232. WWW.WABASHWY.COM)
QUANTITY	1
ITEM D	FLASH RECEPTACLE FAUX-WOOD VERTICAL SLATS - ESPRESSO FRAME - SILVER URUBASCAP - "E" STYLE 32 GALLON RECEPTACLE WITH LINER AND SOLID DOME. SURFACE MOUNT. MODEL, T130235 (INSTALL AS PER MANUFACTURER SPECIFICATIONS) WABASH WY. CONTACT: DELAND BENTZ (40.862.2268 EXT. 2232. WWW.WABASHWY.COM)
QUANTITY	1
ITEM E	CHILD PICNIC TABLE NANTUCKET BLUE (RAL 5005) PULP DROPPING BREAKWATER PICNIC TABLE 4FT. SURFACE MOUNT. MODEL, T0-0064 (INSTALL AS PER MANUFACTURER SPECIFICATIONS) KEYSTONE RIDGE DESIGNS, INC. - CONTACT: CHANCE HOPPER (724.284.1213 EXT. 244. WWW.KEYSTONERIDGEDESIGNS.COM)
QUANTITY	2
ITEM F	PLAY EQUIPMENT A COLOR PALETTE AM MOBIUS CLIMBER 6-PANEL DB ONLY. MODEL: 150036A (INSTALL AS PER MANUFACTURER SPECIFICATIONS). REFER TO DETAIL, TO 12.0.14 LANDSCAPE STRUCTURES - CONTACT: JUSTIN GALION (800.457.5444. WWW.EXTERPLAY.COM)
QUANTITY	1
ITEM G	PLAY EQUIPMENT B COLOR PALETTE AM MOBIUS CLIMBER 6-PANEL DB ONLY. MODEL: 150036A (INSTALL AS PER MANUFACTURER SPECIFICATIONS). REFER TO DETAIL, TO 12.0.14 LANDSCAPE STRUCTURES - CONTACT: JUSTIN GALION (800.457.5444. WWW.EXTERPLAY.COM)
QUANTITY	1
ITEM H	6FT PICNIC TABLE NANTUCKET BLUE (RAL 5005) BREAKWATER PICNIC TABLE 6FT. SURFACE MOUNT. MODEL, BWSA (INSTALL AS PER MANUFACTURER SPECIFICATIONS) KEYSTONE RIDGE DESIGNS, INC. - CONTACT: CHANCE HOPPER (724.284.1213 EXT. 244. WWW.KEYSTONERIDGEDESIGNS.COM)
QUANTITY	1
ITEM I	8FT ADA PICNIC TABLE NANTUCKET BLUE (RAL 5005) BREAKWATER ADA PICNIC TABLE 8FT. SURFACE MOUNT. MODEL, BWSA-ADA (INSTALL AS PER MANUFACTURER SPECIFICATIONS). KEYSTONE RIDGE DESIGNS, INC. - CONTACT: CHANCE HOPPER (724.284.1213 EXT. 244. WWW.KEYSTONERIDGEDESIGNS.COM)
QUANTITY	1
ITEM J	GREEN ALUMINUM DOGPOET PET STATION. MODEL: 1003-4 (INSTALL AS PER MANUFACTURER SPECIFICATIONS) DOGPOET - CONTACT: DE AND BENTZ (40.862.2268 EXT. 2232. WWW.DOGPOET.COM)
QUANTITY	2
ITEM K	BI-CYCLE RACK TEXTURED RUST BIMBA-1000 MODEL, 292-095 1 EMBEDED MOUNT (INSTALL AS PER MANUFACTURER SPECIFICATIONS) DUMOR - CONTACT: JUSTIN GALION (800.457.5444, WWW.EXTERPLAY.COM)
QUANTITY	1



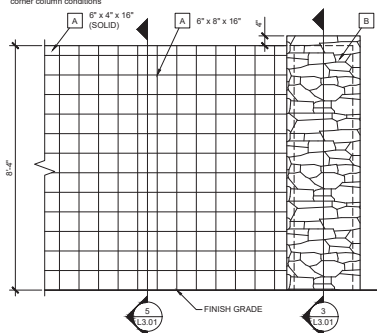
NOTE:
• Refer to detail 6 / L3.01 for in-line and outside corner column conditions



1 THEME WALL / COLUMN ELEVATION

SCALE: 1/2" = 1'-0"

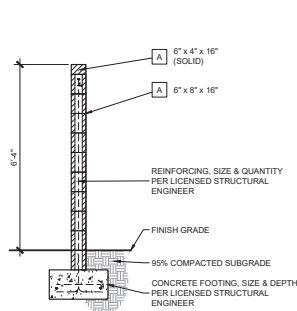
NOTE:
• Refer to detail 6 / L3.01 for in-line and outside corner column conditions



4 8'-0" THEME WALL / COLUMN ELEVATION

SCALE: 1/2" = 1'-0"

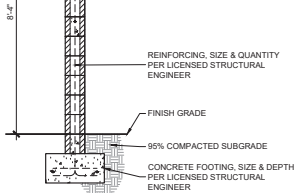
NOTE:
• Refer to structural for footing size & depth & all reinforcing sizes and quantities



2 THEME WALL SECTION

SCALE: 1/2" = 1'-0"

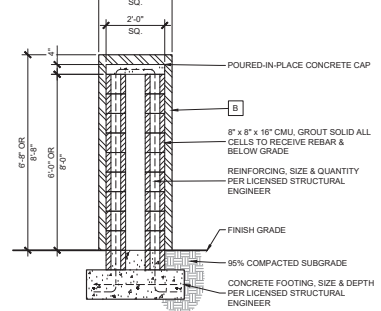
NOTE:
• Refer to structural for footing size & depth & all reinforcing sizes and quantities



5 8'-0 THEME WALL SECTION

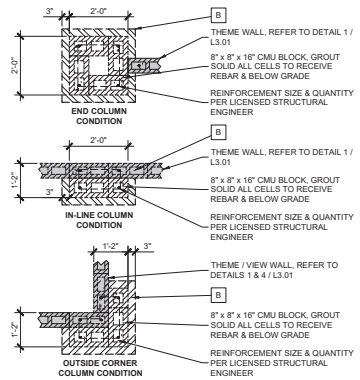
SCALE: 1/2" = 1'-0"

NOTE:
• Refer to structural for footing size & depth & all reinforcing sizes and quantities



3 THEME WALL COLUMN SECTION

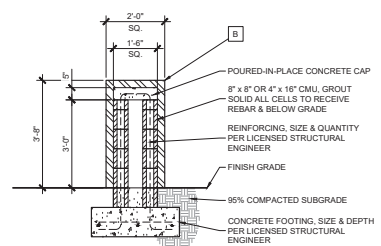
SCALE: 1/2" = 1'-0"



6 COLUMN CONDITIONS

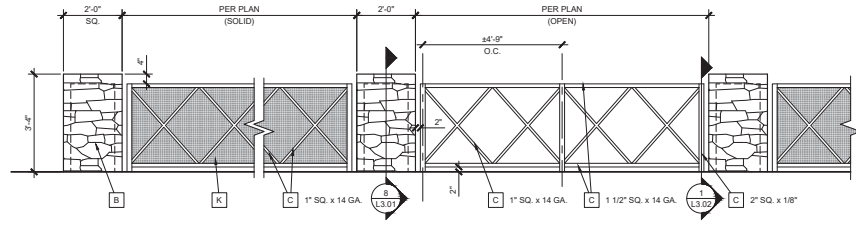
SCALE: 1/2" = 1'-0"

NOTE:
• Refer to structural for footing size & depth & all reinforcing sizes and quantities



8 LOW ACCENT WALL COLUMN SECTION

SCALE: 1/2" = 1'-0"



7 DECORATIVE FENCE ELEVATION

SCALE: 1/2" = 1'-0"

HARDSCAPE SCHEDULE

ITEM	COLOR	FINISH	MANUFACTURER
A	STONE VENEER	STONE VENEER	STONE VENEER
B	STONE VENEER	STONE VENEER	STONE VENEER
C	STONE VENEER	STONE VENEER	STONE VENEER
D	STONE VENEER	STONE VENEER	STONE VENEER
E	STONE VENEER	STONE VENEER	STONE VENEER
F	STONE VENEER	STONE VENEER	STONE VENEER
G	STONE VENEER	STONE VENEER	STONE VENEER
H	STONE VENEER	STONE VENEER	STONE VENEER
I	STONE VENEER	STONE VENEER	STONE VENEER
J	STONE VENEER	STONE VENEER	STONE VENEER
K	STONE VENEER	STONE VENEER	STONE VENEER



PARADISI
PARCEL A
SURPRISE, AZ

PROJECT NO: 19002272
DATE: 02/11/2021
DRAWN: BG/SB/KL/MD/KU
REVIEWED: SB / BG

REVISIONS

HARDSCAPE
DETAILS

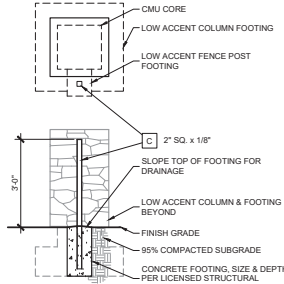
L3.01

SHEET 08 OF 27

4TH SUBMITTAL CASE NUMBER FS20-471

NOTE:

- Refer to structural for footing size & depth & all reinforcing sizes and quantities
- Footing will need to be coordinated with adjacent low column footings



1 LOW ACCENT FENCE SECTION

SCALE: 1/2" = 1'-0"

2 DRAINAGE OPENING ELEVATION

SCALE: 1/2" = 1'-0"

3 DRAINAGE OPENING SECTION

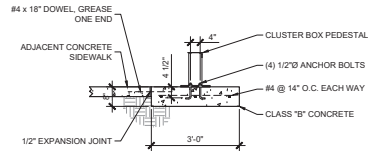
SCALE: 1/2" = 1'-0"

4 MAIL CLUSTER BOX PLAN

SCALE: 3/8" = 1'-0"

NOTE:

- Refer to plan view, detail 4 / L3.02 for cluster box mfr. / model / color



5 MAIL CLUSTER BOX SECTION

SCALE: 1/2" = 1'-0"

6 PRIMARY ENTRY MONUMENT ELEVATION

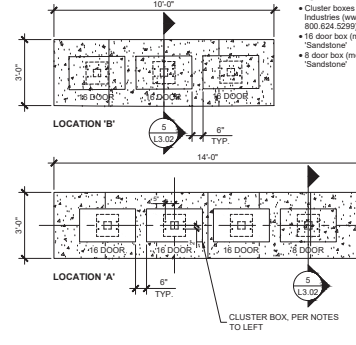
SCALE: 1/4" = 1'-0"

7 PRIMARY ENTRY MONUMENT PLAN

SCALE: 1/4" = 1'-0"

NOTE:

- Cluster boxes available from Salsbury Industries (www.salsbury.com, 800.624.5299)
- 16 door box (model 3316-SAN-U). Color: "Sandstone"
- 8 door box (model 3308-SAN-U). Color: "Sandstone"



HARDSCAPE SCHEDULE

ITEM	COLOR	FINISH	SPECIFICATIONS	MANUFACTURER
A	FINISH	ITEM	ITEM	ITEM
ITEM	COLOR	FINISH	SPECIFICATIONS	MANUFACTURER
B	FINISH	ITEM	ITEM	ITEM
ITEM	COLOR	FINISH	SPECIFICATIONS	MANUFACTURER
C	FINISH	ITEM	ITEM	ITEM
ITEM	COLOR	FINISH	SPECIFICATIONS	MANUFACTURER
D	FINISH	ITEM	ITEM	ITEM
ITEM	COLOR	FINISH	SPECIFICATIONS	MANUFACTURER
E	FINISH	ITEM	ITEM	ITEM
ITEM	COLOR	FINISH	SPECIFICATIONS	MANUFACTURER
F	FINISH	ITEM	ITEM	ITEM
ITEM	COLOR	FINISH	SPECIFICATIONS	MANUFACTURER
G	FINISH	ITEM	ITEM	ITEM
ITEM	COLOR	FINISH	SPECIFICATIONS	MANUFACTURER
H	FINISH	ITEM	ITEM	ITEM
ITEM	COLOR	FINISH	SPECIFICATIONS	MANUFACTURER
I	FINISH	ITEM	ITEM	ITEM
ITEM	COLOR	FINISH	SPECIFICATIONS	MANUFACTURER
J	FINISH	ITEM	ITEM	ITEM
ITEM	COLOR	FINISH	SPECIFICATIONS	MANUFACTURER
K	FINISH	ITEM	ITEM	ITEM



PARADISI
PARCEL A
SURPRISE, AZ

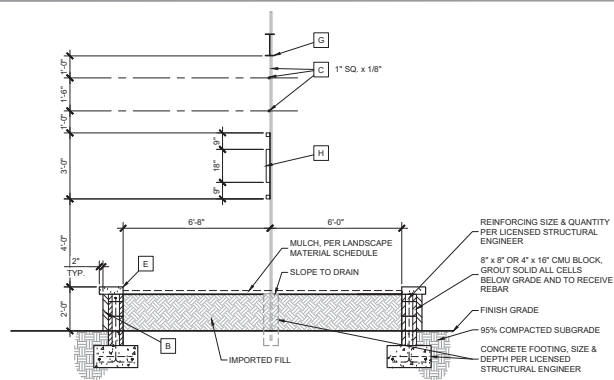
PROJECT NO: 19002272
DATE: 02/11/2021
DRAWN: BG/SB/KL/MD/KU
REVIEWED: SB / BG

REVISIONS

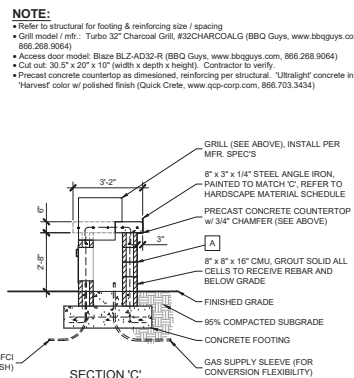
HARDSCAPE
DETAILS

L3.02

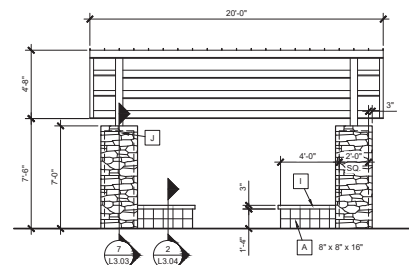
SHEET 10 OF 27



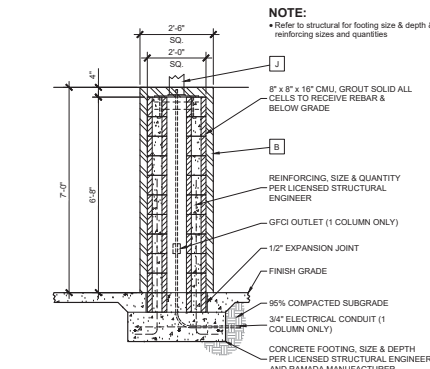
2 PRIMARY ENTRY MONUMENT SECTION B
SCALE: 3/8" = 1'-0"



4 RAMADA PLAN
SCALE: 1/4" = 1'-0"

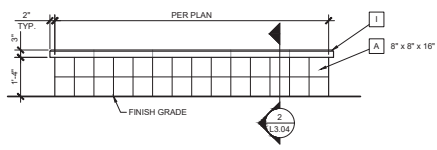


6 RAMADA FRONT ELEVATION
SCALE: 1/4" = 1'-0"



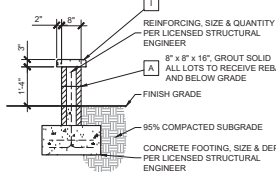
7 RAMADA COLUMN SECTION
SCALE: 1/2" = 1'-0"

HARDSCAPE SCHEDULE		
A	ITEM COLOR FINISH SPECIFICATIONS	VERTICAL SCORE BLOCK INTEGRAL COLOR - 'MOOSESTO' ALL BLOCK SIZES PER PLANS & DETAILS. JOINTS SHALL BE CONCAVE
	MANUFACTURER	SUPERBLOCK BLOCK (www.superblock.com, 800.366.7877)
	ITEM COLOR FINISH SPECIFICATIONS	STONE VENEER BRICKS COUNTY' UN'DRESSED FIRESTONE W/ 1/2" STD. GRAY MORTAR JOINTS. INSTALL W/ SELF-CURED GALVANIZED EXPANDED METAL LATHING (MFR. SPECS)
B	MANUFACTURER	CULTURED STONE (www.culturedstone.com, 800.255.1272)
	ITEM COLOR FINISH SPECIFICATIONS	TUBULAR STEEL RAL 7024 (GRAPHTIFFRAU) FLAT PLANT
	MANUFACTURER	ALL BLOCK SIZES PER PLANS & DETAILS. ALL TUBULAR STEEL ENDS SHALL BE PRIMED. ALL WELDS & SHARP CORNERS' EDGES SHALL BE GROUND SMOOTH. ALL STEEL SHALL BE CAPED & PAINTED PER MFR. SPECS
C	MANUFACTURER	LOCAL STEEL SUPPLIER DUNN EDWARDS (www.dunnedwards.com, 800.DE.PAINT)
	ITEM COLOR FINISH SPECIFICATIONS	FENCE BLOCK STANDARD GRAY NIPAVE
	MANUFACTURER	SUPERLITE BLOCK (www.superliteblock.com, 800.366.7877)
D	ITEM COLOR FINISH SPECIFICATIONS	SPLIT FACE BLOCK - SOUND WALL COUNTRY BLOC BLOCK - CONTRACTOR SHALL SUBMIT SAMPLES TO MATCH EXISTING SOUND WALL
	MANUFACTURER	ALL BLOCK SIZES PER PLANS & DETAILS. JOINTS SHALL BE CONCAVE
	MANUFACTURER	SUPERLITE BLOCK (www.superliteblock.com, 800.366.7877)
E	ITEM COLOR FINISH SPECIFICATIONS	SMOOTH FACE BLOCK - SOUND WALL PAINTER BLOC BLOCK - CONTRACTOR SHALL SUBMIT SAMPLES TO MATCH EXISTING SOUND WALL
	MANUFACTURER	ALL BLOCK SIZES PER PLANS & DETAILS. JOINTS SHALL BE CONCAVE
	MANUFACTURER	SUPERLITE BLOCK (www.superliteblock.com, 800.366.7877)
F	ITEM COLOR FINISH SPECIFICATIONS	BEAM EDGES ENDS: RAL 7023, FLAT PANELS: SEALED FLAT PLANT
	MANUFACTURER	17' x 3.55" VENT (depth x thickness) W/ 5" x 5.44" FLANGE (width x thickness). LENGTH PER PLANS & DETAILS. ALL EDGES & SHARP CORNERS' EDGES SHALL BE GROUND SMOOTH. ALL STEEL SHALL BE PRIMED & PAINTED PER MFR. SPECS
	MANUFACTURER	LOCAL SUPPLIER FOR STEEL DUNN EDWARDS (www.dunnedwards.com, 800.DE.PAINT)
G	ITEM COLOR FINISH SPECIFICATIONS	STEEL SIGN PANEL FRAME: RAL 7023, PANEL: SEALED RUST. LETTERS: BRUSHED ALUMINUM SIGN: BRUSHED ALUMINUM LETTERING, FLAT FRAME & BACKING
	MANUFACTURER	2" SQ. x 1/8" THICK STEEL FRAME W/ 1/8" STEEL SIGN. SIGN - OVERALL DIMENSIONS PER DETAILS. PER 2" SQ. x 1/8" THICK PLATING NIP MOUNTED TO STEEL PANEL. HT. OF LETTERING PER DETAILS. FONT: "HIGH TOWER TEXT" W/ SINGLE SPACE BETWEEN LETTERS.
	MANUFACTURER	LOCAL SIGN MFR. DUNN EDWARDS (www.dunnedwards.com, 800.DE.PAINT)
H	ITEM COLOR FINISH SPECIFICATIONS	PRECAST CONCRETE CAP COLOR - GRAY (B)
	MANUFACTURER	SMOOTH SIDE PER PLANS & DETAILS. MAX. 24" LENGTH. TOP EDGE SHALL BE 1/2" CHAMFER. JOINT SEALANT SHALL BE APPLIED TO JOINTS (JOINTS SHALL MATCH) MESA PRECAST (480) 980.5400
	MANUFACTURER	PRE-FABRICATED RAMADA ROOF: BRASS BRONZE (AIP SPAN); FASCIA: RAL7024, PANELS: RAL7023
I	ITEM COLOR FINISH SPECIFICATIONS	POWDER COAT SERRA RAMADA W/ 12" O.C. x 1.34" RH HT. STANDING SEAM ROOF. RAMADA SIDE PER PLANS & DETAILS.
	MANUFACTURER	MFR. SHALL PROVIDE ALL STRUCTURAL. INSTALL PER MFR. SPECS.
	MANUFACTURER	CLASSIC RECREATION (www.shadesun.com, 800.697.2195)
J	ITEM COLOR FINISH SPECIFICATIONS	FLAT STEEL PANEL RAL 7023 PERFORATED METAL SCREEN: CARBON STEEL. COLD ROLLED 22 GAUGE (0.0156") THICK. 1/4" SQUARE ON 3/4" STRAIGHT CENTERS. ALL WELDS & SHARP CORNERS' EDGES SHALL BE GROUND SMOOTH. ALL STEEL SHALL BE PRIMED & PAINTED PER MFR. SPECS.
	MANUFACTURER	MCHNOLCH (www.mcnolch.com, 877.758.5128)
	MANUFACTURER	



1 SEAT WALL ELEVATION

SCALE: 1/2" = 1'-0"

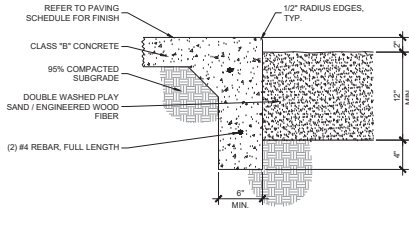


2 SEAT WALL SECTION

SCALE: 1/2" = 1'-0"

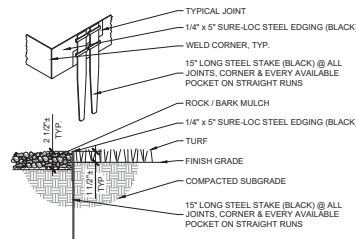
NOTE:

- Poured-in-place surfacing, where used, shall be installed flush with header



6 CONCRETE TURN-DOWN

SCALE: 1 1/2" = 1'-0"

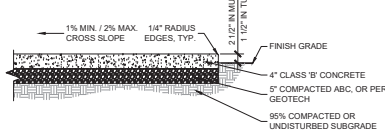


9 STEEL HEADER

SCALE: 1 1/2" = 1'-0"

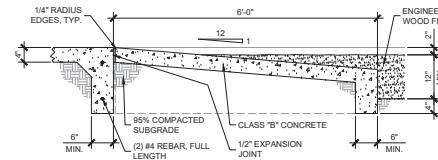
NOTE:

- Refer to paving schedule for finish



3 CONCRETE WALK / FLATWORK

SCALE: 3/4" = 1'-0"

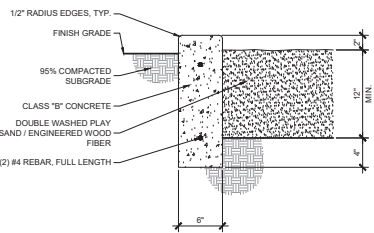


4 RAMP TO PLAY AREA

SCALE: 3/4" = 1'-0"

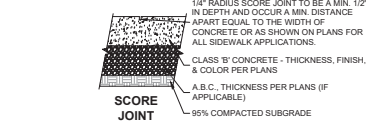
NOTE:

- Primary control joints occur @ 8'-0" O.C.
- Expansion joints to occur @ a max. spacing of 100'-0" O.C. and between all adjacent concrete surfaces.
- Poured-in-place surfacing, where used, shall be installed flush with header

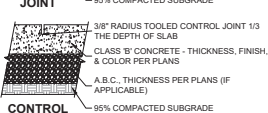


7 6" x 18" CONCRETE HEADER

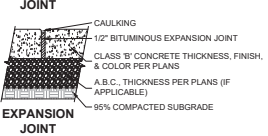
SCALE: 1 1/2" = 1'-0"



SCORE JOINT



CONTROL JOINT



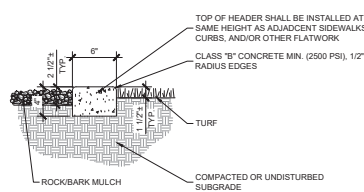
EXPANSION JOINT

5 CONCRETE JOINTS

SCALE: 1 1/2" = 1'-0"

NOTE:

- Primary control joints occur at 10'-0" o.c. Expansion joints to occur at a max. spacing of 30'-0" & between all adjacent concrete surfaces.
- Landscape contractor to show layout of header w/ marking paint or 1/2" pvc tubing for owner approval prior to initial pour.
- All curved headers shall be smooth, continuous transitions w/ a uniform width as noted on plans.
- All curbing & headers shall not impede onsite drainage flows. Should this occur, provide swale depressions as required.

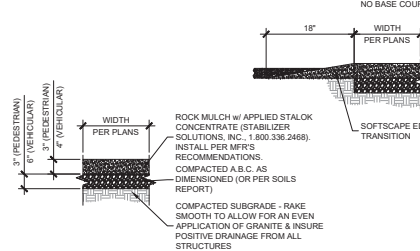


8 6" x 4" EXTRUDED CONCRETE HEADER

SCALE: 1 1/2" = 1'-0"

NOTE:

- Refer to Paving Schedule for rock size and color.
- Stabilizer shall be Stalok Concentrate by Stabilizer Solutions (800.336.2468) and installed as per manufacturer.
- Where stabilized rock meets existing or new hardscape surfaces, the vertical distance between the two surfaces shall be no greater than 1/4".
- Stabilized rock shall have a 2% max. cross slope & 5% max. running slope.
- Once placed, the stabilizer and rock mixture shall be watered in and compacted per mfr.'s recommendations.



11 STABILIZED ROCK

SCALE: 1" = 1'-0"

HARDSCAPE SCHEDULE

ITEM	COLOR	FINISH	SPECIFICATIONS	MANUFACTURER
A			VERTICAL SCORE BLOCK INTEGRAL COLOR - NO DISTORTION N/A BLOCK SIZES PER PLANS & DETAILS. JOINTS SHALL BE CONCAVE	SUPERLITE BLOCK (www.superliteblock.com, 800.366.7877)
B			STONE VENEER N/A PRESSURED FIELDSTONE w/ 1/2" STD. GRAY MORTAR JOINTS. INSTALL w/ SELF-FURRED GALVANIZED EXPANDED METAL LATH. PER MFR. SPECS.	STONE VENEER (www.stoneveneer.com, 800.255.1727)
C			TUBULAR STEEL RAL 7024 (GRANT/ITGRAU) FLAT PAINT ALL BLOCK SIZES PER PLANS & DETAILS. ALL TUBULAR STEEL ENDS SHALL BE CAPPED. ALL WELDS & SHARP CORNERS / EDGES SHALL BE GROUND SMOOTH. ALL STEEL SHALL BE PRIME & PAINTED PER PAINT MFR. SPECS.	LOCAL STEEL SUPPLIER DUNN EDWARDS (www.dunnedwards.com, 800.DE.PAINT)
D			FENCE BLOCK STANDARD GRAY N/A ALL BLOCK SIZES PER PLANS & DETAILS. JOINTS SHALL BE CONCAVE	SUPERLITE BLOCK (www.superliteblock.com, 800.366.7877)
E			SPLIT FACE BLOCK - SOUND WALL GREY BLOCK - CONTRACTOR SHALL SUBMIT SAMPLES TO MATCH EXISTING SOUND WALL N/A ALL BLOCK SIZES PER PLANS & DETAILS. JOINTS SHALL BE CONCAVE	SUPERLITE BLOCK (www.superliteblock.com, 800.366.7877)
F			SMOOTH FACE BLOCK - SOUND WALL PAINTED GREY BLOCK - CONTRACTOR SHALL SUBMIT SAMPLES TO MATCH EXISTING SOUND WALL N/A ALL BLOCK SIZES PER PLANS & DETAILS. JOINTS SHALL BE CONCAVE	SUPERLITE BLOCK (www.superliteblock.com, 800.366.7877)
G			1 SEAM EDGES / ENDS: RAL 7023, FLAT PANELS: SEALED RUSTED FLAT PAINT 12" x 24" WEB (depth x thickness) w/ 5" x 54" FLANGE (width x thickness). LENGTH PER PLANS & DETAILS. ALL WELDS & SHARP CORNERS / EDGES SHALL BE GROUND SMOOTH. ALL STEEL SHALL BE PRIME & PAINTED PER PAINT MFR. SPECS.	LOCAL SUPPLIER FOR STEEL DUNN EDWARDS (www.dunnedwards.com, 800.DE.PAINT)
H			STEEL SIGN PANEL FRAME: RAL 7023, PANEL: SEALED RUSTED, LETTERS: BRUSHED ALUMINUM BRUSHED ALUMINUM LETTERING, FLAT PAINT FRAME & BACKING	STEEL SIGN MFR. DUNN EDWARDS (www.dunnedwards.com, 800.DE.PAINT)
I			2" SQ. x 1/8" TUBULAR STEEL FRAME w/ 1/8" SHEET STEEL BACKING - OVERALL DIMENSIONS PER DETAILS. 7" DEEP CAST LETTERING PIN MOUNTED TO STEEL PANEL. HT. OF LETTERING PER DETAILS. FONT: "HIGH TOWER TEXT" w/ SINGLE SPACE BETWEEN LETTERS	LOCAL SIGN MFR. DUNN EDWARDS (www.dunnedwards.com, 800.DE.PAINT)
J			PRECAST CONCRETE CAP COLOR - GRAY (6) SMOOTH SIZE PER PLANS & DETAILS, MAX. 24" LENGTH. TOP EDGE SHALL HAVE 1/2" CHAMFER. JOINT SEALANT SHALL BE APPLIED TO ALL JOINTS (COLOR TO MATCH) MESA PRECAST (480.668.5400)	PRECAST CONCRETE CAP DUNN EDWARDS (www.dunnedwards.com, 800.697.2195)
K			POWDER COAT "SIERRA RAMADA" w/ 12" O.C. x 1 3/4" RIB HT. STANDING SEAM ROOF. RAMADA SIZE PER PLANS & DETAILS. MFR. SHALL PROVIDE ALL STRUCTURAL. INSTALL PER MFR. SPECS.	CLASSIC RECREATION (www.shadesun.com, 877.758.5128)
			PERFORATED STEEL PANEL RAL 7023 FLAT PAINT PERFORATED METAL SQUARE, CARBON STEEL, COLD ROLLED, 22 GAUGE (0.029" THICK), 1/4" SQUARE ON 3/4" STRAIGHT CENTERS. ALL WELDS & SHARP CORNERS / EDGES SHALL BE GROUND SMOOTH. ALL STEEL SHALL BE PRIME & PAINTED PER PAINT MFR. SPECS.	MONICHEL'S (www.monichels.com, 877.758.5128)

RVI

1201 S. Ash Avenue
Tempe, Arizona 85281
Tel: 480.354.0354
www.rviconsulting.com

EXPIRES 03/31/21



Contract Amount \$75,000 or more then full
working days before you begin construction

ARIZONA

Call 811 or check Arizona11.com

PARADISI
PARCEL A
SURPRISE, AZ

PROJECT NO: 19002272
DATE: 02/11/2021
DRAWN: BG/SB/KM/DKU
REVIEWED: SB / BG

REVISIONS

1

2

3

4

5

6

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

26

27

28

29

30

31

32

33

34

35

36

37

38

39

40

41

42

43

44

45

46

47

48

49

50

51

52

53

54

55

56

57

58

59

60

61

62

63

64

65

66

67

68

69

70

71

72

73

74

75

76

77

78

79

80

81

82

83

84

85

86

87

88

89

90

91

92

93

94

95

96

97

98

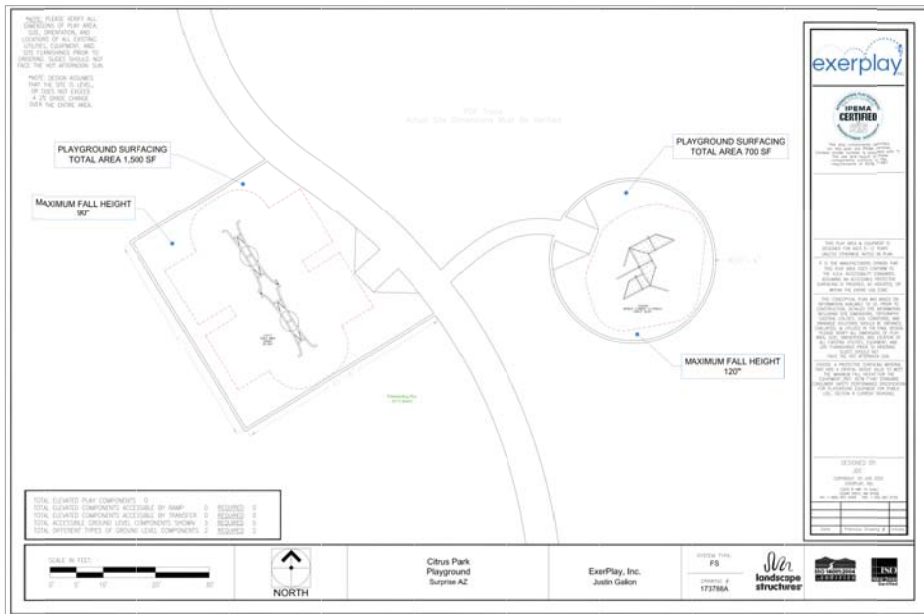
99

100

**HARDSCAPE
DETAILS**

L3.04

SHEET 12 OF 27



(2) PLAY A
SCALE: NTS

A	ITEM	VERTICAL SCORE BLOCK
	COLOR	INTEGRAL COLOR - MOODEST®
	FINISH SPECIFICATIONS	N/A ALL BLOCK SIZES PER PLANS & DETAILS. JOINTS SHALL BE CONCAVE.
B	MANUFACTURER	SUPERLITE BLOCK (www.superliteblock.com, 800.366.7877)
	ITEM	STONE VENEER
	COLOR	BUCKS COUNTY®
C	FINISH SPECIFICATIONS	N/A DRESSED FELDSTONE W/ 1/2" STD. GRAY MORTAR JOINTS. INSTALL W/ SELF-FURROW GALVANIZED EXPANDED METAL LATHE PER MFR. SPECS.
	MANUFACTURER	CULTURED STONE (www.culturedstone.com, 800.255.1727)
D	ITEM	TUBES/FLAT PANEL
	COLOR	RAL 7024 (GRAPHITGRAU)
	FINISH SPECIFICATIONS	FLAT PANEL ALL SIZES PER PLANS & DETAILS. ALL TUBULAR STEEL ELEMENTS BE CAPRIED WITH ALL WELDS & SHARP CORNERS/ EDGES SHALL BE GROUND SMOOTH. ALL STEEL SHALL BE PRIMED & PAINTED PER PAINT MFR. SPECS.
E	MANUFACTURER	LOCAL STEEL SUPPLIER
	ITEM	DUNN EDWARDS (www.dunnedwards.com, 800. DE PAINT)
	FINISH SPECIFICATIONS	FENCE STANDARD GRAY N/A ALL BLOCK SIZES PER PLANS & DETAILS. JOINTS SHALL BE CONCAVE.
F	MANUFACTURER	SUPERLITE BLOCK (www.superliteblock.com, 800.366.7877)
	ITEM	SPLIT FACE BLOCK - SOUND WALL
	COLOR	PANTED GREY BLOCK - CONTRACTOR SHALL SUBMIT SAMPLE TO MATCH EXISTING SOUND WALL.
G	FINISH SPECIFICATIONS	N/A ALL BLOCK SIZES PER PLANS & DETAILS. JOINTS SHALL BE CONCAVE.
	MANUFACTURER	SUPERLITE BLOCK (www.superliteblock.com, 800.366.7877)
	ITEM	SMOOTH FACE BLOCK - SOUND WALL
H	FINISH SPECIFICATIONS	PANTED GREY BLOCK - CONTRACTOR SHALL SUBMIT SAMPLE TO MATCH EXISTING SOUND WALL.
	MANUFACTURER	N/A ALL BLOCK SIZES PER PLANS & DETAILS. JOINTS SHALL BE CONCAVE.
	ITEM	EDGES/ ENDS. RAL 7023. FLAT PANELS: SEALED
I	FINISH SPECIFICATIONS	RUNNING JOINTS FLAT PANEL 1/2" x 2" (min. depth x thickness) W/ 5" x 54" FLANGE, WITH (min. thickness). LENGTH PER PANELS SHALL BE WELDS & SHARP CORNERS/ EDGES SHALL BE GROUND SMOOTH. ALL STEEL SHALL BE PRIMED & PAINTED PER PAINT MFR. SPECS.
	MANUFACTURER	LOCAL SUPPLIER FOR STEEL DUNN EDWARDS (www.dunnedwards.com, 800. DE PAINT)
J	ITEM	STEEL SIGN PANEL
	COLOR	FRAME: RAL 7023. PANEL: SEALED RUSTED. LETTERS: BRUSHED ALUMINUM
	FINISH SPECIFICATIONS	BRUSHED ALUMINUM LETTERING. FLAT PAINT FRAME & BACKING
K	MANUFACTURER	2" DEEP x 18" TUBULAR. FRAME W/ 18" SHEET STEEL STANDING - OVERLAP JOINTS. DIMENSIONS PER DETAILS.
	ITEM	2" DEEP x 18" TUBULAR. FRAME W/ 18" SHEET STEEL STANDING - OVERLAP JOINTS. DIMENSIONS PER DETAILS.
	FINISH SPECIFICATIONS	2" DEEP x 18" TUBULAR. FRAME W/ 18" SHEET STEEL. HT. OF LETTERING SHALL BE 18". LETTERING SHALL BE TOWER TYPE W/ SINGLE SPACE BETWEEN LETTERS.
L	MANUFACTURER	LOCAL SIGN MFR. DUNN EDWARDS (www.dunnedwards.com, 800. DE PAINT)
	ITEM	PRECAST CONCRETE CAP
	COLOR	GRAY (G)
M	FINISH SPECIFICATIONS	SMOOTH SIZE PER PLANS & DETAILS. MAX. 24" LENGTH. TOP EDGE SHALL HAVE 1/2" CHAMFER. JOINT SEALANT SHALL BE APPLIED TO ALL JOINTS (COLOR TO MATCH) MEDIA PREPARED (408.968.540)
	MANUFACTURER	FABRICATED RAMMOLD PREPARED BRONZE (AEP SPAN), FASCIA: RAL7024, POSTS: RAL7023
N	ITEM	POWDER COAT
	COLOR	"SERRA RAMADA W/ 12" O.C. 1 3/4" BUB HT. STANDING
	FINISH SPECIFICATIONS	POWDER COAT "SERRA RAMADA W/ 12" O.C. 1 3/4" BUB HT. STANDING BEHIND RAMADA SIDE WALL. ALL WELDS & SHARP CORNERS/ EDGES SHALL BE GROUND SMOOTH. ALL STEEL SHALL BE PRIMED & PAINTED PER PAINT MFR. SPECS.
O	MANUFACTURER	COLORADO CEMENT (www.coloradocement.com, 800.657.2195)
	ITEM	PERFORATED STEEL PANEL
	COLOR	RAL 7023
P	FINISH SPECIFICATIONS	PERFORATED METAL SQUARE. CARBON STEEL. COLD ROLLED SQUARE. 1/4" SQUARE ON 3/4" SQUARE ON 3/4" SQUARE STRAIGHT CENTERS. ALL WELDS & SHARP CORNERS/ EDGES SHALL BE GROUND SMOOTH. ALL STEEL SHALL BE PRIMED & PAINTED PER PAINT MFR. SPECS.
	MANUFACTURER	MCHNOLDS (www.mchncols.com, 877.759.5128)



PARADISI
PARCEL A
SURPRISE, AZ

DISCUSSION

L3.05

SHEET 13 OF 27

PLANTING WARRANTY & MAINTENANCE NOTES

1. MAINTAIN ALL AREAS INCLUDED IN THE CONTRACT ON A WEEKLY BASIS DURING THE PROGRESS OF WORK, A 90 DAY MAINTENANCE PERIOD, AND UNTIL THE FINAL ACCEPTANCE OF WORK IS RECEIVED IN WRITING.
2. UPON ACCEPTANCE AFTER THE 90 DAY MAINTENANCE PERIOD, THE CONTRACTOR SHALL FURNISH A WRITTEN WARRANTY ON ALL PLANT MATERIAL AGREEING TO GUARANTEE THE CONTINUED GROWTH OF ACTIVE PLANT MATERIAL FOR THE SPECIFIED GUARANTEE PERIODS. ALL GUARANTEE PERIODS COMMENCE FROM THE TIME OF FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD.
3. THE CONTRACTOR SHALL WATER AND MAINTAIN ALL LANDSCAPE MATERIAL DURING THE MAINTENANCE PERIOD. THE OWNER WILL WATER AND MAINTAIN THE LANDSCAPE MATERIAL DURING THE WARRANTY PERIOD. THE CONTRACTOR SHALL INSPECT THE LANDSCAPE MATERIALS PERIODICALLY DURING THE WARRANTY PERIOD AND SHALL NOTIFY THE OWNER IN WRITING, IF, IN THE CONTRACTOR'S OPINION, THE LANDSCAPE MATERIALS ARE NOT RECEIVING PROPER CARE.
4. ALL TREES, PALMS, CACTI, ACCENTS, AND TURF SHALL BE GUARANTEED FOR A MINIMUM PERIOD OF ONE (1) YEAR AND ALL SHRUBS, GROUNDCOVERS, AND OTHER NON SPECIFIED PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF 90 DAYS FROM THE DATE OF FINAL ACCEPTANCE. THE GUARANTEE SHALL BE AGAINST DEFECTS INCLUDING DEATH AND UNSATISFACTORY GROWTH, EXCEPT FOR DEFECTS RESULTING FROM NEGLECT BY OWNER, ABUSE BY OTHERS, OR UNUSUAL PHENOMENA OR INCIDENTS WHICH ARE BEYOND THE LANDSCAPE CONTRACTOR'S CONTROL.
5. ANY PLANT MATERIALS WHICH ARE NOT APPROVED PRIOR TO OCTOBER 1 OF THE CALENDAR YEAR IN WHICH THEY ARE INSTALLED, SHALL BE FURTHER GUARANTEED UNTIL MAY 15 OF THE FOLLOWING CALENDAR YEAR.
6. ALL PLANT MATERIALS MUST BE MAINTAINED IN HEALTH AND VIGOR AND BE ALLOWED TO ATTAIN NATURAL SIZE AND SHAPE IN ACCORDANCE WITH THE ORIGINALLY APPROVED LANDSCAPE PLAN.
7. REFER TO BOOK SPECIFICATIONS, IF INCLUDED IN THIS DOCUMENT SET, FOR ADDITIONAL INFORMATION ON THE SPECIFICS OF THE ANTICIPATED WARRANTY.
8. LANDSCAPE CONTRACTOR SHALL PREPARE AND SUBMIT TO THE OWNER TYPEWRITTEN MAINTENANCE GUIDELINES AT FINAL WALK-THRU AND PRIOR TO FINAL ACCEPTANCE OF WORK.
9. IF TURF IS USED ON THIS PROJECT THE LANDSCAPE CONTRACTOR SHALL REAPPLY SEED OR SOO IN ALL AREAS WHICH HAVE DEVELOPED BARE SPOTS HALFWAY THROUGH THE MAINTENANCE PERIOD. AREAS WHICH CANNOT BE RESEED FOR SUMMER GROWTH DUE TO CONTRACTOR'S INABILITY TO RESEED DURING PROPER GROWING SEASON SHALL BE OVERSEED OR SOOED WITH GRASS APPROPRIATE FOR THE CURRENT SEASON, CARED FOR THROUGHOUT THE OFF SEASON, AND PROPERLY SEEDED AT THE NEXT APPROPRIATE GROWING SEASON. THESE ARRANGEMENTS MUST BE MADE WITH THE OWNER PRIOR TO CONDITIONAL ACCEPTANCE OF THE WORK AND MAY REQUIRE A MONETARY HOLD-BACK.
10. COST FOR REPLACEMENTS DURING THE WARRANTY PERIOD IS ASSUMED PART OF THE BID QUOTATIONS AND THEREFORE WILL NOT RESULT IN ANY ADDITIONAL COST TO THE OWNER OR LANDSCAPE ARCHITECT.

EXISTING LANDSCAPE NOTES

1. BEFORE WORK BEGINS ON THE PROJECT, THE LANDSCAPE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION CONFERENCE WITH OWNER AND/OR THE GENERAL CONTRACTOR TO REVIEW THE PROJECT. THE OWNER AND/OR OWNER'S AUTHORIZED REPRESENTATIVE IS TO APPROVE ANY CHANGES PRIOR TO THE START OF ANY WORK.
2. ALL DEMOLITION AREAS SHALL BE FLAGGED FOR APPROVAL PRIOR TO DEMOLITION.
3. ALL EXISTING PLANT MATERIAL SHALL REMAIN UNLESS OTHERWISE NOTED. SHOULD ANY CONFLICTS ARISE BETWEEN THE EXISTING PLANT MATERIAL ON-SITE AND PROPOSED IMPROVEMENTS SHOWN ON THE PLANS THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY.
4. LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL EXISTING PLANT MATERIAL DURING THE MAINTENANCE PERIOD. THE OWNER WILL WATER AND MAINTAIN THE LANDSCAPE MATERIAL DURING THE WARRANTY PERIOD. THE CONTRACTOR SHALL INSPECT THE LANDSCAPE MATERIALS PERIODICALLY DURING THE WARRANTY PERIOD AND SHALL NOTIFY THE OWNER IN WRITING, IF, IN THE CONTRACTOR'S OPINION, THE LANDSCAPE MATERIALS ARE NOT RECEIVING PROPER CARE.
5. ANY PLANT MATERIALS WHICH ARE NOT APPROVED PRIOR TO OCTOBER 1 OF THE CALENDAR YEAR IN WHICH THEY ARE INSTALLED, SHALL BE FURTHER GUARANTEED UNTIL MAY 15 OF THE FOLLOWING CALENDAR YEAR.
6. ALL PLANT MATERIALS MUST BE MAINTAINED IN HEALTH AND VIGOR AND BE ALLOWED TO ATTAIN NATURAL SIZE AND SHAPE IN ACCORDANCE WITH THE ORIGINALLY APPROVED LANDSCAPE PLAN.
7. REFER TO BOOK SPECIFICATIONS, IF INCLUDED IN THIS DOCUMENT SET, FOR ADDITIONAL INFORMATION ON THE SPECIFICS OF THE ANTICIPATED WARRANTY.
8. LANDSCAPE CONTRACTOR SHALL PREPARE AND SUBMIT TO THE OWNER TYPEWRITTEN MAINTENANCE GUIDELINES AT FINAL WALK-THRU AND PRIOR TO FINAL ACCEPTANCE OF WORK.
9. IF TURF IS USED ON THIS PROJECT THE LANDSCAPE CONTRACTOR SHALL REAPPLY SEED OR SOO IN ALL AREAS WHICH HAVE DEVELOPED BARE SPOTS HALFWAY THROUGH THE MAINTENANCE PERIOD. AREAS WHICH CANNOT BE RESEED FOR SUMMER GROWTH DUE TO CONTRACTOR'S INABILITY TO RESEED DURING PROPER GROWING SEASON SHALL BE OVERSEED OR SOOED WITH GRASS APPROPRIATE FOR THE CURRENT SEASON, CARED FOR THROUGHOUT THE OFF SEASON, AND PROPERLY SEEDED AT THE NEXT APPROPRIATE GROWING SEASON. THESE ARRANGEMENTS MUST BE MADE WITH THE OWNER PRIOR TO CONDITIONAL ACCEPTANCE OF THE WORK AND MAY REQUIRE A MONETARY HOLD-BACK.
10. COST FOR REPLACEMENTS DURING THE WARRANTY PERIOD IS ASSUMED PART OF THE BID QUOTATIONS AND THEREFORE WILL NOT RESULT IN ANY ADDITIONAL COST TO THE OWNER OR LANDSCAPE ARCHITECT.

PLANTING GENERAL NOTES

1. VERIFY PLANT QUANTITIES PRIOR TO BIDDING AND INSTALLATION. QUANTITIES ARE LISTED FOR CONVENIENCE ONLY, THE ACTUAL NUMBER OF SYMBOLS INDICATED ON THE PLANTING PLANS SHALL HAVE PRIORITY OVER QUANTITIES LISTED WITHIN THE LANDSCAPE MATERIAL SCHEDULE. THE CONTRACTOR SHALL FURNISH ALL PLANT MATERIAL NECESSARY TO COMPLETE THE PLANTINGS AS SHOWN ON THE PLANS.
2. CLARIFICATION OF DISCREPANCIES BETWEEN THE CONSTRUCTION DOCUMENTS AND THE SITE SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND/OR OWNER'S AUTHORIZED REPRESENTATIVE IMMEDIATELY.
3. THE LANDSCAPE ARCHITECT AND/OR OWNER'S AUTHORIZED REPRESENTATIVE, AND CITY OF SURPRISE ARE TO APPROVE ANY PLANT MATERIAL SUBSTITUTIONS.
4. ALL PLANT MATERIAL MUST BE MAINTAINED IN HEALTH AND VIGOR, AND BE ALLOWED TO ATTAIN NATURAL SIZE AND SHAPE IN ACCORDANCE WITH ARIZONA NURSERY ASSOCIATION SPECIFICATIONS.
5. ALL PLANT MATERIAL MAY BE INSPECTED PRIOR TO ACCEPTANCE. THE LANDSCAPE ARCHITECT AND/OR OWNER'S AUTHORIZED REPRESENTATIVE RESERVES THE RIGHT TO REFUSE ANY PLANT MATERIAL DEEMED UNACCEPTABLE, EVEN AFTER DELIVERY TO SITE.
6. PLANT TREES AND SHRUBS PLUMB AND FACED TO GIVE THE BEST APPEARANCE OR RELATIONSHIP TO ADJACENT PLANTS, STRUCTURES, AND VIEWS. IF ANY SOIL NUTRIENT DEFICIENCIES EXIST, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO AMEND THE SOIL.
7. PLANTING METHODS, SOIL AMENDMENT QUANTITIES (IF ANY), AND PREPARATION METHODS SHALL BE INSTALLED ACCORDING TO THE PLANTING SPECIFICATIONS AND DETAILS.
8. ALL PLANTING AREAS SHALL RECEIVE WEED CONTROL/PRE-EMERGENT PER THE GUIDELINES SET FORTH WITHIN THE SPECIFICATIONS AND DETAILS. REAPPLY AS NECESSARY TO COMPLETELY KILL NOXIOUS MATERIAL. REMOVE ALL DEAD AND/OR DYING DEBRIS PRIOR TO FINAL ACCEPTANCE.
9. TREES, SHRUBS, AND OTHER LANDSCAPING ARE PERMITTED WITHIN THE SIGHT VISIBILITY TRIANGLE PROVIDED LIMBS, LEAVES, NEEDLES OR OTHER FOLIAGE ARE KEPT BELOW 30 INCHES OR ABOVE 84 INCHES. PER SURPRISE EDS DETAIL 4-01 AND 4-02.
10. UNLESS OTHERWISE NOTED ON PLANS, ROCK/BARK MULCH SHALL EXTEND UNDER ALL PLANTINGS AND BE RAKED UNIFORMLY ALONG CONCRETE FLATWORK, CURBS AND ETC.
11. THE FINISH GRADE OF LANDSCAPE AREAS RECEIVING ROCK/BARK MULCH MUST BE GRADED 2-1/2" BELOW CONCRETE OR OTHER ADJACENT PAVED SURFACES PRIOR TO INSTALLATION OF THE MULCH. FINISH GRADE OF LANDSCAPE AREAS RECEIVING TURF MUST BE GRADED 1-1/2" BELOW CONCRETE OR OTHER PAVED SURFACES PRIOR TO INSTALLATION OF TURF.
12. BOULDERS, IF USED, TO BE SURFACE SELECT GRANITE WITH A MINIMUM OF SHARP EDGES AND/OR CRACKING. ANY EXPOSED SURFACE SCARRING THAT MAY HAVE OCCURRED DURING TRANSPORTING OR CONSTRUCTION IS TO BE ECONITED WITH NO ADDITIONAL COST TO THE OWNER.
13. STAKE ALL NURSERY GROWN TREE STOCK A MINIMUM OF 1/2" OUT FROM EDGE OF PLANTING WELL. THE EDGE OF ALL TREE PLANTING WELLS SHALL BE A MINIMUM OF 2 FEET AWAY FROM ALL CURBS AND SIDEWALKS AND A MINIMUM OF 12 FEET AWAY FROM ALL BUILDING FOUNDATIONS. THE EDGE OF ALL SHRUB PLANTING WELLS SHALL BE A MINIMUM OF 18" AWAY FROM ALL CURB AND SIDEWALKS AND A MINIMUM OF 3 FEET AWAY FROM ALL BUILDING FOUNDATIONS.
14. LANDSCAPE CONTRACTOR SHALL CONTACT THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO EACH APPLICATION OF PRE-EMERGENT FOR VERIFICATION. CONTRACTOR SHALL PROVIDE OWNER WITH PROOF OF PRE-EMERGENT APPLICATION NO MORE THAN 7 DAYS AFTER EACH APPLICATION WITHOUT EXCEPTION.
15. ALL TREES WITHIN TURF AREAS SHALL BE INSTALLED WITH TEMPORARY PVC ARBOR GUARDS.
16. ALL TURF AREAS SHALL BE GRADED SMOOTH AND APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLING SOO OR SEED. ALL AREAS TO RECEIVE TURF SHALL BE COMPLETELY FREE OF ANY RUTS, TRENCH SETTLING, OR ANY MATERIAL OVER 1/2" IN DIAMETER PRIOR TO SOO OR SEED INSTALLATION.
17. LANDSCAPE CONTRACTOR IS REQUIRED TO OBTAIN ANY REQUIRED PERMITS FOR ALL ON-SITE AND OFF-SITE IMPROVEMENTS OUTLINED WITHIN THIS SET OF PLANS AND/OR ANY OTHER ADDITIONAL WORK THEY MAY PERFORM IN THE INTEREST OF THIS PROJECT.
18. ROCK/BARK MULCH SHALL BE AS SPECIFIED IN THE LANDSCAPE MATERIAL SCHEDULE. ALL PLANTING AREAS, UNLESS OTHERWISE NOTED ON THE PLANS, SHALL RECEIVE A UNIFORM APPLICATION OF THE SPECIFIED MATERIAL. CONTRACTOR SHALL SUBMIT A SAMPLE TO THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO SCHEDULING MASS DELIVERY. OWNER MAY REQUEST THAT AN INITIAL LOAD OF MATERIAL BE DELIVERED TO THE SITE AND BE SPREAD BY THE LANDSCAPE CONTRACTOR FOR THE OWNER'S APPROVAL PRIOR TO MATERIAL APPLICATION ON THE REMAINDER OF THE SITE.
19. IT SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO COORDINATE WITH THE OWNER THE FINAL LAYOUT OF ALL HARDSCAPE ITEMS FOR THIS PROJECT. OWNER MAY REQUEST ALL HARDSCAPE ITEMS (HEADERS, SIDEWALKS, FLATWORK, ETC.) BE STAKED AND/OR CHALKED OUT FOR THEIR APPROVAL PRIOR TO INITIAL POUR.
20. LANDSCAPE CONTRACTOR SHALL PRUNE ALL TREES AFTER INSTALLATION SO THAT NO BRANCH IS TOUCHING FINAL GRADE AND TRIM CANOPRES BRANCHING TO A CLEAN AND NEAT APPEARANCE. ALL DEAD AND/OR DYING MATERIAL SHALL BE PRUNED FROM THE TREE PRIOR TO FINAL ACCEPTANCE.
21. WATER TEST ALL TREE PLANTING WELLS PRIOR TO PLANTING. IF TREE WELLS DO NOT PROPERLY DRAIN, REFER TO THE HARDPAN PLANTING DETAIL FOR ADDITIONAL INFORMATION.
22. REFER TO GENERAL CONSTRUCTION NOTES ON THE COVER SHEET FOR ADDITIONAL INFORMATION THAT RELATES TO THE SCOPE OF WORK IN THIS SECTION. ALSO REFER TO ANY WRITTEN SPECIFICATION, SHOULD THEY ACCOMPANY THESE DRAWINGS, FOR ADDITIONAL REQUIREMENTS NOT COVERED WITHIN THESE PLANS.

LANDSCAPE MATERIAL SCHEDULE

TREES	SIZE	QTY	COMMENTS
BOTANICAL / COMMON NAME			
Citrus spp.	24" BOX	20	
CITRUS SPP.			
Cordia alliodora	24" BOX	31	
TEXAS OLIVE			
Eucalyptus papuana	24" BOX	40	
GHOST GUM			
Platanus x 'Red Push'	24" BOX	25	
PISTACHE			
Platanus wrightii	24" BOX	6	
ARIZONA SYCAMORE			
Quercus virginiana 'Heritage'	24" BOX	12	
HERITAGE LIVE OAK			
Ulmus parviflora	24" BOX	209	
CHINESE ELM			
SHRUBS & ACCENTS	SIZE	QTY	COMMENTS
BOTANICAL / COMMON NAME			
Bouteloua gracilis 'Blonde Ambition'	5 GAL	33	
BLUE GRAMA			
Dodonaea viscosa	5 GAL	69	
HOPSEED BUSH			
Eremophila bygonifera 'Blue Bell'	5 GAL	31	
BLUE BELLS EMU BUSH			
Eremophila maculata 'Valerine'	5 GAL	90	
EMU BUSH			
Eriogonum wrightii	5 GAL	102	
WRIGHT'S BUCKWHEAT			
Hesperaloe parviflora 'Yellow'	5 GAL	43	
YELLOW YUCCA			
Leucophyllum laevigatum 'Summer Snow'	5 GAL	134	
SUMMER SNOW CHIHUAHUA SAGE			
Muhlenbergia caudata 'Regal Mist'	5 GAL	683	
REGAL MIST MUHLY			
Muhlenbergia ensifolia 'El Toro'	5 GAL	68	
BULLGRASS			
Muhlenbergia rigens	5 GAL	156	
DEER GRASS			
Muhlenbergia rigida 'Nashville'	5 GAL	162	
NASHVILLE MUHLY			
Myrtus communis 'Compacta'	5 GAL	128	
DWARF MYRTLE			
Ruscusia equisetiformis	5 GAL	2	
CORAL FOUNTAIN PLANT			
Silene group 'Sierra Linda TM'	5 GAL	84	
SIERRA LINDA AUTUMN SAGE			
Silene laevis	5 GAL	34	
MEXICAN BUSH SAGE			
Teocoma alata 'Orange Jubilee'	5 GAL	12	
ORANGE JUBILEE			
Teocoma stars 'Gold Star'	5 GAL	68	
YELLOW BELLS			
Teocoma x 'Sparklette'	5 GAL	113	
'SPARKLETTE' YELLOW BELLS			
GROUND COVER	SIZE	QTY	COMMENTS
BOTANICAL / COMMON NAME			
Acalypha monostachya 'Raspberry Fuzzies' TM	1 GAL	264	
RASPBERRY FUZZIES COPPERLEAF			
Datura group	1 GAL	29	
TRAILING INDIGO BUSH			
Eremophila glabra 'Mingemew Gold'	1 GAL	175	
EMU BUSH			
Portulacaria afra	1 GAL	26	
ELEPHANT BUSH			
Rosemarinus officinalis 'Prostratus'	1 GAL	370	
DWARF ROSEMARY			
Ruellia portoricensis 'Katie'	1 GAL	5	
DWARF BLUE BELLS			
Sedumella pallida	1 GAL	30	
PURPLE HEART			
MISCELLANEOUS	SIZE	QTY	COMMENTS
BOTANICAL / COMMON NAME			
CONCRETE HEADER	6" x 4"		FIELD VERIFY L.F., REFER TO DETAIL 6 / L5.01
ROCK MULCH	12" SCRD.		2" DEPTH, FIELD VERIFY S.F., REFER TO DETAIL 5 / L5.01
'CARMEL' - ROCK PRO: USA (480.591.5151)			2" DEPTH, FIELD VERIFY S.F., REFER TO DETAIL 5 / L5.01
BARK MULCH			
'MID IRON' BERMUOA	SOO	26,550 S.F.	FIELD VERIFY S.F.



120 S. Ash Avenue
Tempe, Arizona 85281
Tel: 480.354.0354
www.rviconsulting.com

EXPIRES 03/31/21



Contract Arizona RVI is not a full
working day before you begin excavating



PARADISI
PARCEL A
SURPRISE, AZ

PROJECT NO: 19002272
DATE: 02/11/2021
DRAWN: BG/SB/KL/MD/KU
REVIEWED: SB / BG

REVISIONS
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81
82
83
84
85
86
87
88
89
90
91
92
93
94
95
96
97
98
99
100
101
102
103
104
105
106
107
108
109
110
111
112
113
114
115
116
117
118
119
120
121
122
123
124
125
126
127
128
129
130
131
132
133
134
135
136
137
138
139
140
141
142
143
144
145
146
147
148
149
150
151
152
153
154
155
156
157
158
159
160
161
162
163
164
165
166
167
168
169
170
171
172
173
174
175
176
177
178
179
180
181
182
183
184
185
186
187
188
189
190
191
192
193
194
195
196
197
198
199
200
201
202
203
204
205
206
207
208
209
210
211
212
213
214
215
216
217
218
219
220
221
222
223
224
225
226
227
228
229
230
231
232
233
234
235
236
237
238
239
240
241
242
243
244
245
246
247
248
249
250
251
252
253
254
255
256
257
258
259
260
261
262
263
264
265
266
267
268
269
270
271
272
273
274
275
276
277
278
279
280
281
282
283
284
285
286
287
288
289
290
291
292
293
294
295
296
297
298
299
300
301
302
303
304
305
306
307
308
309
310
311
312
313
314
315
316
317
318
319
320
321
322
323
324
325
326
327
328
329
330
331
332
333
334
335
336
337
338
339
340
341
342
343
344
345
346
347
348
349
350
351
352
353
354
355
356
357
358
359
360
361
362
363
364
365
366
367
368
369
370
371
372
373
374
375
376
377
378
379
380
381
382
383
384
385
386
387
388
389
390
391
392
393
394
395
396
397
398
399
400
401
402
403
404
405
406
407
408
409
410
411
412
413
414
415
416
417
418
419
420
421
422
423
424
425
426
427
428
429
430
431
432
433
434
435
436
437
438
439
440
441
442
443
444
445
446
447
448
449
450
451
452
453
454
455
456
457
458
459
460
461
462
463
464
465
466
467
468
469
470
471
472
473
474
475
476
477
478
479
480
481
482
483
484
485
486
487
488
489
490
491
492
493
494
495
496
497
498
499
500
501
502
503
504
505
506
507
508
509
510
511
512
513
514
515
516
517
518
519
520
521
522
523
524
525
526
527
528
529
530
531
532
533
534
535
536
537
538
539
540
541
542
543
544
545
546
547
548
549
550
551
552
553
554
555
556
557
558
559
560
561
562
563
564
565
566
567
568
569
570
571
572
573
574
575
576
577
578
579
580
581
582
583
584
585
586
587
588
589
590
591
592
593
594
595
596
597
598
599
600
601
602
603
604
605
606
607
608
609
610
611
612
613
614
615
616
617
618
619
620
621
622
623
624
625
626
627
628
629
630
631
632
633
634
635
636
637
638
639
640
641
642
643
644
645
646
647
648
649
650
651
652
653
654
655
656
657
658
659
660
661
662
663
664
665
666
667
668
669
670
671
672
673
674
675
676
677
678
679
680
681
682
683
684
685
686
687
688
689
690
691
692
693
694
695
696
697
698
699
700
701
702
703
704
705
706
707
708
709
710
711
712
713
714
715
716
717
718
719
720
721
722
723
724
725
726
727
728
729
730
731
732
733
734
735
736
737
738
739
740
741
742
743
744
745
746
747
748
749
750
751
752
753
754
755
756
757
758
759
760
761
762
763
764
765
766
767
768
769
770
771
772
773
774
775
776
777
778
779
780
781
782
783
784
785
786
787
788
789
790
791
792
793
794
795
796
797
798
799
800
801
802
803
804
805
806
807
808
809
810
811
812
813
814
815
816
817
818
819
820
821
822
823
824
825
826
827
828
829
830
831
832
833
834
835
836
837
838
839
840
841
842
843
844
845
846
847
848
849
850
851
852
853
854
855
856
857
858
859
860
861
862
863
864
865
866
867
868
869
870
871
872
873
874
875
876
877
878
879
880
881
882
883
884
885
886
887
888
889
890
891
892
893
894
895
896
897
898
899
900
901
902
903
904
905
906
907
908
909
910
911
912
913
914
915
916
917
918
919
920
921
922
923
924
925
926
927
928
929
930
931
932
933
934
935
936
937
938
939
940
941
942
943
944
945
946
947
948
949
950
951
952
953
954
955
956
957
958
959
960
961
962
963
964
965
966
967
968
969
970
971
972
973
974
975
976
977
978
979
980
981
982
983
984
985
986
987
988
989
990
991
992
993
994
995
996
997
998
999
1000
1001
1002
1003
1004
1005
1006
1007
1008
1009
1010
1011
1012
1013
1014
1015
1016
1017
1018
1019
1020
1021
1022
1023
1024
1025
1026
1027
1028
1029
1030
1031
1032
1033
1034
1035
1036
1037
1038
1039
1040
1041
1042
1043
1044
1045
1046
1047
1048
1049
1050
1051
1052
1053
1054
1055
1056
1057
1058
1059
1060
1061
1062
1063
1064
1065
1066
1067
1068
1069
1070
1071
1072
1073
1074
1075
1076
1077
1078
1079
1080
1081
1082
1083
1084
1085
1086
1087
1088
1089
1090
1091
1092
1093
1094
1095
1096
1097
1098
1099
1100
1101
1102
1103
1104
1105
1106
1107
1108
1109
1110
1111
1112
1113
1114
1115
1116
1117
1118
1119
1120
1121
1122
1123
1124
1125
1126
1127
1128
1129
1130
1131
1132
1133
1134
1135
1136
1137
1138
1139
1140
1141
1142
1143
1144
1145
1146
1147
1148
1149
1150
1151
1152
1153
1154
1155
1156
1157
1158
1159
1160
1161
1162
1163
1164
1165
1166
1167
1168
1169
1170
1171
1172
1173
1174
1175
1176
1177
1178
1179
1180
1181
1182
1183
1184
1185
1186
1187
1188
1189
1190
1

LANDSCAPE NOTES

- ALL LANDSCAPE AND IRRIGATION IN FRONT OF THE RESIDENTIAL LOTS SHALL BE INSTALLED ONCE THE ENTIRE STREET OF HOMES ARE CONSTRUCTED.
- TREE ROOT BARRIERS ARE REQUIRED PER DETAIL 8-14 OF THE CITY OF SURPRISE ENGINEERING DEVELOPMENT STANDARDS WHEN TREES ARE WITHIN THREE FEET OF SIDEWALKS, CURBS, PAVEMENT, OR WALLS. REFER TO SHEET L4.01 FOR DETAIL.
- THE LANDSCAPE AND IRRIGATION DESIGN WILL COMPLY WITH CITY OF SURPRISE EDS PER CHAPTER 8.

LANDSCAPE KEYNOTES

- VISIBILITY EASEMENT, ALL TREE LIMBS, LEAVES, NEEDLES OR OTHER FOLIAGE MUST BE TRIMMED TO BE ABOVE 8'4" AND BELOW 30"
- LOCATION OF SIDEWALK, REFER TO ENGINEERING PLANS FOR MORE INFORMATION.
- FIRE HYDRANT - TREES AND SHRUBS TO MAINTAIN A 5'-0" CLEARANCE
- OPEN SPACE SIDEWALK/PLATWORK, REFER TO DETAIL - / L-1-
- DRIVEWAY LOCATION FOR REFERENCE ONLY, FINAL LOCATIONS TBD BY DEVELOPER, TYPICAL
- NOT USED
- 6" THEME WALL, REFER TO DETAIL 1 / L3.01
- 8" THEME WALL, REFER TO DETAIL 4 / L3.01
- NOT USED
- DECORATIVE FENCE, REFER TO DETAIL 7 / L3.01
- THEME WALL COLUMN, REFER TO 1 / L3.01
- NOT USED
- NOT USED
- RETENTION AREA, REFER TO ENGINEERING PLANS
- STREETLIGHT, REFER TO ELECTRICAL PLANS
- SIDEYARD WALL END. FINAL LOCATION TO BE STAKED AND OR ADJUSTED IN THE FIELD
- CONCRETE HEADER, REFER TO DETAIL 8 / L3.04
- PRIMARY ENTRY MONUMENT, REFER TO DETAIL 6 / L3.02
- DRAINAGE OPENING, REFER TO 2 / L3.02
- RETAINING WALL, REFER TO ENGINEERING PLANS
- MAILBOXES, REFER TO DETAIL 4 / L3.02
- STEEL EDGING, REFER TO DETAIL 9 / L3.04

LANDSCAPE PALETTE



TREES

BOTANICAL / COMMON NAME
<i>Citrus spp.</i> CITRUS SPP.
<i>Cordia alliodora</i> TEXAS OLIVE
<i>Eucalyptus papuana</i> GHOST GUM
<i>Pistacia x 'Red Push'</i> PISTACHE
<i>Platanus wrightii</i> ARIZONA SYCAMORE
<i>Quercus virginiana</i> 'Heritage' HERITAGE LIVE OAK
<i>Ulmus parvifolia</i> CHINESE ELM

SHRUBS & ACCENTS

BOTANICAL / COMMON NAME
<i>Bouteloua gracilis</i> 'Blonde Ambition' BLUE GRAMA
<i>Dodonaea viscosa</i> HORSEBUSH
<i>Eremophila hydnophora</i> 'Blue Bell' BLUE BELLS EMU BUSH
<i>Eremophila maculata</i> 'Valentine' EMU BUSH
<i>Eriogonum wrightii</i> WRIGHT'S BUCKWHEAT
<i>Hesperaloe parviflora</i> 'Yellow' YELLOW YUCCA
<i>Leucophyllum laevigatum</i> 'Summer Snow' SUMMER SNOW CHIHUAHUA SAGE
<i>Muhlenbergia caudata</i> 'Regal Mist' REGAL MIST MUHLY
<i>Muhlenbergia ensceps</i> 'El Toro' BULLGRASS
<i>Muhlenbergia rigens</i> DEER GRASS
<i>Muhlenbergia rigida</i> 'Nashville' NASHVILLE MUHLY
<i>Myrtus communis</i> 'Compacta' DWARF MYRTLE
<i>Ruscus aculeatus</i> CORAL FOUNTAIN PLANT
<i>Salmia integrifolia</i> 'Sierra Linda TM' SIERRA LINDA AUTUMN SAGE
<i>Salmia leucantha</i> MEXICAN BUSH SAGE
<i>Tecoma stans</i> 'Orange Jubilee' ORANGE JUBILEE
<i>Tecoma stans</i> 'Gold Star' YELLOW BELLS
<i>Tecoma x 'Sparklette'</i> SPARKLETTE YELLOW BELLS

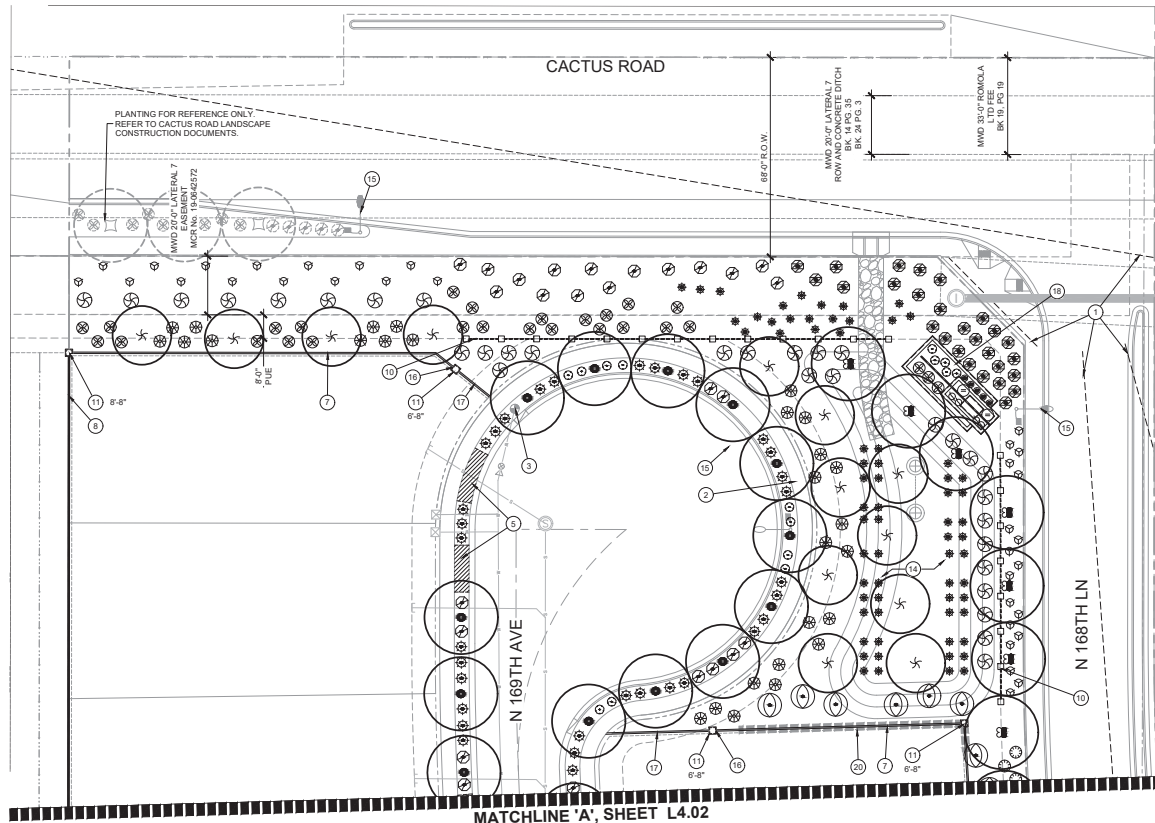
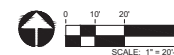
GROUND COVER

BOTANICAL / COMMON NAME
<i>Acalypha monostachya</i> 'Raspberry Fuzzies' TM RASPBERRY FUZZIES COPPERLEAF
<i>Dalea pinnatifida</i> TRAILING INDIGO BUSH
<i>Eremophila platy</i> 'Mingenew Gold' EMU BUSH
<i>Portulacaria afra</i> ELEPHANT BUSH
<i>Ruscus aculeatus</i> 'Prostratus' DWARF ROSEMARY
<i>Ruellia brittoniana</i> 'Katie' DWARF BLUE BELLS
<i>Sedum spaldingii</i> PURPLE HEART

MISCELLANEOUS

BOTANICAL / COMMON NAME
CONCRETE HEADER
ROCK MULCH 'CARMEL' - ROCK PRODS USA (480.591.5151)
BARK MULCH
'MID IRON' BERMUDA

KEY MAP



1201 S. Ash Avenue
Tempe, Arizona 85281
Tel: 480.504.0504
www.rviconsulting.com

EXPIRES 03/31/21



Call 602.414.4444 or visit Arizona.gov

PARADISI
PARCEL A
SURPRISE, AZ

PROJECT NO: 19002272
DATE: 02/11/2021
DRAWN: BG/SB/KL/MD/KU
REVIEWED: SB / BG

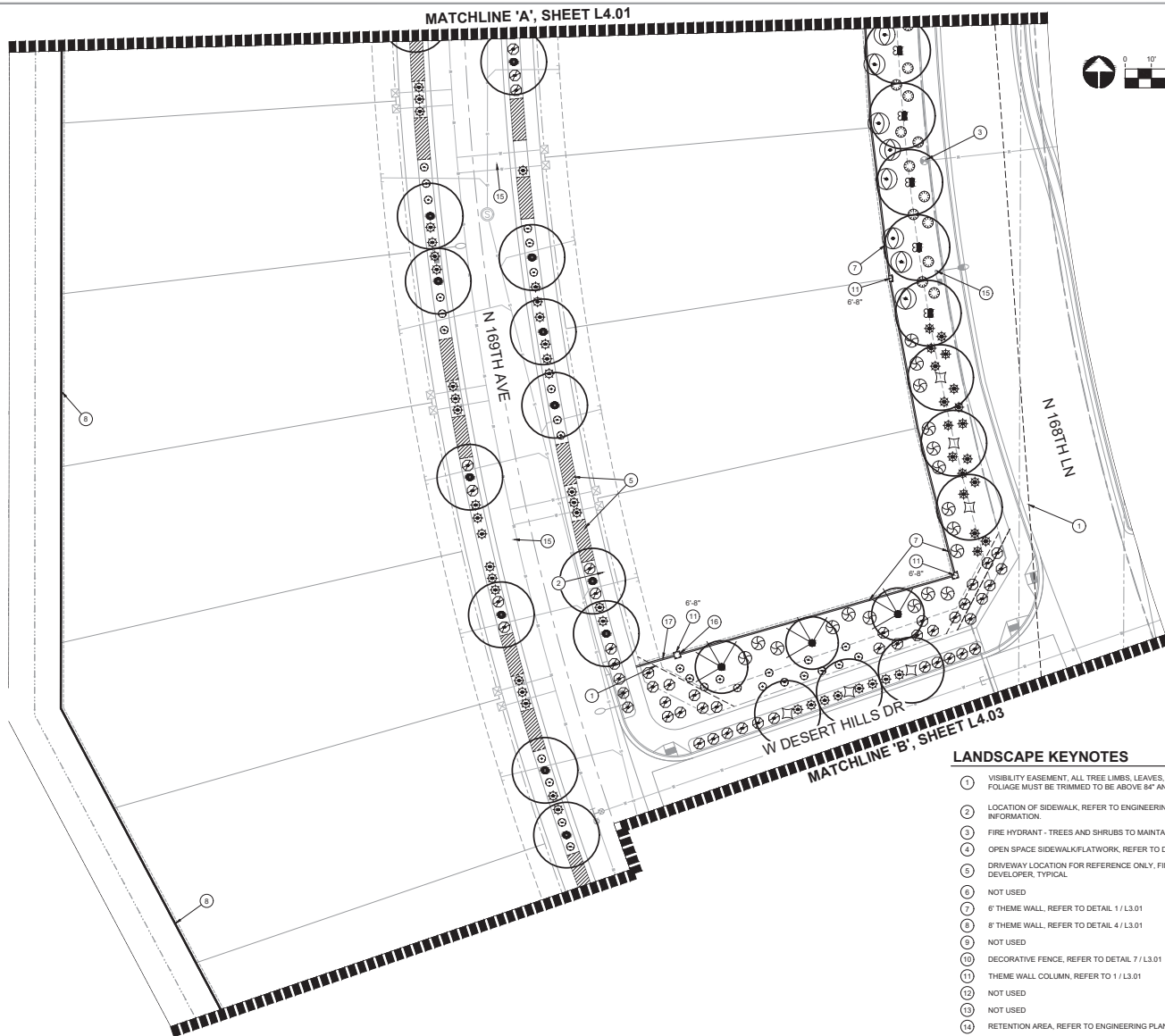
REVISIONS
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81
82
83
84
85
86
87
88
89
90
91
92
93
94
95
96
97
98
99
100

PLANTING PLAN

L4.01

SHEET 15 OF 27

4TH SUBMITTAL CASE NUMBER FS20-471



LANDSCAPE NOTES

LANDSCAPE KEYNOTES

LANDSCAPE PALETTE

THE TREES
BOTANICAL / COMMON NAME

Citrus spp.
CITRUS spp.

Cordia alliodora
TEXAS OLIVE

Eucalyptus pagana
GHIOST GUM

Pistacia x Red Pest
PISTACHE

Platanus wrightii
ARIZONA SYCAMORE

Quercus virginiana 'Heritage'
HERITAGE LIVE OAK

Ulmus parvifolia
CHINESE Elm

SHRUBS & ACCENTS
BOTANICAL / COMMON NAME

Bouteloua gracilis 'Blonde Ambition'
BLUE GRAMA

Dodonaea viscosa
HOBBIED BUSH

Eremophila hyphophaea 'Blue Bells'
BLUE BELLS EMB BUSH

Eremophila maculata 'Valentine'
EMB BUSH

Eriogonum wrightii
WRIGHT'S BUCKWHEAT

Parthenocissus vitacea 'Yellow'
YELLOW YUCCA

Leucophyllum laevigatum 'Summer Snow'
SUMMER SNOW CHINILUANG SAGE

Muhlenbergia capillaris 'Regal Mist'
REGAL MIST MULH

Muhlenbergia emersleyi 'El Toro'
BULLMISTERS

Muhlenbergia rigens
DEER GRASS

Manisheita glabra 'Nashville'
NASHVILLE MUHLY

Myrica carolinensis 'Compacta'
DWARF MYRTLE

Rosaella equisetiformis
RUSTY FOUNTAIN PLANT

Salvia greggii 'Sierra Linda'
SIERRA LINDA AUTUMN SAGE

Sakakumia
MEXICAN BUSH SAGE

Teocoma alba 'Orange Jubilee'
ORANGE JUBILEE

Teocoma speciosa 'Gold Star'
YELLOW BELLS

Teocoma x Sparklette
SPARKLETTE YELLOW BELLS

GROUNDCOVER
BOTANICAL / COMMON NAME

Acahylla monostachya 'Raspberry Fuzzies' TM
RASPBERRY FUZZIES COPPERLEAF

Dalea fragilis
TRAILING REDDIO BUSH

Eremophila glabra 'Mingween Gold'
EMB BUSH

Portulacaria acra
ELEPHANT BUSH

Rousselia officinalis 'Prostratus'
DWARF ROSEMARY

Ruellia brittoniana 'Katie'
DWARF BLUE BELLS

Setcreasea pallida
PURPLE HEART

MISCELLANEOUS
BOTANICAL / COMMON NAME

CONCRETE HEADER

ROCK MULCH
'CARMEL' - ROCK PWRD (480.591.5151)

BARB MULCH

'MID IRON' BERMUDA

KEY MAP

LANDSCAPE KEYNOTES

- 1 VISIBILITY EASEMENT, ALL TREE LIMBS, LEAVES, NEEDLES OR OTHER FOLIAGE MUST BE TRIMMED TO BE ABOVE 8'4" AND BELOW 30"
- 2 LOCATION OF SIDEWALK, REFER TO ENGINEERING PLANS FOR MORE INFORMATION.
- 3 FIRE HYDRANT - TREES AND SHRUBS TO MAINTAIN A 5'-0" CLEARANCE
- 4 OPEN SPACE SIDEWALK/FLATWORK, REFER TO DETAIL - /L-/-
- 5 DRIVEWAY LOCATION FOR REFERENCE ONLY, FINAL LOCATIONS TBD BY DEVELOPER, TYPICAL
- 6 NOT USED
- 7 6" THEME WALL, REFER TO DETAIL 1 / L3.01
- 8 8" THEME WALL, REFER TO DETAIL 4 / L3.01
- 9 NOT USED
- 10 DECORATIVE FENCE, REFER TO DETAIL 7 / L3.01
- 11 THEME WALL COLUMN, REFER TO 1 / L3.01
- 12 NOT USED
- 13 NOT USED
- 14 RETENTION AREA, REFER TO ENGINEERING PLANS

- 15 STREETLIGHT, REFER TO ELECTRICAL PLANS
- 16 SIDEYARD WALL END. FINAL LOCATION TO BE STAKED AND OR ADJUSTED IN THE FIELD
- 17 CONCRETE HEADER, REFER TO DETAIL 8 / L3.04
- 18 PRIMARY ENTRY MONUMENT, REFER TO DETAIL 6 / L3.02
- 19 DRAINAGE OPENING, REFER TO 2 / L3.02
- 20 RETAINING WALL, REFER TO ENGINEERING PLANS
- 21 MAILBOXES, REFER TO DETAIL 4 / L3.02
- 22 STEEL EDGING, REFER TO DETAIL 9 / L3.04

LANDSCAPE NOTES

- ALL LANDSCAPE AND IRRIGATION IN FRONT OF THE RESIDENTIAL LOTS SHALL BE INSTALLED ONCE THE ENTIRE STREET OF HOMES ARE CONSTRUCTED.
- TREE ROOT BARRIERS ARE REQUIRED PER DETAIL 8-14 OF THE CITY OF SURPRISE ENGINEERING DEVELOPMENT STANDARDS WHEN TREES ARE WITHIN THREE FEET OF SIDEWALKS, CURBS, PAVEMENT, OR WALLS. REFER TO SHEET L5.01 FOR DETAIL.
- THE LANDSCAPE AND IRRIGATION DESIGN WILL COMPLY WITH CITY OF SURPRISE EDS PER CHAPTER 8.

LANDSCAPE PALETTE

TREES
BOTANICAL / COMMON NAME

- Citrus spp.
CITRUS SPP.
- Cordia alliodora
TEXAS OLIVE
- Eucalyptus papuana
GHOST GUM
- Pistacia x 'Red Push'
PISTACHE
- Platanus wrightii
ARIZONA SYCAMORE
- Quercus virginiana 'Heritage'
HERITAGE LIVE OAK
- Ulmus parvifolia
CHINESE ELM

SHRUBS & ACCENTS
BOTANICAL / COMMON NAME

- Bouteloua gracilis 'Blonde Ambition'
BLUE GRAMA
- Oenothera biennis
HOPESEED BUSH
- Eremophila hydnophora 'Blue Bells'
BLUE BELLS EMU BUSH
- Eremophila maculata 'Valentine'
EMU BUSH
- Eriogonum virgatum
WRIGHT'S BUCKWHEAT
- Hesperaloe parviflora 'Yellow'
YELLOW YUCCA
- Leucophyllum laevigatum 'Summer Snow'
SUMMER SNOW CHIHUAHUA SAGE
- Muhlenbergia capillaris 'Regal Mist'
REGAL MIST MUHLY
- Muhlenbergia emeryi 'El Toro'
BULLGRASS
- Muhlenbergia rigens
DEER GRASS
- Muhlenbergia rigida 'Nashville'
NASHVILLE MUHLY
- Myrica communis 'Compacta'
DWARF MYRTLE
- Russelia equisetiformis
CORAL FOUNTAIN PLANT
- Salvia greggii 'Sierra Linda' TM
SIERRA LINDA AUTUMN SAGE
- Silene laetiflora
MEXICAN BUSH SAGE
- Teucrium atrata 'Orange Jubilee'
ORANGE JUBILEE
- Teucrium stans 'Gold Star'
YELLOW BELLS
- Teucrium x 'Sparklette'
SPARKLETTE YELLOW BELLS

GROUNDCOVER
BOTANICAL / COMMON NAME

- Acalypha monostachya 'Raspberry Fuzzies' TM
RASPBERRY FUZZIES COPPERLEAF
- Dalea greggii
TRAILING INDIGO BUSH
- Eremophila glabra 'Mingenew Gold'
EMU BUSH
- Portulacaria afra
ELEPHANT BUSH
- Rosmarinus officinalis 'Prostratus'
DWARF ROSEMARY
- Ruellia brittoniana 'Katie'
DWARF BLUE BELLS
- Sesuvium portulacastrum
PURPLE HEART

MISCELLANEOUS
BOTANICAL / COMMON NAME

- CONCRETE HEADER
- ROCK MULCH
'CARMEL' - ROCK PROs (USA 480.591.5151)
- BARB MULCH
- MID IRON BERMUDA

KEY MAP



1201 S. Ash Avenue
Tempe, Arizona 85281
Tel: 480.304.0304
www.rviconsulting.com

EXPIRES 03/31/21



PARADISI
PARCEL A
SURPRISE, AZ

PROJECT NO: 19002272
DATE: 02/11/2021
DRAWN: BG/SB/KL/MD/KU
REVIEWED: SB / BG

REVISIONS
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81
82
83
84
85
86
87
88
89
90
91
92
93
94
95
96
97
98
99
100
101
102
103
104
105
106
107
108
109
110
111
112
113
114
115
116
117
118
119
120
121
122
123
124
125
126
127
128
129
130
131
132
133
134
135
136
137
138
139
140
141
142
143
144
145
146
147
148
149
150
151
152
153
154
155
156
157
158
159
160
161
162
163
164
165
166
167
168
169
170
171
172
173
174
175
176
177
178
179
180
181
182
183
184
185
186
187
188
189
190
191
192
193
194
195
196
197
198
199
200
201
202
203
204
205
206
207
208
209
210
211
212
213
214
215
216
217
218
219
220
221
222
223
224
225
226
227
228
229
230
231
232
233
234
235
236
237
238
239
240
241
242
243
244
245
246
247
248
249
250
251
252
253
254
255
256
257
258
259
260
261
262
263
264
265
266
267
268
269
270
271
272
273
274
275
276
277
278
279
280
281
282
283
284
285
286
287
288
289
290
291
292
293
294
295
296
297
298
299
300
301
302
303
304
305
306
307
308
309
310
311
312
313
314
315
316
317
318
319
320
321
322
323
324
325
326
327
328
329
330
331
332
333
334
335
336
337
338
339
340
341
342
343
344
345
346
347
348
349
350
351
352
353
354
355
356
357
358
359
360
361
362
363
364
365
366
367
368
369
370
371
372
373
374
375
376
377
378
379
380
381
382
383
384
385
386
387
388
389
390
391
392
393
394
395
396
397
398
399
400
401
402
403
404
405
406
407
408
409
410
411
412
413
414
415
416
417
418
419
420
421
422
423
424
425
426
427
428
429
430
431
432
433
434
435
436
437
438
439
440
441
442
443
444
445
446
447
448
449
450
451
452
453
454
455
456
457
458
459
460
461
462
463
464
465
466
467
468
469
470
471
472
473
474
475
476
477
478
479
480
481
482
483
484
485
486
487
488
489
490
491
492
493
494
495
496
497
498
499
500
501
502
503
504
505
506
507
508
509
510
511
512
513
514
515
516
517
518
519
520
521
522
523
524
525
526
527
528
529
530
531
532
533
534
535
536
537
538
539
540
541
542
543
544
545
546
547
548
549
550
551
552
553
554
555
556
557
558
559
560
561
562
563
564
565
566
567
568
569
570
571
572
573
574
575
576
577
578
579
580
581
582
583
584
585
586
587
588
589
590
591
592
593
594
595
596
597
598
599
600
601
602
603
604
605
606
607
608
609
610
611
612
613
614
615
616
617
618
619
620
621
622
623
624
625
626
627
628
629
630
631
632
633
634
635
636
637
638
639
640
641
642
643
644
645
646
647
648
649
650
651
652
653
654
655
656
657
658
659
660
661
662
663
664
665
666
667
668
669
670
671
672
673
674
675
676
677
678
679
680
681
682
683
684
685
686
687
688
689
690
691
692
693
694
695
696
697
698
699
700
701
702
703
704
705
706
707
708
709
710
711
712
713
714
715
716
717
718
719
720
721
722
723
724
725
726
727
728
729
730
731
732
733
734
735
736
737
738
739
740
741
742
743
744
745
746
747
748
749
750
751
752
753
754
755
756
757
758
759
760
761
762
763
764
765
766
767
768
769
770
771
772
773
774
775
776
777
778
779
780
781
782
783
784
785
786
787
788
789
790
791
792
793
794
795
796
797
798
799
800
801
802
803
804
805
806
807
808
809
810
811
812
813
814
815
816
817
818
819
820
821
822
823
824
825
826
827
828
829
830
831
832
833
834
835
836
837
838
839
840
841
842
843
844
845
846
847
848
849
850
851
852
853
854
855
856
857
858
859
860
861
862
863
864
865
866
867
868
869
870
871
872
873
874
875
876
877
878
879
880
881
882
883
884
885
886
887
888
889
890
891
892
893
894
895
896
897
898
899
900
901
902
903
904
905
906
907
908
909
910
911
912
913
914
915
916
917
918
919
920
921
922
923
924
925
926
927
928
929
930
931
932
933
934
935
936
937
938
939
940
941
942
943
944
945
946
947
948
949
950
951
952
953
954
955
956
957
958
959
960
961
962
963
964
965
966
967
968
969
970
971
972
973
974
975
976
977
978
979
980
981
982
983
984
985
986
987
988
989
990
991
992
993
994
995
996
997
998
999
1000

PLANTING PLAN

L4.03

SHEET 17 OF 27

4TH SUBMITTAL CASE NUMBER FS20-471

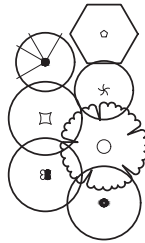
LANDSCAPE NOTES

- ALL LANDSCAPE AND IRRIGATION IN FRONT OF THE RESIDENTIAL LOTS SHALL BE INSTALLED ONCE THE ENTIRE STREET OF HOMES ARE CONSTRUCTED.
- TREE ROOT BARRIERS ARE REQUIRED PER DETAIL 8-14 OF THE CITY OF SURPRISE ENGINEERING DEVELOPMENT STANDARDS WHEN TREES ARE WITHIN THREE FEET OF SIDEWALKS, CURBS, PAVEMENT, OR WALLS. REFER TO SHEET L4.01 FOR DETAIL.
- THE LANDSCAPE AND IRRIGATION DESIGN WILL COMPLY WITH CITY OF SURPRISE EDS PER CHAPTER 8.

LANDSCAPE KEYNOTES

- VISIBILITY EASEMENT, ALL TREE LIMBS, LEAVES, NEEDLES OR OTHER FOLIAGE MUST BE TRIMMED TO BE ABOVE 84" AND BELOW 30"
- LOCATION OF SIDEWALK, REFER TO ENGINEERING PLANS FOR MORE INFORMATION.
- FIRE HYDRANT - TREES AND SHRUBS TO MAINTAIN A 5'-0" CLEARANCE
- OPEN SPACE SIDEWALK/FLATWORK, REFER TO DETAIL - L4.01
- DRIVEWAY LOCATION FOR REFERENCE ONLY, FINAL LOCATIONS TBD BY DEVELOPER, TYPICAL
- NOT USED
- 6" THEME WALL, REFER TO DETAIL 1 / L3.01
- 8" THEME WALL, REFER TO DETAIL 4 / L3.01
- NOT USED
- DECORATIVE FENCE, REFER TO DETAIL 7 / L3.01
- THEME WALL COLUMN, REFER TO 1 / L3.01
- NOT USED
- NOT USED
- RETENTION AREA, REFER TO ENGINEERING PLANS
- STREETLIGHT, REFER TO ELECTRICAL PLANS
- SIDEYARD WALL END, FINAL LOCATION TO BE STAKED AND OR ADJUSTED IN THE FIELD
- CONCRETE HEADER, REFER TO DETAIL 8 / L3.04
- PRIMARY ENTRY MONUMENT, REFER TO DETAIL 6 / L3.02
- DRAINAGE OPENING, REFER TO 2 / L3.02
- RETAINING WALL, REFER TO ENGINEERING PLANS
- MAILBOXES, REFER TO DETAIL 4 / L3.02
- STEEL EDGING, REFER TO DETAIL 9 / L3.04

LANDSCAPE PALETTE



TREES
BOTANICAL / COMMON NAME

- Citrus spp.*
CITRUS SPP.
- Cordia alliodora*
TEXAS OLIVE
- Eucalyptus papuana*
GHOST GUM
- Pistacia x 'Red Push'*
PISTACHE
- Platanus wrightii*
ARIZONA SYCAMORE
- Quercus virginiana 'Heritage'*
HERITAGE LIVE OAK
- Ulmus parvifolia*
CHINESE ELM

SHRUBS & ACCENTS
BOTANICAL / COMMON NAME

- Bouteloua gracilis 'Blonde Ambition'*
BLUE GRAMA
- Oenothera biennis*
HOPESEED BUSH
- Eremophila hydnophora 'Blue Bell'*
BLUE BELLS EMU BUSH
- Eremophila maculata 'Valentine'*
EMU BUSH
- Eriogonum virgatum*
WRIGHT'S BUCKWHEAT
- Hesperaloe parviflora 'Yellow'*
YELLOW YUCCA
- Leucophyllum laevigatum 'Summer Snow'*
SUMMER SNOW CHIHUAHUA SAGE
- Muhlenbergia capillaris 'Regal Mist'*
REGAL MIST MUHLY
- Muhlenbergia emeryi 'El Toro'*
BULLGRASS
- Muhlenbergia rigens*
DEER GRASS
- Muhlenbergia rigida 'Nashville'*
NASHVILLE MUHLY
- Myrtus communis 'Compacta'*
DWARF MYRTLE
- Ruscus equisetiformis*
CORAL FOUNTAIN PLANT
- Salvia greggii 'Sierra Linda TM'*
SIERRA LINDA AUTUMN SAGE
- Silene laetiflora*
MEXICAN BUSH SAGE
- Tecoma data 'Orange Jubilee'*
ORANGE JUBILEE
- Tecoma stans 'Gold Star'*
YELLOW BELLS
- Tecoma x 'Sparklette'*
SPARKLETTE YELLOW BELLS

GROUND COVER
BOTANICAL / COMMON NAME

- Acalypha monostachya 'Raspberry Fuzzies' TM*
RASPBERRY FUZZIES COPPERLEAF
- Dakota gregei*
TRAILING INDIGO BUSH
- Eremophila glabra 'Mingenew Gold'*
EMU BUSH
- Portulacaria afra*- Elephant bush*
- Rosmarinus officinalis 'Prostratus'*
DWARF ROSEMARY
- Ruellia brittoniana 'Katie'*
DWARF BLUE BELLS
- Sedum spaldingii*
PURPLE HEART

MISCELLANEOUS
BOTANICAL / COMMON NAME

- CONCRETE HEADER
- ROCK MULCH
'CARMEL' - ROCK PROs (USA 480.591.5151)
- BARK MULCH
- 'MID IRON' BERMUDA

KEY MAP



PARADISI
PARCEL A
SURPRISE, AZ

PROJECT NO: 19002272
DATE: 02/11/2021
DRAWN: BG/SBK/LMD/KU
REVIEWED: SB / BG

REVISIONS

1		
2		
3		
4		
5		

PLANTING PLAN

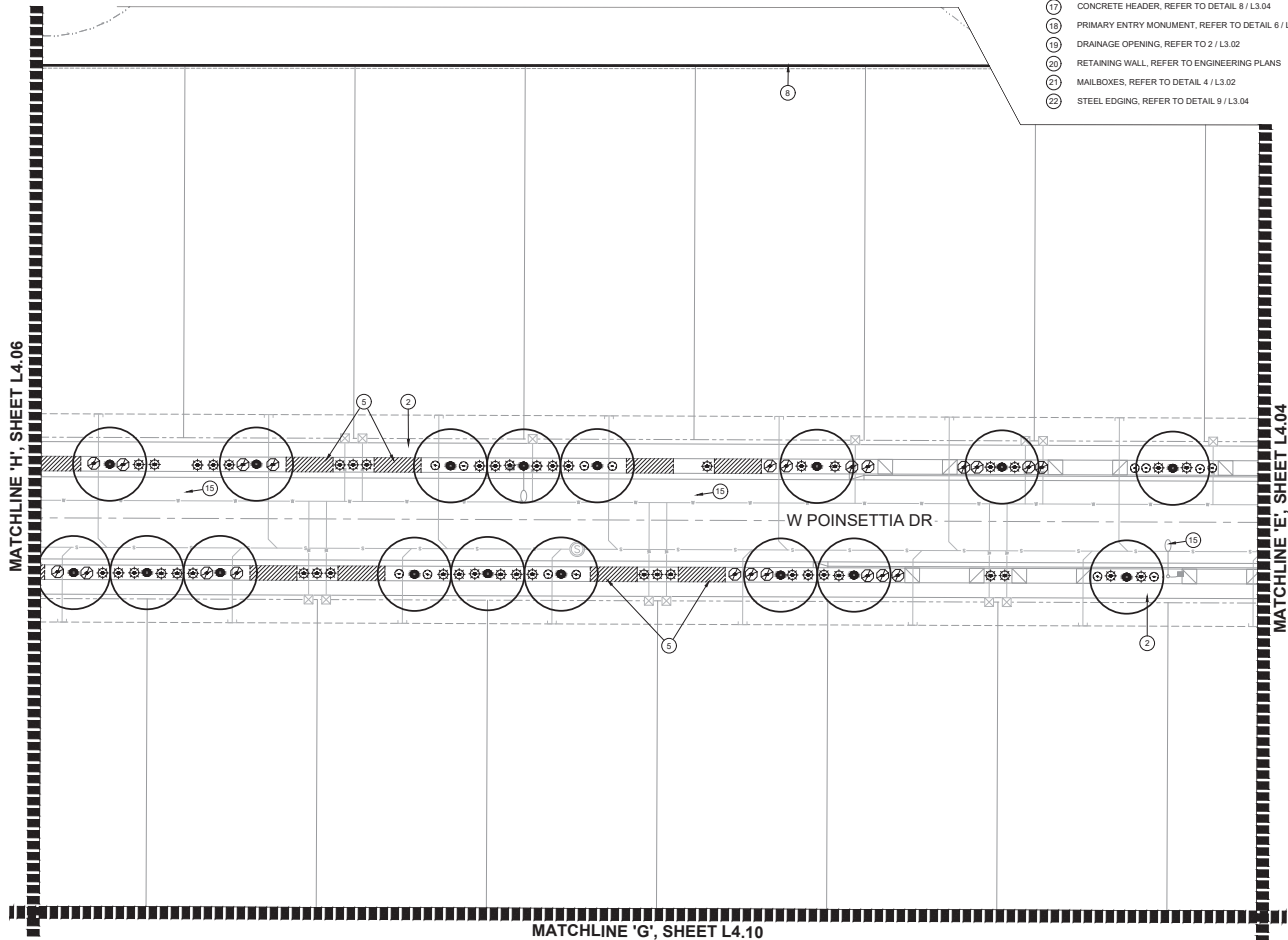
L4.04

SHEET 18 OF 27

4TH SUBMITTAL CASE NUMBER FS20-471

LANDSCAPE NOTES

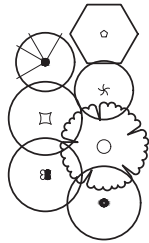
- ALL LANDSCAPE AND IRRIGATION IN FRONT OF THE RESIDENTIAL LOTS SHALL BE INSTALLED ONCE THE ENTIRE STREET OF HOMES ARE CONSTRUCTED.
- TREE ROOT BARRIERS ARE REQUIRED PER DETAIL 8-14 OF THE CITY OF SURPRISE ENGINEERING DEVELOPMENT STANDARDS WHEN TREES ARE WITHIN THREE FEET OF SIDEWALKS, CURBS, PAVEMENT, OR WALLS. REFER TO SHEET L5.01 FOR DETAIL.
- THE LANDSCAPE AND IRRIGATION DESIGN WILL COMPLY WITH CITY OF SURPRISE EDS PER CHAPTER 8.



LANDSCAPE KEYNOTES

- VISIBILITY EASEMENT, ALL TREE LIMBS, LEAVES, NEEDLES OR OTHER FOLIAGE MUST BE TRIMMED TO BE ABOVE 8'4" AND BELOW 30"
- LOCATION OF SIDEWALK, REFER TO ENGINEERING PLANS FOR MORE INFORMATION.
- FIRE HYDRANT - TREES AND SHRUBS TO MAINTAIN A 5'-0" CLEARANCE
- OPEN SPACE SIDEWALK/FLATWORK, REFER TO DETAIL - /L-...
- DRIVEWAY LOCATION FOR REFERENCE ONLY, FINAL LOCATIONS TBD BY DEVELOPER, TYPICAL
- NOT USED
- 6' THEME WALL, REFER TO DETAIL 1 / L3.01
- 8' THEME WALL, REFER TO DETAIL 4 / L3.01
- NOT USED
- DECORATIVE FENCE, REFER TO DETAIL 7 / L3.01
- THEME WALL COLUMN, REFER TO 1 / L3.01
- NOT USED
- NOT USED
- RETENTION AREA, REFER TO ENGINEERING PLANS
- STREETLIGHT, REFER TO ELECTRICAL PLANS
- SIDEYARD WALL END, FINAL LOCATION TO BE STAKED AND OR ADJUSTED IN THE FIELD
- CONCRETE HEADER, REFER TO DETAIL 8 / L3.04
- PRIMARY ENTRY MONUMENT, REFER TO DETAIL 6 / L3.02
- DRAINAGE OPENING, REFER TO 2 / L3.02
- RETAINING WALL, REFER TO ENGINEERING PLANS
- MAILBOXES, REFER TO DETAIL 4 / L3.02
- STEEL EDGING, REFER TO DETAIL 9 / L3.04

LANDSCAPE PALETTE



TREES	
BOTANICAL / COMMON NAME	
	<i>Citrus spp.</i> CITRUS SPP.
	<i>Cordia alliodora</i> TEXAS OLIVE
	<i>Eucalyptus pauciflora</i> GHOST GUM
	<i>Pistacia x 'Red Push'</i> PISTACHE
	<i>Platanus wrightii</i> ARIZONA SYCAMORE
	<i>Quercus virginiana</i> 'Heritage' HERITAGE LIVE OAK
	<i>Ulmus parvifolia</i> CHINESE ELM
SHRUBS & ACCENTS	
BOTANICAL / COMMON NAME	
	<i>Bouteloua gracilis</i> 'Blonde Ambition' BLUE GRAMA
	<i>Oenothera biennis</i> HOPSEED BUSH
	<i>Eremophila hydnophora</i> 'Blue Bells' BLUE BELLS EMU BUSH
	<i>Eremophila maculata</i> 'Valentine' EMU BUSH
	<i>Eriogonum virgatum</i> WRIGHT'S BUCKWHEAT
	<i>Hesperaloe parviflora</i> 'Yellow' YELLOW YUCCA
	<i>Leucophyllum laevigatum</i> 'Summer Snow' SUMMER SNOW CHIHUAHUA SAGE
	<i>Muhlenbergia capillaris</i> 'Regal Mist' REGAL MIST MUHLY
	<i>Muhlenbergia emersleyi</i> 'El Toro' BULLGRASS
	<i>Muhlenbergia rigens</i> DEER GRASS
	<i>Muhlenbergia rigida</i> 'Nashville' NASHVILLE MUHLY
	<i>Myrica communis</i> 'Compacta' DWARF MYRTLE
	<i>Russelia equisetiformis</i> CORAL FOUNTAIN PLANT
	<i>Salvia greggii</i> 'Sierra Linda' TM SIERRA LINDA AUTUMN SAGE
	<i>Salvia leucantha</i> MEXICAN BUSH SAGE
	<i>Teucrium alata</i> 'Orange Jubilee' ORANGE JUBILEE
	<i>Teucrium stans</i> 'Gold Star' YELLOW BELLS
	<i>Teucrium x 'Sparklette'</i> 'SPARKLETTE' YELLOW BELLS
GROUND COVER	
BOTANICAL / COMMON NAME	
	<i>Acalypha monostachya</i> 'Raspberry Fuzzies' TM RASPBERRY FUZZIES COPPERLEAF
	<i>Dakota gregei</i> TRAILING INDIGO BUSH
	<i>Eremophila glabra</i> 'Mingenew Gold' EMU BUSH
	<i>Portulacaria afra</i> ELEPHANT BUSH
	<i>Rosmarinus officinalis</i> 'Prostratus' DWARF ROSEMARY
	<i>Ruellia brittoniana</i> 'Katie' DWARF BLUE BELLS
	<i>Setcreasea pallida</i> PURPLE HEART
MISCELLANEOUS	
BOTANICAL / COMMON NAME	
	CONCRETE HEADER
	ROCK MULCH 'CARMEL' - ROCK PRO® (USA 480.591.5151)
	BARK MULCH
	'MID IRON' BERMUJA

KEY MAP



120 S. Ash Avenue
Tempe, Arizona 85281
Tel: 480.504.0504
www.rviconsulting.com

EXPIRES 03/31/21

Arizona
Call 811 or check Arizonestop.com

PROJECT NO: 19002272
DATE: 02/11/2021
DRAWN: BG/SB/KL/MD/KU
REVIEWED: SB / BG

REVISIONS

1	
2	
3	
4	
5	

PLANTING PLAN

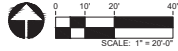
L4.05

SHEET 19 OF 27

4TH SUBMITTAL CASE NUMBER FS20-471

LANDSCAPE NOTES

- ALL LANDSCAPE AND IRRIGATION IN FRONT OF THE RESIDENTIAL LOTS SHALL BE INSTALLED ONCE THE ENTIRE STREET OF HOMES ARE CONSTRUCTED.
- TREE ROOT BARRIERS ARE REQUIRED PER DETAIL 8.14 OF THE CITY OF SURPRISE ENGINEERING STANDARDS WHEN TREES ARE WITHIN THREE FEET OF SIDEWALKS, CURBS, PAVEMENT, OR WALLS. REFER TO SHEET L5.01 FOR DETAIL.
- THE LANDSCAPE AND IRRIGATION DESIGN WILL COMPLY WITH CITY OF SURPRISE EDS PER CHAPTER 8.



LANDSCAPE KEYNOTES

- VISIBILITY EASEMENT, ALL TREE LIMBS, LEAVES, NEEDLES OR OTHER FOLIAGE MUST BE TRIMMED TO BE ABOVE 84" AND BELOW 30"
- LOCATION OF SIDEWALK, REFER TO ENGINEERING PLANS FOR MORE INFORMATION.
- FIRE HYDRANT - TREES AND SHRUBS TO MAINTAIN A 5'-0" CLEARANCE
- OPEN SPACE SIDEWALK/FLATWORK, REFER TO DETAIL - / L.01
- DRIVEWAY LOCATION FOR REFERENCE ONLY, FINAL LOCATIONS TBD BY DEVELOPER, TYPICAL
- NOT USED
- 6" THEME WALL, REFER TO DETAIL 1 / L3.01
- 8" THEME WALL, REFER TO DETAIL 4 / L3.01
- NOT USED
- DECORATIVE FENCE, REFER TO DETAIL 7 / L3.01
- THEME WALL COLUMN, REFER TO 1 / L3.01
- NOT USED
- NOT USED
- RETENTION AREA, REFER TO ENGINEERING PLANS
- STREETLIGHT, REFER TO ELECTRICAL PLANS
- SIDEYARD WALL END. FINAL LOCATION TO BE STAKED AND OR ADJUSTED IN THE FIELD
- CONCRETE HEADER, REFER TO DETAIL 8 / L3.04
- PRIMARY ENTRY MONUMENT, REFER TO DETAIL 6 / L3.02
- DRAINAGE OPENING, REFER TO 2 / L3.02
- RETAINING WALL, REFER TO ENGINEERING PLANS
- MAILBOXES, REFER TO DETAIL 4 / L3.02
- STEEL EDGING, REFER TO DETAIL 9 / L3.04

LANDSCAPE PALETTE



TREES

BOTANICAL / COMMON NAME

- Cordia allspice*
CITRUS SPP.
- Cordia boissieri*
TEXAS OLIVE
- Eucalyptus pauciflora*
GHOST GUM
- Pistacia x 'Red Push'*
PISTACHE
- Platanus wrightii*
ARIZONA SYCAMORE
- Quercus virginiana 'Heritage'*
HERITAGE LIVE OAK
- Ulmus parvifolia*
CHINESE ELM

SHRUBS & ACCENTS

BOTANICAL / COMMON NAME

- Bouteloua gracilis 'Blonde Ambition'*
BLUE GRAMA
- Oenothera biennis*
HOPSEED BUSH
- Eremophila hydnophora 'Blue Bells'*
BLUE BELLS EMU BUSH
- Eremophila maculata 'Valentine'*
EMU BUSH
- Eriogonum virgatum*
WRIGHT'S BUCKWHEAT
- Hesperaloe parviflora 'Yellow'*
YELLOW YUCCA
- Leucophyllum laevigatum 'Summer Snow'*
SUMMER SNOW CHIHUAHUA SAGE
- Muhlenbergia capillaris 'Regal Mist'*
REGAL MIST MUHLY
- Muhlenbergia emersleyi 'El Toro'*
BULLGRASS
- Muhlenbergia rigens*
DEER GRASS
- Muhlenbergia rigida 'Nashville'*
NASHVILLE MUHLY
- Myrica communis 'Compacta'*
DWARF MYRTLE
- Russelia equisetiformis*
CORAL FOUNTAIN PLANT
- Salvia greggii 'Sierra Linda TM'*
SIERRA LINDA AUTUMN SAGE
- Salvia leucantha*
MEXICAN BUSH SAGE
- Teucrium alata 'Orange Jubilee'*
ORANGE JUBILEE
- Teucrium stans 'Gold Star'*
YELLOW BELLS
- Teucrium x 'Sparklette'*
SPARKLETTE YELLOW BELLS

GROUND COVER

BOTANICAL / COMMON NAME

- Acalypha monostachya 'Raspberry Fuzzies' TM*
RASPBERRY FUZZIES COPPERLEAF
- Dakota greggii*
TRAILING INDIGO BUSH
- Eremophila glabra 'Mingenew Gold'*
EMU BUSH
- Portulacaria afra*- Elephant bush*
- Rosmarinus officinalis 'Prostratus'*
DWARF ROSEMARY
- Ruellia brittoniana 'Katie'*
DWARF BLUE BELLS
- Setcreasea pallida*
PURPLE HEART

MISCELLANEOUS

BOTANICAL / COMMON NAME

- CONCRETE HEADER
- ROCK MULCH
'CARAMEL' - ROCK PRO's USA (480.591.5151)
- BARX MULCH
- 'MID IRON' BERMUDA

KEY MAP



EXPIRES 03/31/21



PARADISI
PARCEL A
SURPRISE, AZ

PROJECT NO: 19002272
DATE: 02/11/2021
DRAWN: BG/SB/KL/MD/KU
REVIEWED: SB / BG

PLANTING PLAN

L4.06

SHEET 20 OF 27

4TH SUBMITTAL CASE NUMBER FS20-471

LANDSCAPE NOTES

- ALL LANDSCAPE AND IRRIGATION IN FRONT OF THE RESIDENTIAL LOTS SHALL BE INSTALLED ONCE THE ENTIRE STREET OF HOMES ARE CONSTRUCTED.
- TREE ROOT BARRIERS ARE REQUIRED PER DETAIL 8-14 OF THE CITY OF SURPRISE ENGINEERING DEVELOPMENT STANDARDS WHEN TREES ARE WITHIN THREE FEET OF SIDEWALKS, CURBS, PAVEMENT, OR WALLS. REFER TO SHEET L5.01 FOR DETAIL.
- THE LANDSCAPE AND IRRIGATION DESIGN WILL COMPLY WITH CITY OF SURPRISE EDS PER CHAPTER 8.

LANDSCAPE KEYNOTES

- VISIBILITY EASEMENT, ALL TREE LIMBS, LEAVES, NEEDLES OR OTHER FOLIAGE MUST BE TRIMMED TO BE ABOVE 8'4" AND BELOW 30"
- LOCATION OF SIDEWALK, REFER TO ENGINEERING PLANS FOR MORE INFORMATION.
- FIRE HYDRANT - TREES AND SHRUBS TO MAINTAIN A 5'-0" CLEARANCE
- OPEN SPACE SIDEWALK/FLATWORK, REFER TO DETAIL - / L-10
- DRIVEWAY LOCATION FOR REFERENCE ONLY, FINAL LOCATIONS TBD BY DEVELOPER, TYPICAL
- NOT USED
- 6' THEME WALL, REFER TO DETAIL 1 / L3.01
- 8' THEME WALL, REFER TO DETAIL 4 / L3.01
- NOT USED
- DECORATIVE FENCE, REFER TO DETAIL 7 / L3.01
- THEME WALL COLUMN, REFER TO 1 / L3.01
- NOT USED
- NOT USED
- RETENTION AREA, REFER TO ENGINEERING PLANS
- STREETLIGHT, REFER TO ELECTRICAL PLANS
- SIDEYARD WALL END. FINAL LOCATION TO BE STAKED AND OR ADJUSTED IN THE FIELD
- CONCRETE HEADER, REFER TO DETAIL 8 / L3.04
- PRIMARY ENTRY MONUMENT, REFER TO DETAIL 6 / L3.02
- DRAINAGE OPENING, REFER TO 2 / L3.02
- RETAINING WALL, REFER TO ENGINEERING PLANS
- MAILBOXES, REFER TO DETAIL 4 / L3.02
- STEEL EDGING, REFER TO DETAIL 9 / L3.04

LANDSCAPE PALETTE



TREES

- BOTANICAL / COMMON NAME
- Cordia allspice* CITRUS SPP.
 - Cordia baccata* TEXAS OLIVE
 - Eucalyptus papuana* GHOST GUM
 - Pistacia x 'Red Push'* PISTACHE
 - Platanus wrightii* ARIZONA SYCAMORE
 - Quercus virginiana* 'Heritage' HERITAGE LIVE OAK
 - Ulmus parvifolia* CHINESE ELM

SHRUBS & ACCENTS

- BOTANICAL / COMMON NAME
- Bouteloua gracilis* 'Blonde Ambition' BLUE GRAMA
 - Oenothera biennis* HOPESEED BUSH
 - Eremophila hyssopifolia* 'Blue Bells' BLUE BELLS EMU BUSH
 - Eremophila maculata* 'Valentine' EMU BUSH
 - Eriogonum virgatum* WRIGHT'S BUCKWHEAT
 - Hesperaloe parviflora* 'Yellow' YELLOW YUCCA
 - Leucophyllum laevigatum* 'Summer Snow' SUMMER SNOW CHIHUAHUA SAGE
 - Muhlenbergia capillaris* 'Regal Mist' REGAL MIST MUHLY
 - Muhlenbergia emeryi* 'El Toro' BULLGRASS
 - Muhlenbergia rigens* DEER GRASS
 - Muhlenbergia rigida* 'Nashville' NASHVILLE MUHLY
 - Myrica communis* 'Compacta' DWARF MYRTLE
 - Russelia equisetiformis* CORAL FOUNTAIN PLANT
 - Salvia greggii* 'Sierra Linda' TM SIERRA LINDA AUTUMN SAGE
 - Salvia leucantha* MEXICAN BUSH SAGE
 - Teucrium alata* 'Orange Jubilee' ORANGE JUBILEE
 - Teucrium stans* 'Gold Star' YELLOW BELLS
 - Teucrium x 'Sparklette'* 'SPARKLETTE' YELLOW BELLS

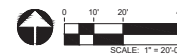
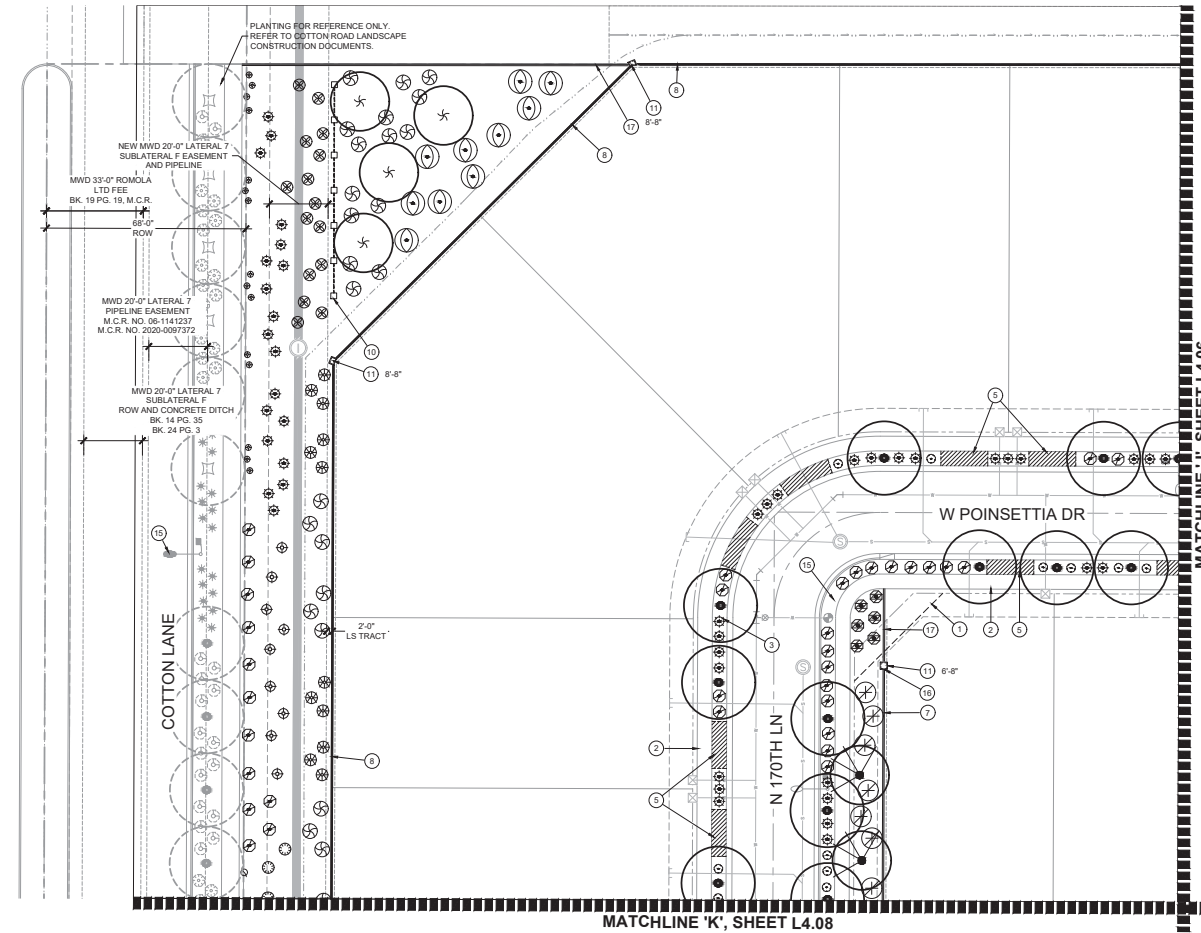
GROUND COVER

- BOTANICAL / COMMON NAME
- Acalypha monostachya* 'Raspberry Fuzzies' TM RASPBERRY FUZZIES COPPERLEAF
 - Dakota gregei* TRAILING INDIGO BUSH
 - Eremophila glabra* 'Mingenew Gold' EMU BUSH
 - Portulacaria afra* ELEPHANT BUSH
 - Rosmarinus officinalis* 'Prostratus' DWARF ROSEMARY
 - Ruellia brittoniana* 'Katie' DWARF BLUE BELLS
 - Sedum rosea* PURPLE HEART

MISCELLANEOUS

- BOTANICAL / COMMON NAME
- CONCRETE HEADER
 - ROCK MULCH 'CARMEL' - ROCK PROs (USA 480.591.5151)
 - BARK MULCH
 - 'MID IRON' BERMUDA

KEY MAP



1201 S. Ash Avenue
Tempe, Arizona 85281
Tel: 480.504.0504
www.rviconsulting.com



PARADISI
PARCEL A
SURPRISE, AZ

PROJECT NO: 19002272
DATE: 02/11/2021
DRAWN: BG/SB/KL/MD/KU
REVIEWED: SB / BG

REVISIONS

PLANTING PLAN

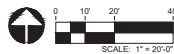
L4.07

SHEET 21 OF 27

4TH SUBMITTAL CASE NUMBER FS20-471

LANDSCAPE KEYNOTES

- VISIBILITY EASEMENT. ALL TREE LIMBS, LEAVES, NEEDLES OR OTHER FOLIAGE MUST BE TRIMMED TO BE ABOVE 8'4" AND BELOW 30'
- LOCATION OF SIDEWALK. REFER TO ENGINEERING PLANS FOR MORE INFORMATION.
- FIRE HYDRANT - TREES AND SHRUBS TO MAINTAIN A 5'-0" CLEARANCE
- OPEN SPACE SIDEWALK/FLATWORK. REFER TO DETAIL - / L-...
- DRIVEWAY LOCATION FOR REFERENCE ONLY. FINAL LOCATIONS TBD BY DEVELOPER. TYPICAL
- NOT USED
- 6" THEME WALL. REFER TO DETAIL 1 / L3.01
- 8" THEME WALL. REFER TO DETAIL 4 / L3.01
- NOT USED
- DECORATIVE FENCE. REFER TO DETAIL 7 / L3.01
- THEME WALL COLUMN. REFER TO 1 / L3.01
- NOT USED
- NOT USED
- RETENTION AREA. REFER TO ENGINEERING PLANS
- STREETLIGHT. REFER TO ELECTRICAL PLANS
- SIDEYARD WALL END. FINAL LOCATION TO BE STAKED AND OR ADJUSTED IN THE FIELD
- CONCRETE HEADER. REFER TO DETAIL 8 / L3.04
- PRIMARY ENTRY MONUMENT. REFER TO DETAIL 6 / L3.02
- DRAINAGE OPENING. REFER TO 2 / L3.02
- RETAINING WALL. REFER TO ENGINEERING PLANS
- MAILBOXES. REFER TO DETAIL 4 / L3.02
- STEEL EDGING. REFER TO DETAIL 9 / L3.04



LANDSCAPE NOTES

- ALL LANDSCAPE AND IRRIGATION IN FRONT OF THE RESIDENTIAL LOTS SHALL BE INSTALLED ONCE THE ENTIRE STREET OF HOMES ARE CONSTRUCTED.
- TREE ROOT BARRIERS ARE REQUIRED PER DETAIL 8-14 OF THE CITY OF SURPRISE ENGINEERING DEVELOPMENT STANDARDS WHEN TREES ARE WITHIN THREE FEET OF SIDEWALKS, CURBS, PAVEMENT, OR WALLS. REFER TO SHEET L5.01 FOR DETAIL.
- THE LANDSCAPE AND IRRIGATION DESIGN WILL COMPLY WITH CITY OF SURPRISE EDS PER CHAPTER 8.

LANDSCAPE PALETTE



TREES

BOTANICAL / COMMON NAME

Citrus spp.
CITRUS SPP.
Cordia alliodora
TEXAS OLIVE
Eucalyptus papuana
GHOST GUM
Pistacia x 'Red Push'
PISTACHE
Platanus virginica
ARIZONA SYCAMORE
Quercus virginiana 'Heritage'
HERITAGE LIVE OAK
Ulmus parvifolia
CHINESE ELM

SHRUBS & ACCENTS

BOTANICAL / COMMON NAME

Bouteloua gracilis 'Blonde Ambition'
BLUE GRAMA
Oenothera biennis
HOPSEED BUSH
Eremophila hydnophora 'Blue Bells'
BLUE BELLS EMU BUSH
Eremophila maculata 'Valentine'
EMU BUSH
Eriogonum virgatum
WRIGHT'S BUCKWHEAT
Hesperaloe parviflora 'Yellow'
YELLOW YUCCA
Leucophyllum laevigatum 'Summer Snow'
SUMMER SNOW CHIHUAHUA SAGE
Muhlenbergia capillaris 'Regal Mist'
REGAL MIST MUHLY
Muhlenbergia emeryi 'El Toro'
BULLGRASS
Muhlenbergia rigens
DEER GRASS
Muhlenbergia rigida 'Nashville'
NASHVILLE MUHLY
Myrica communis 'Compacta'
DWARF MYRTLE
Russelia equisetiformis
CORAL FOUNTAIN PLANT
Salvia greggii 'Sierra Linda' TM
SIERRA LINDA AUTUMN SAGE
Silene laetiflora
MEXICAN BUSH SAGE
Teaoma alata 'Orange Jubilee'
ORANGE JUBILEE
Teaoma stans 'Gold Star'
YELLOW BELLS
Teaoma x 'Sparklette'
SPARKLETTE YELLOW BELLS

GROUND COVER

BOTANICAL / COMMON NAME

Acalypha monostachya 'Raspberry Fuzzies' TM
RASPBERRY FUZZIES COPPERLEAF
Dakota greggii
TRAILING INDIGO BUSH
Eremophila glabra 'Mingenew Gold'
EMU BUSH
Portulacaria afra
ELEPHANT BUSH
Rosmarinus officinalis 'Prostratus'
DWARF ROSEMARY
Ruellia brittoniana 'Katie'
DWARF BLUE BELLS
Setcreasea pallida
PURPLE HEART

MISCELLANEOUS

BOTANICAL / COMMON NAME

CONCRETE HEADER
ROCK MULCH
'CARMEL' - ROCK PROs (480.591.5151)
BARK MULCH
MID IRON BERMUDA

KEY MAP



EXPIRES 03/31/21



PARADISI
PARCEL A
SURPRISE, AZ

PROJECT NO: 19002272
DATE: 02/11/2021
DRAWN: BG/SB/KL/MD/KU
REVIEWED: SB / BG



PLANTING PLAN

L4.08

SHEET 22 OF 27

LANDSCAPE NOTES

- ALL LANDSCAPE AND IRRIGATION IN FRONT OF THE RESIDENTIAL LOTS SHALL BE INSTALLED ONCE THE ENTIRE STREET OF HOMES ARE CONSTRUCTED.
- TREE ROOT BARRIERS ARE REQUIRED PER DETAIL 8-14 OF THE CITY OF SURPRISE ENGINEERING DEVELOPMENT STANDARDS WHEN TREES ARE WITHIN THREE FEET OF SIDEWALKS, CURBS, PAVEMENT, OR WALLS. REFER TO SHEET L4.01 FOR DETAIL.
- THE LANDSCAPE AND IRRIGATION DESIGN WILL COMPLY WITH CITY OF SURPRISE EDS PER CHAPTER 8.

LANDSCAPE KEYNOTES

- VISIBILITY EASEMENT, ALL TREE LIMBS, LEAVES, NEEDLES OR OTHER FOLIAGE MUST BE TRIMMED TO BE ABOVE 84" AND BELOW 30"
- LOCATION OF SIDEWALK, REFER TO ENGINEERING PLANS FOR MORE INFORMATION.
- FIRE HYDRANT - TREES AND SHRUBS TO MAINTAIN A 5'-0" CLEARANCE
- OPEN SPACE SIDEWALK/FLATWORK, REFER TO DETAIL - / L-10
- DRIVEWAY LOCATION FOR REFERENCE ONLY, FINAL LOCATIONS TBD BY DEVELOPER, TYPICAL
- NOT USED
- 6" THEME WALL, REFER TO DETAIL 1 / L3.01
- 8" THEME WALL, REFER TO DETAIL 4 / L3.01
- NOT USED
- DECORATIVE FENCE, REFER TO DETAIL 7 / L3.01
- THEME WALL COLUMN, REFER TO 1 / L3.01
- NOT USED
- NOT USED
- RETENTION AREA, REFER TO ENGINEERING PLANS
- STREETLIGHT, REFER TO ELECTRICAL PLANS
- SIDEYARD WALL END, FINAL LOCATION TO BE STAKED AND OR ADJUSTED IN THE FIELD
- CONCRETE HEADER, REFER TO DETAIL 8 / L3.04
- PRIMARY ENTRY MONUMENT, REFER TO DETAIL 6 / L3.02
- DRAINAGE OPENING, REFER TO 2 / L3.02
- RETAINING WALL, REFER TO ENGINEERING PLANS
- MAILBOXES, REFER TO DETAIL 4 / L3.02
- STEEL EDGING, REFER TO DETAIL 9 / L3.04

LANDSCAPE PALETTE



TREES

- BOTANICAL / COMMON NAME
- Citrus spp.*
CITRUS SPP.
 - Cordia alliodora*
TEXAS OLIVE
 - Eucalyptus pauciflora*
GHOST GUM
 - Pistacia x 'Red Push'*
PISTACHE
 - Platanus wrightii*
ARIZONA SYCAMORE
 - Quercus virginiana 'Heritage'*
HERITAGE LIVE OAK
 - Ulmus parvifolia*
CHINESE ELM

SHRUBS & ACCENTS

- BOTANICAL / COMMON NAME
- Bouteloua gracilis 'Blonde Ambition'*
BLUE GRAMA
 - Oenothera biennis*
HOPSEED BUSH
 - Eremophila hydrophylana 'Blue Bells'*
BLUE BELLS EMU BUSH
 - Eremophila maculata 'Valentine'*
EMU BUSH
 - Eriogonum wrightii*
WRIGHT'S BUCKWHEAT
 - Hesperaloe parviflora 'Yellow'*
YELLOW YUCCA
 - Leucophyllum laevigatum 'Summer Snow'*
SUMMER SNOW CHIHUAHUA SAGE
 - Muhlenbergia capillaris 'Regal Mist'*
REGAL MIST MUHLY
 - Muhlenbergia emeryi 'El Toro'*
BULLGRASS
 - Muhlenbergia rigens*
DEER GRASS
 - Muhlenbergia rigida 'Nashville'*
NASHVILLE MUHLY
 - Myrica communis 'Compacta'*
DWARF MYRTLE
 - Russelia equisetiformis*
CORAL FOUNTAIN PLANT
 - Salvia greggii 'Sierra Linda'* TM
SIERRA LINDA AUTUMN SAGE
 - Salvia leucantha*
MEXICAN BUSH SAGE
 - Teucrium alata 'Orange Jubilee'*
ORANGE JUBILEE
 - Teucrium stans 'Gold Star'*
YELLOW BELLS
 - Teucrium x 'Sparklette'*
SPARKLETTE YELLOW BELLS

GROUND COVER

- BOTANICAL / COMMON NAME
- Acalypha monostachya 'Raspberry Fuzzies'* TM
RASPBERRY FUZZIES COPPERLEAF
 - Dakota greggii*
TRAILING INDIGO BUSH
 - Eremophila glabra 'Mingnew Gold'*
EMU BUSH
 - Portulacaria afra* - Elephant bush* - Rosmarinus officinalis 'Prostratus'*
DWARF ROSEMARY
 - Ruellia brittoniana 'Katie'*
DWARF BLUE BELLS
 - Sedum spaldingii*
PURPLE HEART

MISCELLANEOUS

- BOTANICAL / COMMON NAME
- CONCRETE HEADER
 - ROCK MULCH
'CARMEL' - ROCK PROs (480.591.5151)
 - BARK MULCH
 - MID IRON BERMUDA

KEY MAP



1201 S. Ash Avenue
Tempe, Arizona 85281
Tel: 480.344.0344
www.rviconsulting.com



PARADISI
PARCEL A
SURPRISE, AZ

PROJECT NO: 19002272
DATE: 02/11/2021
DRAWN: BG/SB/KL/MD/KU
REVIEWED: SB / BG

REVISIONS

1		
2		
3		
4		

PLANTING PLAN

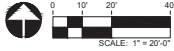
L4.09

SHEET 23 OF 27

4TH SUBMITTAL CASE NUMBER FS20-471

LANDSCAPE NOTES

- ALL LANDSCAPE AND IRRIGATION IN FRONT OF THE RESIDENTIAL LOTS SHALL BE INSTALLED ONCE THE ENTIRE STREET OF HOMES ARE CONSTRUCTED.
- TREE ROOT BARRIERS ARE REQUIRED PER DETAIL 8-14 OF THE CITY OF SURPRISE ENGINEERING DEVELOPMENT STANDARDS WHEN TREES ARE WITHIN THREE FEET OF SIDEWALKS, CURBS, PAVEMENT, OR WALLS. REFER TO SHEET L5.01 FOR DETAIL.
- THE LANDSCAPE AND IRRIGATION DESIGN WILL COMPLY WITH CITY OF SURPRISE EDS PER CHAPTER 8.



LANDSCAPE KEYNOTES

- VISIBILITY EASEMENT, ALL TREE LIMBS, LEAVES, NEEDLES OR OTHER FOLIAGE MUST BE TRIMMED TO BE ABOVE 8'4" AND BELOW 30"
- LOCATION OF SIDEWALK, REFER TO ENGINEERING PLANS FOR MORE INFORMATION.
- FIRE HYDRANT - TREES AND SHRUBS TO MAINTAIN A 5'-0" CLEARANCE
- OPEN SPACE SIDEWALK/FLATWORK, REFER TO DETAIL - / L.01
- DRIVEWAY LOCATION FOR REFERENCE ONLY, FINAL LOCATIONS TBD BY DEVELOPER, TYPICAL
- NOT USED
- 6' THEME WALL, REFER TO DETAIL 1 / L3.01
- 8' THEME WALL, REFER TO DETAIL 4 / L3.01
- NOT USED
- DECORATIVE FENCE, REFER TO DETAIL 7 / L3.01
- THEME WALL COLUMN, REFER TO 1 / L3.01
- NOT USED
- NOT USED
- RETENTION AREA, REFER TO ENGINEERING PLANS
- STREETLIGHT, REFER TO ELECTRICAL PLANS
- SIDEYARD WALL END, FINAL LOCATION TO BE STAKED AND OR ADJUSTED IN THE FIELD
- CONCRETE HEADER, REFER TO DETAIL 8 / L3.04
- PRIMARY ENTRY MONUMENT, REFER TO DETAIL 6 / L3.02
- DRAINAGE OPENING, REFER TO 2 / L3.02
- RETAINING WALL, REFER TO ENGINEERING PLANS
- MAILBOXES, REFER TO DETAIL 4 / L3.02
- STEEL EDGING, REFER TO DETAIL 9 / L3.04

LANDSCAPE PALETTE



TREES
BOTANICAL / COMMON NAME

- Citrus spp.*
CITRUS SPP.
- Cordia alliodora*
TEXAS OLIVE
- Eucalyptus papuana*
GHOST GUM
- Pistacia x 'Red Push'*
PISTACHE
- Platanus wrightii*
ARIZONA SYCAMORE
- Quercus virginiana* 'Heritage'
HERITAGE LIVE OAK
- Ulmus parvifolia*
CHINESE ELM

SHRUBS & ACCENTS
BOTANICAL / COMMON NAME

- Bouteloua gracilis* 'Blonde Ambition'
BLUE GRAMA
- Oenothera biennis*
HOPESEED BUSH
- Eremophila hydnophora* 'Blue Bells'
BLUE BELLS EMU BUSH
- Eremophila maculata* 'Valentine'
EMU BUSH
- Eriogonum virgatum*
WRIGHT'S BUCKWHEAT
- Hesperaloe parviflora* 'Yellow'
YELLOW YUCCA
- Leucophyllum laevigatum* 'Summer Snow'
SUMMER SNOW CHIHUAHUA SAGE
- Muhlenbergia capillaris* 'Regal Mist'
REGAL MIST MUHLY
- Muhlenbergia emersleyi* 'El Toro'
BULLGRASS
- Muhlenbergia rigens*
DEER GRASS
- Muhlenbergia rigida* 'Nashville'
'NASHVILLE' MUHLY
- Myrica communis* 'Compacta'
DWARF MYRTLE
- Russelia equisetiformis*
CORAL FOUNTAIN PLANT
- Salvia greggii* 'Sierra Linda' TM
SIERRA LINDA AUTUMN SAGE
- Salvia leucantha*
MEXICAN BUSH SAGE
- Teocoma alata* 'Orange Jubilee'
ORANGE JUBILEE
- Teocoma stans* 'Gold Star'
YELLOW BELLS
- Teocoma x 'Sparklette'*
'SPARKLETTE' YELLOW BELLS

GROUNDCOVER
BOTANICAL / COMMON NAME

- Acalypha monostachya* 'Raspberry Fuzzies' TM
RASPBERRY FUZZIES COPPERLEAF
- Dakota greggii*
TRAILING INDIGO BUSH
- Eremophila glabra* 'Mingnew Gold'
EMU BUSH
- Portulacaria afra*
ELEPHANT BUSH
- Rosmarinus officinalis* 'Prostratus'
DWARF ROSEMARY
- Ruellia brittoniana* 'Katie'
DWARF BLUE BELLS
- Sedum rosea* 'Purple Heart'
PURPLE HEART

MISCELLANEOUS
BOTANICAL / COMMON NAME

- CONCRETE HEADER
- ROCK MULCH
'CARMEL' - ROCK PROs (480.591.5151)
- BARK MULCH
- 'MID IRON' BERMUDA

KEY MAP



PARADISI
PARCEL A
SURPRISE, AZ

PROJECT NO: 19002272
DATE: 02/11/2021
DRAWN: BG/SB/KL/MD/KU
REVIEWED: SB / BG

REVISIONS
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81
82
83
84
85
86
87
88
89
90
91
92
93
94
95
96
97
98
99
100
101
102
103
104
105
106
107
108
109
110
111
112
113
114
115
116
117
118
119
120
121
122
123
124
125
126
127
128
129
130
131
132
133
134
135
136
137
138
139
140
141
142
143
144
145
146
147
148
149
150
151
152
153
154
155
156
157
158
159
160
161
162
163
164
165
166
167
168
169
170
171
172
173
174
175
176
177
178
179
180
181
182
183
184
185
186
187
188
189
190
191
192
193
194
195
196
197
198
199
200
201
202
203
204
205
206
207
208
209
210
211
212
213
214
215
216
217
218
219
220
221
222
223
224
225
226
227
228
229
230
231
232
233
234
235
236
237
238
239
240
241
242
243
244
245
246
247
248
249
250
251
252
253
254
255
256
257
258
259
260
261
262
263
264
265
266
267
268
269
270
271
272
273
274
275
276
277
278
279
280
281
282
283
284
285
286
287
288
289
290
291
292
293
294
295
296
297
298
299
300
301
302
303
304
305
306
307
308
309
310
311
312
313
314
315
316
317
318
319
320
321
322
323
324
325
326
327
328
329
330
331
332
333
334
335
336
337
338
339
340
341
342
343
344
345
346
347
348
349
350
351
352
353
354
355
356
357
358
359
360
361
362
363
364
365
366
367
368
369
370
371
372
373
374
375
376
377
378
379
380
381
382
383
384
385
386
387
388
389
390
391
392
393
394
395
396
397
398
399
400
401
402
403
404
405
406
407
408
409
410
411
412
413
414
415
416
417
418
419
420
421
422
423
424
425
426
427
428
429
430
431
432
433
434
435
436
437
438
439
440
441
442
443
444
445
446
447
448
449
450
451
452
453
454
455
456
457
458
459
460
461
462
463
464
465
466
467
468
469
470
471
472
473
474
475
476
477
478
479
480
481
482
483
484
485
486
487
488
489
490
491
492
493
494
495
496
497
498
499
500
501
502
503
504
505
506
507
508
509
510
511
512
513
514
515
516
517
518
519
520
521
522
523
524
525
526
527
528
529
530
531
532
533
534
535
536
537
538
539
540
541
542
543
544
545
546
547
548
549
550
551
552
553
554
555
556
557
558
559
560
561
562
563
564
565
566
567
568
569
570
571
572
573
574
575
576
577
578
579
580
581
582
583
584
585
586
587
588
589
590
591
592
593
594
595
596
597
598
599
600
601
602
603
604
605
606
607
608
609
610
611
612
613
614
615
616
617
618
619
620
621
622
623
624
625
626
627
628
629
630
631
632
633
634
635
636
637
638
639
640
641
642
643
644
645
646
647
648
649
650
651
652
653
654
655
656
657
658
659
660
661
662
663
664
665
666
667
668
669
670
671
672
673
674
675
676
677
678
679
680
681
682
683
684
685
686
687
688
689
690
691
692
693
694
695
696
697
698
699
700
701
702
703
704
705
706
707
708
709
710
711
712
713
714
715
716
717
718
719
720
721
722
723
724
725
726
727
728
729
730
731
732
733
734
735
736
737
738
739
740
741
742
743
744
745
746
747
748
749
750
751
752
753
754
755
756
757
758
759
760
761
762
763
764
765
766
767
768
769
770
771
772
773
774
775
776
777
778
779
780
781
782
783
784
785
786
787
788
789
790
791
792
793
794
795
796
797
798
799
800
801
802
803
804
805
806
807
808
809
810
811
812
813
814
815
816
817
818
819
820
821
822
823
824
825
826
827
828
829
830
831
832
833
834
835
836
837
838
839
840
841
842
843
844
845
846
847
848
849
850
851
852
853
854
855
856
857
858
859
860
861
862
863
864
865
866
867
868
869
870
871
872
873
874
875
876
877
878
879
880
881
882
883
884
885
886
887
888
889
890
891
892
893
894
895
896
897
898
899
900
901
902
903
904
905
906
907
908
909
910
911
912
913
914
915
916
917
918
919
920
921
922
923
924
925
926
927
928
929
930
931
932
933
934
935
936
937
938
939
940
941
942
943
944
945
946
947
948
949
950
951
952
953
954
955
956
957
958
959
960
961
962
963
964
965
966
967
968
969
970
971
972
973
974
975
976
977
978
979
980
981
982
983
984
985
986
987
988
989
990
991
992
993
994
995
996
997
998
999
1000
1001
1002
1003
1004
1005
1006
1007
1008
1009
1010
1011
1012
1013
1014
1015
1016
1017
1018
1019
1020
1021
1022
1023
1024
1025
1026
1027
1028
1029
1030
1031
1032
1033
1034
1035
1036
1037
1038
1039
1040
1041
1042
1043
1044
1045
1046
1047
1048
1049
1050
1051
1052
1053
1054
1055
1056
1057
1058
1059
1060
1061
1062
1063
1064
1065
1066
1067
1068
1069
1070
1071
1072
1073
1074
1075
1076
1077
1078
1079
1080
1081
1082
1083
1084
1085
1086
1087
1088
1089
1090
1091
1092
1093
1094
1095
1096
1097
1098
1099
1100
1101
1102
1103
1104
1105
1106
1107
1108
1109
1110
1111
1112
1113
1114
1115
1116
1117
1118
1119
1120
1121
1122
1123
1124
1125
1126
1127
1128
1129
1130
1131
1132
1133
1134
1135
1136
1137
1138
1139
1140
1141
1142
1143
1144
1145
1146
1147
1148
1149
1150
1151
1152
1153
1154
1155
1156
1157
1158
1159
1160
1161
1162
1163
1164
1165
1166
1167
1168
1169
1170
1171
1172
1173
1174
1175
1176
1177
1178
1179
1180
1181
1182
1183
1184
1185
1186
1187
1188
1189
1190
1191
1192
1193
1194
1195
1196
1197
1198
1199
1200
1201
1202
1203
1204
1205
1206
1207
1208
1209
1210
1211
1212
1213
1214
1215
1216
1217
1218
1219
1220
1221
1222
1223
1224
1225
1226
1227
1228
1229
1230
1231
1232
1233
1234
1235
1236
1237
1238
1239
1240
1241
1242
1243
1244
1245
1246
1247
1248
1249
1250
1251
1252
1253
1254
1255
1256
1257
1258
1259
1260
1261
1262
1263
1264
1265
1266
1267
1268
1269
1270
1271
1272
1273
1274
1275
1276
1277
1278
1279
1280
1281
1282
1283
1284
1285
1286
1287
1288
1289
1290
1291
1292
1293
1294
1295
1296
1297
1298
1299
1300
1301
1302
1303
1304
1305
1306
1307
1308
1309
1310
1311
1312
1313
1314
1315
1316
1317
1318
1319
1320
1321
1322
1323
1324
1325
1326
1327
1328
1329
1330
1331
1332
1333
1334
1335
1336
1337
1338
1339
1340
1341
1342
1343
1344
1345
1346
1347
1348
1349
1350
1351
1352
1353
1354
1355
1356
1357
1358
1359
1360
1361
1362
1363
1364
1365
1366
1367
1368
1369
1370
1371
1372
1373
1374
1375
1376
1377
1378
1379
1380
1381
1382
1383
1384
1385
1386
1387
1388
1389
1390
1391
1392
1393
1394
1395
1396
1397
1398
1399
1400
1401
1402
1403
1404
1405
1406
1407
1408
1409
1410
1411
1412
1413
1414
1415
1416
1417
1418
1419
1420
1421
1422
1423
1424
1425
1426
1427
1428
1429
1430
1431
1432
1433
1434
1435
1436
1437
1438
1439
1440
1441
1442
1443
1444
1445
1446
1447
1448
1449
1450
1451
1452
1453
1454
1455
1456
1457
1458
1459
1460
1461
1462
1463
1464
1465
1466
1467
1468
1469
1470
1471
1472
1473
1474
1475
1476
1477
1478
1479
1480
1481
1482
1483
1484
1485
1486
1487
1488
1489
1490
1491
1492
1493
1494
1495
1496
1497
1498
1499
1500
1501
1502
1503
1504
1505
1506
1507
1508
1509
1510
1511
1512
1513
1514
1515
1516
1517
1518
1519
1520
1521
1522
1523
1524
1525
1526
1527
1528
1529
1530
1531
1532
1533
1534
1535
1536
1537
1538
1539
1540
1541
1542
1543
1544
1545
1546
1547
1548
1549
1550
1551
1552
1553
1554
1555
1556
1557
1558
1559
1560
1561
1562
1563
1564
1565
1566
1567
1568
1569
1570
1571
1572
1573
1574
1575
1576
1577
1578
1579
1580
1581
1582
1583
1584
1585
1586
1587
1588
1589
1590
1591
1592
1593
1594
1595
1596
1597
1598
1599
1600
1601
1602
1603
1604
1605
1606
1607
1608
1609
1610
1611
1612
1613
1614
1615
1616
1617
1618
1619
1620
1621
1622
1623
1624
1625
1626
1627
1628
1629
1630
1631
1632
1633
1634
1635
1636
1637
1638
1639
1640
1641
1642
1643
1644
1645
1646
1647
1648
1649
1650
1651
1652
1653
1654
1655
1656
1657
1658
1659
1660
1661
1662
1663
1664
1665
1666
1667
1668
1669
1670
1671
1672
1673
1674
1675
1676
1677
1678
1679
1680
1681
1682
1683
1684
1685
1686
1687
1688
1689
1690
1691
1692
1693
1694
1695
1696
1697
1698
1699
1700
1701
1702
1703
1704
1705
1706
1707
1708
1709
1710
1711
1712
1713
1714
1715
1716
1717
1718
1719
1720
1721
1722
1723
1724
1725
1726
1727
1728
1729
1730
1731
1732
1733
1734
1735
1736
1737
1738
1739
1740
1741
1742
1743
1744
1745
1746
1747
1748
1749
1750
1751
1752
1753
1754
1755
1756
1757
1758
1759
1760
1761
1762
1763
1764
1765
1766
1767
1768
1769
1770
1771
1772
1773
1774
1775
1776
1777
1778
1779
1780
1781
1782
1783
1784
1785
1786
1787
1788
1789
1790
1791
1792
1793
1794
1795
1796
1797
1798
1799
1800
1801
1802
1803
1804
1805
1806
1807
1808
1809
1810
1811
1812
1813
1814
1815

- ALL LANDSCAPE AND IRRIGATION IN FRONT OF THE RESIDENTIAL LOTS SHALL BE INSTALLED ONCE THE ENTIRE STREET OF HOMES ARE CONSTRUCTED.
- TREE ROOT BARRIERS ARE REQUIRED PER DETAIL 8-14 OF THE CITY OF SURPRISE ENGINEERING DEVELOPMENT STANDARDS WHEN TREES ARE WITHIN THREE FEET OF SIDEWALKS, CURBS, PAVEMENT, OR WALLS. REFER TO SHEET LS.01 FOR DETAIL.
- THE LANDSCAPE AND IRRIGATION DESIGN WILL COMPLY WITH CITY OF SURPRISE EDS PER CHAPTER 8.

- 1 VISIBILITY EASEMENT, ALL TREE LIMBS, LEAVES, NEEDLES OR OTHER FOLIAGE MUST BE TRIMMED TO BE ABOVE 8'4" AND BELOW 30"
- 2 LOCATION OF SIDEWALK, REFER TO ENGINEERING PLANS FOR MORE INFORMATION.
- 3 FIVE HYDRANT - TREES AND SHRUBS TO MAINTAIN A 5'0" CLEARANCE
- 4 OPEN SPACE SIDEWALK/PLAZA/WORK, REFER TO DETAIL 1 / L-10
- 5 DRIVEWAY LOCATION FOR REFERENCE ONLY, FINAL LOCATIONS TBD BY DEVELOPER, TYPICAL
- 6 NOT USED
- 7 6" THEME WALL, REFER TO DETAIL 1 / L3.01
- 8 8" THEME WALL, REFER TO DETAIL 4 / L3.01
- 9 NOT USED
- 10 DECORATIVE FENCE, REFER TO DETAIL 7 / L3.01
- 11 THEME WALL COLUMN, REFER TO 1 / L3.01
- 12 NOT USED
- 13 NOT USED
- 14 RETENTION AREA, REFER TO ENGINEERING PLANS
- 15 STREETLIGHT, REFER TO ELECTRICAL PLANS
- 16 SIDEWALK WALL END, FINAL LOCATION TO BE STAKED AND OR ADJUSTED IN THE FIELD
- 17 CONCRETE HEADER, REFER TO DETAIL 8 / L3.04
- 18 PRIMARY ENTRY MONUMENT, REFER TO DETAIL 6 / L3.02
- 19 DRAINAGE OPENING, REFER TO 2 / L3.02
- 20 RETAINING WALL, REFER TO ENGINEERING PLANS
- 21 MAILBOXES, REFER TO DETAIL 4 / L3.02
- 22 STEEL EDGING, REFER TO DETAIL 9 / L3.04

TREES
BOTANICAL / COMMON NAME

Citrus spp.
CITRUS SPP.

Cordia alliodora
TEXAS OLIVE

Eucalyptus papuana
GHOST GUM

Pistacia x 'Red Push'
PISTACHE

Platanus wrightii
ARIZONA SYCAMORE

Quercus virginiana 'Heritage'
HERITAGE LIVE OAK

Ulmus parvifolia
CHINESE ELM

SHRUBS & ACCENTS
BOTANICAL / COMMON NAME

Bouleaux caprice "Blonde Ambrosia"
 BLUE GRAMA
Andropogon scoparius
 HOPESED BUSH
Eremophila hyphophaea "Blue Bell"
 BLUE BELLS DUM EUSH
Eremophila maculata "Valentine"
 EUM BUSH
Eriogonum wrightii
 WRIGHT'S BUCKWHEAT
Hesperaloe parviflora "Yellow"
 YELLOW YUCCA
Leucophyllum leucogatum "Summer Snow"
 SUMMER SNOW CHIHUAHUA JAG
Leucophyllum coulteri "Regal Mist"
 REGAL MIST MUHLY
Leucophyllum emeryi "El Toro"
 BILLGRASS
Muhlenbergia rigens
 DEER GRASS
Muhlenbergia rigida "Natchez"
 "NASHVILLE"
Andropogon scoparius "Compacta"
 DWARF MYRTLE
Ruellia equisetiformis
 RURAL FOUNTAIN PLANT
 SALVIA PRIMO
 "Sierra Linda"
 TIERRA LINDA AUTUMN JAG
Salvia leucantha
 MEXICAN BUSH SAGE
Teucrium aduncum "Orange Jubilee"
 SAGE JUBILEE
 STORMA STARS "Gold Star"
 YELLOW BELLS
Teucrium "Sparklette"
 "SPARKLETTE" YELLOW BELLS

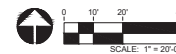
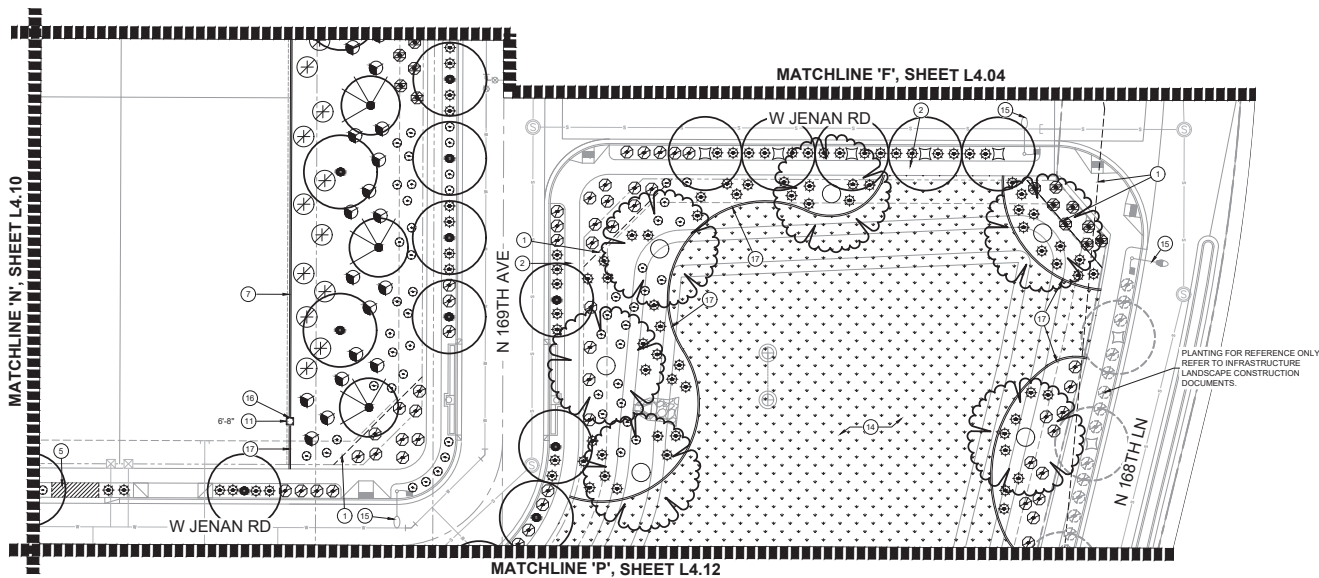
GROUNDCOVER
BOTANICAL / COMMON NAME

Acalypha monostachya "Raspberry Fuzzies" TM
RASPBERRY FUZZIES COPPERLEAF
Dalea greggii
TRAILING INDIGO BUSH
Eremophila glabra "Mingenew Gold"
EMU BUSH
Portulacaria afra
ELEPHANT BUSH
Rosmarinus officinalis "Prostratus"
DWARF ROSEMARY
Ruellia brittoniana "Katie"
DWARF BLUE BELLS
Setcreasea pallida
PURPLE HEART

MISCELLANEOUS
BOTANICAL / COMMON NAME

CONCRETE HEADER
ROCK MULCH
'CARMEL' - ROCK PROs USA (480.591.5151)
BARK MULCH
'MID IRON' BERMUDA

The site plan shows a grid of lots. Lots L4.01, L4.02, and L4.03 are in a vertical column at the top. Below them, a larger block contains lots L4.04 through L4.10 in a grid pattern. Lot L4.11 is located at the bottom right of this grid and is shaded with diagonal hatching. Lot L4.12 is located below L4.11. The entire area is bounded by a street to the west and a street to the south.



PARADISI
PARCEL A
SURPRISE, AZ

PROJECT NO : 19002272
DATE : 02/11/2021
DRAWN: BG/SB/KL/MD/KU
REVIEWED: SB / BG

REVISIONS

1. _____

2. _____

3. _____

4. _____

5. _____

PLANTING PLAN

L4.11

SHEET 25 OF 27

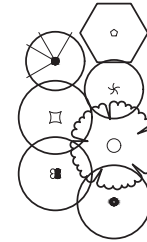
LANDSCAPE KEYNOTES

- 1 VISIBILITY EASEMENT, ALL TREE LIMBS, LEAVES, NEEDLES OR OTHER FOLIAGE MUST BE TRIMMED TO BE ABOVE 8" AND BELOW 30"
- 2 LOCATION OF SIDEWALK, REFER TO ENGINEERING PLANS FOR MORE INFORMATION.
- 3 FIRE HYDRANT - TREES AND SHRUBS TO MAINTAIN A 5'-0" CLEARANCE
- 4 OPEN SPACE SIDEWALK/FLATWORK, REFER TO DETAIL - / L-1
- 5 DRIVEWAY LOCATION FOR REFERENCE ONLY, FINAL LOCATIONS TBD BY DEVELOPER, TYPICAL.
- 6 NOT USED
- 7 6" THEME WALL, REFER TO DETAIL 1 / L3.01
- 8 8" THEME WALL, REFER TO DETAIL 4 / L3.01
- 9 NOT USED
- 10 DECORATIVE FENCE, REFER TO DETAIL 7 / L3.01
- 11 THEME WALL COLUMN, REFER TO 1 / L3.01
- 12 NOT USED
- 13 NOT USED
- 14 RETENTION AREA, REFER TO ENGINEERING PLANS
- 15 STREETLIGHT, REFER TO ELECTRICAL PLANS
- 16 SIDEYARD WALL END. FINAL LOCATION TO BE STAKED AND OR ADJUSTED IN THE FIELD
- 17 CONCRETE HEADER, REFER TO DETAIL 8 / L3.04
- 18 PRIMARY ENTRY MONUMENT, REFER TO DETAIL 6 / L3.02
- 19 DRAINAGE OPENING, REFER TO 2 / L3.02
- 20 RETAINING WALL, REFER TO ENGINEERING PLANS
- 21 MAILBOXES, REFER TO DETAIL 4 / L3.02
- 22 STEEL EDGING, REFER TO DETAIL 9 / L3.04

LANDSCAPE NOTES

- ALL LANDSCAPE AND IRRIGATION IN FRONT OF THE RESIDENTIAL LOTS SHALL BE INSTALLED ONCE THE ENTIRE STREET OF HOMES ARE CONSTRUCTED.
- TREE ROOT BARRIERS ARE REQUIRED PER DETAIL 8-14 OF THE CITY OF SURPRISE ENGINEERING DEVELOPMENT STANDARDS WHEN TREES ARE WITHIN THREE FEET OF SIDEWALKS, CURBS, PAVEMENT, OR WALLS.
- REFER TO SHEET L5.01 FOR DETAIL.
- THE LANDSCAPE AND IRRIGATION DESIGN WILL COMPLY WITH CITY OF SURPRISE EDS PER CHAPTER 8.

LANDSCAPE PALETTE



TREES

- BOTANICAL / COMMON NAME
- Citrus spp.*
CITRUS SPP.
 - Cordia alliodora*
TEXAS OLIVE
 - Eucalyptus pauciflora*
GHOST GUM
 - Pistacia x 'Red Push'*
PISTACHE
 - Platanus wrightii*
ARIZONA SYCAMORE
 - Quercus virginiana* 'Heritage'
HERITAGE LIVE OAK
 - Ulmus parvifolia*
CHINESE ELM

SHRUBS & ACCENTS

- BOTANICAL / COMMON NAME
- Bouteloua gracilis* 'Blonde Ambition'
BLUE GRAMA
 - Oenothera biennis*
HOPSEED BUSH
 - Eremophila hydnophora* 'Blue Bells'
BLUE BELLS EMU BUSH
 - Eremophila maculata* 'Valentine'
EMU BUSH
 - Eriogonum virgatum*
WRIGHT'S BUCKWHEAT
 - Hesperaloe parviflora* 'Yellow'
YELLOW YUCCA
 - Leucophyllum laevigatum* 'Summer Snow'
SUMMER SNOW CHIHUAHUA SAGE
 - Muhlenbergia capillaris* 'Regal Mist'
REGAL MIST MUHLY
 - Muhlenbergia emeryi* 'El Toro'
BULLGRASS
 - Muhlenbergia rigens*
DEER GRASS
 - Muhlenbergia rigida* 'Nashville'
NASHVILLE MUHLY
 - Myrica communis* 'Compacta'
DWARF MYRTLE
 - Russelia equisetiformis*
CORAL FOUNTAIN PLANT
 - Salvia greggii* 'Sierra Linda' TM
SIERRA LINDA AUTUMN SAGE
 - Silene laetiflora*
MEXICAN BUSH SAGE
 - Teconia alata* 'Orange Jubilee'
ORANGE JUBILEE
 - Teconia stars* 'Gold Star'
YELLOW BELLS
 - Teconia x 'Sparklette'*
SPARKLETTE YELLOW BELLS

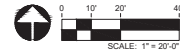
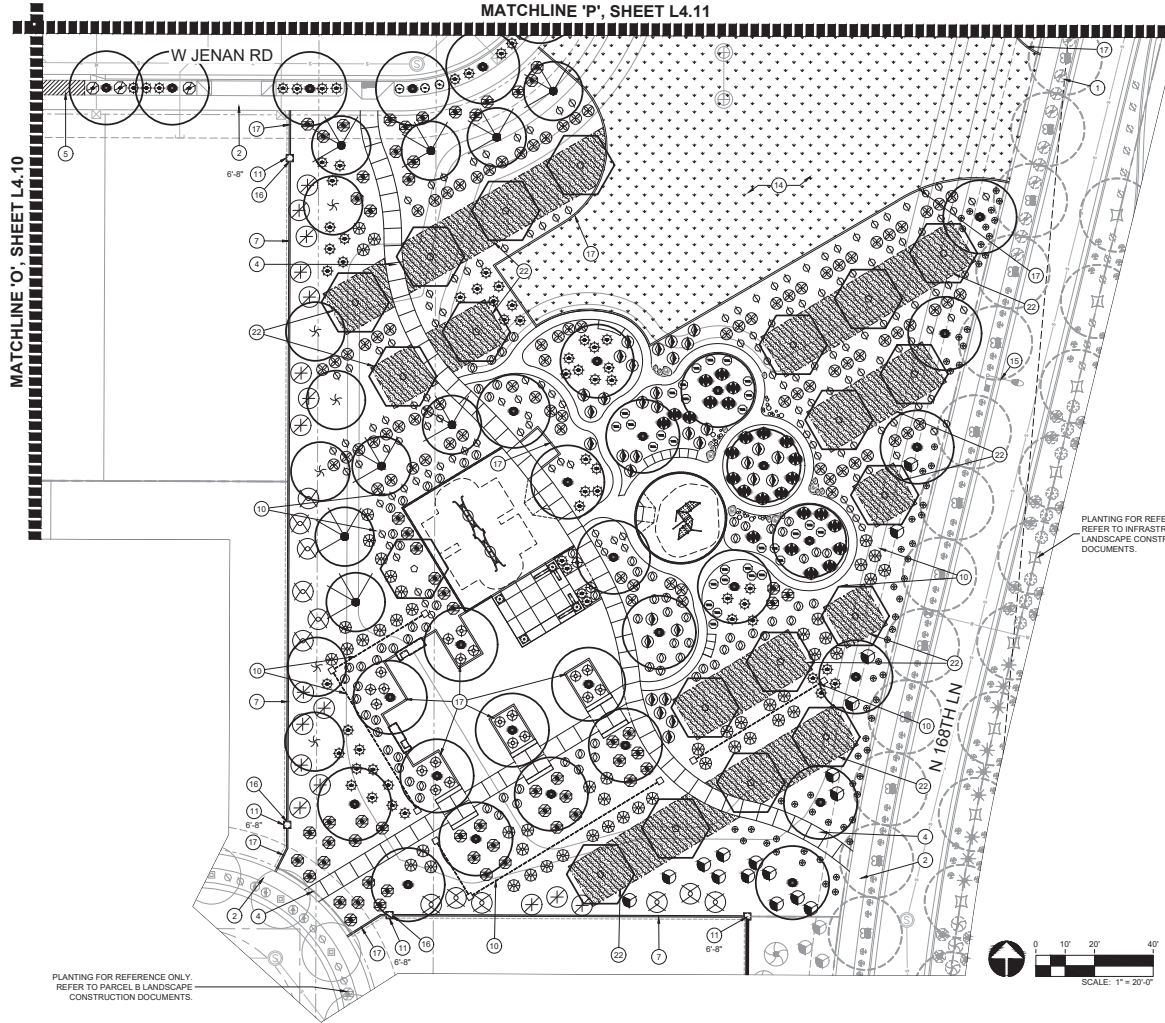
GROUNDCOVER

- BOTANICAL / COMMON NAME
- Acalypha monostachya* 'Raspberry Fuzzies' TM
RASPBERRY FUZZIES COPPERLEAF
 - Dakota daisy*
TRAILING INDIGO BUSH
 - Eremophila glabra* 'Mingenew Gold'
EMU BUSH
 - Portulacaria afra*
ELEPHANT BUSH
 - Rosmarinus officinalis* 'Prostratus'
DWARF ROSEMARY
 - Ruellia brittoniana* 'Katie'
DWARF BLUE BELLS
 - Setcreasea pallida*
PURPLE HEART

MISCELLANEOUS

- BOTANICAL / COMMON NAME
- CONCRETE HEADER
 - ROCK MULCH
'CARMEL' - ROCK PROs (USA 480.591.5151)
 - BARK MULCH
 - MID IRON BERMUDA

KEY MAP



PLANTING FOR REFERENCE ONLY.
REFER TO PARCEL & LANDSCAPE
CONSTRUCTION DOCUMENTS.

PLANTING FOR REFERENCE ONLY.
REFER TO INFRASTRUCTURE
LANDSCAPE CONSTRUCTION
DOCUMENTS.



PARADISI
PARCEL A
SURPRISE, AZ

PROJECT NO:	19002272
DATE:	02/11/2021
DRAWN:	BG/SB/KL/MD/KU
REVIEWED:	SB / BG
REVISIONS:	
1	
2	
3	
4	

PLANTING PLAN

L4.12

SHEET 26 OF 27

4TH SUBMITTAL CASE NUMBER FS20-471



FS20-471

Paradisi at Sycamore Farms

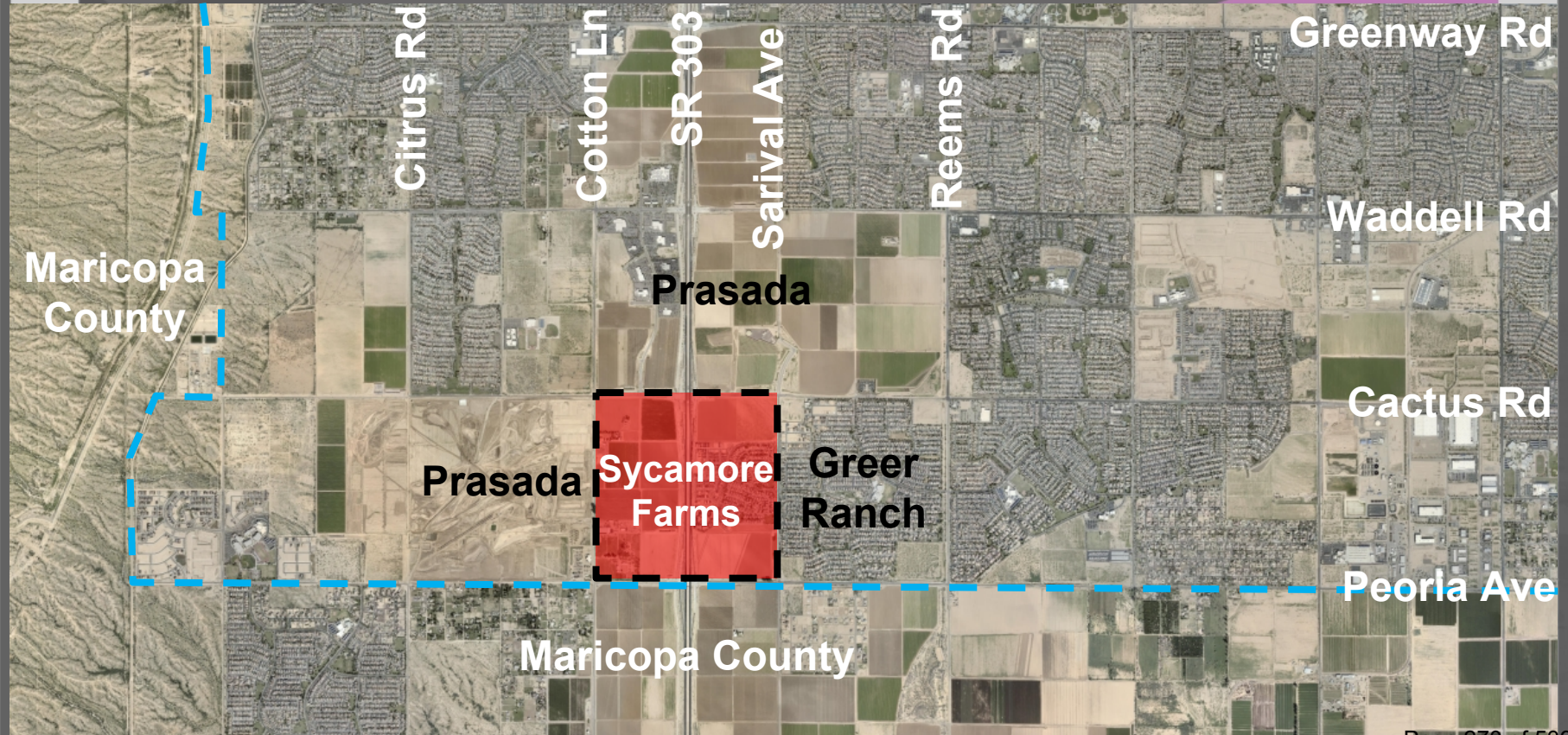
Parcel A - Final Plat

Mayor and City Council – May 4, 2021

VICINITY MAP

FS20-471

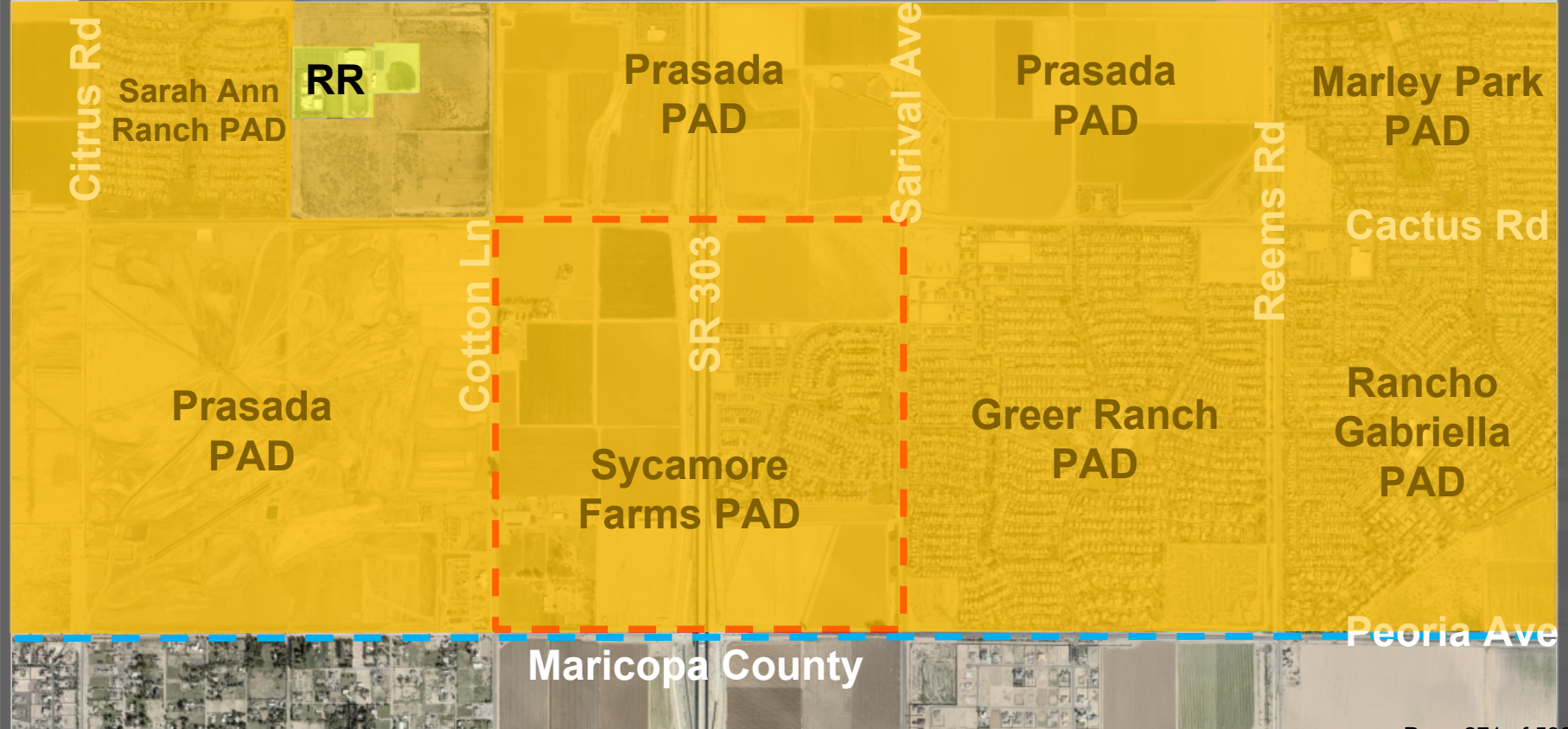
Paradisi at Sycamore Farms
Parcel A



ZONING MAP

FS20-471

Paradisi at Sycamore Farms
Parcel A





PAD ZONING MAP

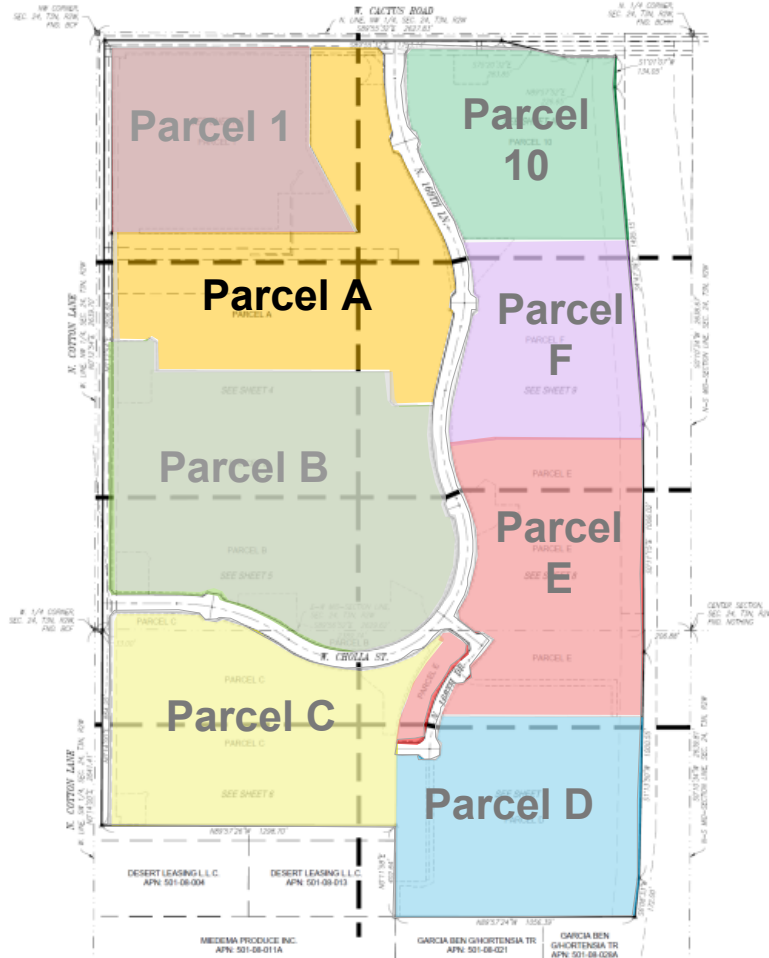
Paradisi at Sycamore Farms Parcel A



PARADISI

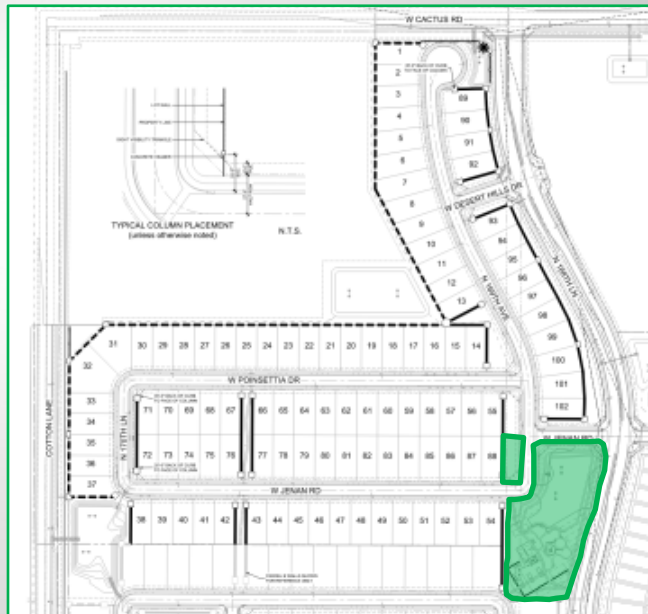
PARCEL A
SURPRISE, AZ
TAYLOR MORRISON

SCALE: 1" = 200.0'



FINAL PLAT





LANDSCAPE PLANS



QUESTIONS / COMMENTS ?

Thank You



CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: May 4, 2021 Contact Person: Shirley Phan
Submitting Department: Community Development District: District 6
Staff Recommendations: None

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

Agenda Wording:

Consideration and action pertaining to approval of a Final Plat entitled, "Homestead at Marley Park Phase 4 & 5 -Parcel 2", an approximately 31.13 acre property generally located at the northeast corner of Bullard and Sweetwater.

Motion:

I move to approve the Final Plat entitled, "Homestead at Marley Park Phase 4 & 5 -Parcel 2".

Background:

Chandra McCarty, on behalf of HBT Construction INC., seeks approval of a Final Plat for a 171-lot single-family residential subdivision in Phase 4 & 5 Parcel 2 of the Marley Park PAD.

Objective Analysis:

The proposed Final Plat will create 171 lots and 16 tracts with a gross density of 5.49 DU/Ac. in a manner consistent with the Marley Park PAD.

Policy Compliant:

The Surprise General Plan 2035 shows the subject property as lying within the Neighborhood Character Area, which supports residential development of up to 8 DU/Ac or more.

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.

ATTACHMENTS:

1. 00 - FS20-729- Marley Park Phase 4 & 5 Parcel 2 - Staff Report-Final Plat
2. 01-FS20-729- Marley Park Phase 4 & 5 Parcel 2- Vicinity Map

3. 02-FS20-729- Marley Park Phase 4 & 5 Parcel 2- Case Map
 4. 03-FS20-729- Marley Park Phase 4 & 5 Parcel 2- Final Plat
 5. FS20-729 - Marley Park Phase 4 & 5 Parcel 2 FP - CC Powerpoint
-

Final Plat

REPORT TO THE CITY COUNCIL

Case: FS20-729

Project Name: Marley Park Phase 4 & 5 Parcel 2 Final Plat

Council District: 6 – Palo Verde

Meeting Date: May 4, 2021

Planner: Shirley Phan

Owner: Chandra McCarty, EPS Group INC.

Applicant: Kevin Kiesel, HBT Construction INC.

Request: Final Plat for Marley Park Phase 4 & 5 Parcel 2

Site Location: Generally located at the northeast corner of Bullard Avenue and Sweetwater Avenue

Site Size: 31.13 gross acres (approx.)

Density: 5.49 DU/Ac.

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

Support/Opposition: None known

Findings:

- The proposed Final Plat consistent with other areas of the Marley Park PAD.
- The proposed Final Plat is consistent with the Preliminary Plat for Marley Park Phase 4 & 5 Parcel 2.
- The proposed Final Plat is consistent with the applicable City of Surprise regulations.
- The reviewing agencies have indicated no objections.

Alternative Actions:

Approval of the requested Final Plat will allow the developer to proceed with the construction of the associated subdivision.

Denial of the requested Final Plat will prevent the developer from constructing the associated subdivision.

Project Description:

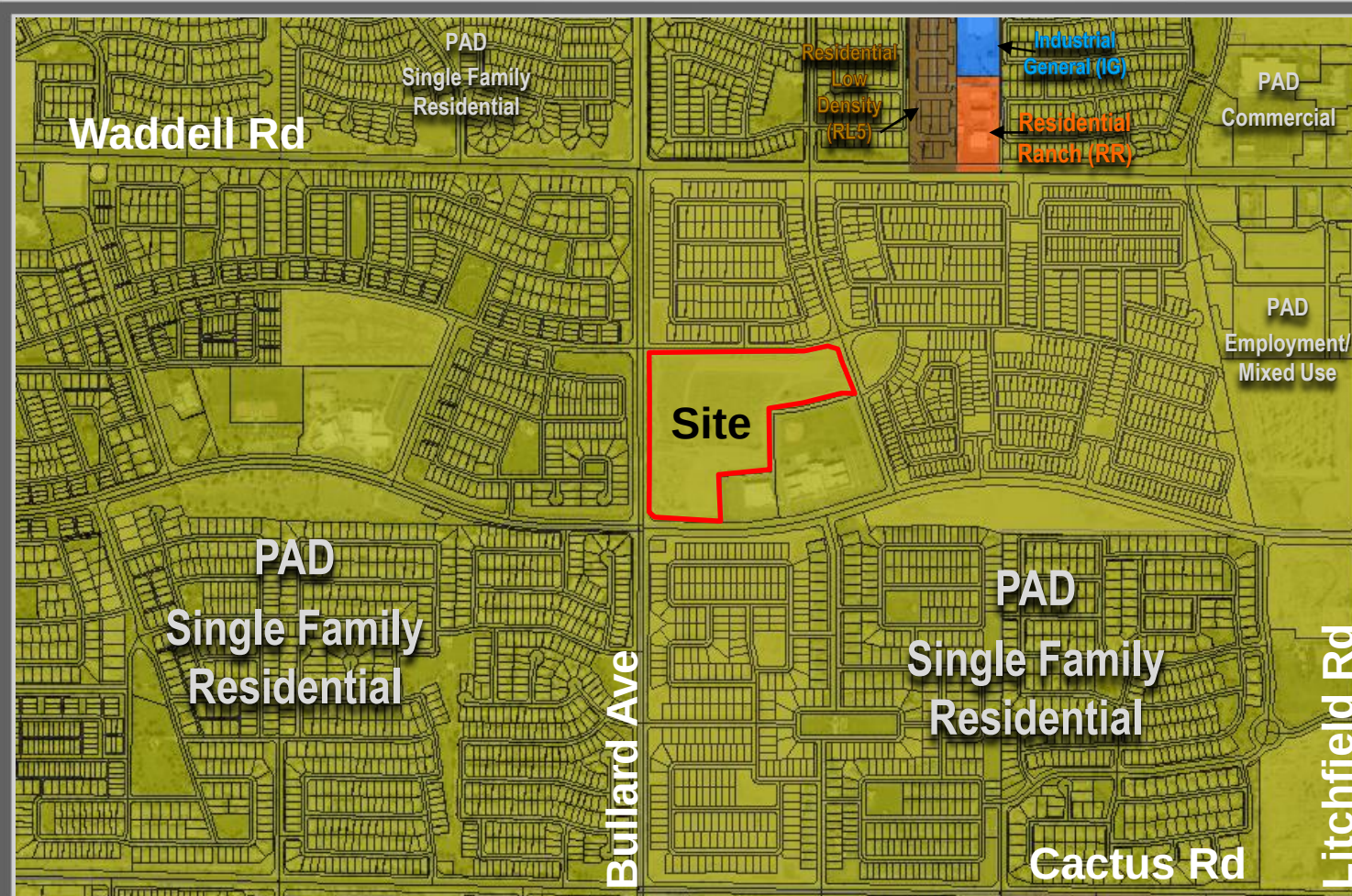
Chandra McCarty, EPS Group INC, on behalf of Kevin Kiesel with Homes By Towne (HBT) Construction INC., seeks approval of a Final Plat for the approximately 31.13 gross-acre site (27.27 acres net) in the Marley Park PAD. The Final Plat proposes 171 lots and 16 tracts with a gross density of 5.49 DU/Ac. The proposed Final Plat is consistent with the Marley Park PAD, in addition to other requirements as set forth in the SUDC.

Attachments:

- 01 Vicinity Map
- 02 Case Map
- 03 Final Plat



FS20-729 Vicinity Map



FS20-729 Case Map

Page 286 of 539

LOT AREA TABLE			
LOT #	AREA (SF)	AREA (AC)	LOT WIDTH
1	4,040	0.0928	40.00'
2	4,040	0.0928	40.00'
3	4,040	0.0928	40.00'
4	4,040	0.0928	40.00'
5	4,040	0.0928	40.00'
6	4,040	0.0928	40.00'
7	4,040	0.0928	40.00'
8	4,040	0.0928	40.00'
9	4,040	0.0928	40.00'
10	4,040	0.0928	40.00'
11	4,068	0.0934	40.00'
12	4,768	0.1095	40.00'
13	4,281	0.0978	40.00'
14	4,250	0.0964	40.00'
15	3,657	0.0839	40.00'
16	3,600	0.0826	40.00'
17	3,600	0.0826	40.00'
18	3,600	0.0826	40.00'
19	3,600	0.0826	40.00'
20	3,600	0.0826	40.00'
21	3,600	0.0826	40.00'
22	3,600	0.0826	40.00'
23	3,600	0.0826	40.00'
24	3,600	0.0826	40.00'
25	3,600	0.0826	40.00'
26	3,600	0.0826	40.00'
27	8,202	0.1883	40.00'
28	10,120	0.2323	40.00'
29	5,542	0.1272	40.00'
30	4,240	0.0973	40.00'
31	3,760	0.0863	40.00'
32	3,760	0.0863	40.00'
33	3,760	0.0863	40.00'
34	3,760	0.0863	40.00'
35	3,760	0.0863	40.00'
36	3,760	0.0863	40.00'
37	3,600	0.0826	40.00'
38	3,600	0.0826	40.00'
39	3,600	0.0826	40.00'
40	3,600	0.0826	40.00'
41	3,600	0.0826	40.00'
42	3,600	0.0826	40.00'
43	3,600	0.0826	40.00'
44	3,600	0.0826	40.00'
45	3,600	0.0826	40.00'
46	3,600	0.0826	40.00'
47	3,600	0.0826	40.00'
48	3,600	0.0826	40.00'
49	3,600	0.0826	40.00'
50	5,579	0.1281	40.00'
51	3,711	0.0852	40.00'
52	3,813	0.0829	40.00'
53	3,801	0.0827	40.00'
54	3,600	0.0826	40.00'
55	3,600	0.0826	40.00'
56	3,600	0.0826	40.00'
57	3,600	0.0826	40.00'
58	3,600	0.0826	40.00'
59	3,600	0.0826	40.00'
60	3,600	0.0826	40.00'
61	3,600	0.0826	40.00'
62	3,600	0.0826	40.00'
63	3,600	0.0826	40.00'
64	3,600	0.0826	40.00'
65	3,600	0.0826	40.00'

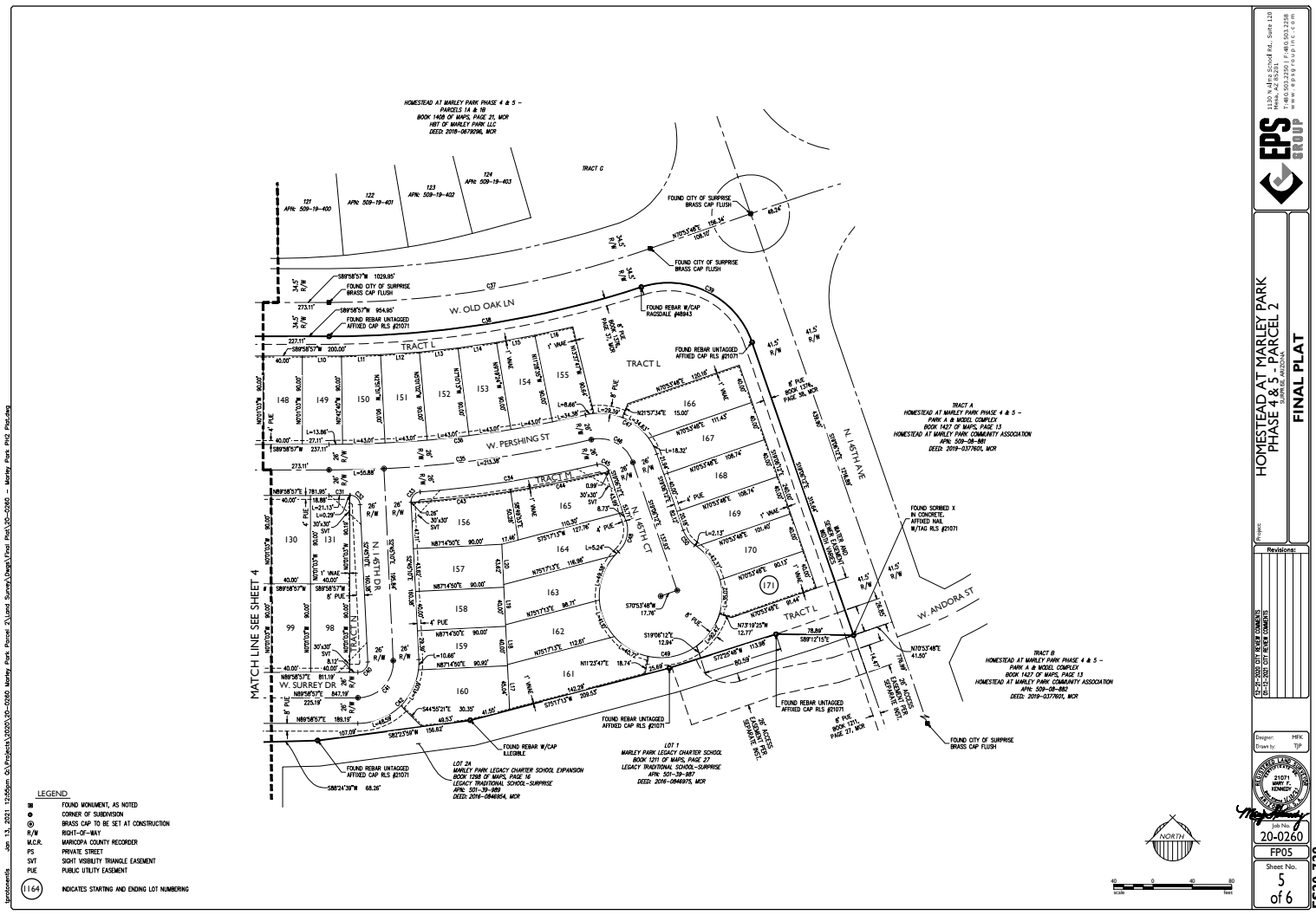
LOT AREA TABLE			
LOT #	AREA (SF)	AREA (AC)	LOT WIDTH
66	3,600	0.0826	40.00'
67	3,600	0.0826	40.00'
68	3,600	0.0826	40.00'
69	3,600	0.0826	40.00'
70	3,600	0.0826	40.00'
71	3,600	0.0826	40.00'
72	3,600	0.0826	40.00'
73	3,600	0.0826	40.00'
74	4,040	0.0927	40.00'
75	4,040	0.0927	40.00'
76	4,040	0.0927	40.00'
77	4,040	0.0927	40.00'
78	4,040	0.0927	40.00'
79	4,040	0.0927	40.00'
80	4,040	0.0927	40.00'
81	4,040	0.0927	40.00'
82	4,040	0.0927	40.00'
83	4,062	0.0932	40.00'
84	4,523	0.1038	40.00'
85	3,600	0.0826	40.00'
86	3,600	0.0826	40.00'
87	3,600	0.0826	40.00'
88	3,600	0.0826	40.00'
89	3,600	0.0826	40.00'
90	3,600	0.0826	40.00'
91	3,600	0.0826	40.00'
92	3,600	0.0826	40.00'
93	3,600	0.0826	40.00'
94	3,600	0.0826	40.00'
95	3,600	0.0826	40.00'
96	3,600	0.0826	40.00'
97	3,600	0.0826	40.00'
98	3,600	0.0826	40.00'
99	3,600	0.0826	40.00'
100	3,600	0.0826	40.00'
101	3,600	0.0826	40.00'
102	3,600	0.0826	40.00'
103	3,600	0.0826	40.00'
104	3,600	0.0826	40.00'
105	3,600	0.0826	40.00'
106	3,600	0.0826	40.00'
107	3,600	0.0826	40.00'
108	3,600	0.0826	40.00'
109	3,600	0.0826	40.00'
110	3,600	0.0826	40.00'
111	3,600	0.0826	40.00'
112	3,600	0.0826	40.00'
113	3,600	0.0826	40.00'
114	3,600	0.0826	40.00'
115	3,600	0.0826	40.00'
116	3,600	0.0826	40.00'
117	3,600	0.0826	40.00'
118	3,600	0.0826	40.00'
119	3,600	0.0826	40.00'
120	3,600	0.0826	40.00'
121	3,600	0.0826	40.00'
122	3,600	0.0826	40.00'
123	3,600	0.0826	40.00'
124	3,600	0.0826	40.00'
125	3,600	0.0826	40.00'
126	3,600	0.0826	40.00'
127	3,600	0.0826	40.00'
128	3,600	0.0826	40.00'
129	3,600	0.0826	40.00'
130	3,600	0.0826	40.00'

LOT AREA TABLE			
LOT #	AREA (SF)	AREA (AC)	LOT WIDTH
131	3,601	0.0827	40.00'
132	3,614	0.0830	40.00'
133	3,600	0.0826	40.00'
134	3,600	0.0826	40.00'
135	3,600	0.0826	40.00'
136	3,600	0.0826	40.00'
137	3,600	0.0826	40.00'
138	3,600	0.0826	40.00'
139	3,600	0.0826	40.00'
140	3,600	0.0826	40.00'
141	3,600	0.0826	40.00'
142	3,600	0.0826	40.00'
143	3,600	0.0826	40.00'
144	3,600	0.0826	40.00'
145	3,600	0.0826	40.00'
146	3,600	0.0826	40.00'
147	3,600	0.0826	40.00'
148	3,600	0.0826	40.00'
149	3,639	0.0835	40.00'
150	3,724	0.0855	40.00'
151	3,724	0.0855	40.00'
152	3,724	0.0855	40.00'
153	3,724	0.0855	40.00'
154	3,724	0.0855	40.00'
155	3,725	0.0855	40.00'
156	3,713	0.1018	40.00'
157	3,608	0.0801	40.00'
158	3,600	0.0826	40.00'
159	3,603	0.0827	40.00'
160	5,171	0.1210	40.00'
161	6,002	0.1378	40.00'
162	4,136	0.0949	40.00'
163	4,158	0.0955	40.00'
164	5,140	0.1190	40.00'
165	4,057	0.1036	40.00'
166	4,823	0.1057	40.00'
167	4,266	0.1002	40.00'
168	4,300	0.0999	40.00'
169	4,303	0.0998	40.00'
170	3,732	0.0857	40.00'
171	3,787	0.0869	40.00'
TOTAL 658,546 15.1363			

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BKG
C1	15.71	10.00'	90°00'00"	10.00'	14.14'	144°00'00"
C2	15.71	10.00'	90°00'00"	10.00'	14.14'	144°00'00"
C3	15.71	10.00'	90°00'00"	10.00'	14.14'	144°00'00"
C4	56.50	36.00'	90°00'00"	36.00'	50.91'	144°00'00"
C5	97.38	62.00'	90°00'00"	62.00'	97.88'	144°00'00"
C6	15.71	10.00'	90°00'00"	10.00'	14.14'	144°00'00"
C7	15.71	10.00'	90°00'00"	10.00'	14.14'	144°00'00"
C8	15.71	10.00'	90°00'00"	10.00'	14.14'	144°00'00"
C9	56.50	36.00'	90°00'00"	36.00'	50.91'	144°00'00"
C10	97.38	62.00'	90°00'00"	62.00'	97.88'	144°00'00"
C11	45.72	2727.00'	0°37'38"	22.86'	45.72'	180°00'00"
C12	922.07	2780.00'	1°00'14"	465.37'	917.85'	181°40'32"
C13	15.71	10.00'	90°00'00"	10.00'	14.14'	144°00'00"
C14	56.50	36.00'	90°00'00"	36.00'	50.91'	144°00'00"
C15	97.38	62.00'	90°00'00"	62.00'	97.88'	144°00'00"
C16	144.25	2860.00'	2°49'07"	70.86'	144.25'	181°20'50"
C17	97.38	62.00'	90°00'00"	62.00'	97.88'	144°00'00"
C18	56.50	36.00'	90°00'00"	36.00'	50.91'	144°00'00"
C19	15.71	10.00'	90°00'00"	10.00'	14.14'	144°00'00"
C20	15.71	10.00'	90°00'00"	10.00'	14.14'	144°00'00"
C21	15.71	10.00'	90°00'00"	10.00'	14.14'	144°00'00"
C22	15.71	10.00'	90°00'00"	10.00'	14.14'	144°00'00"
C23	15.71	10.00'	90°00'00"	10.00'	14.14'	144°00'00"
C24	15.71	10.00'	90°00'00"	10.00'	14.14'	144°00'00"
C25	15.71	10.00'	90°00'00"	10.00'	14.14'	144°00'00"

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BKG
C26	15.71	10.00'	90°00'00"	10.00'	14.14'	144°00'00"
C27	56.50	36.00'	90°00'00"	36.00'	50.91'	144°00'00"
C28	97.38	62.00'	90°00'00"	62.00'	97.88'	144°00'00"
C29	15.71	10.00'	90°00'00"	10.00'	14.14'	144°00'00"
C30	15.71	10.00'	90°00'00"	10.00'	14.14'	144°00'00"
C31	21.45	1796.00'	1°07'32"	10.71'	21.45'	180°00'00"
C32	15.47	10.00'	89°17'24"	9.71'	13.97'	144°00'00"
C33	15.47	10.00'	89°17'24"	9.71'	13.97'	144°00'00"
C34	182.47	1796.00'	8°44'07"	91.38'	182.47'	181°07'11"
C35	269.28	1170.00'	13°10'48"	132.22'	269.28'	182°23'33"
C36	263.28	1144.00'	13°10'48"	132.22'	263.28'	182°23'33"
C37	333.11	1000.00'	19°05'09"	168.11'	331.07'	182°28'23"
C38	323.08	1034.00'	17°53'37"	162.87'	321.77'	181°02'09"
C39	136.50	80.00'	88°40'38"	88.07'	125.89'	167°30'38"
C40	16.19	10.00'	92°44'07"	16.47'	14.48'	144°00'00"
C41	58.37	36.00'	97°44'07"	37.92'	55.91'	144°00'00"
C42	100.30	62.00'	92°44'07"	65.02'	99.75'	144°00'00"
C43	102.00	1286.00'	4°50'37"	51.02'	101.97'	181°30'38"
C44	102.00	1286.00'	4°50'37"	51.02'	101.97'	181°30'38"
C45	14.08	10.00'	84°05'40"	8.02'	13.35'	181°09'02"
C46	52.84	36.00'	84°05'40"	32.47'	48.22'	181°09'02"
C47	81.00	62.00'	84°05'40"	55.82'	83.05'	181°09'02"
C48	34.34	30.00'	65°34'57"	19.32'	32.48'	113°41'18"
C49	308.37	62.00'	282°47'00"	49.88'	78.07'	180°07'49"
C50	18.47	30.00'	37°06'54"	10.07'	18.07'	53°37'38"

LINE TABLE		
LINE	BEARING	LENGTH
L1	N50°37'33"E	27.88'
L2	S25°29'41"W	8.66'
L3	N45°38'48"E	27.95'
L4	S42°17'21"E	28.61'
L5	N45°38'57"E	26.89'
L6	S00°01'03"E	40.00'
L7	N44°58'57"E	28.30'
L8	S45°01'03"E	28.26'
L9	N44°58'57"E	28.28'
L10	N89°52'18"E	39.88'
L11	N88°27'45"E	39.62'
L12	N89°53'34"E	39.62'
L13	N83°54'22"E	39.62'
L14	N81°45'17"E	39.62'
L15	N79°38'00"E	39.62'
L16	N72°27'49"E	39.62'
L17	N02°45'10"W	46.00'
L18	N02°45'10"W	40.89'
L19	N02°45'10"W	40.89'
L20	N02°45'10"W	40.89'



1150 N. 4th Street, Suite 120
Phoenix, AZ 85004
Tel: 602.503.2250 | Fax: 602.503.2250
www.epsgroupinc.com

EPS GROUP

**HOMESTEAD AT MARLEY PARK
PHASE 4 & 5 - PARCEL 2**

FINAL PLAT

Project:
Revision:
City:
County:
State:
Date:
Drawn by:
Checked by:
Title:
Scale:
North Arrow:
Scale Bar:
Sheet No.
5
of 6
FS20-729

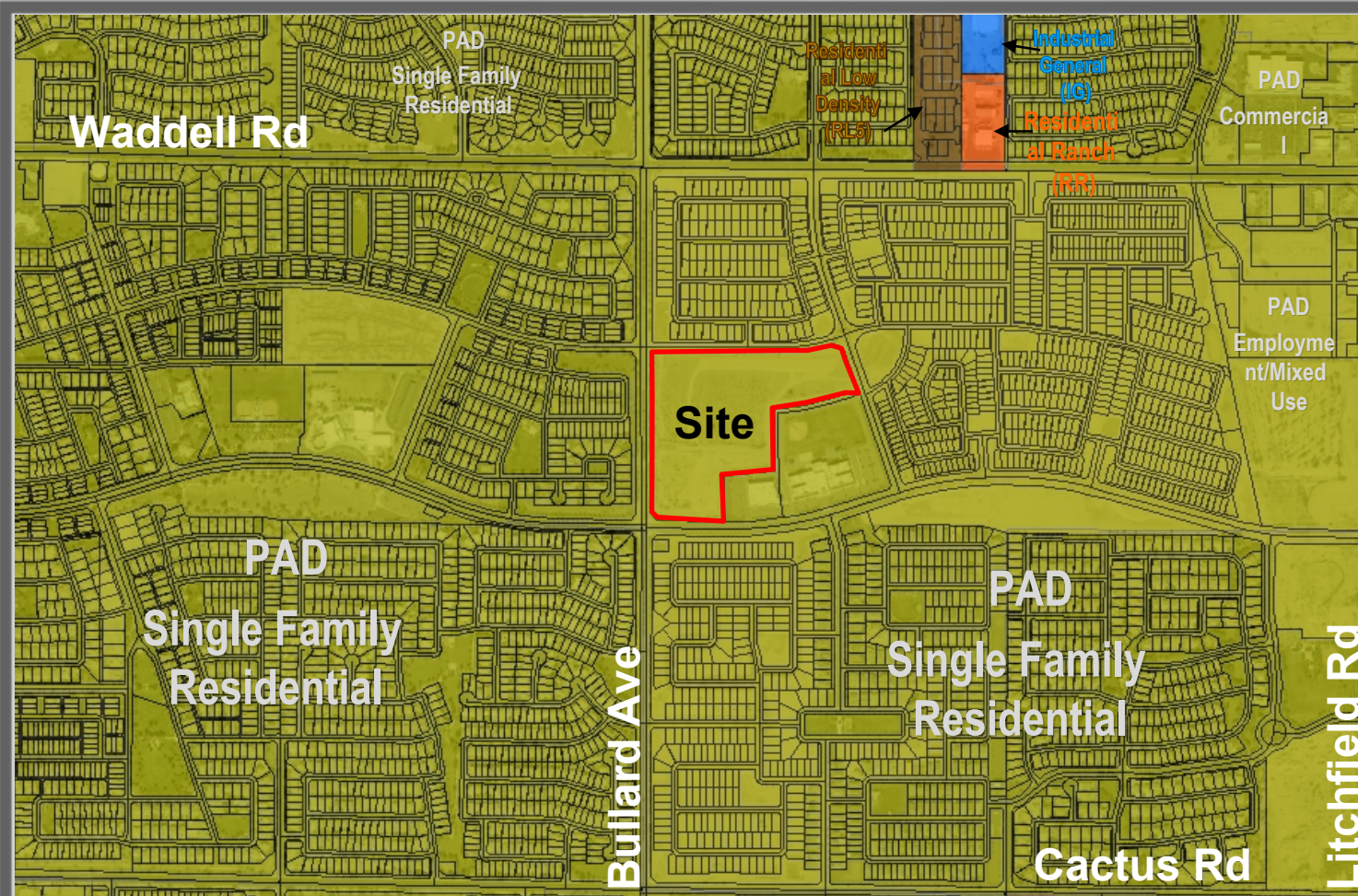


Marley Park Phase 4 & 5 Parcel 2 Final Plat

City Council
May 4, 2021



FS20-729 Vicinity Map



FS20-729 Case Map



QUESTIONS OR COMMENTS?

Thank You



CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: May 4, 2021 Contact Person: Shirley Phan
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 to approve the Final Plat entitled, " 'Waddell Square' A Replat Lots 1B and 1D Waddell Square" an approximately 2.98 acre property located generally north of Waddell Road and west of Reems Road.

Motion:

I move to approve the Final Plat entitled, " 'Waddell Square' A Replat Lots 1B and 1D Waddell Square".

Background:

On September 23, 2019, Stewart Reindersma Architecture, submitted a request for a Rezone, Final Plat, and Conditional Use Permit for Christian Brothers Automotive. On November 17, 2020, the applicant requested to table the Final Plat and Rezone from the City Council Agenda, due to ownership agreement. The applicant seeks approval of a Final Plat to expand Lot 2A for a future Minor Vehicle Service Center.

Objective Analysis:

The proposed Final Plat will divide the 2.982-acre parcel into two (2) properties; Lot 2A 1.011 acres and Lot 2B 1.971 acres for commercial development.

Policy Compliant:

This proposal Final Plat is consistent with the Surprise General Plan 2035 and the Surprise Municipal Code.

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.

ATTACHMENTS:

1. 00 - FS19-674 - Christian Brothers Automotive - CC Staff Report - 05-04-21
 2. 01-FS19-674- Christian Brothers Automotive-Vicinity Map Revised
 3. 02-FS19-674- Christian Brothers Automotive-Case Map Revised
 4. 03- FS19-674- Christian Brothers Automotive- Final Plat
 5. FS19-674- Christian Brothers Automotive- CC Final Plat 21 Revised
-

FINAL PLAT

REPORT TO THE CITY COUNCIL

Case: FS19-674

Project Name: Christian Brothers Automotive

Council District: 3- Mesquite

City Council Date: May 4, 2021

Planner: Shirley Phan

Owner: Douglas H. Peterson, JMD-Surprise, LLC

Applicant: Sake Reindersma, Stewart Reindersma Architecture

Request: Final Plat to subdivide Lot 1B and 1D of Waddell Square

Site Location: Generally, located north of Waddell Road and west of Reems Road

Site Size: 2.98 acres (approx.)

Findings:

- The proposed Final Plat is consistent with the Surprise General Plan 2035
- The proposed Final Plat is consistent with the Zone Change as approved under case RZ99-037
- 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.

36 **Additional Information:**

37

38 The subject Replat request involves the reconfiguration of existing Lot 1B and 1D of the
39 Waddell Square commercial center located north of Waddell Road and west of Reems Road.
40 The proposed Final Plat will reconfigure Lot 1B and 1D into Lot 2A and 2B:

41

- 42 • Lot 2A – 1.01 acres
- 43 • Lot 2B – 1.97 acres

44

45 **Attachments:**

46

- 47 01 Vicinity Map
- 48 02 Case Map
- 49 03 Final Plat

Vicinity MAP

Christian Brothers Automotive FS19-674



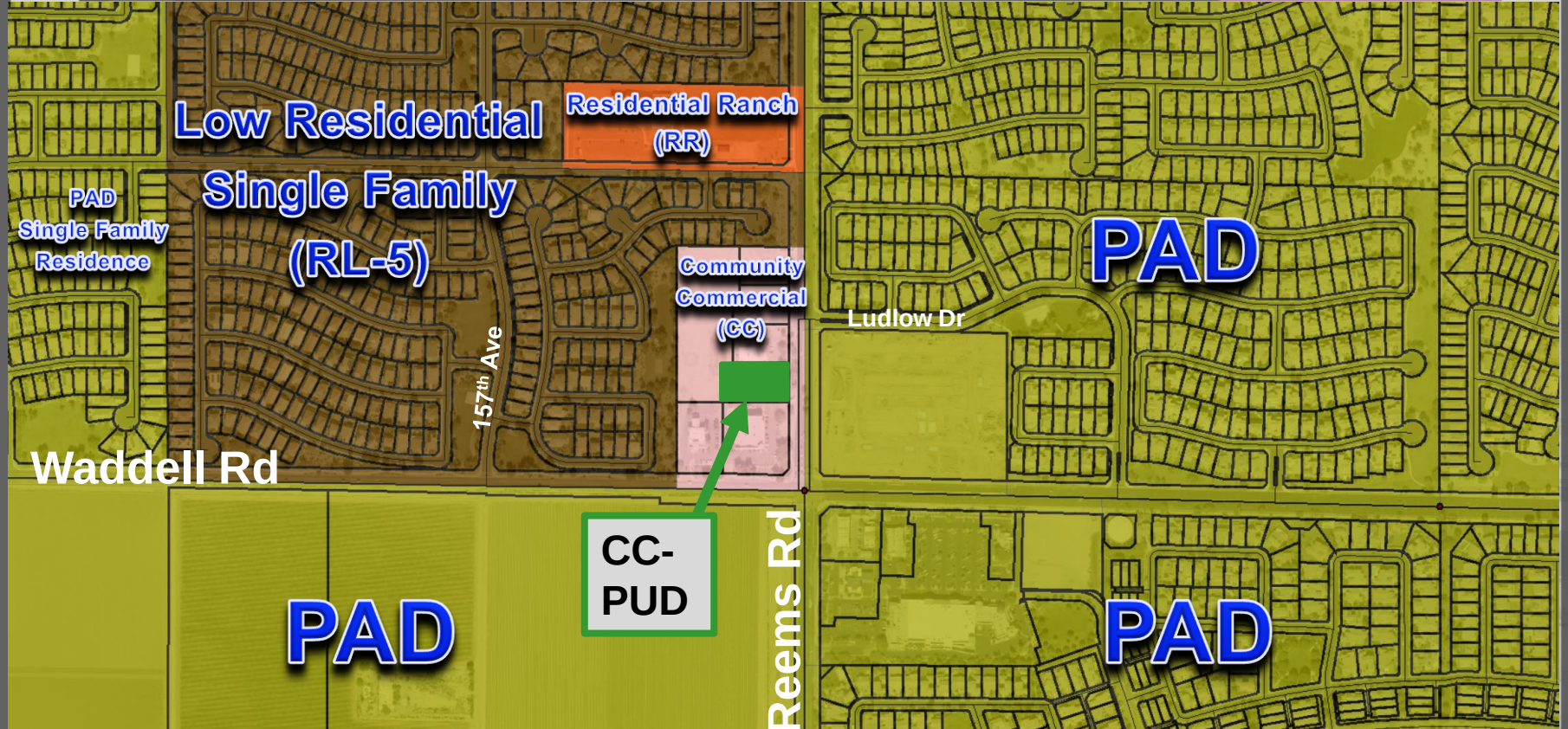
Case Map

Christian Brothers Automotive FS19-674



Case Map

Christian Brothers Automotive FS19-674



"WADDELL SQUARE"

A REPLAT LOTS 1B AND 1D WADDELL SQUARE

AS RECORDED IN BOOK 877, PAGE 39 MARICOPA COUNTY RECORDS LOCATED
WITHIN THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 3 NORTH, RANGE 1 WEST
OF THE GLA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

DEDICATION:

STATE OF ARIZONA
COUNTY OF MARICOPA

KNOW ALL PERSONS BY THESE PRESENTS

THAT JMD-SURPRISE, LLC, AS OWNER, HAS SUBDIVIDED UNDER THE NAME REPLAT LOTS 1B AND 1D WADDELL SQUARE, AS
RECORDED IN BOOK 877, PAGE 39 MARICOPA COUNTY RECORDS, LOCATED WITHIN THE SOUTHEAST QUARTER OF SECTION 7,
TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GLA AND SALT RIVER MERIDIAN, CITY OF SURPRISE, MARICOPA COUNTY, ARIZONA AS SHOWN
HEREIN, AND HEREBY DECLARES THAT THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF EACH LOT, TRACT, STREET
AND EASEMENT CONSTITUTING SAME, AND THAT EACH LOT, TRACT, STREET AND EASEMENT SHALL BE KNOWN BY THE NAME, NUMBER, OR
LETTER GIVEN TO IT RESPECTIVELY.

OWNERS HEREBY GRANTS TO THE CITY OF SURPRISE AN EXCLUSIVE EASEMENT OVER, UPON AND ACROSS ALL SEWER LINES, MANHOLES AS
SHOWN ON THE PLAT FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, MAINTAINING, REPAIRING, REPLACING AND UTILIZING THE SEWER
LINES AND MANHOLES.

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

OWNERS HEREBY GRANTS TO THE ULTIMATE OWNER OF EACH PARCEL CREATED BY THIS PLAT AN EASEMENT OVER, UPON AND ACROSS THE
ENTIRE PLAT FOR THE PURPOSE OF PROVIDING CONTINUOUS AND UNINTERRUPTED INGRESS AND EGRESS AND PARKING TO EACH PARCEL
CREATED BY THIS PLAT.

OWNERS HEREBY GRANTS TO THE UNITED STATES OF AMERICA DEPARTMENT OF THE AIR FORCE ("USAF") AN AVIATION EASEMENT OVER
AND ACROSS THIS PLAT AND EVERY LOT AND PARCEL, INDEED, WHICH EASEMENT SHALL INCLUDE BUT NOT BE LIMITED TO, THE RIGHT OF
FLIGHT OF AIRCRAFT OVER THE PLAT, TOGETHER WITH ITS ATTENDING NOISE, VIBRATIONS, FUMES, DUSTS, 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 LANE AIR FORCE BASE AND AUXILIARY FIELDS.

ANY PARTY WITH RIGHTS TO ANY WATER OR SEWER EASEMENT THAT OVERLAPS ANOTHER WATER OR SEWER EASEMENT SHALL HAVE THE
RIGHT TO INSTALL, CONSTRUCT, MAINTAIN, REPAIR, REPLACE AND UTILIZE THE WATER/SEWER EASEMENT MEETING IN SUCH EASEMENTS
THAT OVERLAP IN AN EMERGENCY SITUATION WITHOUT THE CONSENT OF ALL PARTIES WITH RIGHTS TO SUCH EASEMENTS IN SUCH AREAS
THAT OVERLAP IN A NON-EMERGENCY SITUATION ALL PARTIES SHALL CONSENT PRIOR TO ALLOWING ANY OTHER PARTY TO PERFORM ANY
INSTALLATION, CONSTRUCTION, MAINTENANCE, REPAIR, OR REPLACEMENT WORK WITHIN THE EASEMENT.

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 RIGHT-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 OF 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 OWNER
WITHIN THE PUBLIC RIGHT-OF-WAY, THE EASEMENTS OR ANY TRACTS OR PARCELS HEREBY DEDICATED TO THE CITY OF SURPRISE SHALL
BE DEEMED TO HAVE BEEN GRANTED 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.

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.

EXCEPT AS TO ANY AREAS SUBJECT TO THE EASEMENT OR EASEMENTS GRANTED TO MARICOPA WATER DISTRICT, AS SHOWN ON THIS
PLAT AND RECORDED IN THE OFFICE OF THE RECORDER, MARICOPA COUNTY, ARIZONA, PERPETUAL WATER EASEMENTS ("EASEMENTS") AS
DESCRIBED IN THE PLAT ARE GRANTED TO EPICOR 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 REPLACE 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 UNOBSTRUCTED 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 ENJOY OR CONSTRUCT OR PERMIT TO BE ENJOYED OR CONSTRUCTED ANY BUILDING, STRUCTURE OR SIMILAR
IMPROVEMENT WITHIN THE LIMITS OF THE EASEMENT GRANTED HEREIN. GRANTEE SHALL NOT, FOR PURPOSE, THE GRANTOR GRANTS GRANTEE'S
FACILITIES TO BE SUSTAINABLY ALTERED WITHOUT, IN EACH INSTANCE, THE PRIOR WRITTEN CONSENT OF GRANTEE. GRANTEE AGREES
THAT NO OTHER PIPES OR CONDUITS SHALL BE PLACED WITHIN THE PREMISES SUBJECT TO THE EASEMENT GRANTED HEREIN, EXCEPT PIPES
ORIGINATING 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, GRANTEE SHALL HAVE THE RIGHT TO CONTRACT AND ERRECT FRONTS TO INSTALL
LANDSCAPING, PARKING FACILITIES AND DRIVEWAYS, AND TO ESTABLISH OTHER USES WHICH ARE NOT INCONSISTENT WITH USES WITHIN THE
LIMITS OF SAID EASEMENT IN A MANNER WHICH WILL NOT UNREASONABLY INTERFERE WITH GRANTEE'S ACCESS TO THE FACILITIES.

IN WITNESS WHEREOF:

JMD-SURPRISE, LLC, AS OWNER, HAS HERETO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF
THE UNDERSIGNED OFFICER THIS _____ DAY OF _____, 20____.

JMD-SURPRISE, LLC

BY: _____

ITS: _____

ACKNOWLEDGMENT

STATE OF _____ } S.S.

COUNTY OF _____

ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED
WITHIN, AND WHO EXHIBITED THE FOREGOING INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

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

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____ DATE _____, 20____.

NOTES:

1. 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.
2. THE PROPERTY OWNERS, OR ANY SUBSEQUENT OWNERS SHALL NOT PROCEED WITH ANY ON SITE GRADING OR EXCAVATION WITHOUT
FIRST OBTAINING A PERMIT FROM THE CITY OF SURPRISE.
3. THE PROPERTY IS LOCATED WITHIN AN AREA HAVING FLOOD ZONE X, AS DEFINED BY 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS
OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE
MILE DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, OR FLOOD INSURANCE RATE MAP NO. 040003, WITH A
DATE OF IDENTIFICATION OF OCTOBER 16, 2013, FOR COMMUNITY NO. 040003, IN MARICOPA COUNTY, STATE OF ARIZONA, WHICH IS
THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.

RELEASE OF LIABILITY:

JMD-SURPRISE, LLC, ("OWNER") DOES HEREBY (1) RELEASE AND DISCHARGE THE UNITED STATES OF AMERICA DEPARTMENT OF THE AIR FORCE
("USAF") AND THE CITY OF SURPRISE, AND (2) INDEMNIFY, DEFEND AND HOLD HARMLESS THE USAF AND 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 LANE 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 LANE AIR FORCE BASE AND ITS AUXILIARY FIELDS. THIS INSTRUMENT SHALL RUN WITH
THE LAND AND BE BINDING UPON OWNER AND ITS HEIRS, ASSIGNS, AND SUCCESSORS IN INTEREST TO THIS PLAT OF ANY PARCELS, OR LOT THEREOF.
THIS INSTRUMENT DOES NOT RELEASE THE USAF FROM LIABILITY FOR DAMAGE OR INJURY TO PERSON OR PROPERTY CAUSED BY FALLING AIRCRAFT
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.

PUBLIC NOTICE:

THE LOTS DESCRIBED ON THIS PLAT ARE LOCATED WITHIN THE VICINITY OF LANE 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 WAD NOISE CONTOURS IN RELATION TO HIS PLAT SHALL BE DISPLAYED IN
ALL SALES OFFICES. ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE CITY OF SURPRISE COMMUNITY DEVELOPMENT DEPARTMENT.

BASIS OF BEARING:

THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 3 NORTH, RANGE 1 WEST, GILA AND SALT
RIVER MERIDIAN MARICOPA COUNTY, ARIZONA, BEARS
NORTH 00°32'40" WEST, AS SHOWN ON THE RECORD OF SURVEY IN BOOK 877, PAGE 39 M.C.R.

SITE AREA:

SUBJECT PARCEL CONTAINS 129,900 SQUARE FEET OR 2.982 ACRES MORE OR LESS

LOT AREA TABLE:

LOT 2A	44,242 SQUARE FEET OR 1.011 ACRES MORE OR LESS
LOT 2B	85,658 SQUARE FEET OR 1.971 ACRES MORE OR LESS

ASSESSOR INFORMATION:

APN 501-77-979, 501-77-977
SURPRISE, ARIZONA 85134

OWNER/DEVELOPER

JMD-Surprise, LLC
2325 SAN PEDRO NE, #2A
ALBUQUERQUE, NM 87110
PH: (505) 884-3078
CONTACT: DONALD L. PETERSON

ENGINEER

Larson Engineering, Inc.
6380 E. THOMAS RD
SUITE 300
SCOTTSDALE, AZ 85251
PH: (480) 373-4220
CONTACT: MIKE WREHA
EMAIL: MIKE@LARSONENGINEER.COM

LAND SURVEYOR

Synergy Geomatics
2125 E. 5TH STREET
SUITE 101
TEMPE, AZ 85281
PH: (480) 958-3848
CONTACT: BOB UNDER
EMAIL: BOB@SYNERGY-GEOM.COM

ROBERT S. UNDER
REGISTERED LAND SURVEYOR
ARIZONA REGISTRATION NUMBER 35306
SYNERGY GEOMATICS



VICINITY MAP
NOT TO SCALE

SHEET INDEX:

SHEET 1	COVER, NOTES, LOCATION MAP
SHEET 2	SURVEY, LEGEND

RECORDED DOCUMENTS REFERENCE:

WADDELL SQUARE, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona,
recorded in Book 877 of Maps, Page 39.

LEGAL DESCRIPTION:

Lot 1B and Lot 1D, of WADDELL SQUARE, according to the plat of record in the office of the County Recorder of Maricopa
County, Arizona, recorded in Book 877 of Maps, Page 39.

APPROVALS

CITY OF SURPRISE ENGINEER APPROVAL

DATE ON THIS PLAT REVIEWED AND APPROVED THIS _____ DAY OF _____, 20____.

APPROVED _____ CITY ENGINEER _____ DATE _____

CITY OF SURPRISE COUNCIL APPROVAL

APPROVED BY THE CITY OF COUNCIL OF THE CITY OF SURPRISE, ARIZONA.

THIS _____ DAY OF _____, 20____.

ATTEST: _____ MAYOR _____ DATE _____

CITY CLERK _____ DATE _____

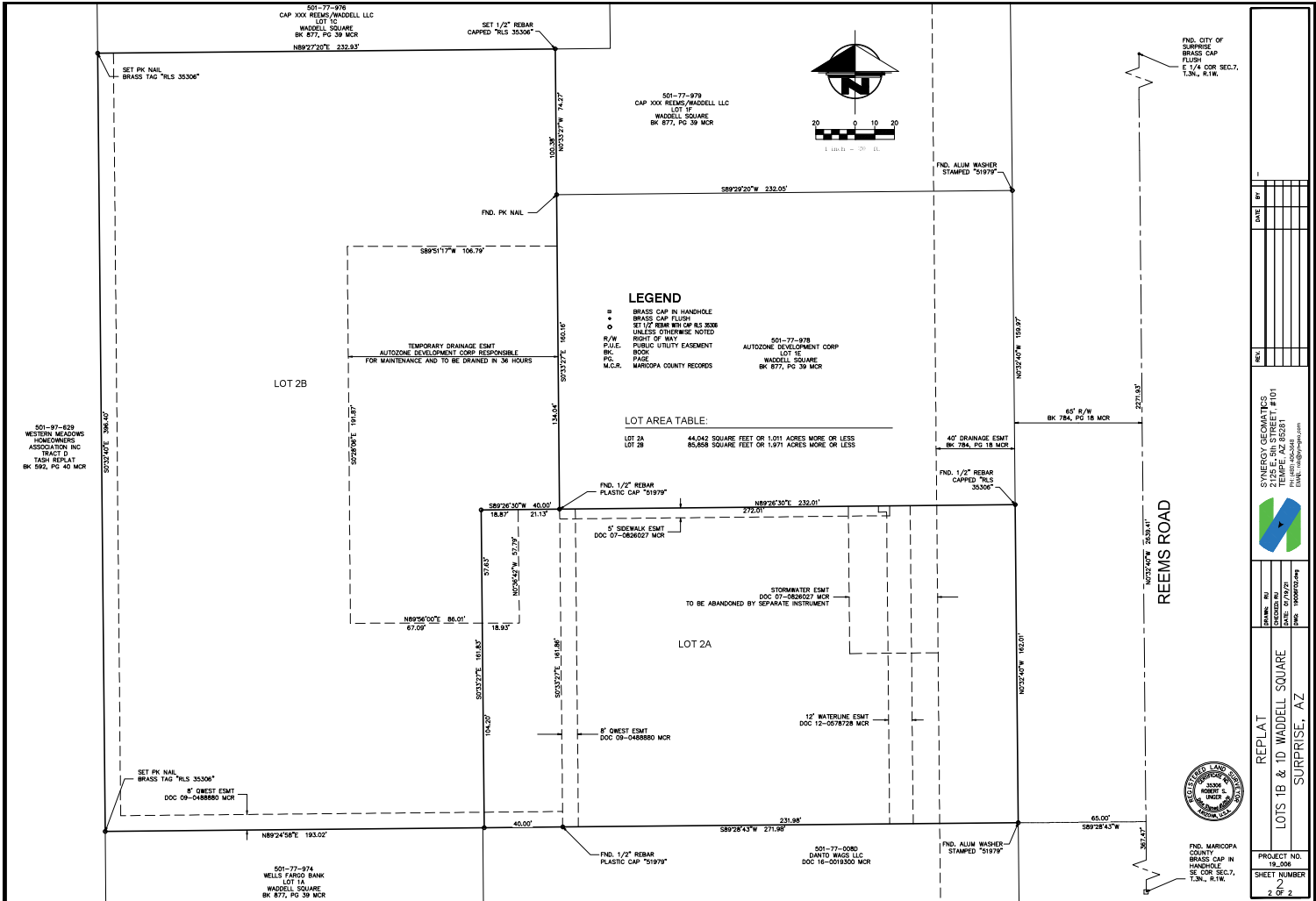
SURVEYOR'S CERTIFICATION:

ROBERT S. UNDER, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ARIZONA, DO HEREBY
CERTIFY THAT THE SURVEY AND SUBDIVISION OF THIS PREMISES DESCRIBED AND PLATTED HEREIN, AND BEEN
PREPARED FROM A LAND SURVEY DURING THE MONTH OF MAY 2016, MADE UNDER MY DIRECT SUPERVISION
ACCORDINGLY REPRESENTS THE PROPERTY DESCRIBED HEREIN. I FURTHER CERTIFY THAT THE EXTERIOR
BOUNDARIES OF SAID SUBDIVISION ARE AND WILL BE PERMANENTLY IN ACCORDANCE WITH THE "ARIZONA
BOUNDARY SURVEY MINIMUM STANDARDS" ADOPTED ON 13 FEBRUARY 2002, AND THAT THE SIZE, LOCATION
AND MATERIAL AS SHOWN HEREIN ARE IN ACCORDANCE AS OF THE DATE OF THIS CERTIFICATION. MONUMENTS
SHOWN ACTUALLY EXIST AND THAT THEIR POSITIONS ARE CORRECT AND ACCURATE AS SHOWN, AND THAT SAID
MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RECREATED. ALL LOT CORNERS HAVE BEEN OR WILL
BE PERMANENTLY SET BY COMPLETION OF CONSTRUCTION.

REPLAT
LOTS 1B & 1D WADDELL SQUARE
SURPRISE, AZ

SYNERGY GEOMATICS
2125 E. 5TH STREET
SUITE 101
TEMPE, AZ 85281
PH: (480) 958-3848
WWW.SYNERGY-GEOM.COM

PROJECT NO.
19_556
SHEET NUMBER
1 OF 2





FS19-674

**Christian Brothers Automotive
Final Plat**

City Council

May 4, 2021

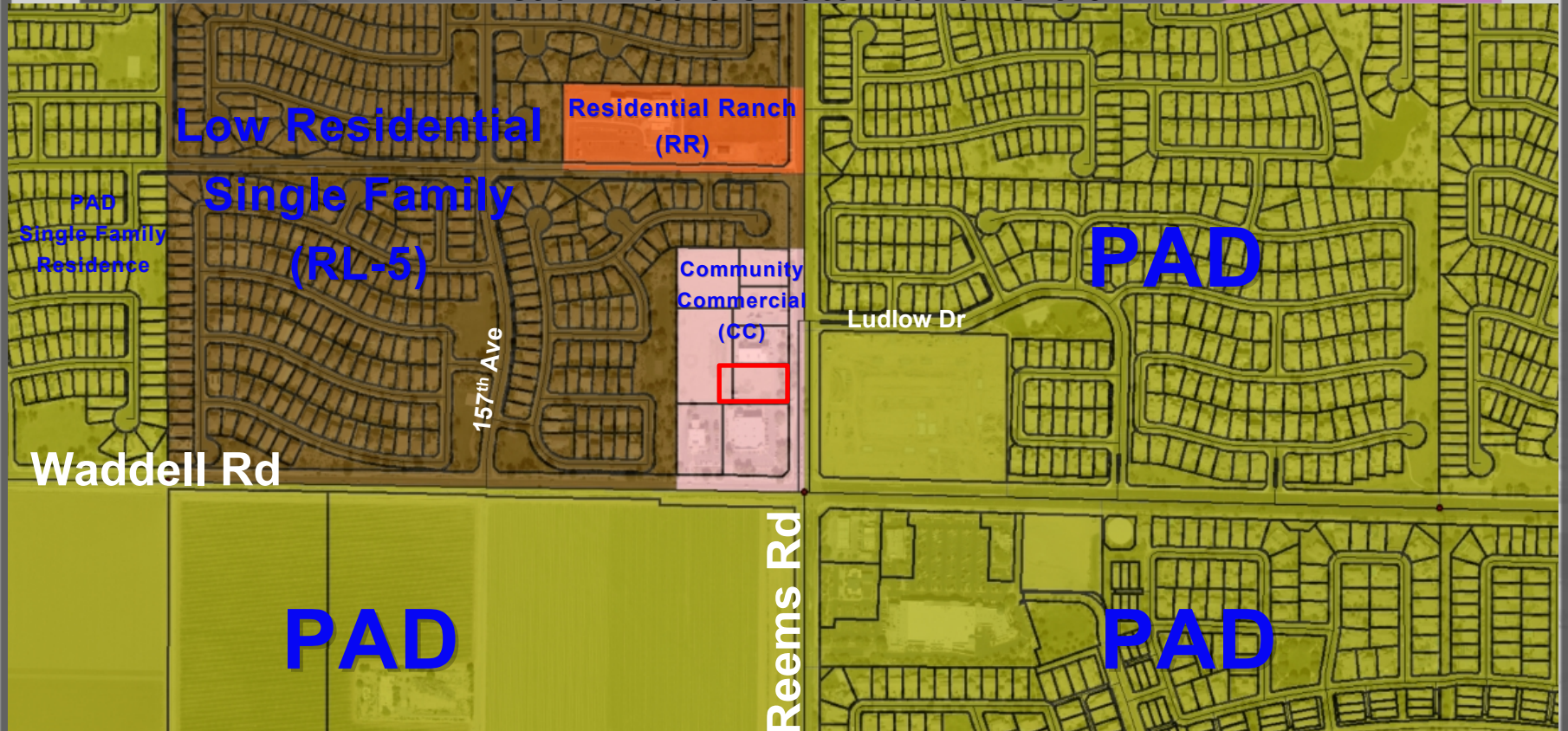
Vicinity MAP

Christian Brothers Automotive FS19-674



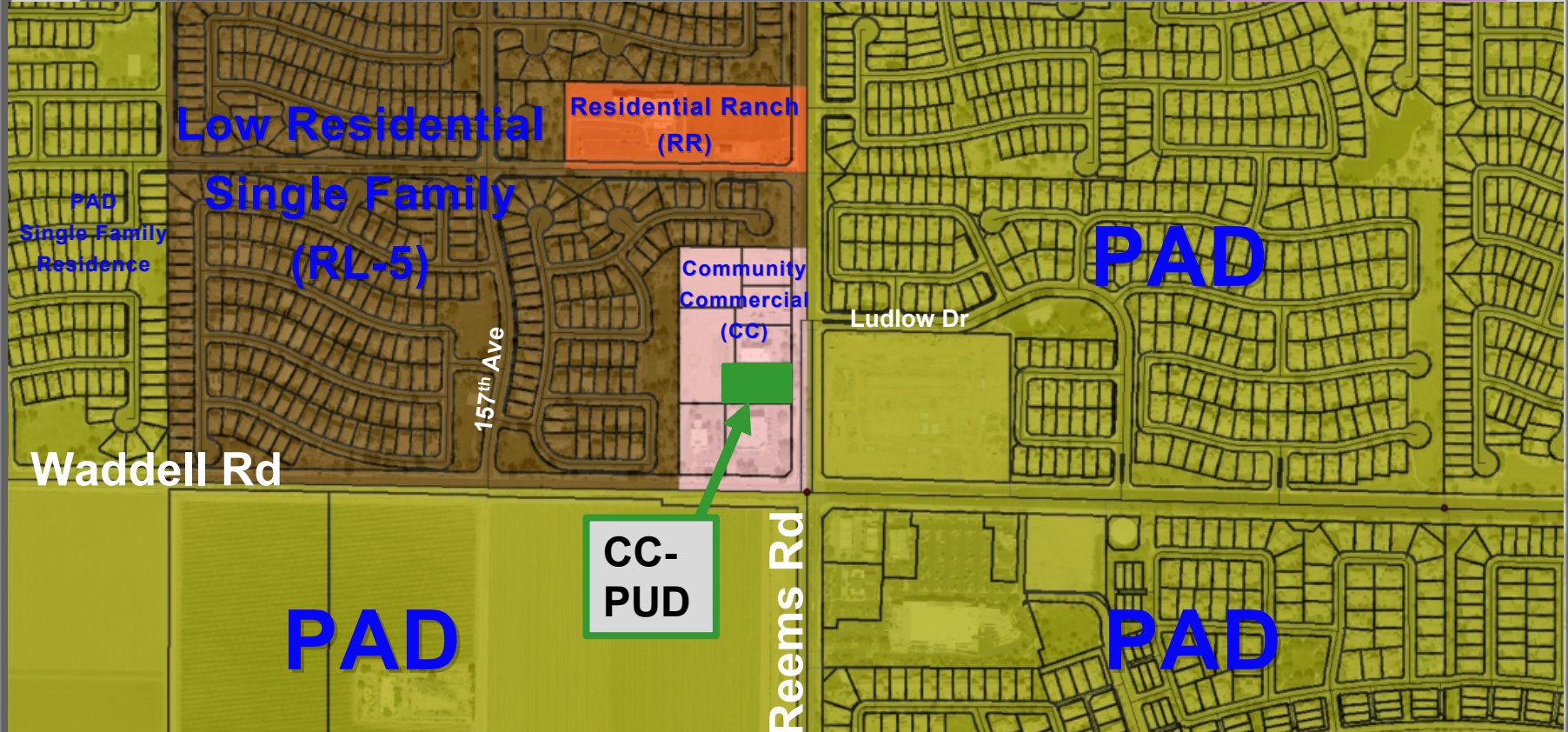
Case Map

Christian Brothers Automotive FS19-674



Case Map

Christian Brothers Automotive FS19-674







QUESTIONS OR COMMENTS?

Thank You



CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: May 4, 2021 Contact Person: Sergio Angulo
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, “Rancho Mercado Parcel A2”, an approximately 18.153 acre property generally located on the northeast corner of McMicken Way and 147th Avenue in the Rancho Mercado PAD; Case FS19-755.

Motion:

I move to approve the Final Plat entitled, “Rancho Mercado Parcel A2”.

Background:

Mark Bittaker, on behalf of Brookfield Holdings Mercado, LLC, seeks approval of a Final Plat for a 117-lot single-family, cluster style residential subdivision in Parcel A2 of the Rancho Mercado PAD.

Objective Analysis:

Approval of the proposed Final Plat will allow the applicant the ability to subdivide the property as proposed.

Policy Compliant:

The requested Final Plat is consistent with the Rancho Mercado 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 - FS19-755 - Staff Report
 2. 01 - FS19-755 - RM Ph2 Parcel A2 - Vicinity Map
 3. 02 - FS19-755 - RM Ph2 Parcel A2 - Final Plat
 4. FS19-755 - PowerPoint
-

FINAL PLAT

REPORT TO THE CITY COUNCIL

Case: FS19-755

Project Name: Rancho Mercado Phase 2 Parcel A2

Council District: 1

City Council Date: May 4, 2021

Planner: Sergio Angulo, Planner II

Owner: Brookfield Holdings Mercado, LLC

Applicant: Mark Bitteker of William Lyon Homes

Request: Final Plat for a 117-lot single-family, cluster style residential subdivision in Parcel A2 of the Rancho Mercado Planned Area Development.

Site Location: Northeast corner of McMicken Way and 147th Avenue.

Site Size: 18.153 acres (approx.)

Density: 6.4 DU/Ac.

Findings:

- The proposed Final Plat is consistent with the Surprise General Plan 2035.
- The proposed Final Plat is consistent with the latest amendment of the Rancho Mercado PAD as approved under case FS10-210.
- The Final Plat is consistent with the Preliminary Plat approved under case FS15-069.

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:

40

41 William Lyon Homes, on behalf of Brookfield Holdings Mercado, LLC, requests approval of the Final
42 Plat of Rancho Mercado Parcel A2. The subject property is approximately 18.153 acres and is located
43 on the northeast corner of McMicken Way and west of 147th Avenue. The subject property is zoned
44 PAD and has a land use designation of Medium Density Residential.

45

46 The applicant proposes a 117-lot single-family, cluster style residential subdivision for a total density
47 of 6.4 dwelling units per acre. This development dedicates approximately 6.6 acres (36.4%) for open
48 space. This plat provides a community pool and a tot lot which includes playground equipment, a
49 ramada, BBQ grill, and a large turf area for recreation. This plat also provides pedestrian trail access
50 to the parcel to the east (Parcel A3). Additional landscape and retention basins on site also contribute
51 to the total open space. The proposed Final Plat is in compliance with the latest amendment to the
52 Rancho Mercado PAD (case FS10-210) and the Preliminary Plat approved under case FS15-069.

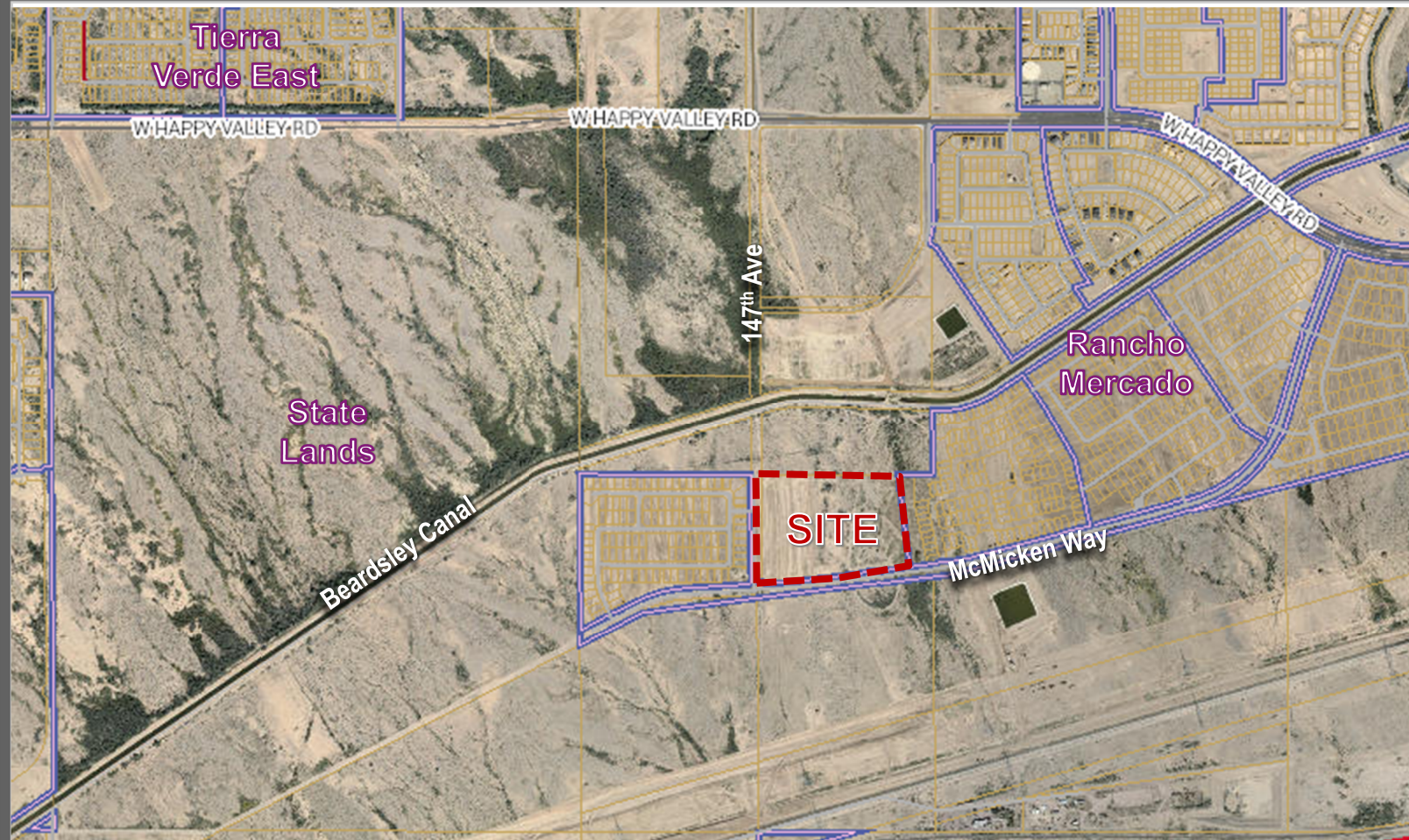
53

54 **Attachments:**

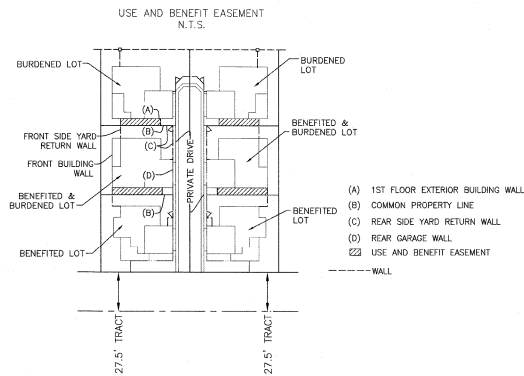
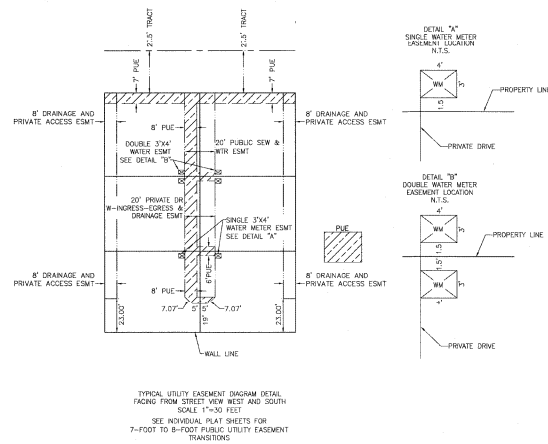
55

56 01 Vicinity Map

57 02 Final Plat



FS19-755 VICINITY MAP

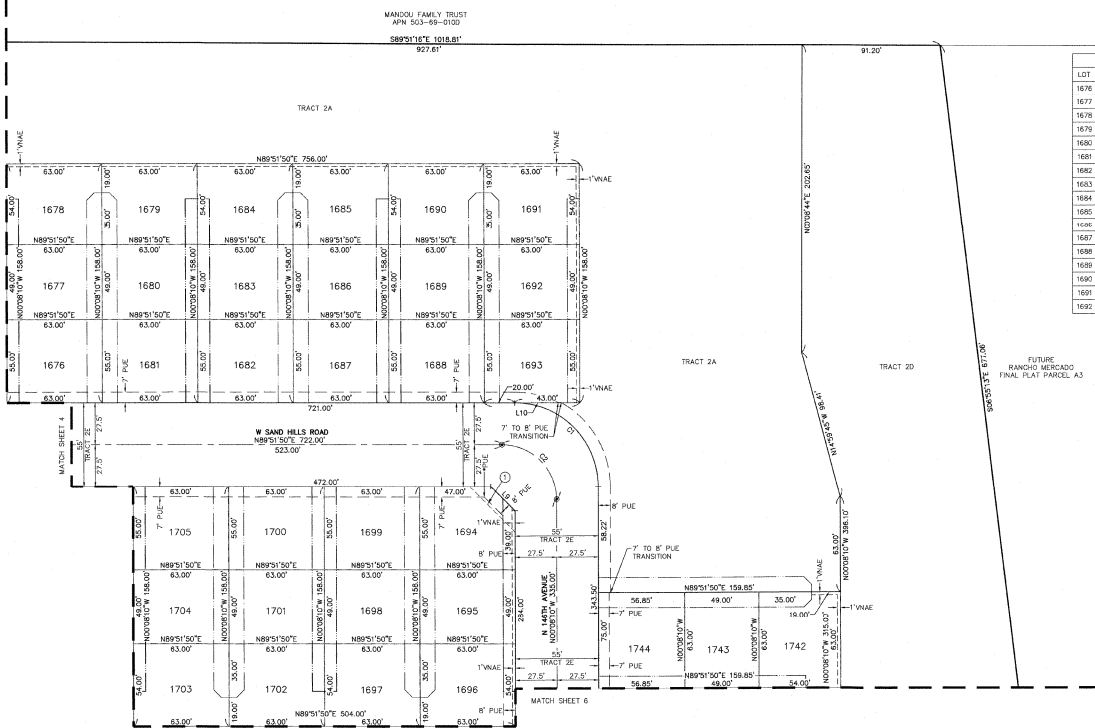


UBE NOTES

1. LOTS ON AND FLAT SHALL HAVE A PRIVATE USE AND BENEFIT EASEMENT (UOE) OF NOT LESS THAN TWO (2) FEET IN WIDTH (MEASURED FROM THE COMMON PROPERTY LINE TO THE EXTERIOR BUILDING SIDE WALL OF THE BURDENED LOT). THE LENGTH OF THE UOE SHALL RUN BETWEEN RETURN FENCES AS ILLUSTRATED ON THE UOE BENEFIT EASEMENT PLAN ON THIS SHEET.
2. ALLOWED AND PROHIBITED ENCROACHMENTS WITHIN THE UOE:
ALLOWED TO ENCRIDGE: LANDSCAPING, UNCOVERED PATIOS, PATHWAYS, DRAINAGE FACILITIES.
- PROHIBITED: HARBORE STRUCTURES, INCLUDING POOLS, SPAS, BARBECUE STRUCTURES, A/C UNITS, AND FENCES, EXCEPT SIDE YARD RETURN FENCES.
3. ADDITIONAL USES, TERMS AND CONDITIONS GOVERNING THE UOE ARE SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS TO BE SERVED ON THE PLAT.



K:\98034\CONTRACT\98034\98034.DWG 1/14/2021 7:44 AM LUTHERS/7/10/2021 7:44 AM
COPYRIGHT © 2021 ATWELL, L.L.C. ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM ATWELL, L.L.C.



LOT TABLE				LOT TABLE			
LOT	AREA SQ FT	AREA ACRES	LOT	AREA SQ FT	AREA ACRES	LOT	AREA SQ FT
1676	3465	0.080	1693	3465	0.080	1682	3465
1677	3087	0.071	1694	3337	0.077	1683	3087
1678	3402	0.078	1695	3087	0.071	1684	3402
1679	3402	0.078	1696	3402	0.078	1685	3402
1680	3287	0.075	1697	3402	0.078	1686	3287
1681	3465	0.080	1698	3087	0.071	1687	3465
1682	3465	0.080	1699	3465	0.080	1688	3087
1683	3087	0.071	1700	3465	0.080	1689	3287
1684	3402	0.078	1701	3087	0.071	1690	3402
1685	3402	0.078	1702	3402	0.078	1691	3402
1686	3287	0.075	1703	3402	0.078	1692	3287
1687	3465	0.080	1704	3087	0.071	1693	3465
1688	3087	0.071	1705	3465	0.080	1694	3087
1689	3287	0.075	1742	3402	0.078	1695	3287
1690	3402	0.078	1743	3087	0.071	1696	3402
1691	3402	0.078	1744	3087	0.071	1697	3402
1692	3287	0.075				1698	3087

LINE TABLE			
LINE #	DIRECTION	LENGTH	
L9	N45°06'10"W	22.83'	
L10	S89°51'50"W	63.00'	

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	86.39'	55.00'	090°00'00"
C2	56.55'	36.00'	090°00'00"





ATWELL
866.650.4200 www.atwell-group.com
1705 W. WILLOW AVENUE
TUCSON, ARIZONA 85705

COUNTY: MARICOPA
SECTION: 9
TOWNSHIP: 4 NORTH
RANGE: 1 WEST

FINAL PLAT
RANCHO MERCADO
PARCEL A2
CITY OF SURPRISE, ARIZONA

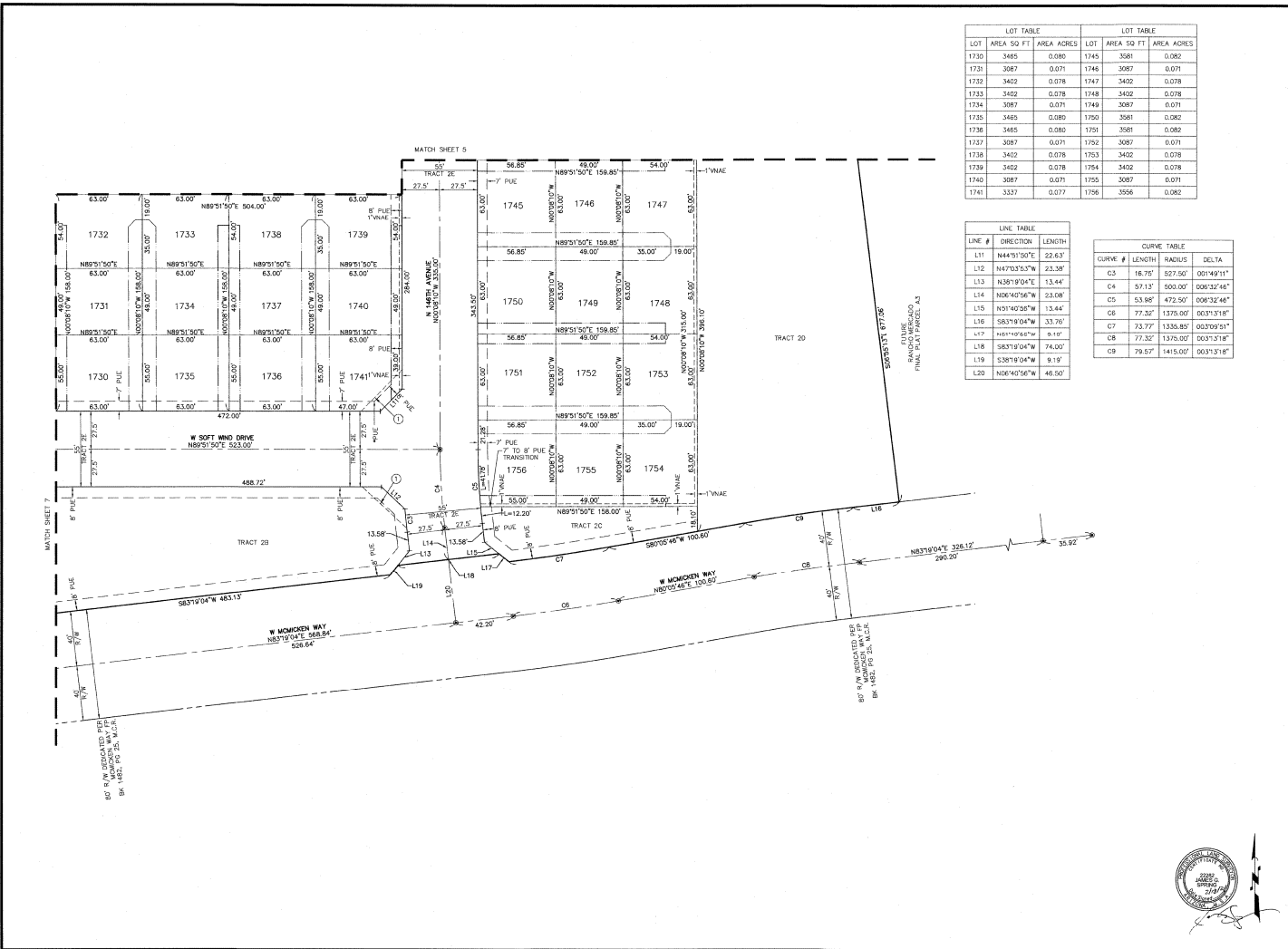
FEBRUARY 2021

REVISIONS:

NO.	DATE	DESCRIPTION

ATWELL
PAUL J. SPRING
DR. R. GILES
JOB NO. 08001944
SCALE: 1" = 30' FEET
SHEET: 5 OF 7

Copyright © 2021 ATWELL, LLC. ALL RIGHTS RESERVED. NO REPRODUCTION SHALL BE MADE WITHOUT THE WRITTEN CONSENT OF ATWELL, LLC.



ATWELL
866.850.4200 www.atwell-group.com
1000 N. 10TH AVENUE
SUITE 200
DENVER, CO 80202

COUNTY: MARICOPA
SECTION: 9
TOWNSHIP: 4 NORTH
RANGE: 8 WEST

FINAL PLAT
RANCHO MERCADO
PARCEL A2
CITY OF SURREY, ARIZONA

FEBRUARY 2021

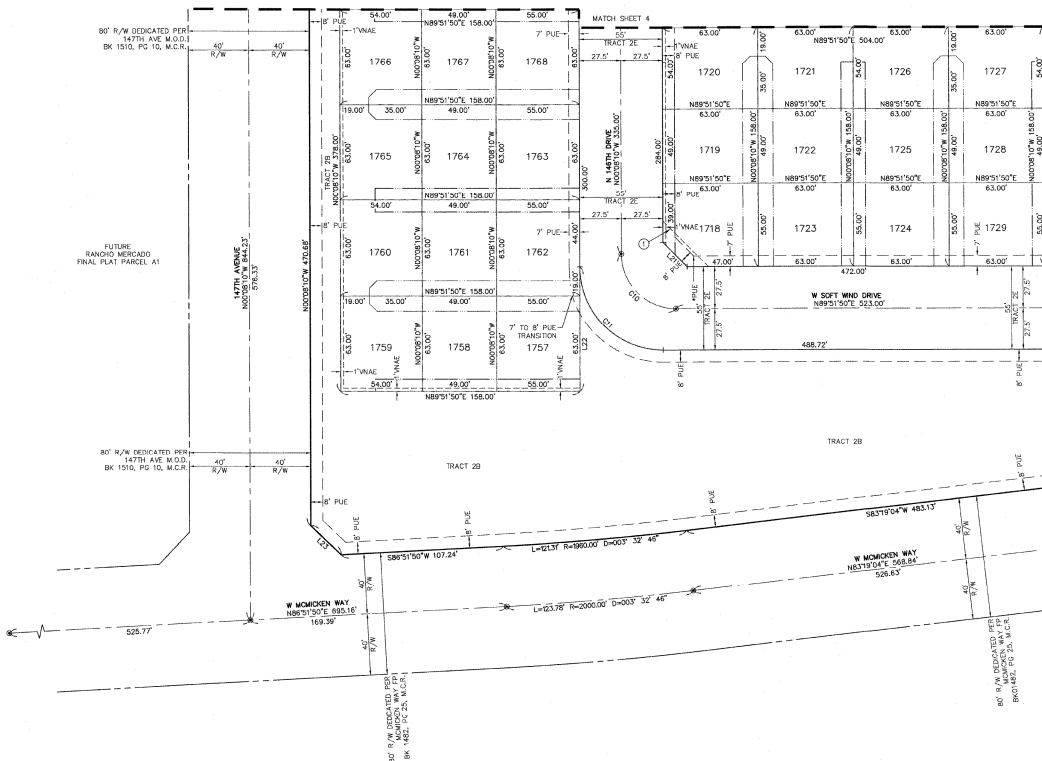
REVISIONS:

DAVID J. SPRING
REGISTERED PROFESSIONAL ENGINEER
NO. 10000
STATE OF ARIZONA

PL: J. SPRING
DR: R. GILES
JOB NO. 09001944
SCALE: 1" = 30' FEET
SHEET: 6 OF 7

Copyright © 2017 ATWELL, LLC. ALL INFORMATION SHALL BE MAINTAINED THE PROPRIETARY PROPERTY OF ATWELL, LLC.

K:\PROJECTS\2017\20170217\20170217_746.dwg



LOT TABLE				LOT TABLE			
LOT	AREA SQ FT	AREA ACRES	LOT	AREA SQ FT	AREA ACRES	LOT	AREA SQ FT
1718	3337	0.077	1757	3465	0.080	1722	3087
1719	3087	0.071	1758	3087	0.071	1723	3465
1720	3402	0.078	1759	3402	0.078	1724	3465
1721	3402	0.078	1760	3402	0.078	1725	3087
1722	3087	0.071	1761	3087	0.071	1726	3402
1723	3465	0.080	1762	3465	0.080	1727	3402
1724	3465	0.080	1763	3465	0.080	1728	3087
1725	3087	0.071	1764	3087	0.071	1729	3402
1726	3402	0.078	1765	3402	0.078	1730	3087
1727	3402	0.078	1766	3402	0.078	1731	3465
1728	3087	0.071	1767	3087	0.071	1732	3465
1729	3402	0.078	1768	3402	0.078	1733	3465

LINE TABLE		
LINE #	DIRECTION	LENGTH
L21	N45°08'10"W	22.83'
L22	N07°08'10"W	82.00'
L23	N48°38'10"W	27.53'

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C10	58.55'	36.00'	090°00'00"
C11	86.34'	55.00'	090°00'00"



COUNTY: MARICOPA
SECTION: 9
TOWNSHIP: 4 NORTH
RANGE: 1 WEST

FINAL PLAT
RANCHO MERCADO
PARCEL A2
CITY OF SURPRISE, ARIZONA

FEBRUARY 2021

REVISIONS



PL: J. SPRING

DR: R. GILES

JOB NO: 09001944

SCALE: 1" = 30' FEET

ISSUED BY: J. SPRING

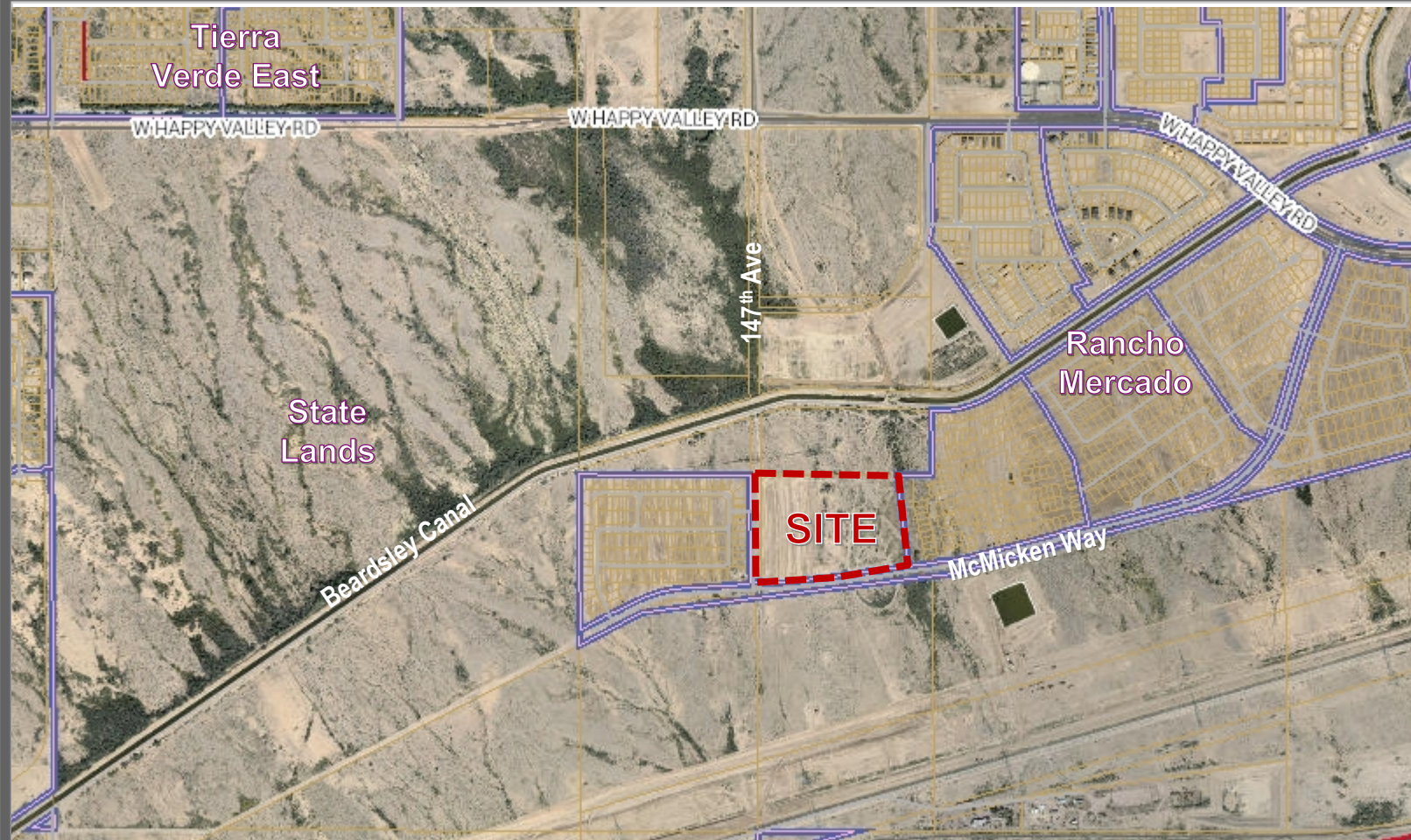
SHEET NO: 7 OF 7





FS19-755
Rancho Mercado Parcel A2
Final Plat

City Council
May 4, 2021



FS19-755 VICINITY MAP

[illegible][illegible]

DEVELOPMENT STIMULUS ARE FOR CITY OF BIRMINGHAM, BEING
CASE FILE-218 ON RE SUBSEQUENTLY ISSUED.



FINAL PLAT	COMMIT MAPS/PLAT
WCHO MERCADO	SECTION 8
PARCEL A2	TOWNSHIP 4 NORTH

15 SEP 2014

1000



ATWELL

DATE	8. 9. 15
------	----------

2025 RELEASE UNDER E.O. 14176

SCALE 0 100 μm

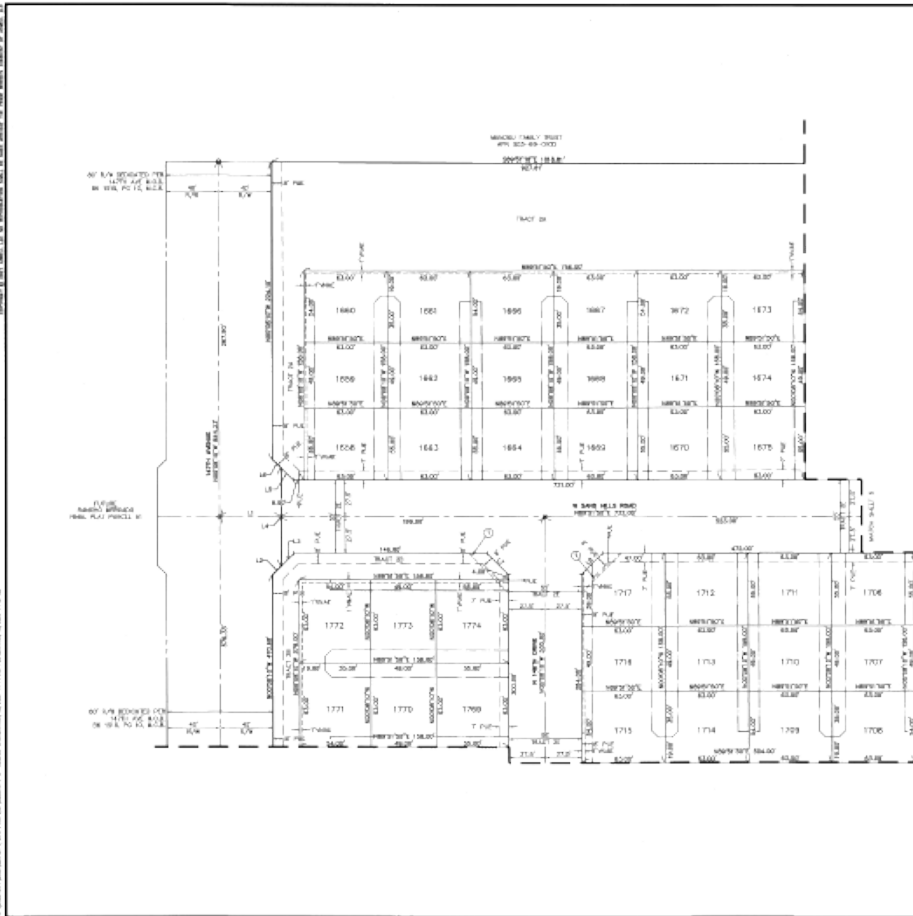
1000

TABLE 1
continued

10

FS19-755 FINAL PLAT





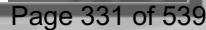
LINE #	DIRECTION	LENGTH
1.1	SW 1/4 Sec 36E	48.30'
1.2	SW 1/4 Sec 36E	8.98'
1.3	SW 1/4 Sec 36E	13.43'
1.4	SW 1/4 Sec 36E	74.00'
1.5	SW 1/4 Sec 36E	13.44'
1.6	SW 1/4 Sec 36E	8.98'
1.7	SW 1/4 Sec 36E	23.43'
1.8	SW 1/4 Sec 36E	22.60'



2000-01-01

Page 329 of 539









QUESTIONS OR COMMENTS?

Thank You



CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: May 4, 2021 Contact Person: Joshua Mike
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 approval of the Final Plat entitled, “Toll at Prasada, Phase 2 Unit F & C AMENDED”, an approximately 36.82 acre property re-plat generally located west of Cotton Lane between Cactus Road and Peoria Avenue; Case FS20-684.

Motion:

I move to approve/disapprove the Final Plat, entitled “Toll at Prasada, Phase 2 Unit F & C AMENDED”

Background:

Toll at Prasada Unit F & Unit C are subdivided in Phase 2 Toll at Prasada Master Planned Community under an approved Final Plat, case FS19-671, with 174 single-family dwelling units. While part of the same plat, each unit is independent with Unit F planned as an age restricted community and Unit C open to families. The subject request makes adjustments to the approved layout, resulting in a new count of 157 lots.

Objective Analysis:

The adjustment of lot layout within this re-plat reflects reduction in unit count and lower density.

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 staffing levels.

ATTACHMENTS:

1. 00 FS20-684 Toll at Prasada Unit F&C Re-Plat 5.4.21 CC Staff Report
 2. 01 FS20-684 Toll at Prasada Units F&C Re-Plat Case Map 5.4.21 CC
 3. 02 FS20-684 Toll at Prasada Units F&C Re-Plat Vcinity Map 5.4.21 CC
 4. 03 FS20-684 Toll at Prasada Units F&C Re-Plat
 5. 04 FS20-684 Toll at Prasada Units F&C Re-Plat Presentation 5.4.21 CC
-

RE-PLAT

1	Case:	FS20-684	REPORT TO CITY COUNCIL
2			
3	Project Name:	Toll at Prasada Unit F & C Re-Plat	
4			
5	Council District:	3 - Mesquite	
6			
7	City Council Date:	May 4, 2021	
8			
9	Planner:	Joshua Mike, AICP	
10			
11			
12	Owner:	Toll at Prasada, LLC.	
13			
14	Applicant:	Toll Brothers AZ Construction Co.	
15			
16	Request:	Re-plat for Unit F and Unit C	
17			
18	Site Location:	Generally located west of Cotton Lane, between Peoria Avenue and	
19		Cactus Road	
20			
21	Site Size:	36.82 acres (approx.)	
22			
23	Density:	4.26 DU/Ac. net (approx.)	
24			
25	General Plan Conformance:	The proposal is consistent with the Surprise General Plan 2035	
26			
27	Support/Opposition:	None known	
28			
29	Findings:		
30		The proposed Re-Plat is consistent with the Prasada PAD.	
31		The proposed Re-Plat is consistent with the approved Preliminary Plat.	
32		The proposed Re-Plat is consistent with the applicable City of Surprise regulations.	
33		The reviewing agencies have indicated no objections to the request.	
34			
35	Alternative Actions:	Approval of the requested Re-Plat will allow the applicant the	
36		ability to reduce the approved Final Plat (FS19-671) from 174 down	
37		to 157 single-family lots.	
38			
39		Denial of the requested Re-Plat will deny the applicant from	
40		reducing the approved number of lots as proposed.	
41	<u>PROJECT DESCRIPTION:</u>		

42

43 Toll at Prasada Unit F & Unit C are subdivided in Phase 2 Toll at Prasada Master Planned
44 Community under an approved Final Plat, case FS19-671, with 174 single-family dwelling units.
45 While part of the same plat, each unit is independent with Unit F planned as an age restricted
46 community and Unit C open for families. The subject request makes adjustments to the approved
47 layout, resulting in a new count of 157 lots.

48

49 **Attachments:**

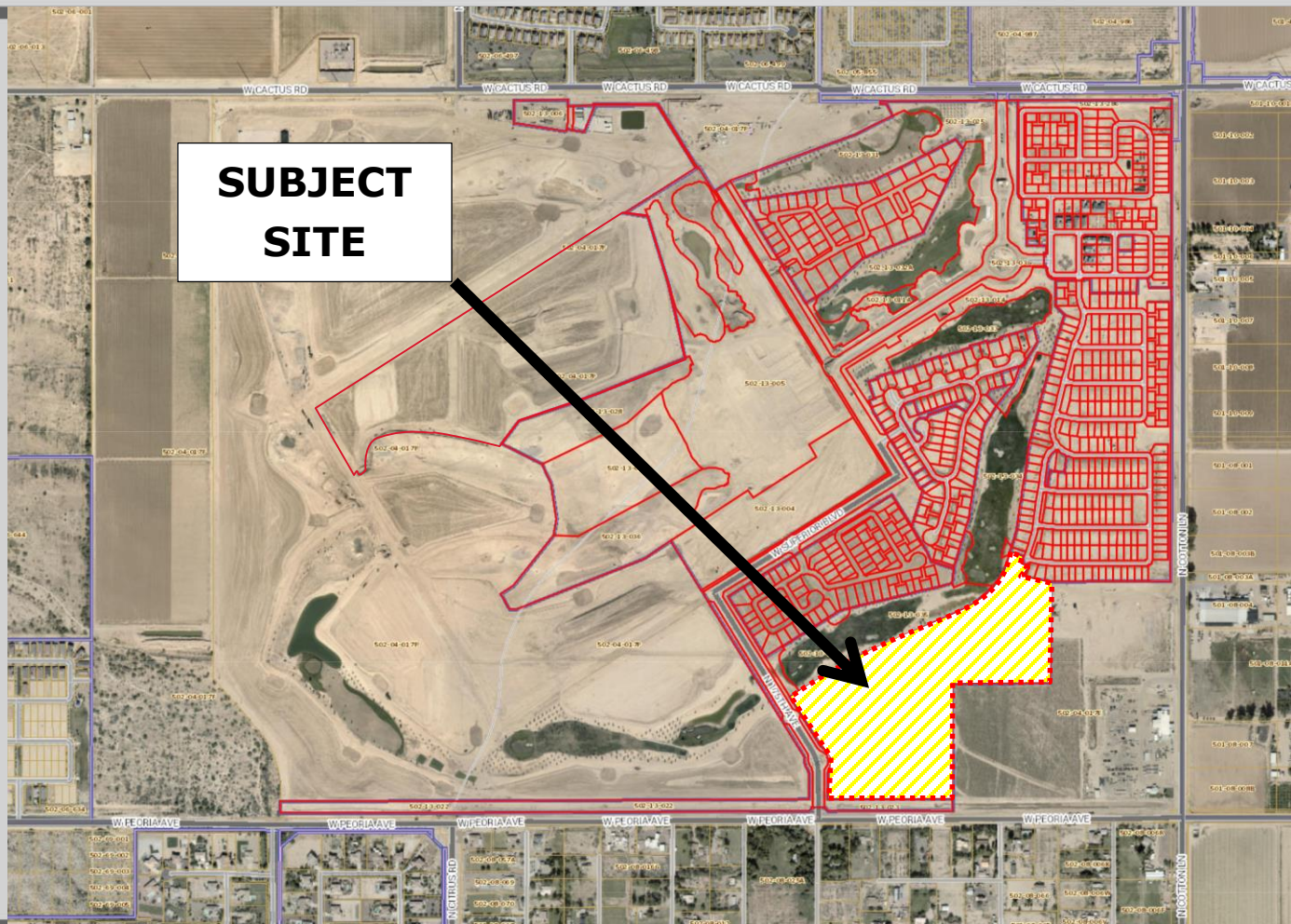
50

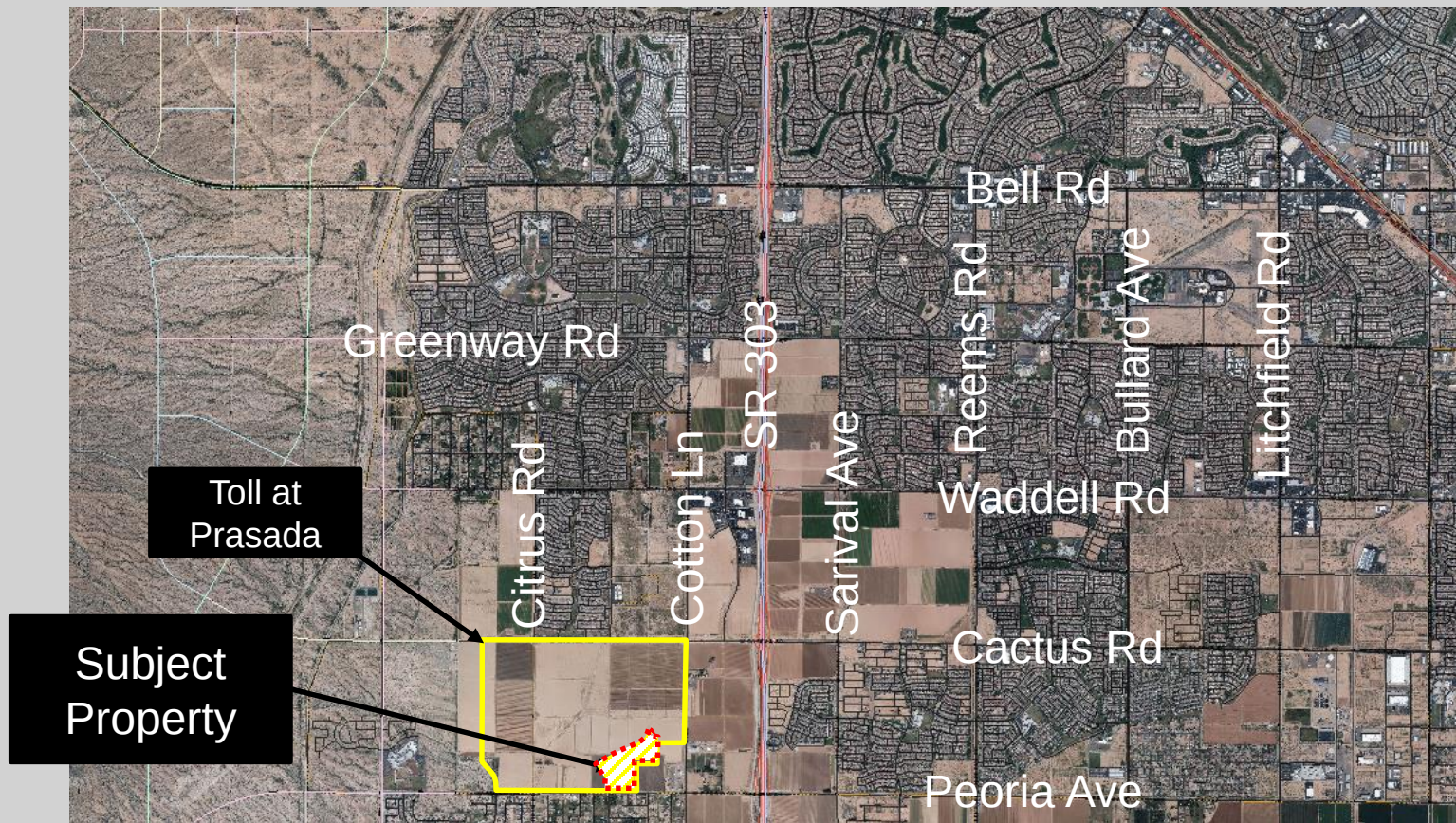
51 01 Case Map

52 02 Vicinity Map

53 03 Final Plat

FS20-684 Case Map





FS20-684 Vicinity Map

#	AREA (F)	AREA (A)	CATEGORY
1	6.005	0.1015	D1
2	6.005	0.1015	D1
3	5.500	0.1263	D1
4	5.500	0.1263	D1
5	6.005	0.1015	D1
6	6.005	0.1015	D1
7	6.005	0.1015	D1
8	6.005	0.1015	D1
9	6.005	0.1015	D1
10	6.005	0.1015	D1
11	6.005	0.1015	D1
12	6.005	0.1015	D1
13	6.005	0.1015	D1
14	6.005	0.1015	D1
15	6.005	0.1015	D1
16	6.005	0.1015	D1
17	6.005	0.1015	D1
18	6.005	0.1015	D1
19	6.005	0.1015	D1
20	6.005	0.1015	D1
21	6.005	0.1015	D1
22	6.005	0.1015	D1
23	6.005	0.1015	D1
24	6.005	0.1015	D1
25	6.005	0.1015	D1
26	6.005	0.1015	D1
27	6.005	0.1015	D1
28	6.005	0.1015	D1
29	6.005	0.1015	D1
30	6.005	0.1015	D1
31	6.005	0.1015	D1
32	6.005	0.1015	D1
33	6.005	0.1015	D1
34	6.005	0.1015	D1
35	6.005	0.1015	D1
36	6.005	0.1015	D1
37	6.005	0.1015	D1
38	6.005	0.1015	D1
39	6.005	0.1015	D1
40	6.005	0.1015	D1
41	6.005	0.1015	D1
42	6.005	0.1015	D1
43	6.005	0.1015	D1
44	6.005	0.1015	D1
45	6.005	0.1015	D1
46	6.005	0.1015	D1
47	6.005	0.1015	D1
48	6.005	0.1015	D1
49	6.005	0.1015	D1
50	6.005	0.1015	D1
51	6.005	0.1015	D1
52	6.005	0.1015	D1
53	6.005	0.1015	D1
54	6.005	0.1015	D1
55	6.005	0.1015	D1
56	6.005	0.1015	D1
57	6.005	0.1015	D1
58	6.005	0.1015	D1
59	6.005	0.1015	D1
60	6.005	0.1015	D1
61	6.005	0.1015	D1
62	6.005	0.1015	D1
63	6.005	0.1015	D1
64	6.005	0.1015	D1
65	6.005	0.1015	D1
66	6.005	0.1015	D1
67	6.005	0.1015	D1
68	6.005	0.1015	D1
69	6.005	0.1015	D1
70	6.005	0.1015	D1
71	6.005	0.1015	D1
72	6.005	0.1015	D1
73	6.005	0.1015	D1
74	6.005	0.1015	D1
75	6.005	0.1015	D1
76	6.005	0.1015	D1
77	6.005	0.1015	D1
78	6.005	0.1015	D1
79	6.005	0.1015	D1
80	6.005	0.1015	D1
81	6.005	0.1015	D1
82	6.005	0.1015	D1
83	6.005	0.1015	D1
84	6.005	0.1015	D1
85	6.005	0.1015	D1
86	6.005	0.1015	D1
87	6.005	0.1015	D1
88	6.005	0.1015	D1
89	6.005	0.1015	D1
90	6.005	0.1015	D1
91	6.005	0.1015	D1
92	6.005	0.1015	D1
93	6.005	0.1015	D1
94	6.005	0.1015	D1
95	6.005	0.1015	D1
96	6.005	0.1015	D1
97	6.005	0.1015	D1
98	6.005	0.1015	D1
99	6.005	0.1015	D1
100	6.005	0.1015	D1
101	6.005	0.1015	D1
102	6.005	0.1015	D1
103	6.005	0.1015	D1
104	6.005	0.1015	D1</

CURVE TABLE							CURVE TABLE						
CURVE	LENGTH	RADIUS	STATION	TANGENT	CHORD	CHORD BEG.	CURVE	LENGTH	RADIUS	STATION	TANGENT	CHORD	CHORD BEG.
C1	345.2	666.07	7710.47	17.36	344.93	6649.9571	C31	35.04	20.00	8954.53	18.62	34.88	8953.96
C2	83.69	666.07	3770.47	17.35	83.34	6649.9571	C32	30.04	20.00	8931.51	19.49	29.80	8932.047
C3	72.73	666.07	3770.47	17.36	72.89	6649.9571	C33	27.83	20.00	2681.51	59.61	63.07	2681.007
C4	240.82	666.07	2873.53	122.38	238.30	2819.0271	C34	28.64	20.00	5743.20	58.13	52.0271	5741.1
C5	265.75	566.07	2873.53	128.08	248.18	2819.0271	C35	19.84	100.00	100.00	136.22	160.81	100.00
C6	144.83	525.01	1573.57	71.76	142.19	1521.3371	C36	28.64	4.50	3747.20	58.13	28.81	3789.5371
C7	28.95	20.00	8917.48	18.58	27.23	8909.2371	C37	15.29	16.00	20.00	6.30	14.59	4022.3371
C8	28.95	20.00	8917.48	18.58	27.23	8948.2371	C38	21.57	20.00	6762.52	65.05	21.58	6762.5271
C9	40.31	52.00	4775.24	20.47	40.30	4749.2371	C39	10.78	20.00	20.00	65.20	10.78	20.00
C10	71.73	666.07	3770.47	35.69	71.89	6649.9571	C40	18.68	20.00	20.00	39.51	17.67	115.59
C11	18.85	20.00	8959.5371	12.00	18.80	8960.5371	C41	26.37	20.00	3724.46	58.13	24.48	3724.4671
C12	18.85	20.00	8959.5371	12.00	18.85	8960.5371	C42	63.36	20.00	20.00	63.36	63.36	20.00
C13	18.85	20.00	8959.5371	18.86	17.69	8960.5371	C43	63.36	20.00	20.00	43.36	63.36	1774.7371
C14	34.41	20.00	8959.5371	19.99	28.38	8947.2371	C44	36.33	20.00	1270.73	18.74	36.33	1270.7371
C15	78.42	50.00	8959.5371	49.86	70.49	8947.2371	C45	36.33	20.00	8920.73	20.80	28.87	3311.7371
C16	23.06	20.00	8917.4871	13.02	21.47	8917.4871	C46	62.57	20.00	1450.13	53.14	62.52	1450.1371
C17	37.70	50.00	8917.4871	32.56	34.56	8956.2371	C47	31.44	20.00	8959.5371	19.89	28.88	8949.5371
C18	34.42	20.00	8917.4871	20.00	28.20	8959.5371	C48	78.53	50.00	8959.5371	49.89	70.71	8949.5371
C19	34.42	20.00	8917.4871	20.00	28.20	8916.2371	C49	31.44	20.00	8959.5371	19.89	28.87	8949.5371
C20	168.71	40.00	1995.51	85.22	162.84	1967.2371	C50	78.44	50.00	8959.5371	49.89	70.68	8949.5371
C21	174.67	506.01	1995.51	88.13	174.78	1967.2371	C51	31.44	20.00	9032.27	20.02	28.83	9042.7371
C22	184.63	525.01	1995.51	92.34	184.71	1967.2371	C52	31.44	20.00	8959.5371	19.89	28.87	8949.5371
C23	18.85	6.00	9030.5371	MINIITY	12.00	8996.5371	C53	31.44	20.00	9032.27	20.02	28.83	9042.7371
C24	22.35	20.00	8947.2371	12.00	21.30	8959.5371	C54	30.44	20.00	8959.5371	28.27	29.87	8959.5371
C25	308.74	2980.00	4796.17	195.05	303.68	4749.2371	C55	31.44	20.00	8959.5371	19.89	28.87	8949.5371
C26	308.74	2980.00	4796.17	195.05	303.68	4749.2371	C56	81.57	50.00	8959.5371	28.26	49.32	8959.5371
C27	308.74	2980.00	4796.17	195.05	303.68	4749.2371	C57	105.33	20.00	2707.94	54.34	106.87	2707.9471
C28	257.90	2980.00	4796.17	193.03	253.82	4749.2371	C58	115.23	30.00	2707.94	58.33	116.87	2707.9471
C29	18.85	20.00	9070.5371	10.19	18.78	9059.5371	C59	122.86	30.00	2707.94	62.31	123.14	2707.9471
C30	33.15	20.00	9070.5371	20.72	28.78	9059.5371	C60	38.68	525.01	4735.19	34.67	38.67	4735.1971

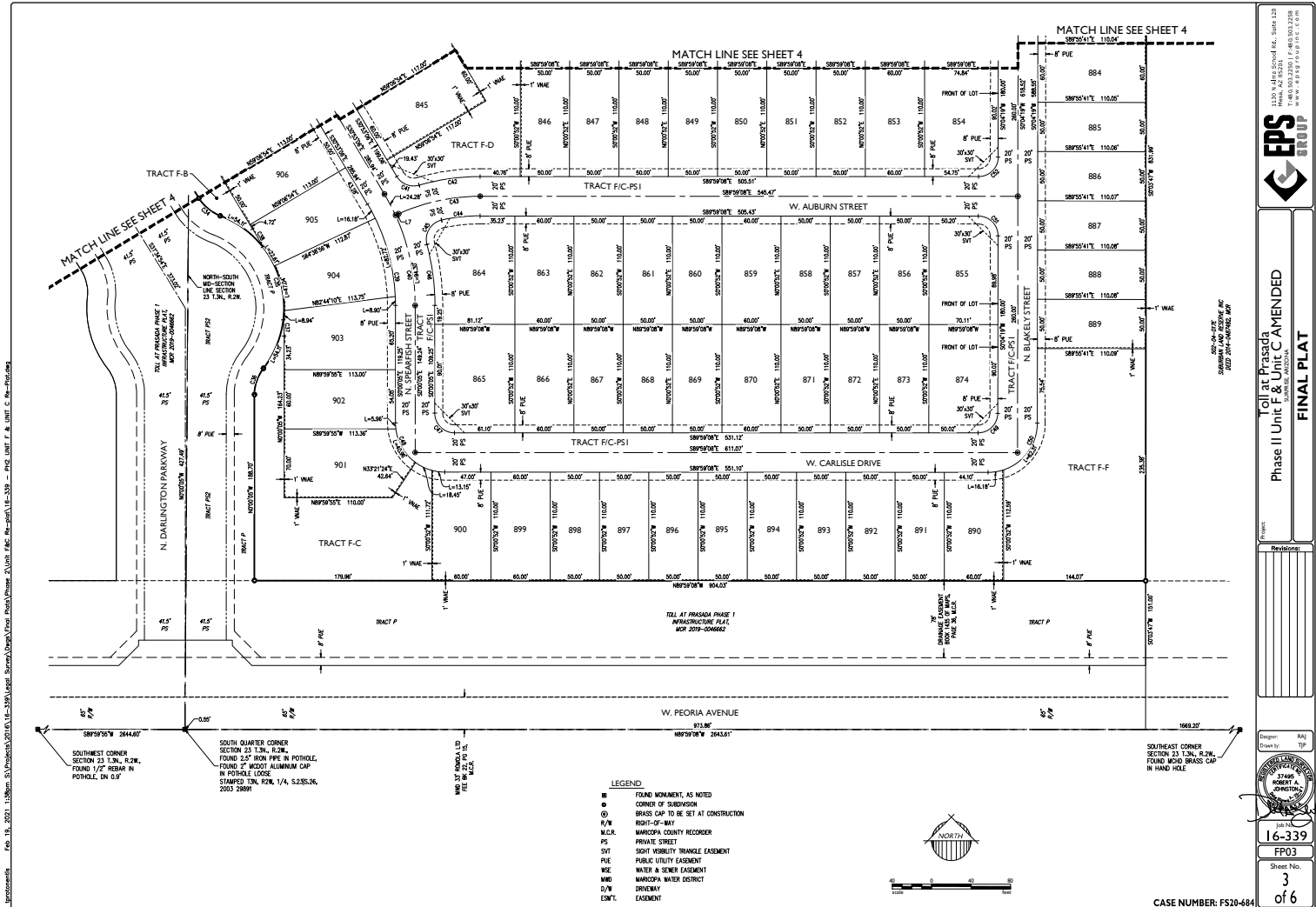
TRACT USE TABLE				
TRACT	USE	AREA (SQ)	AREA (AC)	
D-1	LANDSCAPE, OPEN SPACE, ** SHT ** ** PUBLIC UTILITY EXISTENT	12,866	0.2677	
D-8	LANDSCAPE, OPEN SPACE, DRAINAGE BASIN ** PUBLIC UTILITY EXISTENT	3,347	0.7729	
D-C	LANDSCAPE, OPEN SPACE ** ** PUBLIC UTILITY EXISTENT	3,524	0.0720	
D-10	LANDSCAPE, OPEN SPACE, ** SHT ** ** PUBLIC UTILITY EXISTENT	1,881	0.0432	
F-1	LANDSCAPE, OPEN SPACE, SHT ** ** PUBLIC UTILITY EXISTENT	3,752	0.0852	
F-8	LANDSCAPE, OPEN SPACE, SHT ** ** PUBLIC UTILITY EXISTENT	8,901	0.2262	
F-10	LANDSCAPE, OPEN SPACE, DRAINAGE BASIN ** PUBLIC UTILITY EXISTENT	20,315	0.4644	
F-11	LANDSCAPE, OPEN SPACE, ** SHT ** ** PUBLIC UTILITY EXISTENT	25,810	0.5948	
F-12	LANDSCAPE, OPEN SPACE, UTILITY AND ACCESS EXISTENT ** PUBLIC UTILITY EXISTENT	1,055	0.024	
F-13	LANDSCAPE, OPEN SPACE, DRAINAGE BASIN ** PUBLIC UTILITY EXISTENT	18,089	0.6030	
F-14	LANDSCAPE, OPEN SPACE AND WILDLIFE HABITAT ** PUBLIC UTILITY EXISTENT	76	0.0164	
F-15	LANDSCAPE, OPEN SPACE, ** SHT ** ** PUBLIC UTILITY EXISTENT	4,200	0.0303	
F-16	LANDSCAPE, OPEN SPACE, UTILITY AND ACCESS EXISTENT ** PUBLIC UTILITY EXISTENT	2,385	0.0535	
F-17	LANDSCAPE, OPEN SPACE, DRAINAGE EXISTENT ** PUBLIC UTILITY EXISTENT	4,402	0.1010	
F-19-P	PRIVATE STREET, LANDSCAPE AND SIGNALS ** ACCESS EXISTENT, PUBLIC UTILITY EXISTENT	275,243	6.3187	

Page 8 of 11

Page 8 of 11



Age 0-41 01 0



EPS GROUP

Toll at Prusada Phase II Unit F & Unit C Amended FINAL PLAT

Prepared by: [Signature]

Reviewed by: [Signature]

Engineer: Raj

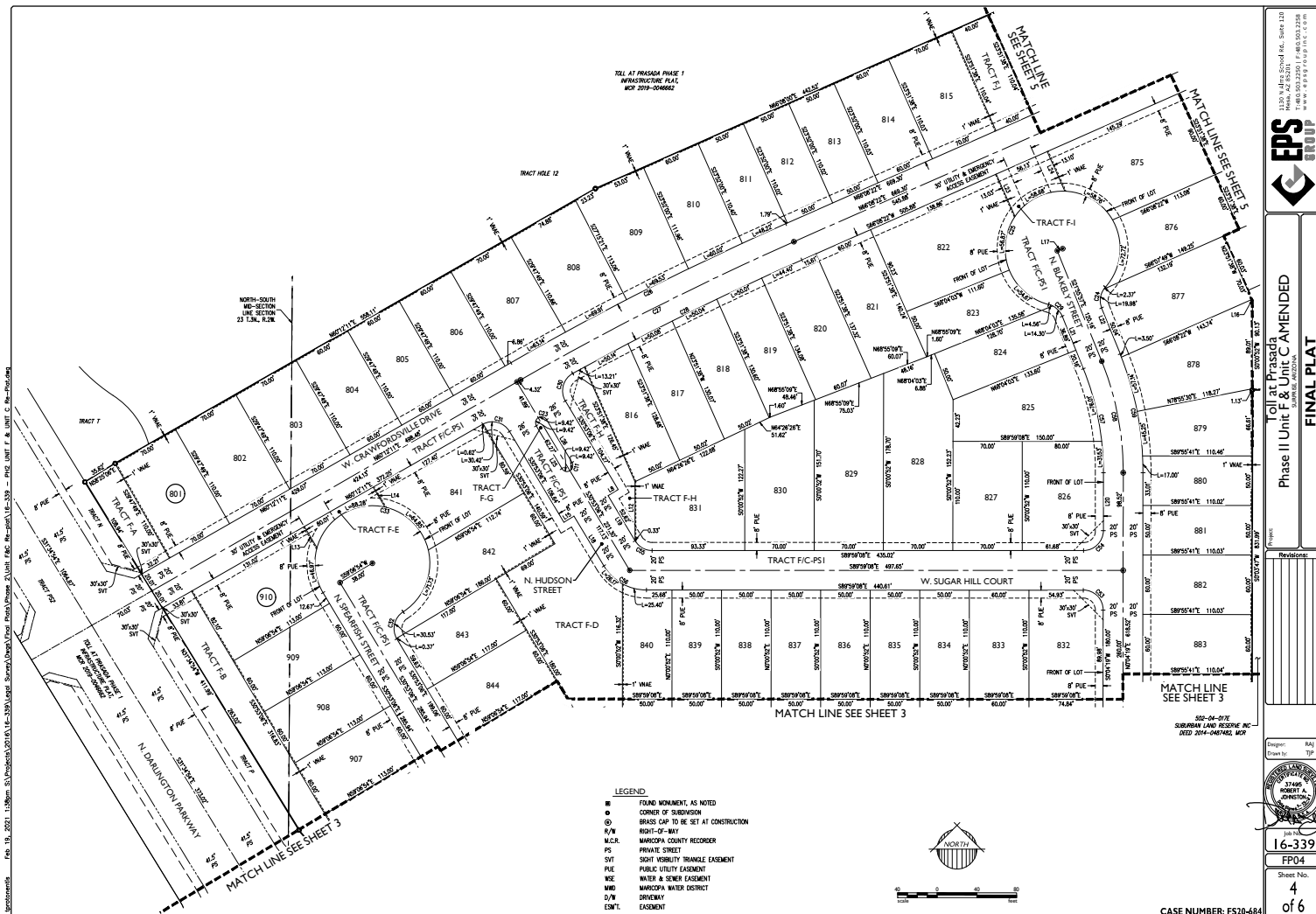
Drawn by: [Signature]

Job No. 16-339

FP03

Sheet No. 3 of 6

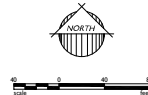
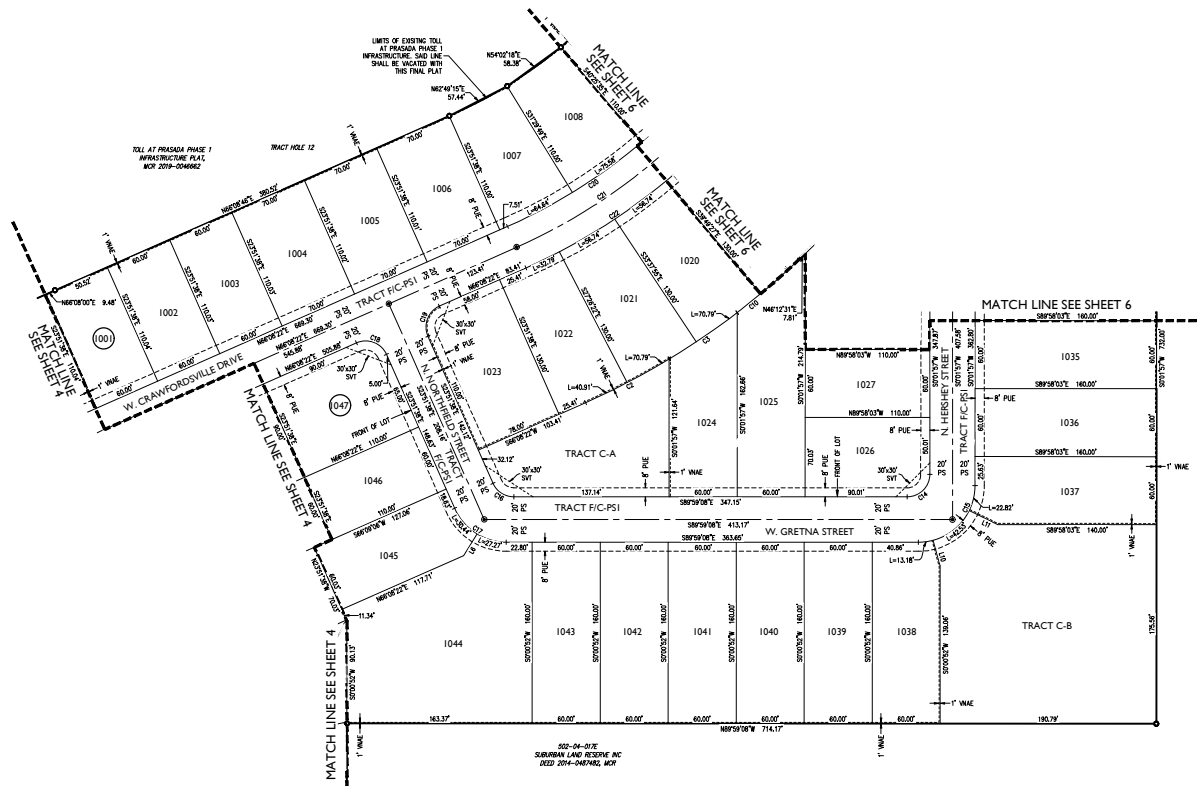
CASE NUMBER: FS20-484



Feb. 19, 2021 1:28pm S:\Projects\2018\16-339\Legal_Survey\Drawings\Drawings\Phase 2\Unit F&C - Final.dwg - 16-339 - 16-339 Unit F & C - Final.dwg

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
- P.S. PRIVATE STREET
- S.V.T. SIGHT TRIANGLE EXISTENCE
- P.U.E. PUBLIC UTILITY EXISTENCE
- W.E. WATER & SEWER EXISTENCE
- M/D MARICOPA WATER DISTRICT
- D/W DRAINAGE
- E.M.T. EXISTENT



CASE NUMBER: FS20-484

1150 N. 48th Street, Suite 120
Phoenix, AZ 85018
Tel: 602.503.2250 | Fax: 602.503.2258
www.eprgroupinc.com

Toll at Prisma
Phase II Unit F & Unit C AMENDED
FINAL PLAT

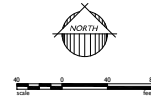
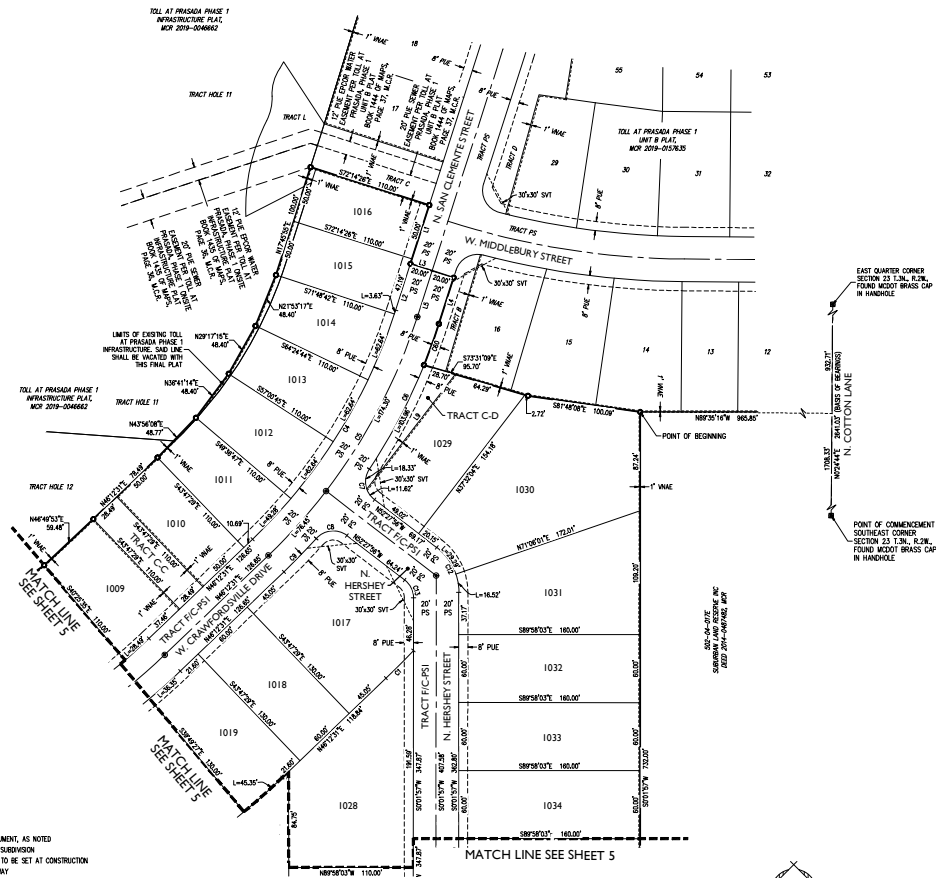
Project: 16-339
Drawn by: RAL
Checked by: JTP

Stamp: ROBERT A. JOHNSON
JUL 16 2021
16-339
FP05
Sheet No. 5 of 6

Feb. 19, 2021 1:28pm N:\Projects\2018\16-339\Legal_Survey\Drawn\Drawn_Plot\Drawn_Plot.dwg - 16-339 - 16-339 Unit F & Unit C Amended - 16-339 - 16-339 Unit F & Unit C Amended

LEGEND

- FOUND MONUMENT, AS NOTED
- CORNER OF SUBDIVISION
- RIGHT-OF-WAY
- /W MARICOPA COUNTY RECORDER
- PS PRIVATE STREET
- SVT SIGHT VISIBILITY TRIANGLE EXEMPTION
- PUE PUBLIC UTILITY EXEMPTION
- WE WATER & SEWER EXEMPTION
- WWD MARICOPA WATER DISTRICT
- D/W DRIVEWAY
- EWY EXEMPTION



CASE NUMBER: FS20-484

1150 N. 48th Street, Suite 120
Phoenix, AZ 85018
Tel: 602.503.2250 | Fax: 602.503.2258
www.eppsgroupinc.com

Toll at Prasadha
Phase II Unit F & Unit C Amended
FINAL PLAT

Project: 16-339
Revision: 1
Drawn by: RAL
Checked by: JTP

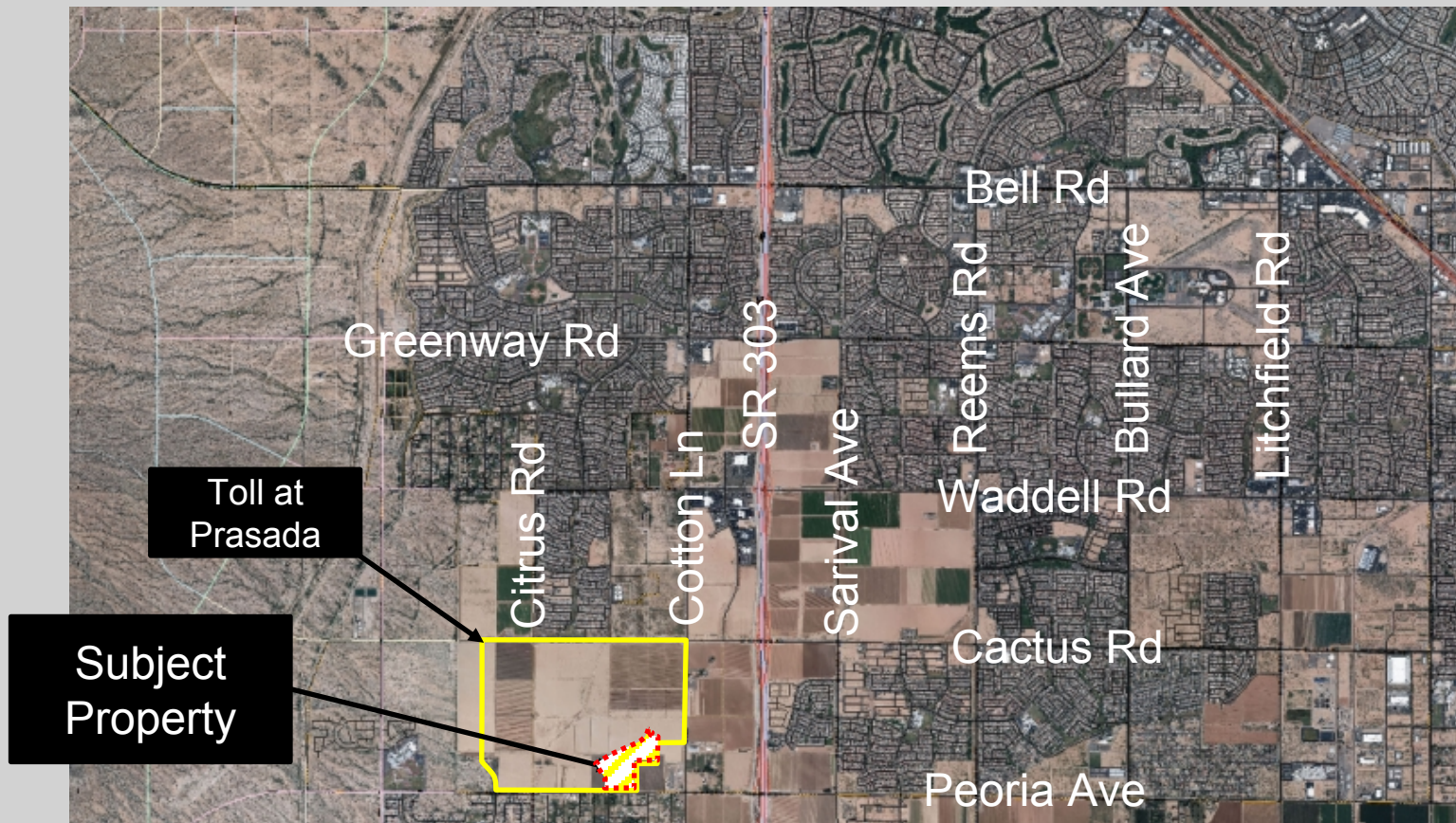
16-339
FP06
Sheet No. 6 of 6



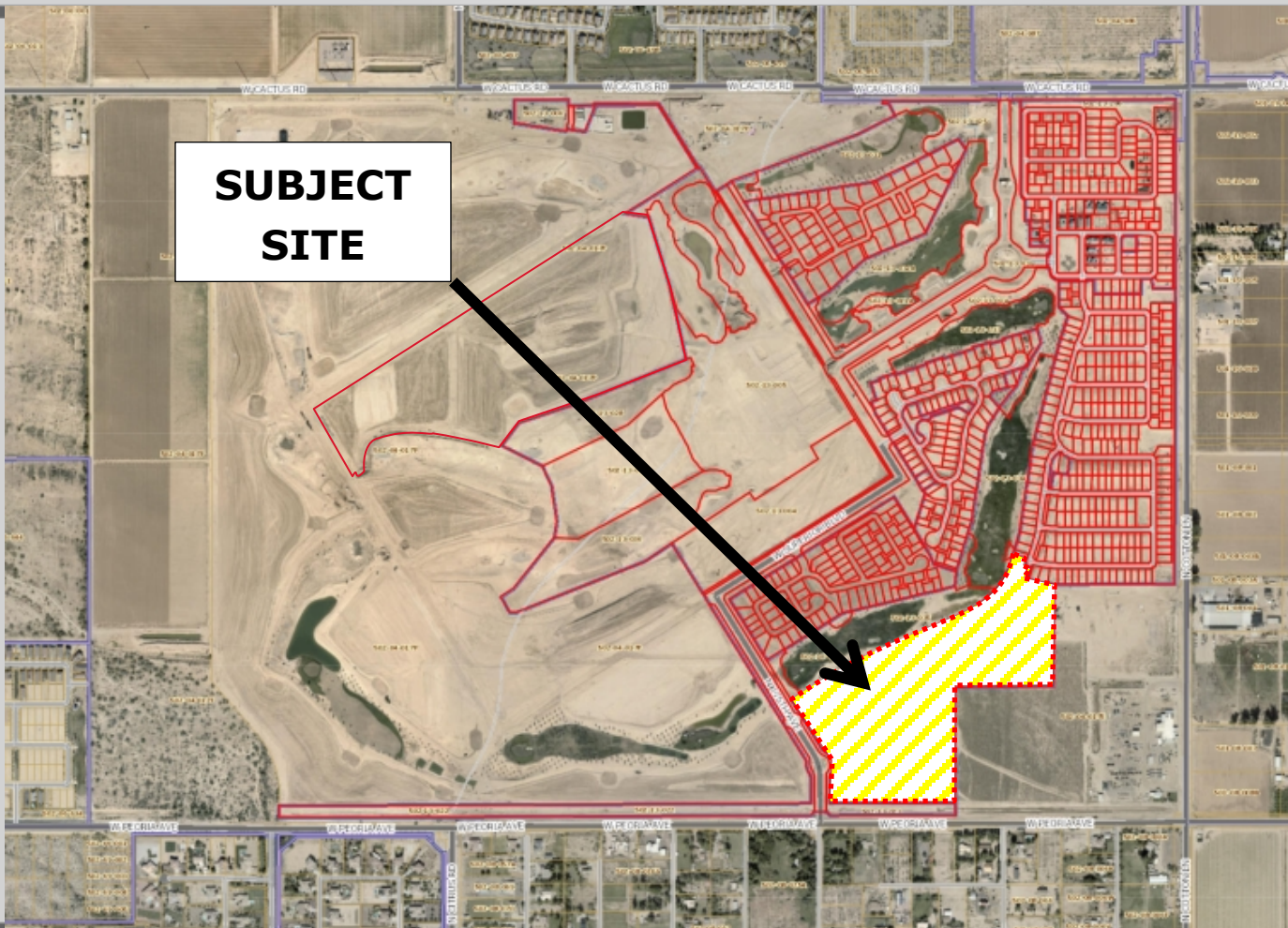
City Council

May 4, 2021

Toll at Prasada
Units F & C Re-Plat
FS20-684

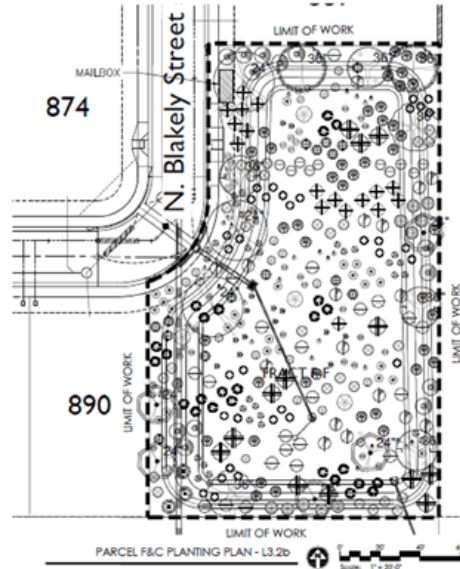
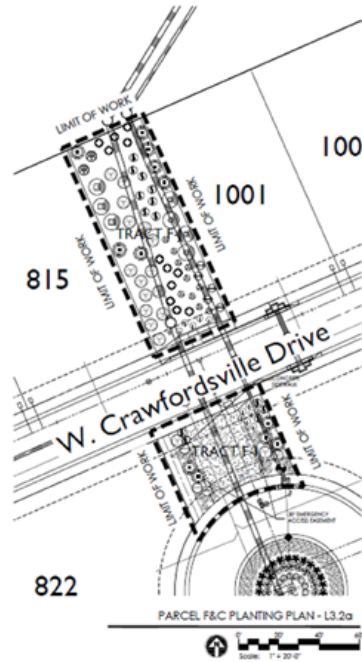


FS20-684 Vicinity Map



FS20-684 Case Map







QUESTIONS OR COMMENTS?

Thank You



CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: May 4, 2021 Contact Person: Lloyd Abrams
Submitting Department: Community Development District: District 6
Staff Recommendations:

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

Agenda Wording:

Consideration and action pertaining to approval of the grant of an easement to Southwest Gas at the SPA1 Wastewater Treatment Facility near Cactus and Litchfield.

Motion:

I move to approve the "grant of Easement" to Southwest Gas.

Background:

The easement is needed for future use at the SPA 1 Wastewater Treatment Facility.

Objective Analysis:

The Easement is needed for ongoing expansion at SPA 1.

Policy Compliant:

Approval of this item is policy compliant.

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 currently no budgetary impact related to approval of this item.

FTE Impact:

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

ATTACHMENTS:

1. Grant of Easement Reg Sta
 2. SWG Easement Location Map
-

APN # 501-43-986

Recording Requested By/Return To:
Southwest Gas Corporation
9 South 43rd Avenue
Mail Code 42O-588 kas3
Phoenix, Arizona 85009



SOUTHWEST GAS CORPORATION
GRANT OF EASEMENT

This form is used to acquire land rights for installation of pipeline(s) and appurtenances.

Prepared By	<u>kas3</u>	Reviewed By	<u></u>
Sec.	<u>22</u>	T <u>3N</u> R <u>1W</u>	Meridian <u>G&SRM</u>
County	<u>Maricopa</u>	State	<u>Arizona</u>
WR No.	<u>3856963</u>	LRS No.	<u>11618</u>

I (We) CITY OF SURPRISE, a municipal corporation of the State of Arizona

For and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, the undersigned, hereinafter referred to as Grantor(s), does hereby grant, convey, quitclaim and release unto **SOUTHWEST GAS CORPORATION**, a California Corporation, its successors, assigns, licensees, and invitees as reasonably necessary to effect the purpose of the easement, hereinafter referred to as Grantee, a perpetual easement for the installation and maintenance of a natural gas pipeline or pipelines and appurtenances, across, over, under and through the following described property, to wit:

SEE ATTACHED EXHIBIT(s) "A" and "B"

together with the right of ingress and egress to and from the said easement and the right to use existing roads for the purpose of constructing, inspecting, repairing, and maintaining said pipeline or pipelines and appurtenances and the removal or replacement of same, in whole or in part, at will.

Grantor agrees that no buildings, structures, fences or trees shall be placed upon, over or under said parcel of land, except for street, road or driveway purposes, which Grantor agrees shall not interfere with Grantee's exercise of the rights herein granted. Grantee agrees to work with due care in the exercise of its rights on the property and to restore it to reasonably the same condition which existed before the work was performed.

Except as provided above, Grantee agrees to pay all direct damages which are caused by the Grantee's exercise of the rights herein granted.

Form 335.00 (08/2015) 581 - Microsoft Word

[Link to Form Instructions](#)

W.R. No. 3856963 LRS No. 11618

The undersigned hereby affirms that there is no Social Security Number contained in this document submitted for recording.

TO HAVE AND TO HOLD said easement unto Grantee, its successors, assigns, licensees, and invitees, together with all rights granted hereby.

IN WITNESS WHEREOF, the duly authorized representative of the undersigned has executed this Grant of Easement this _____ day of _____, _____.

CITY OF SURPRISE, a municipal corporation of the State of Arizona

By: _____
Signature

Printed Name and Title

ACKNOWLEDGEMENT

STATE OF _____)
COUNTY OF _____)

On _____, before me, _____, a notary public,

personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose names(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under **PENALTY OF PERJURY** under the laws of the State of _____ that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

EXHIBIT "A"
SOUTHWEST GAS CORPORATION
LEGAL DESCRIPTION
WR 3856963

APN 501-43-986

THAT PORTION OF LAND LYING IN PARCEL 1 OF BOOK 1288, PAGE 1, RECORDS OF MARICOPA COUNTY, LOCATED IN THE NORTHWEST (NW) QUARTER OF SECTION 22, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, SAID COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS....

THE BASIS OF BEARINGS IS SOUTH 00° 01' 23" WEST AS MEASURED ALONG THE WESTERLY (WLY) LINE OF SAID SECTION FROM THE 2" BRASS CAP IN HANDHOLE AT THE NORTHWEST (NW) CORNER AND THE 3" BRASS CAP AT THE WEST QUARTER (W1/4) CORNER OF SAID SECTION 22.

COMMENCING AT THE NORTHWEST (NW) CORNER OF SAID SECTION 22, FROM WHICH POINT THE WEST QUARTER (W1/4) CORNER OF SAID SECTION 22 BEARS SOUTH 00° 01' 23" WEST A DISTANCE OF 2634.69 FEET;

THENCE SOUTH 10° 43' 40" EAST A DISTANCE OF 294.85 FEET TO A POINT ON THE EASTERLY (ELY) RIGHT-OF-WAY OF LITCHFIELD ROAD (110.00 FEET WIDE) RECORDED IN SAID BOOK 1288, PAGE 1, SAID POINT ALSO BEING THE **POINT OF BEGINNING**;

THENCE PERPENDICULAR TO SAID EASTERLY (ELY) RIGHT-OF-WAY SOUTH 89° 58' 37" EAST A DISTANCE OF 20.00 FEET TO A LINE THAT IS PARALLEL TO AND DISTANT 20.00 FEET EASTERLY (ELY) OF SAID EASTERLY (ELY) RIGHT-OF-WAY;

THENCE ALONG SAID PARALLEL LINE SOUTH 00° 01' 23" WEST A DISTANCE OF 30.00 FEET;

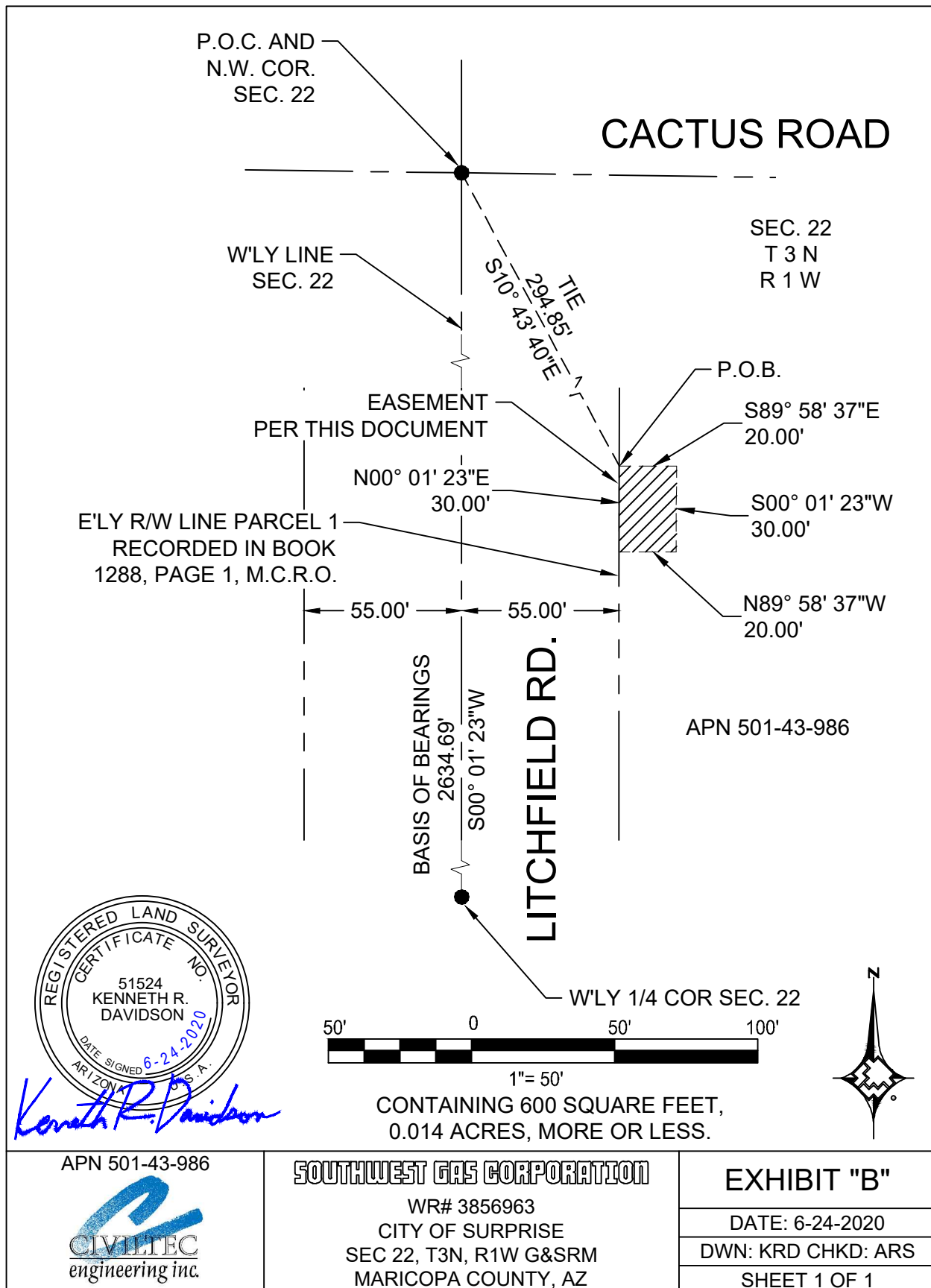
THENCE PERPENDICULAR TO SAID EASTERLY (ELY) RIGHT-OF-WAY NORTH 89° 58' 37" WEST A DISTANCE OF 20.00 FEET TO SAID EASTERLY (ELY) RIGHT-OF-WAY;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY NORTH 00° 01' 23" EAST A DISTANCE OF 30.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 600 SQUARE FEET, 0.014 ACRES, MORE OR LESS.



Kenneth R. Davidson







CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: May 4, 2021 Contact Person: Lloyd Abrams
Submitting Department: Community Development District: District 1
Staff Recommendations:

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

Agenda Wording:

Consideration and action pertaining to acceptance of a sewer line easement from LS Tyler Investments, TK Cowley Investments, Grape Ape Investments, San Felipe Neri Investments, Arete Capital, SCM Hansen, SCM-Zaharis, SCM Pendleton, Allen-Cowley Living Trust, and SCM Woolley, near 159th Avenue and Happy Valley Road.

Motion:

I move to accept the Sewer Line Easement from LS Tyler Investments, TK Cowley Investments, Grape Ape Investments, San Felipe Neri Investments, Arete Capital, SCM Hansen, SCM-Zaharis, SCM Pendleton, Allen-Cowley Living Trust, and SCM Woolley.

Background:

The sewer line will serve the Paloma Creek development. It is needed in order for the project to move forward. The sewer line is near 159th Avenue and north of Happy Valley Road.

Objective Analysis:

Approval of this item will allow the appropriate easement for the sewer line associated with the Paloma Creek development.

Policy Compliant:

Approval of this item is policy compliant. The proposed easement will advance the goals and policies of the Surprise General Plan and the City Council's Strategic 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 currently no budgetary impact related to approval of this item. The City will plan for future O&M when the sewer line is in place and is accepted by the City.

FTE Impact:

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

ATTACHMENTS:

1. Paloma Cr sewer line esmt
 2. Sewer Easement Location Map
-

WHEN RECORDED, RETURN TO:

City Clerk
City of Surprise
16000 N. Civic Center Plaza
Surprise, AZ 85374

SEWER LINE EASEMENT

This Sewer Line Easement (the "Easement") Agreement is executed this ____ day of _____, 2021, by and between LS Tyler Investments, LLLP, an Arizona limited liability limited partnership, TK Cowley Investments, LLLP, an Arizona limited liability limited partnership, Grape Ape Investments, LLLP, an Arizona limited liability limited partnership, San Felipe Neri Investments, LLLP, an Arizona limited liability limited partnership, Arete Capital, LLC an Arizona limited liability company, SCM Hansen, LLLP, an Arizona limited liability limited partnership, SCM-Zaharis, LLLP, an Arizona limited liability limited partnership, SCM Pendleton, LLLP, an Arizona limited liability limited partnership, The Allen-Cowley Living Trust dated December 19, 2007 and SCM Woolley, LLLP, an Arizona limited liability limited partnership, hereinafter collectively referred to as "Grantor" and the City of Surprise, an Arizona municipal corporation hereinafter referred to as "Grantee".

RECITALS

- A. Grantor is the fee title owner of a parcel of land as described in Deed #2013-0598274, public records of Maricopa County, Arizona.
- B. Grantee desires to acquire from Grantor and Grantor desires to grant to Grantee a perpetual, exclusive sewer line easement over, under and across portions (the "Easement Area") of the above-mentioned Grantor's property. The Easement Area is legally described in Exhibit "A" and depicted on Exhibit "B".
- C. NOW, THEREFORE, for and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and for the purpose set forth in the foregoing Recitals which are incorporated herein by reference, the parties agree as follows:
 - a. Easements. Grantor hereby grants and conveys to Grantee, its successors and assigns, a perpetual, exclusive easement over the Easement Area provided that this easement shall not prohibit the Grantor and Grantor's occupants from maintaining improvements in the Easement Area so long as such improvements do not interfere with Grantee's construction, installation, maintenance and replacement of the sewer line for installation and maintenance of a sewer line. Grantor shall not erect or construct or permit to be erected or constructed any structure within the Easement Areas. This Sewer Line Easement also includes ingress and egress to and from the Easement Areas in order to construct, install, maintain, repair and replace said sewer line.

- b. Restoration of Property. Grantee, its successors and assigns, or any other person or entity entering upon, performing any work within, or otherwise using the Easement Areas pursuant to the rights granted pursuant to this Easement shall (a) promptly repair and restore any damage to the Easement areas resulting from such entry, work or use; (b) promptly remove any mechanic's or materialmen's lien arising from any such work within the Easement Areas; and (c) indemnify, defend and hold the Grantor harmless for, from and against any claims, liability, judgments, loss, cost or expense, including reasonable attorney's fees, solely to the extent arising from injuries to any person or property in caused by Grantee's negligent performance of such entry, work or use. Grantee will cause the least possible interference with the activities of Grantor, the occupants of Grantor's property and their respective customers, agents, servants, employees, licenses and invitees in connection with its operations.
- c. Runs with the Land. The Easement shall be appurtenant to and shall run with the land and shall be binding upon and inure to the benefit of the Grantor, Grantee and their administrator, personal representatives, successors and assigns.
- d. Not a Public Dedication. Other than the grant of the easement as set forth herein, nothing contained in this Easement shall be deemed to be a conveyance or dedication of any portion of the Easement Areas to the general public or any public purpose whatsoever.
- e. Exception. There is excepted and reserved to Grantor from this Easement granted hereby: (i) all rights to utilize the Easement Area for any and all purposes not inconsistent with Grantee's rights hereunder; and (ii) all rights of Grantor to grant at its sole discretion and at any time, any and all additional easements to any other person across the Easement Area provided that such additional easements do not interfere in a material or adverse manner with Grantee's rights hereunder. Specifically included, without limitation, in such reservations are the rights to grant underground utilities and other rights to place facilities by the Grantor.
- f. Indemnification. Grantee shall indemnify Grantor from and against any loss, damage or injury of any kind or nature to any person or property arising from the use of the Easement Area by such indemnifying party, or its agents, employees, licensees, invitees or contractors, or from any accident arising from the use of the Easement Area by such indemnifying party, or its agents, employees, licensees, invitees or contractors, unless such loss, damage or injury was a result of the negligence or intentional conduct of Grantor.
- g. Miscellaneous. Headings in this Sewer Line Easement are for convenience only and shall not define or limit the provision hereof. This Sewer Line Easement shall be construed according to its ordinary meaning and shall not be strictly construed for and against the Grantor or the Grantee. This Sewer Line Easement shall be governed by the laws of the state of Arizona. Should any term, provision, covenant or condition of this Sewer Line Easement be void, invalid or inoperative, the same shall not affect any other term, provision, covenant or

condition of this Sewer Line Easement, but the remainder thereof shall be effective as though such void, invalid or inoperative term, provision, covenant or condition had not been contained herein.

IN WITNESS WHEREOF, the parties hereto have executed this Sewer Line Easement as of the date above-written.

GRANTOR:

LS Tyler Investments, LLLP
an Arizona limited liability limited partnership

By: 
Suzette C. Tyler, General Partner

STATE OF ARIZONA)
) ss.
County of Maricopa)

The foregoing instrument was acknowledged before me this 2nd day of February, 2021, by Suzette C. Tyler, known by me as General Partner of L.S. Tyler Investments, LLP.

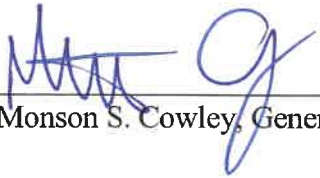

Notary Public

My Commission Expires:

4-12-22



TK Cowley Investments, LLLP
an Arizona limited liability limited partnership

By: 
Monson S. Cowley, General Partner

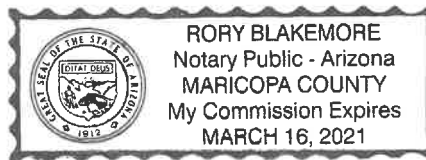
STATE OF ARIZONA)
) ss.
County of Maricopa)

The foregoing instrument was acknowledged before me this 2nd day of February,
2021, by Monson S. Cowley, known by me as General Partner of TK Cowley
Investments, LLLP.


Notary Public

My Commission Expires:

3/16/21



Grape Ape Investments, LLLP

an Arizona limited liability limited partnership

By: CCT Investors, LLC

an Arizona limited liability company

Its: General Partner

By: Cowley Companies, Inc.,

an Arizona corporation

Its: Manager

By:

Michael T. Cowley, President

STATE OF ARIZONA)

) ss.

County of Maricopa)

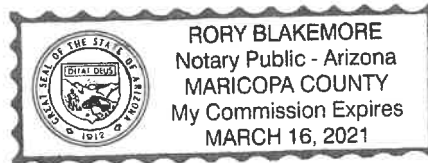
The foregoing instrument was acknowledged before me this 3rd day of February, 2021, by Michael T. Cowley, known by me as President of Grape Ape Investments, LLLP.

Rory Blakemore

Notary Public

My Commission Expires:

3/16/21



San Felipe Neri Investments, LLLP
an Arizona limited liability limited partnership

By: CCT Investors, LLC
an Arizona limited liability company

Its: General Partner

By: Cowley Companies, Inc.
an Arizona corporation

Its: Manager

By: 
Michael T. Cowley, President

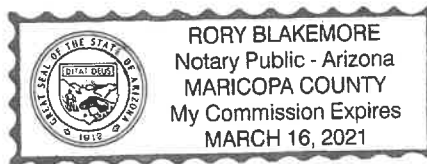
STATE OF ARIZONA)
) ss.
County of Maricopa)

The foregoing instrument was acknowledged before me this 3rd day of February,
2021, by Michael T. Cowley, known by me as President San Felipe
Neri Investments, LLLP.


Notary Public

My Commission Expires:

3/16/21



Arete Capital, LLC
an Arizona limited liability company

By: _____

Michael Norberg, Manager

STATE OF ARIZONA)
) ss.
County of Maricopa)

The foregoing instrument was acknowledged before me this 3rd day of February,
2021, by Michael Norberg, known by me as Manager of Arete Capital, LLC

Notary Public

My Commission Expires:

4-12-22



SCM Hansen, LLLP

an Arizona limited liability limited Partnership

By: Strategic Capital Management, LLLP

an Arizona limited liability limited partnership

It's General Partner

By: Strategic Capital Management AZ, LLC

an Arizona limited liability company

It's General Partner

By: Emerson Investments, LLC

an Arizona limited liability company

It's Member

By: 

Michael T. Cowley, Member

STATE OF ARIZONA)

) ss.

County of Maricopa)

The foregoing instrument was acknowledged before me this 3rd day of February, 2021, by Michael T. Cowley, known by me as member of SCM Hansen, LLP.


Notary Public

My Commission Expires:

4-12-22



SCM-Zaharis, LLLP

an Arizona limited liability limited Partnership

By: Strategic Capital Management, LLLP

an Arizona limited liability limited partnership

It's General Partner

By: Strategic Capital Management AZ, LLC

an Arizona limited liability company

It's General Partner

By: Emerson Investments, LLC

an Arizona limited liability company

It's Member

By: 
Michael T. Cowley, Member

STATE OF ARIZONA)
) ss.
County of Maricopa)

The foregoing instrument was acknowledged before me this 3rd day of February,
2021, by Michael T. Cowley, known by me as member of SCM-Zaharis, LLP
_____.



Notary Public

My Commission Expires:

4-12-22



SCM Pendleton, LLLP

an Arizona limited liability limited Partnership

By: Strategic Capital Management, LLLP

an Arizona limited liability limited partnership

It's General Partner

By: Strategic Capital Management AZ, LLC

an Arizona limited liability company

It's General Partner

By: Emerson Investments, LLC

an Arizona limited liability company

It's Member

By: _____

Michael T. Cowley, Member

STATE OF ARIZONA)

) ss.

County of Maricopa)

The foregoing instrument was acknowledged before me this 3rd day of February, 2021, by Michael T. Cowley, known by me as Member of SCM Pendleton, LLC.

Notary Public

My Commission Expires:

4-12-22



SCM Woolley, LLLP

an Arizona limited liability limited Partnership

By: Strategic Capital Management, LLLP

an Arizona limited liability limited partnership

It's General Partner

By: Strategic Capital Management AZ, LLC

an Arizona limited liability company

It's General Partner

By: Emerson Investments, LLC

an Arizona limited liability company

It's Member

By: 
Michael T. Cowley, Member

STATE OF ARIZONA)
) ss.
County of Maricopa)

The foregoing instrument was acknowledged before me this 3rd day of February,
2021, by Michael T. Cowley, known by me as member SCM Woolley, LLLP.


Notary Public

My Commission Expires:

4-12-22



Michael T. Cowley and F. Lee Allen and their successors in trust, Trustees of the **Allen-Cowley Living Trust** dated December 19, 2007



Michael T. Cowley, Trustee



F. Lee Allen, Trustee

STATE OF ARIZONA)
) ss.
County of Maricopa)

The foregoing instrument was acknowledged before me this 3rd day of February, 2021, by Michael T. Cowley, known by me as Trustee of the Allen-Cowley Living Trust dated December 19, 2007



Notary Public

My Commission Expires:

4-12-22



STATE OF ARIZONA)
) ss.
County of Maricopa)

The foregoing instrument was acknowledged before me this 3rd day of February, 2021, by F. Lee Allen, known by me as Trustee of the Allen-Cowley Living Trust dated December 19, 2007



Notary Public

My Commission Expires:

4-12-22



CITY OF SURPRISE,
An Arizona municipal corporation

Skip Hall

Attest:

Sherry Aguilar, City Clerk

STATE OF _____)
) ss.
County of _____)

The foregoing instrument was acknowledged before me this ____ day of _____, 2020, by _____, known by me as the Mayor of the City of Surprise an Arizona municipal corporation.

Notary Public

My Commission Expires:



**Legal Description
Paloma Creek
Sewer Easement**

Job No. 16-400.1

8/12/2020

Portions of the Southeast Quarter of Section 6, Township 4 North, Range 1 West of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

COMMENCING at the Center Quarter Corner of said Section 6, being marked by 1/2" rebar with cap stamped RLS 32226, from which the South Quarter Corner of said Section 6, being marked by a 3" Bureau of Land Management brass cap, bears South 0 degrees 00 minutes 28 seconds East, 2636.88 feet;

thence along the West line of said Southeast Quarter, South 0 degrees 00 minutes 28 seconds East, 1169.94 feet to the **POINT OF BEGINNING**;

thence South 89 degrees 46 minutes 48 seconds East, 961.67 feet;

thence South 0 degrees 13 minutes 12 seconds West, 20.00 feet;

thence North 89 degrees 46 minutes 48 seconds West, 19.99 feet;

thence South 0 degrees 11 minutes 11 seconds West, 128.50 feet to a point on the South line of the North Half of said Southeast Quarter;

thence along said South line, North 89 degrees 46 minutes 48 seconds West, 20.00 feet;

thence North 0 degrees 11 minutes 11 seconds East, 128.50 feet;

thence North 89 degrees 46 minutes 48 seconds West, 921.60 feet to a point on the West line of said Southeast Quarter;

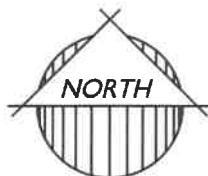
thence along said West line, North 0 degrees 00 minutes 28 seconds West, 20.00 feet to the **POINT OF BEGINNING**.

Contains 21,803 square feet or 0.5005 acres, more or less.



EPS Group, Inc. • 1130 N. Alma School Rd, Suite 120 • Mesa, AZ 85201
Tel (480) 503-2250 • Fax (480) 503-2258

Q:\Projects\2016\16-400\Land Survey\Legals\16-400.1 LD06 Sewer Esmt.docx



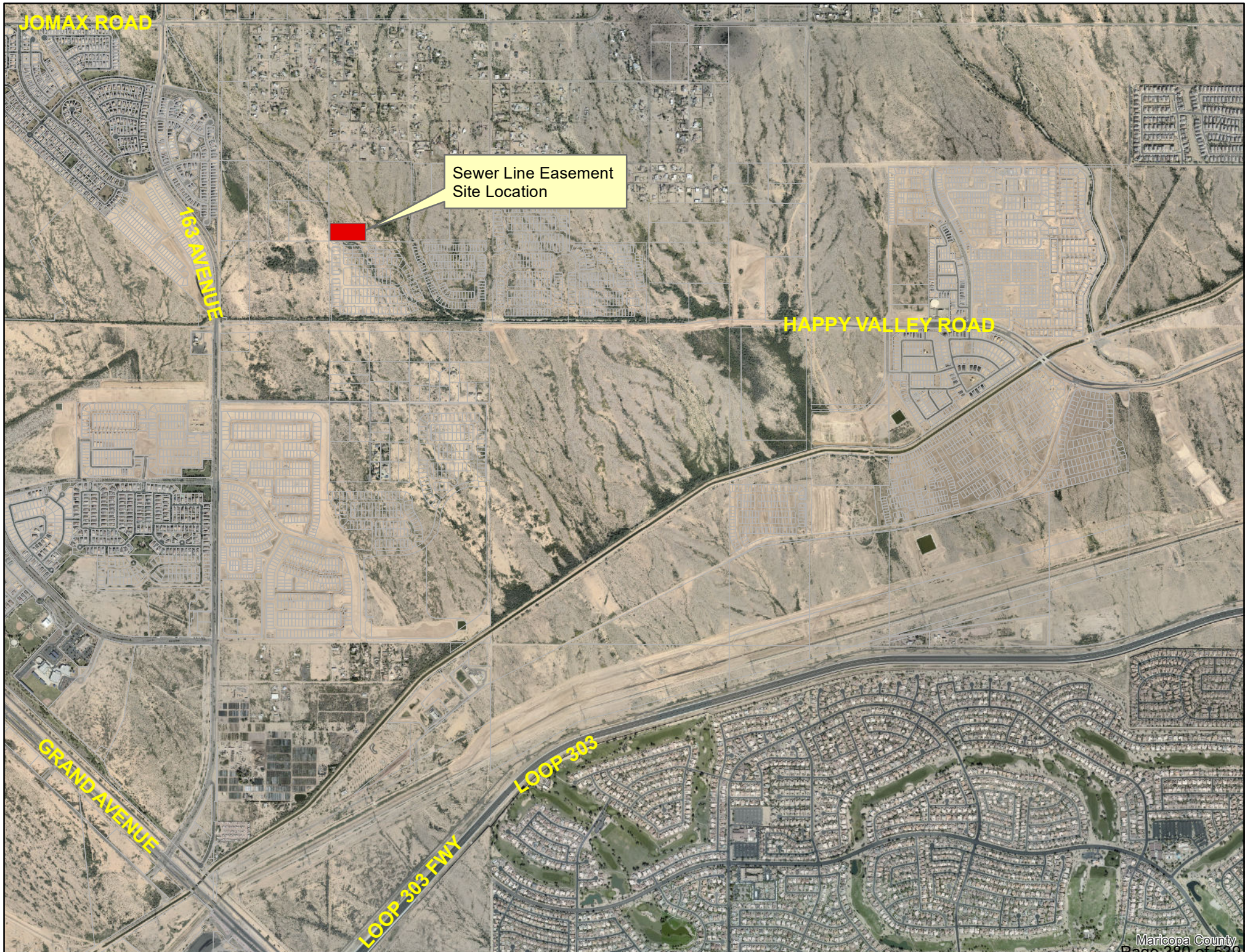
Paloma Creek Sewer Easement

SHEET 1 OF 1

LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°46'48"E	961.67'
L2	S00°13'12"W	20.00'
L3	N89°46'48"W	19.99'
L4	S00°11'11"W	128.50'
L5	N89°46'48"W	20.00'
L6	N00°11'11"E	128.50'
L7	N89°46'48"W	921.60'
L8	N00°00'28"W	20.00'



1130 N Alma School Rd
Ste 120 Mesa, AZ 85201
T:480.503.2250 | F:480.503.2258
www.epsgroupinc.com





CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: May 4, 2021 Contact Person: Lloyd Abrams
Submitting Department: Community Development District: District 1
Staff Recommendations:

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

Agenda Wording:

Consideration and action pertaining to acceptance of a water line easement from LS Tyler Investments, TK Cowley Investments, Grape Ape Investments, San Felipe Neri Investments, Arete Capital, SCM Hansen, SCM-Zaharis, SCM Pendleton, Allen-Cowley Living Trust, and SCM Woolley, near 159th Avenue and Happy Valley Road.

Motion:

I move to accept the Water Line Easement from LS Tyler Investments, TK Cowley Investments, Grape Ape Investments, San Felipe Neri Investments, Arete Capital, SCM Hansen, SCM-Zaharis, SCM Pendleton, Allen-Cowley Living Trust, and SCM Woolley.

Background:

The water line will serve the Paloma Creek development. It is needed in order for the project to move forward. The water line is near 159th Avenue and north of Happy Valley Road.

Objective Analysis:

Approval of this item will allow the appropriate easement for the water line associated with the Paloma Creek development.

Policy Compliant:

Approval of this item is policy compliant. The proposed easement will advance the goals and policies of the Surprise General Plan and the City Council's Strategic 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 currently no budgetary impact related to approval of this item. The City will plan for future O&M when the water line is in place and is accepted by the City.

FTE Impact:

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

ATTACHMENTS:

1. Paloma Cr water line esmt
 2. Water Line Easement Location Map
-

WHEN RECORDED, RETURN TO:

City Clerk
City of Surprise
16000 N. Civic Center Plaza
Surprise, AZ 85374

WATER LINE EASEMENT

This Water Line Easement (the “Easement”) Agreement is executed this ____ day of _____, 2021, by and between LS Tyler Investments, LLLP, an Arizona limited liability limited partnership, TK Cowley Investments, LLLP, an Arizona limited liability limited partnership, Grape Ape Investments, LLLP, an Arizona limited liability limited partnership, San Felipe Neri Investments, LLLP, an Arizona limited liability limited partnership, Arete Capital, LLC an Arizona limited liability company, SCM Hansen, LLLP, an Arizona limited liability limited partnership, SCM-Zaharis, LLLP, an Arizona limited liability limited partnership, SCM Pendleton, LLLP, an Arizona limited liability limited partnership, The Allen-Cowley Living Trust dated December 19, 2007 and SCM Woolley, LLLP, an Arizona limited liability limited partnership, hereinafter collectively referred to as “Grantor” and the City of Surprise, an Arizona municipal corporation hereinafter referred to as “Grantee”.

RECITALS

- A. Grantor is the fee title owner of a parcel of land as described in Deed #2013-0598274, public records of Maricopa County, Arizona.
- B. Grantee desires to acquire from Grantor and Grantor desires to grant to Grantee a perpetual, exclusive water line easement over, under and across portions (the “Easement Area”) of the above-mentioned Grantor’s property. The Easement Area is legally described in Exhibit “A” and depicted on Exhibit “B”.
- C. NOW, THEREFORE, for and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and for the purpose set forth in the foregoing Recitals which are incorporated herein by reference, the parties agree as follows:
 - a. Easements. Grantor hereby grants and conveys to Grantee, its successors and assigns, a perpetual, exclusive easement over the Easement Area (provided that this easement shall not prohibit the Grantor and Grantor’s occupants from maintaining improvements in the Easement Area so long as such improvements do not interfere with Grantee’s construction, installation, maintenance and replacement of the water line) for installation and maintenance of a water line. Grantor shall not erect or construct or permit to be erected or constructed any structure within the Easement Areas. This Water

Line Easement also includes ingress and egress to and from the Easement Areas in order to construct, install, maintain, repair and replace said water line.

- b. Restoration of Property. Grantee, its successors and assigns, or any other person or entity entering upon, performing any work within, or otherwise using the Easement Areas pursuant to the rights granted pursuant to this Easement shall (a) promptly repair and restore any damage to the Easement areas resulting from such entry, work or use; (b) promptly remove any mechanic's or materialmen's lien arising from any such work within the Easement Areas; and (c) indemnify, defend and hold the Grantor harmless for, from and against any claims, liability, judgments, loss, cost or expense, including reasonable attorney's fees, solely to the extent arising from injuries to any person or property in caused by Grantee's negligent performance of such entry, work or use. Grantee will cause the least possible interference with the activities of Grantor, the occupants of Grantor's property and their respective customers, agents, servants, employees, licenses and invitees in connection with its operations.
- c. Runs with the Land. The Easement shall be appurtenant to and shall run with the land and shall be binding upon and inure to the benefit of the Grantor, Grantee and their administrator, personal representatives, successors and assigns.
- d. Not a Public Dedication. Other than the grant of the easement as set forth herein, nothing contained in this Easement shall be deemed to be a conveyance or dedication of any portion of the Easement Areas to the general public or any public purpose whatsoever.
- e. Exception. There is excepted and reserved to Grantor from this Easement granted hereby: (i) all rights to utilize the Easement Area for any and all purposes not inconsistent with Grantee's rights hereunder; and (ii) all rights of Grantor to grant at its sole discretion and at any time, any and all additional easements to any other person across the Easement Area provided that such additional easements do not interfere in a material or adverse manner with Grantee's rights hereunder. Specifically included, without limitation, in such reservations are the rights to grant underground utilities and other rights to place facilities by the Grantor.
- f. Indemnification. Grantee shall indemnify Grantor from and against any loss, damage or injury of any kind or nature to any person or property arising from the use of the Easement Area by such indemnifying party, or its agents, employees, licensees, invitees or contractors, or from any accident arising from the use of the Easement Area by such indemnifying party, or its agents, employees, licensees, invitees or contractors, unless such loss, damage or injury was a result of the negligence or intentional conduct of Grantor.
- g. Miscellaneous. Headings in this Water Line Easement are for convenience only and shall not define or limit the provision hereof. This Water Line Easement shall be construed according to its ordinary meaning and shall not be strictly construed for and against the Grantor or the Grantee. This Water Line

Easement shall be governed by the laws of the state of Arizona. Should any term, provision, covenant or condition of this Water Line Easement be void, invalid or inoperative, the same shall not affect any other term, provision, covenant or condition of this Sewer Line Easement, but the remainder thereof shall be effective as though such void, invalid or inoperative term, provision, covenant or condition had not been contained herein.

IN WITNESS WHEREOF, the parties hereto have executed this Water Line Easement as of the date above-written.

GRANTOR:

LS Tyler Investments, LLLP
an Arizona limited liability limited partnership

By: 
Suzette C. Tyler, General Partner

STATE OF ARIZONA)
) ss.
County of Maricopa)

The foregoing instrument was acknowledged before me this 9th day of February, 2021, by Suzette C. Tyler, known by me as General Partner of LS Tyler Investments, LLLP.



Notary Public

My Commission Expires:

4-12-22

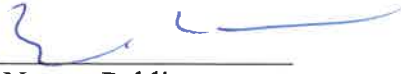


TK Cowley Investments, LLLP
an Arizona limited liability limited partnership

By: 
Monson S. Cowley, General Partner

STATE OF ARIZONA)
) ss.
County of Maricopa)

The foregoing instrument was acknowledged before me this 9th day of February,
2021, by Monson S. Cowley, known by me as General Partner - TK Cowley
Investments, LLLP.


Notary Public

My Commission Expires:
4-12-22



Grape Ape Investments, LLLP

an Arizona limited liability limited partnership

By: CCT Investors, LLC

an Arizona limited liability company

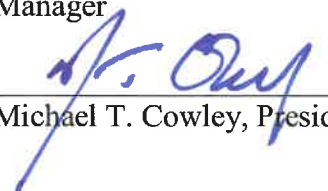
Its: General Partner

By: Cowley Companies, Inc.,

an Arizona corporation

Its: Manager

By:


Michael T. Cowley, President

STATE OF ARIZONA)

) ss.

County of Maricopa)

The foregoing instrument was acknowledged before me this 9th day of February, 2021, by Michael T. Cowley, known by me as President of Cowley Co, GP of CCT Investors, manager Grape Ape Investments, LLC


Notary Public

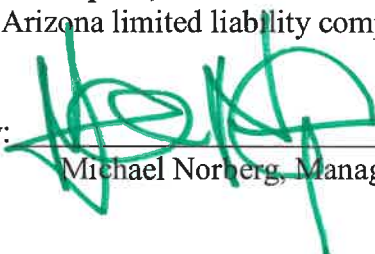
My Commission Expires: 4-12-22



Page 388 of 539

Arete Capital, LLC
an Arizona limited liability company

By:


Michael Norberg, Manager

STATE OF ARIZONA)
) ss.
County of Maricopa)

The foregoing instrument was acknowledged before me this 9th day of February,
2021, by Michael Norberg, known by me as manager of Arete Capital, LLC
_____.



Notary Public

My Commission Expires:

4-12-22



SCM Hansen, LLLP

an Arizona limited liability limited Partnership

By: Strategic Capital Management, LLLP

an Arizona limited liability limited partnership

It's General Partner

By: Strategic Capital Management AZ, LLC

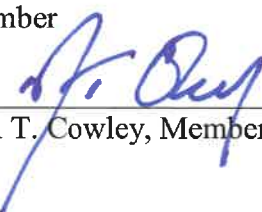
an Arizona limited liability company

It's General Partner

By: Emerson Investments, LLC

an Arizona limited liability company

It's Member

By: 

Michael T. Cowley, Member

STATE OF ARIZONA)

) ss.

County of Maricopa)

The foregoing instrument was acknowledged before me this 9th day of February, 2021, by Michael T. Cowley, known by me as member - scm Hansen, LLLP.


Notary Public

My Commission Expires:

4-12-22



SCM-Zaharis, LLLP

an Arizona limited liability limited Partnership

By: Strategic Capital Management, LLLP

an Arizona limited liability limited partnership

It's General Partner

By: Strategic Capital Management AZ, LLC

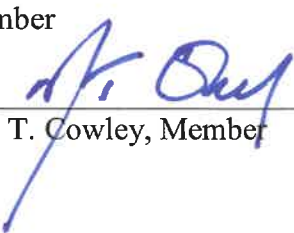
an Arizona limited liability company

It's General Partner

By: Emerson Investments, LLC

an Arizona limited liability company

It's Member

By: 

Michael T. Cowley, Member

STATE OF ARIZONA)

) ss.

County of Maricopa)

The foregoing instrument was acknowledged before me this 9th day of February, 2021, by Michael T. Cowley, known by me as member SCM-Zaharis, LLP


Notary Public

My Commission Expires:

4-12-22



SCM Pendleton, LLLP

an Arizona limited liability limited Partnership

By: Strategic Capital Management, LLLP

an Arizona limited liability limited partnership

It's General Partner

By: Strategic Capital Management AZ, LLC

an Arizona limited liability company

It's General Partner

By: Emerson Investments, LLC

an Arizona limited liability company

It's Member

By: _____

Michael T. Cowley, Member

STATE OF ARIZONA)

) ss.

County of Maricopa)

The foregoing instrument was acknowledged before me this 9th day of February, 2021, by Michael T. Cowley, known by me as member - SCM Pendleton LLLP.

Notary Public

My Commission Expires:

4-12-22



SCM Woolley, LLLP

an Arizona limited liability limited Partnership

By: Strategic Capital Management, LLLP

an Arizona limited liability limited partnership

It's General Partner

By: Strategic Capital Management AZ, LLC

an Arizona limited liability company

It's General Partner

By: Emerson Investments, LLC

an Arizona limited liability company

It's Member

By: _____

Michael T. Cowley, Member

STATE OF ARIZONA)

) ss.

County of Maricopa)

The foregoing instrument was acknowledged before me this 9th day of February, 2021, by Michael T. Cowley, known by me as member - SCM Woolley, LLP.

Notary Public

My Commission Expires:

4-12-22



Michael T. Cowley and F. Lee Allen and their successors in trust, Trustees of the Allen-Cowley Living Trust dated December 19, 2007

[Signature]
Michael T. Cowley, Trustee

[Signature]
F. Lee Allen, Trustee

STATE OF ARIZONA)
) ss.
County of Maricopa)

The foregoing instrument was acknowledged before me this 9th day of February, 2021, by Michael T. Cowley, known by me as Trustee, Allen-Cowley Living Trust, dated December 19, 2007

[Signature]
Notary Public

My Commission Expires:

4-12-22



STATE OF ARIZONA)
) ss.
County of Maricopa)

The foregoing instrument was acknowledged before me this 9th day of February, 2021, by F. Lee Allen, known by me as Trustee, Allen-Cowley Living Trust, dated December 19, 2007

[Signature]
Notary Public

My Commission Expires:

4-12-22



CITY OF SURPRISE,
An Arizona municipal corporation

Its: Skip Hall
Mayor

Sherry Aguilar, City Clerk

The foregoing instrument was acknowledged before me this ____ day of _____, 2020, by _____, known by me as the Mayor of the City of Surprise an Arizona municipal corporation.

4.4. *Conclusions*

Exhibit A

The west 40.00 feet of the Northwest quarter of the Southeast quarter of Section 6,
Township 4 North, Range 1 West of the Gila and Salt River Base and Meridian, Maricopa
County, Arizona



**Legal Description
Paloma Creek
Waterline Easement**

Job No. 16-400.1

10/21/2020

A portion of the Southeast Quarter of Section 6, Township 4 North, Range 1 West of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

COMMENCING at the Center Quarter Corner of said Section 6, being marked by 1/2" rebar with cap stamped RLS 32226, from which the South Quarter Corner of said Section 6, being marked by a 3" Bureau of Land Management brass cap, bears South 0 degrees 00 minutes 28 seconds East, 2636.88 feet;

thence along the West line of said Southeast Quarter, South 0 degrees 00 minutes 28 seconds East, 175.00 feet to the **POINT OF BEGINNING**;

thence North 89 degrees 59 minutes 32 seconds East, 40.00 feet;

thence along a line 40.00 feet East of and parallel with said West line, South 0 degrees 00 minutes 28 seconds East, 1143.60 feet to a point on the South line of the Northwest Quarter of said Southeast Quarter;

thence along said South line, North 89 degrees 46 minutes 48 seconds West, 40.00 feet to the Southwest Corner of the Northwest Quarter of said Southeast Quarter;

thence along said West line, North 0 degrees 00 minutes 28 seconds West, 1143.44 feet to the **POINT OF BEGINNING**.

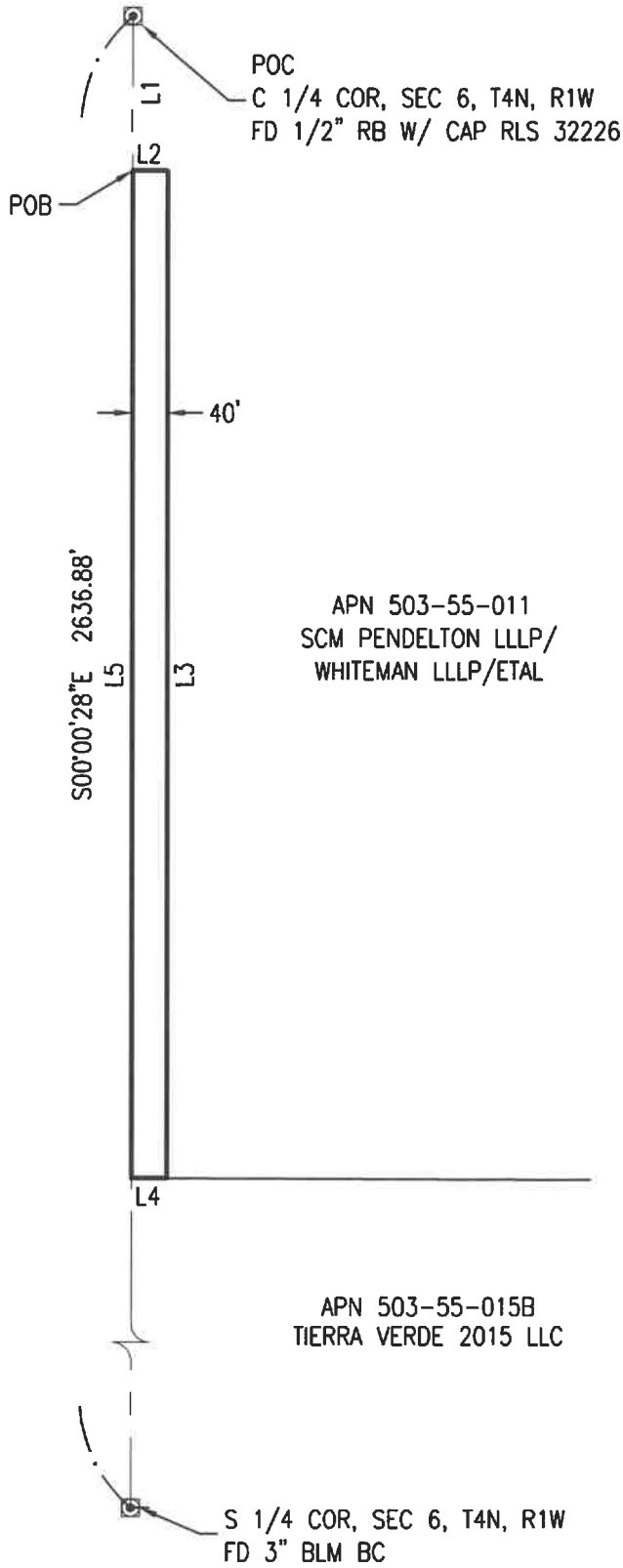
Contains 45,741 square feet or 1.0501 acres, more or less.



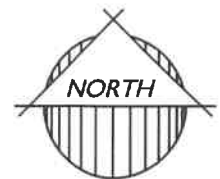
EPS Group, Inc. • 1130 N. Alma School Rd, Suite 120 • Mesa, AZ 85201
Tel (480) 503-2250 • Fax (480) 503-2258

Q:\Projects\2016\16-400\Land Survey\Legals\16-400.1 LD08 WLE.docx

Oct 21, 2020 9:49am Q:\Projects\2016\16-400\Land Survey\Legals\16-400.1 LD08 WLE.dwg



LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°00'28"E	175.00'
L2	N89°59'32"E	40.00'
L3	S00°00'28"E	1143.60'
L4	N89°46'48"W	40.00'
L5	N00°00'28"W	1143.44'



SCALE: 1"=200'

16-400.1

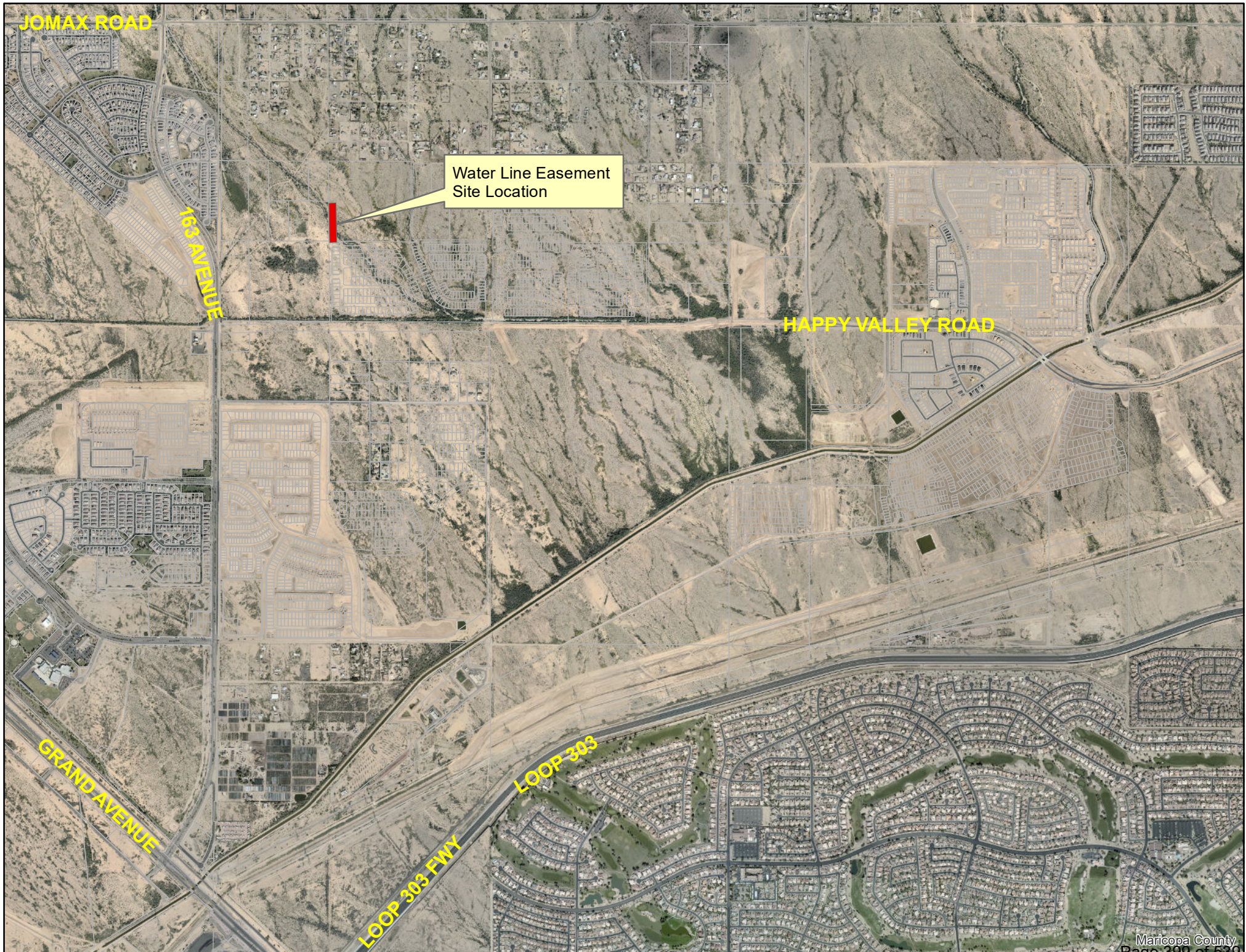
Paloma Creek
Waterline Easement

Exhibit

SHEET 1 OF 1



1130 N Alma School Rd
Ste 120 Mesa, AZ 85201
T:480.503.2250 | F:480.503.2258
www.epsgroupinc.com





CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: May 4, 2021

Contact Person: Seth Dyson, DIRECTOR - HSCV

Submitting Department: Human Svcs and Comm

District: Internal

Vitality

Staff Recommendations: None

Consent: Yes

Regular: No

Public Hearing: No

Report/Discussion: No

Agenda Wording:

Consideration and action pertaining to the approval of an amendment to the Intergovernmental Agreement with Maricopa County to provide Community Action Program services, accepting grant funding, and amending the Fiscal Year 2021 Budget by moving budget authority in the amount of \$21,000 within the Grants Fund; Resolution # 2021-57.

Motion:

I move to approve Resolution # 2021-57.

Background:

Maricopa County and the City of Surprise entered into an IGA in 2016 to provide Community Action Program services from the Surprise Resource Center. The parties wish to enter into Amendment Number seven to increase the agreement funding in the amount of \$20,994 for the period of April 1, 2021 through June 30, 2021.

Objective Analysis:

This action will allow HSCV to expend additional administrative resources to operate the Community Action Program services from the Surprise Resource Center from April 1, 2021- June 30, 2021.

Policy Compliant:

This action is compliant with City and Council policies.

Financial Impact:

This one-time grant award is \$20,994 for temporary personnel costs from April 1, 2021 - June 30, 2021. All expenditures will be reimbursed on a monthly basis. There is a match of \$30,000 annually, which has been met within the first half of the fiscal year.

Budget Impact:

This action will move budget authority within the Grants Fund in the amount of \$21,000 from contingency to project G51591 to cover the projected expenditures of the program. This action represents a transfer of spending authority and does not increase or decrease the total adopted citywide expenditure budget.

FTE Impact:

Two additional temporary staff will be retained through June 30, 2021 to assist with administration of the additional rental and utility voucher program funds; however, grant-funded temporary personnel does not impact the overall full-time equivalent count.

ATTACHMENTS:

1. 21.04.19 RES 2021-57 CAP IGA Amend 7-final
-

RESOLUTION # 2021-57

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA APPROVING AMENDMENT NO. 7 TO THE INTERGOVERNMENTAL AGREEMENT WITH MARICOPA COUNTY TO PROVIDE COMMUNITY ACTION PROGRAM SERVICES, ACCEPTING GRANT FUNDING, AND AMENDING THE FISCAL YEAR 2021 BUDGET BY MOVING BUDGET AUTHORITY IN THE AMOUNT OF \$21,000 WITHIN THE GRANTS FUND.

WHEREAS, pursuant to Arizona Revised Statutes §11-951, *et seq.*, the City of Surprise has the authority to enter into intergovernmental agreements (IGA's) with other governmental entities for the purposes set forth within;

WHEREAS, Maricopa County and the City of Surprise entered into an Intergovernmental Agreement ("IGA" or "Agreement") for the County to provide cash reimbursements to the City for provision of certain Community Action Program services on or about June 30, 2016 for the term of July 1, 2016 through June 30, 2017;

WHEREAS, the parties have executed six amendments to the IGA, including most recently, Amendment No. 6 on or about January 19, 2021 through Council Resolution No. 2021-15, which provided additional funding for the period of January 1, 2021 through June 30, 2021;

WHEREAS, the parties desire to enter into Amendment No. 7 to increase Agreement funding in the amount of \$20,994 for the period of April 1, 2021 through June 30, 2021;

WHEREAS, all other terms and conditions of the Agreement, as amended by Amendment Nos. 1, 2, 3, 4, 5 and 6, remain in full force and effect;

WHEREAS, the FY2021 budget was adopted by Council Resolution No. 2020-63 on June 2, 2020;

WHEREAS, this action will necessitate a budget amendment; and

WHEREAS, the City of Surprise Administrative Policies requires the approval of the Mayor and Council for budget amendments of this nature.

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

Section 1. That the statements and schedules attached as *Exhibit A* and incorporated by reference are adopted, amending the budget of the City of Surprise, Arizona for the fiscal year July 1, 2020 through June 30, 2021.

Section 2. The Intergovernmental Agreement Amendment No. 7 between the City of Surprise and the Maricopa County, attached as *Exhibit B*, is approved.

Section 3. The City Manager, or his designee, is hereby authorized to execute and submit all documents and other necessary or desirable instruments in connection with said agreement.

APPROVED AND ADOPTED this ____ day of _____, 2021.

Skip Hall, Mayor

Attest:

Approved as to form:

Sherry Aguilar, City Clerk

Robert Wingo, City Attorney

EXHIBIT A

1. Appropriation - The allocations below represent the moving of budget authority in the amount of \$21,000 within the Grants Fund due to additional funding for administrative support for CAP services at the Resource Center. This action represents a transfer of spending authority and does not increase or decrease the total adopted citywide expenditure budget.

Fund	Department	Project/Category	Rev/ Exp	Current Budget	Increase/ (Decrease)	Amended Budget
Grants	Human Svcs and Comm Vitality	#G51591 FY20 CAP	E	412,400	21,000	433,400
Grants	Human Svcs and Comm Vitality	#G51591 FY20 CAP	R	412,400	21,000	433,400
Grants/Contingency	General Operations	Contingency	E	847,900	(21,000)	826,900
Grants/Contingency	General Operations	Other	R	15,596,700	(21,000)	15,575,700
Expense Total				1,260,300	-	1,260,300
Revenue Total				16,009,100	-	16,009,100

EXHIBIT B

INTERGOVERNMENTAL AGREEMENT AMENDMENT NO. 7 BETWEEN
THE CITY OF SURPRISE AND *MARICOPA COUNTY*

AMENDMENT NO. 7 TO THE
INTERGOVERNMENTAL AGREEMENT
BETWEEN
MARICOPA COUNTY
ADMINISTERED BY ITS
HUMAN SERVICES DEPARTMENT
AND
CITY OF SURPRISE

- I. Maricopa County ("County"), administered by its Human Services Department, and the City of Surprise ("Subrecipient"), entered into a financial Intergovernmental Agreement ("Agreement"), which was fully executed on or about July 14, 2016, for the term of July 1, 2016, through June 30, 2017. The purpose of the Agreement is for the County to provide the Subrecipient with funds for the provision of Community Action Program services to include Crisis Case Management and Financial Assistance Services in the Community Service Area (CSA). The County and the Subrecipient collectively are referred to as the "Parties."

The Parties fully executed Amendment No. 1 on or about July 24, 2017, which (among other things) extended the Agreement term and provided funding for the period July 1, 2017, through June 30, 2018. The Parties fully executed Amendment No. 2 on or about August 27, 2018, which (among other things) extended the Agreement term and provided funding for the period July 1, 2018, through June 30, 2019. The Parties fully executed Amendment No. 3 on or about July 25, 2019, which (among other things) extended the Agreement term and provided funding for the period July 1, 2019, through June 30, 2020. The Parties fully executed Amendment No. 4 on or about June 24, 2020, which (among other things) extended the Agreement term and provided funding for the period July 1, 2020, through December 31, 2020. The Parties fully executed Amendment No. 5 on or about September 02, 2020, which (among other things) extended the Agreement Termination date from December 31, 2020 to June 30, 2021. The Parties fully executed Amendment No. 6 on or about February 17, 2021, which provided funding for the period January 1, 2021, through June 30, 2021.

- II. The Parties agree to enter into this Amendment No. 7 to amend the Agreement as follows:
- A. The County shall provide the Subrecipient with an increase in funding in the amount of \$20,994. The period of funding availability shall be from April 1, 2021, through June 30, 2021. The funding for this Amendment shall be provided under the Catalog of Federal Domestic Assistance (CFDA) 21.023 Emergency Rental Assistance Program.
 - B. Add to Section V (Attachments) an Emergency Rental Assistance Program Operating Budget for the period of availability, which is attached to this Amendment No. 7 and titled "Amendment No. 7 - Attachment B."
- III. The foregoing paragraph contains all the changes made by this Amendment No. 7. All other terms and conditions of the Agreement remain in full force and effect as amended by Amendment Nos. 1, 2, 3, 4, 5, and 6.
- IV. The Parties have authorized the undersigned to execute this Amendment No. 7 on their behalf.
- V. This Amendment No. 7 shall be effective upon approval and signature by both Parties.

IN WITNESS, the Parties have approved and signed this Amendment No. 7:

APPROVED BY:
SUBRECIPIENT

APPROVED BY:
MARICOPA COUNTY

Mayor Date

Chairman, Board of Supervisors Date

Attested To:

Attested To:

City Clerk Date

Clerk of the Board Date

IN ACCORDANCE WITH A.R.S. §§ 9-240, 9-500.11, 11-952, AND 46-241, ET SEQ., THIS AMENDMENT NO. 7 HAS BEEN REVIEWED BY THE UNDERSIGNED ATTORNEY WHO HAS DETERMINED IT IS PROPER IN FORM AND WITHIN THE POWERS AND AUTHORITY GRANTED TO THE CITY OF SURPRISE UNDER THE LAWS OF THE STATE OF ARIZONA.

IN ACCORDANCE WITH A.R.S. §§ 11-201, 11-251, AND 11-952, THIS AMENDMENT NO. 7 HAS BEEN REVIEWED BY THE UNDERSIGNED ATTORNEY WHO HAS DETERMINED IT IS PROPER IN FORM AND WITHIN THE POWERS AND AUTHORITY GRANTED TO MARICOPA COUNTY UNDER THE LAWS OF THE STATE OF ARIZONA.

APPROVED AS TO FORM:

APPROVED AS TO FORM:

BY: _____
Attorney for the Subrecipient Date

BY: _____
Deputy County Attorney Date

AMENDMENT NO. 7 - ATTACHMENT B**Emergency Rental Assistance Program
Operating Budget**

Contract Operating Budget -County April 1, 2021 to June 30, 2021

SUBRECIPIENT: **City of Surprise**

Service: Crisis Case Management and Financial Assistance Services

Revenue Sources

County*	\$20,994
---------	----------

Total Revenues	\$20,994
-----------------------	-----------------

Budget Categories

Personnel / ERE	\$20,994
-----------------	----------

Total Expenses	\$20,994
-----------------------	-----------------



CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: May 4, 2021

Contact Person: Gladys Nkeze, Assistant Director -
Operations

Submitting Department: Public Works

District: Internal

Staff Recommendations: None

Consent: Yes

Regular: No

Public Hearing: No

Report/Discussion: No

Agenda Wording:

Consideration and action pertaining to approval of a Fiscal Year 2021 budget amendment moving budget authority in the amount of \$760,000 from the Solid Waste Operations Fund to the Solid Waste Capital Fund for establishing P61620: Solid Waste Collection Trucks and amending the Fiscal Year 2021 Contract Awarding Authority List; Resolution # 2021-55.

Motion:

I move to approve Resolution # 2021-55.

Background:

The city continues to experience significant growth in development and population. This growth has increased demand for solid waste collection services from the Public Works Solid Waste Division. In order to meet this increased demand, the city will be increasing the number of routes to customers and by doing so, will require two additional collection trucks in order to maintain the level of service with the increase in the number of routes to residents.

Objective Analysis:

Approval of this item supports the mission of the Solid Waste Division; ensuring needed resources are available to maintain the level of service to match the increase in demand due to growth in development and population experienced by the City.

Policy Compliant:

This item is policy compliant as it relates to the City's financial policies for transferring funds and budgetary amendments.

Financial Impact:

The actual costs of the purchase of the Solid Waste Collection trucks are one-time in nature and will be based on quotes received from the vendor. The project P61620 will be created with this action with anticipated expenditures of \$760,000.

Budget Impact:

If approved, this item will amend the FY2021 adopted budget by moving budget authority in the amount

of \$760,000 from the Solid Waste Operations Fund to the Solid Waste Capital Fund for establishing P61620: Solid Waste Collection Trucks. This action will also amend the FY2021 Contract Awarding Authority List of Items Over \$50,000 by the adding the necessary authority to the aforementioned projects. This does not represent an actual transfer of funds, but only a transfer of budget authority and does not increase or decrease the total budget.

FTE Impact:

This budget amendment does not include any funding for FTE and does not impact the FTE count for the city.

ATTACHMENTS:

1. Res 2021-55 Solid Waste Truck-final
-

RESOLUTION # 2021-55

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, AMENDING THE FISCAL YEAR 2021 BUDGET BY MOVING BUDGET AUTHORITY IN THE AMOUNT OF \$760,000 FROM THE SOLID WASTE OPERATIONS FUND TO THE SOLID WASTE CAPITAL FUND TO ESTABLISH PROJECT P61620: SOLID WASTE COLLECTION TRUCKS AND AMENDING THE FISCAL YEAR 2021 CONTRACT AWARDING AUTHORITY LIST BY ADDING \$760,000 FOR THE PURCHASE OF TWO SOLID WASTE COLLECTION TRUCKS.

WHEREAS, the FY2021 budget was adopted including funding for the Public Works Solid Waste Division Operations and Capital activity;

WHEREAS, the City continues to experience significant growth in development and population;

WHEREAS, in order to meet the demand placed on the Public Works Solid Waste Division by the aforementioned growth; the Public Works Solid Waste Division has planned to meet the demand by increasing service and capacity by increasing the number of routes to customers;

WHEREAS, the Public Works Solid Waste Division requires two Solid Waste Collection trucks in order to fulfill the additional need created by increasing routes to meet customer demand;

WHEREAS, the FY2021 budget, including the FY2021 Contract Awarding Authority List, was adopted by Council Resolution #2020-63 on June 2, 2020;

WHEREAS, the City of Surprise Procurement Code §2-338 (d) requires the authority of the Mayor and Council when the cost to the city is greater than \$50,000;

WHEREAS, the FY2021 budget was adopted by Council Resolution #2020-63 on June 2, 2020;

WHEREAS, this action will necessitate a budget amendment; and

WHEREAS, the City of Surprise Administrative Policies requires the approval of the Mayor and Council for budget amendments of this nature.

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

Section 1. That the statements and schedules attached as *Exhibit A* and incorporated by reference are adopted, amending the budget of the City of Surprise, Arizona for the fiscal year July 1, 2020 through June 30, 2021.

APPROVED AND ADOPTED this ____ day of _____, 2021.

Skip Hall, Mayor

Attest:

Approved as to form:

Sherry Aguilar, City Clerk

Robert Wingo, City Attorney

RESOLUTION # 2021-55
Exhibit A

1. Appropriation- The exhibit below represents a movement of budget authority in the amount of \$760,000 from contingency within the Solid Waste Operations Fund to the Solid Waste Capital Fund project P61620: Solid Waste Collection Trucks to establish a budget for two new Solid Waste Collection trucks. This action represents a transfer of spending authority and does not increase or decrease the total adopted citywide expenditure budget.

Fund	Department	Project/Category	Rev/ Exp	Current Budget	Increase/ (Decrease)	Amended Budget
Solid Waste Capital	Public Works	P61620 Solid Waste Collection Trucks	E	-	760,000	760,000
Solid Waste Operations	General Operations	Contingency	E	2,342,000	(760,000)	1,582,000
				2,342,000	-	2,342,000

2. Contract Awarding Authority List – Project P61620 is a new project for 2 Solid Waste Collection trucks. When Council approved the Fiscal Year 2021 Contract Awarding Authority List project P61620 was not part of the original Contract Awarding Authority List. This resolution provides authorization to add \$760,000 for the purchase of two additional Solid Waste Collection Trucks to the current Fiscal Year 2021 Contract Awarding Authority List.

Reference #	Description	Current Amount	Increase/ (Decrease)	Amended Amount
21205	Solid Waste Collection Trucks	-	\$760,000	\$760,000



CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: May 4, 2021

Contact Person: Geoffrey Leggett, Interim Chief of Police

Submitting Department: Police

District: Citywide

Staff Recommendations:

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

Agenda Wording:

Consideration and action pertaining to approval of an amendment to the Fiscal Year 2021 budget by moving budget authority of \$4,000 from General Contingency to Project G31383 FFY21 GOHS Buckle Up AZ and authorizing acceptance of a grant award from the AZ Governor's Office of Highway Safety (GOHS) for overtime expenses to enforce seatbelt and child passenger safety laws; Resolution # 2021-51.

Motion:

I move to approve Resolution # 2021-51.

Background:

The City of Surprise applied for and was awarded a \$4,000 grant from the Governor's Office of Highway Safety for overtime and employee related expenses to enforce seat belt and child passenger safety laws as part of the national Buckle Up Arizona! Click It or Ticket Campaign. As part of this campaign, law enforcement agencies across the state will be stepping up traffic enforcement patrols and increasing other enforcement efforts.

Objective Analysis:

This grant will provide overtime funding for occupant protection enforcement efforts. Such enforcement will contribute to fewer and less severe injuries of our citizens if involved in traffic accidents. The one negative to obtaining any grant funding is the employee time spent in overseeing the grant and making regular reports back to the grantor.

Policy Compliant:

This grant is consistent with the City's past practice of enforcing City traffic laws and enhancing seat belt and child passenger safety enforcement efforts in the City of Surprise.

Financial Impact:

This is a one-time grant award totaling \$4,000. There is no city match requirement; however, all employee related expenses (ERE) associated with this overtime will be absorbed by the Police Department's current operating budget.

Budget Impact:

The FY2021 adopted budget did not include appropriations for revenue and expenses related to the Buckle Up AZ! Click It or Ticket grant awarded to the Police Department. Acceptance of this grant will require an amendment to the Fiscal Year 2021 budget by moving budget authority of \$4,000 from General Contingency to Project G31383 FFY21 GOHS Buckle Up AZ and authorizing acceptance of this grant award. This action represents a transfer of spending authority and does not increase or decrease the total adopted citywide expenditure budget.

FTE Impact:

The number of full-time equivalents (FTE) is not impacted by this item.

ATTACHMENTS:

1. Buckle Up Enforcement Award Letter-2021
 2. Buckle Up AZ Contract 2021
 3. RESOLUTION 2021-51 GOHS Click It or Ticket Grant
-



DOUGLAS A. DUCEY
Governor

ALBERTO C. GUTIER
Director
Governor's Highway Safety Representative

Buckle Up Arizona Enforcement National Campaign!
(Click it or Ticket)

March 29, 2021

Re: 2021 Buckle Up Arizona (CIOT) Enforcement Campaign

Contract No.:	Agency:	Award Amount:
2021-CIOT-024	Surprise Police Department	\$4,000.00

Dear Highway Safety Partner,

The Governor's Office of Highway Safety will like to inform you that your agency has been selected to participate in the 2021 Buckle Up Arizona (Click it or Ticket) Enforcement National Campaign. The enforcement week will take place on **May 24th – June 6th, 2021**. As part of a the national Click It or Ticket seat belt enforcement campaign, law enforcement agencies across the state will be stepping up traffic enforcement patrols and increasing other enforcement efforts to drive home the message: **Buckle Up Arizona...It's the Law!**

You can find free marketing material at <https://www.trafficsafetymarketing.gov/get-materials/seat-belts/click-it-or-ticket/national-enforcement-mobilization>

Contract will be emailed soon!

Director Alberto Gutier
Arizona Governor's Office of Highway

HIGHWAY SAFETY CONTRACT

This page, the Project Directors Manual and attached hereto and incorporated herein by reference, constitute the entire contract between the parties hereto unless the Governor's Highway Safety Representative authorizes deviation in writing.

FAIN: 69A3752130000405bAZL		Assistance Listings: 20.616
1. APPLICANT AGENCY Surprise Police Department	GOHS CONTRACT NUMBER 2021-CIOT-024	
ADDRESS 14250 W. Statler Plaza St. 103, Surprise, AZ 85374	PROGRAM AREA 405b	
2. GOVERNMENTAL UNIT City of Surprise	AGENCY CONTACT Severin Hall	
ADDRESS 16000 N. Civic Center Dr., Surprise, AZ 85374	3. PROJECT TITLE Buckle Up Arizona Enforcement Campaign (CIOT)	
4. GUIDELINES 405b – Occupant Protection (OP)		
5. BRIEFLY STATE PURPOSE OF PROJECT: Federal 405b funds will support Personnel Services (Overtime) and Employee Related Expenses to participate in the two-week Buckle Up Arizona Enforcement Campaign from May 24, 2021 through June 6, 2021 to enhance seat belt and child safety seat usage throughout the City of Surprise.		
6. BUDGET COST CATEGORY	Project Period FY 2018	
I. Personnel Services	\$4,000.00	
II. Employee Related Expenses (0.00%)	\$0.00	
III. Professional and Outside Services	\$0.00	
IV. Travel In-State	\$0.00	
V. Travel Out-of-State	\$0.00	
VI. Materials and Supplies	\$0.00	
VII. Capital Outlay	\$0.00	
TOTAL ESTIMATED COSTS	\$4,000.00	
PROJECT PERIOD	FROM: Effective Date (<i>Date of GOHS Director Signature</i>)	TO: 6-6-2021
CURRENT GRANT PERIOD	FROM: 5-24-2021	TO: 6-6-2021
TOTAL FEDERAL FUNDS OBLIGATED THIS FY: \$4,000.00		
A political subdivision or state agency that is mandated to provide a certified resolution or ordinance authorizing entry into this contract must do so prior to incurring any expenditures. Failure to do so may result in termination of the awarded contract.		

PROBLEM IDENTIFICATION AND RESOLUTION:

Motor vehicle collisions continue to be the leading cause of death, injury and property damage in Arizona and the United States. A number of factors contribute to the risk of collision including; vehicle design, speed of operation, road design, road environment, driver skill and/or impairment and driver behavior. The human factor that has been consistently identified in reducing collisions and minimizing their effects is consistent usage of seat belts and child safety seats.

According to the Arizona Motor Vehicle Crash Facts, there were 911 vehicle occupants (driver/passenger) fatalities in 2019, of which 300 (**33%**) were unrestrained. Children under the age of five accounted for 7 passenger fatalities in 2019, of which 1 (**14%**) were unrestrained.

In 2019, seat belt usage in Arizona reached **90.6%**, an increase of **4.7%** since 2018. The noted increase is attributed partly to the Arizona Governor's Office of Highway Safety (GOHS) funded statewide enforcement campaigns, enhanced earned media, and extensive outreach support of educational and public awareness activities.

The summary of the 2015 through 2019 Arizona Seat Belt Use Survey results are presented in the following table:

GROUPS OBSERVED	2015	2016	2017	2018	2019
Total Front Seat Occupants Seat Belt Use	86.6%	88.0%	86.1%	85.9%	90.6%
All Drivers Seat Belt Use	87.1%	88.2%	86.1%	88.4%	92.1%
Front Seat Passenger Seat Belt Use	84.8%	87.3%	86.0%	90.8%	95.4%
Children Safety Restraint Use	N/A	N/A	N/A	N/A	N/A

Seat belts and child safety seats have proven to significantly reduce the chance of death and injuries of passengers in vehicles. According to the Center for Disease Control and Prevention, seat belt use reduces serious crash-related injuries and deaths by about **50%**. The proper and consistent use of Child Safety Seats has been found to reduce the risk of fatal injury by **71%** for infants (younger than 1-year-old) and by **54%** for toddlers (1 to 4 years old) in passenger cars. Properly installed booster seats reduce the risk for serious injury by **45%** among children ages 4 to 8-year-old.

Numerous factors affect the occupant protection enforcement program in Arizona:

- Arizona presently conducts enforcement under a secondary seat belt law and a primary child safety seat law
- Arizona currently came near the national average seat belt usage rate of 90.7% in 2019
- Arizona continues to develop and expand a highly visible Occupant Protection Enforcement Program

Selective Traffic Enforcement Programs (STEP) is a proven approach that can be used to quickly change motorists' behavior in a short period of time. This particular STEP is a widely-publicized enforcement campaign focused on changing a particular behavior among motorists.

As part of the National Click It or Ticket Campaign, Arizona has developed and promoted the **"Buckle Up Arizona... It's the Law!"** program, which has been an effective enforcement message in a secondary law state.

This program unites state-wide law enforcement agencies to engage in aggressive traffic enforcement with a **"zero tolerance"** approach to seat belt and child safety seat violations. The goal is to sustain and increase seatbelt usage rates in the designated geographical areas of the participating agencies.

The mobilizations begin with earned media generated at the State and local level followed by a high visibility enforcement campaign lasting two weeks. Paid media phases in approximately one week later followed by high-visibility enforcement lasting for two weeks. Additional earned media conducted through the GOHS has been paramount in enhancing occupant protection message.

OVERVIEW OF PROGRAM:

Federal 405b funding will support Personnel Services (Overtime) and Employee Related Expenses to participate in the national two-week **"Buckle Up Arizona"** enforcement campaign from **May 24, 2021 through June 6, 2021**.

The purpose of the campaign is for the Surprise Police Department to engage in aggressive traffic enforcement with a **"zero tolerance"** approach to seat belt and child safety seat violations. The goal is to sustain seatbelt usage rates in the designated geographical areas of the participating agencies.

The campaign will be supported by earned media to reinforce the occupant protection message. The Surprise Police Department will participate in other educational and public awareness activities to support the enforcement component.

Occupant protection usage surveys will be conducted subsequent to the enforcement campaign by an independent research organization to analyze the effectiveness of the program. Results will be provided to the respective law enforcement agency upon receipt of the completed study.

GOALS/OBJECTIVES:

The Surprise Police Department is required to complete the following goals and objectives under the guidelines of the contract:

- Provide intensive traffic enforcement during designated period with zero tolerance for safety belt/child restraint laws
- Heighten enforcement visibility through news media contacts, safety belt/child seat inspections, and other public awareness and educational activities
- The Surprise Police Department shall provide a written press release announcing the enforcement program to the local media affecting their respective areas (a copy of this press release shall be sent to the GOHS Director prior to the initiation of the enforcement campaign)

- The Surprise Police Department is additionally encouraged to invite media representatives for live interviews and ride-a-longs during the enforcement activities
- The Surprise Police Department shall develop and participate in some form of enforcement activity, such as saturation patrols, multi-agency enforcement task forces etc. related to respective areas with low restraint usage.
- The Surprise Police Department shall submit a Final Enforcement Summary Report to GOHS no later than **June 11, 2021**.
- The Surprise Police Department shall a Final Statement of Accomplishments Report including press releases, news stories, educational/public awareness activities, enforcement statistics and quality photographs by **June 18, 2021**.
- The Surprise Police Department shall provide the names of top enforcement performers for possible future recognition by GOHS and their respective agency

MEDIA RELEASE

To prepare complete press release information for media (television, radio, print and on-line) during each campaign period including a main press release, schedule of events, departmental plans and relevant data. **The material will emphasize the campaign's purpose, aggressive enforcement and the high cost of Occupant Protection in terms of money, criminal and human consequences.**

The Surprise Police Department will maintain responsibility for **reporting sustained enforcement** activity in a timely manner. Additionally, it is the responsibility of the Surprise Police Department to report all holiday task force enforcement statistics to GOHS on-line at the GOHS website **no later than 10:00a.m. the morning following each day of the event.**

PURSUIT POLICY:

All law enforcement agencies receiving federal funds are encouraged to follow the guidelines established for vehicular pursuits issued by the International Association of Chiefs of Police (IACP) that are currently in effect.

METHOD OF PROCEDURE:

The Surprise Police Department will make expenditures as follows to meet the outlined Program Goals/Objectives:

Personnel Services – To support Overtime for two-week Buckle Up Arizona Enforcement Campaign from May 24, 2021 through June 6, 2021

Employee Related Expenses – To support Employee Related Expenses for Agency Overtime

PRESS RELEASE:

Agencies are required to develop and distribute a press release announcing this grant award (a copy of this press release shall be sent to the GOHS Director at the same time it is sent to the media). This press release shall include the objective and specify that the funding is from the Governor's Office of Highway Safety. A sample press release for the Buckle Up Arizona Campaign will be provided to the agency.

PROFESSIONAL AND TECHNICAL PERSONNEL:

Geoffrey Leggett, Chief, Surprise Police Department, shall serve as Project Director.

Severin Hall, Sergeant, Surprise Police Department, shall serve as Project Administrator.

Gabriela Gallegos, Occupant Protection Coordinator, Governor's Office of Highway Safety, shall serve as Project Coordinator.

REPORT OF COSTS INCURRED (RCI):

The Project Director shall submit a Report of Costs Incurred (RCI) with supporting documentation attached, to the Governor's Office of Highway Safety within thirty (30) days of the enforcement period in correlation with the required report.

RCIs shall be typed and delivered via mail or hand delivered with appropriate supporting documentation, to the Governor's Office of Highway Safety. **Electronically submitted RCIs will not be accepted.** Expenditures submitted after the expiration date will not be reimbursed and the agency will accept fiscal responsibility.

The RCI template and instructions are available on the Governor's Office of Highway Safety website at <http://www.azgohs.gov/grant-opportunities/>. Failure to meet the reporting requirements may be cause to terminate the project.

FINAL ENFORCEMENT SUMMARY REPORT:

All participating agencies shall complete and submit total enforcement statistical data implementing the attached form no later than **June 11, 2021**, to the Governor's Office of Highway Safety.

FINAL STATEMENT OF ACCOMPLISHMENTS:

The Project Director shall complete and submit the attached Final Statement of Accomplishments Report no later than **June 18, 2021**, to the Governor's Office of Highway Safety. All agencies receiving funding are required to submit a Final Statement of Accomplishments Report. The report is a summary overview of the contracted project and is reviewed by the Governor's Office of Highway Safety project coordinator to determine the effectiveness of the project.

PROJECT MONITORING:

Highway safety grant project monitoring is used by GOHS project coordinators to track the progress of project objectives, performance measures and compliance with applicable procedures, laws, and regulations.

The process is used throughout the duration of the contracted project and serves as a continuous management tool. Project monitoring also presents an opportunity to develop partnerships, share information and provide assistance to contracted agencies. Additionally, project monitoring outlines a set of procedures for project review and documentation.

Project monitoring also serves as a management tool for:

- Detecting and preventing problems
- Helping to identify needed changes
- Identifying training or assistance needed
- Obtaining data necessary for planning, and evaluation
- Identifying exemplary projects

Types of Monitoring

Monitoring is formal and informal, financial and operational. The most common types of monitoring are:

- Ongoing contact with the contracted grantee through phone calls, e-mails, correspondence, and meetings
- On-Site and/or In-House monitoring reviews of project operations, management, and financial records and systems
- Review of project Quarterly Reports
- Review and approval of Report of Costs Incurred (RCIs)
- Desk review of other documents in the project-grant files for timely submission and completeness

Monitoring Schedule	
Total Awarded Amount:	Type of Monitoring:
Under \$50,000	Desk Review/Phone Conference
\$50,000 and over	May have an In-House GOHS Review
\$100,000+	May have an On-Site Review
Capital Outlay Greater than \$25,000 (combined)	May have an On-Site Review
Desk Review and Phone Conference	Internal review of all written documentation related to contractual project including, but not limited to the Contract, Quarterly Reports, enforcement data, financial data, e-mails, letters, notes, press releases, photographs, inventories, and other written correspondence. A phone conference call conducted during the course of the project which includes the date and time of the call, the person(s) contacted, and the results. It serves as an informational review to determine progress of programmatic/financial activities. Both the designated project administrator and fiscal contact should be present, if possible, during the phone conference. If identified financial or operational problems are present, GOHS reserves the right to bring the grantee in for an in-house meeting at GOHS. Monitoring form written by Project Coordinator, any findings, areas of improvement, concern, or recognition will be provided to the grantee.

In-House Review	Documents performance review results including project activities, reimbursement claims review, equipment purchases, approvals, and other information. Reviews applicable information related to the project(s) including, but not limited to the Contract, Quarterly Reports, enforcement data, financial data, e-mails, letters, notes, press releases, photographs, inventories, and other written correspondence. Completed at GOHS in a meeting with appropriate operational and financial personnel. Monitoring form written by Project Coordinator, any findings, areas of improvement, concern, or recognition will be provided to the grantee.
On-Site Monitoring	Documents performance review results including project activities, reimbursement claims review, equipment purchases, and other information. Reviews applicable information related to the project(s) including, but not limited to the Contract, Quarterly Reports, enforcement data, financial data, e-mails, letters, notes, press releases, photographs, inventories, and other written correspondence. Conducted on-site at the grantee's Agency with monitoring form completed on-site by Project Coordinator. Any findings, areas of improvement, concern, or recognition, will be provided to the grantee.

On-site and/or In-house monitoring for grantees of designated projects with large capital outlay purchases, personnel services, and complex projects must be completed within the second or third quarter of the fiscal year. Contracted projects displaying any problems might need on-site monitoring more than once during the fiscal year.

On-site and/or In-house monitoring includes a review and discussion of all issues related to assure the effective administration of the contracted project. The following are the most important items to review:

- Progress toward meeting goals/objectives and performance measures
- Adherence to the contract specifications, timely submission of complete and correct reports, including required documentation
- Quarterly reports
- Status of expenditures related to the outlined budget
- Accounting records
- Supporting documentation (training documentation, inventory sheets, photographs, press releases, etc.)

In addition, the designated project administrator will assure that any equipment purchased will be available for inspection and is being used for the purpose for which it was bought under the outlined contractual agreement.

Documentation

The Governor's Office of Highway Safety will retain all findings documented on the GOHS Monitoring Form in the grantee's respective federal file. Findings will be discussed with the grantee designated contract representative (project administrator, fiscal specialist) by phone and/or e-mail. All noted deficiencies will be provided to the grantee with guidance for improvement and solutions to problems. Grantees that exhibit significantly poor performance will be placed on a performance plan as outlined by the project coordinator. Grantee monitoring information will additionally provide documentation for potential funding in subsequent fiscal year grant proposal review.

PROJECT PERIOD:

The Project Period shall commence on the date the GOHS Director signs the Highway Safety Contract and terminate on June 6, 2021 of that or subsequent year as indicated on the Highway Safety Contract. Any unexpended funds remaining at the termination of the contract shall be released back to the Governor's Office of Highway Safety.

DURATION:

Contracts shall be effective on the date the Governor's Office of Highway Safety Director signs the contract and expire at the end of the project period.

If the Agency is unable to expend the funds in the time specified, the Project Director will submit notification on the Agency's letterhead and hand-deliver or submit via regular mail to the Director of the Governor's Office of Highway Safety a minimum of 90 days prior to the end of the project period.

The Agency shall address all requests to modify the contract to the Director of the Governor's Office of Highway Safety on Agency letterhead and either hand deliver or submit the request via regular mail. All requests for modification must bear the signature of the Project Director.

Failure to comply may result in cancellation of the contract. Any unexpended funds remaining at the termination of the contract shall be released back to the Governor's Office of Highway Safety.

ESTIMATED COSTS:

I.	Personnel Services (overtime)	\$4,000.00
II.	Employee Related Expenses (0.00%)	\$0.00
III.	Professional and Outside Services	\$0.00
IV.	Travel In-State	\$0.00
V.	Travel Out-of-State	\$0.00
VI.	Materials and Supplies	\$0.00
VII.	Capital Outlay	\$0.00

TOTAL ESTIMATED COSTS**\$4,000.00**

*Includes all applicable training, tax, freight, and advertising costs. The GOHS reserves the right to limit reimbursement of Employee Related Expenses from zero (0) to a maximum rate of 40 percent. This is the maximum ERE amount to be reimbursed. It is agreed and understood that the Surprise Police Department shall absorb any and all expenditures in excess of **\$4,000.00**.

CERTIFICATIONS AND AGREEMENTS

This CONTRACT, is made and entered into by and between the STATE OF ARIZONA, by and through the Governor's Office of Highway Safety (GOHS) hereinafter referred to as "STATE", and the agency named in this Contract, hereinafter referred to as "AGENCY".

WHEREAS, the National Highway Safety Act of 1966, as amended (23 USC §§401-404), provides Federal funds to STATE for approved highway safety projects; and

WHEREAS, STATE may make said funds available to various state, county, tribal, or municipal agencies, governments, or political subdivisions upon application and approval by STATE and the United States Department of Transportation (USDOT); and

WHEREAS, AGENCY must comply with the requirements listed herein to be eligible for Federal funds for approved highway safety projects; and

WHEREAS, AGENCY has submitted an application for Federal funds for highway safety projects;

NOW, THEREFORE, IN CONSIDERATION OF MUTUAL PROMISES AND OTHER GOODS AND VALUABLE CONSIDERATION, it is mutually agreed that AGENCY will strictly comply with the following terms and conditions and the following Federal and State Statutes, Rules, and Regulations:

I. Project Monitoring, Reports, and Inspections

- A. AGENCY agrees to fully cooperate with representatives of STATE monitoring the project, either on-site or by telephone, during the life of the Contract.
- B. AGENCY will submit Quarterly Reports (one for each three-month period of the project year) to STATE in the form and manner prescribed by STATE. Notice of the specific requirements for each report will be given in this Contract or at any time thereafter by giving thirty (30) days written notice to AGENCY by ordinary mail at the address listed on the Contract. Failure to comply with Quarterly Report requirements may result in withholding of Federal funds or termination of this Contract.
- C. AGENCY will submit a Final Report/Statement of Accomplishment at completion of the Contract to include all financial, performance, and other reports required as a condition of the grant to STATE within thirty (30) days of the completion of the Contract.
- D. Representatives authorized by STATE and the National Highway Traffic Safety Administration (NHTSA) will have the right to visit the site and inspect the work under this Contract whenever such representatives may determine such inspection is necessary.

II. Reimbursement of Eligible Expenses

- A. AGENCY's Project Director, or Finance Personnel, will submit a Report of Costs Incurred Form (RCI) to STATE each time there have been funds expended for which reimbursement is

being requested. Failure to meet this requirement may be cause to terminate the project under Section XX herein, "Termination and Abandonment".

- B. AGENCY will reimburse STATE for any ineligible or unauthorized expenses for which Federal funds have been claimed and reimbursement received, as may have been determined by a State or Federal audit.
- C. STATE will have the right to withhold any installments equal to the reimbursement received by AGENCY for prior installments which have been subsequently determined to be ineligible or unauthorized.

III. Property Agreement

- A. AGENCY will immediately notify STATE if any equipment purchased under this Contract ceases to be used in the manner as set forth by this Contract. In such event, AGENCY further agrees to either give credit to the project cost or to another active highway safety project for the residual value of such equipment in an amount to be determined by STATE or to transfer or otherwise dispose of such equipment as directed by STATE.
- B. No equipment will be conveyed, sold, salvaged, transferred, etc., without the express written approval of STATE, or unless otherwise provided elsewhere in this Contract.
- C. AGENCY will maintain or cause to be maintained for its useful life, any equipment purchased under this Contract.
- D. AGENCY will incorporate any equipment purchased under this Contract into its inventory records.
- E. AGENCY will insure any equipment purchased under this Contract for the duration of its useful life. Self-insurance meets the requirements of this section.

IV. Travel

In-State and Out-of-State Travel

In state and out-of-state travel claims will be reimbursed at rates provided by AGENCY's regulations, provided that such regulations are as restrictive as those of STATE. Where they are less restrictive, ARS §38-624 will apply.

The State must approve all out-of-state travel in writing and in advance.

V. Standard of Performance

AGENCY hereby agrees to perform all work and services herein required or set forth, and to furnish all labor, materials, and equipment, except that labor, material, and equipment as STATE agrees to furnish pursuant to this Contract.

VI. Hold Harmless Agreement

Neither party to this agreement agrees to indemnify the other party or hold harmless the other party from liability hereunder. However, if the common law or a statute provides for either a right to indemnify and/or a right to contribution to any party to this agreement then the right to pursue one or both of these remedies is preserved.

VII. Non-Assignment and Sub-Contracts

This Contract is not assignable nor may any portion of the work to be performed be subcontracted unless specifically agreed to in writing by STATE. No equipment purchased hereunder may be assigned or operated by other than AGENCY unless agreed to in writing by STATE.

VIII. Work Products and Title to Commodities and Equipment

A. The work product and results of the project are the property of STATE, unless otherwise specified elsewhere in this Contract. All property, instruments, non-consumable materials, supplies, and the like, which are furnished or paid for by STATE under the terms of this Contract, unless otherwise provided for elsewhere in this Contract, are and remain the property of STATE and will be returned at the completion of this project upon request of STATE. The work product and results of the project will be furnished to STATE upon request, if no provision is otherwise made by this Contract.

B. The provisions of subparagraph A apply whether or not the project contracted for herein is completed.

IX. Copyrights and Patents

Any copyrightable materials, patentable discovery, or invention produced in the course of this project may be claimed by STATE and a copyright or patent obtained by it at its expense. In the event STATE does not wish to obtain such copyright or patent, AGENCY may do so, but in any event, provision will be made by AGENCY for royalty-free, nonexclusive, nontransferable, and irrevocable licenses to be given the United States Government and STATE and its political subdivisions to use such copyrightable material, patented discoveries, or inventions in any manner they see fit. The STATE reserves the right to impose such other terms and conditions upon the use of such copyrights or patents as may be deemed in the best interest of STATE in the event AGENCY is allowed to obtain a copyright or patent.

X. "Common Rule" and OMB Circular No. A-102 (Revised)

"Common Rule" (49 CFR Part 18): Uniform Administrative Requirements for Grants and Cooperative Agreements to State and Local Governments

OMB Circular No. A-102 (Revised): Grants and Cooperative Agreements with State and Local Governments

The application of USDOT "Common Rule" and Circular A-102 requires that:

AGENCY and sub-grantees will use their own procurement procedures, which reflect applicable State and local laws and regulations, provided that the procurements conform to applicable Federal law. The most stringent purchasing requirement at each level must be met.

The Arizona Procurement Code (ARS §41-2501, et. seq.) and promulgated rules (A.A.C. Title 2, Chapter 7) are a part of this Contract as if fully set forth herein and AGENCY agrees to fully comply with these requirements for any procurement using grant monies from this Contract.

XI. Non-Discrimination

During the performance of this contract/funding agreement, the contractor/funding recipient agrees—

- A. To comply with all Federal nondiscrimination laws and regulations, as may be amended from time to time;
- B. Not to participate directly or indirectly in the discrimination prohibited by any Federal non-discrimination law or regulation, as set forth in Appendix B of 49 CFR part 21 and herein;
- C. To permit access to its books, records, accounts, other sources of information, and its facilities as required by the State highway safety office, US DOT or NHTSA;
- D. That, in event a contractor/funding recipient fails to comply with any nondiscrimination provisions in this contract/funding agreement, the State highway safety agency will have the right to impose such contract/agreement sanctions as it or NHTSA determine are appropriate, including, but not limited to, withholding payments to the contractor/funding recipient under the contract/agreement until the contractor/funding recipient complies; and/or cancelling, terminating, or suspending a contract or funding agreement, in whole or in part; and
- E. To insert this clause, including paragraphs A through E, in every subcontract and subagreement and in every solicitation for a subcontract or sub-agreement, that receives Federal funds under this program.
- F. If AGENCY fails or refuses to comply with its undertaking as set forth in these provisions, STATE or the USDOT may take any or all of the following actions:
 - 1. Cancel, terminate, or suspend, in whole or in part, the agreement, contract, or other arrangement with respect to which the failure or refusal occurred; and
 - 2. Refrain from extending any further Federal financial assistance to AGENCY under the Highway Safety Program with respect to which the failure or refusal occurred until satisfactory assurance of future compliance has been received from AGENCY.

- G. Pursuant to the requirement of Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. §794), AGENCY must operate this Highway Safety Project so that it is accessible and otherwise non-discriminatory to handicapped persons.

XII. Executive Order 2009-09

It is mutually agreed that AGENCY will comply with the terms and conditions of Executive Order 2009-09, *Non-Discrimination in Employment by Government Contractors and Subcontractors*. Executive Order 2009-09 is located in Part II of the Project Director's Manual.

XIII. Application of Hatch Act

The AGENCY will comply with provisions of the Hatch Act (5 U.S.C. 1501-1508), which limits the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.

XIV. Minority Business Enterprises (MBE) Policy and Obligation

- A. Policy: It is the policy of the USDOT that minority business enterprises as defined in 49 CFR Part 23, will have the maximum opportunity to participate in the performance of contracts financed in whole or in part with Federal funds under this Contract. Consequently, the minority business enterprises requirements of 49 CFR Part 23 apply to this Contract.
- B. Obligation: The recipient or its contractor agrees to ensure that minority business enterprises, as defined in 49 CFR Part 23, have the subcontracts financed in whole or in part with Federal funds provided under this Contract. In this regard, all recipients or contractors will take all necessary and reasonable steps in accordance with 49 CFR, Part 23 to ensure that minority business enterprises have the maximum opportunity to compete for and perform contracts. Recipients and their contractors will not discriminate on the basis of race, color, creed, sex, or national origin in the award and performance of USDOT-assigned contracts.

XV. Arbitration Clause, ARS §12-1518

Pursuant to ARS §12-1518, the parties agree to use arbitration, after exhausting applicable administrative reviews, to resolve disputes arising out of this Contract where the provisions of mandatory arbitration apply.

XVI. Inspection and Audit, ARS §35-214

Pursuant to ARS §35-214, all books, accounts, reports, files, and other records relating to this Contract will be subject at all reasonable times to inspection and audit by STATE for five (5) years after completion of this Contract. The records will be produced at the Governor's Office of Highway Safety.

XVII. Appropriation of Funds by U.S. Congress

It is agreed that in no event will this Contract be binding on any party hereto unless and until such time as funds are appropriated and authorized by the U.S. Congress and specifically allocated to

the project submitted herein and then only for the fiscal year for which such allocation is made. In the event no funds are appropriated by the U.S. Congress or no funds are allocated for the project proposed herein for subsequent fiscal years, this Contract will be null and void, except as to that portion for which funds have then been appropriated or allocated to this project, and no right of action or damages will accrue to the benefit of the parties hereto as to that portion of the Contract or project that may so become null and void.

XVIII. Continuation of Highway Safety Program

It is the intention of AGENCY to continue the Highway Safety Program identified in this Contract once Federal funding is completed. This intended continuation will be based upon cost effectiveness and an evaluation by AGENCY of the program's impact on highway safety.

XIX. E-Verify

Both parties acknowledge that immigration laws require them to register and participate with the E-Verify Program (employment verification program administered by the United States Department of Homeland Security and the Social Security Administration or any successor program) as they both employ one or more employees in this State. Both parties warrant that they have registered with and participate with E-Verify. If either party later determines that the other non-compliant party has not complied with E-Verify, it will notify the non-compliant party by certified mail of the determination and of the right to appeal the determination.

XX. Termination and Abandonment

- A. The STATE and AGENCY hereby agree to the full performance of the covenants contained herein, except that STATE reserves the right, at its discretion, to terminate or abandon any portion of the project for which services have not been already performed by AGENCY.
- B. In the event STATE abandons the services or any part of the services as herein provided, STATE will notify AGENCY in writing and within twenty-four (24) hours after receiving such notice, AGENCY will discontinue advancing the work under this Contract and proceed to close said operations under the Contract.
- C. The appraisal value of work performed by AGENCY to the date of such termination or abandonment shall be made by STATE on a basis equitable to STATE and AGENCY and a final reimbursement made to AGENCY on the basis of costs incurred. Upon termination or abandonment, AGENCY will deliver to STATE all documents, completely or partially completed, together with all unused materials supplied by STATE.
- D. AGENCY may terminate or abandon this Contract upon thirty (30) days written notice to STATE, provided there is subsequent concurrence by STATE. Termination or abandonment by AGENCY will provide that costs can be incurred against the project up to and including sixty (60) days after notice is given to STATE.

- E. Any equipment or commodities which have been purchased as a part of this Contract and which have not been consumed or reached the end of its useful life will be returned to STATE upon its written request.

XXI. Cancellation Statute

All parties are hereby put on notice that this Contract is subject to cancellation pursuant to ARS §38-511, the provisions of which are stated below.

In accordance with ARS §38-511, this Contract may be cancelled without penalty or further obligation if any person significantly involved in initiating, negotiating, securing, drafting, or creating the Contract on behalf of the STATE, its political subdivisions or any department or agency of either, is at any time while the Contract or any extension of the Contract is in effect, an employee of any other party to the Contract in any capacity or a consultant to any other party of the Contract with respect to the subject matter or the Contract.

The cancellation shall be effective when written notice from the Governor or Chief Executive Officer or governing body of the political subdivision is received by all other parties to the Contract unless the notice specifies a later time.

AGREEMENT OF UNDERSTANDING AND CERTIFICATION OF COMPLIANCE**Acceptance of Condition**

It is understood and agreed by the undersigned that a grant received as a result of this Contract is subject to the Highway Safety Act of 1966, as amended (23 U.S.C.A. §§401-404), ARS §28-602, and all administrative regulations governing grants established by the USDOT and STATE. It is expressly agreed that this Highway Safety Project constitutes an official part of the STATE's Highway Safety Program and that AGENCY will meet the requirements as set forth in the accompanying Project Director's Manual, which are incorporated herein and made a part of this Contract. All State and Federal Statutes, Rules, Regulations, and Circulars referenced in this Contract are a part of this document as if fully set forth herein. It is also agreed that no work will be performed nor any obligation incurred until AGENCY is notified in writing that this project has been approved by the Governor's Highway Safety Representative.

Certificate of Compliance

This is to certify that AGENCY will comply with all of the State and Federal Statutes, Rules and Regulations identified in this Contract.

Certification of Non-Duplication of Grant Funds Expenditure

This is to certify that AGENCY has no ongoing nor completed projects under contract with other Federal fund sources which duplicate or overlap any work contemplated or described in this Contract. It is further certified that any pending or proposed request for other Federal grant funds which would duplicate or overlap work described in the Contract will be revised to exclude any such duplication of grant fund expenditures. It is understood that any such duplication of Federal funds expenditures subsequently determined by audit will be subject to recovery by STATE.

Single Audit Act

If your political subdivision has had an independent audit meeting the requirements of the Single Audit Act of 1984, (31 U.S.C.A. §7501 et. seq.), please forward a copy to GOHS, Attention: Fiscal Services Officer, within thirty (30) days of the effective date of this Contract. If such audit has not been performed, please advise when it is being scheduled.

Buy America Act

The State and each subrecipient will comply with the Buy America requirement (23 U.S.C. 313) when purchasing items using Federal funds. Buy America requires a State, or subrecipient, to purchase only steel, iron, and manufactured products produced in the United States with Federal funds, unless the Secretary of Transportation determines that such domestically produced items would be inconsistent with the public interest, that such materials are not reasonably available and of a satisfactory quality, or that inclusion of domestic materials will increase the cost of the overall project contract by more than twenty-five (25) percent. In order to use Federal funds to purchase foreign produced items, the State must submit a waiver request that provides an adequate basis and justification to and approved by the Secretary of Transportation.

Prohibition on Using Grant Funds to Check for Helmet Usage

The State and each subrecipient will not use 23 U.S.C. Chapter 4 grant funds for programs to check helmet usage or to create checkpoints that specifically target motorcyclists.

Certification Regarding Debarment and Suspension

- A. By signing and submitting this proposal, the prospective primary participant is providing the certification set out below and agrees to comply with the requirements of 2 CFR parts 180 and 1300.
- B. The inability of a person to provide the certification required below will not necessarily result in denial of participation in this covered transaction. The prospective participant shall submit an explanation of why it cannot provide the certification set out below. The certification or explanation will be considered in connection with the department or agency's determination whether to enter into this transaction. However, failure of the prospective primary participant to furnish a certification or an explanation shall disqualify such person from participation in this transaction.
- C. The certification in this clause is a material representation of fact upon which reliance was placed when the department or agency determined to enter into this transaction. If it is later determined that the prospective primary participant knowingly rendered an erroneous certification, in addition to other remedies available to the Federal Government, the department or agency may terminate this transaction for cause or default or may pursue suspension or debarment.
- D. The prospective primary participant shall provide immediate written notice to the department or agency to which this proposal is submitted if at any time the prospective primary participant learns its certification was erroneous when submitted or has become erroneous by reason of changed circumstances.
- E. The terms *covered transaction*, *debarment*, *suspension*, *ineligible*, *lower tier*, *participant*, *person*, *primary tier*, *principal*, and *voluntarily excluded*, as used in this clause, have the meaning set out in the Definitions and Coverage sections of 2 CFR part 180. You may contact the department or agency to which this proposal is being submitted for assistance in obtaining a copy of those regulations.
- F. The prospective primary participant agrees by submitting this proposal that, should the proposed covered transaction be entered into, it shall not knowingly enter into any lower tier covered transaction with a person who is proposed for debarment under 48 CFR part 9, subpart 9.4, debarred, suspended, declared ineligible, or voluntarily excluded from participation in this covered transaction, unless authorized by NHTSA.
- G. The prospective primary participant further agrees by submitting this proposal that it will include the clause titled Instructions for Lower Tier Certification including the Certification Regarding Debarment, Suspension, Ineligibility, and Voluntary Exclusion—Lower Tier Covered Transaction, provided by the department or agency entering into this covered transaction, without modification, in all lower tier covered transactions and in all solicitations

for lower tier covered transactions and will require lower tier participants to comply with 2 CFR parts 180 and 1300.

- H. A participant in a covered transaction may rely upon a certification of a prospective participant in a lower tier covered transaction that it is not proposed for debarment under 48 CFR part 9, subpart 9.4, debarred, suspended, ineligible, or voluntarily excluded from the covered transaction, unless it knows that the certification is erroneous. A participant may decide the method and frequency by which it determines the eligibility of its principals. Each participant may, but is not required to, check the list of Parties Excluded from Federal Procurement and Non-procurement Programs.
- I. Nothing contained in the foregoing shall be construed to require establishment of a system of records in order to render in good faith the certification required by this clause. The knowledge and information of a participant is not required to exceed that which is normally possessed by a prudent person in the ordinary course of business dealings.
- J. Except for transactions authorized under paragraph 6 of these instructions, if a participant in a covered transaction knowingly enters into a lower tier covered transaction with a person who is proposed for debarment under 48 CFR part 9, subpart 9.4, suspended, debarred, ineligible, or voluntarily excluded from participation in this transaction, the department or agency may disallow costs, annul or terminate the transaction, issue a stop work order, debar or suspend you, or take other remedies as appropriate.

Certification Regarding Debarment, Suspension, and Other Responsibility Matter

- A. The prospective primary participant certifies to the best of its knowledge and belief, that its principal:
 - 1. Are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded by any Federal department or agency;
 - 2. Have not within a three-year period preceding this proposal been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (Federal, State or local) transaction or contract under a public transaction; violation of Federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of record, making false statements, or receiving stolen property;
 - 3. Are not presently indicted for or otherwise criminally or civilly charged by a governmental entity (Federal, State or Local) with commission of any of the offenses enumerated in paragraph (1)(b) of this certification; and
 - 4. Have not within a three-year period preceding this application/proposal had one or more public transactions (Federal, State, or local) terminated for cause or default.

- B. Where the prospective primary participant is unable to certify to any of the statements in this certification, such prospective participant shall attach an explanation to this proposal.

Instructions for Lower Tier Certification

- A. By signing and submitting this proposal, the prospective lower tier participant is providing the certification set out below and agrees to comply with the requirements of 2 CFR parts 180 and 1300.
- B. The certification in this clause is a material representation of fact upon which reliance was placed when this transaction was entered into. If it is later determined that the prospective lower tier participant knowingly rendered an erroneous certification, in addition to other remedies available to the Federal government, the department or agency with which this transaction originated may pursue available remedies, including suspension and/or debarment.
- C. The prospective lower tier participant shall provide immediate written notice to the person to which this proposal is submitted if at any time the prospective lower tier participant learns that its certification was erroneous when submitted or has become erroneous by reason of changed circumstances.
- D. The terms covered transaction, debarment, suspension, ineligible, lower tier, participant, person, primary tier, principal, and voluntarily excluded, as used in this clause, have the meanings set out in the Definition and Coverage sections of 2 CFR part 180. You may contact the person to whom this proposal is submitted for assistance in obtaining a copy of those regulations.
- E. The prospective lower tier participant agrees by submitting this proposal that, should the proposed covered transaction be entered into, it shall not knowingly enter into any lower tier covered transaction with a person who is proposed for debarment under 48 CFR part 9, subpart 9.4, debarred, suspended, declared ineligible, or voluntarily excluded from participation in this covered transaction, unless authorized by NHTSA.
- F. The prospective lower tier participant further agrees by submitting this proposal that it will include the clause titled "Instructions for Lower Tier Certification" including the "Certification Regarding Debarment, Suspension, Ineligibility, and Voluntary Exclusion—Lower Tier Covered Transaction," without modification, in all lower tier covered transactions and in all solicitations for lower tier covered transactions and will require lower tier participants to comply with 2 CFR parts 180 and 1300.
- G. A participant in a covered transaction may rely upon a certification of a prospective participant in a lower tier covered transaction that it is not proposed for debarment under 48 CFR part 9, subpart 9.4, debarred, suspended, ineligible, or voluntarily excluded from the covered transaction, unless it knows that the certification is erroneous. A participant may decide the method and frequency by which it determines the eligibility of its principals. Each participant may, but is not required to, check the List of Parties Excluded from Federal Procurement and Non-procurement Programs.

- H. Nothing contained in the foregoing shall be construed to require establishment of a system of records in order to render in good faith the certification required by this clause. The knowledge and information of a participant is not required to exceed that which is normally possessed by a prudent person in the ordinary course of business dealings.
- I. Except for transactions authorized under paragraph 5 of these instructions, if a participant in a covered transaction knowingly enters into a lower tier covered transaction with a person who is proposed for debarment under 48 CFR part 9, subpart 9.4, suspended, debarred, ineligible, or voluntarily excluded from participation in this transaction, the department or agency with which this transaction originated may disallow costs, annul or terminate the transaction, issue a stop work order, debar or suspend you, or take other remedies as appropriate.

Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion

- A. The prospective lower tier participant certifies, by submission of this proposal, that neither it nor its principals is presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction by any Federal department or agency.
- B. Where the prospective lower tier participant is unable to certify to any of the statements in this certification, such prospective participant shall attach an explanation to this proposal.

REIMBURSEMENT INSTRUCTIONS

1. Agency Official preparing the Report of Costs Incurred:

Name: _____

Title: _____

Telephone Number: _____ Fax Number: _____

E-mail Address: _____

2. Agency's Fiscal Contact:

Name: _____

Title: _____

Telephone Number: _____ Fax Number: _____

E-mail Address: _____

Federal Identification Number: _____

3. *REIMBURSEMENT INFORMATION:*

Warrant/Check to be made payable to:

Warrant/Check to be mailed to:

(Agency)

(Address)

(City, State, Zip Code)

4. *DUNS Number:*

(DUNS #)

(Registered Address & Zip Code)

Lobbying Restrictions**Certification for Contracts, Grants, Loans, and Cooperative Agreements**

The undersigned certifies, to the best of his or her knowledge and belief, that:

- A. No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.
- B. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.
- C. The undersigned will require that the language of this certification be included in the award documents for all sub-awards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all sub-recipients will certify and disclose accordingly.
- D. This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by 31 USC §1352. Any person who fails to file the required certification will be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

Signature of Project Director:

Geoffrey Leggett, Chief
Surprise Police Department

***Signature of Authorized Official of
Governmental Unit:***

Mike Frazier, City Manager
City of Surprise

Date

Telephone

Date

Telephone

RESOLUTION # 2021-51

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, AUTHORIZING THE CITY TO ENTER INTO AN INTERGOVERNMENTAL AGREEMENT WITH THE STATE OF ARIZONA GOVERNOR'S OFFICE OF HIGHWAY SAFETY ACCEPTING GRANT FUNDING AND AMENDING THE FISCAL YEAR 2021 BUDGET BY MOVING BUDGET AUTHORITY OF \$4,000 FROM GENERAL CONTINGENCY TO PROJECT G31383 FFY21 GOHS BUCKLE UP AZ FOR OVERTIME EXPENSES.

WHEREAS, the Arizona Governor's Office of Highway Safety (GOHS) annually awards grants to local agencies to focus upon highway safety;

WHEREAS, GOHS has offered the City of Surprise an award in the amount of \$4,000 for overtime to enforce seat belt and child passenger safety laws as part of the 2021 Buckle Up AZ (Click it or Ticket) seatbelt enforcement campaign;

WHEREAS, the City of Surprise Police Department desires to accept the award;

WHEREAS, the FY2021 budget was adopted by Council Resolution #2020-63 on June 2, 2020;

WHEREAS, these actions will necessitate a budget amendment; and

WHEREAS, the City of Surprise Administrative Policies require the approval of the Mayor and Council for budget amendments of this nature.

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

Section 1. The City is hereby authorized to accept a grant award in the amount of \$4,000 from the Governor's Office of Highway Safety for the City of Surprise Police Department to enforce Arizona's safety belt and child passenger safety laws as part of the 2021 Buckle Up AZ! Click it or Ticket seatbelt enforcement campaign.

Section 2. That the City Manager, or his designees, is authorized to conduct all negotiations and to execute and submit all documents and other necessary or desirable instruments in connection with said grants and related contracts.

Section 3. That the statements and schedules attached as *Exhibit A* and incorporated by reference are adopted, amending the budget of the City of Surprise, Arizona for the fiscal year July 1, 2020 through June 30, 2021.

APPROVED AND ADOPTED this ____ day of _____, 2021.

Skip Hall, Mayor

Attest:

Approved as to form:

Sherry Aguilar, City Clerk

Robert Wingo, City Attorney

RESOLUTION # 2021-51

Exhibit A

1. Appropriation - The allocation below represents a movement of budget authority in the amount of \$4,000 from General Contingency to the FFY21 GOHS Buckle Up Arizona project to cover projected overtime expenditures for additional traffic safety, seat belt and child passenger safety law enforcement as part of the national GOHS Buckle Up Arizona enforcement campaign. This action represents a transfer of spending authority and does not increase or decrease the total adopted citywide expenditure budget.

Fund	Department	Project/Category	Rev/ Exp	Current Budget	Increase/ (Decrease)	Amended Budget
Grants	Police	#G31383 FFY21 GOHS Buckle Up AZ	E	-	4,000	4,000
Grants	Police	#G31383 FFY21 GOHS Buckle Up AZ	R	-	4,000	4,000
Grants/Contingency	General Operations	Contingency	E	847,900	(4,000)	843,900
Grants/Contingency	General Operations	Other	R	34,403,300	(4,000)	34,399,300
Expense Total				847,900	-	847,900
Revenue Total				34,403,300	-	34,403,300



CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: May 4, 2021

Contact Person: Geoffrey Leggett, Interim Chief of Police

Submitting Department: Police

District: Citywide

Staff Recommendations: None

Consent: Yes

Regular: No

Public Hearing: No

Report/Discussion: No

Agenda Wording:

Consideration and action pertaining to approval of an amendment extending the term of the Intergovernmental Agreement with the City of Glendale authorizing Surprise Police Officers to work events at State Farm Stadium; Resolution # 2021-56.

Motion:

I move to approve Resolution # 2021-56.

Background:

The cities of Glendale and Surprise entered into a three-year IGA in 2018, authorizing City of Surprise Police Officers to work off-duty for the City of Glendale at events occurring at the University of Phoenix Stadium. The initial term of the agreement runs through June 30, 2021, with the option to renew for successive additional three (3) year periods, upon mutual consent of the parties. The agreement has been amended to reference the name change from the University of Phoenix Stadium in Glendale to State Farm Stadium in Glendale. The Agreement will be extended effective July 1, 2021 upon approval and execution by Glendale and Surprise governing bodies and shall remain in full force and effect until June 30, 2024.

Objective Analysis:

State law requires the City of Surprise to pay for worker's compensation claims filed by our officers while working pursuant to an IGA. However, this IGA has an indemnity provision by which the City of Glendale will reimburse the City of Surprise for those costs and provides for indemnification for the City of Surprise for litigation concerning any events arising out of the agreement.

Policy Compliant:

This action is compliant with City and Council policy. The City regularly partners with other government entities when it is beneficial to do so.

Financial Impact:

While there is no direct financial impact as a result of renewing this IGA, City of Surprise police officers utilize city-funded uniforms and equipment while on off-duty assignments. State law requires the City of Surprise to pay for worker's compensation claims filed by our officers while working pursuant to an IGA. So, while our officers receive salary compensation, there is no financial impact

upon the City of Surprise itself.

Budget Impact:

This item has no budget impact. Funding for officer uniforms and equipment is included as part of the Surprise Police Department's General Fund operating budget.

FTE Impact:

This item does not impact the overall full-time equivalent count.

ATTACHMENTS:

1. Amendment No. 1 to Stadium Coalition IGA C18-0517_SURPRISE
 2. C18-0517 Fully Executed - IGA with Surprise for Stadium Coalition
 3. RES 2021-56 3 YR EXT of Glendale IGA-final
-

AMENDMENT NO. 1
INTERGOVERNMENTAL AGREEMENT BETWEEN
CITY OF GLENDALE
AND
CITY OF SURPRISE
(Contract No. C18-0517)

This Amendment No. 1 (“Amendment”) to Intergovernmental Agreement C18-0517 (“Agreement”) is made this ____ day of _____, 2021, (“Effective Date”), by and between the City of Glendale, an Arizona municipal corporation (“City”), and the City of Surprise (“Contractor”).

RECITALS

- A. City and Contractor previously entered into an Intergovernmental Agreement, Contract No. C18-0517, dated June 12, 2018 (“Agreement”); and
- B. The initial term of the Agreement between the parties is through June 30, 2021, with the option to renew for successive additional three (3) year periods upon mutual consent of the parties (Section 8).
- C. City and Contractor wish to modify and amend the Agreement subject to and strictly in accordance with the terms of this Amendment.

AGREEMENT

In consideration of the mutual promises set forth herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the City and Contractor hereby agree as follows:

- 1. **Recitals.** The recitals set forth above are not merely recitals but form an integral part of this Amendment.
- 2. **Term.** The term of the Agreement will be extended for a three-year period from July 1, 2021 through June 30, 2024, unless otherwise terminated or canceled as provided by the Agreement. All other provisions of the Agreement except as set forth in this Amendment shall remain in their entirety.
- 3. **Name Change.** All references to “University of Phoenix Stadium in Glendale” in the Agreement shall be replaced with “State Farm Stadium in Glendale.”
- 4. **No Boycott of Israel.** The Parties agree that they are not currently engaged in and agree that for the duration of the Agreement they will not engage in, a boycott of Israel, as that term is defined in A.R.S. §35-393. Unless and until the District Court’s injunction in *Jordahl v Brnovich*, 336 F. Supp.3d 1016 (D. Ariz. 2018) is stayed or lifted, the Anti-Israel Boycott Provision (A.R.S. §35-393.01 (A)) (if applicable to this agreement) is unenforceable and the City will take no action to enforce it.

5. **Ratification of Agreement.** City and Contractor hereby agree that except as expressly provided herein, the provisions of the Agreement shall be, and remain in full force and effect and that if any provision of this Amendment conflicts with the Agreement, then the provisions of this Amendment shall prevail.

CITY OF GLENDALE

Kevin R. Phelps, City Manager

ATTEST:

Julie K. Bower, City Clerk (SEAL)

APPROVED AS TO FORM:

Michael D. Bailey, City Attorney

CITY OF SURPRISE

Michael Frazier, City Manager

ATTEST:

SURPRISE CITY CLERK

APPROVED AS TO FORM:

SURPRISE CITY ATTORNEY

**INTERGOVERNMENTAL AGREEMENT
BETWEEN
CITY OF GLENDALE AND CITY OF SURPRISE**

THIS INTERGOVERNMENTAL AGREEMENT (this "Agreement") is entered into pursuant to Arizona Revised Statutes ("A.R.S.") § 11-952 by the City of Glendale ("Glendale") and the City of Surprise ("Surprise"), collectively known herein as the "parties."

RECITALS

- A. The University of Phoenix Stadium in Glendale (the "Stadium") is located within Glendale's corporate limits and Glendale has jurisdictional authority over and public safety interests in the operation of the Stadium; and
- B. The City of Glendale has the need for qualified personnel to provide law enforcement, security and traffic management services at the Stadium; and
- D. The parties desire to participate in providing law enforcement security, and traffic management services to the City of Glendale, relating to the Stadium, by making available Surprise Police Department ("SPD") and Glendale Police Department ("GPD") officers in accordance with the terms set forth herein.
- E. The parties desire to enter into this Agreement to cooperatively provide the necessary law enforcement, security services and traffic management services, while acknowledging Glendale's primary responsibility for law enforcement at the Stadium.

AGREEMENT

Therefore, in consideration of the foregoing recitals, the covenants, promises, terms and conditions set forth herein, and other good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, the parties hereby agree as follows:

1. **Purpose and Intent.** The purpose of this Agreement is to provide the means through which the parties intend to provide professional law enforcement, security, and traffic management services at the Stadium by maximizing cooperation, by integrating the SPD and GPD assets, and by addressing issues including, command, control, personnel, planning, and training.
2. **Supervision and Staffing.**
 - 2.1 Surprise acknowledges that command and control for all events worked for pursuant to this Agreement (individually "Event" and collectively "Events") shall be the duty and responsibility of GPD.
 - 2.2 In carrying out this responsibility, GPD will in good faith assign officers to work Events in accordance with the procedures adopted in consultation with the Chiefs of Police for all the member agencies providing officers to Events.
 - 2.3 Surprise agrees and understands that entities other than Glendale and the GPD may have input into the decisions regarding whether, and to what extent, law enforcement will provide

service for Events; however, Glendale will provide information regarding staffing decisions to Surprise as soon as it becomes available.

3. Assigned Personnel

- 3.1 Surprise shall have the discretion to determine which and how many of its officers will be allowed to apply for assignments at Events and how many officers will be assigned to the Events (hereinafter referred to as "Assigned Officers").
 - a. All Assigned Officers will be required to enter into temporary employment contracts with Glendale.
 - b. The contract will outline the mutual responsibilities of the Assigned Officer and Glendale and will specify that the Assigned Officers are "at will" temporary employees of Glendale and that either party can terminate the contract, with or without cause at any time and without notice.
 - c. If possible, Glendale will consult with Surprise prior to terminating any Assigned Officer.
- 3.2 While working an Event, the Assigned Officers must wear uniforms approved by SPD, and the Assigned Officers may carry other equipment authorized by SPD.
- 3.3 When working an Event, GPD will make available to Assigned Officers forms and other supplies that are necessary to work the Event.
- 3.4 Upon termination of this Agreement and conclusion of any assignments, all personal property, assets, equipment, and supplies used by the parties and Assigned Officers in performance of their responsibilities shall remain with or be returned to the owner of such property.
- 3.5 Any inconsistency between GPD and SPD rules or regulations and all operational disputes will immediately be brought to the attention of the Glendale Police Chief and will be fully and finally addressed and resolved by the Glendale Police Chief in accordance with his or her determination of the best practices under the circumstances. The Glendale Police Chief may delegate this responsibility to a specific command officer.

4. Compensation, Insurance and Reporting

- 4.1 The parties agree that during Events the Assigned Officers shall be temporary employees of Glendale for compensation purposes and not independent contractors; provided however, that each such Assigned Officer will at all times also be deemed an employee of SPD and nothing in this Agreement is intended to contradict or otherwise modify the provisions of A.R.S. § 23-1022 (D).
- 4.2 Each Assigned Officer who works an Event will be paid the negotiated hourly rate.
 - a. Assigned Officers' compensation shall be subject to all applicable federal and state taxes, which shall be deducted prior to payment, and which shall be evidenced by a W-2 statement issued by Glendale to each Assigned Officer.

- b. Each officer's home agency (primary employer) shall provide the workers' compensation coverage in such amounts and under the same terms and conditions as other sworn, full-time employees for all Assigned Officers.
 - c. Except for liability coverage, Assigned Officers are not entitled to any other employee benefits or compensation from Glendale.
- 4.3 Glendale shall make available, upon request, to the SPD information about the hours worked by Assigned Officers not later than seven days following each Event to enable SPD to properly monitor and regulate the hours worked by all of their Assigned Officers.
- 4.4 Each party affirms that it has complied with the provisions of A.R.S. § 23-1022 (E) with respect to activities addressed by the Agreement.

5. Indemnification

- 5.1 To the extent permitted by law, Glendale shall indemnify, defend, save and hold harmless Surprise, its departments, agencies, boards, commissions, officers, officials, agents, and employees (hereinafter referred to as "Indemnitee") for, from and against any and all claims, actions, liabilities, damages, losses, or expenses (including court costs, attorneys' fees, and costs of claim processing, investigation and litigation) (hereinafter referred to as "Claims") for bodily injury or personal injury (including death), or loss or damage to tangible or intangible property caused, or alleged to be caused, in whole or in part, by the negligent acts or willful misconduct of the Assigned Officers.
- 5.2 Glendale's indemnity includes any Claim or amount due arising out of the failure of such Indemnitee to conform to any federal, state or local law, statute, ordinance, rule, regulation or court decree.
- 5.3 It is agreed that Glendale will be responsible for primary loss investigation, defense and judgment costs where this indemnification is applicable and in consideration of the covenants and promises set forth in this Agreement, Glendale agrees to waive all rights of subrogation against Surprise, its officers, officials, agents and employees for losses arising from the work performed by Surprise's Assigned Officers under this Agreement.

6. Media Releases and Relations

- 6.1 Any release of information to the media, other than a public records release, regarding an Event or any activities under this Agreement will be coordinated by Glendale in cooperation with Surprise but, except as provided below, no unilateral media releases will be distributed by Surprise without the prior approval of Glendale.
- 6.2 A copy of all public record and media releases regarding an Event or any activities under this Agreement shall be forwarded to Glendale prior to release; provided however, if an incident is primarily focused upon or concerned with the actions of SPD's Assigned Officer, SPD will be responsible for the release of information to the media relative to the incident.
- 6.3 The parties will not reveal any investigative information or operational procedures except as required by law.

7. Arizona POST certification

- 7.1 Relative to its Assigned Officers, Surprise agrees that it will be responsible to the Arizona Peace Officer's Standards and Training Board ("POST") for complying with all requirements mandated by Arizona Administrative Code Regulation R13-4-101 *et seq.*; including but not limited to, Surprise's responsibilities to POST for the hiring, fitness for duty, record-keeping, training, and testing requirements imposed upon law enforcement agencies employing police officers in Arizona.
- 7.2 Glendale and Surprise agree to cooperate to ensure any issues that arise relative to POST certification are resolved in a reasonable and efficient manner.

8. Execution, Duration and Renewal

- 8.1 This Agreement will be effective immediately upon the approval of both parties' governing bodies and shall remain in full force and effect until June 30, 2021.
- 8.2 This Agreement may be executed in counterparts.
- 8.3 This Agreement may be renewed for successive additional three (3) year periods upon mutual consent of the parties.

9. General Provisions

- 9.1 Entire Agreement. This Agreement embodies the entire understanding of the parties and supersedes any other agreement or understanding between the parties relating to the subject matter of this Agreement.
- 9.2 Severability. The provisions of this Agreement are severable to the extent that any provision or application held to be invalid by a court of competent jurisdiction shall not affect any other provision or application of the Agreement which may remain in effect without the invalid provision or application.
- 9.3 Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the State of Arizona.
- 9.4 Conflict of Interest. This Agreement may be canceled by any of the parties pursuant to the provisions of A.R.S. § 38-511.
- 9.5 Termination. Surprise may, at any time, terminate this Agreement by giving Glendale not less than sixty (60) days prior written notice. Glendale may at any time terminate this Agreement by giving Surprise not less than sixty (60) days prior written notice.
- 9.6 Dispute Resolution. In the event of any dispute regarding the terms or the interpretation of this Agreement the parties command staff will consult with each other in an effort to settle the dispute, in good faith. If the parties are unable to settle the dispute, either party may terminate this agreement.
- 9.7 Waiver. The waiver of any breach of this Agreement shall not be deemed to amend this Agreement and shall not constitute a waiver of any other subsequent breach.
- 9.8 Headings. Headings of this Agreement are for convenience only and shall not affect the interpretation of this Agreement.

9.9 Further Acts. Each party shall execute and deliver all such documents and perform all such acts as reasonably necessary, from time to time, to carry out the matters contemplated by this Agreement.

10. E-Verify

10.1 The parties acknowledge that immigration laws require them to register and participate with the E-Verify program (employment verification program administered by the United States Department of Homeland Security and the Social Security Administration or any successor program) as they both employ one or more employees in this state.

10.2 The parties warrant that they have registered with and participate with E-Verify.

10.3 If either party later determines that the other non-compliant party has not complied with E-Verify, it will notify the non-compliant party by certified mail of the determination and of the right to appeal the determination. The parties retain the legal right to inspect the papers of any employee who works pursuant to this agreement or any related subcontract to ensure compliance with the warranty given above. Either party may conduct a random verification of the employment records of the other party to ensure compliance with this warranty.

10.4 Failure to comply shall be deemed a material breach of the Agreement that is subject to penalties up to and including termination of the Agreement.

11. Non- Discrimination

The parties must not discriminate against any employee or applicant for employment on the basis race, color, religion, sex, national origin, age, marital status, sexual orientation, gender identity or expression, genetic characteristics, familial status, U.S. military veteran status or any disability.

12. No Boycott of Israel

The Parties agree that they are not currently engaged in, and agree that for the duration of the Agreement they will not engage in, a boycott of Israel, as that term is defined in A.R.S. § 35-393.

[SIGNATURES APPEAR ON THE FOLLOWING PAGES]

CITY OF GLENDALE



Kevin Phelps
City Manager

ATTEST:



Julie K. Bower, City Clerk (SEAL)

CERTIFICATION BY LEGAL COUNSEL

The foregoing Intergovernmental Agreement between City of Glendale and the City of Surprise is in proper form and is within the powers and authority of the City of Glendale granted under the laws of the State of Arizona.

APPROVED AS TO FORM AND AUTHORITY:



Michael Bailey, City Attorney

CITY OF SURPRISE

BY: Bob Wingenroth

NAME: Bob Wingenroth

TITLE: City Manager

DATE: 6/20/18

ATTEST:

Sherry Ann G. G.
SURPRISE CITY CLERK

CERTIFICATION BY LEGAL COUNSEL

The foregoing Intergovernmental Agreement between City of Glendale and the City of Surprise is in proper form and is within the powers and authority of the City of Surprise granted under the laws of the State of Arizona.

APPROVED AS TO FORM AND AUTHORITY:

[Signature]
SURPRISE CITY ATTORNEY

RESOLUTION # 2021- 56

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA APPROVING AN AMENDMENT TO AN INTERGOVERNMENTAL AGREEMENT WITH THE CITY OF GLENDALE TO PROVIDE SECURITY AND TRAFFIC MANAGEMENT AT THE STATE FARM STADIUM.

WHEREAS, pursuant to Arizona Revised Statute as defined in §11-951, *et seq.*, and pursuant to §13-3872, the City of Surprise has the authority to enter into an Intergovernmental Agreement with other governmental entities for the purposes set forth within;

WHEREAS, all references to “University of Phoenix Stadium in Glendale” in the Agreement shall be replaced with “State Farm Stadium in Glendale.”

WHEREAS, the Parties entered into a three-year Intergovernmental Agreement with the City of Glendale (“Glendale”) to authorize Surprise Police Officers to provide law enforcement services at and around the outside of the State Farm Stadium in Glendale, Arizona;

WHEREAS, the Parties desire to renew the existing Intergovernmental Agreement for an additional three year period from July 1, 2021 through June 30, 2024, with an option to renew for an additional three year period based upon mutual consent; and

WHEREAS, Glendale now only has enforcement authority surrounding the Stadium, not within it.

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

Section 1. The Intergovernmental Agreement Amendment between the City of Surprise and the City of Glendale attached as Exhibit A, is approved.

Section 2. The City Manager, or his designee, is hereby authorized to execute and submit all documents and other necessary or desirable instruments in connection with said agreement.

SIGNATURES ON THE FOLLOWING PAGE

APPROVED AND ADOPTED this ____ day of _____, 2021.

Skip Hall, Mayor

Attest:

Approved as to form:

Sherry Aguilar, City Clerk

Robert Wingo, City Attorney

EXHIBIT A

AMENDED INTERGOVERNMENTAL AGREEMENT BETWEEN
THE CITY OF SURPRISE AND THE CITY OF GLENDALE

AMENDMENT NO. 1
INTERGOVERNMENTAL AGREEMENT BETWEEN
CITY OF GLENDALE
AND
CITY OF SURPRISE
(Contract No. C18-0517)

This Amendment No. 1 (“Amendment”) to Intergovernmental Agreement C18-0517 (“Agreement”) is made this ____ day of _____, 2021, (“Effective Date”), by and between the City of Glendale, an Arizona municipal corporation (“City”), and the City of Surprise (“Contractor”).

RECITALS

- A. City and Contractor previously entered into an Intergovernmental Agreement, Contract No. C18-0517, dated June 12, 2018 (“Agreement”); and
- B. The initial term of the Agreement between the parties is through June 30, 2021, with the option to renew for successive additional three (3) year periods upon mutual consent of the parties (Section 8).
- C. City and Contractor wish to modify and amend the Agreement subject to and strictly in accordance with the terms of this Amendment.

AGREEMENT

In consideration of the mutual promises set forth herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the City and Contractor hereby agree as follows:

- 1. **Recitals.** The recitals set forth above are not merely recitals but form an integral part of this Amendment.
- 2. **Term.** The term of the Agreement will be extended for a three-year period from July 1, 2021 through June 30, 2024, unless otherwise terminated or canceled as provided by the Agreement. All other provisions of the Agreement except as set forth in this Amendment shall remain in their entirety.
- 3. **Name Change.** All references to “University of Phoenix Stadium in Glendale” in the Agreement shall be replaced with “State Farm Stadium in Glendale.”
- 4. **No Boycott of Israel.** The Parties agree that they are not currently engaged in and agree that for the duration of the Agreement they will not engage in, a boycott of Israel, as that term is defined in A.R.S. §35-393. Unless and until the District Court’s injunction in *Jordahl v Brnovich*, 336 F. Supp.3d 1016 (D. Ariz. 2018) is stayed or lifted, the Anti-Israel Boycott Provision (A.R.S. §35-393.01 (A)) (if applicable to this agreement) is unenforceable and the City will take no action to enforce it.

5. **Ratification of Agreement.** City and Contractor hereby agree that except as expressly provided herein, the provisions of the Agreement shall be, and remain in full force and effect and that if any provision of this Amendment conflicts with the Agreement, then the provisions of this Amendment shall prevail.

CITY OF GLENDALE

Kevin R. Phelps, City Manager

ATTEST:

Julie K. Bower, City Clerk (SEAL)

APPROVED AS TO FORM:

Michael D. Bailey, City Attorney

CITY OF SURPRISE

Michael Frazier, City Manager

ATTEST:

SURPRISE CITY CLERK

APPROVED AS TO FORM:

SURPRISE CITY ATTORNEY



CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: May 4, 2021 Contact Person: Shirley Phan
Submitting Department: Community Development District: District 3
Staff Recommendations: None

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

Agenda Wording:

Consideration and action pertaining to approval of a rezoning of approximately 1.01 acres of property located north of Waddell Road and west of Reems Road from Community Commercial (CC) to Community Commercial with a Planned Unit Development (CC-PUD) Overlay, Case FS19-674; Ordinance #2021-06.

Motion:

I move to approve Ordinance #2021-06 subject to stipulations “a” and “b” as memorialized in the Staff Report.

Background:

On September 23, 2019, Stewart Reindersma Architecture, submitted a request for a rezone, Final Plat, and Conditional Use Permit for Christian Brothers Automotive. On October 15, 2020, the Planning and Zoning Commission recommended approval of the subject rezone request. On November 17, 2020, the applicant requested to table the Final Plat and rezone.

Objective Analysis:

This is a Zone Change from Community Commercial (CC) to Community Commercial with a Planned Unit Development (CC-PUD) Overlay to allow a new Minor Vehicle Service Center to expand on the existing property.

Policy Compliant:

This proposed rezone is consistent with the Surprise General Plan 2035 and the Surprise Municipal Code.

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.

ATTACHMENTS:

1. 00-FS19-674-Christian Brothers Automotive- CC Rezone Staff Report- 050421 Revised
 2. 01-FS19-674- Christian Brothers Automotive-Vicinity Map Revised
 3. 02-FS19-674- Christian Brothers Automotive-Case Map Revised
 4. 03-FS19-674- Christian Brothers Automotive-Rezone Document
 5. 04-FS19-674- Christian Brothers Automotive-Citizen Participation Report
 6. 05-FS19-674 21.04.15 Aff Posting
 7. FS19-674- Christian Brothers Automotive- CC Rezone PP
 8. 21.04.19 Ord 2021-06 Christian Bros Automotive
-

Zone Change

REPORT TO THE CITY COUNCIL

Case: FS19-674

Project Name: Christian Brothers Automotive

Council District: 3- Mesquite

City Council Date: May 4, 2021

Planner: Shirley Phan

Owner: Douglas H. Peterson, JMD-Surprise, LLC

Applicant: Sake Reindersma, Stewart Reindersma Architecture

Request: Zone Change from Community Commercial (CC) to Community Commercial with a Planned Unit Development (CC-PUD) Overlay

Site Location: Generally, located north of Waddell Road and west of Reems Road

Site Size: 1.01 acres (approx.)

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

Support/Opposition: Residents from the vicinity attended the Citizen Review Meeting on October 24, 2019. The residents that attended were in general support of the facility.

Commission Recommendation: On October 15, 2020 the Planning and Zoning Commission passed a motion to recommend approval to the Mayor and City Council of case FS19-674, subject to stipulation 'A' and 'B'.

Project Description:

Sake Reindersma with Stewart Reindersma Architecture, requests a Zone Change from Community Commercial (CC) to Community Commercial with a Planned Unit Development Overlay (CC-PUD), located on a 1.01-acre (approx.) property located generally north of Waddell Road and west of Reems Road. The purpose of the PUD Overlay is to allow for a reduced setback along the north side of the property.

Citizen Outreach:

As mentioned above, the applicant held a Citizen Review Meeting on October 24, 2019 in the Holiday Inn Express located at 16540 N. Bullard Avenue. Residents from the vicinity were notified and provided the opportunity to attend and ask questions about the project and voice their concerns. No residents attended the meeting besides Councilmember Duffy.

Background:

September 10, 1998: The subject parcel was annexed into the City under Ordinance 98-06.

November 18, 1999: The Mayor and City Council approved the zone change from R1-43 to R1-5 and C-2, with an F-2 floodplain overlay under RZ99-37.

October 12, 2006: The Mayor and City Council approved the Final Plat for Waddell Square under CS06-238.

April 2, 2019: Staff met with the applicant to discuss the project during a regularly scheduled Concept Review meeting under CR19-249.

September 23, 2019: The applicant filed a request for a Rezone, Final Plat, and Conditional Use Permit under case FS19-674, the subject request.

October 24, 2019: The applicant held a neighborhood outreach meeting to discuss the project.

October 15, 2020: The Planning and Zoning Commission passed a motion to recommend approval to the Mayor and City Council of case FS19-674, subject to stipulation 'A' and 'B'.

November 17, 2020: The City Council continued the Rezone and related Final Plat at the applicant's request.

Analysis and Discussion:

The subject property is located on 1.01 acres (approx.) which is a vacant lot located north of Waddell Road and west of Reems Road. The current zoning of the subject property is Community Commercial (CC), and the applicant seeks to rezone the site. A related Conditional Use Permit to allow for a Minor Automotive Repair was approved by the Planning and Zoning Commission on October 15, 2020. In addition, the Rezone was recommended for approval to the City Council on October 15, 2020. A Final Plat is also in process and is scheduled for the May 4, 2021 City Council.

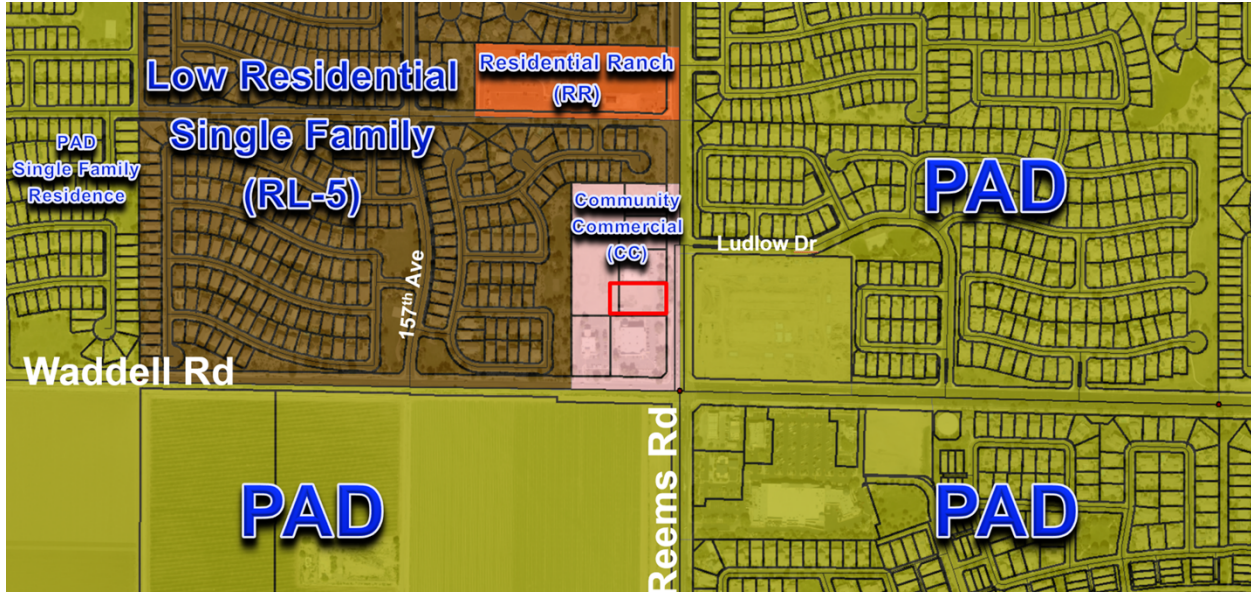
The proposed Zone Change includes a PUD Overlay for the purpose of amending certain development standards in support of site development. SUDC Section 122-68(d)(1) states any PUD overlay zoning districts containing dimensional standards shall be identified at the time of the PUD zoning approval and shall be set forth in the development plan. Since the surrounding area is zoned Community Commercial (CC), those development standards would still apply; however, in order to ensure the site may be developed in a manner that best complies for both the adjacent Autozone and Christian Brothers Automotive, the applicant requests that the interior side setback be relaxed. The following table expresses the existing and proposed development standards for the site.

DIMENSIONAL STANDARDS						
Zoning District	Min. Lot Area	Min. Lot Width	Min. Front Setback	Min. Side Setback	Min. Rear Setback	Max. Building Height
CC (Existing)	18,000 SF	100'	35'	24'	24'	35'
CC-PUD (Proposed)	18,000 SF	100'	35'	0'	24'	35'

Utility and Services Table:

Water:	EPCOR
Wastewater:	City of Surprise

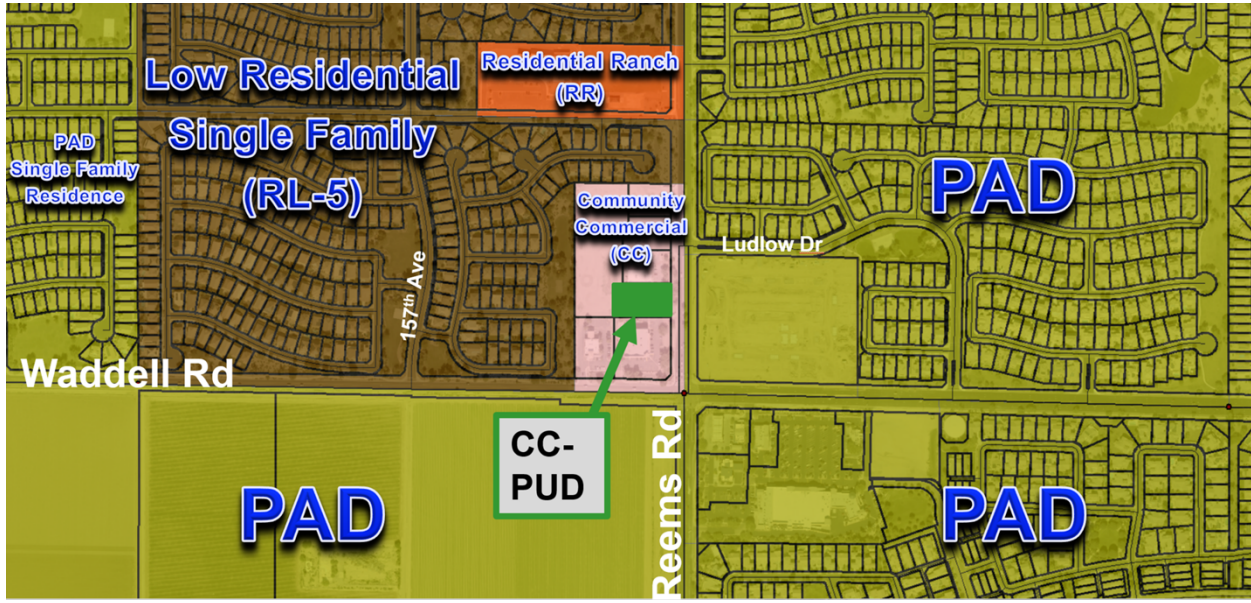
106 **Existing Zoning:**
107



108
109

Community Commercial (CC)	Community Commercial (CC)	PAD
Community Commercial (CC)	Community Commercial (CC)	PAD
Community Commercial (CC)	Community Commercial (CC)	PAD

110
111 **Proposed Zoning:**
112



113
114

Community Commercial (CC)	Community Commercial (CC)	PAD
Community Commercial (CC)	Community Commercial with PUD Overlay (CC-PUD)	PAD
Community Commercial (CC)	Community Commercial (CC)	PAD

Conformance with Adopted Plans:

Surprise General Plan 2035: The Surprise General Plan 2035 shows the subject property as lying within the Neighborhood Character Area, which supports Community Commercial uses, provided appropriate transitions are made between the various commercial types included within the character area. As such, the proposed zoning most closely aligns with the Community Commercial type and is consistent with the General Plan.

Reviewing Agencies:

In addition to the standard city reviewing agencies, Arizona Department of Transportation, Flood Control District of Maricopa County, Maricopa Water District, and Luke AFB were included in the routing of this request. None of the external reviewing agencies indicated any concerns over the request.

Summary:

The proposed Rezone meets the requirements of the SUDC and General Plan.

Findings:

- The proposed Rezone is consistent with the SUDC.
- The proposed PUD Overlay will decrease the side setback, which will allow the applicant ability to utilize the site.
- There is no known opposition to the request.

Commission Recommendation:

On October 15, 2020 the Planning and Zoning Commission passed a motion to recommend approval to the Mayor and City Council, a Zone Change of case FS19-674, subject to the following stipulation:

- A. Development and use of the site shall be consistent with the Surprise Municipal Code as may be amended from time-to-time except that the minimum interior side setback shall be zero (0) feet.
- B. Non-compliance with the approved plan for this case will be treated as a violation in accordance with the provisions of Article XIV of the Surprise Unified Development Code.

155 However, should the Council wish to deny the request, the Council should make its own
156 findings and base its decision on those alternative findings.

157

158 **Attachments:**

159

160 01 Vicinity Map

161 02 Case Map

162 03 Rezone document

163 04 Citizen Participation Report

164 05 Ordinance 2021-06

Vicinity MAP

Christian Brothers Automotive FS19-674



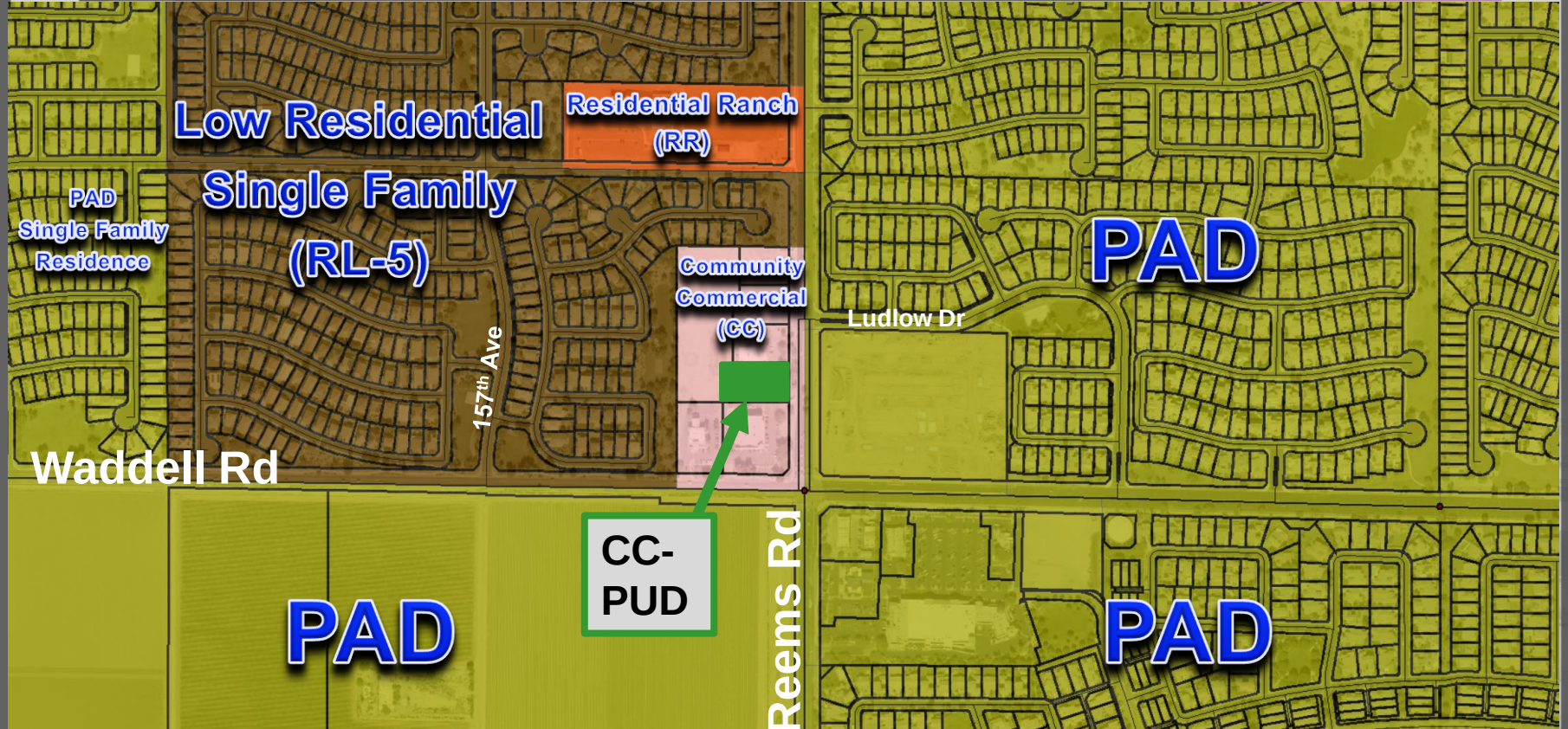
Case Map

Christian Brothers Automotive FS19-674



Case Map

Christian Brothers Automotive FS19-674





STEWART + REINDERSMA ARCHITECTURE, PLLC.

Christian Brothers Automotive

FS19-674 Rezone Proposal

Prepared By:

SRA 360 STEWART + REINDERSMA ARCHITECTURE, PLLC.
Sake Reindersma, AIA
5450 E. High Street, Suite 200
Phoenix, Arizona 85054
T (480) 515-5123
24 September 2019

Owner/ Developer:

JMD-Surprise, LLC
Douglas H. Peterson
2325 San Pedro NE, Ste. #2A
Albuquerque, NM 87110
T (505) 884-3578

Table of Contents

Cover Page.....	1
Table of Contents.....	2
Narrative.....	3
Location Map.....	4
Existing Zoning Map.....	5
Proposed Zoning Map.....	6
General Plan Land Use.....	7
Legal Description.....	8
Existing Setbacks.....	9
Proposed Setbacks.....	10



STEWART + REINDERSMA ARCHITECTURE, PLLC.

September 23rd, 2019

RE: PROJECT NARRATIVE - Request for Planned Unit Development Overlay (PUD)

Case No: FS19-674 Christian Brothers Automotive

13930 North Reems Road, Surprise, AZ 85379

Existing Zoning: CC / Proposed Zoning: CC with PUD overlay

The proposed project, Christian Brothers Automotive, is a new single-story light automotive repair facility with nine service bays to be located on an existing vacant lot at 13930 North Reems Road in the city of Surprise. The existing zoning is Community Commercial. The PUD overlay is to allow for a zero feet setback along the north side of the property. The existing 5' sidewalk easement is to remain.

The proposed stand-alone building will have a total of 6,154 S.F. comprised of two areas in an "L" shape configuration. The long leg of the "L" shape will consist of the office area and six service bays while the short leg will house the remaining three service bays. The building's nine service bays will not face the public right-of-way. The "L" configuration allows for better flow of customer traffic but also requires the building set closer to the property line to the north.

The project site is between an existing auto parts store to the north and an existing drug and convenience store to the south along North Reems Road. Christian Brothers Automotive Surprise will be designed with a painted stucco veneer, clay tile roofing over the office area and flat roof with stepped parapets over the tech area. The overall building architecture will communicate a contextual "Desert Southwest" aesthetic with strong design influences from the immediate context. Service bays will have sectional overhead doors for vehicular ingress and egress.

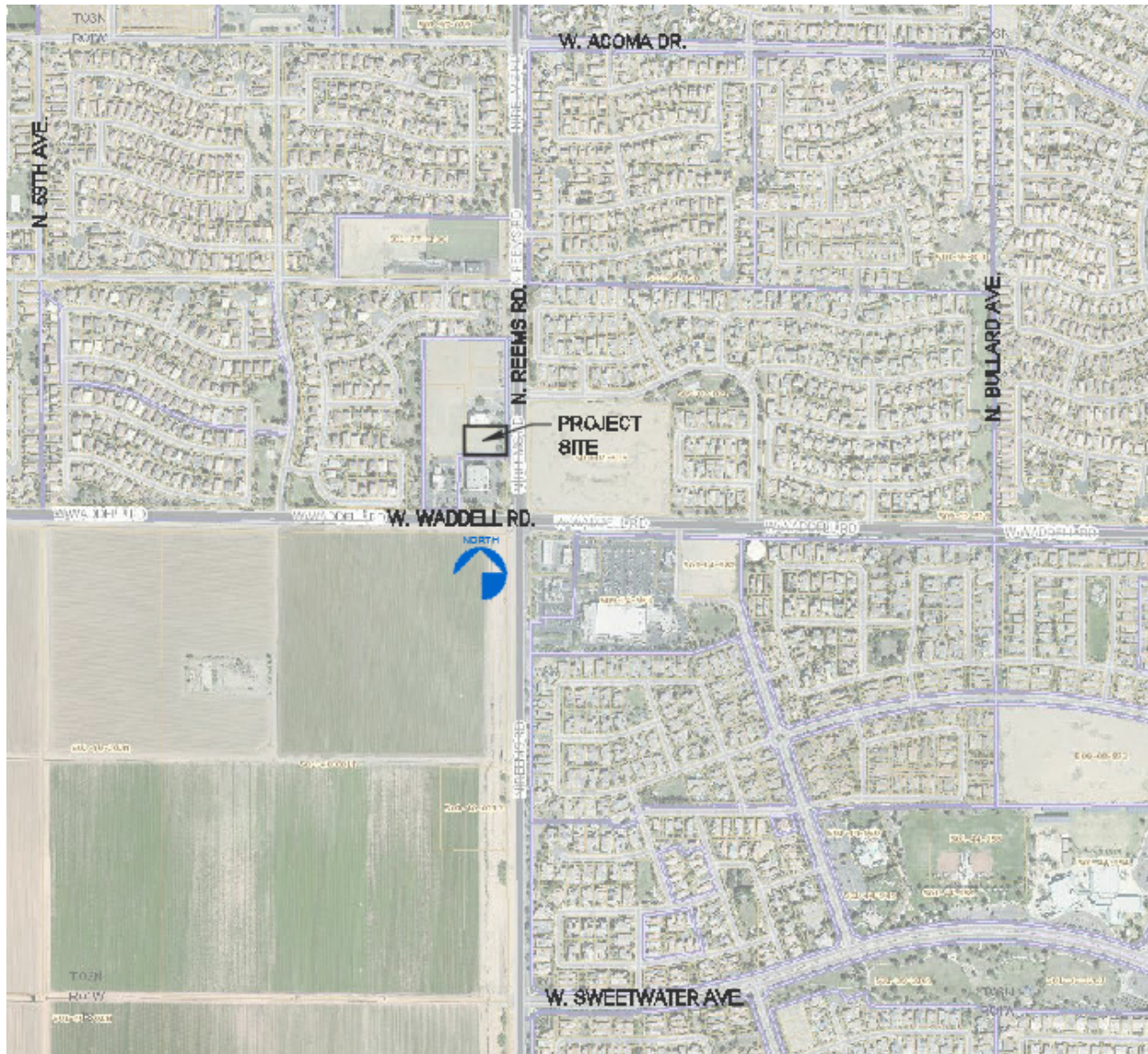
Site improvements will include a continuation of the approved shared access drive at the south of the property, extensions of utilities to the building pad, concrete sidewalks, new crosswalks to tie into existing crosswalks, new parking spaces, a new fully screened dumpster enclosure per City of Surprise guidelines, landscaping, and an irrigation system. Operationally, the store will be open Monday through Saturday from 7am to 6pm and will be staffed with 5 employees initially including the franchisee/operator. An additional 3 employees for a total of 8 may be added based on business performance. The store will be closed on Sundays and then on Saturdays after the first (6) six months of operation.

Sincerely,

Stewart + Reindersma Architecture, PLLC

Sake Reindersma, AIA,
Sr. Partner

CBA SURPRISE AERIAL LOCATION MAP



Existing Zoning

NTS

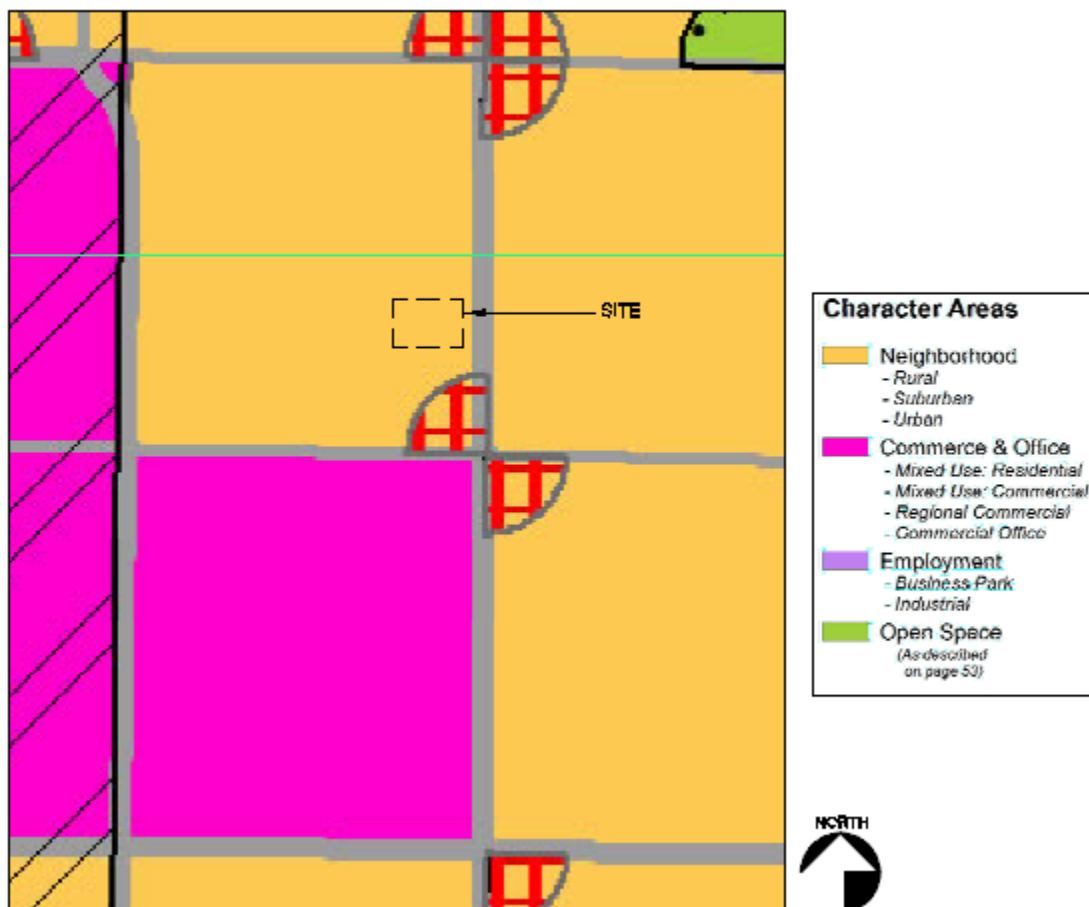


Proposed Zoning

NTS



General Plan Land Use



This project is located on a commercial corner adjacent to a recently approved commercial facility within the neighborhood character area. The project is located in between an existing auto parts store to the North and an existing drug and convenience store to the south along North Reems Road. while surrounding neighborhoods are predominantly residential areas they can also be supported by locally oriented commercial and public facility uses and can range from established to emerging and urban to rural in nature. the subject rezone would be in coherence with the General Plan.

Legal Description

PARCEL NO. 1:

Lot 1D, of WADDELL SQUARE, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 877 of Maps, Page 39;

PARCEL NO. 2:

That portion of Lot 1B, of WADDELL SQUARE, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, more particularly described as follows;

BEGINNING at the Southeast corner of said Lot 1B;

THENCE South 89 degrees 27 minutes 20 seconds West, along the south line of said Lot 1B, a distance of 40.00 feet;

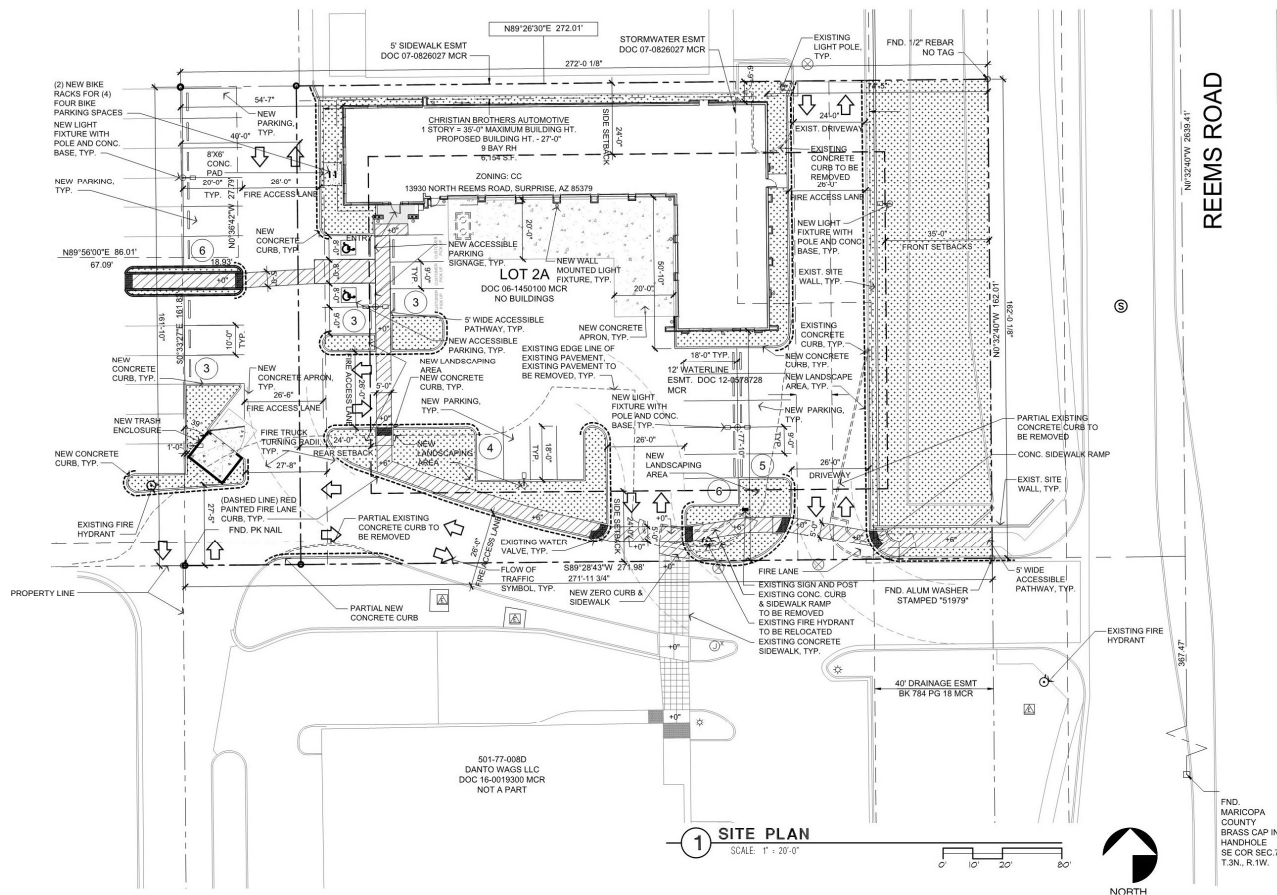
THENCE leaving said South line, North 00 degrees 32 minutes 40 seconds West, a distance of 162.00 feet;

THENCE North 89 degrees 27 minutes 20 seconds East, a distance of 40.00 feet to the East line of said Lot 1B and the Northwest corner of Lot 1D according to said final plat for Waddell Square;

THENCE South 00 degrees 32 minutes 40 seconds East, along said East line of Lot 1B, a distance of 162.00 feet to the TRUE POINT OF BEGINNING.

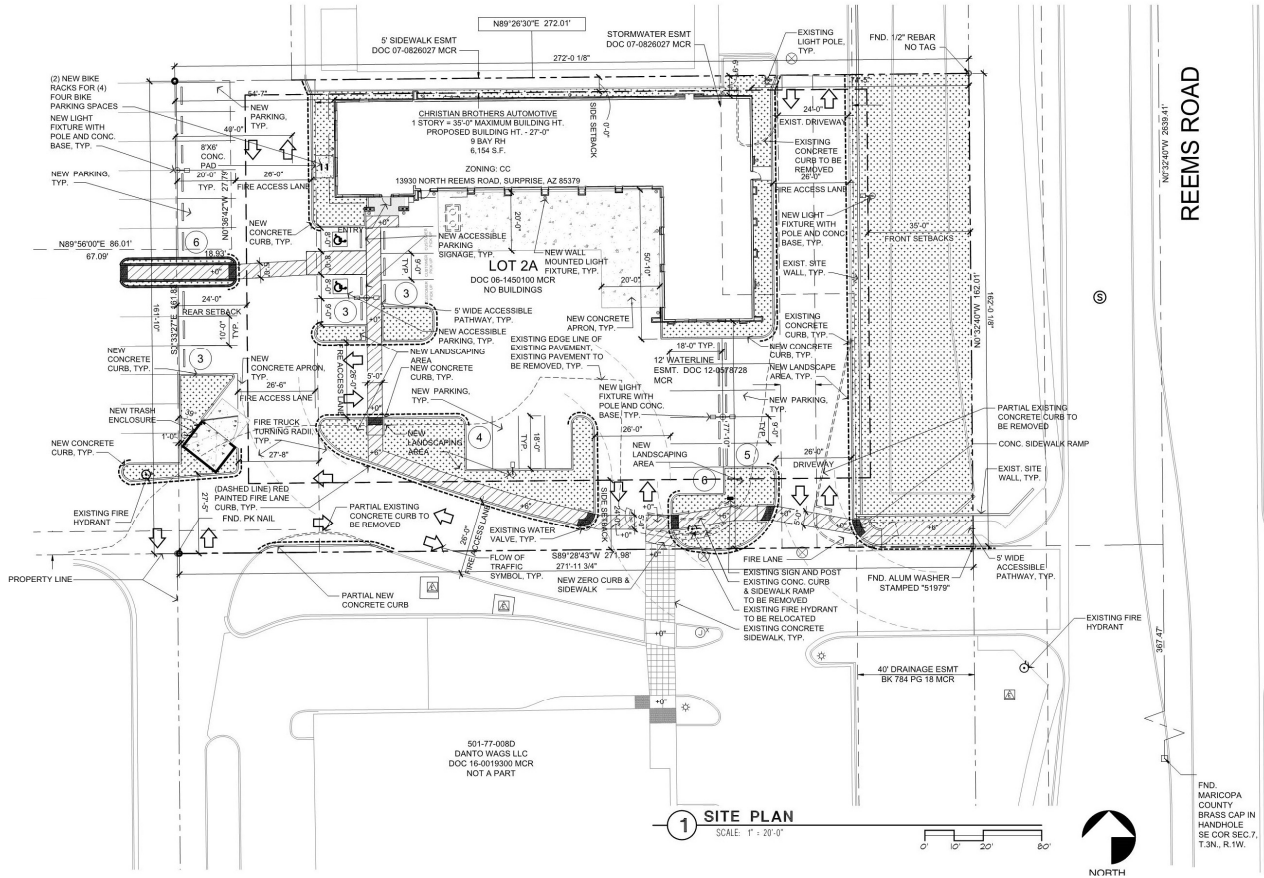
Existing Setbacks

NTS



Proposed Setbacks

NTS





STEWART + REINDERSMA ARCHITECTURE, PLLC.

October 25, 2019

Shirley Phan
City of Surprise
Planner I, Community Development
16000 N. Civic Center Plaza
Surprise, AZ

RE: **Citizen Participation Report – case number FS19-674**
Christian Brothers Automotive
13930 North Reems Road
Surprise, AZ 85379

Dear Shirley,

The following summary report provides the results of the Neighborhood Meeting that occurred on October 24th, 2019, for Christian Brothers Automotive. The meeting was held at the Holiday Inn Express, located at 16540 N Bullard Avenue, Surprise, AZ, in the Desert Cactus meeting room. The selected meeting area is in close proximity to the project site. Signage notification was placed on the project site providing notice of meeting per City of Surprise standards.

Those who attended the meeting are the following;

- Billy Green – Christian Brother's Automotive Corporation
- Patrick Duffy – Surprise Council member District 3
- Shirley Phan – Surprise Planner 1
- Robert Kuhfuss – Surprise Planning Supervisor
- Sake Reindersma – Stewart + Reindersma Architecture
- Nick Sherman – Stewart + Reindersma Architecture

During the course of the meeting, the proposed project was reviewed with Patrick Duffy, City Council member. Sake and I discussed the arrangement of the site, building position, site access, parking and the exterior architecture matching the overall center. Patrick was glad to see the new development on the site. We also discussed the adjacent businesses, both existing and future (per Master Site Plan).

To date, no comments, petitions or any other responses to the subject project have been received from the public. No comments, responses have been provided directly to SRA's attention.

Sincerely,

Stewart + Reindersma Architecture, PLLC

Sake Reindersma, AIA
Sr. Partner



CITY OF SURPRISE
Site posting Process

AFFIDAVIT OF POSTING
(Sign modification)

Application No: FS19-674
Applicant Name: _____
Location: North of Waddell Road and West of Reems Road Surprise
Date Site Posted: October 3rd, 2019 sign modified: April 15th, 2021

In order to assist in providing adequate notice to interested parties, the applicant for any *type of public hearing* in the City of Surprise shall erect two (2) signs giving notice of the *date, time and place* of the scheduled hearings. These signs must be erected not less than **fifteen (15) days prior** to the date of the first hearing. The signs shall also include the nature of the request as contained on the formal zoning application. The size and format of this sign shall meet requirements established by the Planning and Zoning Department (see page 2).

Such notice shall be clearly legible and placed at a prominent location on the site – Generally adjacent and perpendicular to the public right-of-way. It shall be the *responsibility of the applicant* to erect and to maintain the sign on the subject property and to maintain the hearing information on the sign until final disposition of the case.

It shall also be the *responsibility of the applicant* to remove the signs within one week after the final disposition of the case.

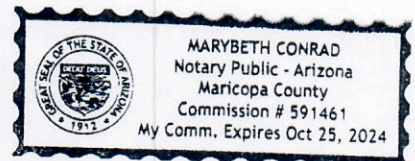
I confirm that the site has been posted as required above, for the case noted above. A picture of the site posting, and photos of any subsequent changes/updates made to the sign, have also been submitted.

Maria Hitt 4-15-2021
Applicant/Representative Signature Date

This instrument was acknowledged before me on this 15th day of April, 2021, and by Maria Hitt. I witness whereof I hereunto set my hand and official seal.

Marybeth Conrad
Notary Public
10.25.2024
My commission expires

Return completed and notarized **affidavit** and all relevant **photos** to the Planning and Zoning Department at least **fifteen (15) days prior** to the scheduled meeting(s).





FS19-674

**Christian Brother Automotive
Rezone**

City Council

May 4, 2021

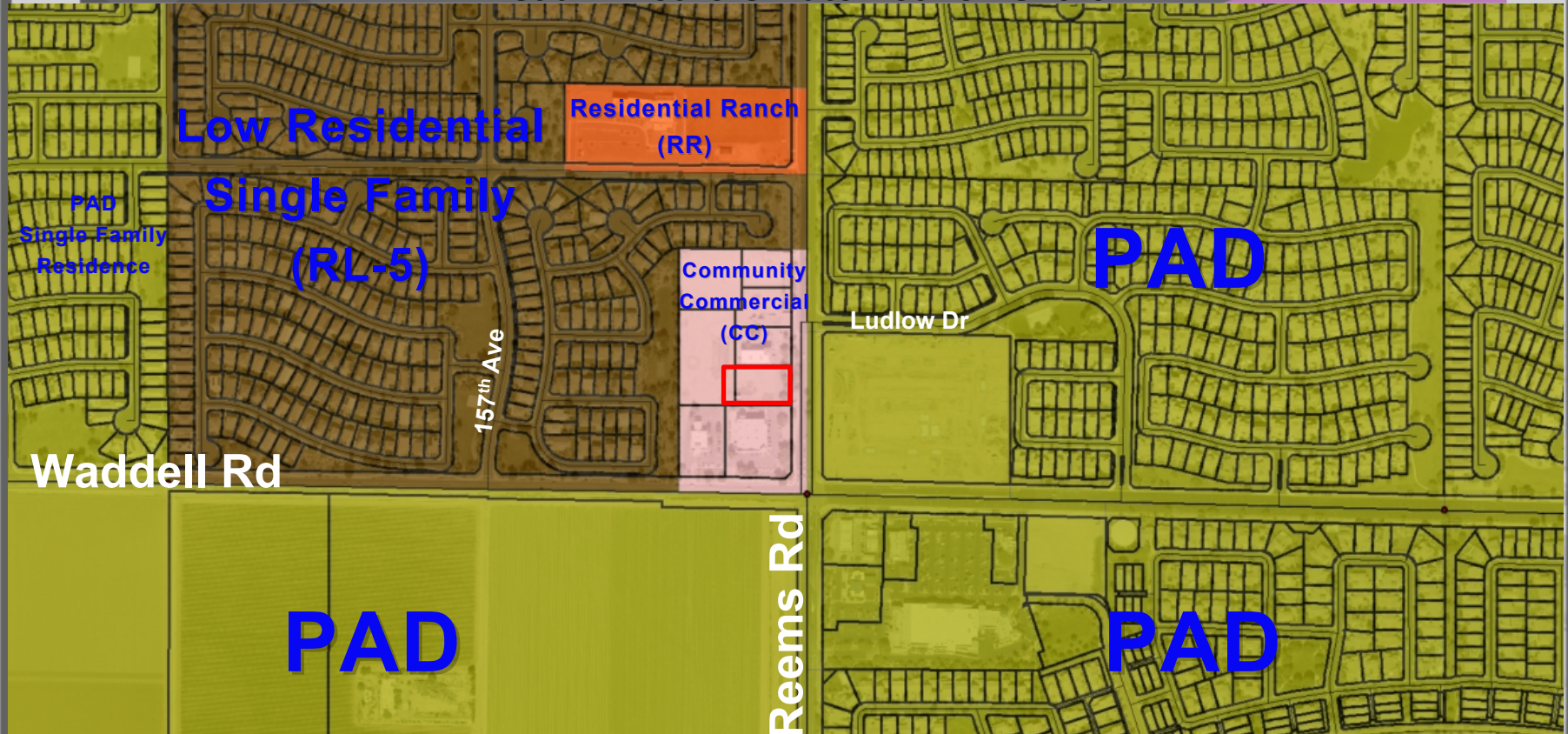
Vicinity MAP

Christian Brothers Automotive FS19-674



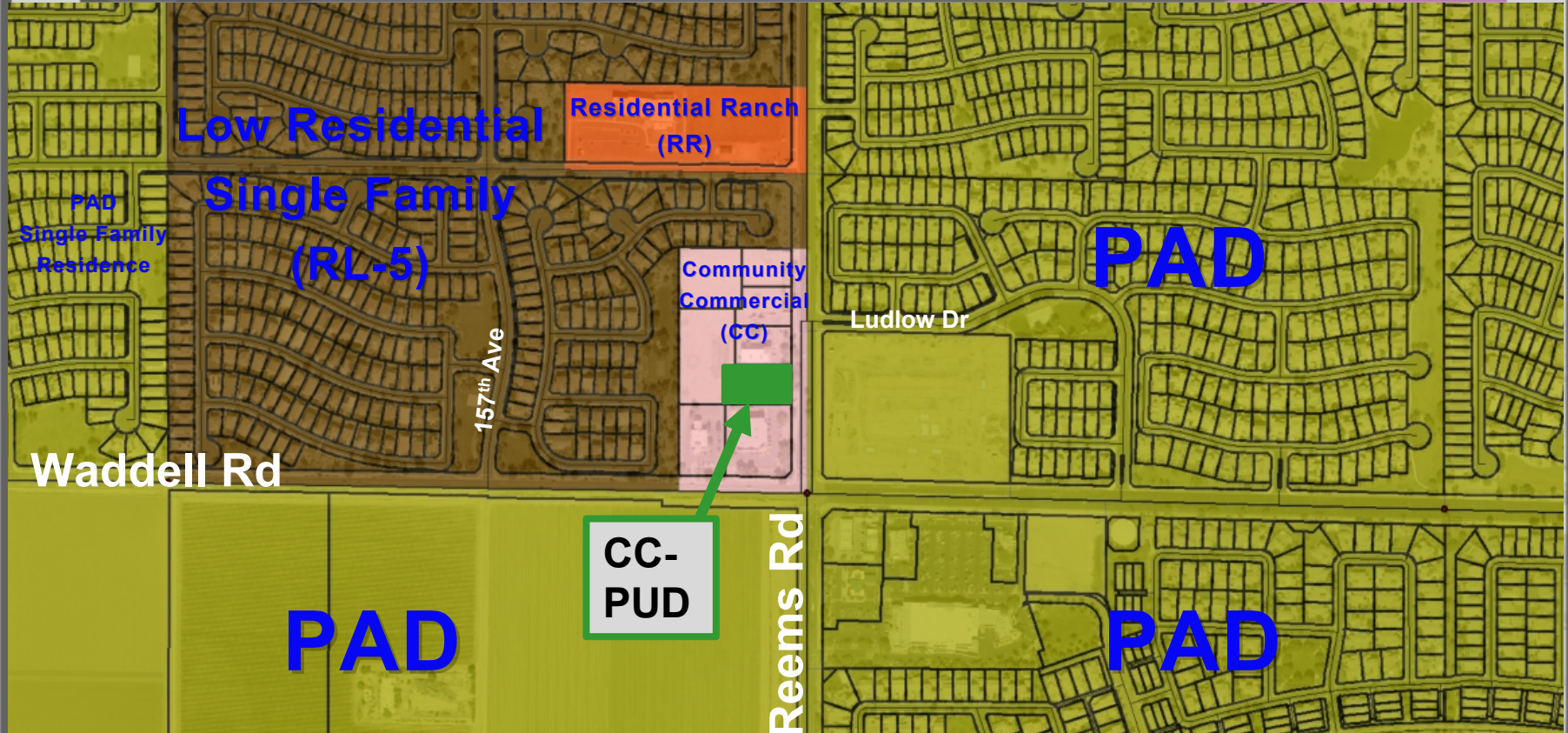
Case Map

Christian Brothers Automotive FS19-674



Case Map

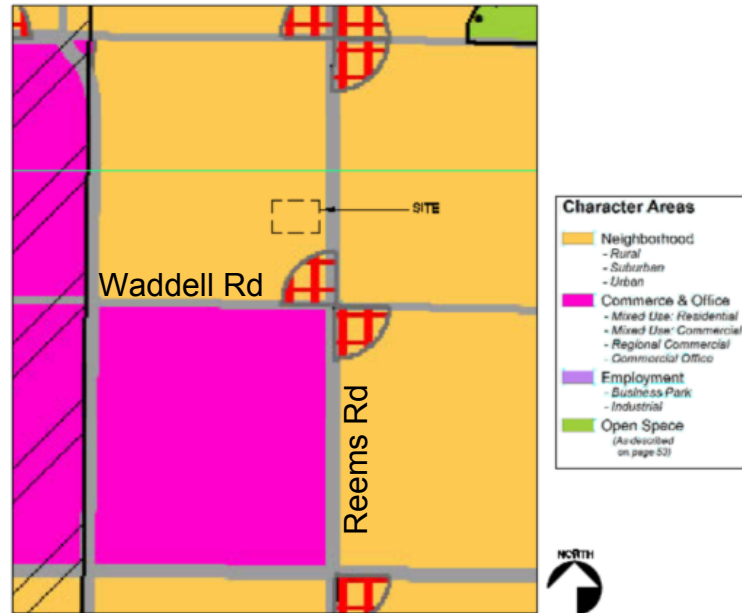
Christian Brothers Automotive FS19-674



Proposed Development Standards

DIMENSIONAL STANDARDS						
Zoning District	Min. Lot Area	Min. Lot Width	Min. Front Setback	Min. Side Setback	Min. Rear Setback	Max. Building Height
CR	18,000 SF	100'	35'	24'	24'	35'
CC-PUD	18,000 SF	100'	35'	0'	24'	35'

General Plan Land Use



This project is located on a commercial corner adjacent to a recently approved commercial facility within the neighborhood character area. The project is located in between an existing auto parts store to the North and an existing drug and convenience store to the south along North Reems Road. While surrounding neighborhoods are predominantly residential areas they can also be supported by locally oriented commercial and public facility uses and can range from established to emerging and urban to rural in nature. The subject rezone would be in coherence with the General Plan.



CITIZEN OUTREACH

Citizen Outreach Meeting

- October 24, 2019



STAFF RECOMMENDATION

Commission Recommendation:

- On October 15, 2020, recommended approval for the proposed Zone Change



QUESTIONS OR COMMENTS?

Thank You

- **Rezone Stipulations:**
- A. Development and use of the site shall be consistent with the Surprise Municipal Code as may be amended from time-to-time except that the minimum interior side setback shall be zero (0) feet.
- B. Non-compliance with the approved plan for this case will be treated as a violation in accordance with the provisions of Article XIV of the Surprise Unified Development Code.

ORDINANCE # 2021-06

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, APPROVING A REZONE FROM COMMUNITY COMMERCIAL (CC) TO COMMUNITY COMMERCIAL WITH A PLANNED UNIT DEVELOPMENT OVERLAY (CC-PUD), FOR AN APPROXIMATELY ONE ACRE PROPERTY LOCATED NORTH OF WADDELL ROAD AND WEST OF REEMS ROAD.

WHEREAS, this Ordinance was properly noticed for public hearing and the necessary hearings and opportunity for public input were completed;

WHEREAS, the subject site is located north of Waddell Road and west of Reems Road;

WHEREAS, the subject site is zoned Community Commercial (CC);

WHEREAS, the proposed use of the subject site as a Minor Automotive Repair facility requires modification of the applicable zoning regulations and the approval of a Conditional Use Permit;

WHEREAS, the proposed Rezone to Community Commercial with a Planned Unit Development Overlay (CC-PUD), satisfies the requirements set forth in Chapter 122 of the Surprise Municipal Code;

WHEREAS, this Rezone is in harmony with the purposes and intent of the zoning ordinance and the Surprise General Plan; and

WHEREAS, on October 15, 2020, the Planning and Zoning Commission recommended approval of the proposed Rezone and also separately approved a Conditional Use Permit for Christian Brothers Automotive;

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Surprise, Arizona, as follows:

Section 1. *Rezoning.* The parcel legally described on Exhibit A and depicted on Exhibit B, known as "Christian Brothers Automotive" is rezoned from Community Commercial (CC) to Community Commercial with a Planned Unit Development Overlay (CC-PUD) subject to the following stipulation:

- A. Development and use of the site shall be consistent with the Surprise Municipal Code as may be amended from time-to-time except that the minimum interior side setback shall be zero (0) feet.

Section 2. *Amendment of Zoning Map.* The City of Surprise zoning map is herewith amended to reflect the change in districts referred to in Section 1 above.

Section 3. *Codification.* This Ordinance is not of a general nature and shall not be codified.

Section 4. *Repeal of Conflicting Ordinances.* All ordinances or parts of ordinances in conflict with the provisions of this ordinance or any part of the code adopted herein by reference are hereby repealed, upon the effective date of this Ordinance.

Section 5. *Severability.* If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

Section 6. *Effective Date.* This ordinance shall become effective at the time and in the manner prescribed by law.

PASSED AND ADOPTED this _____ day of _____ 2021.

Skip Hall, Mayor

Attest:

Approved as to form:

Sherry Aguilar, City Clerk

Robert Wingo, City Attorney

EXHIBIT A

Legal Description

Parcel NO. 1:

Lot 1D, of WADDELL SQUARE, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 877 of Maps, Page 39;

Parcel NO. 2:

That portion of Lot 1B, of WADDELL SQUARE, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, more particularly described as follows;

BEGINNING at the Southeast corner of said Lot 1B;

THENCE South 89 degrees 27 minutes 20 seconds West, along the south line of said Lot 1B, a distance of 40.00 feet;

THENCE leaving said South line, North 00 degrees 32 minutes 40 seconds West, a distance of 162.00 feet;

THENCE North 89 degrees 27 minutes 20 seconds East, a distance of 40.00 feet to the East line of said Lot 1B and the Northwest corner of Lot 1D according to said final plat of Waddell Square;

THENCE South 00 degrees 32 minutes 40 seconds East, along said East line of Lot 1B, a distance of 162.00 feet to the TRUE POINT OF BEGINNING.

End of description

EXHIBIT B

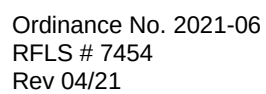
Existing Zoning

NTS



Ordinance No. 2021-06
RFLS # 7454
Rev 04/21

NTS





CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: May 4, 2021

Contact Person: Andrea Davis, DIRECTOR -
FINANCE

Submitting Department: Finance

District: Citywide

Staff Recommendations: None

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

Agenda Wording:

Consideration and action adopting the tentative expenditure limitation budget for FY2022; directing publication of said tentative budget; and setting a public hearing for June 1, 2021, at 6:00pm at the City of Surprise Council Chambers, 16000 N. Civic Center Plaza, Surprise, Arizona: Resolution # 2021-58.

Motion:

I move to approve Resolution # 2021-58.

Background:

The adoption of the tentative budget is the first in a series of three actions by the Mayor and Council that will establish the FY2022 budget and property tax levy amount. The tentative budget sets the maximum expenditure limit for FY2022. After it is adopted, the total expenditures cannot be modified to a higher amount, but can be reduced. The budget forms that serve as Exhibit A to the resolution will be published twice prior to a public hearing and adoption of the final budget that is scheduled to occur on June 1st. The final step of the FY2022 budget process is adopting the property tax levy on June 15th.

Objective Analysis:

This is the first formal step in the process of adopting and finalizing the FY2022 budget.

Policy Compliant:

This resolution is compliant with City and Council policy, as well as the requirements of Arizona state law.

Financial Impact:

Not applicable; however, items discussed may have an impact on future operations.

Budget Impact:

This action will set the maximum expenditure limit for FY2022. Revision can be made to decrease, but not increase the total expenditure amount for the final budget.

FTE Impact:

Adoption of the tentative budget may increase the number of FTEs in the FY2022 budget.

ATTACHMENTS:

1. Res 2021-58 FY 2022 Tentative Budget
 2. Tentative Budget
-

RESOLUTION 2021-58

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA SETTING FORTH THE TENTATIVE BUDGET IN CONFORMANCE WITH THE EXPENDITURE LIMITATION FOR THE CITY OF SURPRISE FOR FISCAL YEAR 2022.

WHEREAS, pursuant to the provisions of the laws of the State of Arizona, the Mayor and Council of the City of Surprise is required to adopt a budget; and

WHEREAS, the City Manager has prepared and filed with the City Council the City Manager's tentative budget and estimates of expenses for the fiscal year beginning July 1, 2021, and ending June 30, 2022.

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

Section 1. That the statements and schedules attached hereto as Exhibit A and incorporated herein by reference are hereby adopted as the City's official tentative budget and estimates of expenses for the fiscal year beginning July 1, 2021, and ending June 30, 2022, in conformance with the expenditure limitation.

Section 2. That upon approval of the City Council a summary of such official tentative budget and estimates of expenses shall be published in the official City newspaper once a week for two consecutive weeks.

Section 3. That a public hearing shall be held beginning at or after 6:00 p.m. on June 1, 2021, at the Surprise City Council Chambers, 16000 N. Civic Center Plaza, Surprise, Arizona 85374, at which time any taxpayer may appear and be heard in favor of or against any proposed expenditure or tax levy.

Section 4. That in accordance with Section 42-17107, Arizona Revised Statutes, the Truth in Taxation notice shall be published twice in the Daily Independent or other newspaper of general circulation, at least fourteen but not more than twenty days before, and at least seven but not more than ten days before, the Truth in Taxation hearing, which shall be combined with the public hearing of June 1, 2021, beginning at or after 6:00 p.m. at the City of Surprise Council Chambers 16000 N Civic Center Plaza, Surprise, Arizona.

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"

Fiscal Year 2022 Budget Statements and Schedules

CITY OF SURPRISE
Summary Schedule of Estimated Revenues and Expenditures/Expenses
Fiscal Year 2022

Fiscal Year	S c h		FUNDS							
			General Fund	Special Revenue Fund	Debt Service Fund	Capital Projects Fund	Permanent Fund	Enterprise Funds Available	Internal Service Funds	Total All Funds
2021	Adopted/Adjusted Budgeted Expenditure/Expenses*	E 1	129,655,800	32,979,600	8,290,200	79,379,000	0	100,970,500	24,021,700	375,296,800
2021	Actual Expenditures/Expenses**	E 2	113,221,000	19,236,800	8,464,200	12,062,100	0	45,522,400	17,004,900	215,511,400
2022	Fund Balance/Net Position at July 1***	3	71,205,100	22,776,200	244,800	94,881,300	0	41,682,000	13,919,700	244,709,100
2022	Primary Property Tax Levy	B 4	9,974,100	0	0	0		0	0	9,974,100
2022	Secondary Property Tax Levy	B 5	0	2,859,600	5,097,800	0		0	0	7,957,400
2022	Estimated Revenues Other than Property Taxes	C 6	121,676,100	49,787,500	0	31,708,300	0	69,419,100	26,542,800	299,133,800
2022	Other Financing Sources	D 7	0	0	0	0	0	1,000,000	0	1,000,000
2022	Other Financing (Uses)	D 8	0	0	0	0	0	0	0	0
2022	Interfund Transfers In	D 9	7,557,300	8,885,000	3,438,900	13,454,700	0	14,819,100	0	48,155,000
2022	Interfund Transfers (Out)	D 10	(20,573,600)	(4,071,500)	0	(1,133,500)	0	(22,376,400)	0	(48,155,000)
2022	Reduction for Fund Balance Reserved for Future Budget Year Expenditures									
LESS:	Maintained for Future Debt Retirement									
	Maintained Future Capital Projects	11								
	Maintained for Future Financial Stability									
2022	Total Financial Resources Available	12	189,839,000	80,236,800	8,781,500	138,910,800	0	104,543,800	40,462,500	562,774,400
2022	Budgeted Expenditures/Expenses	E 13	134,725,100	60,589,500	8,536,100	90,241,200	0	113,225,400	30,512,100	437,829,400

EXPENDITURE LIMITATION COMPARISON

1	Budgeted expenditure/expenses
2	Add/subtract: estimated net reconciling items
3	Budgeted expenditures/expenses adjusted for reconciling items
4	Less: estimated exclusions
5	Amount subject to the expenditure limitation
6	EEC expenditure limitation

	2021	2022
\$	375,296,800	\$ 437,829,400
	0	0
	375,296,800	437,829,400
	0	0
\$	375,296,800	\$ 437,829,400
\$	1,144,324,466	\$ 1,201,827,672

☐ The city/town does not levy property taxes and does not have special assessment districts for which property taxes are levied. Therefore, Schedule B has been omitted.

* Includes Expenditure/Expense Adjustments Approved in the current year from Schedule E.

** Includes actual amounts as of the date the proposed budget was prepared, adjusted for estimated activity for the remainder of the fiscal year.

*** Amounts on this line represent Fund Balance/Net Position amounts except for amounts not in spendable form (e.g., prepaids and inventories) or legally or contractually required to be maintained intact (e.g., principal of a permanent fund).

City of Surprise
Tax Levy and Tax Rate Information
Fiscal year 2022

	<u>2021</u>	<u>2022</u>
1. Maximum allowable primary property tax levy. A.R.S. §42-17051(A)	\$ <u>10,987,594</u>	\$ <u>11,557,451</u>
2. Amount received from primary property taxation in the current year in excess of the sum of that year's maximum allowable primary property tax levy. A.R.S. §42-17102(A)(18)	\$ _____	
3. Property tax levy amounts		
A. Primary property taxes	\$ <u>9,135,500</u>	\$ <u>9,974,100</u>
Property tax judgment		
B. Secondary property taxes	<u>7,302,300</u>	<u>7,957,400</u>
Property tax judgment		
C. Total property tax levy amounts	\$ <u>16,437,800</u>	\$ <u>17,931,500</u>
4. Property taxes collected*		
A. Primary property taxes		
(1) Current year's levy	\$ <u>8,135,500</u>	
(2) Prior years' levies		
(3) Total primary property taxes	\$ <u>8,135,500</u>	
B. Secondary property taxes		
(1) Current year's levy	\$ <u>7,302,300</u>	
(2) Prior years' levies		
(3) Total secondary property taxes	\$ <u>7,302,300</u>	
C. Total property taxes collected	\$ <u>15,437,800</u>	
5. Property tax rates		
A. City/Town tax rate		
(1) Primary property tax rate	<u>0.7591</u>	<u>0.7591</u>
Property tax judgment		
(2) Secondary property tax rate	<u>0.3880</u>	<u>0.3880</u>
Property tax judgment		
(3) Total city/town tax rate	<u>1.1471</u>	<u>1.1471</u>
B. Special assessment district tax rates		
Secondary property tax rates—As of the date the proposed budget was prepared, the city/town was operating <u>116</u> special assessment districts for which secondary property taxes are levied. For information pertaining to these special assessment districts and their tax rates, please contact the city/town.		

* Includes actual property taxes collected as of the date the proposed budget was prepared, plus estimated property tax collections for the remainder of the fiscal year.

CITY OF SURPRISE
Revenues Other Than Property Taxes
Fiscal Year 2022

SOURCE OF REVENUES	ESTIMATED REVENUE 2021	ACTUAL REVENUES 2021*	ESTIMATED REVENUES 2022
GENERAL FUND			
Charges for Services/Other			
City Attorney	\$ 0	\$ 300	\$ 0
City Clerk	210,000	300	218,600
City Court	1,373,200	915,100	1,127,500
City Manager	0	100	0
Community Development	5,775,000	11,952,600	6,275,000
Economic Development	150,000	100,000	150,000
Finance	84,200	81,200	74,600
Fire - Medical	92,700	56,800	97,700
General Operations	899,400	943,100	899,400
Human Svcs and Comm Vitality	69,600	23,200	53,400
Parks and Recreation	2,096,200	1,117,500	2,114,700
Police	133,400	112,700	133,400
Public Works	2,668,000	3,774,200	2,668,000
	\$ 13,551,700	\$ 19,077,100	\$ 13,812,300
Franchise Fees			
APS Franchise Revenue	\$ 2,819,200	\$ 2,988,200	\$ 3,048,000
Business License Revenue	382,000	486,100	486,100
Cable TV Franchise Revenue	1,217,000	1,217,000	1,535,500
Sanitation Haulers License Rev	64,000	31,000	31,000
Southwest Gas Franchise Rev	308,400	308,400	308,400
Water Franchise Revenue	593,400	536,600	536,600
	\$ 5,384,000	\$ 5,567,300	\$ 5,945,600
Intergovernmental			
Auto Lieu Tax (VLT)-County	\$ 5,823,000	\$ 6,170,000	\$ 6,569,500
Federal Grant Revenue	0	7,232,500	0
Non-Grant Intergovtl Rev-Local	200,800	168,000	200,000
Non-Grant Intergovtl Rev-County	150,000	150,000	150,000
State Fire Ins Premium Tax Rev	260,000	351,400	355,800
State Shared Income Tax Rev	17,347,200	20,245,800	18,483,800
State Shared Sales Tax Rev	14,062,500	14,972,600	16,633,600
	\$ 37,843,500	\$ 49,290,300	\$ 42,392,700
Local Sales Tax			
Bed Tax Revenue	\$ 172,000	\$ 162,000	\$ 172,000
Local Sales Tax Revenue	49,586,700	56,917,400	59,353,500
	\$ 49,758,700	\$ 57,079,400	\$ 59,525,500
General Fund Total	\$ 106,537,900	\$ 131,014,100	\$ 121,676,100

* Includes actual revenues recognized on the modified accrual or accrual basis as of the date the proposed budget was prepared, plus estimated revenues for the remainder of the fiscal year.

CITY OF SURPRISE
Revenues Other Than Property Taxes
Fiscal Year 2022

SOURCE OF REVENUES	ESTIMATED REVENUE 2021	ACTUAL REVENUES 2021*	ESTIMATED REVENUES 2022
SPECIAL REVENUE FUND			
Arizona Office of Tourism			
Non-Grant Intergovtl Rev-State	\$ 106,800	\$ 78,000	\$ 86,200
	\$ 106,800	\$ 78,000	\$ 86,200
Contingency			
Charges for Services/Other	\$ 0	\$ 0	\$ 25,000,000
	\$ 0	\$ 0	\$ 25,000,000
Donations			
Charges for Services/Other	\$ 142,500	\$ 52,300	\$ 142,500
	\$ 142,500	\$ 52,300	\$ 142,500
Grants			
Charges for Services/Other	\$ 25,040,800	\$ 78,900	\$ 4,124,100
Area Agency on Aging-Federal	0	58,800	0
County Grant Revenue	0	0	95,000
Federal Grant Revenue	1,544,200	632,800	1,363,700
State Grant Revenue	0	33,100	0
	\$ 26,585,000	\$ 803,600	\$ 5,582,800
Highway User Revenue			
Charges for Services/Other	\$ 9,500	\$ 7,800	\$ 9,600
Highway User Tax Revenue-State	8,560,000	9,166,900	9,411,100
	\$ 8,569,500	\$ 9,174,700	\$ 9,420,700
Highway User Revenue Capital			
Charges for Services/Other	\$ 0	\$ 15,500	\$ 0
	\$ 0	\$ 15,500	\$ 0
LTAF III/ALF			
Charges for Services/Other	\$ 0	\$ 100	\$ 0
State Shared Lottery Tax Rev	369,100	347,100	355,000
	\$ 369,100	\$ 347,200	\$ 355,000
Municipal Art Fund			
Charges for Services/Other	\$ 0	\$ 1,300	\$ 1,000
	\$ 0	\$ 1,300	\$ 1,000
Municipal Court Enhancement			
Charges for Services/Other	\$ 85,800	\$ 50,000	\$ 77,200
	\$ 85,800	\$ 50,000	\$ 77,200
Municipal Court FARE			
Charges for Services/Other	\$ 0	\$ 100	\$ 0
Non-Grant Intergovtl Rev-State	5,500	1,800	4,000
	\$ 5,500	\$ 1,900	\$ 4,000

* Includes actual revenues recognized on the modified accrual or accrual basis as of the date the proposed budget was prepared, plus estimated revenues for the remainder of the fiscal year.

CITY OF SURPRISE
Revenues Other Than Property Taxes
Fiscal Year 2022

SOURCE OF REVENUES	ESTIMATED REVENUE 2021	ACTUAL REVENUES 2021*	ESTIMATED REVENUES 2022
Municipal Court JCEF			
Charges for Services/Other	\$ 20,000	\$ 14,000	\$ 19,500
	\$ 20,000	\$ 14,000	\$ 19,500
Municipal Court MFTG			
Charges for Services/Other	\$ 0	\$ 200	\$ 0
Non-Grant Intergovtl Rev-State	6,500	7,100	9,500
	\$ 6,500	\$ 7,300	\$ 9,500
Neighborhood Revitalization			
Federal Grant Revenue	\$ 2,488,200	\$ 1,280,700	\$ 3,359,700
Grant Revenue-Program Income	941,900	142,200	872,700
	\$ 3,430,100	\$ 1,422,900	\$ 4,232,400
Net Premium Seating			
Charges for Services/Other	\$ 30,000	\$ 8,800	\$ 30,000
	\$ 30,000	\$ 8,800	\$ 30,000
Program 1033 Auction Proceeds			
Charges for Services/Other	\$ 1,000	\$ 0	\$ 1,000
	\$ 1,000	\$ 0	\$ 1,000
SB1398 Fines			
Charges for Services/Other	\$ 15,900	\$ 13,400	\$ 16,100
	\$ 15,900	\$ 13,400	\$ 16,100
SLIDs			
Special Improvement District	\$ 13,500	\$ 13,500	\$ 14,400
	\$ 13,500	\$ 13,500	\$ 14,400
SPD DEA			
Charges for Services/Other	\$ 0	\$ 100	\$ 0
	\$ 0	\$ 100	\$ 0
SPD RICO			
Charges for Services/Other	\$ 245,000	\$ 20,000	\$ 245,000
	\$ 245,000	\$ 20,000	\$ 245,000
SPD Towing			
Charges for Services/Other	\$ 62,500	\$ 23,000	\$ 22,400
	\$ 62,500	\$ 23,000	\$ 22,400
Sports and Tourism Fund			
Charges for Services/Other	\$ 2,493,300	\$ 1,084,500	\$ 2,518,300
	\$ 2,493,300	\$ 1,084,500	\$ 2,518,300

* Includes actual revenues recognized on the modified accrual or accrual basis as of the date the proposed budget was prepared, plus estimated revenues for the remainder of the fiscal year.

CITY OF SURPRISE
Revenues Other Than Property Taxes
Fiscal Year 2022

SOURCE OF REVENUES	ESTIMATED REVENUE 2021	ACTUAL REVENUES 2021*	ESTIMATED REVENUES 2022
Spring Trng Ticket Surcharge			
Charges for Services/Other	\$ 689,000	\$ 200,000	\$ 689,000
	\$ 689,000	\$ 200,000	\$ 689,000
Stadium Improvements			
Charges for Services/Other	\$ 137,100	\$ 137,100	\$ 137,300
	\$ 137,100	\$ 137,100	\$ 137,300
SW Gas Capital Expenditures			
Franchise Fees	\$ 325,000	\$ 381,000	\$ 325,000
	\$ 325,000	\$ 381,000	\$ 325,000
Tourism			
Charges for Services/Other	\$ 0	\$ 6,000	\$ 0
Local Sales Tax	605,400	552,300	631,800
	\$ 605,400	\$ 558,300	\$ 631,800
Unclaimed Property Disposal			
Charges for Services/Other	\$ 1,000	\$ 0	\$ 1,000
	\$ 1,000	\$ 0	\$ 1,000
Wildland Fire			
Non-Grant Intergovtl Rev-State	\$ 297,600	\$ 150,500	\$ 225,400
	\$ 297,600	\$ 150,500	\$ 225,400
Special Revenue Fund Total	\$ 44,237,100	\$ 14,558,900	\$ 49,787,500
DEBT SERVICE FUND			
Stadium Gov Debt Service 2015			
Charges for Services/Other	\$ 0	\$ 100	\$ 0
	\$ 0	\$ 100	\$ 0
Debt Service Fund Total	\$ 0	\$ 100	\$ 0
CAPITAL PROJECTS FUND			
163rd Ave Dev 2014 Law			
Charges for Services/Other	\$ 2,000	\$ 1,300	\$ 900
	\$ 2,000	\$ 1,300	\$ 900
Fire & EMS Dev Fee			
Charges for Services/Other	\$ 897,600	\$ 583,500	\$ 609,500
	\$ 897,600	\$ 583,500	\$ 609,500
Fire/EMS Dev Fee 2020			
Charges for Services/Other	\$ 340,100	\$ 1,984,500	\$ 1,988,600
	\$ 340,100	\$ 1,984,500	\$ 1,988,600

* Includes actual revenues recognized on the modified accrual or accrual basis as of the date the proposed budget was prepared, plus estimated revenues for the remainder of the fiscal year.

CITY OF SURPRISE
Revenues Other Than Property Taxes
Fiscal Year 2022

SOURCE OF REVENUES	ESTIMATED REVENUE 2021	ACTUAL REVENUES 2021*	ESTIMATED REVENUES 2022
General Capital Projects Fund			
Charges for Services/Other	\$ 87,300	\$ 182,400	\$ 179,900
Local Sales Tax	6,396,000	14,424,800	14,424,800
	<u>\$ 6,483,300</u>	<u>\$ 14,607,200</u>	<u>\$ 14,604,700</u>
General Govt Dev Fee			
Charges for Services/Other	\$ 475,400	\$ 721,900	\$ 733,800
	<u>\$ 475,400</u>	<u>\$ 721,900</u>	<u>\$ 733,800</u>
Park & Rec Dev Fee			
Charges for Services/Other	\$ 0	\$ 19,700	\$ 214,100
	<u>\$ 0</u>	<u>\$ 19,700</u>	<u>\$ 214,100</u>
Parks/Rec Dev Fee 2020			
Charges for Services/Other	\$ 2,090,300	\$ 2,328,600	\$ 2,154,900
	<u>\$ 2,090,300</u>	<u>\$ 2,328,600</u>	<u>\$ 2,154,900</u>
Police Dev Fee			
Charges for Services/Other	\$ 756,600	\$ 1,291,400	\$ 1,306,800
	<u>\$ 756,600</u>	<u>\$ 1,291,400</u>	<u>\$ 1,306,800</u>
Public Safety Election 2017			
Charges for Services/Other	\$ 233,700	\$ 87,500	\$ 90,200
	<u>\$ 233,700</u>	<u>\$ 87,500</u>	<u>\$ 90,200</u>
Public Works Dev Fee			
Charges for Services/Other	\$ 0	\$ 6,200	\$ 0
	<u>\$ 0</u>	<u>\$ 6,200</u>	<u>\$ 0</u>
Rds Regional Sig. SPA 3 and 5			
Charges for Services/Other	\$ 200	\$ 0	\$ 0
	<u>\$ 200</u>	<u>\$ 0</u>	<u>\$ 0</u>
Traffic Election 2017			
Charges for Services/Other	\$ 190,400	\$ 24,000	\$ 24,800
	<u>\$ 190,400</u>	<u>\$ 24,000</u>	<u>\$ 24,800</u>
Transportation Improvement			
Charges for Services/Other	\$ 107,800	\$ 114,700	\$ 114,700
State Grant Revenue	250,000	0	0
Local Sales Tax	3,101,900	9,835,100	9,835,100
	<u>\$ 3,459,700</u>	<u>\$ 9,949,800</u>	<u>\$ 9,949,800</u>
Vehicle Replacement			
Charges for Services/Other	\$ 90,100	\$ 41,300	\$ 30,200
	<u>\$ 90,100</u>	<u>\$ 41,300</u>	<u>\$ 30,200</u>
Capital Projects Fund Total	<u>\$ 15,019,400</u>	<u>\$ 31,646,900</u>	<u>\$ 31,708,300</u>

* Includes actual revenues recognized on the modified accrual or accrual basis as of the date the proposed budget was prepared, plus estimated revenues for the remainder of the fiscal year.

CITY OF SURPRISE
Revenues Other Than Property Taxes
Fiscal Year 2022

SOURCE OF REVENUES	ESTIMATED REVENUE 2021	ACTUAL REVENUES 2021*	ESTIMATED REVENUES 2022
ENTERPRISE FUNDS			
Ground Ambulance Capital Fund			
Charges for Services/Other	\$ 0	\$ 4,900	\$ 4,900
	\$ 0	\$ 4,900	\$ 4,900
Ground Ambulance Service			
Charges for Services/Other	\$ 4,071,300	\$ 4,757,100	\$ 4,738,700
	\$ 4,071,300	\$ 4,757,100	\$ 4,738,700
Sewer Operations			
Charges for Services/Other	\$ 20,054,300	\$ 20,476,100	\$ 21,116,100
Non-Grant Intergovtl Rev-Local	0	3,400	0
	\$ 20,054,300	\$ 20,479,500	\$ 21,116,100
Sewer System Dev Impact Fees			
Charges for Services/Other	\$ 2,165,800	\$ 2,543,200	\$ 2,092,400
	\$ 2,165,800	\$ 2,543,200	\$ 2,092,400
Sewer Utility Capital			
Charges for Services/Other	\$ 0	\$ 56,600	\$ 0
	\$ 0	\$ 56,600	\$ 0
Solid Waste Capital			
Charges for Services/Other	\$ 0	\$ 54,100	\$ 0
	\$ 0	\$ 54,100	\$ 0
Solid Waste Operations			
Charges for Services/Other	\$ 12,066,800	\$ 12,716,600	\$ 13,756,100
	\$ 12,066,800	\$ 12,716,600	\$ 13,756,100
Sr Util. Refund Oblig Ser 2018			
Charges for Services/Other	\$ 0	\$ 800	\$ 0
	\$ 0	\$ 800	\$ 0
Stormwater Capital			
Charges for Services/Other	\$ 0	\$ 11,900	\$ 0
	\$ 0	\$ 11,900	\$ 0
Stormwater Operations			
Charges for Services/Other	\$ 3,483,600	\$ 2,561,800	\$ 2,730,900
	\$ 3,483,600	\$ 2,561,800	\$ 2,730,900
Water Operations			
Charges for Services/Other	\$ 19,913,400	\$ 19,820,800	\$ 20,358,800
Groundwater Savings Facility	170,000	178,700	170,000
Non-Grant Intergovtl Rev-Local	0	500	0
State Grant Revenue	0	47,100	0
	\$ 20,083,400	\$ 20,047,100	\$ 20,528,800

* Includes actual revenues recognized on the modified accrual or accrual basis as of the date the proposed budget was prepared, plus estimated revenues for the remainder of the fiscal year.

CITY OF SURPRISE
Revenues Other Than Property Taxes
Fiscal Year 2022

SOURCE OF REVENUES	ESTIMATED REVENUE 2021	ACTUAL REVENUES 2021*	ESTIMATED REVENUES 2022
Water Resource Dev Impact Fees			
Charges for Services/Other	\$ 459,300	\$ 231,900	\$ 244,900
	\$ 459,300	\$ 231,900	\$ 244,900
Water System Dev Impact Fees			
Charges for Services/Other	\$ 1,808,300	\$ 1,638,900	\$ 1,563,800
	\$ 1,808,300	\$ 1,638,900	\$ 1,563,800
Water Utility Capital			
Charges for Services/Other	\$ 0	\$ 39,700	\$ 250,000
State Grant Revenue	416,100	0	140,100
	\$ 416,100	\$ 39,700	\$ 390,100
Wtr Res Dev Fee 2020			
Charges for Services/Other	\$ 631,800	\$ 2,256,400	\$ 2,252,400
	\$ 631,800	\$ 2,256,400	\$ 2,252,400
Enterprise Funds Total	\$ 65,240,700	\$ 67,400,500	\$ 69,419,100
INTERNAL SERVICE FUND			
Employee Healthcare - Int Svc			
Charges for Services/Other	\$ 14,043,900	\$ 13,175,400	\$ 20,844,700
	\$ 14,043,900	\$ 13,175,400	\$ 20,844,700
Risk Management - Int Svc Fd			
Charges for Services/Other	\$ 2,376,800	\$ 2,943,700	\$ 4,200,600
	\$ 2,376,800	\$ 2,943,700	\$ 4,200,600
Workers' Compensation			
Charges for Services/Other	\$ 1,263,600	\$ 936,600	\$ 1,497,500
	\$ 1,263,600	\$ 936,600	\$ 1,497,500
Internal Service Fund Total	\$ 17,684,300	\$ 17,055,700	\$ 26,542,800
TOTAL ALL FUNDS	\$ 248,719,400	\$ 261,676,200	\$ 299,133,800

* Includes actual revenues recognized on the modified accrual or accrual basis as of the date the proposed budget was prepared, plus estimated revenues for the remainder of the fiscal year.

CITY OF SURPRISE
Other Financing Sources/<Uses> and Interfund Transfers
Fiscal Year 2022

FUND	OTHER FINANCING 2022		INTERFUND TRANSFERS 2022	
	SOURCES	<USES>	IN	<OUT>
GENERAL FUND				
General Fund (Cost Allocation)	\$	\$	\$ 6,254,700	\$
General Fund (PILOT)			465,500	
General Fund (Franchise Fee In Lieu)			837,100	
General Fund (Debt)				(1,957,800)
General Fund (Other Transfers)				(18,615,800)
Total General Fund	\$	\$	\$ 7,557,300	\$ (20,573,600)
CAPITAL PROJECTS FUND				
Communications Asset Repl (Other Transfers)	\$	\$	\$ 74,700	\$
Facilities Asset Replacement (Other Transfers)			1,873,200	
Fire/EMS Dev Fee 2020 (Debt)				(66,900)
General Capital Projects Fund (Other Transfers)			5,000,000	(69,400)
General Govt Dev Fee (Debt)				(367,300)
HSCV Asset Replacement (Other Transfers)			23,200	
IT Asset Replacement (Other Transfers)			1,172,600	
Park & Rec Dev Fee (Debt)				(437,600)
Parks & Recreation Asset Repl (Other Transfers)			1,763,700	
Police Dev Fee (Debt)				(135,400)
Sports and Tourism Asset Repl (Other Transfers)			1,535,100	
Transportation Improvement (Other Transfers)				(56,900)
Vehicle Replacement (Other Transfers)			2,012,200	
Total Capital Projects Fund	\$	\$	\$ 13,454,700	\$ (1,133,500)
SPECIAL REVENUE FUND				
Highway User Revenue (Other Transfers)	\$	\$	\$	\$ (3,597,600)
Highway User Revenue Capital (Other Transfers)			3,597,600	
Municipal Art Fund (Other Transfers)			126,300	
Net Premium Seating (Other Transfers)			120,000	
Public Safety Pension Fund (Other Transfers)			2,000,000	
Sports and Tourism Fund (Other Transfers)			3,041,100	
Tourism (Debt)				(473,900)
Total Special Revenue Fund	\$	\$	\$ 8,885,000	\$ (4,071,500)
DEBT SERVICE FUND				
Refunded Gov Debt Service 2015 (Debt)	\$	\$	\$ 1,853,100	\$
Stadium Gov Debt Service 2015 (Debt)			1,585,800	
Total Debt Service Fund	\$	\$	\$ 3,438,900	\$

CITY OF SURPRISE
Other Financing Sources/<Uses> and Interfund Transfers
Fiscal Year 2022

FUND	OTHER FINANCING 2022		INTERFUND TRANSFERS 2022	
	SOURCES	<USES>	IN	<OUT>
ENTERPRISE FUNDS				
Ground Ambulance Service (Cost Allocation)	\$	\$	\$	\$ (723,900)
Ground Ambulance Service (PILOT)				(2,000)
Refund Sewer Debt Service 2015 (Debt)			805,300	
Sewer Operations (PILOT)				(303,600)
Sewer Operations (Franchise Fee In Lieu)				(401,100)
Sewer Operations (Other Transfers)				(7,791,000)
Sewer Operations (Cost Allocation)				(1,620,000)
Sewer System Dev Impact Fees (Debt)				(2,958,600)
Sewer Utility Capital (Other Transfers)			7,791,000	
Solid Waste Capital (Other Transfers)			968,300	
Solid Waste Operations (PILOT)				(11,200)
Solid Waste Operations (Cost Allocation)				(1,873,100)
Solid Waste Operations (Other Transfers)				(968,300)
Solid Waste Operations (Franchise Fee In Lieu)				(27,000)
Sr Util. Refund Oblig Ser 2018 (Debt)			2,153,300	
Stormwater Operations (Cost Allocation)				(255,900)
Stormwater Operations (PILOT)				(3,200)
Water Operations (Cost Allocation)				(1,781,800)
Water Operations (Franchise Fee In Lieu)				(409,000)
Water Operations (PILOT)				(145,500)
Water Operations (Other Transfers)				(3,101,200)
Water Utility Capital (Other Transfers)			3,101,200	
Water Utility Capital (Bond Proceeds)	1,000,000			
Total Enterprise Funds	\$ 1,000,000	\$	\$ 14,819,100	\$ (22,376,400)
TOTAL ALL FUNDS	\$ 1,000,000	\$	\$ 48,155,000	\$ (48,155,000)

CITY OF SURPRISE
Expenditures/Expenses by Fund
Fiscal Year 2022

FUND/DEPARTMENT	ADOPTED BUDGETED EXPENDITURES/ EXPENSES 2021	EXPENDITURE/ EXPENSE ADJUSTMENTS APPROVED 2021	ACTUAL EXPENDITURES/ EXPENSES 2021*	BUDGETED EXPENDITURES/ EXPENSES 2022
GENERAL FUND				
General Fund				
City Attorney	\$ 2,350,900	\$ 112,600	\$ 2,320,700	\$ 2,527,000
City Clerk	835,500	68,000	642,900	692,500
City Court	2,598,600	67,900	2,525,500	2,718,000
City Manager	3,331,700	51,200	3,308,900	3,549,900
Community Development	4,685,800	849,300	4,864,100	6,282,800
Contingency	6,102,100	(2,868,200)	325,000	3,575,800
Economic Development	1,466,600	455,000	2,200,900	1,666,100
Finance	4,424,700	602,900	4,620,000	5,404,100
Fire - Medical	22,631,500	5,118,500	22,990,800	26,167,000
General Operations	6,959,200		8,450,800	11,764,300
Human Resources	2,600,300	58,700	2,462,000	3,009,200
Human Svcs and Comm Vitality	2,407,400	316,100	2,566,100	2,622,900
Information Technology	5,765,700	530,200	5,841,300	6,775,200
Mayor and Council	671,900	10,600	469,000	693,800
Parks and Recreation	12,251,500	438,600	11,224,000	13,338,700
Police	29,886,100	5,851,600	29,762,700	34,289,000
Public Works	8,691,100	332,200	8,646,300	9,648,800
General Fund Total	\$ 117,660,600	\$ 11,995,200	\$ 113,221,000	\$ 134,725,100
SPECIAL REVENUE FUND				
Arizona Office of Tourism				
Sports and Tourism	\$ 106,800	\$	\$ 78,000	\$ 106,800
Contingency				
Contingency	\$	\$	\$	\$ 25,000,000
Donations				
Economic Development	\$ 5,000	\$	\$	\$ 5,000
Fire - Medical	17,800		5,400	17,800
Human Svcs and Comm Vitality	74,800		6,400	74,800
Parks and Recreation	177,500		9,500	162,500
Police	87,300		13,500	87,300
Sports and Tourism	193,800		2,000	193,800
Grants				
City Attorney	\$ 86,800	\$ 21,800	\$ 71,300	\$ 191,800
Community Development	203,500	(22,300)		181,200
Contingency	25,000,000	(24,152,100)		4,000,000
Finance		4,100	2,100	5,700
Fire - Medical	703,400	39,200	162,000	539,900
Human Svcs and Comm Vitality	58,400	633,000	334,600	48,000
Parks and Recreation		800	800	
Police	547,800	294,600	176,900	625,900

CITY OF SURPRISE
Expenditures/Expenses by Fund
Fiscal Year 2022

FUND/DEPARTMENT	ADOPTED BUDGETED EXPENDITURES/ EXPENSES 2021	EXPENDITURE/ EXPENSE ADJUSTMENTS APPROVED 2021	ACTUAL EXPENDITURES/ EXPENSES 2021*	BUDGETED EXPENDITURES/ EXPENSES 2022
Highway User Revenue				
Contingency	\$ 283,600	\$ (144,000)	\$	\$
General Operations	94,800		94,800	132,300
Public Works	6,666,500	232,500	6,289,800	7,414,500
Highway User Revenue Capital				
Contingency	\$ 376,900	\$ 1,046,800	\$	\$
Public Works	5,329,400	(1,046,800)	1,823,000	4,645,500
Water Resource Management				21,600
LTAF II/ALF				
Contingency	\$ 14,300	\$	\$	\$
Public Works	355,000		347,100	355,000
Municipal Art Fund				
City Manager	\$ 11,000	\$ (11,000)	\$	\$
Contingency	183,800	(23,700)		367,100
Human Svcs and Comm Vitality		34,700	3,400	
Municipal Court Enhancement				
City Court	\$ 40,000	\$	\$ 16,000	\$ 40,000
Neighborhood Revitalization				
Human Svcs and Comm Vitality	\$ 3,439,300	\$ 850,900	\$ 1,391,500	\$ 3,753,700
Net Premium Seating				
Sports and Tourism	\$ 165,000	\$	\$ 147,200	\$ 165,000
Program 1033 Auction Proceeds				
Police	\$ 700	\$	\$	\$ 700
Public Safety Pension Fund				
General Operations	\$	\$	\$	\$ 2,000,000
SB1398 Fines				
Police	\$ 15,900	\$	\$ 15,900	\$ 15,900
SLIDs				
General Operations	\$ 2,962,900	\$	\$ 2,962,900	\$ 2,962,900
SPD RICO				
Police	\$ 510,800	\$	\$ 313,600	\$ 510,800
SPD Towing				
Contingency	\$ 1,200	\$ (1,200)	\$	\$
Police	114,300	1,200	52,000	72,500
Sports and Tourism Fund				
Contingency	\$ 56,300	\$ (56,300)	\$	\$
Sports and Tourism	5,465,700	130,900	4,252,900	5,687,300

CITY OF SURPRISE
Expenditures/Expenses by Fund
Fiscal Year 2022

FUND/DEPARTMENT	ADOPTED BUDGETED EXPENDITURES/ EXPENSES 2021	EXPENDITURE/ EXPENSE ADJUSTMENTS APPROVED 2021	ACTUAL EXPENDITURES/ EXPENSES 2021*	BUDGETED EXPENDITURES/ EXPENSES 2022
Spring Trng Ticket Surcharge				
Contingency	\$ 600,000	\$	\$	\$
Sports and Tourism	689,000		351,000	689,000
SW Gas Capital Expenditures				
Contingency	\$ 325,000	\$	\$	\$ 325,000
Tourism				
Contingency	\$ 5,000	\$	\$	\$ 5,000
Unclaimed Property Disposal				
Police	\$ 1,000	\$	\$	\$ 1,000
Wildland Fire				
Contingency	\$ 5,200	\$ (5,200)	\$	\$
Fire - Medical	164,600	11,600	313,200	184,200
Special Revenue Fund Total	\$ 55,140,100	\$ (22,160,500)	\$ 19,236,800	\$ 60,589,500
DEBT SERVICE FUND				
Election 2017 Debt Service				
General Operations	\$ 4,855,000	\$	\$ 5,029,000	\$ 5,100,200
Refunded Gov Debt Service 2015				
General Operations	\$ 1,853,100	\$	\$ 1,853,100	\$ 1,850,100
Stadium Gov Debt Service 2015				
General Operations	\$ 1,582,100	\$	\$ 1,582,100	\$ 1,585,800
Debt Service Fund Total	\$ 8,290,200	\$	\$ 8,464,200	\$ 8,536,100
CAPITAL PROJECTS FUND				
163rd Ave Dev 2014 Law				
Public Works	\$ 115,500	\$	\$	\$ 115,500
Communications Asset Repl				
City Manager	\$	\$ 82,300	\$ 31,200	\$ 125,800
Facilities Asset Replacement				
Public Works	\$ 836,800	\$ (70,100)	\$ 164,400	\$ 2,475,500
Fire & EMS Dev Fee				
Contingency	\$ 500,000	\$ (500,000)	\$	\$
General Operations			1,800	595,600
Fire/EMS Dev Fee 2020				
Fire - Medical	\$ 262,000	\$ 1,784,300	\$	\$ 2,046,300
General Operations	29,300		48,100	1,009,000
FS Package Replacement Reserve				
Fire - Medical	\$	\$	\$	\$ 80,000

CITY OF SURPRISE
Expenditures/Expenses by Fund
Fiscal Year 2022

FUND/DEPARTMENT	ADOPTED BUDGETED EXPENDITURES/ EXPENSES 2021	EXPENDITURE/ EXPENSE ADJUSTMENTS APPROVED 2021	ACTUAL EXPENDITURES/ EXPENSES 2021*	BUDGETED EXPENDITURES/ EXPENSES 2022
General Capital Projects Fund				
City Manager	\$	\$ 2,000,000	\$ 400	\$ 2,000,000
Community Development	1,029,000	(65,900)	40,200	923,000
Contingency	4,084,000	(3,408,700)		5,000,000
Economic Development	405,200	(36,000)	3,000	366,200
Fire - Medical	1,350,100	71,800	258,200	1,098,200
Information Technology	136,900	(37,500)	15,400	299,100
Parks and Recreation	947,100	4,187,300	1,400	10,024,400
Police		184,700		892,000
Public Works	2,548,900	1,472,100	481,900	4,505,500
Sports and Tourism	100,000			
Water Resource Management				40,800
General Govt Dev Fee				
General Operations	\$	\$	\$	\$ 360,600
HSCV Asset Replacement				
Human Svcs and Comm Vitality	\$ 7,000	\$ 36,500	\$ 17,300	\$ 49,400
IT Asset Replacement				
Information Technology	\$ 1,710,300	\$ 481,100	\$ 622,400	\$ 2,741,600
Park & Rec Dev Fee				
General Operations	\$ 59,800	\$	\$	\$ 641,600
Parks and Recreation	13,800			
Parks & Recreation Asset Repl				
Parks and Recreation	\$ 771,800	\$ (98,800)	\$ 68,500	\$ 2,243,200
Parks/Rec Dev Fee 2020				
General Operations	\$ 279,300	\$	\$ 298,100	\$ 1,519,100
Pavmnt Preservtn Election 2017				
City Manager	\$ 131,200	\$ (131,200)	\$	\$
Contingency	214,000	2,314,700		
General Operations	8,900		8,900	8,900
Human Svcs and Comm Vitality		131,200		131,200
Public Works	4,343,200	(2,314,700)	1,148,400	880,200
Police Dev Fee				
General Operations	\$ 27,800	\$	\$ 46,600	\$ 1,009,000
Police	50,000	1,259,000	147,900	2,114,200
Public Safety Election 2017				
City Manager	\$ 416,100	\$ (416,100)	\$	\$
Contingency	676,100	2,414,400		
Fire - Medical	12,460,300	(1,854,900)	2,019,700	8,586,300
General Operations	14,900		14,900	14,900
Human Svcs and Comm Vitality		415,900	109,600	275,400

CITY OF SURPRISE
Expenditures/Expenses by Fund
Fiscal Year 2022

FUND/DEPARTMENT	ADOPTED BUDGETED EXPENDITURES/ EXPENSES 2021	EXPENDITURE/ EXPENSE ADJUSTMENTS APPROVED 2021	ACTUAL EXPENDITURES/ EXPENSES 2021*	BUDGETED EXPENDITURES/ EXPENSES 2022
Police	10,166,200	(123,600)	795,700	9,247,100
Public Works	538,100	(435,700)	4,300	98,100
Rds Regional Sig. SPA 3 and 5				
Contingency	\$ 24,800	\$	\$	\$
Sports and Tourism Asset Repl				
Sports and Tourism	\$ 380,100	\$ 1,071,900	\$ 645,100	\$ 2,467,000
Traffic Election 2017				
City Manager	\$ 203,300	\$ (203,300)	\$	\$
Contingency	1,882,700	4,005,700		
General Operations	11,600		11,600	11,600
Human Svcs and Comm Vitality		203,300		203,300
Public Works	7,708,400	(4,005,700)	1,554,000	1,922,900
Transportation Improvement				
Community Development	\$ 560,600	\$ (10,600)	\$	\$ 550,000
Contingency	1,002,900	2,682,600		5,500,000
Public Works	10,814,000	(2,682,600)	2,119,000	13,192,200
Vehicle Replacement				
Contingency	\$ 793,300	\$ (275,600)	\$	\$
Fire - Medical	425,100	1,125,100	470,400	1,929,600
Public Works	1,810,200	275,500	913,700	2,946,900
Capital Projects Fund Total	\$ 69,850,600	\$ 9,528,400	\$ 12,062,100	\$ 90,241,200
ENTERPRISE FUNDS				
Ground Ambulance Capital Fund				
Contingency	\$	\$ 2,200	\$	\$
Fire - Medical	11,900	(2,200)	2,700	
Ground Ambulance Service				
Contingency	\$ 78,800	\$ (78,800)	\$	\$
Fire - Medical	3,174,000	162,500	3,720,200	3,891,400
General Operations	11,700		11,700	16,300
Refund Sewer Debt Service 2015				
General Operations	\$ 805,300	\$	\$ 805,300	\$ 805,100
Sewer Operations				
City Manager	\$ 32,700	\$ 900	\$ 32,900	\$ 35,100
Contingency	4,532,100	(400,900)		4,431,300
Finance	835,700	49,600	867,300	899,400
General Operations	1,548,100		1,917,400	2,271,600
Information Technology	43,600	1,300	41,000	44,000
Public Works	146,300	1,000	162,900	210,900
Water Resource Management	10,092,400	585,300	9,446,400	10,100,600

CITY OF SURPRISE
Expenditures/Expenses by Fund
Fiscal Year 2022

FUND/DEPARTMENT	ADOPTED BUDGETED EXPENDITURES/ EXPENSES 2021	EXPENDITURE/ EXPENSE ADJUSTMENTS APPROVED 2021	ACTUAL EXPENDITURES/ EXPENSES 2021*	BUDGETED EXPENDITURES/ EXPENSES 2022
Sewer System Dev Impact Fees				
General Operations	\$ 64,400	\$	\$ 46,400	\$ 760,200
Water Resource Management	300,000			300,000
Sewer Utility Capital				
Contingency	\$ 6,199,800	\$ 1,272,900	\$	\$ 6,534,700
Public Works	176,200		90,300	133,600
Water Resource Management	14,545,300	(1,272,900)	3,439,700	17,647,300
Solid Waste Capital				
Contingency	\$ 186,700	\$ 41,700	\$	\$ 467,200
Public Works	2,611,800	(41,700)	586,400	3,845,100
Solid Waste Operations				
City Manager	\$ 400	\$	\$ 400	\$ 400
Contingency	2,426,700	(84,700)		4,647,300
Finance	359,200	21,500	372,500	386,400
General Operations	59,400		59,400	82,900
Information Technology	18,300	600	17,200	18,600
Public Works	6,394,200	315,400	6,317,800	7,599,500
Sr Util. Refund Oblig Ser 2018				
General Operations	\$ 2,152,500	\$	\$ 2,152,500	\$ 2,153,300
Stormwater Capital				
Contingency	\$ 27,100	\$ 61,500	\$	\$ 316,900
Public Works	1,011,700	(61,500)	638,500	
Water Resource Management	1,103,800		43,900	1,260,000
Stormwater Operations				
Contingency	\$ 207,200	\$ (19,700)	\$	\$ 503,300
Finance	102,300	4,200	103,500	107,900
General Operations	1,500		1,500	2,100
Information Technology	4,500	100	3,900	4,500
Public Works	462,100	10,200	427,800	463,400
Water Resource Management	506,400	11,400	507,800	529,300
Water Operations				
City Manager	\$ 36,700	\$ 900	\$ 36,900	\$ 39,100
Contingency	4,497,800	(114,400)		4,120,600
Finance	1,887,500	40,600	1,865,900	1,943,800
General Operations	212,000		212,000	295,800
Information Technology	36,400	1,000	33,800	36,800
Public Works	434,300	12,200	421,900	495,100
Water Resource Management	10,886,400	118,600	8,583,200	9,537,600
Water Resource Dev Impact Fees				
General Operations	\$ 5,800	\$	\$ 5,800	\$ 838,800
Water Resource Management				706,000

CITY OF SURPRISE
Expenditures/Expenses by Fund
Fiscal Year 2022

FUND/DEPARTMENT	ADOPTED BUDGETED EXPENDITURES/ EXPENSES 2021	EXPENDITURE/ EXPENSE ADJUSTMENTS APPROVED 2021	ACTUAL EXPENDITURES/ EXPENSES 2021*	BUDGETED EXPENDITURES/ EXPENSES 2022
Water System Dev Impact Fees				
Contingency	\$ 3,691,600	\$	\$	\$
General Operations	1,733,700		56,400	5,958,400
Water Resource Management	1,813,000		1,148,600	1,314,600
Water Utility Capital				
Contingency	\$ 3,916,900	\$ 1,923,200	\$	\$ 3,410,600
Finance	1,796,400	(1,246,000)	503,100	47,500
Public Works	308,400	(236,300)	43,500	322,500
Water Resource Management	7,519,400	(448,900)	773,700	11,379,500
Wtr Res Dev Fee 2020				
General Operations	\$ 29,300	\$	\$ 20,300	\$ 1,009,100
Water Resource Management	1,300,000			1,300,000
Enterprise Funds Total	\$ 100,339,700	\$ 630,800	\$ 45,522,400	\$ 113,225,400
INTERNAL SERVICE FUND				
Employee Healthcare - Int Svc				
Contingency	\$ 2,649,400	\$ (3,100)	\$	\$ 2,646,300
General Operations				2,000,000
Human Resources	14,044,000	3,100	12,978,600	14,950,900
Risk Management - Int Svc Fd				
City Attorney	\$ 2,358,400	\$ 409,700	\$ 2,794,100	\$ 3,662,300
Contingency	758,200	(407,700)		2,750,000
Workers' Compensation				
City Attorney	\$ 1,203,000	\$ 6,700	\$ 1,232,200	\$ 1,502,600
Contingency	3,002,600	(2,600)		3,000,000
Internal Service Fund Total	\$ 24,015,600	\$ 6,100	\$ 17,004,900	\$ 30,512,100
TOTAL ALL FUNDS	\$ 375,296,800	\$	\$ 215,511,400	\$ 437,829,400

* Includes actual revenues recognized on the modified accrual or accrual basis as of the date the proposed budget was prepared, plus estimated revenues for the remainder of the fiscal year.

CITY OF SURPRISE
Expenditures/Expenses by Department
Fiscal Year 2022

DEPARTMENT/FUND	ADOPTED BUDGETED EXPENDITURES/ EXPENSES 2021	EXPENDITURE/ EXPENSE ADJUSTMENTS APPROVED 2021	ACTUAL EXPENDITURES/ EXPENSES 2021*	BUDGETED EXPENDITURES/ EXPENSES 2022
CITY ATTORNEY				
General Fund	\$ 2,350,900	\$ 112,600	\$ 2,320,700	\$ 2,527,000
Grants	86,800	21,800	71,300	191,800
Risk Management - Int Svc Fd	2,358,400	409,700	2,794,100	3,662,300
Workers' Compensation	1,203,000	6,700	1,232,200	1,502,600
Department Total	\$ 5,999,100	\$ 550,800	\$ 6,418,300	\$ 7,883,700
CITY CLERK				
General Fund	\$ 835,500	\$ 68,000	\$ 642,900	\$ 692,500
Department Total	\$ 835,500	\$ 68,000	\$ 642,900	\$ 692,500
CITY COURT				
General Fund	\$ 2,598,600	\$ 67,900	\$ 2,525,500	\$ 2,718,000
Municipal Court Enhancement	40,000		16,000	40,000
Department Total	\$ 2,638,600	\$ 67,900	\$ 2,541,500	\$ 2,758,000
CITY MANAGER				
Communications Asset Repl	\$	\$ 82,300	\$ 31,200	\$ 125,800
General Capital Projects Fund		2,000,000	400	2,000,000
General Fund	3,331,700	51,200	3,308,900	3,549,900
Municipal Art Fund	11,000	(11,000)		
Pavmnt Preservtn Election 2017	131,200	(131,200)		
Public Safety Election 2017	416,100	(416,100)		
Sewer Operations	32,700	900	32,900	35,100
Solid Waste Operations	400		400	400
Traffic Election 2017	203,300	(203,300)		
Water Operations	36,700	900	36,900	39,100
Department Total	\$ 4,163,100	\$ 1,373,700	\$ 3,410,700	\$ 5,750,300
COMMUNITY DEVELOPMENT				
General Capital Projects Fund	\$ 1,029,000	\$ (65,900)	\$ 40,200	\$ 923,000
General Fund	4,685,800	849,300	4,864,100	6,282,800
Grants	203,500	(22,300)		181,200
Transportation Improvement	560,600	(10,600)		550,000
Department Total	\$ 6,478,900	\$ 750,500	\$ 4,904,300	\$ 7,937,000

CITY OF SURPRISE
Expenditures/Expenses by Department
Fiscal Year 2022

DEPARTMENT/FUND	ADOPTED BUDGETED EXPENDITURES/ EXPENSES 2021	EXPENDITURE/ EXPENSE ADJUSTMENTS APPROVED 2021	ACTUAL EXPENDITURES/ EXPENSES 2021*	BUDGETED EXPENDITURES/ EXPENSES 2022
CONTINGENCY				
Contingency	\$	\$	\$	\$ 25,000,000
Employee Healthcare - Int Svc	2,649,400	(3,100)		2,646,300
Fire & EMS Dev Fee	500,000	(500,000)		
General Capital Projects Fund	4,084,000	(3,408,700)		5,000,000
General Fund	5,995,100	(2,761,200)	325,000	3,575,800
Grants	25,000,000	(24,152,100)		4,000,000
Ground Ambulance Capital Fund		2,200		
Ground Ambulance Service	78,800	(78,800)		
Highway User Revenue	283,600	(144,000)		
Highway User Revenue Capital	376,900	1,046,800		
LTAF II/ALF	14,300			
Municipal Art Fund	183,800	(23,700)		367,100
Pavmnt Preservtn Election 2017	214,000	2,314,700		
Public Safety Election 2017	676,100	2,414,400		
Rds Regional Sig. SPA 3 and 5	24,800			
Risk Management - Int Svc Fd	758,200	(407,700)		2,750,000
Sewer Operations	4,532,100	(400,900)		4,431,300
Sewer Utility Capital	6,199,800	1,272,900		6,534,700
Solid Waste Capital	186,700	41,700		467,200
Solid Waste Operations	2,426,700	(84,700)		4,647,300
SPD Towing	1,200	(1,200)		
Sports and Tourism Fund	56,300	(56,300)		
Spring Trng Ticket Surcharge	600,000			
Stormwater Capital	27,100	61,500		316,900
Stormwater Operations	207,200	(19,700)		503,300
SW Gas Capital Expenditures	325,000			325,000
Tourism	5,000			5,000
Traffic Election 2017	1,882,700	4,005,700		
Transportation Improvement	1,002,900	2,682,600		5,500,000
Vehicle Replacement	793,300	(275,600)		
Water Operations	4,497,800	(114,400)		4,120,600
Water System Dev Impact Fees	3,691,600			
Water Utility Capital	3,916,900	1,923,200		3,410,600
Wildland Fire	5,200	(5,200)		
Workers' Compensation	3,002,600	(2,600)		3,000,000
Department Total	\$ 74,199,100	\$ (16,674,200)	\$ 325,000	\$ 76,601,100

CITY OF SURPRISE
Expenditures/Expenses by Department
Fiscal Year 2022

DEPARTMENT/FUND	ADOPTED BUDGETED EXPENDITURES/ EXPENSES 2021	EXPENDITURE/ EXPENSE ADJUSTMENTS APPROVED 2021	ACTUAL EXPENDITURES/ EXPENSES 2021*	BUDGETED EXPENDITURES/ EXPENSES 2022
ECONOMIC DEVELOPMENT				
Donations	\$ 5,000	\$	\$	\$ 5,000
General Capital Projects Fund	405,200	(36,000)	3,000	366,200
General Fund	1,466,600	455,000	2,200,900	1,666,100
Department Total	\$ 1,876,800	\$ 419,000	\$ 2,203,900	\$ 2,037,300
FINANCE				
General Fund	\$ 4,424,700	\$ 602,900	\$ 4,620,000	\$ 5,404,100
Grants		4,100	2,100	5,700
Sewer Operations	835,700	49,600	867,300	899,400
Solid Waste Operations	359,200	21,500	372,500	386,400
Stormwater Operations	102,300	4,200	103,500	107,900
Water Operations	1,887,500	40,600	1,865,900	1,943,800
Water Utility Capital	1,796,400	(1,246,000)	503,100	47,500
Department Total	\$ 9,405,800	\$ (523,100)	\$ 8,334,400	\$ 8,794,800
FIRE - MEDICAL				
Donations	\$ 17,800	\$	\$ 5,400	\$ 17,800
Fire/EMS Dev Fee 2020	262,000	1,784,300		2,046,300
FS Package Replacement				80,000
General Capital Projects Fund	1,350,100	71,800	258,200	1,098,200
General Fund	22,631,500	5,118,500	22,990,800	26,167,000
Grants	703,400	39,200	162,000	539,900
Ground Ambulance Capital Fund	11,900	(2,200)	2,700	
Ground Ambulance Service	3,174,000	162,500	3,720,200	3,891,400
Public Safety Election 2017	12,460,300	(1,854,900)	2,019,700	8,586,300
Vehicle Replacement	425,100	1,125,100	470,400	1,929,600
Wildland Fire	164,600	11,600	313,200	184,200
Department Total	\$ 41,200,700	\$ 6,455,900	\$ 29,942,600	\$ 44,540,700

CITY OF SURPRISE
Expenditures/Expenses by Department
Fiscal Year 2022

DEPARTMENT/FUND	ADOPTED BUDGETED EXPENDITURES/ EXPENSES 2021	EXPENDITURE/ EXPENSE ADJUSTMENTS APPROVED 2021	ACTUAL EXPENDITURES/ EXPENSES 2021*	BUDGETED EXPENDITURES/ EXPENSES 2022
GENERAL OPERATIONS				
Election 2017 Debt Service	\$ 4,855,000	\$	\$ 5,029,000	\$ 5,100,200
Employee Healthcare - Int Svc				2,000,000
Fire & EMS Dev Fee			1,800	595,600
Fire/EMS Dev Fee 2020	29,300		48,100	1,009,000
General Fund	6,959,200		8,450,800	11,764,300
General Govt Dev Fee				360,600
Ground Ambulance Service	11,700		11,700	16,300
Highway User Revenue	94,800		94,800	132,300
Park & Rec Dev Fee	59,800			641,600
Parks/Rec Dev Fee 2020	279,300		298,100	1,519,100
Pavmnt Preservtn Election 2017	8,900		8,900	8,900
Police Dev Fee	27,800		46,600	1,009,000
Public Safety Election 2017	14,900		14,900	14,900
Public Safety Pension Fund				2,000,000
Refund Sewer Debt Service 2015	805,300		805,300	805,100
Refunded Gov Debt Service 2015	1,853,100		1,853,100	1,850,100
Sewer Operations	1,548,100		1,917,400	2,271,600
Sewer System Dev Impact Fees	64,400		46,400	760,200
SLIDs	2,962,900		2,962,900	2,962,900
Solid Waste Operations	59,400		59,400	82,900
Sr Util. Refund Oblig Ser 2018	2,152,500		2,152,500	2,153,300
Stadium Gov Debt Service 2015	1,582,100		1,582,100	1,585,800
Stormwater Operations	1,500		1,500	2,100
Traffic Election 2017	11,600		11,600	11,600
Water Operations	212,000		212,000	295,800
Water Resource Dev Impact Fees	5,800		5,800	838,800
Water System Dev Impact Fees	1,733,700		56,400	5,958,400
Wtr Res Dev Fee 2020	29,300		20,300	1,009,100
Department Total	\$ 25,362,400	\$	\$ 25,691,400	\$ 46,759,500
HUMAN RESOURCES				
Employee Healthcare - Int Svc	\$ 14,044,000	\$ 3,100	\$ 12,978,600	\$ 14,950,900
General Fund	2,600,300	58,700	2,462,000	3,009,200
Department Total	\$ 16,644,300	\$ 61,800	\$ 15,440,600	\$ 17,960,100

CITY OF SURPRISE
Expenditures/Expenses by Department
Fiscal Year 2022

DEPARTMENT/FUND	ADOPTED BUDGETED EXPENDITURES/ EXPENSES 2021	EXPENDITURE/ EXPENSE ADJUSTMENTS APPROVED 2021	ACTUAL EXPENDITURES/ EXPENSES 2021*	BUDGETED EXPENDITURES/ EXPENSES 2022
HUMAN SVCS AND COMM VITALITY				
Donations	\$ 74,800	\$	\$ 6,400	\$ 74,800
General Fund	2,407,400	316,100	2,566,100	2,622,900
Grants	58,400	633,000	334,600	48,000
HSCV Asset Replacement	7,000	36,500	17,300	49,400
Municipal Art Fund		34,700	3,400	
Neighborhood Revitalization	3,439,300	850,900	1,391,500	3,753,700
Pavmnt Preservtn Election 2017		131,200		131,200
Public Safety Election 2017		415,900	109,600	275,400
Traffic Election 2017		203,300		203,300
Department Total	\$ 5,986,900	\$ 2,621,600	\$ 4,428,900	\$ 7,158,700
INFORMATION TECHNOLOGY				
General Capital Projects Fund	\$ 136,900	\$ (37,500)	\$ 15,400	\$ 299,100
General Fund	5,765,700	530,200	5,841,300	6,775,200
IT Asset Replacement	1,710,300	481,100	622,400	2,741,600
Sewer Operations	43,600	1,300	41,000	44,000
Solid Waste Operations	18,300	600	17,200	18,600
Stormwater Operations	4,500	100	3,900	4,500
Water Operations	36,400	1,000	33,800	36,800
Department Total	\$ 7,715,700	\$ 976,800	\$ 6,575,000	\$ 9,919,800
MAYOR AND COUNCIL				
General Fund	\$ 671,900	\$ 10,600	\$ 469,000	\$ 693,800
Department Total	\$ 671,900	\$ 10,600	\$ 469,000	\$ 693,800
PARKS AND RECREATION				
Donations	\$ 177,500	\$	\$ 9,500	\$ 162,500
General Capital Projects Fund	947,100	4,187,300	1,400	10,024,400
General Fund	12,358,500	331,600	11,224,000	13,338,700
Grants		800	800	
Park & Rec Dev Fee	13,800			
Parks & Recreation Asset Repl	771,800	(98,800)	68,500	2,243,200
Department Total	\$ 14,268,700	\$ 4,420,900	\$ 11,304,200	\$ 25,768,800

CITY OF SURPRISE
Expenditures/Expenses by Department
Fiscal Year 2022

DEPARTMENT/FUND	ADOPTED BUDGETED EXPENDITURES/ EXPENSES 2021	EXPENDITURE/ EXPENSE ADJUSTMENTS APPROVED 2021	ACTUAL EXPENDITURES/ EXPENSES 2021*	BUDGETED EXPENDITURES/ EXPENSES 2022
POLICE				
Donations	\$ 87,300	\$	\$ 13,500	\$ 87,300
General Capital Projects Fund		184,700		892,000
General Fund	29,886,100	5,851,600	29,762,700	34,289,000
Grants	547,800	294,600	176,900	625,900
Police Dev Fee	50,000	1,259,000	147,900	2,114,200
Program 1033 Auction Proceeds	700			700
Public Safety Election 2017	10,166,200	(123,600)	795,700	9,247,100
SB1398 Fines	15,900		15,900	15,900
SPD RICO	510,800		313,600	510,800
SPD Towing	114,300	1,200	52,000	72,500
Unclaimed Property Disposal	1,000			1,000
Department Total	\$ 41,380,100	\$ 7,467,500	\$ 31,278,200	\$ 47,856,400
PUBLIC WORKS				
163rd Ave Dev 2014 Law	\$ 115,500	\$	\$	\$ 115,500
Facilities Asset Replacement	836,800	(70,100)	164,400	2,475,500
General Capital Projects Fund	2,548,900	1,472,100	481,900	4,505,500
General Fund	8,691,100	332,200	8,646,300	9,648,800
Highway User Revenue	6,666,500	232,500	6,289,800	7,414,500
Highway User Revenue Capital	5,329,400	(1,046,800)	1,823,000	4,645,500
LTAIF II/ALF	355,000		347,100	355,000
Pavmnt Preservtn Election 2017	4,343,200	(2,314,700)	1,148,400	880,200
Public Safety Election 2017	538,100	(435,700)	4,300	98,100
Sewer Operations	146,300	1,000	162,900	210,900
Sewer Utility Capital	176,200		90,300	133,600
Solid Waste Capital	2,611,800	(41,700)	586,400	3,845,100
Solid Waste Operations	6,394,200	315,400	6,317,800	7,599,500
Stormwater Capital	1,011,700	(61,500)	638,500	
Stormwater Operations	462,100	10,200	427,800	463,400
Traffic Election 2017	7,708,400	(4,005,700)	1,554,000	1,922,900
Transportation Improvement	10,814,000	(2,682,600)	2,119,000	13,192,200
Vehicle Replacement	1,810,200	275,500	913,700	2,946,900
Water Operations	434,300	12,200	421,900	495,100
Water Utility Capital	308,400	(236,300)	43,500	322,500
Department Total	\$ 61,302,100	\$ (8,244,000)	\$ 32,181,000	\$ 61,270,700

CITY OF SURPRISE
Expenditures/Expenses by Department
Fiscal Year 2022

DEPARTMENT/FUND	ADOPTED BUDGETED EXPENDITURES/ EXPENSES 2021	EXPENDITURE/ EXPENSE ADJUSTMENTS APPROVED 2021	ACTUAL EXPENDITURES/ EXPENSES 2021*	BUDGETED EXPENDITURES/ EXPENSES 2022
SPORTS AND TOURISM				
Arizona Office of Tourism	\$ 106,800	\$	\$ 78,000	\$ 106,800
Donations	193,800		2,000	193,800
General Capital Projects Fund	100,000			
Net Premium Seating	165,000		147,200	165,000
Sports and Tourism Asset Repl	380,100	1,071,900	645,100	2,467,000
Sports and Tourism Fund	5,465,700	130,900	4,252,900	5,687,300
Spring Trng Ticket Surcharge	689,000		351,000	689,000
Department Total	\$ 7,100,400	\$ 1,202,800	\$ 5,476,200	\$ 9,308,900
WATER RESOURCE MANAGEMENT				
General Capital Projects Fund	\$	\$	\$	\$ 40,800
Highway User Revenue Capital				21,600
Sewer Operations	10,092,400	585,300	9,446,400	10,100,600
Sewer System Dev Impact Fees	300,000			300,000
Sewer Utility Capital	14,545,300	(1,272,900)	3,439,700	17,647,300
Stormwater Capital	1,103,800		43,900	1,260,000
Stormwater Operations	506,400	11,400	507,800	529,300
Water Operations	10,886,400	118,600	8,583,200	9,537,600
Water Resource Dev Impact Fees				706,000
Water System Dev Impact Fees	1,813,000		1,148,600	1,314,600
Water Utility Capital	7,519,400	(448,900)	773,700	11,379,500
Wtr Res Dev Fee 2020	1,300,000			1,300,000
Department Total	\$ 48,066,700	\$ (1,006,500)	\$ 23,943,300	\$ 54,137,300
Total All Departments	\$ 375,296,800	\$	\$ 215,511,400	\$ 437,829,400

* Includes actual revenues recognized on the modified accrual or accrual basis as of the date the proposed budget was prepared, plus estimated revenues for the remainder of the fiscal year.

CITY OF SURPRISE
Full-Time Employees and Personnel Compensation
Fiscal Year 2022

FUND	Full-time Equivalent (FTE) 2022	Employee Salaries and Hourly Costs 2022	Retirement Costs 2022	Healthcare Costs 2022	Other Benefit Costs 2022	Total Estimated Personnel Compensation 2022
GENERAL FUND	760.80	\$ 63,164,800	\$ 14,581,600	\$ 10,047,000	\$ 5,073,400	= \$ 92,866,800
SPECIAL REVENUE FUND						
Grants		\$ 1,039,000	\$ 41,900	\$ 38,400	\$ 21,800	\$ 1,141,100
Highway User Revenue	37.50	2,657,400	362,900	554,200	327,700	3,902,200
Neighborhood Revitalization		51,000				51,000
Public Safety Pension Fund			2,000,000			2,000,000
SPD Towing	0.50	26,500	4,300	9,500	2,200	42,500
Sports and Tourism Fund	39.50	2,096,600	239,400	296,400	185,900	2,818,300
Wildland Fire		119,300	37,500		5,400	162,200
Total Special Revenue Fund	77.50	\$ 5,989,800	\$ 2,686,000	\$ 898,500	\$ 543,000	= \$ 10,117,300
CAPITAL PROJECTS FUND						
Pavmnt Preservtn Election		\$	\$	\$	\$ 4,600	\$ 4,600
Public Safety Election 2017					43,800	43,800
Traffic Election 2017					86,400	86,400
Transportation Improvement	1.00	78,400	10,700	18,500	7,000	114,600
Total Capital Projects Fund	1.00	\$ 78,400	\$ 10,700	\$ 18,500	\$ 141,800	= \$ 249,400
ENTERPRISE FUNDS						
Ground Ambulance Service	36.00	\$ 2,274,700	\$ 339,600	\$ 386,600	\$ 239,800	\$ 3,240,700
Sewer Operations	48.70	3,250,400	444,200	652,000	309,500	4,656,100
Solid Waste Operations	44.30	2,617,100	356,700	619,600	310,900	3,904,300
Stormwater Operations	7.00	463,900	64,000	84,900	47,900	660,700
Water Operations	44.60	3,111,100	423,200	673,900	287,500	4,495,700
Total Enterprise Funds	180.60	\$ 11,717,200	\$ 1,627,700	\$ 2,417,000	\$ 1,195,600	= \$ 16,957,500
INTERNAL SERVICE FUND						
Employee Healthcare - Int	1.00	\$ 75,100	\$ 10,200	\$ 18,000	\$ 5,900	\$ 109,200
Risk Management - Int Svc	2.00	199,800	27,200	38,300	15,700	281,000

CITY OF SURPRISE
Full-Time Employees and Personnel Compensation
Fiscal Year 2022

FUND	Full-time Equivalent (FTE) 2022	Employee Salaries and Hourly Costs 2022	Retirement Costs 2022	Healthcare Costs 2022	Other Benefit Costs 2022	Total Estimated Personnel Compensation 2022
<u>Workers' Compensation</u>	<u>1.00</u>	<u>65,400</u>	<u>8,900</u>	<u>18,100</u>	<u>5,200</u>	<u>97,600</u>
Total Internal Service Fund	<u>4.00</u>	<u>\$ 340,300</u>	<u>\$ 46,300</u>	<u>\$ 74,400</u>	<u>\$ 26,800</u>	<u>= \$ 487,800</u>
 TOTAL ALL FUNDS	 <u>1023.90</u>	 <u>\$ 81,290,500</u>	 <u>\$ 18,952,300</u>	 <u>\$ 13,455,400</u>	 <u>\$ 6,980,600</u>	 <u>= \$ 120,678,800</u>



FY2022 Tentative Budget

City Council Meeting

May 4, 2021

FY2022 Budget

- November 4, 2020 – Budget Kickoff with City Staff
- January 2021 – City Management and Directors Meet
- February 2021 – Projects and Priorities are Determined
- April 16, 2021 – Budget Retreat/Recommended Budget
- May 4, 2021 – Tentative Budget

FY2022 Tentative Budget

Category	2022 CM Rec.	2022 Tentative	\$ Variance	% Variance
Operating Expenses	\$ 234.3	\$ 234.3	\$ -	0%
Capital Outlay	115.4	115.4	-	0%
Debt Service	11.5	11.5	-	0%
Contingency	76.6	76.6	-	0%
Transfers Out	48.2	48.2	-	0%
Total	\$ 486.0	\$ 486.0	\$ -	0%

Amounts in millions

Prior Year Comparison

Expense Category	FY2021 Adopted	FY2021 Revised	FY2022 Recommended	FY2022 Tentative	Variance from Recommended	% Variance
Operating Expenses	191,878,400	208,735,500	234,349,000	234,349,000	-	0.0%
Capital Outlay	97,864,300	97,788,400	115,384,800	115,384,800	-	0.0%
Debt Service	11,248,000	11,248,000	11,494,500	11,494,500	-	0.0%
Contingency	74,306,100	57,524,900	76,601,100	76,601,100	-	0.0%
Expenditure Limit	<u>375,296,800</u>	<u>375,296,800</u>	<u>437,829,400</u>	<u>437,829,400</u>	-	0.0%
Transfers Out	<u>40,163,600</u>	<u>59,782,000</u>	<u>48,155,000</u>	<u>48,155,000</u>	-	0.0%
Total Budget	415,460,400	435,078,800	485,984,400	485,984,400	-	0.0%

Transfers are not included in the Expenditure Limit

FY2022 Tentative Budget

- Adopted by Council
- Sets maximum expenditure limit
- Can reduce but cannot increase
- Can make revisions without increasing total
- Do not have to spend the limit

FY2022 Primary and Secondary Property Tax

	Current Rate	Current Levy	Proposed Rate	Proposed Levy
Primary Property Tax	\$0.7591	\$9,135,500	\$0.7591	\$9,974,200
Secondary Property Tax	\$0.3880	\$4,669,400	\$0.3880	\$5,098,200

TRUTH IN TAXATION HEARING NOTICE OF TAX INCREASE

IN COMPLIANCE WITH SECTION 42-17107, ARIZONA REVISED STATUTES, THE CITY OF SURPRISE IS NOTIFYING ITS PROPERTY TAXPAYERS OF THE CITY OF SURPRISE'S INTENTION TO RAISE ITS PRIMARY PROPERTY TAXES OVER LAST YEAR'S LEVEL. THE CITY OF SURPRISE IS PROPOSING AN INCREASE IN PRIMARY PROPERTY TAXES OF \$554,485 OR 6.0%.

FOR EXAMPLE, THE PROPOSED TAX INCREASE WILL CAUSE THE CITY OF SURPRISE'S PRIMARY PROPERTY TAXES ON A \$100,000 HOME TO BE \$75.91 (TOTAL PROPOSED TAXES INCLUDING THE TAX INCREASE). WITHOUT THE PROPOSED TAX INCREASE, THE TOTAL TAXES THAT WOULD BE OWED ON A \$100,000 HOME WOULD HAVE BEEN \$71.69.

THIS PROPOSED INCREASE IS EXCLUSIVE OF INCREASED PRIMARY PROPERTY TAXES RECEIVED FROM NEW CONSTRUCTION. THE INCREASE IS ALSO EXCLUSIVE OF ANY CHANGES THAT MAY OCCUR FROM PROPERTY TAX LEVIES FOR VOTER APPROVED BONDED INDEBTEDNESS OR BUDGET AND TAX OVERRIDES.

ALL INTERESTED CITIZENS ARE INVITED TO ATTEND THE PUBLIC HEARING ON THE TAX INCREASE THAT IS SCHEDULED TO BE HELD JUNE 1, 2021 AT 6:00 PM AT THE CITY OF SURPRISE COUNCIL CHAMBERS, 16000 N. CIVIC CENTER PLAZA, SURPRISE, AZ, 85374.

Budget Calendar

- Publish budget and truth in taxation
 - May 18
 - May 25
- Final budget adoption and tax hearings
 - June 1
- Property Tax Levy Adoption
 - June 15
 - City of Surprise, primary and secondary
 - SLIDs
 - Marley Park



SURPRISE
ARIZONA

QUESTIONS OR COMMENTS?

Thank You