CITY OF SURPRISE
Regular City Council Meeting
16000 N. Civic Center Plaza
Surprise, AZ 85374
Tuesday, November 16, 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

Proclaiming November 27, 2021 as Small Business Saturday

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 Regular City Council Work Session and Regular City Council Meeting of November 2, 2021.	None Sherry Aguilar City Clerk
2.	Citywide	Consideration and action to approve Resolution No. 2021-168; A Resolution canvassing the Special Election Results of November 2, 2021.	None Sherry Aguilar City Clerk
3.	Citywide	Consideration and action pertaining to approval of revisions to the Comprehensive Citywide Fee Schedule regarding certain Fire-Medical Department fees; Resolution # 2021-177.	None Tom Abbott Fire - Medical
4.	District 1	Consideration and action pertaining to approval of a Fiscal Year 2022 budget amendment to move budget authority of $22,000 from contingency to project P71550 Rancho Mercado WSF PH II within the Water Utility Capital Fund and $22,000 in revenues within the Contingency Fund to in-lieu developer revenues within the Water Utility Capital Fund to cover increased costs related to construction; Resolution #2021-169.	None Michael Boule Water Resource Management
5.	District 3	Consideration and action pertaining to approval of the Final Plat entitled, “Final Re-Plat Toll at Prasada, Unit G – Phase 3”, dated August 18, 2021, an approximately 17.83 acre property generally located west of Cotton Lane, between Cactus Road and Peoria Avenue; Case FS21-429.	None Trever Fleetham Community Development
6.	District 1	Consideration and action pertaining to approval of the Final Plat entitled, “North Copper Canyon Parcel 4.2”, surveyor sealed September 21, 2021, an approximately 19.316 acre property generally located east of 183rd Avenue and north of Pinnacle Peak Road, with associated Alternative Assurance Agreement; Case FS21-318.	None Sergio Angulo Community Development
7.	District 1	Consideration and action pertaining to approval of the Final Plat entitled, “North Copper Canyon Parcel 2.4”, surveyor sealed September 21, 2021, an approximately 17.496 acre property generally located east of 183rd Avenue and north of Pinnacle Peak Road, with associated Alternative Assurance Agreement; Case FS21-520.	None Sergio Angulo Community Development
8.	District 1	Consideration and action pertaining to approval of the Final Plat entitled, “North Copper Canyon Parcel 3.0”, surveyor sealed September 21, 2021, an approximately 40.189 acre property generally located on the southwest corner of Citrus Road and Norwich Drive, with associated Alternative Assurance Agreement; Case FS21-323.	None Sergio Angulo Community Development

9.	District 1	Consideration and action pertaining to approval of the Final Plat entitled, “North Copper Canyon Parcel 2.3”, surveyor sealed September 21, 2021, an approximately 21 acre property generally located east of 183rd Avenue and south of Norwich Drive, with associated Alternative Assurance Agreement; Case FS21-317.	None Sergio Angulo Community Development
10.	District 1	Consideration and action pertaining to approval of the Final Plat entitled, “North Copper Canyon Parcel 4.1”, surveyor sealed October 29, 2021, an approximately 31.728 acre property generally located west of Citrus Road and north of Pinnacle Peak Road, with associated Alternative Assurance Agreement; Case FS21-196.	None Sergio Angulo Community Development
11.	District 4	Consideration and action pertaining to approval of the Plat entitled, "Condominium Plat Crossroads Lakes Professional Offices Condominium 2nd Amended", dated October 21, 2021, an approximately 5.2 acre property general located south of Bell Road and west of El Mirage Road; Case FS21-361.	None Trever Fleetham Community Development
12.	District 1	Consideration and action pertaining to the approval of the Final Plat entitled, “Replat of Mesquite Mountain Ranch III Phase 2”, an approximately 96.59 acre property generally located north of Beardsley Road and west of 219th Avenue in Mesquite Mountain Ranch; Resolution # 2021-170.	None Chris Sexton Community Development
13.	District 1	Consideration and action declaring the City's intent to enlarge, and enlargement of, the lighting improvement district known as, "Austin Ranch West Parcel 6 # 143 Lighting Improvement District" pursuant to A.R.S. § 48-616 for the purpose of purchasing facilities and energy for lighting the public streets and parks within Austin Ranch; Resolution # 2021-157.	None Mike Gent Public Works
14.	District 3	Consideration and action pertaining to approval of a Fiscal Year 2022 budget amendment moving budget authority in the amount of $100,000 within the Stormwater Capital Fund from Contingency to project P61610: Cactus Road and Cotton Lane Intersection Improvement Project; Resolution # 2021-172.	None Mike Gent Public Works
15.	District 5	Consideration and action pertaining to approval of a Quit Claim Deed to Ridgehouse Acquisitions, LLC, for the limited purpose of releasing deed restrictions on a property generally located near Greenway and Bullard Roads.	Lloyd Abrams Community Development
16.	Citywide	Consideration and action pertaining to approval of an amendment to Fiscal Year 2022 budget by moving budget authority of $42,500 from Contingency to services within the Tourism Fund to establish budget for Perfect Game Baseball Tournaments; Resolution # 2021-163.	None Kendra Pettis Sports and Tourism

REGULAR AGENDA ITEM - PUBLIC HEARING:

17.	Citywide	Consideration and action pertaining to a proposed Zoning Text Amendment to the Surprise Land Development Ordinances, Chapters 101 and 106, regarding Recreational Marijuana; Ordinance #2021-24.	Jason Moquin Community Development

REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

18.	Citywide	Consideration and action pertaining to approval of an amendment to the Fiscal Year 2022 budget by moving budget authority of $300,000 from Contingency to services within the Tourism Fund to establish a budget for the Rib Fest Throwdown "Battle of Texas vs Kansas City BBQ"; Resolution # 2021-176.	None Kendra Pettis Sports and Tourism
19.	Citywide	Consideration and action pertaining to amendment of the Surprise Municipal Code chapter 10, Article II, Division 3 by adding section 10-84, Feeding Animals prohibited, to prevent the feeding of wild or feral animals on city property; Ordinance # 2021-23.	None Holly Osborn Parks and Recreation
20.	Internal	Consideration and action pertaining to an amendment of Chapter 2, Article X, Section 2-365, One and One-Third Percent for the Public Art Program, by amending the definition of City project, including severability, establishing an effective date, and repealing conflicting ordinances; Ordinance #2021-05.	Danielle Osborne Human Svcs and Comm Vitality
21.	District 3	Consideration and action pertaining to approval of the Preliminary Plat entitled, “Unit I – Phase 3 – Toll at Prasada”, dated August 26, 2021, an approximately 20.07 acre property generally located west of Cotton Lane, between Cactus Road and Peoria Avenue; Case FS21-252.	None Trever Fleetham Community Development
22.	District 1	Consideration and action pertaining to approval of the Tierra Rico Development Agreement (Regional Improvements Overlay Agreement) between the City of Surprise and Mattamy Arizona, LLC; Resolution # 2021-162.	None Lloyd Abrams Community Development

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:November 10, 2021 at 12:05 PM

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

CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: November 16, 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: November 16, 2021
Submitting Department: City Clerk
Staff Recommendations: None

Contact Person: Mayor Hall
District: Citywide

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

Agenda Wording:
Proclaiming November 27, 2021 as Small Business Saturday

Motion:
N/A

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:

CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: November 16, 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 Regular City Council Work Session and Regular City Council Meeting of November 2, 2021.

Motion:
I move to approve the meeting minutes.

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:
1. Nov 2 WKS
2. 11221 REG

CITY OF SURPRISE

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

Tuesday, November 2, 2021 @ 5:00PM

Call To Order

Roll Call

Mayor Hall called to order the Regular City Council work Session of November 2, 2021 at 5:00 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: Winters, Cline, Hastings, Judd and Remley.

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

Pledge of Allegiance

Call To The Public

Mr. David Lee - Surprise resident expressed concerns about road repairs on Deer Valley Road between 219th and 225th Avenues. Also commented on trash cleanup for this same area.

Regular City Council Work Session Agenda

REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

1. Presentation and discussion pertaining to an update on Maricopa Association of Governments Regional Homelessness Strategies - NO ACTION

Presentation by Amy St. Peters and Director, Seth Dyson regarding MAG Regional Homelessness Strategies.

Council Member Remley the plan sounds great but who is going to make sure this happens?

MAG will work closely with government agencies to make sure they have what

they need.

Mayor Hall asked if they had seen our update.

Not yet but look forward to reviewing.

Mayor Hall commented that it's not all about shelter but also the mental issues, drug abuse, etc., Some do not want the help.

Mr. Dyson continued the presentation and reported on Surprise stats. There are several factors that are included in the data report.

Council Member Cline - Temporary housing, intake location in Surprise.

Council Member Remley commented that we have plan but how do we know who is homeless?

Council Member Cline thanked the City Manager and police department on their efforts to assist.

2. Discussion on amending City Code Chapter 10 to prohibit the feeding of wild animals on city property - NO ACTION

Asst. Parks and Recreation Director, Paul Frye gave a powerpoint presentation on this item.

Mayor Hall asked where would the code be posted once approved.

Throughout the park and regular posting locations.

Council Member Cline asked about enforcement, would this be park staff for police department.

Council Member Judd this will be a park rule, so how does this work for enforcement?

City Attorney Wingo clarified the answer to this question.

Council Member Hastings asked what other cities are doing and if this is common.

Vice Mayor Duffy, this is geared more towards the large amount of feeding, correct?

City Attorney Wingo that we will apply this across the board, our first efforts will be to educate people once the code is approved.

Executive Session

Adjournment

Council Member Judd made the motion to adjourn the Regular City Council Work Session at 5:47 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, November 2, 2021.**

_____
Sherry Ann Aguilar, City Clerk, MMC

CITY OF SURPRISE

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

Tuesday, November 2, 2021 @ 6:00PM

Call To Order

Invocation

Led by Art Herrera, Hope City Church

Roll Call

Mayor Hall called to order the Regular City Council Meeting of November 2, 2021 at 6:05 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: Winters, Cline, Hastings, Judd and Remley.

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

Pledge of Allegiance

Proclamation and Community Acknowledgements

City Manager Report

City Manager Frazier introduced the Youth Council to give reports tonight.

Zizzy Mohammad, Shadow Ridge High School spoke on school events.

1. Reports

City Clerk Report

1. Reports

Call To The Public

Connie Whitlock thanked Council for everything they have done for the last year with building repairs and landscaping repairs. We appreciate this and it helps us continue what we are doing, there are several projects taking place now.

Regular City Council Meeting Agenda

CONSENT AGENDA:

Vice Mayor Duffy made the motion to approve the consent agenda. Council Member Cline seconded the motion. Seven yes votes, motion carried.

1. Consideration and action on the minutes of October 19, 2021 Regular City Council Work Session and Regular City Council Meeting - APPROVED

2. Consideration and action to approve a Class "A" Bingo License for Heritage Asante Community Association located at 17401 W. Asante Blvd., Surprise, AZ 85387 - APPROVED

3. Consideration and action pertaining to authorizing submission of the Request for Exemption from posting deposit to the Industrial Commission of Arizona - APPROVED

4. Consideration and action pertaining to approval of a Fiscal Year 2022 budget amendment by moving budget authority in the amount of $375,000 from the General Fund to the Workers' Compensation Fund for the annual assessment of the Municipal Firefighters Cancer Reimbursement Fund, amending the FY2022 Contract Award Authority List, and authorizing an inter-fund cash transfer; Resolution #2021-167 - APPROVED

5. Consideration and action pertaining to approval of the Final Plat entitled, "Zanjero Trails Commercial", dated September 14, 2021, an approximately 5.08 acre property generally located at the northwest corner of Peoria Avenue and Perryville Road in the Zanjero Trails PAD - APPROVED

6. Consideration and action pertaining to approval of the Final Plat entitled, Desert Oasis Tracts A & R, dated September 8, 2021, an approximately 3.41 acre property located on the northeast and southeast corners of 176th Avenue and Straight Arrow Lane - APPROVED

7. Consideration and action pertaining to acceptance of a sewer line easement from Fulton Homes, near 155th Avenue and Pinnacle Peak Road - APPROVED

8. Consideration and action pertaining to approval of the Final Plat entitled, Asante Unit 2.1 dated July 2021, an approximately 21.09 acre property generally located west of 163rd Avenue and north of Grand Avenue in the Asante PAD - APPROVED

9. Consideration and action pertaining to approval of the Final Plat entitled, Asante Unit 2.13 dated July 2021, an approximately 25.61 acre property generally located west of 163rd Avenue and north of Grand Avenue in the Asante PAD - APPROVED

10. Consideration and action pertaining to approval of the Final Plat entitled, Village at Prasada, dated October 13, 2021, an approximately 85.908 acre property generally located at the southeast corner of Waddell Road and SR 303 - APPROVED

11. Consideration and action pertaining to approval of an amendment to the Fiscal Year 2022 Budget by moving budget authority in the amount of $25,000 from Contingency to Project G31372 to account for the acceptance of additional grant funding for DUI enforcement by change order to the Intergovernmental Agreement with the Arizona Governor's Office of Highway Safety; Resolution # 2021-161 – APPROVED

12. Consideration and action declaring the City's intent to enlarge, and ordering the enlargement of, an existing lighting improvement district known as, "Desert Oasis Lighting Improvement District No. 1" pursuant to A.R.S. § 48-616 for the purpose of purchasing facilities and energy for lighting the public streets and parks; Resolution # 2021-147 - APPROVED

13. Consideration and action pertaining to acceptance of a sewer line easement from Polycomp Trust Company, near Bell Road and Bullard Avenue - APPROVED

14. Consideration and action pertaining to acceptance of a Water line easement from Polycomp Trust Company, near Bell Road and Bullard Avenue - APPROVED

REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

15. Consideration and action pertaining to the Neighborhood Grant Program Awards for Fiscal Year 2022 as recommended by the Committee on Community Outreach, Partnerships and Grants - APPROVED

Human Services Director, Seth Dyson gave a powerpoint presentation on this item.

Chair Judd gave an overview of the application process.

Council Member Judd made the motion to approve the Neighborhood Grant Program Awards for FY22. Vice Mayor Duffy seconded the motion. Seven yes votes, motion carried.

16. Consideration and action pertaining to approval of the Preliminary Plat entitled, Unit M Phase 3 Toll at Prasada, dated August 6, 2021, an approximately 34.505 acre property generally located west of Cotton Lane, between Cactus Road and Peoria Avenue - APPROVED

City Planner, Trever Fleetham gave a powerpoint presentation.

Council Member Winters asked how the lots are selling around the golf course.

Vice Mayor Duffy commented that the project is looking good and appreciates them working with us.

Vice Mayor Duffy made the motion to approve the Preliminary Plat entitled Unit M, Phase 3 for Toll at Prasada. Council Member Cline seconded the motion. Seven yes votes, motion carried.

17. Consideration and action pertaining to approval of the Preliminary Plat entitled, Unit J Phase 3 Toll at Prasada, dated August 10, 2021, an approximately 13.442 acre property generally located west of Cotton Lane, between Cactus Road and Peoria Avenue - APPROVED

City Planner, Trever Fleetham gave a powerpoint presentation.

Vice Mayor Duffy made the motion to approve the Preliminary Plat entitled Unit J, Phase 3 for Toll at Prasada. Council Member Cline seconded the motion. Seven yes votes, motion carried.

18. Consideration and action pertaining to approval of the Condominium Plat entitled, Toll at Prasada, Unit Q Phase 1, dated October 11, 2021, an approximately 12.69 acre property generally located west of Cotton Lane, between Cactus Road and Peoria Avenue - APPROVED

City Planner, Trever Fleetham gave a powerpoint presentation.

Council Member Remley asked how many units total for this project?

Mr. Fleetham - 134.

Vice Mayor Duffy made the motion to approve the Condominium Plat entitled Toll at Prasada, Unit Q, Phase 1. Council Member Cline seconded the motion. Seven yes votes, motion carried.

Other Business and Future Agenda Items

City Council Reports

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

Council Member Hastings - got married last week, apologized for missing the meeting. Sundays at the Park; Sci-Tech Festival; Veteran's Day Parade next week; Meet and Greet Chef Peter's Bistro.

Council Member Remley - Thank you to the Fire Dept., Station 305, came to my aid a week ago. Lots of kids for Halloween, no meeting this month but will have one in December. Lots of activities going on for sports and tourism, pickleball and tennis tournaments.

Vice Mayor Duffy - Meet and Greet this Saturday at Spencer's place; last weekend for recreational soccer;

Council Member Cline - 5 meetings coming up this month; meet and greet; new residents welcome meeting in AZ Traditions; District 2 meet and greet; new resident welcome at Sun City Grand and Coffee for Vets

Council Member Winters - no report.

Council Member Judd - Community Meeting on Saturday at 9 AM; Youth Sports and Meet and Greet the 4th Tuesday of the month

Mayor Hall - Share and Care Expo - Nov. 13th, here at City Hall parking garage; this weekend we did a ribbon cutting at Freedom Traditional School, IGA, open their parks and gyms on the weekends for our students. Judged 4 Dysart High bands; population update, 149,640.

Executive Session

Adjournment

Council Member Cline made the motion to adjourn the Regular City Council Meeting of November 2, 2021 at 6:42 PM. Council Member Hastings 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, November 2, 2021.**

_____
Sherry Ann Aguilar, City Clerk, MMC

CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: November 16, 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 to approve Resolution No. 2021-168; A Resolution canvassing the Special Election Results of November 2, 2021.

Motion:
I move to approve Resolution No. 2021-168; A Resolution canvassing the Special Election Results of November 2, 2021.

Background:
The action being request follows Arizona State Election laws for canvassing election results.

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:
1. 11-02-2021 Final Summary Report SURPRISE
2. RESOLUTION NO 2021.168 canvass election results
3. Exhibit B

Exhibit "A"

ELECTION SUMMARY REPORT

CITY OF SURPRISE
Maricopa County
November 02, 2021
FINAL RESULTS

Registered Voters: 21,906 of 93,553 (23.42%)

Ballots Cast: 21,906

Surprise-QUESTION (Vote for 1)

	Total	
Times Cast	21,906 / 93,553	23.42%
Undervotes	33	
Overvotes	0	

Candidate	Total	
YES	17,258	78.90%
NO	4,615	21.10%
Total Votes	21,873	

		Total

RESOLUTION NO. 2021-168

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, MARICOPA COUNTY, ARIZONA DECLARING AND ADOPTING THE RESULTS OF THE SPECIAL FRANCHISE ELECTION HELD ON NOVEMBER 2, 2021 AND ORDERING THE RECORDING OF SUCH RESOLUTION

WHEREAS, the City of Surprise did cause the following matter to be submitted to the qualified electors of the City at a Special Franchise Election held in and for the City of Surprise on the 2nd day of November, 2021 one (1) question; and

WHEREAS, the election returns have been presented to and have been canvassed by the Mayor and City Council.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of Surprise, Arizona, that:

SECTION 1: The total number of ballots cast at said Special Election were **21,906** and distributed as follows included in Exhibits "A" (Election Summary Report) & "B" (Precinct Canvass). Total number of ballots not counted in the tally per Arizona law were **33 under votes.**

Citywide all Districts Combined:

> **Question 1:** SHALL A FRANCHISE BE GRANTED TO EPCOR WATER ARIZONA INC., ITS SUCCESORS AND ASSIGNS, CONFERRING THE RIGHT, PRIVILEGE AND FRANCHISE TO CONSTRUCT, MAINTAIN AND OPERATE IN, OVER, UNDER AND ACROSS THOSE PORTIONS OF THE PUBLIC RIGHTS-OF-WAYS WITHIN THE CITY OF SURPRISE, ARIZONA, A POTABLE WATER DELIVERY SYSTEM AND A WASTEWATER COLLECTION, TREATMENT, AND DISPOSAL SYSTEM FOR THE PURPOSE OF PROVIDING WATER AND WASTE WATER SERVICES WITHIN THE CITY OF SURPRISE AND ITS FUTURE ADDITIONS?

Ballots for:	**17,258**	**Percentage:**	**78.90%**
Ballots Against:	4,615	Percentage:	21.10%

SECTION 2: It is hereby found, determined and declared of record, that more than one-half of the ballots cast on the question of Shall a franchise be granted to Epcor Water Arizona, Inc., at said election voted **"YES",** therefore the following measure was **APPROVED** by the voters.

SECTION 3: It is ordered that, directly following the adoption of this Resolution, the City Clerk shall record this Resolution with the Maricopa County Recorder's Office.

PASSED AND ADOPTED by the Mayor and City Council of the City of Surprise, Arizona, this **16th day of November, 2021.**

Mayor

ATTEST:

Sherry Ann Aguilar, City Clerk

APPROVED TO FORM:

Robert Wingo, City Attorney

AYES: _____

NAYS: _____

EXHIBIT "B"

Surprise-QUESTION (Vote for 1)

**** - *Insufficient Turnout to Protect Voter Privacy*

Precinct	Times Cast	Registered Voters	Undervotes	Overvotes
County				
Election Wide				
6835 45 - NOV 2021	3,196	11,471	5	0
6836 46 - NOV 2021	2,049	11,809	0	0
6837 47 - NOV 2021	7,357	14,199	9	0
6838 48 - NOV 2021	2,718	16,257	3	0
6839 49 - NOV 2021	2,191	12,809	3	0
6840 50 - NOV 2021	1,651	7,897	5	0
6841 51 - NOV 2021	2,744	19,111	8	0
Election Wide - Total	21,906	93,553	33	0
County - Total	21,906	93,553	33	0

Precinct	YES		NO		Total Votes
County					
Election Wide					
6835 45 - NOV 2021	2,378	74.52%	813	25.48%	3,191
6836 46 - NOV 2021	1,566	76.43%	483	23.57%	2,049
6837 47 - NOV 2021	6,398	87.07%	950	12.93%	7,348
6838 48 - NOV 2021	2,129	78.42%	586	21.58%	2,715
6839 49 - NOV 2021	1,596	72.94%	592	27.06%	2,188
6840 50 - NOV 2021	1,279	77.70%	367	22.30%	1,646
6841 51 - NOV 2021	1,912	69.88%	824	30.12%	2,736
Election Wide - Total	17,258	78.90%	4,615	21.10%	21,873
County - Total	17,258	78.90%	4,615	21.10%	21,873

CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: November 16, 2021
Submitting Department: Fire - Medical
Staff Recommendations: None

Contact Person: Tom Abbott, FIRE CHIEF
District: Citywide

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

Agenda Wording:
Consideration and action pertaining to approval of revisions to the Comprehensive Citywide Fee Schedule regarding certain Fire-Medical Department fees; Resolution # 2021-177.

Motion:
I move to approve Resolution # 2021-177.

Background:
The Surprise Fire-Medical department is proposing updates to the Comprehensive Citywide Fee Schedule which was last adopted on June 7, 2021, via Resolution #2021-49. The SFMD collects various fees for services that are mandated by state law. Fees established pursuant to state law are exempt from municipal public notice requirements per A.R.S. 9-499.15(F). It is the intent of the SFMD to list only fees for service that are subject to municipal public notice requirements on the Comprehensive Citywide Fee Schedule. The cost of ground ambulance consumables are taken into consideration when setting ground ambulance transportation rates and will no longer be charged for separately. With this action item, the following fees are removed from the Comprehensive Citywide Fee Schedule:

1) Treat and Refer Fees set by the Arizona Health Care Cost Containment System (AHCCCS)
2) Ground Ambulance Transport Fees set by the Arizona Department of Health Services (AZDHS)
3) Ground Ambulance Supplies Fees to be removed

Objective Analysis:
In an effort to streamline internal City processes, the Surprise Fire-Medical Department will only include local municipal fees on the Comprehensive Citywide Fee Schedule. Fees prescribed by external mandates will no longer be included. This will reduce the administrative burden of maintaining fees on the Comprehensive Citywide Fee Schedule that are subject to legislative changes at the state level or other government agency. Information on these fees will continue to be published on the websites for the Surprise Fire-Medical Department, Arizona Health Care Cost Containment System, and Arizona Department of Health Services.

Policy Compliant:
This action is compliant with City and Council policy.

Financial Impact:
Removal of fire-medical fees for services which are mandated by state, federal, and/or county agencies from the Comprehensive Citywide Fee Schedule is not anticipated to result in a fiscal impact. The SFMD will continue to assess these fees in accordance with external legislative mandates.

Budget Impact:
Removal of fire-medical fees for services which are mandated by state, federal, and/or county agencies from the Comprehensive Citywide Fee Schedule is not anticipated to result in a budgetary impact. The SFMD will continue to assess these fees in accordance with external legislative mandates.

FTE Impact:
This action has no FTE impact.

ATTACHMENTS:
1. Redline 2021 Comprehensive Surprise Fee Schedule
2. Final COS Fee Schedule 11172021
3. Res 2021-177 - Fire 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
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

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Fee	Amount	Unit of Measure
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

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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

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Fee	Amount	Unit of Measure
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

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Fee	Amount	Unit of Measure
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/Aquatice 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 Ispection - Weekends/Holidays/3rd Shift	$100.00	Per Hour ($300.00 min.)
Manufactured Home	Per Arizona Department of Housing Intergovernmental Agreement	Each

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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

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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

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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

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Fee	Amount	Unit of Measure
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
Residental Group Homes/Nursing Care/Supervisory Care/Behavioral Health and Assisted Living Facilities	$150.00	Per Inspection

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Fee	Amount	Unit of Measure
~~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

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Fee	Amount	Unit of Measure
Firefighter Service		
Firefighter- Contractual (Fire Suppression)	$50.00	Per Hour
Firefighter- Contractual Special Event (Non-Fire Suppression)	$70.00	Per Hour

~~**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~~

DRAFT

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
~~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~~
~~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~~
~~Carpuject Holder For Carpuject 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~~

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Fee	Amount	Unit of Measure
~~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~~
~~Defibillator Gel~~	~~$1.99~~	~~Each~~
~~Defibrillator Electrodes Cardiac Science~~	~~$44.99~~	~~Each~~
~~Defibrillator Electrodes/ECG~~	~~$48.99~~	~~Each~~
~~Defibrillator Pad Adult~~	~~$45.00~~	~~Each~~
~~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 Syn 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~~

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Fee	Amount	Unit of Measure
~~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~~
~~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~~

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Fee	Amount	Unit of Measure
~~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, Tagederm~~	~~$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 Chnnld~~	~~$30.49~~	~~Each~~
~~Ladder Splint~~	~~$7.79~~	~~Each~~
~~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 Transucer 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 Syntron 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~~

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Fee	Amount	Unit of Measure
~~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~~
~~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 Needless 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~~

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Fee	Amount	Unit of Measure
~~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~~
~~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~~

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Fee	Amount	Unit of Measure
~~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~~
~~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

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Fee	Amount	Unit of Measure
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
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

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Fee	Amount	Unit of Measure
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
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)

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Fee	Amount	Unit of Measure

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

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

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Fee	Amount	Unit of Measure
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

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Fee	Amount	Unit of Measure
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

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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

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Fee	Amount	Unit of Measure
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

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Fee	Amount	Unit of Measure
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/Aquatice 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 Ispection - Weekends/Holidays/3rd Shift	$100.00	Per Hour ($300.00 min.)
Manufactured Home	Per Arizona Department of Housing Intergovernmental Agreement	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
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

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

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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

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Fee	Amount	Unit of Measure
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
Residental Group Homes/Nursing Care/Supervisory Care/Behavioral Health and Assisted Living Facilities	$150.00	Per Inspection

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Fee	Amount	Unit of Measure
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		
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
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

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

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Fee	Amount	Unit of Measure
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
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

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Fee	Amount	Unit of Measure
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
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)

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Fee	Amount	Unit of Measure
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

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

RESOLUTION # 2021-177

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, AMENDING THE COMPREHENSIVE CITYWIDE FEE SCHEDULE BY ELIMINATING FIRE-MEDICAL FEES THAT ARE MANDATED BY FEDERAL, STATE, or COUNTY AGENCIES, REMOVING THE LOCK BOX MAINTENANCE FEE, AND RENAMING THE FIREWORK PERMIT INSPECTION FEE.

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 June 7, 2021, via Resolution #2021-49, as amended;

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

WHEREAS, the Surprise Fire-Medical Department collects various fees for services that are mandated by external agencies including the State of Arizona, Arizona Health Care Cost Containment System, and Arizona Department of Health Services;

WHEREAS, the Surprise Fire-Medical Department wishes to streamline the administrative process by removing fees that are subject to external legislative changes from the Citywide Fee Schedule;

WHEREAS, the cost of consumables is taken into consideration when setting ground ambulance transportation rates and will no longer be charged separately;

WHEREAS, the cost for maintaining lockboxes is included as part of the device and installation fee therefore allowing for the removal of the lockbox maintenance fee from the Citywide Fee Schedule;

WHEREAS, it is necessary to rename the firework permit inspection fee to clarify that the fee is charged solely for an inspection and does not include issuance of a permit; and

WHEREAS, the City of Surprise wishes to update the Comprehensive Citywide Fee Schedule accordingly.

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

Section 1. The fees as identified in *Exhibit A* and shall be removed from the Comprehensive Citywide Fee Schedule effective November 17, 2021 and the Comprehensive Citywide Fee Schedule will be updated accordingly.

APPROVED AND ADOPTED this _____day of _____, 2021.

Skip Hall, Mayor

Attest:

Sherry Aguilar, City Clerk

Approved as to form:

Robert Wingo, City Attorney

RESOLUTION # 2021-177
Exhibit A

Fire-Medical Fees to be Renamed

Fee	Amount	Unit of Measure
~~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

Fire-Medical Fees to be Removed

Fee	Amount	Unit of Measure
Lock Box		
Maintenance	$40.00	Per Call
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
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

Fee	Amount	Unit of Measure
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

Fee	Amount	Unit of Measure
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
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
Carpuject Holder For Carpuject Syringe	$1.13	Each
Carry All Large	$27.49	Each

Fee	Amount	Unit of Measure
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
Defibillator Gel	$1.99	Each
Defibrillator Electrodes Cardiac Science	$44.99	Each
Defibrillator Electrodes/ECG	$48.99	Each
Defibrillator Pad Adult	$45.00	Each
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

Fee	Amount	Unit of Measure
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

Fee	Amount	Unit of Measure
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
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

Fee	Amount	Unit of Measure
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, Tagederm	$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 Chnnld	$30.49	Each
Ladder Splint	$7.79	Each
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

Fee	Amount	Unit of Measure
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 Transucer 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 Syntron 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

Fee	Amount	Unit of Measure
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
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

Fee	Amount	Unit of Measure
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 Needless 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
Sodium Chloride, 10ML Ansyr Syringe	$0.46	Each
Spill Kit	$8.79	Each
Spit Sock Hood	$5.49	Each

Fee	Amount	Unit of Measure
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

Fee	Amount	Unit of Measure
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
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

CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: November 16, 2021

Contact Person: Michael Boule, ASST DIRECTOR-UTILITY OPERATION

Submitting Department: Water Resource Management

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 a Fiscal Year 2022 budget amendment to move budget authority of $22,000 from contingency to project P71550 Rancho Mercado WSF PH II within the Water Utility Capital Fund and $22,000 in revenues within the Contingency Fund to in-lieu developer revenues within the Water Utility Capital Fund to cover increased costs related to construction; Resolution #2021-169.

Motion:

I move to approve Resolution # 2021-169.

Background:

In 2018 the City of Surprise entered into the Tierra Verde West Development Agreement that obligated the developers to make certain improvements at the Rancho Mercado Water Supply Facility. The Tierra Verde West development, along with the Rancho Mercado Water Supply Facility, are located within the City's Special Planning Area 2, at approximately 147th Avenue and Happy Valley Road. The improvements contemplated in the development agreement include additional booster pumps, valving, and electrical enhancements to meet the water demands of the region. The Water Resource Management Department established the Rancho Mercado Water Supply Facility Phase II capital improvement project as a mechanism to collect funding from these developers to accommodate these improvements on their behalf. The project was anticipated to cost $250,000. The anticipated cost of the project is now $272,000. This budget amendment will increase the spending authority to accommodate the increase in construction cost related to developer reimbursable expenses. No general or enterprise funds are being used to fund this capital project.

Objective Analysis:

Construction cost for the project increased $22,000. The City will be collecting funding from developers to cover the increase in cost. A budget amendment is necessary to increase the spending authority.

Policy Compliant:

This action is consistent with the City's Budget Amendment Policies and Procedures.

Financial Impact:
This action will increase the one-time project expense and revenue budgets by $22,000 to fund the necessary infrastructure improvements associated with construction of Rancho Mercado Phase II improvements.

Budget Impact:
The FY2022 adopted budget included appropriation of $250,000 for revenue and expenses in project P71550 Rancho Mercado Phase II. If approved, this item will amend the FY2022 adopted budget by moving budget authority of $22,000 from contingency to project P71550 Rancho Mercado WSF PH II within the Water Utility Capital Fund and $22,000 in revenues within the Contingency Fund to in-lieu developer revenues within the Water Utility Capital Fund to cover increased costs related to construction. This action represents a transfer of spending authority and does not increase or decrease the total adopted citywide expenditure budget.

FTE Impact:
There are no FTE's associated with this item.

ATTACHMENTS:
1. Res 2021-169 RM Bdgt Amnd Water Utility

RESOLUTION # 2021-169

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, AMENDING THE FISCAL YEAR 2022 BUDGET BY MOVING BUDGET AUTHORITY OF $22,000 FROM CONTINGENCY TO PROJECT P71550 RANCHO MERCADO WSF PH II WITHIN THE WATER UTILITY CAPITAL FUND AND $22,000 IN REVENUES WITHIN THE CONTINGENCY FUND TO IN LIEU DEVELOPER REVENUES WITHIN THE WATER UTILITY CAPITAL FUND TO COVER INCREASED COST RELATED TO CONSTRUCTION.

WHEREAS, the FY2022 budget was adopted including funding for project P71550 Rancho Mercado WSF Ph II;

WHEREAS, project P71550 was anticipated to cost $250,000.00, which was to be reimbursed by the developer;

WHEREAS, the anticipated cost of project P71550 is now $272,000.00, representing an increase of $22,000.00;

WHEREAS, a budget amendment is needed due to increased construction costs related to developer reimbursable expenses;

WHEREAS, the FY2022 budget was adopted by Council Resolution #2021-87 on June 1, 2021;

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, 2021 through June 30, 2022.

[SIGNATURES TO FOLLOW ON NEXT PAGE]

APPROVED AND ADOPTED this _____day of _____, 2021.

Skip Hall, Mayor

Attest:

Sherry Aguilar, City Clerk

Approved as to form:

Robert Wingo, City Attorney

RESOLUTION # 2021-169
Exhibit A

1. Appropriation- The exhibit below represents a movement of budget authority in the amount of $22,000 from contingency to project P71550 Rancho Mercado WSF Phase II within the Water Utility Capital Fund and $22,000 in revenues within the Contingency Fund to In lieu developer revenues within the Water Utility Capital Fund to allow for spending authority due to increased construction cost related to developer reimbursable expenses. 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
Water Utility Capital	Water Resource Management	#P71550 Rancho Mercado WSF Ph II	R	250,000	22,000	272,000
Contingency	General Operations	Other	R	24,826,100	(22,000)	24,804,100
Water Utility Capital	Water Resource Management	#P71550 Rancho Mercado WSF Ph II	E	250,000	22,000	272,000
Water Utility Capital	General Operations	Contingency	E	3,975,100	(22,000)	3,953,100
			Expense Total	**4,225,100**	**-**	**4,225,100**
			Revenue Total	**25,076,100**	**-**	**25,076,100**

CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: November 16, 2021 Contact Person: Trever Fleetham
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, "Final Re-Plat Toll at Prasada, Unit G – Phase 3", dated August 18, 2021, an approximately 17.83 acre property generally located west of Cotton Lane, between Cactus Road and Peoria Avenue; Case FS21-429.

Motion:
I move to approve the Final Plat entitled "Final Re-Plat Toll at Prasada, Unit G – Phase 3" dated August 18, 2021.

Background:
The subject request involves a Final Plat for Unit G of the Toll at Prasada project. The proposed Final Plat contemplates 80 standard lots consisting of four (4) lot products. Unit G was also included in the Phase 2 Infrastructure Plat that was approved under case FS19-061 and was depicted in said Final Plat, a single development parcel.

Objective Analysis:
The subject Final Plat meets the requirements of the Prasada PAD, in addition to other requirements as set forth in the LDO. All city reviewing departments have reviewed the request and expressed no concerns.

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, provided appropriate transitions are made between the various Neighborhood types included within the character area. At 4.48 DU/Ac, the project most closely aligns with the Suburban Neighborhood type and is consistent with the General Plan in this regard. The site also lies within the 0-6 DU/Ac ribbon of the Luke Air Force Base Graduated Density Concept; however, the site is integral to the larger Sterling Grove project, which is approved for 2,207 lots overall and meets the guidance offered by the GDC.

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 - FS21-429 Toll at Prasada Unit G Final Plat - Staff Report 111621 CC
2. 01 - FS21-429 Toll at Prasada Unit G - Vicinity Map
3. 02 - FS21-429 Toll at Prasada Unit G - Case Map
4. 03 - FS21-429 Toll at Prasada Unit G - Final Plat
5. FS21-429 Toll at Prasada Unit G Final Plat 111621 CC Presentation

SURPRISE
ARIZONA

FINAL PLAT

REPORT TO THE CITY COUNCIL

Case:	**FS21-429**
Project Name:	Toll at Prasada Unit G Final Plat
Council District:	3 - Mesquite
Meeting Date:	**November 16, 2021**
Planner:	Trever Fleetham, AICP

Owner:	Toll Prasada, LLC
Applicant:	Aaron Insco of Toll Bros, Inc.
Request:	Final Plat for Toll at Prasada Unit G in the Prasada PAD
Site Location:	Generally located west of Cotton Lane, between Cactus Road and Peoria Avenue
Lot Yield:	80
Area:	17.83 acres
Density:	4.48 DU/Ac.
General Plan Conformance:	The proposal is consistent with the Surprise General Plan 2035
Support/Opposition:	None known

Findings:

- The proposed Final Plat is consistent with the Prasada PAD.
- The proposed Final Plat is consistent with the Preliminary Plat as approved under FS21-061.
- The proposed Final Plat is consistent with the applicable City of Surprise regulations.
- The reviewing agencies have indicated no objections to the request.

Alternative Actions: **Approval** of the requested Final Plat will allow the developer to obtain civil permits and commence construction of Unit G of the Toll at Prasada Project.

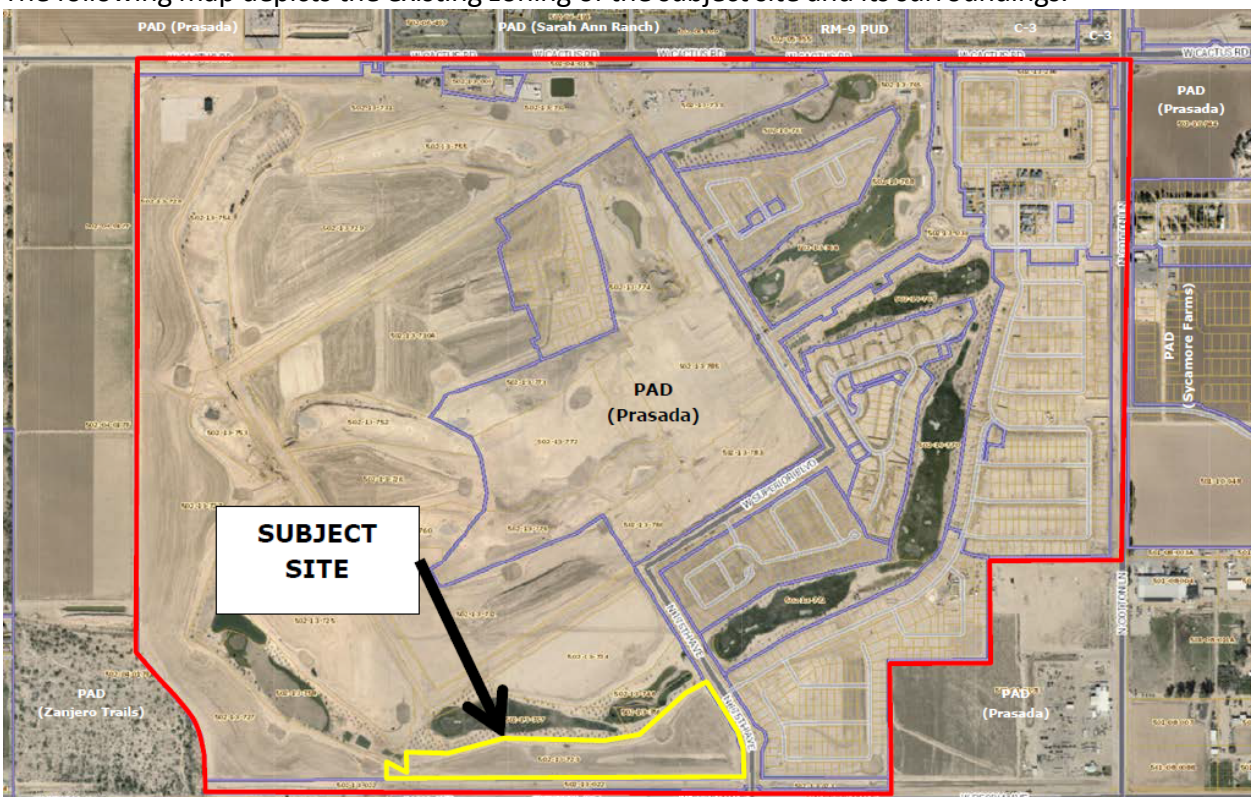
Denial of the requested Final Plat will deny the applicant the opportunity to develop the property as depicted on the proposed Final Plat.

PROJECT DESCRIPTION:

The subject request involves a Final Plat for Unit G of the Toll at Prasada project. The proposed Final Plat will create 80 standard lots consisting of four (4) lot products. Unit G was also included in the Phase 2 Infrastructure Plat that was approved under case FS19-061 and was depicted in said Final Plat, a single development parcel.

EXISTING ZONING:

The following map depicts the existing zoning of the subject site and its surroundings.



BACKGROUND:

June 22, 2006: The City Council approved the original Prasada PAD under case PAD05-465.

December 21, 2016: Staff approved a Minor Amendment to the Lake Village portion of the Prasada PAD under case FS16-400 for the purpose of revising the Lake Village land plan and development standards.

February 12, 2018: Staff approved a Minor Amendment to the Toll Brothers' portion of the Prasada Lake Village under case FS17-587 for the purpose of revising specific development standards related to the Toll Brothers development.

April 17, 2018: The City Council approved the original Preliminary Plat for Toll at Prasada under case FS17-394.

January 15, 2019: The City Council approved the Final Plat for Toll at Prasada Phase I Infrastructure under case FS18-290.

August 6, 2019: The City Council approved the Final Plat for Toll at Prasada Phase 2 Infrastructure under case FS19-061.

August 17, 2021: The City Council approved the Preliminary Plat for Toll at Prasada Unit G under case FS21-061.

May 26, 2021: The applicant filed case FS21-429, the subject case.

ANALYSIS AND DISCUSSION:

The proposed subdivision will create 80 lots with 2.08 acres of passive open space. Primary access to this subdivision will be via Darlington Parkway located east of the site. Crawfordsville Drive will extend through the site to the western end and will terminate at a temporary turnaround until such time as the adjacent Unit K develops. A temporary 26' fire access road will extend northward from the western end of the subdivision to provide temporary emergency access.

City Council approval of the subject Final Plat will allow the applicant to obtain the civil construction permits necessary to begin construction of the infrastructure associated with Unit G. The proposed Final Plat is in substantial conformance with the Preliminary Plat, is consistent with the Prasada PAD and other regulatory documents, and the reviewing agencies have expressed no objections to the approval of the Final Plat.

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 residential development of up to 8 DU/Ac or more, provided appropriate transitions are made between the various Neighborhood types included within the character area. At 4.48 DU/Ac, the project most closely aligns with the Suburban Neighborhood type and is consistent with the General Plan in this regard. The site also lies with the 0-6 DU/Ac ribbon of the Luke Air Force Base Graduated Density Concept; however, the site is integral to the larger Sterling Grove project, which is approved for 2,207 lots overall and meets the guidance offered by the GDC.

REVIEWING AGENCIES:

In addition to the standard city reviewing agencies, who indicate no objections to the requests, Luke Air Force Base, Maricopa Water District, and Maricopa County Flood Control District were included in the routing of this case. These agencies also indicate no objections.

Summary:

The subject Final Plat meets the requirements of the Prasada PAD, in addition to other applicable requirements as set forth in the LDO. All city reviewing departments have reviewed the request and expressed no concerns.

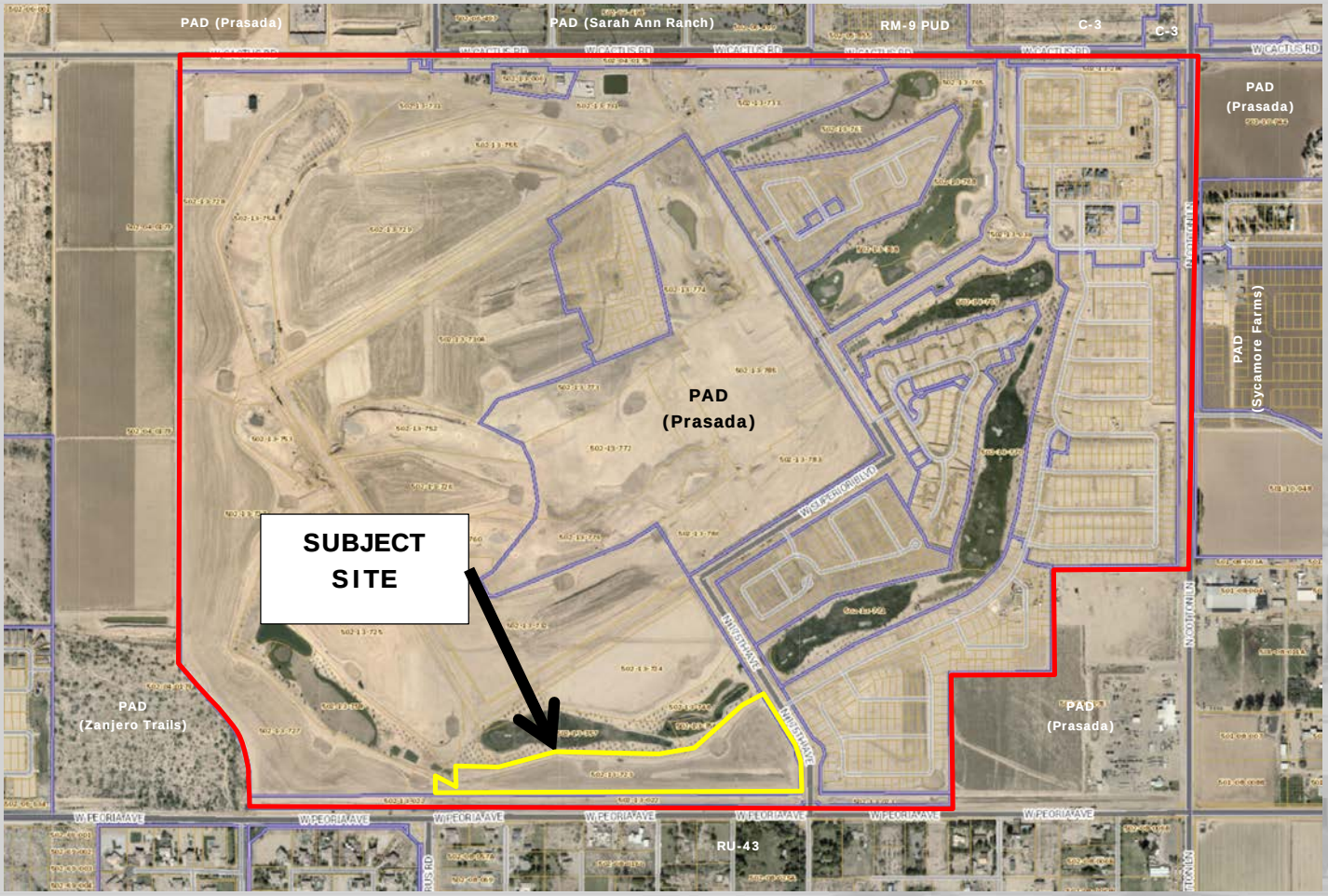
Attachments:

01 Toll at Prasada Unit G Vicinity Map
02 Toll at Prasada Unit G Case Map
03 Toll at Prasada Unit G Final Plat
PPT



FS21-429 Vicinity Map

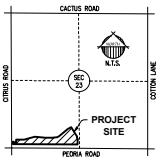
FS21-429 Case Map



FINAL RE-PLAT

Toll at Prasada, Unit G - Phase 3

BEING A RE-PLAT OF A PORTION OF PARCEL G, A PORTION OF TRACT L, A PORTION OF TRACT HOLE 13 AND A PORTION OF TRACT HOLE 14, TOLL AT PRASADA, PHASE 2 MASTER PLAT AS RECORDED IN BOOK 1576 OF MAPS, PAGE 33, M.C.R., SITUATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN MARICOPA COUNTY, ARIZONA



VICINITY MAP

DEDICATION

STATE OF ARIZONA }
} SS
COUNTY OF MARICOPA }

KNOW ALL PERSONS BY THESE PRESENTS: THAT TOLL PRASADA LLC, AN ARIZONA LIMITED LIABILITY COMPANY, "OWNER", HAS SUBDIVIDED UNDER THE NAME TOLL AT PRASADA, UNIT G – PHASE 3, BEING A RE-PLAT OF A PORTION OF PARCEL G, A PORTION OF TRACT L, A PORTION OF TRACT HOLE 13 AND A PORTION OF TRACT HOLE 14, TOLL AT PRASADA, PHASE 2 MASTER PLAT, AS RECORDED IN BOOK 1576 OF MAPS, PAGE 33, M.C.R., SITUATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN MARICOPA COUNTY, ARIZONA, BEING A SUBDIVISION LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON AND DOES HEREBY PUBLISH THIS PLAT AS AND FOR THE PLAT OF TOLL AT PRASADA, UNIT G – PHASE 3 AND DECLARES THAT THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF EACH LOT, TRACT, STREET AND EASEMENT CONSTITUTING THE SAME, AND THAT EACH LOT, TRACT, STREET AND EASEMENT SHALL BE KNOWN BY THE NUMBER, LETTER, AND/OR AND NAME GIVEN TO EACH RESPECTIVELY AS SHOWN ON THIS PLAT.

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

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

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

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

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

OWNER HEREBY GRANTS TO THE CITY OF SURPRISE A PERPETUAL NON-EXCLUSIVE PEDESTRIAN ACCESS AND SIDEWALK CONSTRUCTION AND MAINTENANCE EASEMENT OVER, UPON, AND ACROSS THE AREAS DESIGNATED AS SIDEWALK EASEMENTS AS SHOWN ON THE PLAT.

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

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

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

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

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

IN WITNESS WHEREOF, OWNER HAS HEREUNTO CAUSED ITS CORPORATE NAME TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED BY THE UNDERSIGNED, DULY AUTHORIZED OFFICER THIS _____ DAY OF _____, 2021.

TOLL PRASADA LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY _____ DATE _____

ITS _____

ACKNOWLEDGMENT

STATE OF ARIZONA }
} SS
COUNTY OF MARICOPA }

ON THIS _____ DAY OF _____, 2021 BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED _____, WHO ACKNOWLEDGED HIMSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

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

_____
NOTARY PUBLIC DATE

_____
MY COMMISSION EXPIRES:

NOTICE OF PRASADA PRE-ANNEXATION DEVELOPMENT AGREEMENT

OWNER'S PREDECESSOR, SUBURBAN LAND RESERVE, INC., A UTAH CORPORATION, FULTON HOMES CORPORATION, AN ARIZONA CORPORATION, AND WESTCOR/SURPRISE LLC, AN ARIZONA LIMITED LIABILITY COMPANY HAVE ENTERED INTO A PRE-ANNEXATION/ DEVELOPMENT AGREEMENT DATED SEPTEMBER 12, 2006 ("AGREEMENT") WITH CITY OF SURPRISE, AN ARIZONA MUNICIPAL CORPORATION, FOR WHICH A MEMORANDUM OF AGREEMENT WAS RECORDED ON SEPTEMBER 19, 2006, AT THE MARICOPA COUNTY RECORDER'S OFFICE AT DOCUMENT NO. 20061236106. AGREEMENT WAS RECENTLY AMENDED AND RECORDED ON JULY 20, 2018, AT THE MARICOPA COUNTY RECORDER'S OFFICE DOCUMENT NO. 20180551464. THE PROPERTIES INVOLVED IN THIS PLAT ARE SUBJECT TO THIS AGREEMENT.

NOTICE OF INTERGOVERNMENTAL AGREEMENT

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

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

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

PUBLIC NOTICE

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

RELEASE OF LIABILITY

TOLL PRASADA LLC, AN ARIZONA LIMITED LIABILITY COMPANY ("OWNER") DOES HEREBY (1) RELEASE AND DISCHARGE THE 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 LUKE AIR FORCE BASE, WHETHER SUCH DAMAGE SHALL ORIGINATE FROM NOISE, VIBRATION, FUMES, DUST, FUEL AND LUBRICANT PARTICLES, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY THE OPERATION OF AIRCRAFT LANDING AT, OR TAKING OFF FROM, OR OPERATING AT OR ON LUKE AIR FORCE BASE 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 OR ANY PARCEL OR LOT THEREOF. THIS INSTRUMENT DOES NOT RELEASE THE USAF FROM LIABILITY FOR DAMAGE OR INJURY TO PERSON OR PROPERTY CAUSED BY FALLING AIRCRAFT OR FALLING PHYSICAL OBJECTS FROM AIRCRAFT, EXCEPT AS STATED HEREIN WITH RESPECT TO NOISE, FUMES, DUST, FUEL, AND LUBRICANT PARTICLES.

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

EPCOR PLAT DEDICATION

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

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

GENERAL NOTES

1. SPRINKLERS ARE REQUIRED IN ALL ONE AND TWO FAMILY DWELLINGS BUILT IN AREAS WHICH DO NOT HAVE AN ADEQUATE WATER SUPPLY.
2. NO ON-SITE GRADING OR EXCAVATION SHALL OCCUR WITHOUT FIRST OBTAINING A PERMIT FROM THE CITY OF SURPRISE.
3. THE PROPERTY IS LOCATED WITHIN AN AREA HAVING FLOOD ZONE "ZONE X SHADED," BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, ON FLOOD INSURANCE RATE MAP NO. 04013G1680L, WITH A DATE OF IDENTIFICATION OF OCTOBER 16, 2013, FOR COMMUNITY NO. 040053, IN MARICOPA COUNTY, STATE OF ARIZONA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.
4. THE ROADS DESIGNATED AS "PRIVATE" AND ANY APPURTENANCES INCLUDING BUT NOT LIMITED TO ROAD SIGNS, STRIPING, CURB AND GUTTER, AND SIDEWALKS ARE PRIVATE; SUCH ROADS AND APPURTENANCES ARE OWNED, MAINTAINED AND REPAIRED BY OWNER OR THE HOMEOWNER'S ASSOCIATION FORMED BY OWNER. THE CITY OF SURPRISE SHALL NOT MAINTAIN OR REPAIR ANY ROAD DESIGNATED AS "PRIVATE."
5. IN ACCORDANCE WITH ARS § 9-461.07, THE CITY OF SURPRISE HAS DETERMINED THAT ALL DEDICATIONS OCCURRING WITH THIS PLAT ARE IN CONFORMANCE WITH THE SURPRISE GENERAL PLAN.
6. PURSUANT TO A.R.S. § 42-11102, THE CITY OF SURPRISE, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA, IS EXEMPT FROM ALL TAXES AND ASSESSMENTS BASED ON ASSESSED VALUE EXCEPT FOR SPECIAL DISTRICTS #14701 AND 14710, WHEN APPLICABLE.
7. THE MAINTENANCE OF LANDSCAPING WITHIN THE OPEN SPACES, LANDSCAPED TRACTS, RETENTION BASINS AND PARKS SHALL BE THE RESPONSIBILITY OF THE OWNER OR THE HOMEOWNERS' ASSOCIATION FORMED BY THE OWNER.
8. THE MAINTENANCE OF LANDSCAPING WITHIN THE ADJACENT PUBLIC RIGHTS-OF-WAY, INCLUDING LANDSCAPED MEDIANS WITHIN COLLECTORS AND LOCAL STREETS AND LANDSCAPED AREAS BETWEEN THE CURB AND THE DETACHED SIDEWALK, SHALL BE THE RESPONSIBILITY OF THE ADJACENT PROPERTY OWNER OR THE PROPERTY HOMEOWNERS' ASSOCIATION FORMED BY THE ADJACENT PROPERTY.
9. ZONING OF THE PROPERTY IS PER SURPRISE ZONING CASE FS17-587 OR AS SUBSEQUENTLY AMENDED.
10. THIS FINAL PLAT IS IN SUBSTANTIAL CONFORMANCE WITH THE PRELIMINARY PLAT AS APPROVED UNDER CITY OF SURPRISE CASE FS21-061.

AREA SUMMARY TABLE

DESCRIPTION	AREA (SF)	AREA (ACRES)
LOTS 1601-1680 (80 LOTS)	574,788	13.1953
TRACTS C-A – C-G	63,670	1.4617
PRIVATE STREETS (TRACT P51)	138,062	3.1695
GROSS AREA	776,520	17.8264

100 YEAR ASSURED WATER SUPPLY

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

27-701007.0000 — CERTIFICATE NUMBER
11/14/2018 — DATE

BASIS OF BEARING

THE BASIS OF BEARING IS THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 3 NORTH, RANGE 2 WEST, BEARING SOUTH 00 DEGREES 24 MINUTES 11 SECONDS WEST PER GDACS 661-18 MCR.

NOTICE OF TOLL AT PRASADA DEVELOPMENT AND WATER DELIVERY AGREEMENT

LANDOWNER ENTERED INTO THE TOLL AT PRASADA DEVELOPMENT AND WATER DELIVERY AGREEMENT DATED JANUARY 2, 2019 ("AGREEMENT") WITH MARICOPA COUNTY MUNICIPAL WATER CONSERVATION DISTRICT NUMBER ONE ("MWD") FOR WHICH A MEMORANDUM OF AGREEMENT WAS RECORDED ON JANUARY 3, 2019, AT THE MARICOPA COUNTY RECORDERS' OFFICE AT 2019-0002436. THE PROPERTIES INVOLVED IN THIS PLAT ARE SUBJECT TO THIS AGREEMENT. THE AGREEMENT AND THIS PLAT, INCLUDING ANY AND ALL DEDICATIONS THEREIN, HEREBY PRESERVE MWD'S PRIOR AND SUPERIOR RIGHTS OF ACCESS TO AND USE OF EXISTING AND FUTURE MWD FACILITIES AND MWD PROPERTY INTERESTS, AS SUCH TERMS ARE DEFINED IN THE AGREEMENT, TO ENABLE MWD TO ACCOMPLISH ALL OF MWD'S PURPOSES, INCLUDING, BUT NOT LIMITED TO, THE TRANSMISSION AND DISTRIBUTION OF WATER, WASTEWATER, POWER AND COMMUNICATIONS, AND TO CONSTRUCT, RECONSTRUCT, OPERATE, MAINTAIN AND REPLACE THOSE MWD FACILITIES AND MWD PROPERTY INTERESTS. THE AGREEMENT IS ON FILE AT THE OFFICES OF TOLL PRASADA LLC, AND MAY BE REVIEWED AS TO ALL DETAILS, WITH PARTICULAR REFERENCE TO SECTION 7 AND SECTION 9, UPON REASONABLE REQUEST.

DATED THIS _____ DAY OF _____, 2021.

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

BY: _____ CHRISTINE CAIN
BY: _____ GLEN VORTHERNS

ITS: PROPERTY & CONTRACTS MANAGER
ITS: ASSISTANT SECRETARY

TOLL PRASADA LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: _____
ITS: _____

DEVELOPER

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

ENGINEER

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

SHEET INDEX

1	COVER SHEET
2	LOT AREA TABLE, TRACT AREA & USAGE TABLE, CURVE TABLE, LINE TABLE
3 – 5	FINAL PLAT PLAN SHEETS

HOMEOWNERS ASSOCIATION RATIFICATION

KNOW ALL MEN BY THESE PRESENTS: THAT TOLL AT PRASADA COMMUNITY ASSOCIATION, INC., AN ARIZONA NON-PROFIT CORPORATION, HEREBY RATIFIES, AFFIRMS AND APPROVES THIS PLAT FOR "TOLL AT PRASADA, UNIT G – PHASE 3" AND THE RESPONSIBILITIES IMPOSED UPON IT UNDER THIS PLAT.

IN WITNESS WHEREOF, TOLL AT PRASADA COMMUNITY ASSOCIATION, INC. HAS CAUSED ITS NAME TO BE AFFIXED BY THE UNDERSIGNED, DULY AUTHORIZED OFFICER THIS _____ DAY OF _____, 2021.

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

BY: _____

ITS: _____

ACKNOWLEDGMENT

STATE OF ARIZONA }
} SS
COUNTY OF MARICOPA }

ON THIS _____ DAY OF _____, 2021 BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED _____, WHO ACKNOWLEDGED HIMSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

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

_____
NOTARY PUBLIC DATE

_____
MY COMMISSION EXPIRES:

CITY OF SURPRISE ENGINEER APPROVAL

DATA ON THIS PLAT REVIEWED AND APPROVED THIS _____ DAY OF _____, 2021, BY THE CITY ENGINEER OF SURPRISE, ARIZONA.

APPROVED _____ _____
CITY ENGINEER DATE

CITY OF SURPRISE COUNCIL APPROVAL

APPROVED BY THE CITY COUNCIL OF THE CITY OF SURPRISE, ARIZONA, THIS _____ DAY OF _____, 2021.

ATTEST:

_____ _____
MAYOR DATE

_____ _____
CITY CLERK DATE

CERTIFICATION

I, ROBERT A. JOHNSTON, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY DIRECTION DURING THE MONTH OF MAY, 2021; THAT THE SURVEY IS TRUE AND CORRECT AS SHOWN; THAT ALL MONUMENTS ACTUALLY EXIST OR WILL BE SET AS SHOWN; THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

ROBERT A. JOHNSTON, RLS 37495
EPS GROUP, INC.
1130 N. ALMA SCHOOL ROAD, STE. 120
MESA, ARIZONA 85201
PHONE: (480) 503-2250
FAX: (480) 503-2258

DATE OF PREPARATION: 05/19/21 (REVISED 08/12/2021)

1130 N Alma School Rd., Suite 120
Mesa, AZ 85201 | P:480.503.2250
www.epsgroupinc.com

EPS GROUP

Toll at Prasada
Unit G - Phase 3
SURPRISE, ARIZONA

FINAL RE-PLAT

Project:

Revisions:

Designer: RAJ
Drawn by: TJP

JAMES ROGERS 37495 ROBERT A. JOHNSTON 37495 REGISTERED LAND SURVEYOR

Job No.
16-339
FP01

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1
of 5

FS21-429

Aug 12, 2021 7:49am S:\Projects\2016\16-339\Legal Survey\Dwgs\Final Plats\Phase 3\Unit G\16-339 - Ph3 - Unit G - Plat.dwg

LOT AREA TABLE			
LOT #	AREA (SF)	AREA (AC)	CATEGORY
1601	10,340	0.2374	D2
1602	7,868	0.1806	D1
1603	6,342	0.1456	D1
1604	6,147	0.1411	D1
1605	7,447	0.1710	D1
1606	7,206	0.1792	D1
1607	6,412	0.1472	D1
1608	6,060	0.1377	D1
1609	8,813	0.2023	D1
1610	7,614	0.1748	D2
1611	8,543	0.1961	D1
1612	5,500	0.1263	D1
1613	6,600	0.1515	D1
1614	6,600	0.1515	D1
1615	7,614	0.1748	D2
1616	7,614	0.1748	D2
1617	6,600	0.1515	D1
1618	9,683	0.2223	D1
1619	9,998	0.2295	D2
1620	11,651	0.2675	D1
1621	8,400	0.1928	C
1622	8,808	0.2022	D2
1623	13,773	0.3162	C
1624	8,787	0.2017	D1
1625	8,150	0.1871	D1
1626	6,389	0.1462	D1
1627	6,087	0.1397	D1
1628	6,067	0.1393	D1
1629	5,704	0.1309	D1
1630	5,500	0.1263	D1
1631	5,500	0.1263	D1
1632	5,500	0.1263	D1
1633	5,625	0.1291	D1
1634	5,665	0.1301	D1
1635	5,814	0.1335	D1
1636	5,963	0.1369	D1
1637	6,111	0.1403	D1
1638	6,260	0.1437	D1
1639	6,409	0.1471	D1
1640	6,707	0.1540	D1

LOT AREA TABLE			
LOT #	AREA (SF)	AREA (AC)	CATEGORY
1641	7,074	0.1624	D1
1642	6,859	0.1575	D1
1643	5,992	0.1376	D1
1644	12,034	0.2763	C
1645	8,098	0.1859	D1
1646	7,980	0.1832	D1
1647	6,650	0.1527	D1
1648	6,804	0.1516	D1
1649	7,323	0.1681	D1
1650	6,690	0.1536	D1
1651	6,600	0.1515	D1
1652	6,600	0.1515	D1
1653	5,500	0.1263	D1
1654	5,500	0.1263	D1
1655	5,500	0.1263	D1
1656	6,630	0.1522	D1
1657	7,905	0.1815	D1
1658	7,327	0.1682	D1
1659	6,601	0.1515	D1
1660	6,600	0.1515	D1
1661	6,600	0.1515	D1
1662	6,600	0.1515	D1
1663	5,500	0.1263	D1
1664	5,537	0.1271	D1
1665	5,895	0.1353	D1
1666	5,500	0.1263	D1
1667	5,500	0.1263	D1
1668	5,500	0.1263	D1
1669	7,806	0.1792	D1
1670	6,912	0.1587	D1
1671	5,500	0.1263	D1
1672	5,501	0.1263	D1
1673	9,049	0.2077	D1
1674	9,367	0.2150	C
1675	8,400	0.1928	C
1676	8,400	0.1928	C
1677	8,400	0.1928	C
1678	8,400	0.1928	C
1679	9,014	0.2069	C
1680	8,952	0.2055	C

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BRG
C1	103.30'	540.00'	10°57'37"	51.81'	103.14'	S54°43'23"W
C2	99.47'	520.00'	10°57'37"	49.88'	99.32'	S54°43'23"W
C3	95.65'	500.00'	10°57'37"	47.97'	95.50'	S54°43'23"W
C4	31.42'	20.00'	90°00'00"	20.00'	28.28'	S04°14'34"W
C5	31.42'	20.00'	90°00'00"	20.00'	28.28'	N85°45'26"W
C6	152.04'	240.00'	36°17'47"	78.67'	149.51'	N18°06'58"W
C7	85.36'	120.00'	40°45'21"	44.57'	83.57'	N20°22'45"W
C8	71.13'	100.00'	40°45'21"	37.15'	69.64'	N20°22'45"W
C9	56.91'	80.00'	40°45'21"	29.72'	55.71'	N20°22'45"W
C10	31.42'	20.00'	90°00'00"	20.00'	28.28'	N44°59'55"E
C11	62.83'	40.00'	90°00'00"	40.00'	56.57'	N44°59'55"E
C12	94.25'	60.00'	90°00'00"	60.00'	84.85'	N44°59'55"E
C13	30.57'	20.00'	87°35'22"	19.18'	27.68'	S46°12'24"E
C14	61.15'	40.00'	87°35'22"	38.35'	55.37'	S46°12'24"E
C15	91.72'	60.00'	87°35'22"	57.53'	83.05'	S46°12'24"E
C16	66.92'	100.00'	38°20'43"	34.77'	65.68'	N21°35'04"W
C17	80.31'	120.00'	38°20'43"	41.72'	78.82'	N21°35'04"W
C18	93.69'	140.00'	38°20'43"	48.68'	91.96'	N21°35'04"W
C19	31.42'	20.00'	90°00'00"	20.00'	28.28'	S04°14'34"W
C20	31.43'	20.00'	90°01'44"	20.01'	28.29'	N85°46'18"W
C21	190.11'	340.00'	32°02'14"	97.61'	187.65'	N65°13'53"E
C22	178.77'	320.00'	32°00'29"	91.78'	176.45'	N65°14'48"E

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BRG
C23	167.59'	300.00'	32°00'29"	86.05'	165.42'	N65°14'49"E
C24	76.34'	500.00'	8°44'52"	38.24'	76.26'	N85°37'30"E
C25	79.38'	520.00'	8°44'52"	39.77'	79.31'	N85°37'30"E
C26	82.45'	540.00'	8°44'52"	41.30'	82.37'	N85°37'30"E
C27	32.08'	540.00'	3°24'12"	16.04'	32.07'	S88°17'58"E
C28	30.89'	520.00'	3°24'12"	15.45'	30.88'	S88°17'58"E
C29	29.70'	500.00'	3°24'12"	14.85'	29.70'	S88°17'58"E
C30	173.58'	540.00'	18°25'02"	87.54'	172.83'	S84°11'37"W
C31	167.15'	520.00'	18°25'02"	84.30'	166.43'	S84°11'37"W
C32	160.72'	500.00'	18°25'02"	81.06'	160.03'	S84°11'37"W
C33	82.14'	340.00'	13°50'30"	41.27'	81.94'	N81°54'20"E
C34	77.31'	320.00'	13°50'30"	38.84'	77.15'	N81°54'20"E
C35	72.47'	300.00'	13°50'30"	36.41'	72.30'	N81°54'20"E
C36	6.66'	300.00'	1°16'19"	3.33'	6.66'	N89°27'44"E
C37	7.10'	320.00'	1°16'19"	3.55'	7.10'	N89°27'44"E
C38	7.55'	340.00'	1°16'19"	3.77'	7.55'	N89°27'44"E
C39	28.64'	43.50'	37°43'35"	14.86'	28.13'	N18°51'52"W
C40	10.76'	25.00'	24°39'53"	5.47'	10.68'	S77°45'57"W
C41	280.59'	55.00'	292°18'05"	36.89'	61.27'	S31°35'04"W
C42	38.17'	25.00'	87°29'23"	23.93'	34.57'	S46°00'35"E
C43	28.64'	43.50'	37°43'35"	14.86'	28.13'	N12°43'06"W
C44	76.57'	100.00'	43°52'22"	40.27'	74.72'	S15°47'29"E

TRACT USE TABLE			
TRACT	USE	AREA (SF)	AREA (AC)
G-A	LANDSCAPE, OPEN SPACE & **PUBLIC UTILITY EASEMENT	6,776	0.1556
G-B	LANDSCAPE, OPEN SPACE, STORM DRAIN & **PUBLIC UTILITY EASEMENT	3,300	0.0758
G-C	LANDSCAPE, OPEN SPACE, STORM DRAIN & **PUBLIC UTILITY EASEMENT	4,800	0.1102
G-D	LANDSCAPE, OPEN SPACE & **PUBLIC UTILITY EASEMENT	26,285	0.6034
G-E	LANDSCAPE, OPEN SPACE & **PUBLIC UTILITY EASEMENT	8,094	0.1858
G-F	LANDSCAPE, OPEN SPACE & **PUBLIC UTILITY EASEMENT	3,495	0.0802
G-G	LANDSCAPE, OPEN SPACE & **PUBLIC UTILITY EASEMENT	10,920	0.2507
PSI	PRIVATE STREET TRACT & PUBLIC UTILITY EASEMENT	138,082	3.1695

NOTES

1. COMMON AREAS MAY INCLUDE OPEN SPACE, LANDSCAPING, PEDESTRIAN PATHS, AND/OR AMENITIES.
2. SPECIFIC EASEMENTS THAT ARE BEING DEDICATED AS PART OF THIS PLAT ARE FULLY DELINEATED ON THE FOLLOWING SHEETS.
3. ** THE EASEMENTS LISTED ABOVE (SHOWN WITH AN ASTERIK **) ONLY AFFECT A PORTION OF THE TRACT WITH WHICH THEY ARE LISTED, AND ARE FULLY DELINEATED WITHIN THE PLAT. OTHER "USES" LISTED ABOVE ARE COMMON AREA.

LEGAL DESCRIPTION

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND PIPE AT THE SOUTH QUARTER CORNER OF SAID SECTION 23, FROM WHICH A REBAR AT THE SOUTHWEST CORNER OF SAID SECTION 23 BEARS SOUTH 89 DEGREES 59 MINUTES 55 SECONDS WEST, 2644.80 FEET;

THENCE ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 23, SOUTH 89 DEGREES 59 MINUTES 55 SECONDS WEST, 66.95 FEET;

THENCE NORTH 0 DEGREES 00 MINUTES 05 SECONDS WEST, 65.00 FEET;

THENCE NORTH 44 DEGREES 59 MINUTES 55 SECONDS EAST, 28.28 FEET;

THENCE NORTH 0 DEGREES 00 MINUTES 05 SECONDS WEST, 5.48 FEET;

THENCE NORTH 89 DEGREES 59 MINUTES 55 SECONDS EAST, 6.00 FEET;

THENCE NORTH 0 DEGREES 00 MINUTES 05 SECONDS WEST, 60.52 FEET;

THENCE SOUTH 89 DEGREES 59 MINUTES 55 SECONDS WEST, 28.50 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 89 DEGREES 59 MINUTES 55 SECONDS WEST, 2524.04 FEET;

THENCE NORTH 0 DEGREES 05 MINUTES 54 SECONDS EAST, 104.65 FEET;

THENCE SOUTH 65 DEGREES 18 MINUTES 58 SECONDS EAST, 115.89 FEET;

THENCE SOUTH 89 DEGREES 54 MINUTES 06 SECONDS EAST, 17.94 FEET;

THENCE NORTH 0 DEGREES 00 MINUTES 05 SECONDS WEST, 115.45 FEET;

THENCE NORTH 88 DEGREES 49 MINUTES 35 SECONDS EAST, 309.80 FEET;

THENCE NORTH 74 DEGREES 59 MINUTES 05 SECONDS EAST, 422.65 FEET;

THENCE SOUTH 86 DEGREES 35 MINUTES 52 SECONDS EAST, 413.22 FEET;

THENCE SOUTH 88 DEGREES 17 MINUTES 56 SECONDS EAST, 99.96 FEET;

THENCE EAST, 150.00 FEET;

THENCE NORTH 88 DEGREES 14 MINUTES 51 SECONDS EAST, 64.95 FEET;

THENCE NORTH 81 DEGREES 38 MINUTES 27 SECONDS EAST, 60.00 FEET;

THENCE NORTH 81 DEGREES 15 MINUTES 04 SECONDS EAST, 50.00 FEET;

THENCE NORTH 81 DEGREES 12 MINUTES 55 SECONDS EAST, 50.00 FEET;

THENCE NORTH 70 DEGREES 35 MINUTES 42 SECONDS EAST, 59.42 FEET;

THENCE NORTH 52 DEGREES 34 MINUTES 36 SECONDS EAST, 66.15 FEET;

THENCE NORTH 49 DEGREES 14 MINUTES 34 SECONDS EAST, 389.41 FEET;

THENCE NORTH 58 DEGREES 25 MINUTES 08 SECONDS EAST, 155.46 FEET;

THENCE SOUTH 31 DEGREES 34 MINUTES 54 SECONDS EAST, 430.66 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHWEST, HAVING A RADIUS OF 43.50 FEET;

THENCE SOUTHEASTERLY 28.64 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 37 DEGREES 43 MINUTES 35 SECONDS TO A POINT OF REVERSE CURVATURE OF A CURVE HAVING A RADIUS OF 100.00 FEET;

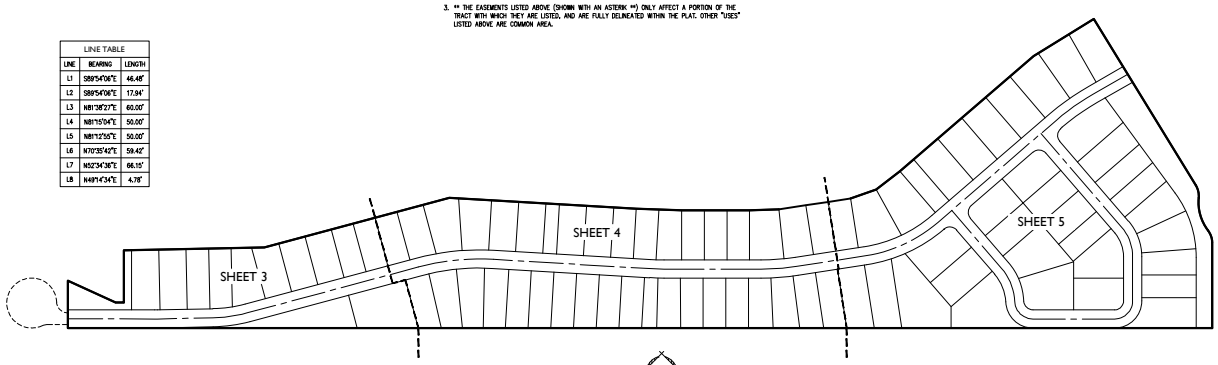
THENCE SOUTHEASTERLY 76.57 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 43 DEGREES 52 MINUTES 22 SECONDS TO A POINT OF REVERSE CURVATURE OF A CURVE HAVING A RADIUS OF 43.50 FEET;

THENCE SOUTHEASTERLY 28.64 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 37 DEGREES 43 MINUTES 35 SECONDS;

THENCE SOUTH 0 DEGREES 00 MINUTES 05 SECONDS EAST, 188.68 FEET TO THE POINT OF BEGINNING.

CONTAINS 17.8264 ACRES, MORE OR LESS.

LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°54'06"E	46.48'
L2	S89°54'06"E	17.94'
L3	N81°38'27"E	60.00'
L4	N81°15'04"E	50.00'
L5	N81°12'55"E	50.00'
L6	N70°35'42"E	59.42'
L7	N52°34'36"E	66.15'
L8	N49°14'34"E	4.78'



KEY MAP (NTS)

EPS GROUP
1130 N Alma School Rd., Suite 120
Mesa, AZ 85201 | P:480.503.2250
www.epsgroupinc.com

Toll at Prasada
Unit G - Phase 3
SURPRISE, ARIZONA

FINAL RE-PLAT

Project:

Revisions:

Designer: RAJ
Drawn by: TJP

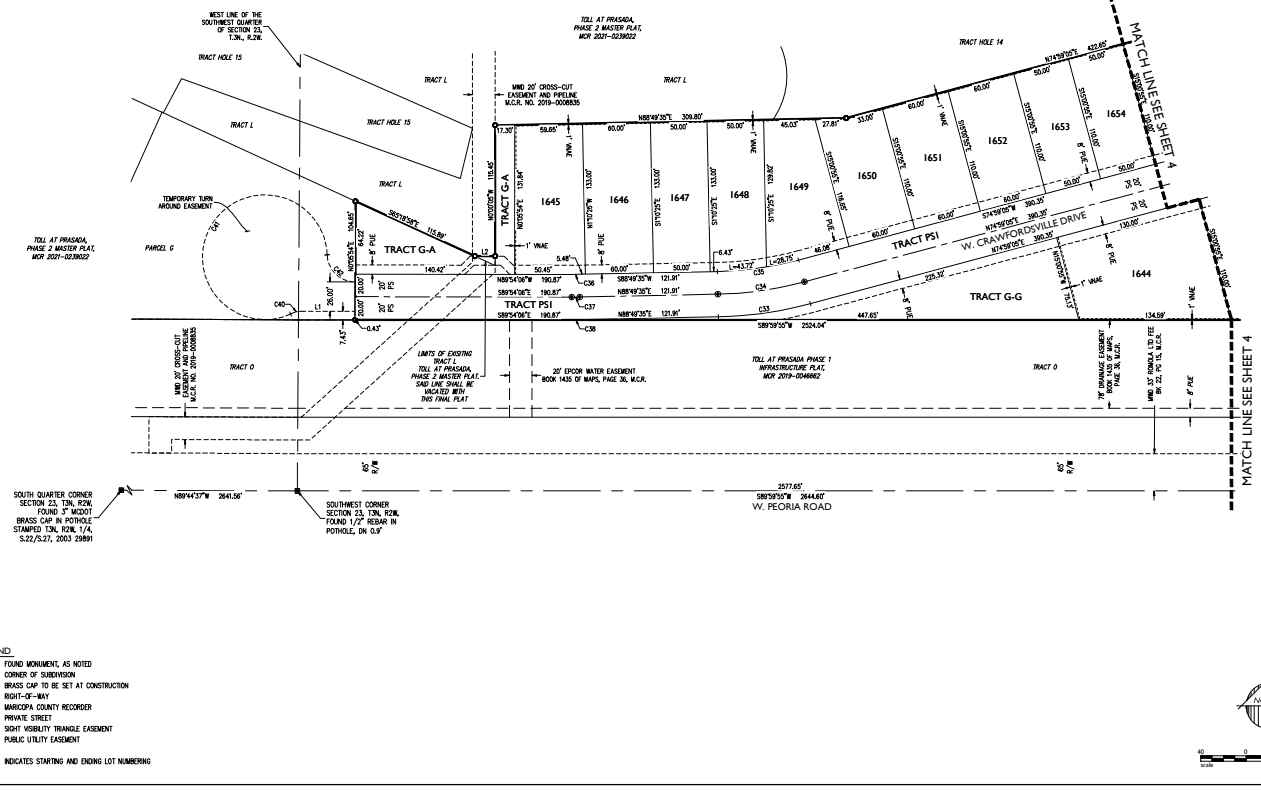
17496
ROBERT A. JOHNSTON
REGISTERED LAND SURVEYOR

Job No.
16-339

FP02

Sheet No.
2
of 5

FS21-429



EPS GROUP
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www.epsgroupinc.com

Toll at Prasada
Unit G - Phase 3
SURPRISE, ARIZONA

FINAL RE-PLAT

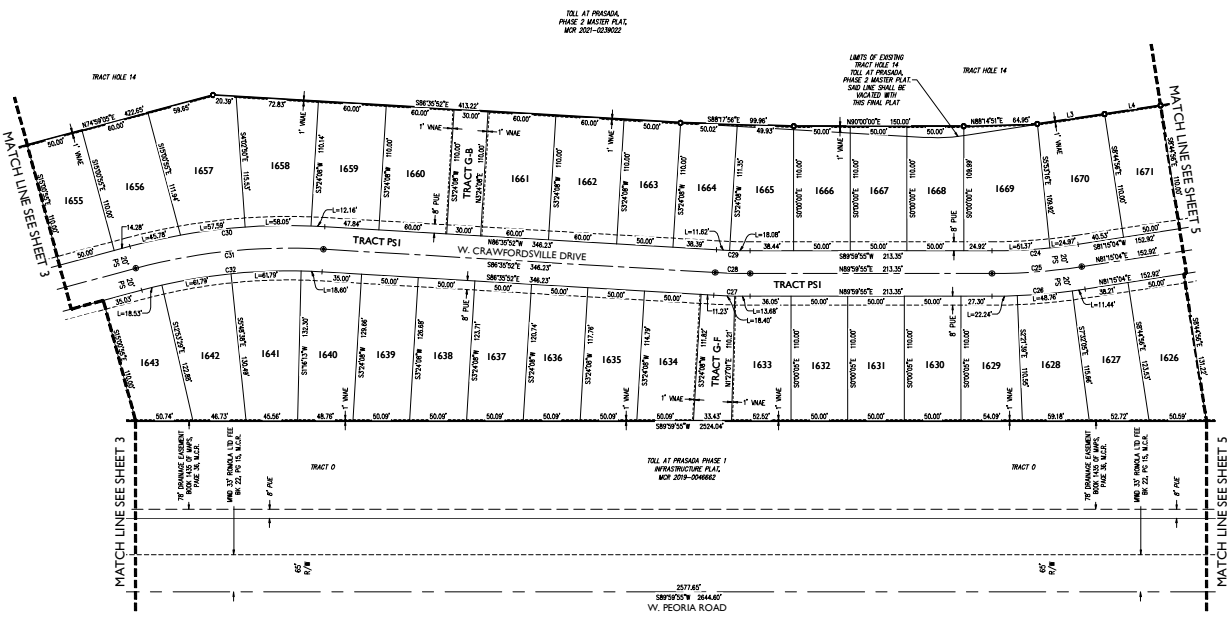
Revisions:

Designer: RAJ
Drawn by: TJP

57490
ROBERT A. JOHNSTON
REGISTERED LAND SURVEYOR

Job No.
16-339
FP03
Sheet No.
3
of 5

FS21-429



LEGEND

■	FOUND MONUMENT, AS NOTED
●	CORNER OF SUBDIVISION
⊙	BRASS CAP TO BE SET AT CONSTRUCTION
R/W	RIGHT-OF-WAY
M.C.R.	MARICOPA COUNTY RECORDER
PS	PRIVATE STREET
SVT	SIGHT VISIBILITY TRIANGLE EASEMENT
PUE	PUBLIC UTILITY EASEMENT
(1401)	INDICATES STARTING AND ENDING LOT NUMBERING

NORTH

scale 40 0 40 80 feet

EPS GROUP
1130 N. Alma School Rd., Suite 120
Mesa, AZ 85201 | P 480.503.2250 | F 480.503.2258
www.epsgroupinc.com

Toll at Prasada
Unit G - Phase 3
SURPRISE, ARIZONA

FINAL RE-PLAT

Project:

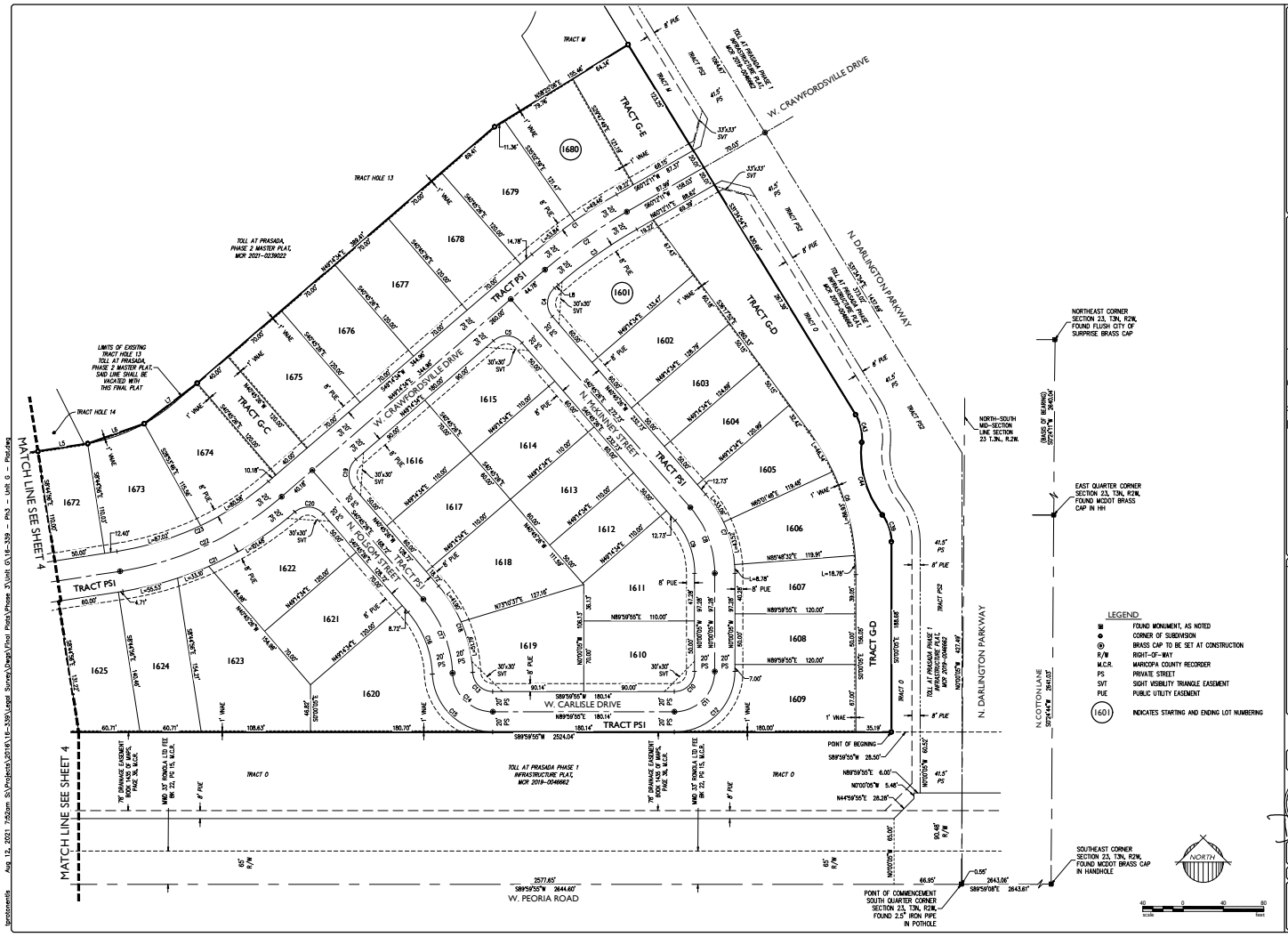
Revisions:

Designer: RAJ
Drawn by: TJP



Job No.
16-339
FP04
Sheet No.
4
of 5

FS21-429



EPS GROUP
1130 N. Alma School Rd., Suite 120
Mesa, AZ 85201 | P 480.503.2250
www.epsgroupinc.com

Toll at Prasada
Unit G - Phase 3
SURPRISE, ARIZONA

FINAL RE-PLAT

Project:

Revisions:

Designer: RAJ
Drawn by: TJP

37490
ROBERT A. JOHNSTON
REGISTERED LAND SURVEYOR
Date: 8/12/21

Job No.
16-339

FP05

Sheet No.
5
of 5

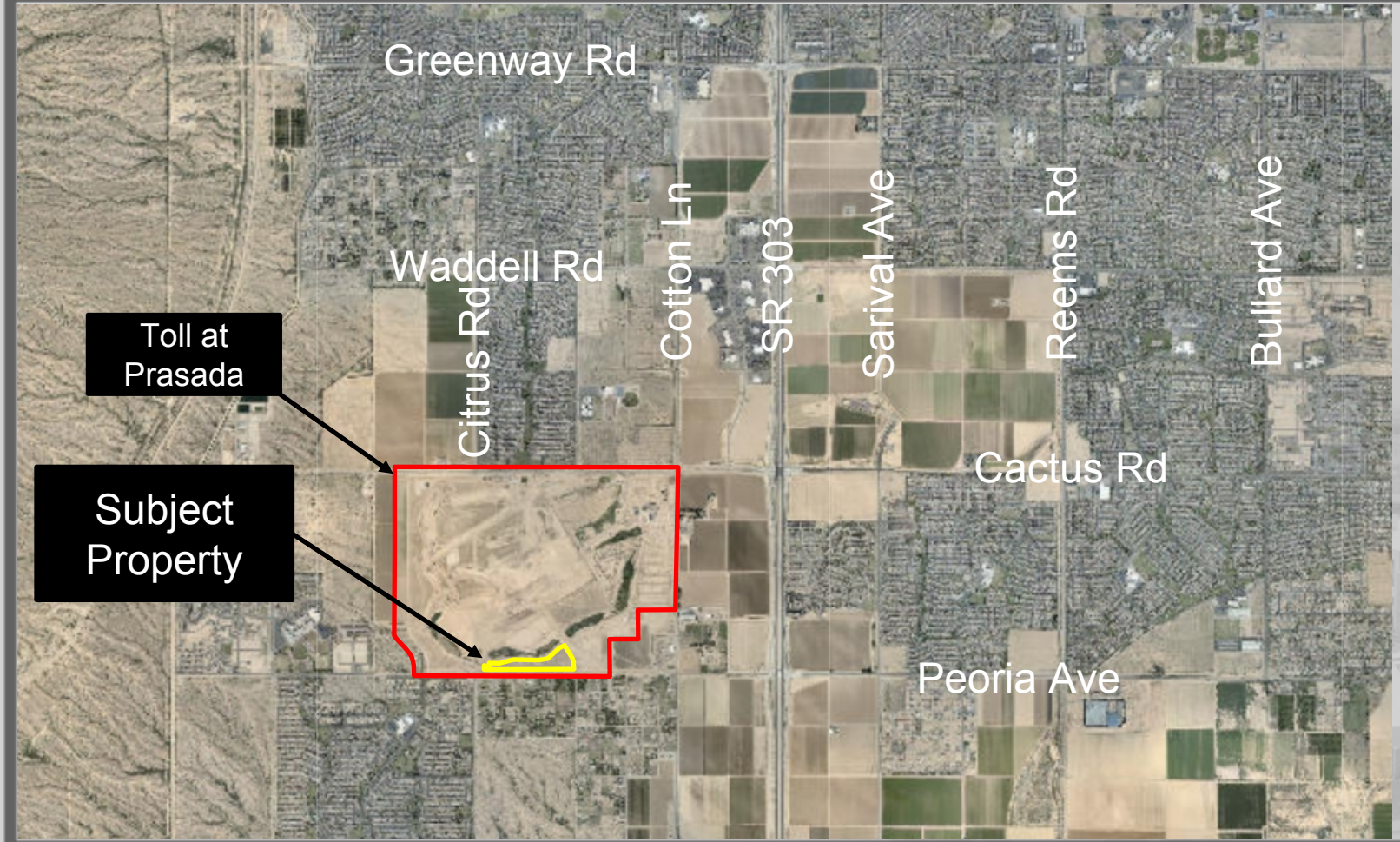
FS21-429

SURPRISE
ARIZONA

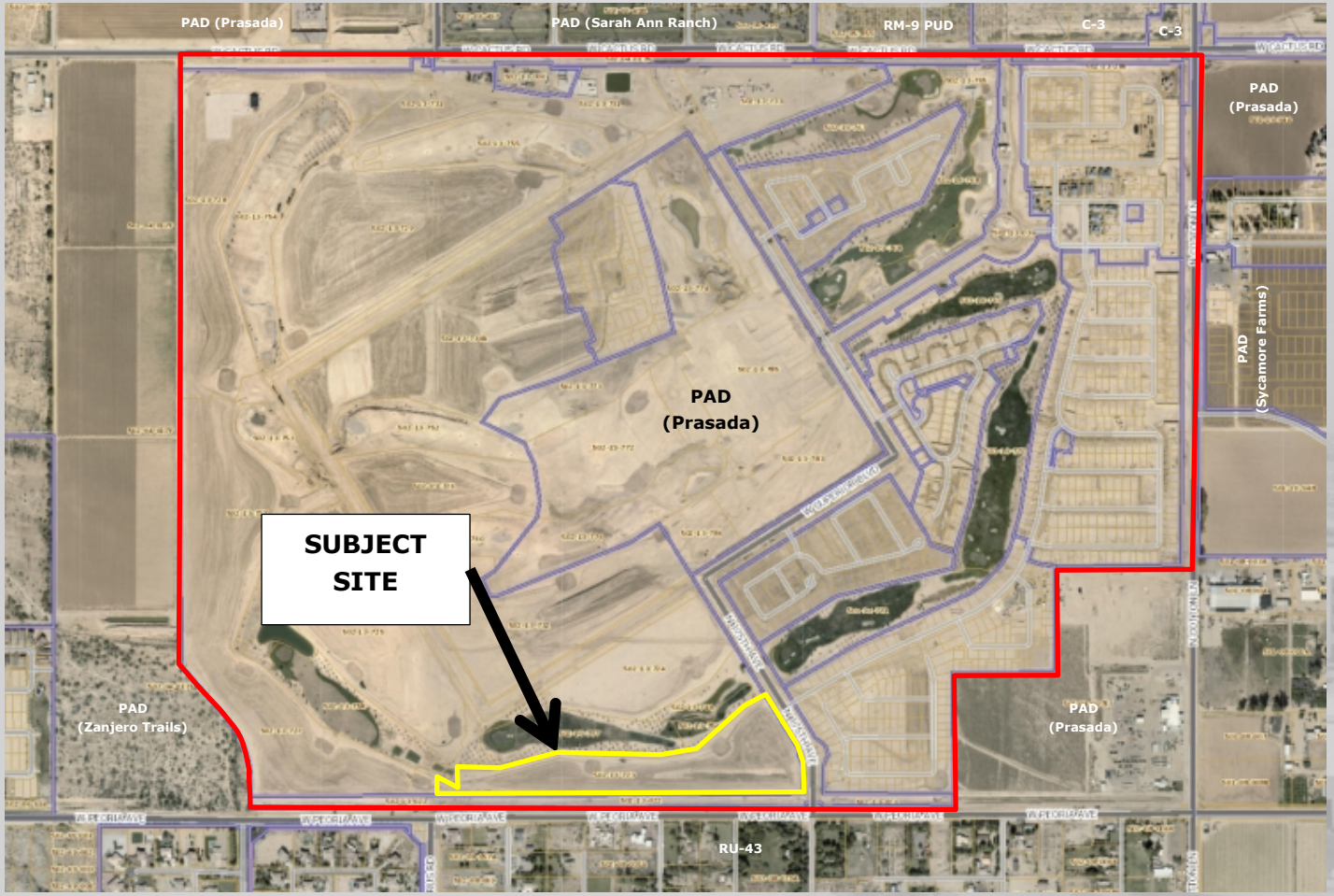
City Council

November 16, 2021

Toll at Prasada
Unit G Final Plat
FS21-429



FS21-429 Vicinity Map

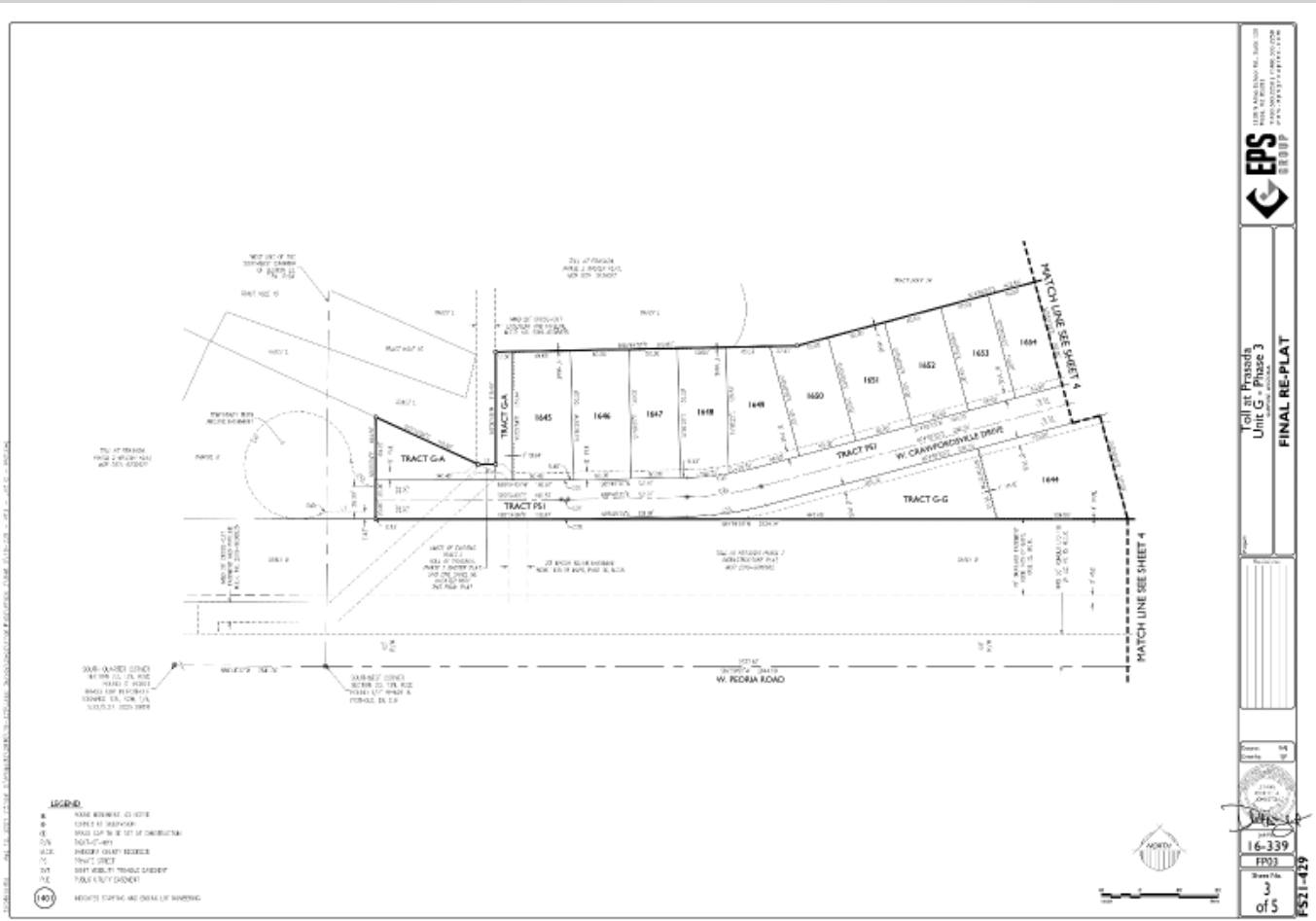


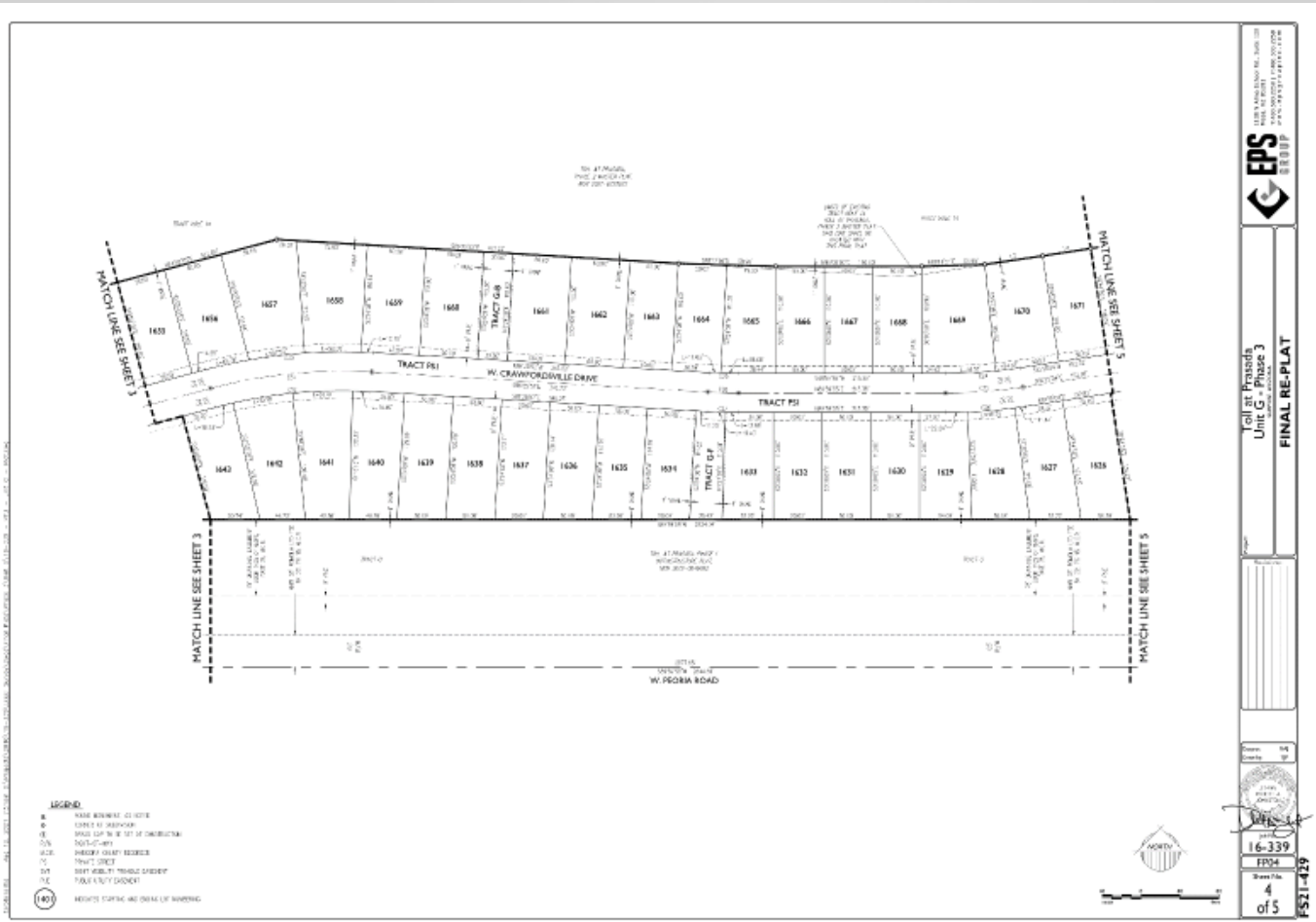
FS21-429 Case Map

Sterling Grove Master Plan



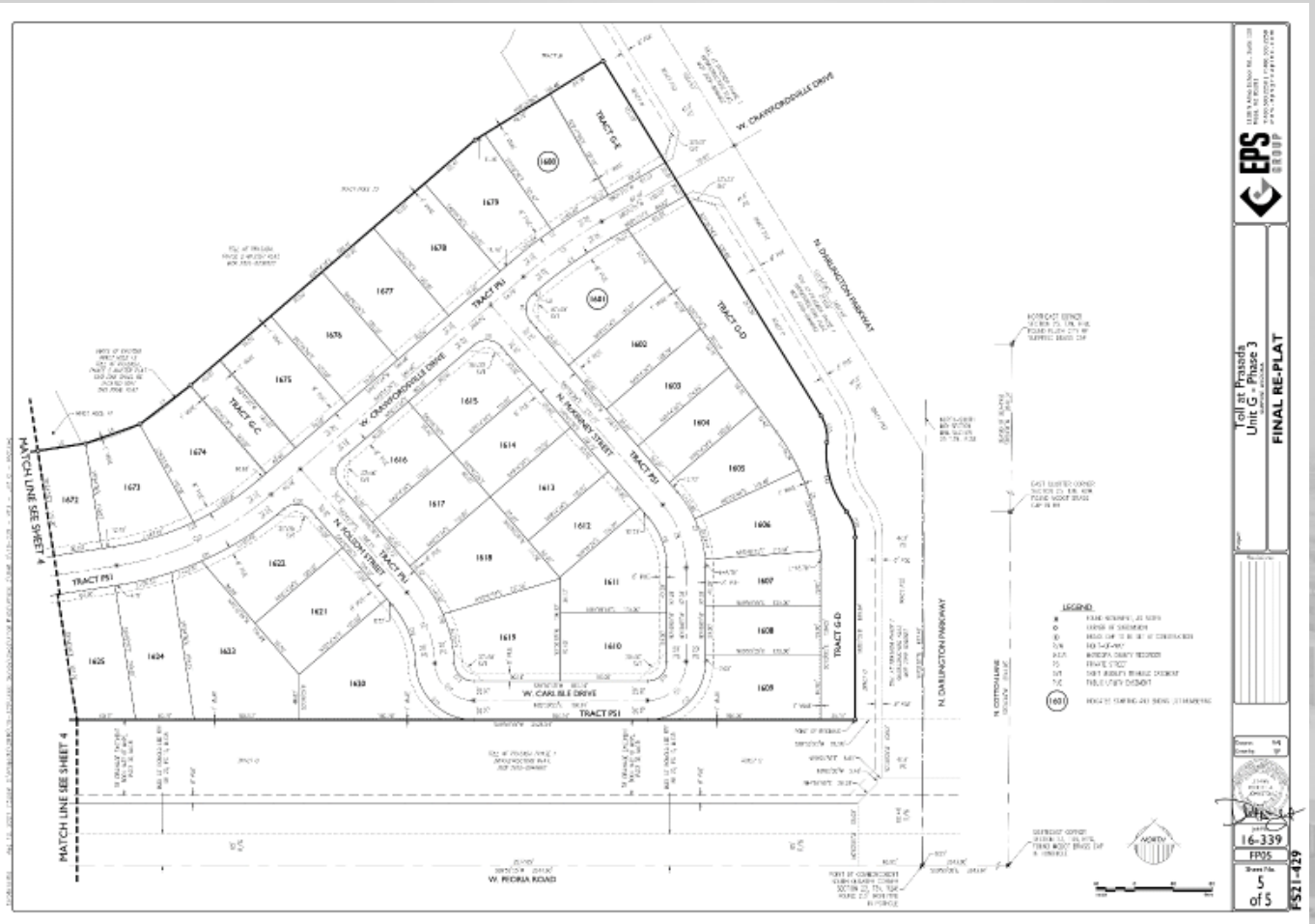
FS21-429 Final Plat





FS21-429 Final Plat

FS21-429 Final Plat



SURPRISE
ARIZONA

QUESTIONS OR COMMENTS?

Thank You

CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: November 16, 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, "North Copper Canyon Parcel 4.2", surveyor sealed September 21, 2021, an approximately 19.316 acre property generally located east of 183rd Avenue and north of Pinnacle Peak Road, with associated Alternative Assurance Agreement; Case FS21-318.

Motion:
I move to approve the Final plat entitled, "North Copper Canyon Parcel 4.2", surveyor sealed 09/21/2021, with associated Alternative Assurance Agreement.

Background:
Hans Koppenhoefer with Courtland Home Inc., seeks approval of a Final Plat for a 73-lot single-family residential subdivision in Parcel 4.2 of the Austin Ranch PAD. There is an Alternative Assurance Agreement associated with this plat that complies with the Surprise Land Development Ordinance.

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 Austin Ranch 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 - FS21-318 - NCC Parcel 4.2 - Staff Report
2. 01 - FS21-318 - NCC Parcel 4.2 - Vicinity Map
3. 02 - FS21-318 - NCC Parcel 4.2 - Zoning Map
4. 03 - FS21-318 - NCC Parcel 4.2 - Final Plat
5. 04 - FS21-318 - NCC Parcel 4.2 - Luke AFB Comments
6. 05 - FS21-318 - NCC Parcel 4.2 - Alternative Assurance Agreement
7. FS21-318 - NCC Parcel 4.2 - PowerPoint

SURPRISE
ARIZONA

FINAL PLAT

REPORT TO THE CITY COUNCIL

Case:	**FS21-318**
Project Name:	**Austin Ranch Parcel 4.2 – Final Plat**
Council District:	1
City Council Date:	**November 16, 2021**
Planner:	Sergio Angulo, Planner II

Owner:	Courtland Homes Inc.
Applicant:	Hans Koppenhoefer with Courtland Homes Inc.
Request:	Final Plat for a 73-lot, single-family subdivision in Parcel 4.2 of the Austin Ranch PAD.
Site Location:	Generally east of 183rd Avenue and north of Pinnacle Peak Road
Site Size:	19.316 acres (approx.)
Density:	3.78 DU/Ac

Findings:

- The proposed Final Plat is consistent with the Surprise General Plan 2035.
- The proposed Final Plat is consistent with the Austin Ranch PAD.
- The Final Plat is consistent with the Preliminary Plat approved under case FS19-431.

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:

Hans Koppenhoefer, on behalf of Courtland Home Inc., requests approval of the Final Plat for North Copper Canyon Parcel 4.2. The subject property is approximately 19.316 acres and it is located east of 183rd Avenue and north of Pinnacle Peak Road. The subject property is zoned PAD – Low Density Residential (R1-5 PAD). The proposed subdivision provides access from 183rd Ave and through the adjacent parcel to the east.

The applicant proposes 73 single-family lots for a total density of 3.78 dwelling units per acre. The typical lot sizes proposed in this subdivision are 45' x 115' and 50' x 115'. This development dedicates approximately 3.25 acres (17%) for open space. This plat does not provide active open space but the residents of this subdivision will have access to the amenities in the adjacent parcels that include a community park in Parcel 4.1 with playground equipment, a sports court, a tennis court, a dog park, and seating area. Additional landscape and retention basins on site also contribute to the total open space. The proposed Final Plat is in compliance with the Austin Ranch PAD and the Preliminary Plat approved under case FS19-431.

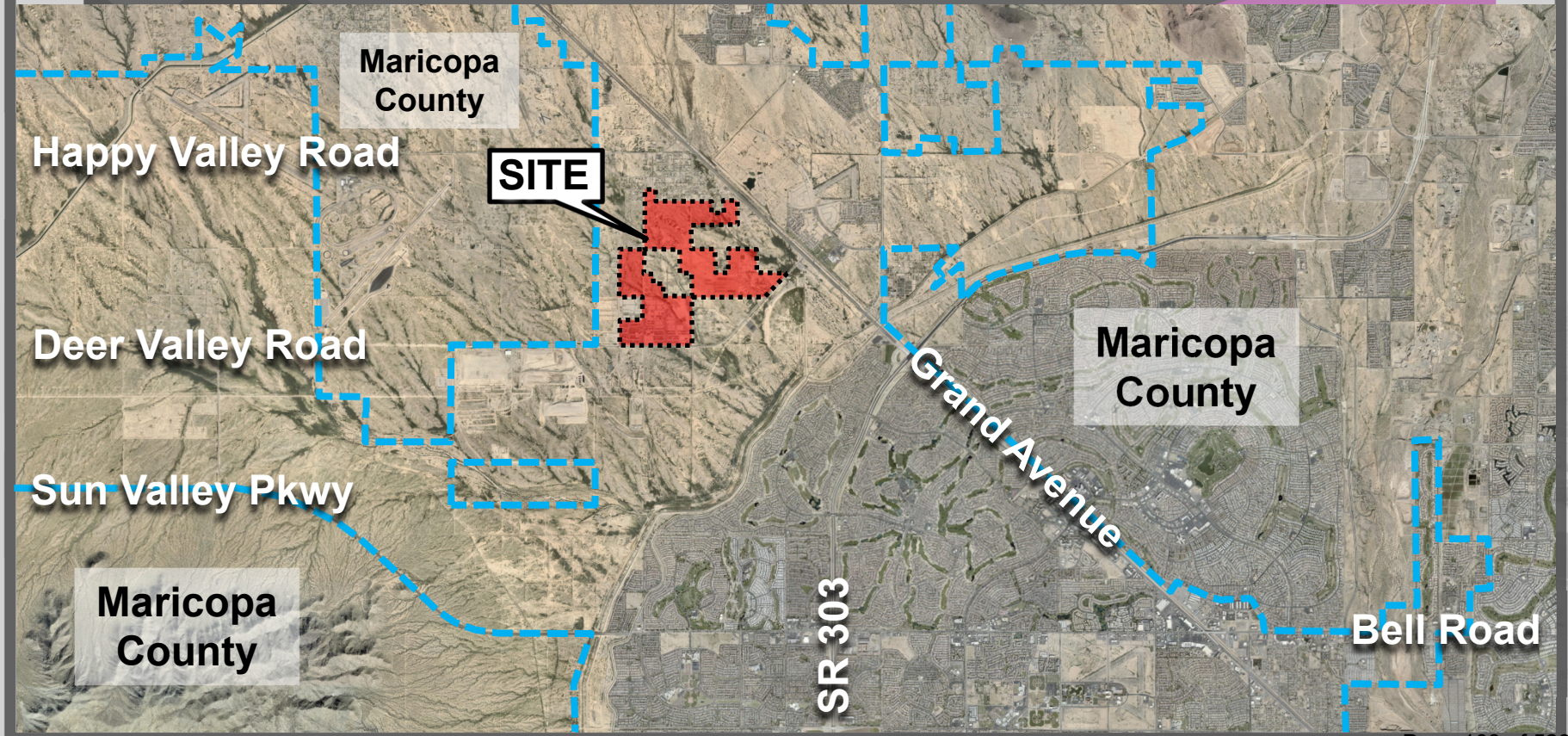
The applicant is choosing an Alternative Assurance Agreement, which was an option made available to developers in Title 17 of the previous code. In lieu of acceptable financial assurances, the applicant will not record the final plat until which time the entire infrastructure is constructed, installed, and accepted by the City of Surprise or replaced by traditional acceptable financial assurances.

Attachments:

01 Vicinity Map
02 Zoning Map
03 Final Plat
04 Luke AFB Comments
05 Alternative Assurance Agreement

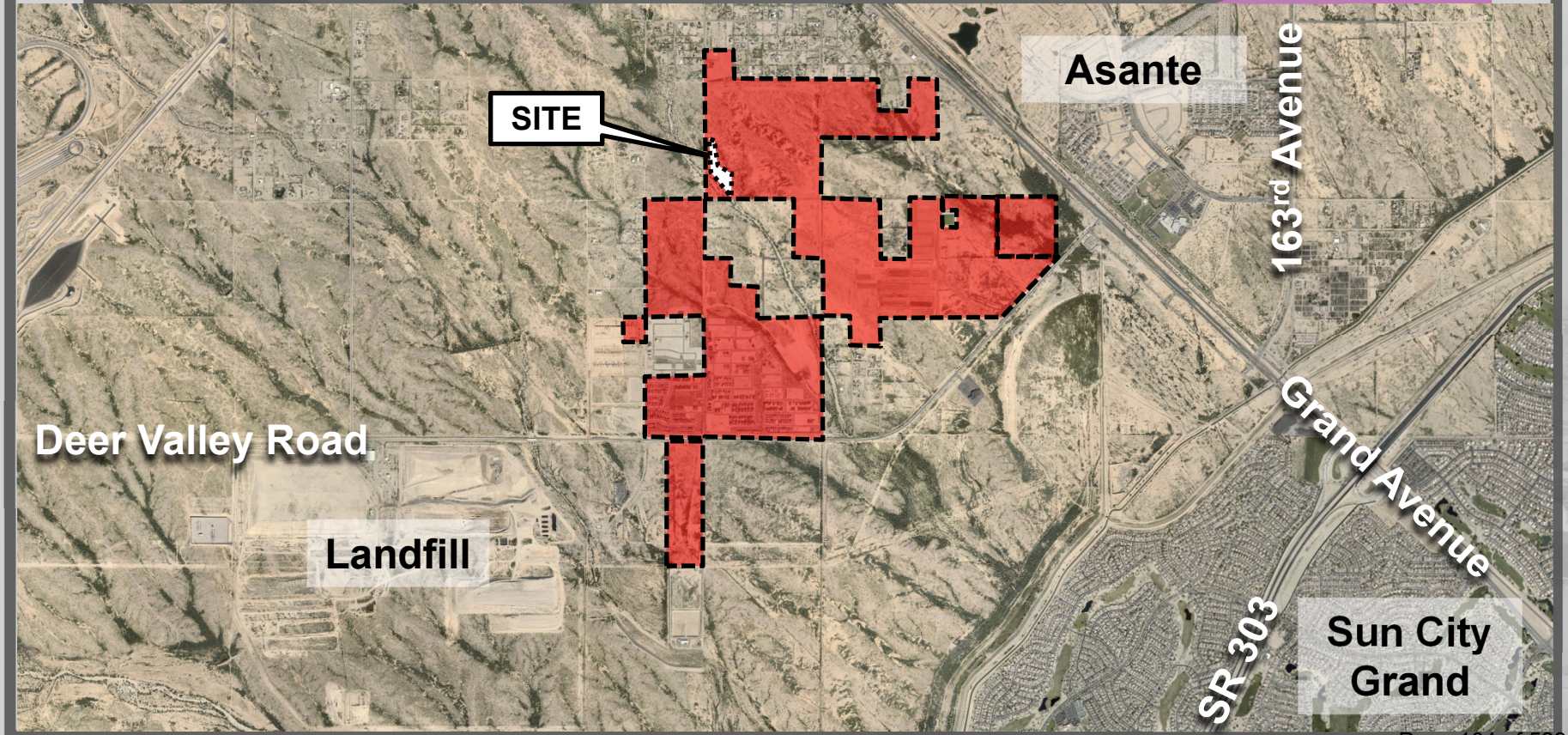
VICINITY MAP

FS21-318
Austin Ranch 4.2



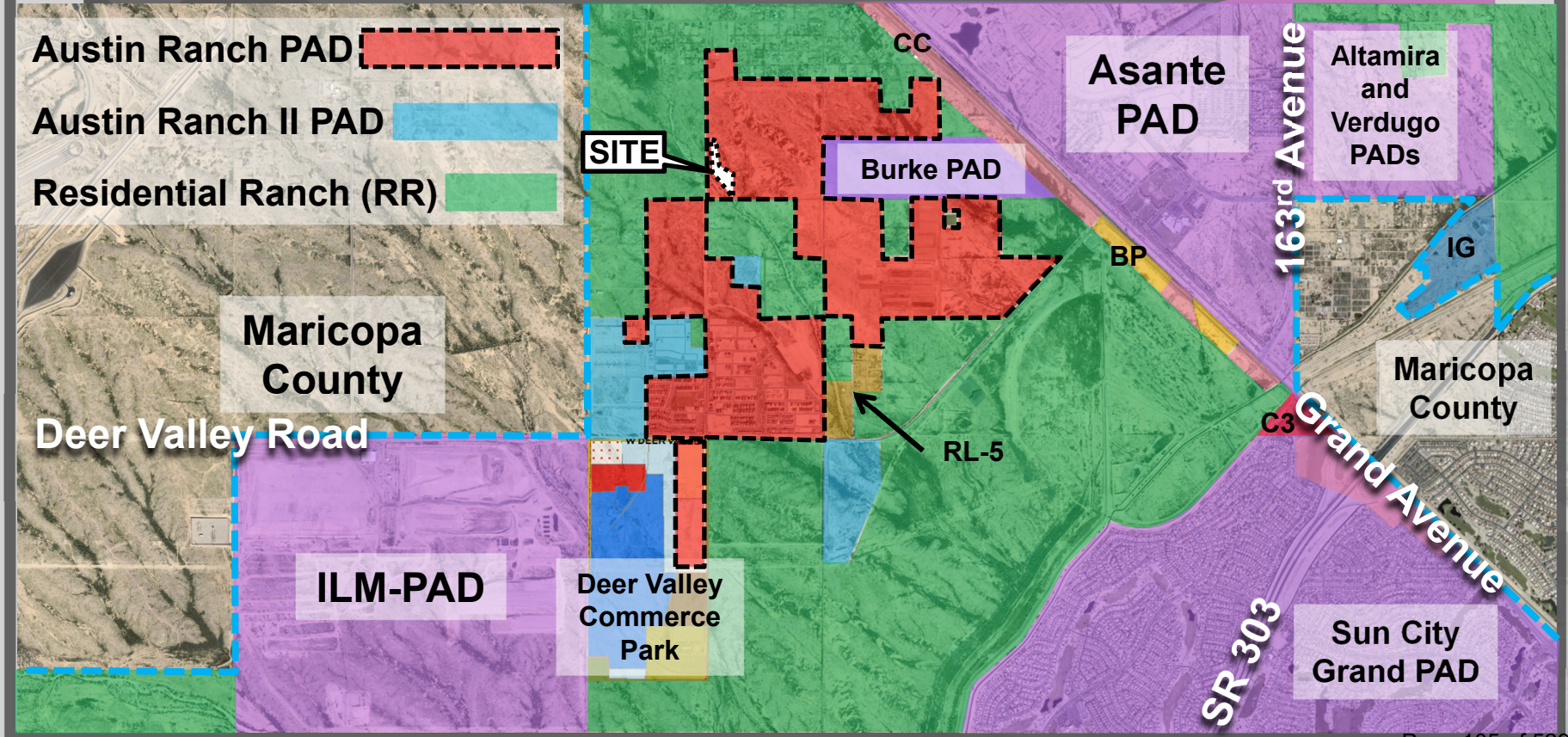
VICINITY MAP

FS21-318
Austin Ranch 4.2



ZONING MAP

FS21-318
Austin Ranch 4.2



FS21-318

FINAL PLAT FOR
NORTH COPPER CANYON PARCEL 4.2

A PORTION OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 4 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

DEDICATION

STATE OF ARIZONA)
) SS
COUNTY OF MARICOPA)

KNOW ALL PERSONS BY THESE PRESENTS:

THAT COURTLAND HOMES, INC., AN ARIZONA CORPORATION ("OWNER"), HAS SUBDIVIDED UNDER THE NAME "NORTH COPPER CANYON PARCEL 4.2", A PORTION OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 4 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON AND DOES HEREBY PUBLISH THIS PLAT AS AND FOR THE PLAT OF "NORTH COPPER CANYON PARCEL 4.2" AND 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 AND STREET, SHALL BE KNOWN BY THE NUMBER, LETTER, AND/OR NAME GIVEN TO EACH RESPECTIVELY AS SHOWN ON THIS PLAT;

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

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

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

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

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

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

OWNER HEREBY GRANTS TO THE CITY OF SURPRISE A PERPETUAL, NON-EXCLUSIVE PEDESTRIAN ACCESS AND SIDEWALK CONSTRUCTION AND MAINTENANCE EASEMENT OVER, UPON, AND ACROSS THE AREAS DESIGNATED AS SIDEWALK EASEMENTS AS SHOWN ON THE PLAT.

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

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.

OWNER HEREBY GRANTS TO THE PUBLIC A PERPETUAL NON-EXCLUSIVE WATER LINE EASEMENT OVER, UNDER, UPON, AND ACROSS ALL AREAS DESIGNATED ON THE PLAT AS WATER LINES, FIRE HYDRANTS AND WATER METERS FOR THE PURPOSE OF INSTALLING, CONSTRUCTION, MAINTAINING, REPAIRING, REPLACING, AND UTILIZING THE WATER LINES, FIRE HYDRANTS AND WATER METERS.

IN WITNESS WHEREOF, COURTLAND HOMES, INC., (AN ARIZONA CORPORATION), HAS HEREUNTO CAUSED ITS CORPORATE NAME TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED BY THE UNDERSIGNED, DULY AUTHORIZED OFFICER

ON THIS ____ DAY OF _____, 2021.

COURTLAND HOMES, INC.,(AN ARIZONA CORPORATION)

BY: _____
NAME: ALAN HAMBERLIN
ITS: PRESIDENT

ACKNOWLEDGEMENT

STATE OF ARIZONA)
) SS
COUNTY OF MARICOPA)

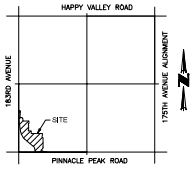
ON THIS ____ DAY OF _____, 20____ BEFORE ME, PERSONALLY

APPEARED _____ WHOSE IDENTITY WAS PROVEN TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHO HE CLAIMS TO BE, AND ACKNOWLEDGED THAT HE SIGNED THE ABOVE DOCUMENT.

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

NOTARY PUBLIC: _____

MY COMMISSION EXPIRES: _____



VICINITY MAP
(NOT-TO-SCALE)

FLOOD ZONE CERTIFICATION

THE PROPERTY IS LOCATED WITHIN AN AREA HAVING FLOOD ZONE X (SHADED) BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, ON FLOOD INSURANCE RATE MAP NO 04013C1205L WITH A DATE OF IDENTIFICATION OF OCTOBER 16, 2013, FOR COMMUNITY NO. 040053, IN MARICOPA COUNTY, STATE OF ARIZONA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.

LEGEND

---▲---	SECTION CORNER - FOUND BRASS CAP (UNLESS OTHERWISE NOTED)
---◎---	FOUND BRASS CAP PER ADJOINING RECORDED SUBDIVISION PER M.A.G. STD. DTL. 120, TYPE "B" (UNLESS OTHERWISE NOTED)
---◉---	CORNER OF SUBDIVISION - SET BRASS CAP UPON COMPLETION OF JOB PER M.A.G. STD. DTL. 120, TYPE "B" (UNLESS OTHERWISE NOTED)
---○---	CORNER OF THIS SUBDIVISION - SET SURVEY MARKER PER M.A.G. STD. DTL. 120, TYPE "C" - MODIFIED (UNLESS OTHERWISE NOTED)
— — —	EASEMENT
S.V.E.	SIGHT VISIBILITY TRIANGLE EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
S.W.U.E.	SIDEWALK AND PUBLIC UTILITY EASEMENT
V.N.A.E.	VEHICULAR NON ACCESS EASEMENT
AC.	ACRES
C1	CURVE NUMBER
L1	LINE NUMBER
APN	ASSESSOR PARCEL NUMBER
R/W	RIGHT-OF-WAY
EX.	EXISTING
M.C.R.	MARICOPA COUNTY RECORDER
●	CENTERLINE MONUMENTATION - SET BRASS CAP FLUSH UPON COMPLETION OF JOB PER M.A.G. STD. DTL. 120, TYPE "B" (UNLESS OTHERWISE NOTED)
①	SIGHT VISIBILITY TRIANGLE EASEMENT - 30' X 30' (LOCAL TO LOCAL)
S.F.	SQUARE FEET
ⓕ	SHEET NUMBER

OWNER/DEVELOPER

COURTLAND HOME C/O
HUNN DEVELOPMENT
2390 E CAMELBACK ROAD, SUITE 130
PHOENIX, ARIZONA 85016
CONTACT: DUANE HUNN
PHONE: 623-640-5960

ENGINEER

CVL CONSULTANTS
4550 NORTH 12TH STREET
PHOENIX, ARIZONA 85014
PHONE: (602) 264-6831
FAX: (602) 264-0928
CONTACT: MATT OLSEN

BASIS OF BEARING

BASIS OF BEARINGS: SOUTH 00°28'33" WEST ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 4 NORTH, RANGE 2 WEST ACCORDING TO AN UNRECORDED A.L.T.A. SURVEY BY LAND SURVEY SERVICES, PLC.

100 YEAR ASSURED WATER SUPPLY:

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

27-701180 — CERTIFICATE NUMBER
9-20-2021 — DATE

RELEASE OF LIABILITY

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

COURTLAND HOMES, INC., AN ARIZONA CORPORATION, ("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 LUKE AIR FORCE BASE, WHETHER SUCH DAMAGE SHALL ORIGINATE FROM NOISE, VIBRATION, FUMES, DUST, FUEL AND LUBRICANT PARTICLES, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY THE OPERATION OF AIRCRAFT LANDING AT, OR TAKING OFF FROM, OR OPERATING AT OR ON LUKE AIR FORCE BASE 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 OR ANY PARCEL OR LOT THEREOF. THIS INSTRUMENT DOES NOT RELEASE THE USAF FROM LIABILITY FOR DAMAGE OR INJURY TO PERSON OR PROPERTY CAUSED BY FALLING AIRCRAFT OR FALLING PHYSICAL OBJECTS FROM AIRCRAFT, EXCEPT AS STATED HEREIN WITH RESPECT TO NOISE, FUMES, DUST, FUEL, AND LUBRICANT PARTICLES.

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

HOMEOWNERS ASSOCIATION RATIFICATION

BY THIS RATIFICATION _____ DULY AUTHORIZED AGENT OF "NORTH COPPER CANYON COMMUNITY ASSOCIATION", AN ARIZONA NON-PROFIT CORPORATION, HEREBY RATIFIES THE RECORDATION OF THIS PLAT FOR "NORTH COPPER CANYON PARCEL 4.2" AND ACKNOWLEDGES THE RESPONSIBILITIES SET FORTH THEREIN.

NAME: _____

TITLE: _____ DATE: _____

HOMEOWNERS ASSOCIATION RATIFICATION ACKNOWLEDGEMENT

STATE OF ARIZONA)
) SS
COUNTY OF MARICOPA)

ON THIS ____ DAY OF _____, 20____ BEFORE ME, PERSONALLY

APPEARED _____ WHOSE IDENTITY WAS PROVEN TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHO HE CLAIMS TO BE, AND ACKNOWLEDGED THAT HE SIGNED THE ABOVE DOCUMENT.

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

NOTARY PUBLIC: _____

MY COMMISSION EXPIRES: _____

COUNTY RECORDER

NOTES

1. NO ON-SITE GRADING OR EXCAVATION SHALL OCCUR WITHOUT FIRST OBTAINING A PERMIT FROM THE CITY OF SURPRISE.
2. 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.
3. DEVELOPMENT STANDARDS ARE PER THE APPROVED NORTH COPPER CANYON PARCELS 2, 3, AND 4 (PS19-431) OR AS SUBSEQUENTLY AMENDED.
4. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
5. AN ASSOCIATION, INCLUDING ALL PROPERTY OWNERS IN THE DEVELOPMENT, HAS BEEN FORMED AND WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL COMMON AREAS TO BE NOTES AS "TRACTS" OR EASEMENTS (INCLUDING LANDSCAPED AREAS AND DRAINAGE FACILITIES) IN ACCORDANCE WITH APPROVED PLANS.
6. STRUCTURES AND PLANT MATERIAL PLACEMENT SHALL BE IN CONFORMANCE WITH THE LINE OF SIGHT AND SIGHT VISIBILITY TRIANGLE REQUIREMENTS REFERENCED IN THE CITY OF THE SURPRISE ENGINEERING DEVELOPMENT STANDARDS DETAIL 4.01 AND 4.02
7. THIS FINAL PLAT IS IN SUBSTANTIAL CONFORMANCE WITH THE PRELIMINARY PLAT FOR NORTH COPPER CANYON APPROVED 02-18-2021 UNDER CASE FS19-431.
8. THE MAINTENANCE OF LANDSCAPING WITHIN THE OPEN SPACES, LANDSCAPED TRACTS, RETENTION BASINS AND PARKS SHALL BE THE RESPONSIBILITY OF THE OWNER OR THE HOMEOWNERS' ASSOCIATION FORMED BY THE OWNER.
9. THE MAINTENANCE OF LANDSCAPING WITHIN THE ADJACENT PUBLIC RIGHTS-OF-WAY, INCLUDING LANDSCAPED MEDIANS WITHIN COLLECTORS AND LOCAL STREETS, AND LANDSCAPED AREAS BETWEEN THE CURB AND THE DETACHED SIDEWALK, SHALL BE THE RESPONSIBILITY OF THE ADJACENT PROPERTY OWNER OR THE HOMEOWNERS' ASSOCIATION FORMED BY THE ADJACENT PROPERTY.
10. LANDSCAPING MAINTENANCE OF THE MEDIANS WITHIN THE PUBLIC RIGHT-OF-WAY WITHIN ANY ARTERIAL OR PARKWAY STREET CLASSIFICATION SHALL BE THE RESPONSIBILITY OF THE CITY OF SURPRISE AFTER ACCEPTANCE.

PUBLIC NOTICE

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

CERTIFICATION

I, RICHARD G. ALCOCER, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, THAT THIS MAP, CONSISTING OF FIVE (5) SHEETS, CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE UNDER MY SUPERVISION DURING THE MONTH OF JANUARY, 2020, THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN, THAT ALL MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN, THAT THEIR POSITIONS ARE CORRECTLY SHOWN AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

BY: _____
RICHARD G. ALCOCER
REGISTRATION NUMBER 33951
4550 N. 12TH STREET
PHOENIX, ARIZONA 85014
(602)-264-6831
CVLSURVEY@CVLCI.COM

CITY OF SURPRISE ENGINEER APPROVAL:

DATA ON THIS PLAT REVIEWED AND APPROVED THIS ____ DAY OF _____, 20___ BY THE CITY ENGINEER OF SURPRISE, ARIZONA.

APPROVED: _____
CITY ENGINEER — DATE

CITY OF SURPRISE COUNCIL APPROVAL:

APPROVED BY THE CITY COUNCIL OF THE CITY OF SURPRISE, ARIZONA.

THIS ____ DAY OF _____, 20___.

ATTEST:

_____
MAYOR — DATE

_____
CITY CLERK — DATE

GROSS AREA = 19.316 ACRES
NUMBER OF LOTS = 73

SEE SHEET 2 FOR CURVE TABLE, LINE TABLE, TRACT TABLE AND LOT TABLE, SEE SHEET 3 FOR TYPICAL LOT DETAIL AND LEGAL DESCRIPTION.

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Phoenix, Arizona 85014
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NO.	REVISION	DATE
1		

Coe and Van Loo II L.L.C.

FINAL PLAT

NORTH COPPER CANYON - PARCEL 4.2
SURPRISE, ARIZONA

33951
RICHARD G. ALCOCER
01-31-2020
REGISTERED LAND SURVEYOR

SHEET 1 OF 5
CVL Contact: MATT OLSEN
CVL Project #: 1.01.0028.2001
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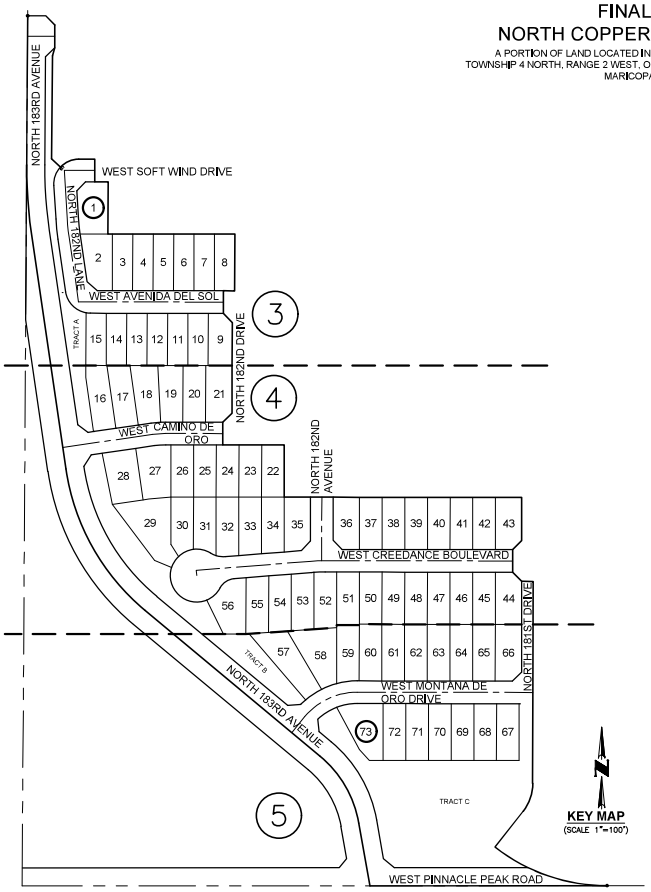
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FINAL PLAT FOR
NORTH COPPER CANYON PARCEL 4.2

A PORTION OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 4 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

COUNTY RECORDER



LOT AREA TABLE	
LOT #	AREA (SQ.FT.)
1	7,432
2	7,555
3	5,625
4	5,625
5	5,625
6	5,625
7	5,625
8	5,625
9	5,895
10	5,175
11	5,175
12	5,175
13	5,175
14	5,175
15	5,178
16	7,140
17	6,825
18	7,092
19	6,568
20	6,246
21	7,093
22	5,750
23	5,750
24	5,750
25	5,750
26	5,750
27	8,071
28	8,256
29	11,991
30	6,009
31	5,981
32	6,531
33	6,355
34	6,151
35	6,680
36	6,477
37	5,750
38	5,750
39	5,750
40	5,750

LOT AREA TABLE	
LOT #	AREA (SQ.FT.)
41	5,750
42	5,750
43	6,470
44	6,470
45	5,750
46	5,750
47	5,750
48	5,750
49	5,750
50	5,750
51	5,850
52	6,231
53	6,273
54	6,244
55	6,215
56	7,929
57	9,617
58	9,277
59	6,245
60	6,254
61	6,254
62	6,254
63	6,254
64	6,254
65	6,254
66	7,054
67	6,250
68	6,250
69	6,250
70	6,250
71	6,250
72	6,250
73	8,914

LINE TABLE		
NO.	BEARING	LENGTH
L1	S89°38'19"E	40.00'
L2	S44°41'06"E	28.26'
L3	S00°21'41"W	50.00'
L4	S16°04'00"W	18.47'
L5	S47°05'08"E	26.57'
L6	S89°54'20"E	35.17'
L7	S00°05'40"W	50.00'
L8	S89°54'20"E	29.74'
L9	N89°54'20"W	24.78'
L10	S00°05'40"W	50.00'
L11	S44°49'06"E	28.24'
L12	S45°10'54"W	28.33'
L13	S00°05'40"W	50.00'
L14	S45°05'40"W	28.28'
L15	S00°05'40"W	50.00'
L16	S44°54'20"E	28.28'
L17	S89°54'20"E	25.00'
L18	N45°18'54"E	28.31'
L19	N43°19'42"E	27.40'
L20	N49°05'48"W	30.28'
L21	N53°17'16"W	28.28'
L22	S33°06'48"W	30.24'
L23	N42°45'39"E	29.41'
L24	N44°54'20"W	28.28'
L25	N45°05'40"E	28.28'
L26	S05°13'26"E	27.17'
L27	N84°46'34"E	29.25'
L28	N50°01'52"W	30.84'
L29	S32°58'18"E	31.34'
L30	S67°08'03"E	40.73'
L31	N39°46'34"E	45.22'
L32	S04°34'22"E	11.57'

CURVE TABLE						
NO.	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD-BEARING
C1	45.29'	55.00'	047°10'48"	24.02	44.02	S66°30'16"W
C2	66.29'	100.00'	037°58'54"	34.41	65.08	N19°05'07"E
C3	266.04'	400.00'	038°06'26"	138.15	261.16	S70°58'39"E
C4	175.37'	250.00'	040°11'34"	91.47	171.80	N30°07'39"W
C5	131.73'	150.00'	050°19'06"	70.45	127.54	S64°56'07"W
C6	365.96'	500.00'	041°56'10"	191.61	357.85	S29°15'21"E
C7	29.26'	200.00'	008°22'56"	14.66	29.23	S85°54'12"W
C8	150.96'	1000.00'	008°38'57"	75.62	150.81	S03°57'48"E
C9	42.33'	500.00'	004°51'01"	21.18	42.31	S05°51'46"E
C10	32.58'	400.00'	004°40'02"	16.30	32.57	S87°45'39"W
C11	89.78'	55.00'	093°31'55"	58.50	80.14	S43°19'42"W
C12	78.35'	55.00'	081°37'04"	47.49	71.89	S49°05'48"E
C13	34.63'	55.00'	036°04'35"	17.91	34.06	S76°32'04"E
C14	278.76'	58.30'	273°57'46"	-54.40	79.55	S15°28'40"E
C15	37.89'	37.50'	057°53'11"	20.74	36.30	S56°29'03"W
C16	28.86'	55.00'	030°03'52"	14.77	28.53	N75°03'37"E
C17	44.44'	525.00'	004°51'01"	22.23	44.43	S05°51'46"E
C18	40.21'	475.00'	004°51'01"	20.12	40.20	S05°51'46"E
C19	32.92'	225.00'	008°22'56"	16.49	32.89	S85°54'12"W
C20	25.60'	175.00'	008°22'56"	12.82	25.58	S85°54'12"W
C21	30.55'	375.00'	004°40'02"	15.28	30.54	S87°45'39"W
C22	138.20'	175.00'	045°14'51"	72.93	134.64	S67°28'15"W
C23	95.75'	125.00'	043°53'21"	50.36	93.43	S68°09'00"W
C24	144.92'	960.00'	008°38'57"	72.60	144.78	S03°57'48"E
C25	336.68'	460.00'	041°56'10"	176.28	329.22	S29°15'21"E
C26	203.43'	290.00'	040°11'34"	106.10	199.29	N30°07'39"W

TRACT AREA AND USAGE TABLE			
TRACT	SQUARE FEET	ACRES	USAGE CATEGORY
A	20,151	0.463	PASSIVE: OPEN SPACE, LANDSCAPE TRACT, RETENTION, DRAINAGE, P.U.E
B	35,598	0.817	PASSIVE: OPEN SPACE, LANDSCAPE TRACT, RETENTION, DRAINAGE, P.U.E
C	86,026	1.975	PASSIVE: OPEN SPACE, LANDSCAPE TRACT, RETENTION, DRAINAGE, P.U.E

OPEN SPACE TABLE		
TYPE	ACREAGE	PERCENTAGE OF TOTAL OPEN SPACE
ACTIVE	0.000	0%
PASSIVE	3.255	100%
TOTAL	3.255	100%
% TOTAL OPEN SPACE IN PLAT		17%

STREET, LOT, AND TRACT AREAS		
AREA	SQUARE FEET	ACRES
TOTAL AREA OF LOCAL STREETS	130,219	2.989
TOTAL AREA OF ARTERIAL STREETS	103,867	2.384
TOTAL AREA OF LOTS	465,503	10.687
TOTAL AREA OF TRACTS	141,775	3.255
TOTAL GROSS AREA	841,364	19.315

LOT AND DENSITY DETAILS	
TOTAL NUMBER OF LOTS	73
TOTAL NUMBER OF TRACTS	3
GROSS RESIDENTIAL DENSITY	3.78 D.U./A.C.
NET RESIDENTIAL DENSITY	5.24 D.U./A.C.
TOTAL GROSS ACRES	19.316
SMALLEST LOT SIZE	5,175 SF
LARGEST LOT SIZE	11,905 SF
AVERAGE LOT SIZE	6,377 SF

SEE SHEET 2 FOR CURVE TABLE, LINE TABLE, TRACT TABLE AND LOT TABLE, SEE SHEET 3 FOR TYPICAL LOT DETAIL AND LEGAL DESCRIPTION.

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DATE
REVISION
NO.

Coe and Van Loo II L.L.C.

FINAL PLAT

NORTH COPPER CANYON - PARCEL 4.2
SURPRISE, ARIZONA

33861
RICHARD A. ALLOCCA
Expires 9/30/2022

SHEET 2 OF 5
CVL Contact: MATT OLSEN
CVL Project #: 1.01.0026.001

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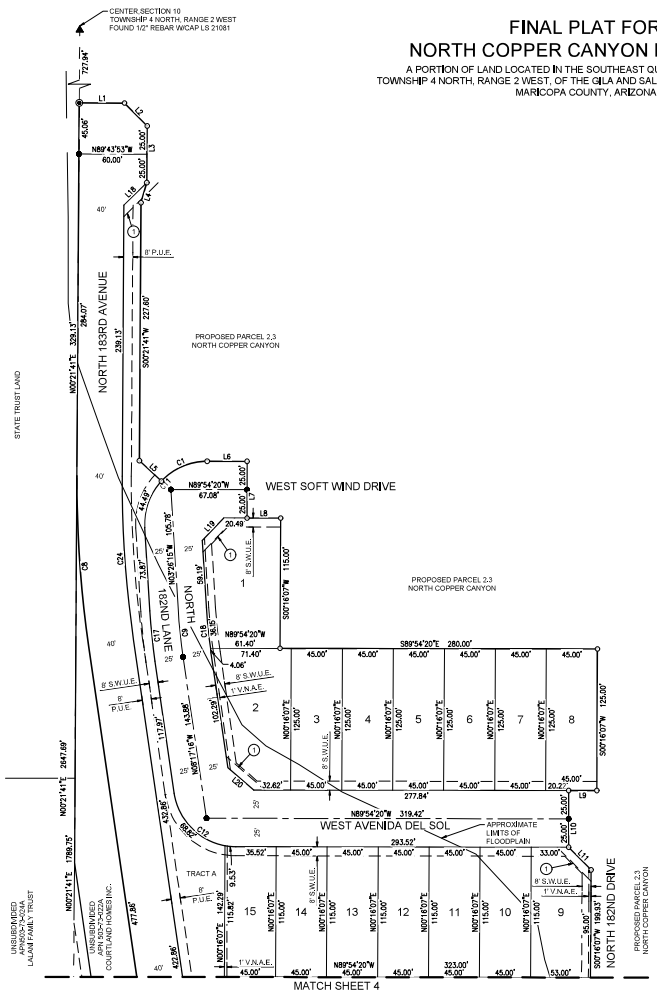
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FINAL PLAT FOR
NORTH COPPER CANYON PARCEL 4.2

A PORTION OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 4 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

COUNTY RECORDER



LEGAL DESCRIPTION

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 4 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE 2 INCH MARICOPA COUNTY ALUMINUM CAP MARKING THE SOUTH QUARTER CORNER OF SAID SECTION 10 FROM WHICH THE HALF INCH REBAR WITH CAP LS #21081 MARKING THE CENTER OF SAID SECTION 10 BEARS NORTH 00°21'41" EAST, A DISTANCE OF 2647.89 FEET;

THENCE NORTH 00°21'41" EAST, ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 10, A DISTANCE OF 1590.62 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 00°21'41" EAST, CONTINUING ALONG SAID WEST LINE, A DISTANCE OF 329.13 FEET;

THENCE SOUTH 89°38'19" EAST, DEPARTING SAID WEST LINE, A DISTANCE OF 40.00 FEET;

THENCE SOUTH 44°41'06" EAST, A DISTANCE OF 28.26 FEET;
THENCE SOUTH 00°21'41" WEST, A DISTANCE OF 50.00 FEET;
THENCE SOUTH 16°04'00" WEST, A DISTANCE OF 18.47 FEET;
THENCE SOUTH 00°21'41" WEST, A DISTANCE OF 227.60 FEET;

THENCE SOUTH 47°05'08" EAST, A DISTANCE OF 26.57 FEET TO A POINT ON A 55.00 FOOT RADIUS NON-TANGENT CURVE, WHOSE CENTER BEARS SOUTH 47°05'08" EAST;

THENCE NORTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 47°10'48", A DISTANCE OF 45.28 FEET;

THENCE SOUTH 89°54'20" EAST, A DISTANCE OF 35.17 FEET;
THENCE SOUTH 00°05'40" WEST, A DISTANCE OF 50.00 FEET;
THENCE SOUTH 89°54'20" EAST, A DISTANCE OF 29.74 FEET;
THENCE SOUTH 00°16'07" WEST, A DISTANCE OF 115.00 FEET;
THENCE SOUTH 89°54'20" EAST, A DISTANCE OF 280.00 FEET;
THENCE SOUTH 00°16'07" WEST, A DISTANCE OF 125.00 FEET;
THENCE NORTH 89°54'20" WEST, A DISTANCE OF 24.78 FEET;
THENCE SOUTH 00°05'40" WEST, A DISTANCE OF 50.00 FEET;
THENCE SOUTH 44°49'06" EAST, A DISTANCE OF 28.24 FEET;
THENCE SOUTH 00°16'07" WEST, A DISTANCE OF 199.93 FEET;
THENCE SOUTH 45°10'54" WEST, A DISTANCE OF 28.33 FEET;
THENCE SOUTH 00°05'40" WEST, A DISTANCE OF 50.00 FEET;
THENCE SOUTH 89°54'20" EAST, A DISTANCE OF 135.55 FEET;
THENCE SOUTH 00°05'40" WEST, A DISTANCE OF 115.00 FEET;
THENCE SOUTH 89°54'20" EAST, A DISTANCE OF 524.06 FEET;
THENCE SOUTH 00°05'40" WEST, A DISTANCE OF 95.00 FEET;
THENCE SOUTH 45°05'40" WEST, A DISTANCE OF 28.28 FEET;
THENCE SOUTH 00°05'40" WEST, A DISTANCE OF 50.00 FEET;

THENCE SOUTH 44°54'20" EAST, A DISTANCE OF 28.28 FEET;

THENCE SOUTH 89°54'20" EAST, A DISTANCE OF 25.00 FEET TO A POINT ON THE WESTERLY LINE OF THAT CERTAIN PARCEL AS CONVEYED TO DYSART UNIFIED SCHOOL DISTRICT NO. 89 IN DOCUMENT NO. 2007-1317877, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE ALONG THE NORTHERLY AND WESTERLY LINES OF SAID CERTAIN PARCEL OF LAND THE FOLLOWING COURSES:

THENCE SOUTH 00°05'40" WEST, A DISTANCE OF 445.78 FEET TO THE BEGINNING OF A TANGENT CURVE OF 100.00 FOOT RADIUS, CONCAVE SOUTH;

THENCE SOUTH, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 37°58'54", A DISTANCE OF 66.29 FEET;

THENCE SOUTH 38°04'34" WEST, A DISTANCE OF 100.09 FEET TO A POINT ON A 400.00 FOOT RADIUS NON-TANGENT CURVE, WHOSE CENTER BEARS NORTH 38°04'34" EAST;

THENCE EAST, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 38°06'26", A DISTANCE OF 266.04 FEET TO A POINT ON THE SOUTH LINE OF SAID SOUTHEAST QUARTER;

THENCE SOUTH 89°58'06" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 522.89 FEET;

THENCE NORTH 10°01'52" WEST, DEPARTING SAID SOUTH LINE, A DISTANCE OF 140.35 FEET TO THE BEGINNING OF A TANGENT CURVE OF 250.00 FOOT RADIUS, CONCAVE NORTHWESTERLY;

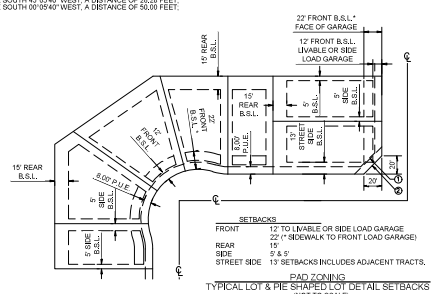
THENCE NORTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 40°11'34", A DISTANCE OF 175.37 FEET;

THENCE NORTH 50°13'26" WEST, A DISTANCE OF 501.19 FEET TO THE BEGINNING OF A TANGENT CURVE OF 500.00 FOOT RADIUS, CONCAVE NORTHWESTERLY;

THENCE NORTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 41°56'10", A DISTANCE OF 365.96 FEET;

THENCE NORTH 08°17'16" WEST, A DISTANCE OF 525.55 FEET TO THE BEGINNING OF A TANGENT CURVE OF 1000.00 FOOT RADIUS, CONCAVE NORTH;

THENCE NORTH, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°38'57", A DISTANCE OF 150.96 FEET TO THE TRUE POINT OF BEGINNING.



① 30' X 30' UNOBSTRUCTED VIEW EASEMENT AREA (LOCAL TO LOCAL)
NO OBJECT WITHIN VISIBILITY TRIANGLES MAY EXCEED 30" IN HEIGHT; NOTHING BELOW 84" IS PERMITTED.

② 30' x 20' ROW CORNER CLIP AS REQUIRED BY CITY OF SURPRISE SUPPLEMENTAL ENGINEERING DEVELOPMENT STANDARD DETAILS (DETAIL NO. 3-15)

NOTE:
CONCRETE MASONRY WALLS CANNOT BE CONSTRUCTED IN THE PUBLIC UTILITY EASEMENT

STREET SIDE SETBACK MAY BE REDUCED TO 5' IF A 8' LANDSCAPE TRACT IS USED ON THE STREET SIDE.

N

40' 20' 0 40'
SCALE: 1" = 40'

SEE SHEET 2 FOR CURVE TABLE, LINE TABLE, TRACT TABLE AND LOT TABLE, SEE SHEET 3 FOR TYPICAL LOT DETAIL AND LEGAL DESCRIPTION.

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NO.	REVISION	DATE

Coe and Van Loo II L.L.C.

FINAL PLAT

NORTH COPPER CANYON - PARCEL 4.2
SURPRISE, ARIZONA

33861
RICHARD E. ALCOCER
Date of Signature
Expires 09-30-2021

SHEET 3 OF 5
CVL Contact: MATT OLSEN
CVL Project #: 1.01.0028.0001

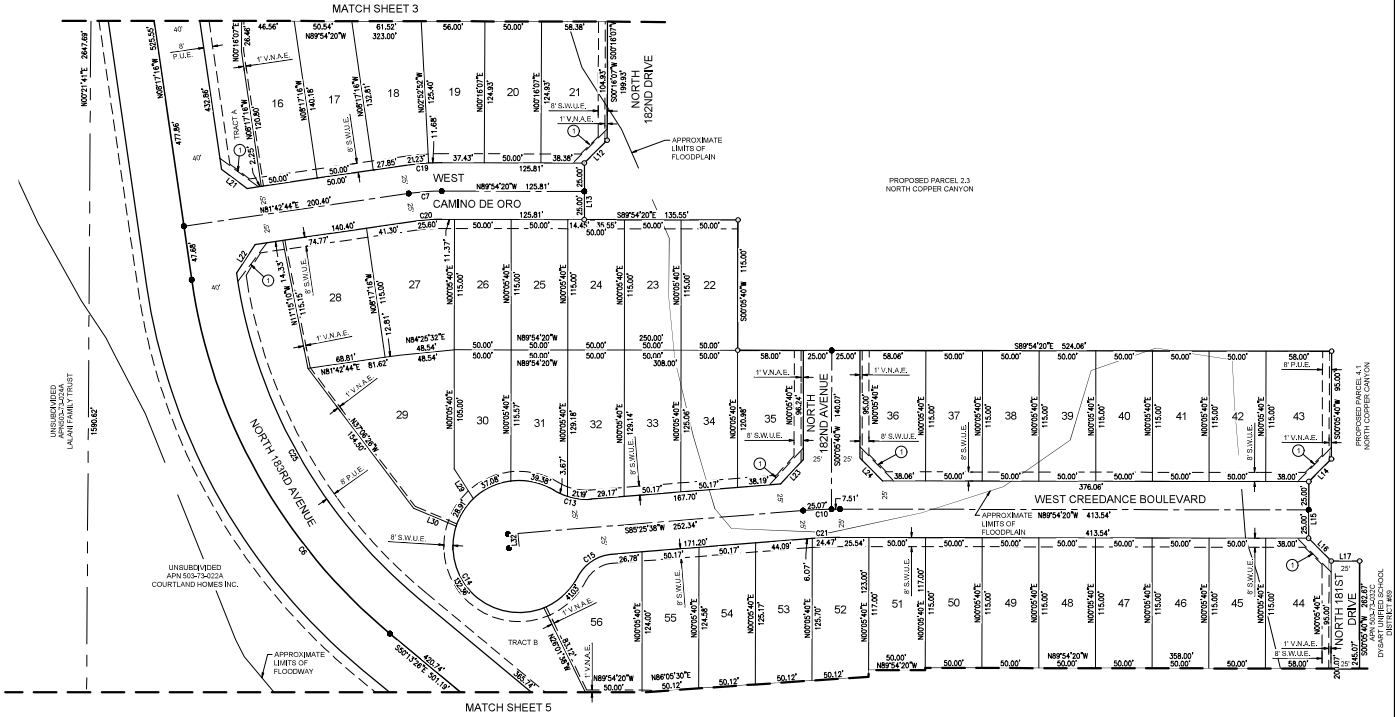
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FINAL PLAT FOR
NORTH COPPER CANYON PARCEL 4.2

A PORTION OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 4 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

COUNTY RECORDER



SEE SHEET 2 FOR CURVE TABLE, LINE TABLE, TRACT TABLE AND LOT TABLE, SEE SHEET 3 FOR TYPICAL LOT DETAIL AND LEGAL DESCRIPTION.

SCALE: 1" = 40'

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DATE | REVISION | NO.

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FINAL PLAT

NORTH COPPER CANYON - PARCEL 4.2

SURPRISE, ARIZONA

RICHARD E. ALLOCCA — 33861 — REGISTERED PROFESSIONAL ENGINEER — 12/31/2021

SHEET 4 OF 5

CVL Contact: MATT OLSEN

CVL Project #: 1.01.0026.0001

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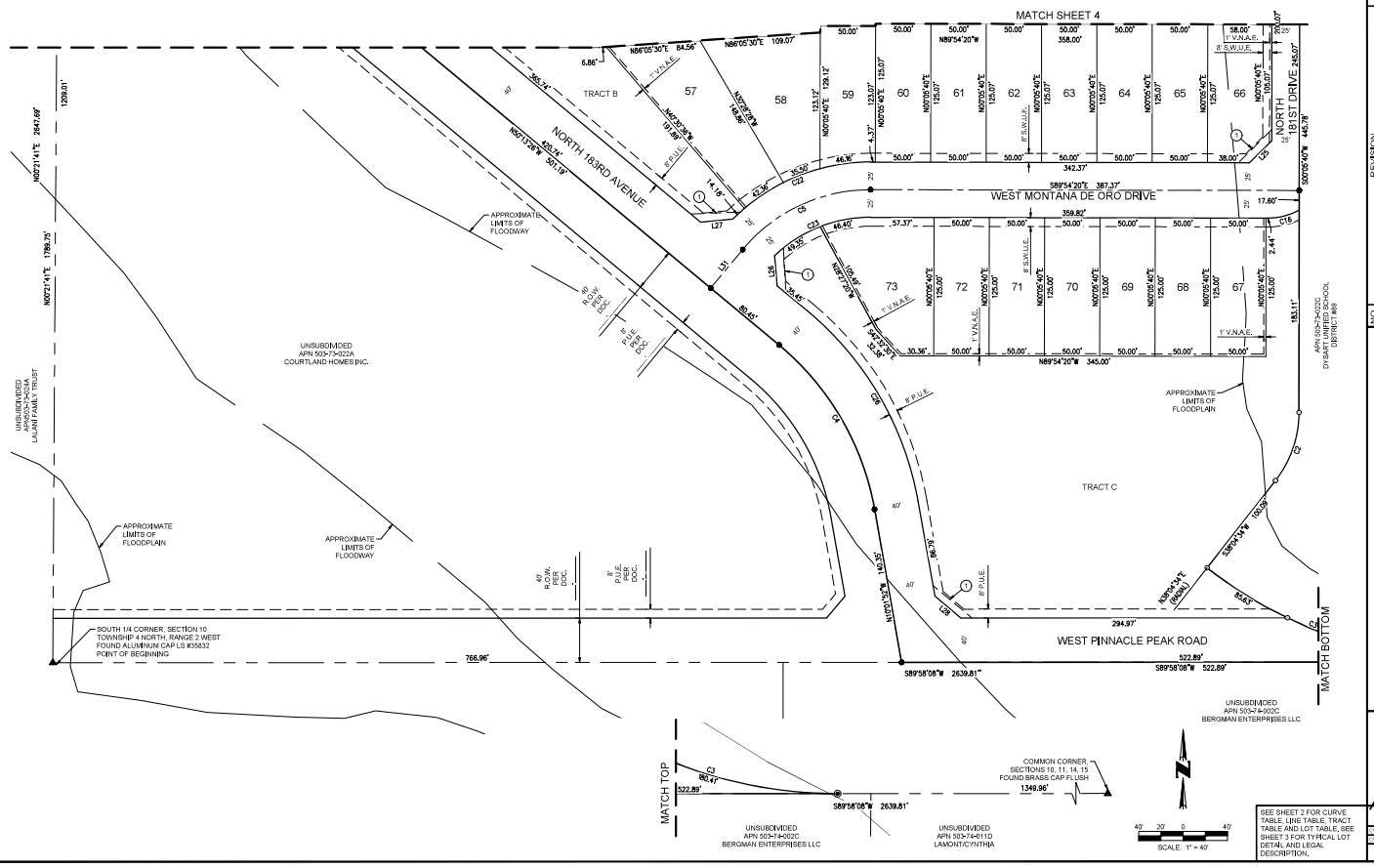
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FINAL PLAT FOR
NORTH COPPER CANYON PARCEL 4.2

A PORTION OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 10,
TOWNSHIP 4 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA

COUNTY RECORDER



SEE SHEET 2 FOR CURVE TABLE, LINE TABLE, TRACT TABLE AND LOT TABLE, SEE SHEET 3 FOR TYPICAL LOT DETAIL AND LEGAL DESCRIPTION.

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www.cvlaz.com

DATE
REVISION
NO.

Coe and Van Loo II L.L.C.

FINAL PLAT

NORTH COPPER CANYON - PARCEL 4.2
SURPRISE, ARIZONA

33861
RICHARD E. ALCOCER
Expires 09-30-2021

SHEET 5 OF 5
CVL Contact: MATT OLSEN
CVL Project #: 1.01.0028.0001

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DEPARTMENT OF THE AIR FORCE
AIR EDUCATION AND TRAINING COMMAND

10 May 2021

Mr. Christopher P. Toale
Director, Community Initiatives Team
56th Fighter Wing
14185 West Falcon Street
Luke AFB AZ 85309-1629

Ms. Lorraine Nevarez
Development Services Specialist
City of Surprise Planning Department
16000 N. Civic Center Plaza
Surprise AZ 85374

Re: FS21-323; North Copper Canyon Parcel 4.2 (APN: 503-73-022A)

Dear Ms. Nevarez

Thank you for the opportunity to provide comments on the final plat application for North Copper Canyon Parcel 4.2. The site sits on approximately 20 acres of vacant land located at the northeast corner of 183rd Ave and Pinnacle Peak Rd in Surprise, AZ. The project requests development of 77 single-family residential lots with an overall density of 3.85 du/ac. The site falls approximately 1.3 miles outside the Aux-1 2004 JLUS 65 DNL, "high noise or accident potential zone" as defined by A.R.S. § 28-8461 and is within the "territory in the vicinity of a military airport" also defined by A.R.S. § 28-8461.

In an effort to promote a more compatible co-existence, Luke AFB follows the guidelines in the Graduated Density Concept (GDC). The GDC proposes, in the absence of a more restrictive state, county or municipal general or comprehensive plan, graduating densities away from the 65 DNL as follows: a maximum of 2 du/acre from the 65 DNL to 1/2 mile, a maximum of 4 du/acre from 1/2 to 1 mile, and a maximum of 6 du/acre from 1 to 3 miles. The proposal for the property as stated in the narrative, consisting of 3.85 du/ac on the property meets the GDC.

The project, as described, will not have a negative impact on Luke AFB flight operations; however, the site is located within the "territory in the vicinity of a military airport," therefore it will be subjected to approximately 165 over flights a day, with some as low as 1,500 feet above ground level. If this development is approved, we recommend you review the sound attenuation requirements found in A.R.S. § 28-8482. In addition, a strong notification program on the part of the applicant would be essential to inform potential residents about Luke AFB operations.

If there are any questions, please contact my Community Planner, Mr. Mark James at (623) 856-9981.

Sincerely

TOALE.CHRISTOPHER.P.1039696165 Digitally signed by TOALE.CHRISTOPHER.P.1039696165 Date: 2021.05.10 22:31:13 -07'00'

CHRISTOPHER P. TOALE

cc:
Colonel Luke B. Casper, Vice Commander, 56th Fighter Wing
Ms. Cindy L. Allen, GS-13, General and Environmental Law Attorney, 56th Fighter Wing

NORTH COPPER CANYON PARCEL 4.2
ALTERNATIVE ASSURANCE AGREEMENT

This North Copper Canyon Parcel 4.2 Alternative Assurance Agreement ("Agreement") is dated as of this __ day of _____, 2021 (the "Effective Date") by and between the City of Surprise, Arizona, an Arizona municipal corporation (the "City"), and Courtland Homes, Inc., an Arizona corporation ("Subdivider"). The City and Subdivider may be individually referred to as a "Party" or collectively as the "Parties."

RECITALS

WHEREAS, the City of Surprise Land Development Ordinance, Section 108-3.2.A.2 allows the City Council to approve a final plat, but withhold recordation of the final plat until completion and acceptance of all required infrastructure improvements.

WHEREAS, the Parties desire to enter into this Agreement for the purpose of allowing Subdivider, as an alternative to posting financial assurances, to construct and install all of the required infrastructure improvements within twelve (12) months of the date of this Agreement, after approval of a final plat by the City Council but before recordation of the final plat. This Agreement shall also be used as a basis for an extension of the required completion of improvements for an additional twelve (12) month period, as permitted by Section 108-3.2.A.2.e.

NOW, THEREFORE, in consideration of the foregoing recitals, which are incorporated herein by reference, and the mutual promises set forth in this Agreement, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties state, confirm, and agree as follows:

SPECIAL TERMS AND CONDITIONS

1. The improvements depicted on the following plans (the "Improvements") shall be completed by Subdivider:

   North Copper Canyon Parcel 4.2, Grading and Drainage Plans

   North Copper Canyon Parcel 4.2, Sewer Plans

   North Copper Canyon Parcel 4.2, Water Plans

   North Copper Canyon Parcel 4.2, Paving Plans

   North Copper Canyon Parcel 4.2, Landscape Plans

2. If Subdivider elects to not provide acceptable financial assurances after approval of the final

plat by the City Council, as permitted by City of Surprise Land Development Ordinance, Section 108-3.2.A.2, Subdivider shall complete satisfactory construction, installation, and dedication of the Improvements within twelve (12) months of the date the final plat is approved by the City Council as a precondition to recordation of the final plat. In the event the Subdivider fails to initiate and complete construction within the twelve (12) months time period, the City Council may take formal action to rescind approval of the final plat, unless the Subdivider submits, prior to expiration of the initial twelve (12) month time-period, a written request to the Community Development Director for an additional twelve (12) month time-period to initiate and complete construction, which extension is approved by the Community Development Director. If the twelve (12) month time-period expires or is not extended, the Subdivider shall be in default of this Agreement, and the City may choose to take formal action to either rescind the recorded final plat or to do/have done all work; in which case the financial assurance instrument will be charged with all costs and expenses incurred. If the Community Development Director approves a twelve (12) month extension to complete the Improvements, the "Construction of Improvements financial assurance" form shall be amended by the Subdivider to cover the extended time-period.

3. If Subdivider elects to not provide acceptable financial assurances after approval of the final plat by the City Council, as permitted by City of Surprise Land Development Ordinance Section 108-3.2.A.2, no lots may be developed or sold until the Improvements are completed and approved by the City Engineer.

4. If Subdivider elects to not provide acceptable financial assurances after approval of the final plat by the City Council, as permitted by City of Surprise Land Development Ordinance Section 108-3.2.A.2, after the completed Improvements have been inspected and approved by the City Engineer, the final plat shall be recorded by the Community Development Director promptly, and the sale of lots may proceed according to the approved and recorded plat, provided that a two-year warranty shall be submitted covering the completed Improvements.

5. If Subdivider should elect to post financial assurances for any improvement not approved by the City, as permitted by City of Surprise Land Development Ordinance Section 108-3.2.A, the Community Development Director shall promptly record the final plat, and the sale of lots may proceed according to the approved and recorded plat.

6. If Subdivider timely elects to request a twelve-month extension, a revised Agreement, as approved by the City Attorney, regarding the construction of the unfinished portions of the improvements shall be submitted along with the request for the time extension.

GENERAL TERMS AND CONDITIONS

7. Subdivider hereby waives and releases the City from any and all claims under A.R.S. § 12-1134, *et seq.,* including any right to compensation for reduction in the fair market value of the real property that is the subject of this Agreement (North Copper Canyon Parcel 4.2), as a result of the City's approval of this Agreement. The terms of this waiver shall run with the land and shall be binding upon all subsequent Subdividers and shall survive the expiration

or other termination of this Agreement.

8. This Agreement is subject to cancellation for conflict of interest. Pursuant to A.R.S. § 38-503 and§ 38-511, no member, official or employee of the City shall have any personal interest, direct or indirect, in this Agreement, nor shall any such member, official or employee participate in any decision relating to this Agreement which affects his or her personal interest or the interest of any corporation, partnership or association in which he or she is, directly or indirectly, interested.

9. The provisions of this Agreement are binding upon and shall inure to the benefit and burden of the Parties and all of their successors in interest and assigns. Subdivider shall provide the City with at least ten (10) business days' written notice in the event that title to all or any part of North Copper Canyon Parcel 4.2 is conveyed or otherwise transferred to a third party that is not related to or an affiliate of Subdivider.

10. This Agreement constitutes the entire agreement between the parties hereto pertaining to the subject matter hereof and all prior and contemporaneous agreements, representations, negotiations and understandings of the parties hereto, oral or written, are hereby superseded and merged herein.

11. Upon the conveyance of all or a portion of North Copper Canyon Parcel 4.2 by Subdivider or its successors-in-title or assigns and the assumption by such transferee of Subdivider's obligations under this Agreement, Subdivider or its successors-in-title or assigns, as applicable, shall be released from its liabilities and obligations under this Agreement.

12. The laws of the State of Arizona shall govern any dispute, controversy, claim or cause of action arising out of or related to this Agreement. The venue for any such dispute shall be Maricopa County, Arizona, and each Party waives the right to object to venue in Maricopa County for any reason. Neither Party shall be entitled to recover any of its attorneys' fees or other costs from the other Party incurred in any such dispute, controversy, claim, or cause of action, but each Party shall bear its own attorneys' fees and costs, whether the same is resolved through arbitration, litigation in a court, or otherwise. The only remedies that either Party may seek in the event of a breach or default of this Agreement by the other Party are specific performance, injunction, and declaratory relief. No money damages may be sought or awarded.

IN WITNESS WHEREOF, the parties have executed this Agreement, and this Agreement shall be effective, as of the Effective Date set forth above.

CITY OF SURPRISE, an Arizona municipal corporation

By:_____

Skip Hall, Mayor

Date:_____

APPROVED AS TO FORM:

_____

City Attorney

ATTESTED:

_____

City Clerk

Subdivider: Courtland Homes, Inc., an Arizona corporation

By: _____

Alan Hamberlin

Its: President

Date: Oct. 4, 2021

STATE OF ARIZONA)

) ss.

County of Maricopa)

This instrument was acknowledged before me on October 4th, 2021, by Alan Hamberlin, President of Courtland Homes, Inc., an Arizona corporation, on behalf of the corporation.

_____

Notary Public

My Commission Expires:

May 27, 2025

CHRISTY ANN MENARD
Notary Public - Arizona
Maricopa County
Commission #603007
My Comm. Expires May 27, 2025

SURPRISE
ARIZONA

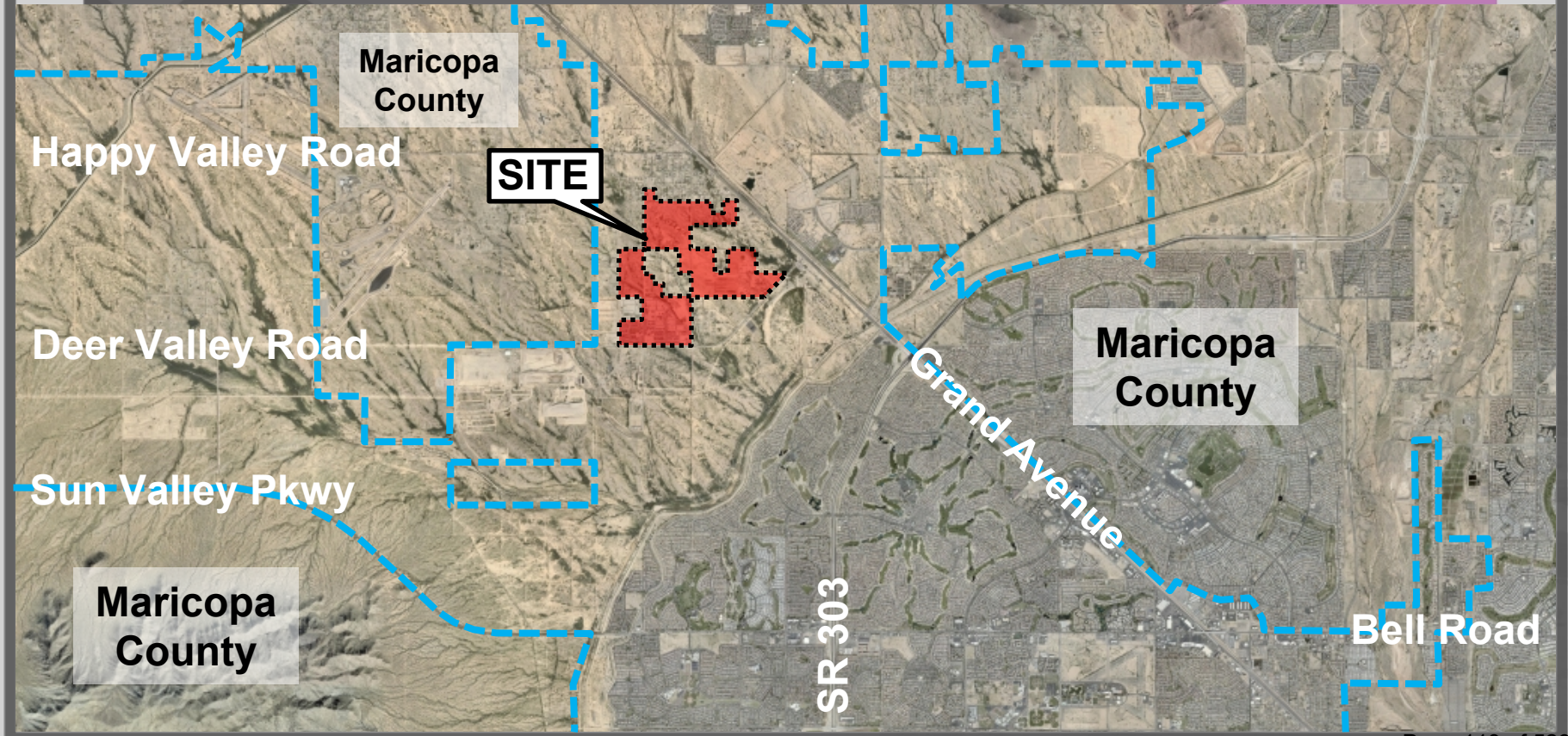
FS21-318
Austin Ranch
Parcel 4.2 Final Plat

City Council

November 16, 2021

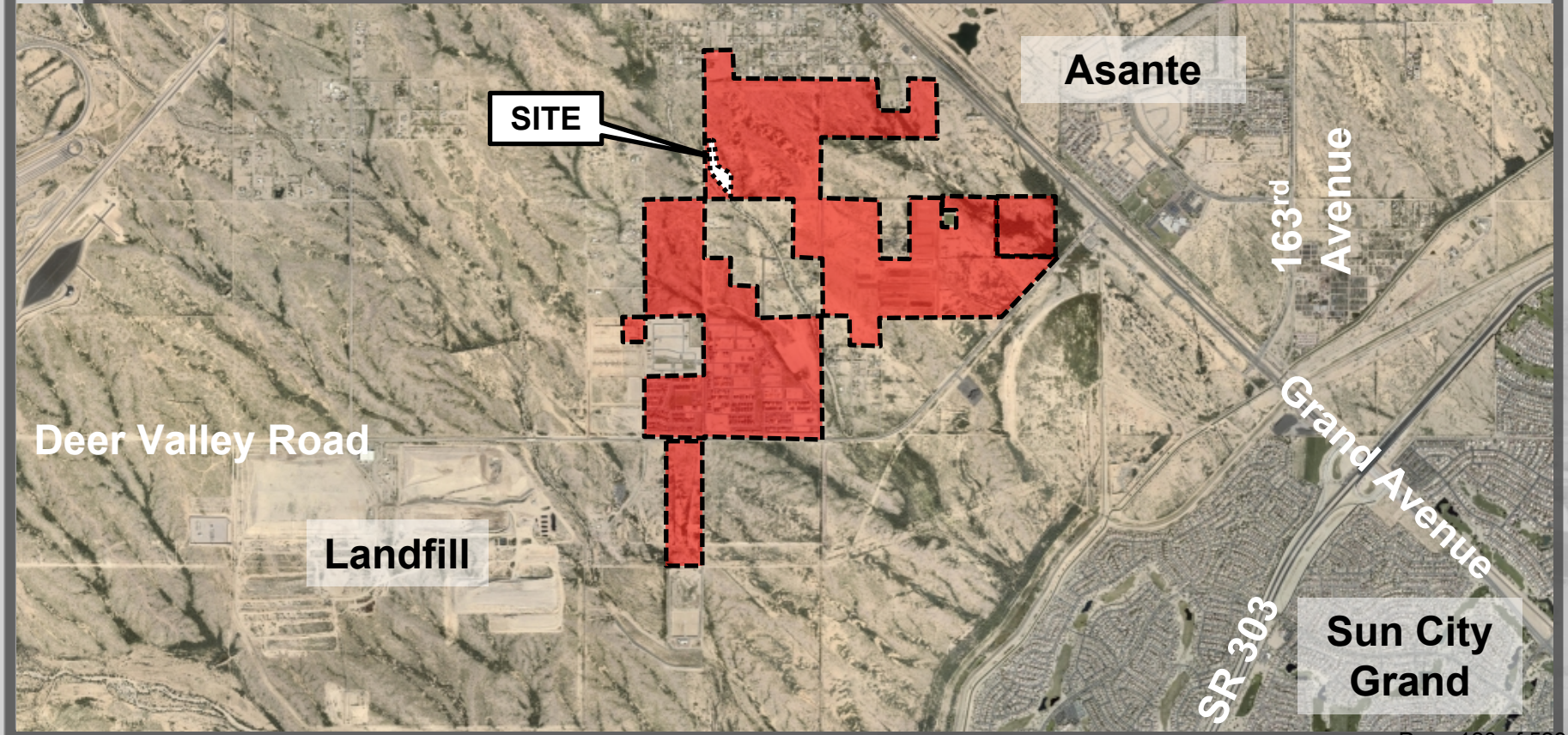
VICINITY MAP

FS21-318
Austin Ranch 4.2



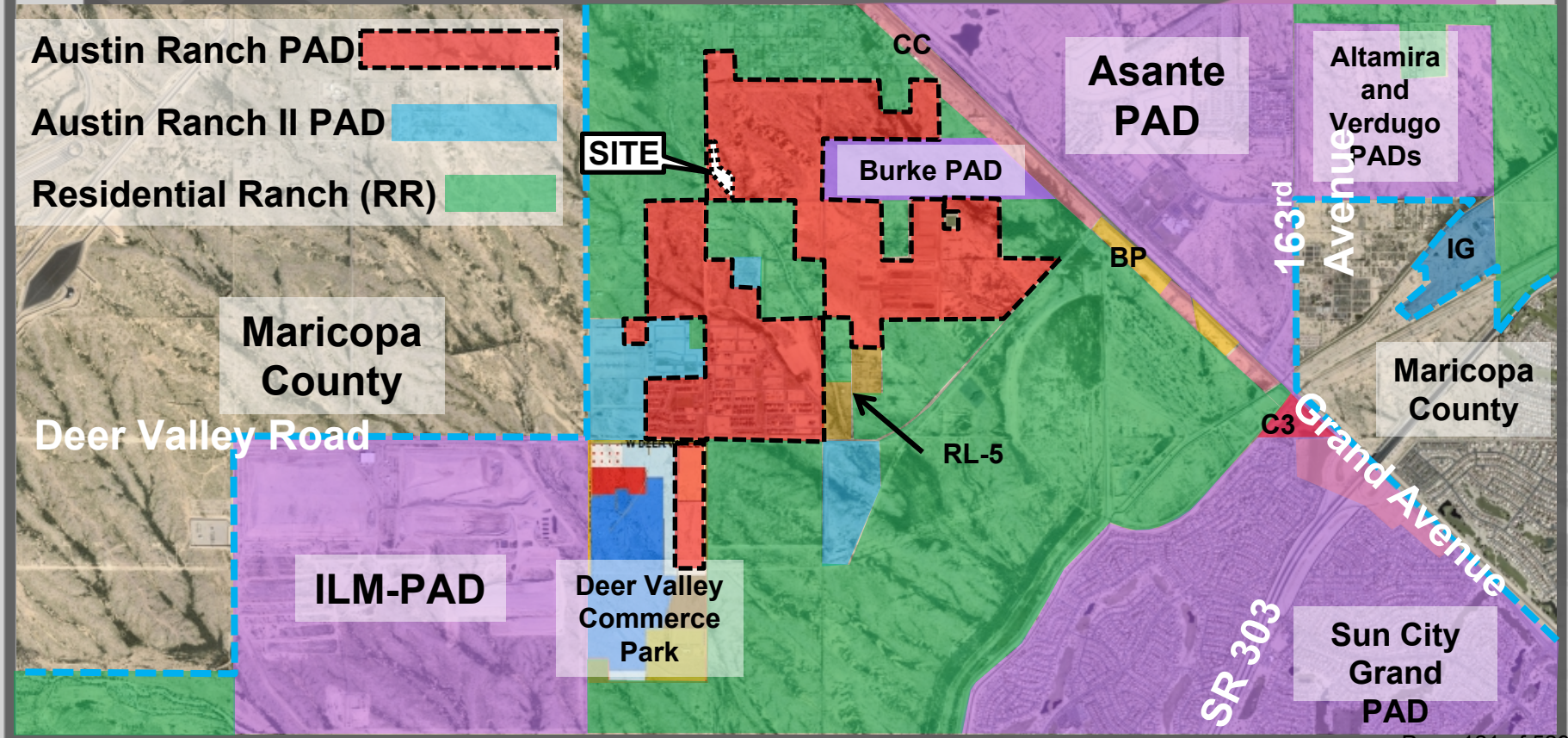
VICINITY MAP

FS21-318
Austin Ranch 4.2



ZONING MAP

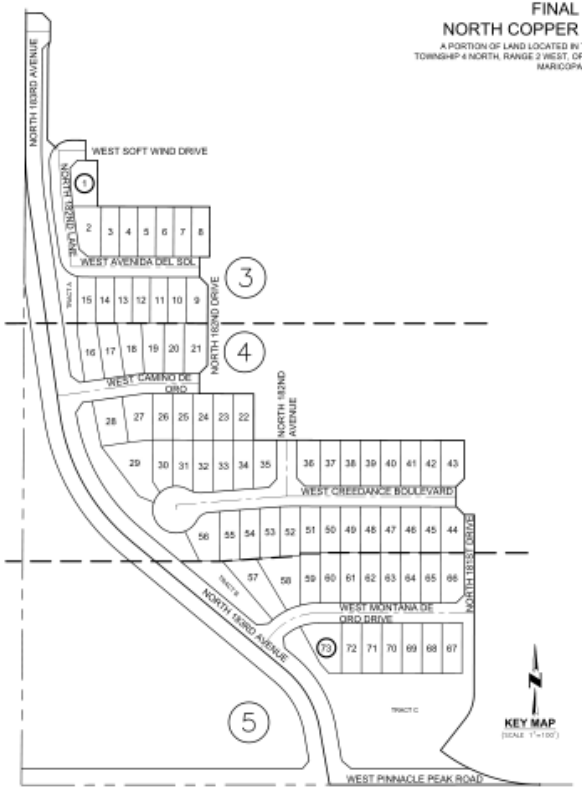
FS21-318
Austin Ranch 4.2



FINAL PLAT FOR NORTH COPPER CANYON PARCEL 4.2

A PORTION OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 4 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

COUNTY RECORDER



LOT AREA TABLE		LOT AREA TABLE		LINE TABLE			CURVE TABLE						
LOT #	AREA (SQ.FT.)	LOT #	AREA (SQ.FT.)	NO.	BEARING	LENGTH	NO.	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD-BEARING
1	7,432	41	5,750	L1	S88°38'19"E	60.80'	C1	45.28'	55.00'	047°10'48"	24.02	44.02	S64°58'16"W
2	7,585	42	5,750	L2	S44°41'06"E	28.26'	C2	66.29'	180.00'	037°5854"	34.41	65.08	S18°05'87"E
3	9,626	43	6,470	L3	S00°21'41"W	50.80'	C3	268.04'	400.00'	038°3828"	138.15	261.16	S70°58'39"E
4	5,625	44	6,470	L4	S16°04'08"W	18.43'	C4	175.37'	258.00'	040°1134"	91.47	171.66	N30°07'39"W
5	5,625	45	5,750	L5	S47°05'88"E	26.51'	C5	131.73'	190.00'	050°1908"	70.45	127.54	S64°04'01"W
6	5,625	46	5,750	L6	S88°54'20"E	35.17'	C6	368.96'	508.00'	041°5610"	191.61	357.85	S28°15'21"E
7	5,625	47	5,750	L7	S00°05'48"W	50.80'	C7	29.28'	208.00'	008°2258"	14.66	29.23	S85°54'12"W
8	5,625	48	5,750	L8	S88°54'20"E	29.74'	C8	160.96'	1308.00'	008°3858"	75.62	160.81	S03°51'48"E
9	5,895	49	5,750	L9	N89°54'20"W	24.78'	C9	42.53'	508.00'	004°5101"	21.28	42.31	S05°51'40"E
10	5,175	50	5,750	L10	S00°05'48"W	50.80'	C10	32.58'	400.00'	004°4002"	16.30	32.57	S87°48'38"W
11	5,175	51	5,880	L11	S44°48'06"E	28.24'	C11	89.78'	55.00'	083°5158"	58.80	80.14	S43°19'42"W
12	5,175	52	6,231	L12	S45°10'54"W	28.33'	C12	78.35'	55.00'	081°3104"	47.49	71.89	S48°05'48"E
13	5,175	53	6,273	L13	S00°05'48"W	50.80'	C13	34.63'	55.00'	035°5435"	17.91	34.06	S76°32'34"E
14	5,175	54	6,244	L14	S45°05'48"W	28.28'	C14	278.76'	58.36'	273°5748"	-54.40	79.55	S13°28'40"E
15	5,176	55	6,215	L15	S00°05'48"W	50.80'	C15	37.68'	37.50'	057°5511"	20.74	36.18	S64°29'03"W
16	7,140	56	7,929	L16	S44°54'20"E	28.28'	C16	28.68'	55.00'	030°5752"	14.77	28.53	N75°03'37"E
17	6,825	57	9,617	L17	S89°54'20"E	25.80'	C17	48.44'	525.00'	004°5101"	22.23	44.43	S08°51'46"E
18	7,092	58	8,277	L18	N45°18'54"E	28.31'	C18	40.21'	475.00'	004°5101"	20.12	40.28	S08°51'46"E
19	6,588	59	6,245	L19	N43°18'42"E	27.40'	C19	32.90'	235.00'	008°2258"	16.49	32.89	S85°54'12"W
20	6,246	60	6,254	L20	N49°06'48"W	30.26'	C20	25.68'	175.00'	008°2258"	12.82	25.58	S85°54'12"W
21	7,083	61	6,254	L21	N53°17'16"W	28.28'	C21	30.55'	375.00'	004°4702"	15.28	30.54	S87°45'39"W
22	5,750	62	6,254	L22	S33°06'48"W	30.24'	C22	138.28'	175.00'	045°1451"	72.83	134.64	S67°38'15"W
23	5,750	63	6,284	L23	N42°45'39"E	29.41'	C23	85.75'	125.00'	045°5721"	50.35	83.43	S68°09'06"W
24	5,750	64	6,254	L24	N44°54'20"W	28.28'	C24	144.92'	860.00'	008°3830"	72.60	144.78	S03°51'46"E
25	5,750	65	6,284	L25	N48°06'40"E	28.28'	C25	356.68'	468.00'	041°5610"	176.28	328.23	S28°15'21"E
26	5,750	66	7,054	L26	S05°13'26"E	27.17'	C26	203.43'	298.00'	040°1134"	195.10	199.29	N30°07'39"W
27	8,071	67	6,250	L27	N86°46'34"E	29.25'							
28	8,256	68	6,250	L28	N50°01'52"W	30.64'							
29	11,981	69	6,250	L29	S32°58'18"E	31.24'							
30	6,089	70	6,250	L30	S67°08'33"E	40.73'							
31	5,981	71	6,250	L31	N39°46'34"E	45.22'							
32	6,531	72	6,250	L32	S04°34'22"E	11.83'							
33	6,355	73	8,914										
34	6,151												
35	6,680												
36	6,477												
37	5,750												
38	5,750												
39	5,750												
40	5,750												

TRACT AREA AND USAGE TABLE			
TRACT	SQUARE FEET	ACRES	USAGE CATEGORY
A	26,191	0.463	PASSIVE OPEN SPACE, LANDSCAPE TRACT, RETENTION, DRAINAGE, P.U.E.
B	20,886	0.817	PASSIVE OPEN SPACE, LANDSCAPE TRACT, RETENTION, DRAINAGE, P.U.E.
C	89,029	1.975	PASSIVE OPEN SPACE, LANDSCAPE TRACT, RETENTION, DRAINAGE, P.U.E.

OPEN SPACE TABLE		
TYPE	ACREAGE	PERCENTAGE OF TOTAL OPEN SPACE
ACTIVE	0.000	0%
PASSIVE	3.255	100%
TOTAL	5.255	100%
% TOTAL OPEN SPACE IN PLAT		17%

STREET, LOT, AND TRACT AREAS		
AREA	SQUARE FEET	ACRES
TOTAL AREA OF LOCAL STREETS	130,219	2.989
TOTAL AREA OF ARTERIAL STREETS	163,867	3.394
TOTAL AREA OF LOTS	466,903	10.687
TOTAL AREA OF TRACTS	141,776	3.255
TOTAL GROSS AREA	841,964	19.315

LOT AND DENSITY DETAILS	
TOTAL NUMBER OF LOTS	73
TOTAL NUMBER OF TRACTS	3
GROSS RESIDENTIAL DENSITY	3.78 D.U./a.c.
NET RESIDENTIAL DENSITY	5.24 D.U./a.c.
TOTAL GROSS ACRES	19.316
SMALLEST LOT SIZE	5,175 SF
LARGEST LOT SIZE	11,905 SF
AVERAGE LOT SIZE	6,377 SF

SEE SHEET 2 FOR CURVE TABLE, LINE TABLE, TRACT TABLE AND LOT TABLE. SEE SHEET 3 FOR TYPICAL LOT DETAIL AND LEGAL DESCRIPTION.

CVL CONSULTANTS

DATE

REVISION

NO.

Coe and Van Loo II L.L.C.

FINAL PLAT

NORTH COPPER CANYON - PARCEL 4.2

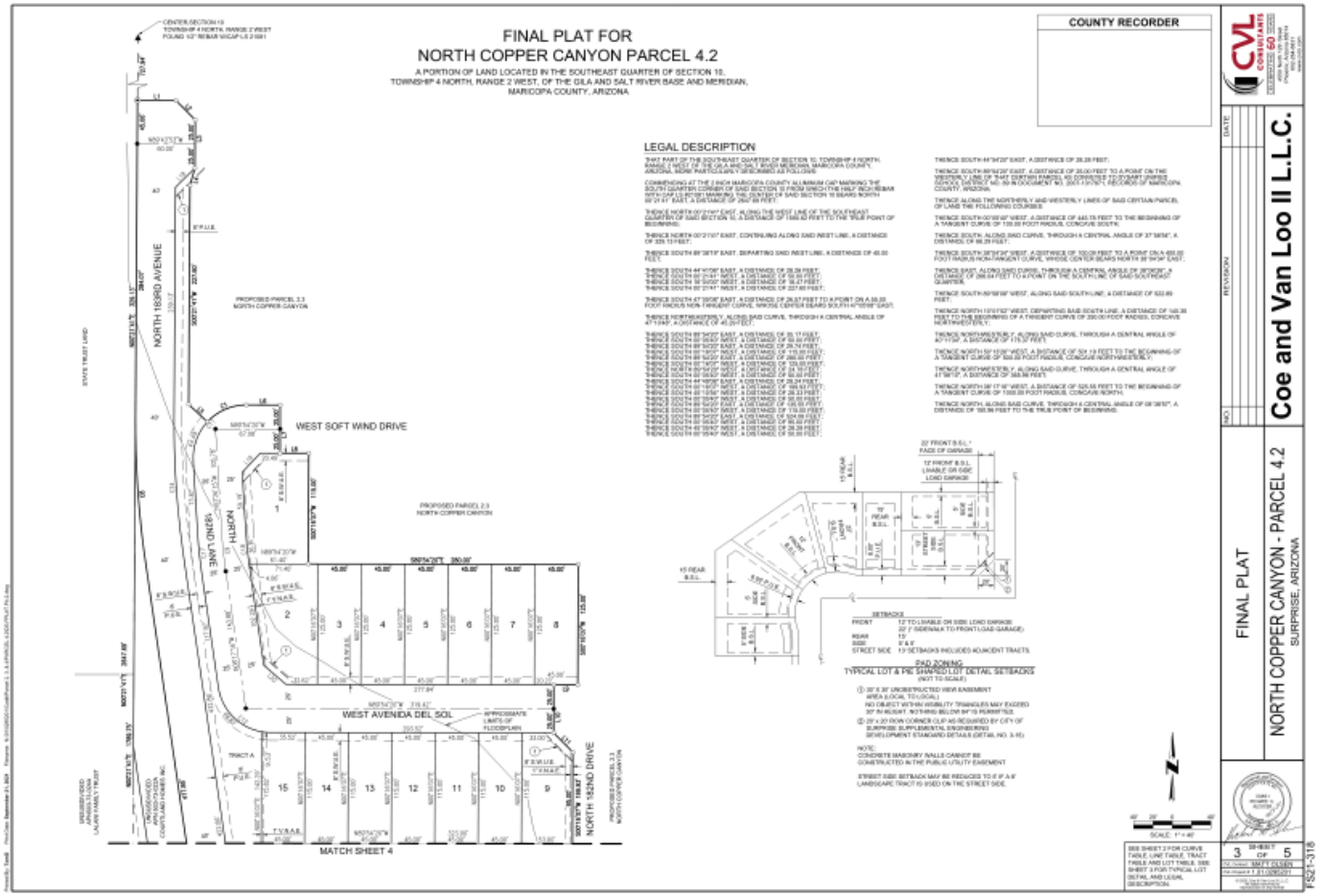
SURPRISE, ARIZONA

SHEET 2 OF 5

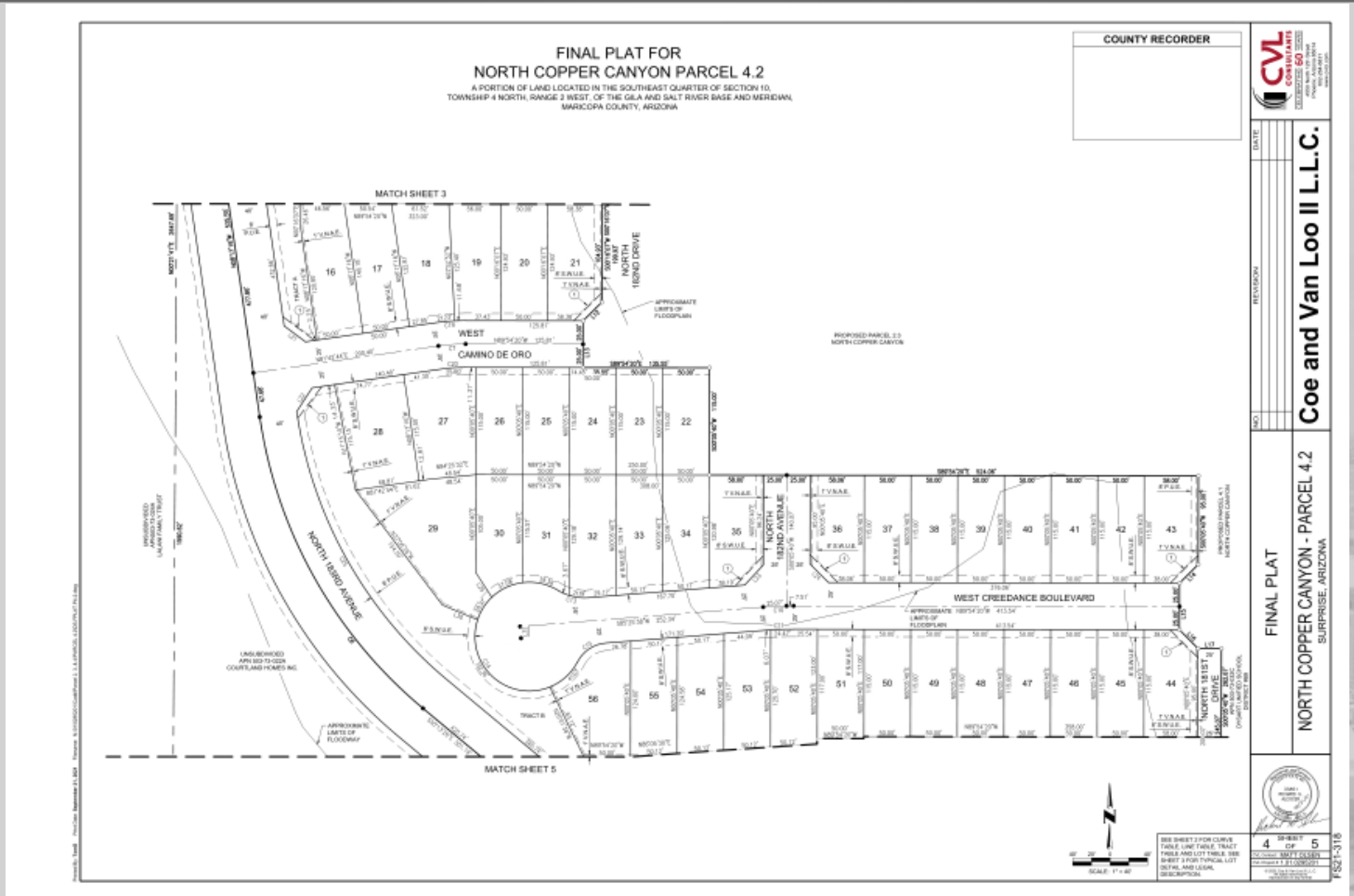
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1421-316

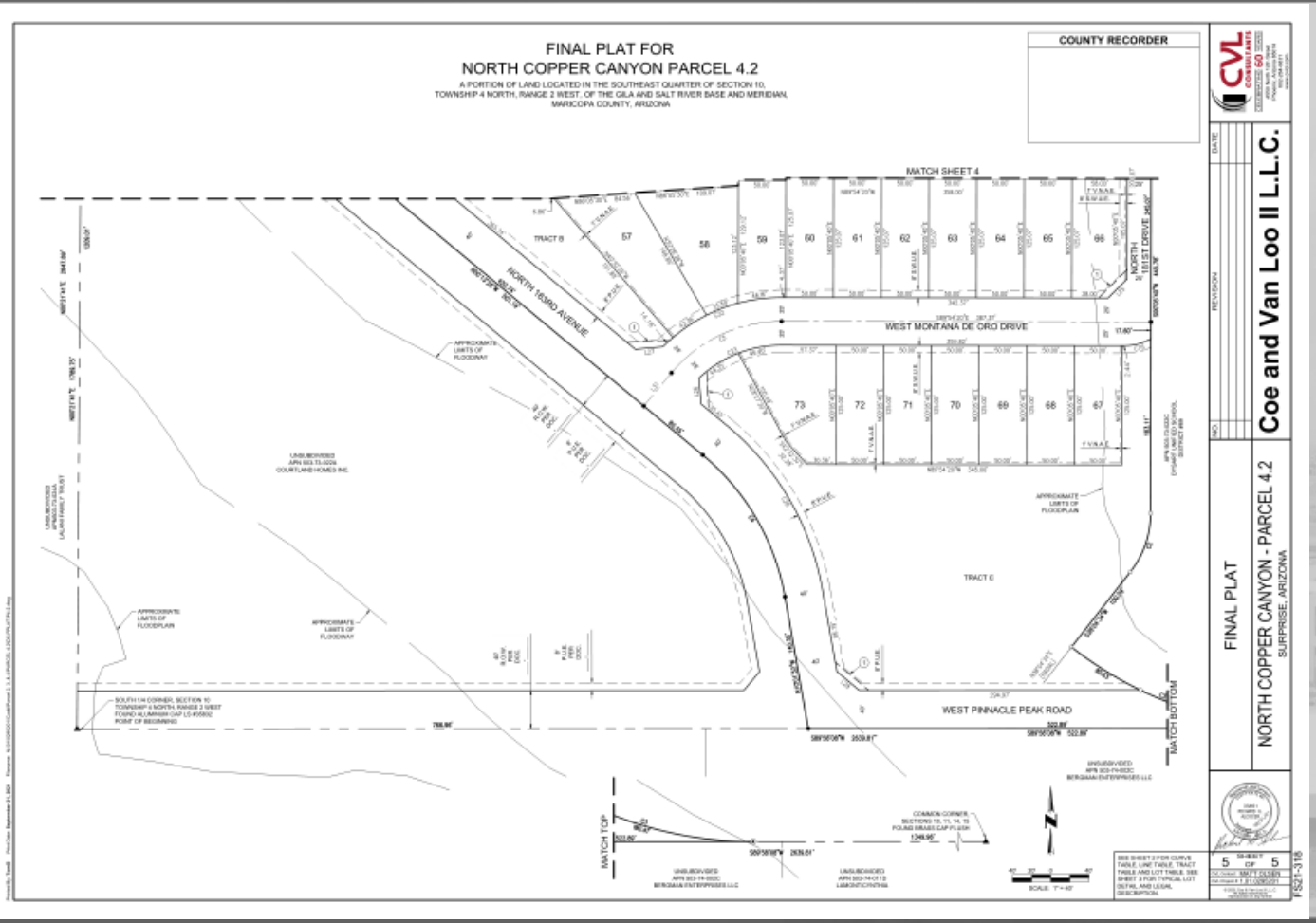
FINAL PLAT


FINAL PLAT FOR
NORTH COPPER CANYON PARCEL 4.2
A PORTION OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 10,
TOWNSHIP 4 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER BASE AND MEDIDIAN,
MARICOPA COUNTY, ARIZONA
COUNTY RECORDER
LEGAL DESCRIPTION
NORTH 183RD AVENUE
WEST SOFT WIND DRIVE
NORTH 182ND LANE
WEST AVENIDA DEL SOL
NORTH 182ND DRIVE
MATCH SHEET 4
PROPOSED PARCEL 2.3
NORTH COPPER CANYON
TRACT A
TRACT B
SETBACKS
FRONT 12' TO LIVABLE OR SIDE LOAD GARAGE
20' (7' SIDEWALK TO FRONT LOAD GARAGE)
REAR 15'
SIDE 5' & 5'
STREET SIDE 13' SETBACKS INCLUDES 4'LANDSCAPE TRACTS
R4D ZONING
TYPICAL LOT & PE SHARED LOT DETAIL SETBACKS
(NOT TO SCALE)
SCALE: 1" = 40'
SEE SHEET 2 FOR CURVE TABLE, LINE TABLE, TRACT TABLE AND LOT TABLE. SEE SHEET 3 FOR TYPICAL LOT DETAIL AND LEGAL DESCRIPTION.
SHEET 3 OF 5
CVL CONSULTANTS
DATE
REVISION
NO.
Coe and Van Loo II L.L.C.
FINAL PLAT
NORTH COPPER CANYON - PARCEL 4.2
SURPRISE, ARIZONA
FSZ1-318

FINAL PLAT


FINAL PLAT FOR
NORTH COPPER CANYON PARCEL 4.2
A PORTION OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 10,
TOWNSHIP 4 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA
COUNTY RECORDER
MATCH SHEET 3
MATCH SHEET 5
WEST CAMINO DE ORO
NORTH 182ND DRIVE
NORTH 182ND AVENUE
NORTH 181ST DRIVE
WEST CREEDANCE BOULEVARD
NORTH 183RD AVENUE
PROPOSED PARCEL 2.5
NORTH COPPER CANYON
TRACT A
TRACT B
TRACT C
TRACT D
TRACT E
TRACT F
TRACT G
TRACT H
TRACT I
TRACT J
TRACT K
TRACT L
TRACT M
TRACT N
TRACT O
TRACT P
TRACT Q
TRACT R
TRACT S
TRACT T
TRACT U
TRACT V
TRACT W
TRACT X
TRACT Y
TRACT Z
TRACT AA
TRACT BB
TRACT CC
TRACT DD
TRACT EE
TRACT FF
TRACT GG
TRACT HH
TRACT II
TRACT JJ
TRACT KK
TRACT LL
TRACT MM
TRACT NN
TRACT OO
TRACT PP
TRACT QQ
TRACT RR
TRACT SS
TRACT TT
TRACT UU
TRACT VV
TRACT WW
TRACT XX
TRACT YY
TRACT ZZ
TRACT AAA
TRACT BBB
TRACT CCC
TRACT DDD
TRACT EEE
TRACT FFF
TRACT GGG
TRACT HHH
TRACT III
TRACT JJJ
TRACT KKK
TRACT LLL
TRACT MMM
TRACT NNN
TRACT OOO
TRACT PPP
TRACT QQQ
TRACT RRR
TRACT SSS
TRACT TTT
TRACT UUU
TRACT VVV
TRACT WWW
TRACT XXX
TRACT YYY
TRACT ZZZ
CVL CONSULTANTS
Coe and Van Loo II L.L.C.
NORTH COPPER CANYON - PARCEL 4.2
SURPRISE, ARIZONA
FINAL PLAT
SHEET 4 OF 5
1521-316

FINAL PLAT


FINAL PLAT FOR
NORTH COPPER CANYON PARCEL 4.2
A PORTION OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 4 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA
COUNTY RECORDER
MATCH SHEET 4
NORTH 165RD AVENUE
WEST MONTANA DE ORO DRIVE
NORTH 161ST DRIVE
WEST PINNACLE PEAK ROAD
TRACT B
TRACT C
MATCH BOTTOM
MATCH TOP
APPROXIMATE LIMITS OF FLOODPLAIN
SOUTH 1/4 CORNER, SECTION 10, TOWNSHIP 4 NORTH, RANGE 2 WEST
FOUND ALUMINUM CAP LS 45592
POINT OF BEGINNING
COMMON CORNER, SECTIONS 10, 11, 14, 15
FOUND RR/AXLE CAP PLS 24
SCALE: 1" = 40'
FINAL PLAT
NORTH COPPER CANYON - PARCEL 4.2
SURPRISE, ARIZONA
Coe and Van Loo II L.L.C.
SHEET 5 OF 5
1" = 40'
21-316

FINAL PLAT

SURPRISE
ARIZONA

QUESTIONS OR COMMENTS?

Thank You

CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: November 16, 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, "North Copper Canyon Parcel 2.4", surveyor sealed September 21, 2021, an approximately 17.496 acre property generally located east of 183rd Avenue and north of Pinnacle Peak Road, with associated Alternative Assurance Agreement; Case FS21-520.

Motion:
I move to approve the Final Plat entitled, "North Copper Canyon Parcel 2.4", surveyor sealed 09/21/2021, with associated Alternative Assurance Agreement.

Background:
Hans Koppenhoefer with Courtland Home Inc., seeks approval of a Final Plat for an 87-lot single-family residential subdivision in Parcel 2.4 of the Austin Ranch PAD. The Alternative Assurance Agreement associated with this plat complies with the Surprise Land Development Ordinance.

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 Austin Ranch 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 - FS21-520 - NCC Parcel 2.4 - Staff Report
2. 01 - FS21-520 - NCC Parcel 2.4 - Vicinity Map
3. 02 - FS21-520 - NCC Parcel 2.4 - Zoning Map
4. 03 - FS21-520 - NCC Parcel 2.4 - Final Plat
5. 04 - FS21-520 - NCC Parcel 2.4 - Luke AFB Comments
6. 05 - FS21-520 - NCC Parcel 2.4 - Alternative Assurance Agreement
7. FS21-520 - NCC Parcel 2.4 - PowerPoint

SURPRISE
ARIZONA

FINAL PLAT

REPORT TO THE CITY COUNCIL

Case: **FS21-520**

Project Name: **North Copper Canyon Parcel 2.4 – Final Plat**

Council District: 1

City Council Date: **November 16, 2021**

Planner: Sergio Angulo, Planner II

Owner: Courtland Homes Inc.

Applicant: Hans Koppenhoefer with Courtland Homes Inc.

Request: Final Plat for an 87-lot, single-family subdivision in Parcel 2.4 of the Austin Ranch PAD.

Site Location: Southeast corner of 183rd Avenue and Norwich Drive

Site Size: 17.496 acres (approx.)

Density: 4.97 DU/Ac

Findings:

- The proposed Final Plat is consistent with the Surprise General Plan 2035.
- The proposed Final Plat is consistent with the Austin Ranch PAD.
- The Final Plat is consistent with the Preliminary Plat approved under case FS19-431.

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:

Hans Koppenhoefer, on behalf of Courtland Home Inc., requests approval of the Final Plat for North Copper Canyon Parcel 2.4. The subject property is approximately 17.496 acres and it is located on the southeast corner of 183rd Avenue and Norwich Drive. The subject property is zoned PAD – Low Density Residential (R1-5 PAD). The proposed subdivision provides access from 183rd Ave and through the adjacent parcel to the east.

The applicant proposes 87 single-family lots for a total density of 4.97 dwelling units per acre. The typical lot size proposed in this subdivision is 45' x 115'. This development dedicates approximately 1.7 acres (9.7%) for open space. This plat provides a pedestrian trail system that leads to the adjacent parcels and to the amenities in the adjacent parcels that include a community park in Parcel 4.1 with playground equipment, a sports court, a tennis court, a dog park, and seating area. Additional landscape and retention basins on site also contribute to the total open space. The proposed Final Plat is in compliance with the Austin Ranch PAD and the Preliminary Plat approved under case FS19-431.

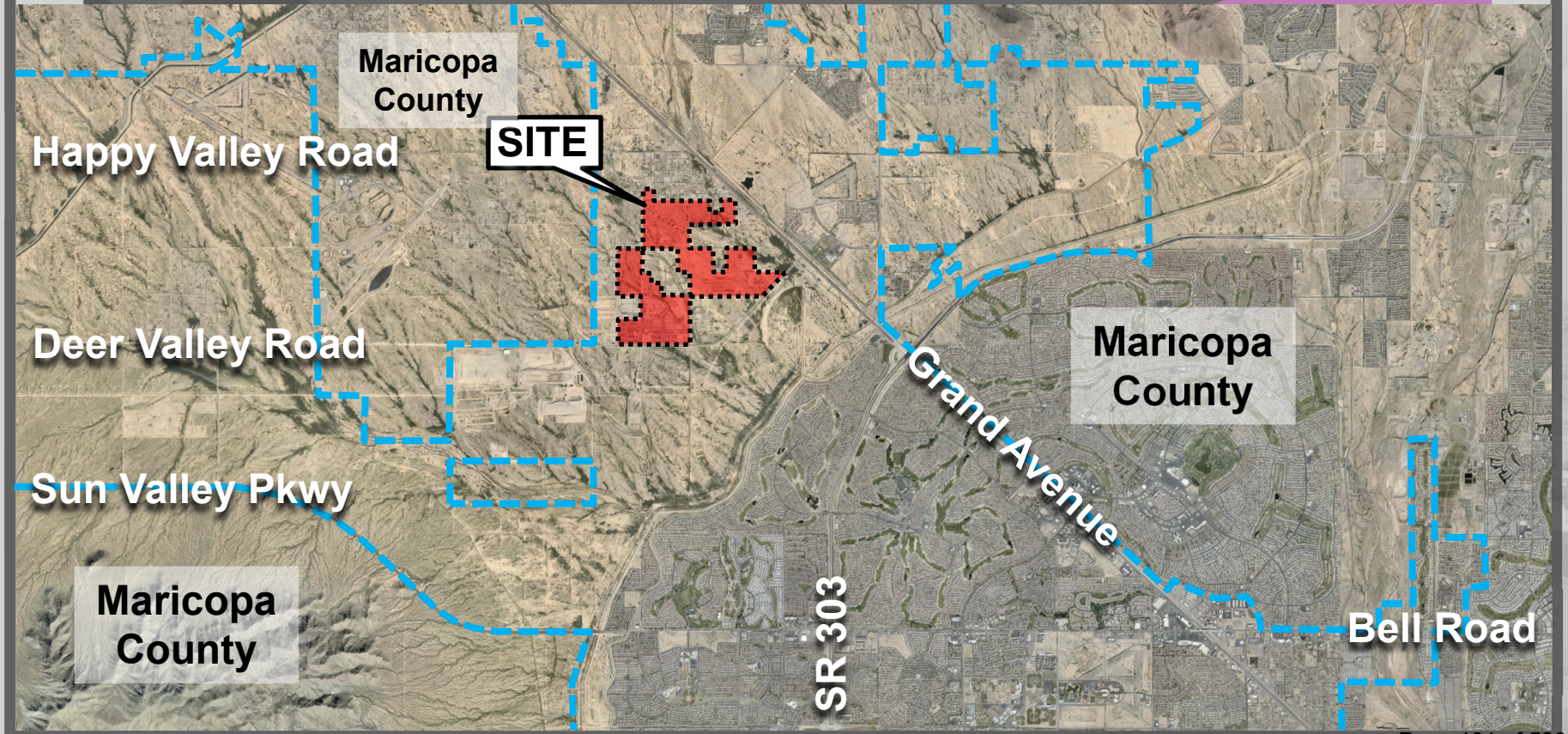
The applicant is choosing an Alternative Assurance Agreement, which was an option made available to developers in Title 17 of the previous code. In lieu of acceptable financial assurances, the applicant will not record the final plat until which time the entire infrastructure is constructed, installed, and accepted by the City of Surprise or replaced by traditional acceptable financial assurances.

Attachments:

01 Vicinity Map
02 Zoning Map
03 Final Plat
04 Luke AFB Comments
05 Alternative Assurance Agreement

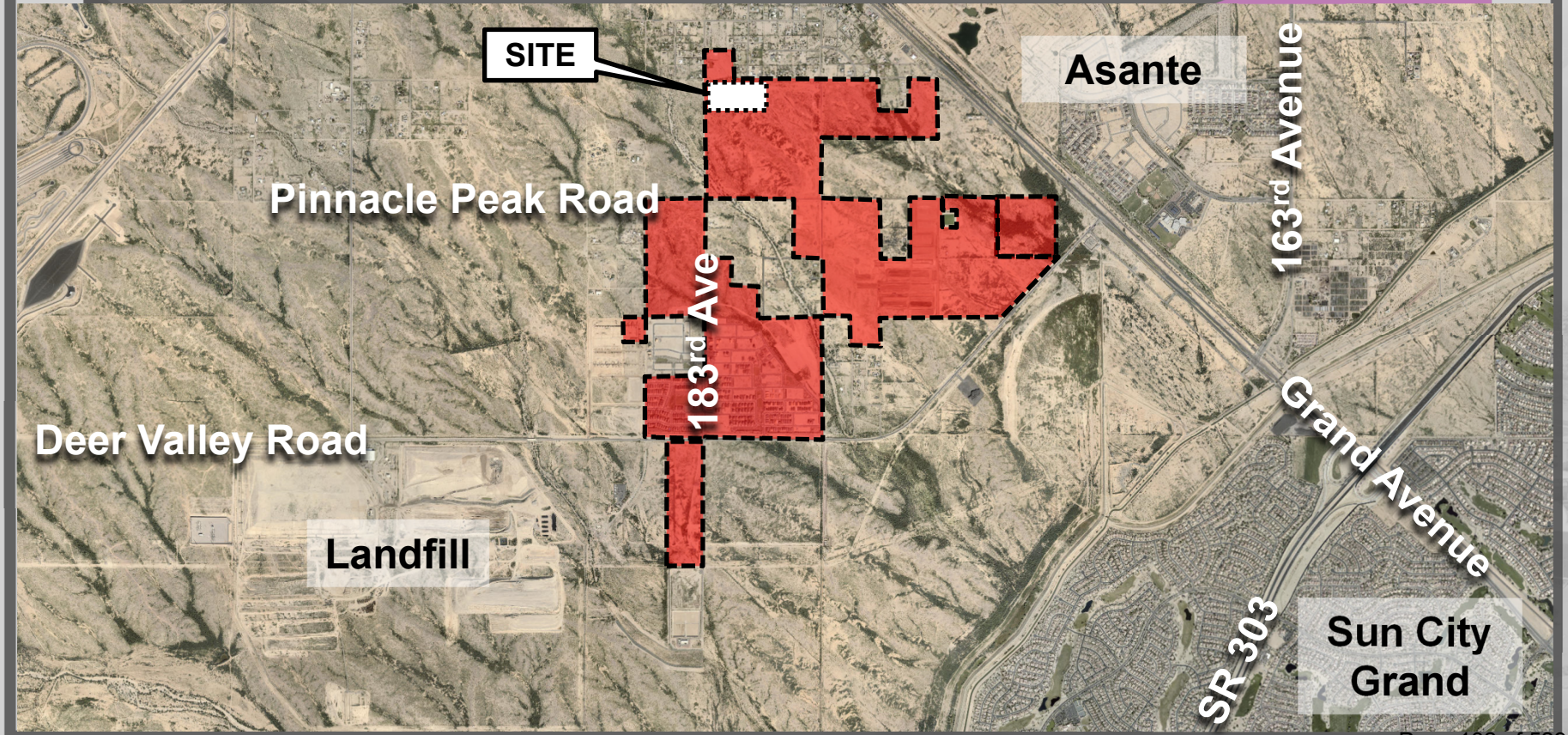
VICINITY MAP

FS21-520
North Copper Canyon 2.4



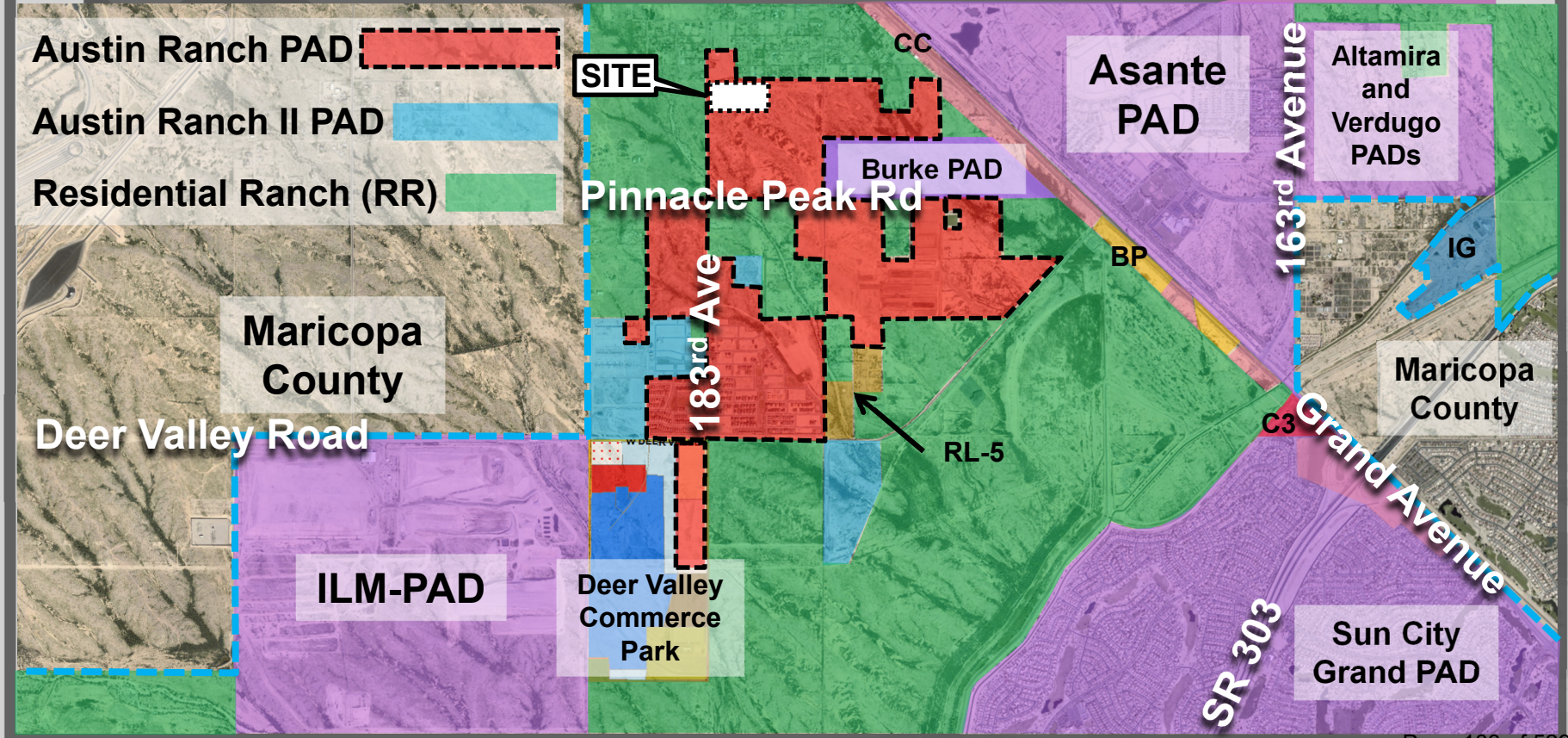
VICINITY MAP

FS21-520
North Copper Canyon 2.4



ZONING MAP

FS21-520
North Copper Canyon 2.4



FINAL PLAT FOR
NORTH COPPER CANYON PARCEL 2.4

A PORTION OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 4 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

COUNTY RECORDER

DEDICATION

STATE OF ARIZONA)
)SS
COUNTY OF MARICOPA)

KNOW ALL PERSONS BY THESE PRESENTS:

THAT COURTLAND HOMES, INC., AN ARIZONA CORPORATION ("OWNER"), HAS SUBDIVIDED UNDER THE NAME "NORTH COPPER CANYON PARCEL 2.4", A PORTION OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 4 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON AND DOES HEREBY PUBLISH THIS PLAT AS AND FOR THE PLAT OF "NORTH COPPER CANYON PARCEL 2.4" AND 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 AND STREET, SHALL BE KNOWN BY THE NUMBER, LETTER, AND/OR NAME GIVEN TO EACH RESPECTIVELY AS SHOWN ON THIS PLAT.

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

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

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

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

OWNER HEREBY GRANTS TO THE CITY OF SURPRISE A PERPETUAL, NON-EXCLUSIVE PEDESTRIAN ACCESS AND SIDEWALK CONSTRUCTION AND MAINTENANCE EASEMENT OVER , UPON, AND ACROSS THE AREAS DESIGNATED AS SIDEWALK EASEMENTS AS SHOWN ON THE PLAT.

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

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

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

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.

OWNER HEREBY GRANTS TO THE PUBLIC A PERPETUAL NON-EXCLUSIVE WATER LINE EASEMENT OVER, UNDER, UPON, AND ACROSS ALL AREAS DESIGNATED ON THE PLAT AS WATER LINES, FIRE HYDRANTS AND WATER METERS FOR THE PURPOSE OF INSTALLING, CONSTRUCTION, MAINTAINING, REPAIRING, REPLACING, AND UTILIZING THE WATER LINES, FIRE HYDRANTS AND WATER METERS.

IN WITNESS WHEREOF, COURTLAND HOMES, INC., (AN ARIZONA CORPORATION), HAS HEREUNTO CAUSED ITS CORPORATE NAME TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED BY THE UNDERSIGNED, DULY AUTHORIZED OFFICER

ON THIS ____ DAY OF _____, 2021,

COURTLAND HOMES, INC.,(AN ARIZONA CORPORATION)

BY: _____
NAME: ALAN HAMBERLIN
ITS: PRESIDENT

ACKNOWLEDGEMENT

STATE OF ARIZONA)
)SS
COUNTY OF MARICOPA)

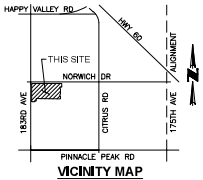
ON THIS ____ DAY OF _____, 2021, BEFORE ME, PERSONALLY

APPEARED _____ WHOSE IDENTITY WAS PROVEN TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHO HE CLAIMS TO BE, AND ACKNOWLEDGED THAT HE SIGNED THE ABOVE DOCUMENT.

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

NOTARY PUBLIC: _____

MY COMMISSION EXPIRES: _____



VICINITY MAP
(NOT-TO-SCALE)

FLOOD ZONE CERTIFICATION

THE PROPERTY IS LOCATED WITHIN AN AREA HAVING FLOOD ZONE X (SHADED) BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, ON FLOOD INSURANCE RATE MAP NO 04013C1205L, WITH A DATE OF IDENTIFICATION OF OCTOBER 16, 2013, FOR COMMUNITY NO. 040059, IN MARICOPA COUNTY, STATE OF ARIZONA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.

PUBLIC NOTICE

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

LEGEND

▲	SECTION CORNER - FOUND BRASS CAP (UNLESS OTHERWISE NOTED)
◎	FOUND BRASS CAP PER ADJOINING RECORDED SUBDIVISION PER M.A.G. STD. DTL. 120, TYPE "B" (UNLESS OTHERWISE NOTED)
●	CORNER of SUBDIVISION - SET BRASS CAP UPON COMPLETION OF JOB PER M.A.G. STD. DTL. 120, TYPE "B" (UNLESS OTHERWISE NOTED)
○	CORNER of THIS SUBDIVISION - SET SURVEY MARKER PER M.A.G. STD. DTL. 120, TYPE "C" - MODIFIED (UNLESS OTHERWISE NOTED)
	EASEMENT
S.V.E.	SIGHT VISIBILITY TRIANGLE EASEMENT
S.W.U.E.	SIDEWALK AND PUBLIC UTILITY EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
W.L.E.	WATER LINE EASEMENT
V.N.A.E.	VEHICULAR NON ACCESS EASEMENT
AC.	ACRES
C1	CURVE NUMBER
L1	LINE NUMBER
APN	ASSESSOR PARCEL NUMBER
R/W	RIGHT-OF-WAY
EX.	EXISTING
M.C.R.	MARICOPA COUNTY RECORDER
●	CENTERLINE MONUMENTATION - SET BRASS CAP FLUSH UPON COMPLETION OF JOB PER M.A.G. STD. DTL. 120, TYPE "B" (UNLESS OTHERWISE NOTED)
①	SIGHT VISIBILITY TRIANGLE EASEMENT - 30' X 30' (LOCAL TO LOCAL)
S.F.	SQUARE FEET
ⓕ	SHEET NUMBER

OWNER/DEVELOPER

COURTLAND HOMES, INC.
4160 WEST KITTY HAWK
CHANDLER, AZ 85226
PHONE: 480-857-7515
CONTACT: HANS KOPPENHOEFER

ENGINEER

CVL CONSULTANTS
4550 NORTH 12TH STREET
PHOENIX, ARIZONA 85014
PHONE: (602) 264-6831
FAX: (602) 264-0928
CONTACT: MATT OLSEN

BASIS OF BEARING

BASIS OF BEARINGS: SOUTH 00°28'33" WEST ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 4 NORTH, RANGE 2 WEST ACCORDING TO AN UNRECORDED A.L.T.A. SURVEY BY LAND SURVEY SERVICES, PLC.

RELEASE OF LIABILITY

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

COURTLAND HOMES, INC., AN ARIZONA CORPORATION, ("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 LUKE AIR FORCE BASE, WHETHER SUCH DAMAGE SHALL ORIGINATE FROM NOISE, VIBRATION, FUMES, DUST, FUEL AND LUBRICANT PARTICLES, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY THE OPERATION OF AIRCRAFT LANDING AT, OR TAKING OFF FROM, OR OPERATING AT OR ON LUKE AIR FORCE BASE 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 OR ANY PARCEL OR LOT THEREOF. THIS INSTRUMENT DOES NOT RELEASE THE USAF FROM LIABILITY FOR DAMAGE OR INJURY TO PERSON OR PROPERTY CAUSED BY FALLING AIRCRAFT OR FALLING PHYSICAL OBJECTS FROM AIRCRAFT, EXCEPT AS STATED HEREIN WITH RESPECT TO NOISE, FUMES, DUST, FUEL, AND LUBRICANT PARTICLES,

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

HOMEOWNERS ASSOCIATION RATIFICATION

BY THIS RATIFICATION _____, DULY AUTHORIZED AGENT OF "NORTH COPPER CANYON" HOMEOWNERS ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION, HEREBY RATIFIES THE RECORDATION OF THIS PLAT FOR "NORTH COPPER CANYON PARCEL 2.4" AND ACKNOWLEDGES THE RESPONSIBILITIES SET FORTH THEREIN.

NAME:_____

TITLE:_____ DATE:_____

HOMEOWNERS ASSOCIATION RATIFICATION ACKNOWLEDGEMENT

STATE OF ARIZONA)
)SS
COUNTY OF MARICOPA)

ON THIS ____ DAY OF _____, 2021, BEFORE ME, PERSONALLY

APPEARED _____ WHOSE IDENTITY WAS PROVEN TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHO HE CLAIMS TO BE, AND ACKNOWLEDGED THAT HE SIGNED THE ABOVE DOCUMENT.

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

NOTARY PUBLIC:_____

MY COMMISSION EXPIRES: _____

NOTES

1. NO ON-SITE GRADING OR EXCAVATION SHALL OCCUR WITHOUT FIRST OBTAINING A PERMIT FROM THE CITY OF SURPRISE.
2. 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.
3. DEVELOPMENT STANDARDS ARE PER THE APPROVED NORTH COPPER CANYON PARCELS 2, 3, AND 4 (FS18-431) OR AS SUBSEQUENTLY AMENDED.
4. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
5. AN ASSOCIATION, INCLUDING ALL PROPERTY OWNERS IN THE DEVELOPMENT, HAS BEEN FORMED AND WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL COMMON AREAS TO BE NOTED AS "TRACTS" OR EASEMENTS (INCLUDING LANDSCAPED AREAS AND DRAINAGE FACILITIES) IN ACCORDANCE WITH APPROVED PLANS.
6. STRUCTURES AND PLANT MATERIAL PLACEMENT SHALL BE IN CONFORMANCE WITH THE LINE OF SIGHT AND SIGHT VISIBILITY TRIANGLE REQUIREMENTS REFERENCED IN THE CITY OF THE SURPRISE ENGINEERING DEVELOPMENT STANDARDS DETAIL 4.01 AND 4.02
7. THIS FINAL PLAT IS IN SUBSTANTIAL CONFORMANCE WITH THE PRELIMINARY PLAT FOR NORTH COPPER CANYON APPROVED 02-16-2021 UNDER CASE FS19-431.
8. THE MAINTENANCE OF LANDSCAPING WITHIN THE OPEN SPACES, LANDSCAPED TRACTS, RETENTION BASINS AND PARKS SHALL BE THE RESPONSIBILITY OF THE OWNER OR THE HOMEOWNERS' ASSOCIATION FORMED BY THE OWNER.
9. THE MAINTENANCE OF LANDSCAPING WITHIN THE ADJACENT PUBLIC RIGHTS-OF-WAY, INCLUDING LANDSCAPED MEDIANS WITHIN COLLECTORS AND LOCAL STREETS, AND LANDSCAPED AREAS BETWEEN THE CURB AND THE DETACHED SIDEWALK, SHALL BE THE RESPONSIBILITY OF THE ADJACENT PROPERTY OWNER OR THE HOMEOWNERS' ASSOCIATION FORMED BY THE ADJACENT PROPERTY.
10. LANDSCAPING MAINTENANCE OF THE MEDIANS WITHIN THE PUBLIC RIGHT-OF-WAY WITHIN ANY ARTERIAL OR PARKWAY STREET CLASSIFICATION SHALL BE THE RESPONSIBILITY OF THE CITY OF SURPRISE AFTER ACCEPTANCE.

100 YEAR ASSURED WATER SUPPLY

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

27-701180 — CERTIFICATE NUMBER
9-20-2021 — DATE

CERTIFICATION

I, RICHARD G. ALCOCER, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, THAT THIS MAP, CONSISTING OF THREE (3) SHEETS, CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE UNDER MY SUPERVISION DURING THE MONTH OF JANUARY, 2020, THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN, THAT ALL MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN, THAT THEIR POSITIONS ARE CORRECTLY SHOWN AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

BY:_____
RICHARD G ALCOCER
REGISTRATION NUMBER 33851
4550 N. 12TH STREET
PHOENIX, ARIZONA 85014
(602)-264-6831
CVLSURVEY@CVLCI.COM

CITY OF SURPRISE ENGINEER APPROVAL:

DATA ON THIS PLAT REVIEWED AND APPROVED THIS ____ DAY OF _____, 2021, BY THE CITY ENGINEER OF SURPRISE, ARIZONA.

APPROVED: _____
CITY ENGINEER — DATE

CITY OF SURPRISE COUNCIL APPROVAL:

APPROVED BY THE CITY COUNCIL OF THE CITY OF SURPRISE, ARIZONA, THIS ____ DAY OF _____, 2021.

ATTEST:

_____
MAYOR — DATE

_____
CITY CLERK — DATE

GROSS AREA = 17.496 ACRES
NUMBER OF LOTS = 87

SEE SHEET 2 FOR CURVE TABLE, LINE TABLE, TRACT TABLE AND LOT TABLE, SEE SHEET 2 FOR TYPICAL LOT DETAIL AND LEGAL DESCRIPTION.

CVL CONSULTANTS
DESIGN • PLANNING • SURVEYING
4550 North 12th Street
Phoenix, Arizona 85014
(602) 264-6831
www.cvlci.com

NO.	REVISION	DATE

Coe and Van Loo II L.L.C.

FINAL PLAT

NORTH COPPER CANYON - PARCEL 2.4
SURPRISE, ARIZONA

REGISTERED LAND SURVEYOR
33851
RICHARD G. ALCOCER
ARIZONA U.S.A.

SHEET 1 OF 3
CVL Contact: MATT OLSEN
CVL Project #: 1.01.0026.2001
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FINAL PLAT FOR NORTH COPPER CANYON PARCEL 2.4

A PORTION OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 4 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

COUNTY RECORDER

LEGAL DESCRIPTION

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 4 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE HALF INCH REBAR WITH CAP LS #21081 MARKING THE CENTER OF SAID SECTION 10 FROM WHICH THE 2 INCH MARICOPA COUNTY ALUMINUM CAP MARKING THE SOUTH QUARTER CORNER OF SAID SECTION 10 BEARS SOUTH 00°21'41" WEST, A DISTANCE OF 2647.89 FEET;

THENCE SOUTH 89°43'53" EAST, ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 1206.19 FEET;

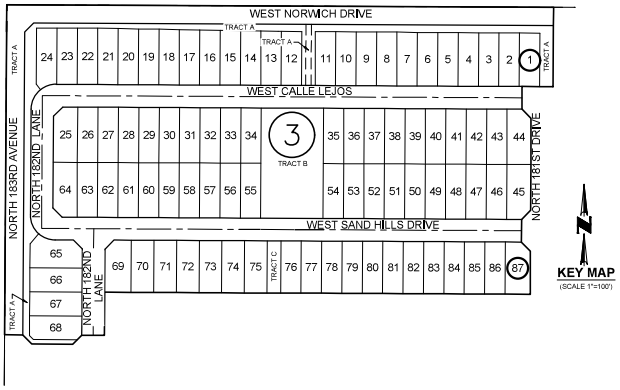
THENCE SOUTH 00°16'07" WEST, DEPARTING SAID NORTH LINE, A DISTANCE OF 175.00 FEET;

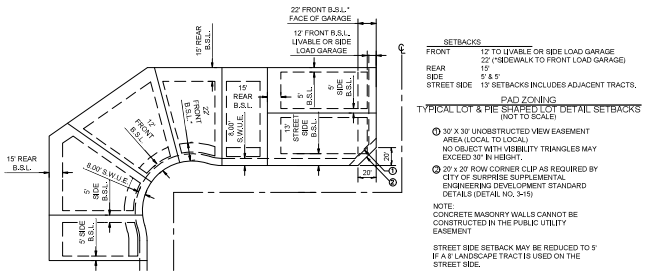
THENCE NORTH 89°43'53" WEST, A DISTANCE OF 68.51 FEET;
THENCE SOUTH 00°16'07" WEST, A DISTANCE OF 50.00 FEET;
THENCE SOUTH 44°43'53" EAST, A DISTANCE OF 28.28 FEET;
THENCE SOUTH 00°16'07" WEST, A DISTANCE OF 203.00 FEET;
THENCE SOUTH 45°16'07" WEST, A DISTANCE OF 28.28 FEET;
THENCE SOUTH 00°16'07" WEST, A DISTANCE OF 50.00 FEET;
THENCE SOUTH 44°43'53" EAST, A DISTANCE OF 28.28 FEET;
THENCE SOUTH 00°16'07" WEST, A DISTANCE OF 95.00 FEET;
THENCE NORTH 89°43'53" WEST, A DISTANCE OF 838.70 FEET;
THENCE SOUTH 00°21'41" WEST, A DISTANCE OF 95.00 FEET;
THENCE NORTH 89°43'53" WEST, A DISTANCE OF 50.00 FEET;
THENCE SOUTH 45°18'54" WEST, A DISTANCE OF 28.31 FEET;
THENCE NORTH 89°43'53" WEST, A DISTANCE OF 90.00 FEET;
THENCE NORTH 44°41'06" WEST, A DISTANCE OF 28.26 FEET;

THENCE NORTH 89°38'19" WEST, A DISTANCE OF 40.00 FEET TO A POINT ON THE WEST LINE OF SAID SOUTHEAST QUARTER;

THENCE NORTH 00°21'41" EAST, ALONG SAID WEST LINE, A DISTANCE OF 727.94 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 762,120 SQUARE FEET OR 17.496 ACRES, MORE OR LESS.

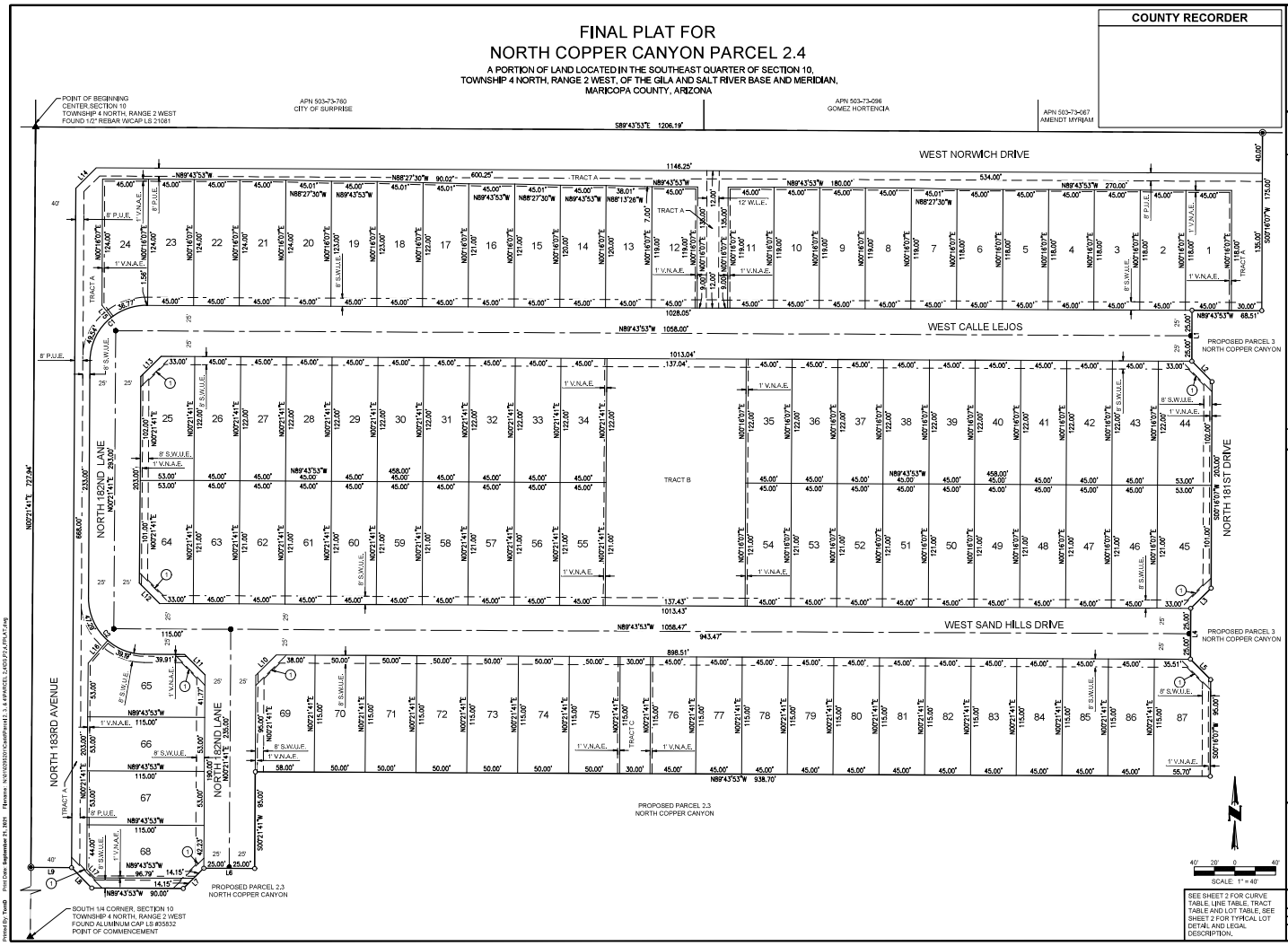



22' FRONT B.S.L.* FACE OF GARAGE
12' FRONT B.S.L. LIVABLE OR SIDE LOAD GARAGE
15' REAR B.S.L.
15' REAR B.S.L.
5' SIDE B.S.L.
5' SIDE B.S.L.
B.S.L.
20' (TYP.)
B.S.L.
15' REAR B.S.L.
B.S.L.
B.S.L.

FINAL PLAT FOR
NORTH COPPER CANYON PARCEL 2.4

A PORTION OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 10,
TOWNSHIP 4 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA

COUNTY RECORDER



SEE SHEET 2 FOR CURVE TABLE, LINE TABLE, TRACT TABLE AND LOT TABLE, SEE SHEET 2 FOR TYPICAL LOT DETAIL AND LEGAL DESCRIPTION.

CVL CONSULTANTS
CIVIL ENGINEERING · LAND SURVEYING · PLANNING
4550 North 12th Street
Phoenix, Arizona 85014
(602) 264-6831
www.cvlaz.com

DATE
REVISION
NO.

Coe and Van Loo II L.L.C.

FINAL PLAT

NORTH COPPER CANYON - PARCEL 2.4
SURPRISE, ARIZONA

33861
RICHARD E. ALLOCCA
Expires 9/30/2021

SHEET 3 OF 3
CVL Contact: MATT OLSEN
CVL Project #: 1.01.0286.001

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DEPARTMENT OF THE AIR FORCE
AIR EDUCATION AND TRAINING COMMAND

29 March 2021

Mr. Christopher P. Toale
Director, Community Initiatives Team
56th Fighter Wing
14185 West Falcon Street
Luke AFB AZ 85309-1629

Ms Lorraine Nevarez
Development Services Specialist
City of Surprise Planning Department
16000 N. Civic Center Plaza
Surprise AZ 85374

Re: FS21-124; North Copper Canyon Parcels 2, 3 & 4 (APN: 503-73-022A)

Dear Ms Nevarez

Thank you for the opportunity to provide comments on the final plat application for North Copper Canyon Parcels 2, 3 & 4. The site sits on approximately 140 acres of vacant land located near W Norwich Rd and N 183rd Ave in Surprise AZ. The project is for a 606 single-family residential development with a density of 4.3 du/ac. The site falls approximately 1.2 miles outside the Aux-1 2004 JLUS 65 Ldn, "high noise or accident potential zone" as defined by A.R.S. § 28-8461 and is within the "territory in the vicinity of a military airport" also defined by A.R.S. § 28-8461.

In an effort to promote a more compatible co-existence, Luke AFB follows the guidelines in the Graduated Density Concept (GDC). The GDC proposes, in the absence of a more restrictive state, county or municipal general or comprehensive plan, graduating densities away from the 65 Ldn as follows: a maximum of 2 du/acre from the 65 Ldn to 1/2 mile, a maximum of 4 du/acre from 1/2 to 1 mile, and a maximum of 6 du/acre from 1 to 3 miles. The proposal for the property as stated in the narrative, consisting of 4.3 du/ac on the property meets the GDC.

As stated in the narrative this request will not have a negative impact on Luke AFB Flight Operations. The site will be located within the "territory in the vicinity of a military airport," it will be subjected to approximately 165 over flights a day, with some as low as 1,500 feet above ground level. If this development is approved, we recommend you review the sound attenuation requirements found in A.R.S. § 28-8482. In addition, a strong notification program on the part of the applicant would be essential to inform potential residents/tenants about Luke AFB operations.

If there are any questions, please contact my Community Planner, Mr. Mark James at (623) 856-9981.

Sincerely

CHRISTOPHER P. TOALE

cc:
Colonel Luke B. Casper, Vice Commander, 56th Fighter Wing
Ms. Cindy L. Allen, GS-13, General and Environmental Law Attorney, 56th Fighter Wing

NORTH COPPER CANYON PARCEL 2.4
ALTERNATIVE ASSURANCE AGREEMENT

This North Copper Canyon Parcel 2.4 Alternative Assurance Agreement ("Agreement") is dated as of this __ day of _____, 2021 (the "Effective Date") by and between the City of Surprise, Arizona, an Arizona municipal corporation (the "City"), and Courtland Homes, Inc., an Arizona corporation ("Subdivider"). The City and Subdivider may be individually referred to as a "Party" or collectively as the "Parties."

RECITALS

WHEREAS, the City of Surprise Land Development Ordinance, Section 108-3.2.A.2 allows the City Council to approve a final plat, but withhold recordation of the final plat until completion and acceptance of all required infrastructure improvements.

WHEREAS, the Parties desire to enter into this Agreement for the purpose of allowing Subdivider, as an alternative to posting financial assurances, to construct and install all of the required infrastructure improvements within twelve (12) months of the date of this Agreement, after approval of a final plat by the City Council but before recordation of the final plat. This Agreement shall also be used as a basis for an extension of the required completion of improvements for an additional twelve (12) month period, as permitted by Section 108-3.2.A.2.e.

NOW, THEREFORE, in consideration of the foregoing recitals, which are incorporated herein by reference, and the mutual promises set forth in this Agreement, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties state, confirm, and agree as follows:

SPECIAL TERMS AND CONDITIONS

1. The improvements depicted on the following plans (the "Improvements") shall be completed by Subdivider:

   North Copper Canyon Parcel 2.4, Grading and Drainage Plans

   North Copper Canyon Parcel 2.4, Sewer Plans

   North Copper Canyon Parcel 2.4, Water Plans

   North Copper Canyon Parcel 2.4, Paving Plans

   North Copper Canyon Parcel 2.4, Landscape Plans

2. If Subdivider elects to not provide acceptable financial assurances after approval of the final

plat by the City Council, as permitted by City of Surprise Land Development Ordinance, Section 108-3.2.A.2, Subdivider shall complete satisfactory construction, installation, and dedication of the Improvements within twelve (12) months of the date the final plat is approved by the City Council as a precondition to recordation of the final plat. In the event the Subdivider fails to initiate and complete construction within the twelve (12) months time period, the City Council may take formal action to rescind approval of the final plat, unless the Subdivider submits, prior to expiration of the initial twelve (12) month time-period, a written request to the Community Development Director for an additional twelve (12) month time-period to initiate and complete construction, which extension is approved by the Community Development Director. If the twelve (12) month time-period expires or is not extended, the Subdivider shall be in default of this Agreement, and the City may choose to take formal action to either rescind the recorded final plat or to do/have done all work; in which case the financial assurance instrument will be charged with all costs and expenses incurred. If the Community Development Director approves a twelve (12) month extension to complete the Improvements, the "Construction of Improvements financial assurance" form shall be amended by the Subdivider to cover the extended time-period.

3. If Subdivider elects to not provide acceptable financial assurances after approval of the final plat by the City Council, as permitted by City of Surprise Land Development Ordinance Section 108-3.2.A.2, no lots may be developed or sold until the Improvements are completed and approved by the City Engineer.

4. If Subdivider elects to not provide acceptable financial assurances after approval of the final plat by the City Council, as permitted by City of Surprise Land Development Ordinance Section 108-3.2.A.2, after the completed Improvements have been inspected and approved by the City Engineer, the final plat shall be recorded by the Community Development Director promptly, and the sale of lots may proceed according to the approved and recorded plat, provided that a two-year warranty shall be submitted covering the completed Improvements.

5. If Subdivider should elect to post financial assurances for any improvement not approved by the City, as permitted by City of Surprise Land Development Ordinance Section 108-3.2.A, the Community Development Director shall promptly record the final plat, and the sale of lots may proceed according to the approved and recorded plat.

6. If Subdivider timely elects to request a twelve-month extension, a revised Agreement, as approved by the City Attorney, regarding the construction of the unfinished portions of the improvements shall be submitted along with the request for the time extension.

GENERAL TERMS AND CONDITIONS

7. Subdivider hereby waives and releases the City from any and all claims under A.R.S. § 12-1134, *et seq.,* including any right to compensation for reduction in the fair market value of the real property that is the subject of this Agreement (North Copper Canyon Parcel 2.4), as a result of the City's approval of this Agreement. The terms of this waiver shall run with the land and shall be binding upon all subsequent Subdividers and shall survive the expiration

or other termination of this Agreement.

8. This Agreement is subject to cancellation for conflict of interest. Pursuant to A.R.S. § 38-503 and§ 38-511, no member, official or employee of the City shall have any personal interest, direct or indirect, in this Agreement, nor shall any such member, official or employee participate in any decision relating to this Agreement which affects his or her personal interest or the interest of any corporation, partnership or association in which he or she is, directly or indirectly, interested.

9. The provisions of this Agreement are binding upon and shall inure to the benefit and burden of the Parties and all of their successors in interest and assigns. Subdivider shall provide the City with at least ten (10) business days' written notice in the event that title to all or any part of North Copper Canyon Parcel 2.4 is conveyed or otherwise transferred to a third party that is not related to or an affiliate of Subdivider.

10. This Agreement constitutes the entire agreement between the parties hereto pertaining to the subject matter hereof and all prior and contemporaneous agreements, representations, negotiations and understandings of the parties hereto, oral or written, are hereby superseded and merged herein.

11. Upon the conveyance of all or a portion of North Copper Canyon Parcel 2.4 by Subdivider or its successors-in-title or assigns and the assumption by such transferee of Subdivider's obligations under this Agreement, Subdivider or its successors-in-title or assigns, as applicable, shall be released from its liabilities and obligations under this Agreement.

12. The laws of the State of Arizona shall govern any dispute, controversy, claim or cause of action arising out of or related to this Agreement. The venue for any such dispute shall be Maricopa County, Arizona, and each Party waives the right to object to venue in Maricopa County for any reason. Neither Party shall be entitled to recover any of its attorneys' fees or other costs from the other Party incurred in any such dispute, controversy, claim, or cause of action, but each Party shall bear its own attorneys' fees and costs, whether the same is resolved through arbitration, litigation in a court, or otherwise. The only remedies that either Party may seek in the event of a breach or default of this Agreement by the other Party are specific performance, injunction, and declaratory relief. No money damages may be sought or awarded.

IN WITNESS WHEREOF, the parties have executed this Agreement, and this Agreement shall be effective, as of the Effective Date set forth above.

CITY OF SURPRISE, an Arizona municipal corporation

By:_____

Skip Hall, Mayor

Date:_____

APPROVED AS TO FORM:

_____

City Attorney

ATTESTED:

_____

City Clerk

Subdivider: Courtland Homes, Inc., an Arizona corporation

By: _____

Alan Hamberlin

Its: President

Date: Oct. 4, 2021

STATE OF ARIZONA)

) ss.

County of Maricopa)

This instrument was acknowledged before me on October 4th, 2021, by Alan Hamberlin, President of Courtland Homes, Inc., an Arizona corporation, on behalf of the corporation.

_____

Notary Public

My Commission Expires:

May 27, 2025

CHRISTY ANN MENARD
Notary Public - Arizona
Maricopa County
Commission #603007
My Comm. Expires May 27, 2025

SURPRISE
ARIZONA

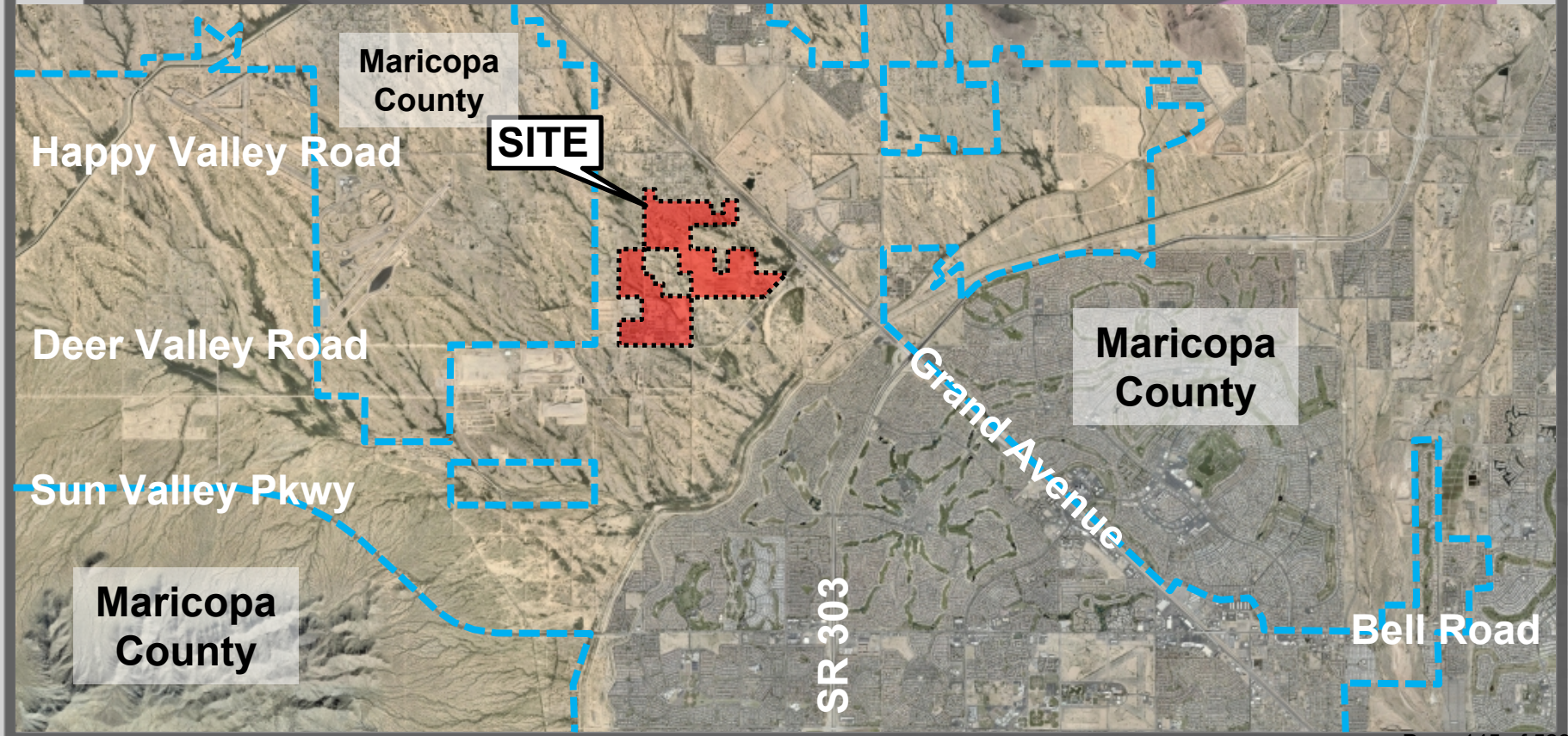
FS21-520
North Copper Canyon Parcel 2.4 Final Plat

City Council

November 16, 2021

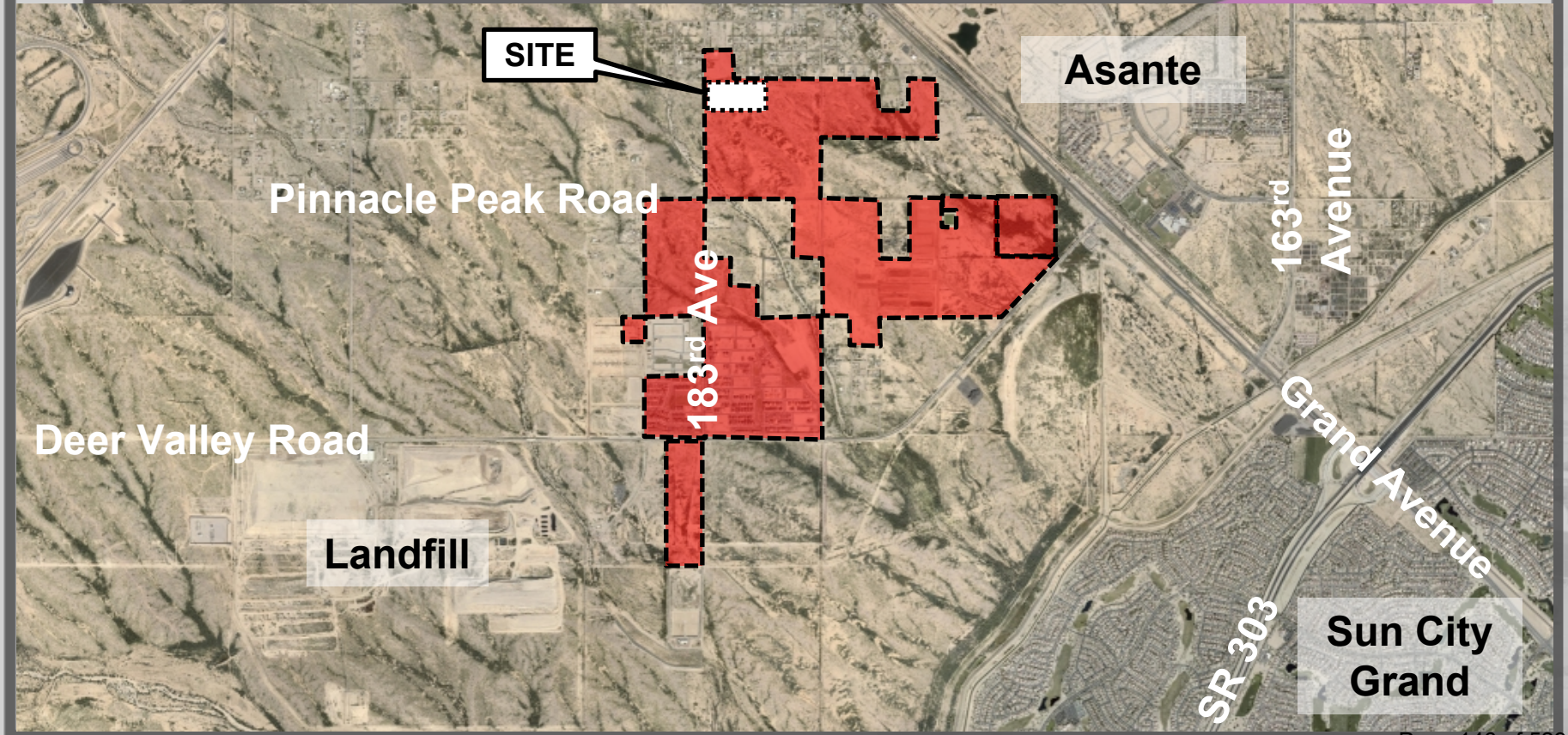
VICINITY MAP

FS21-520
North Copper Canyon 2.4



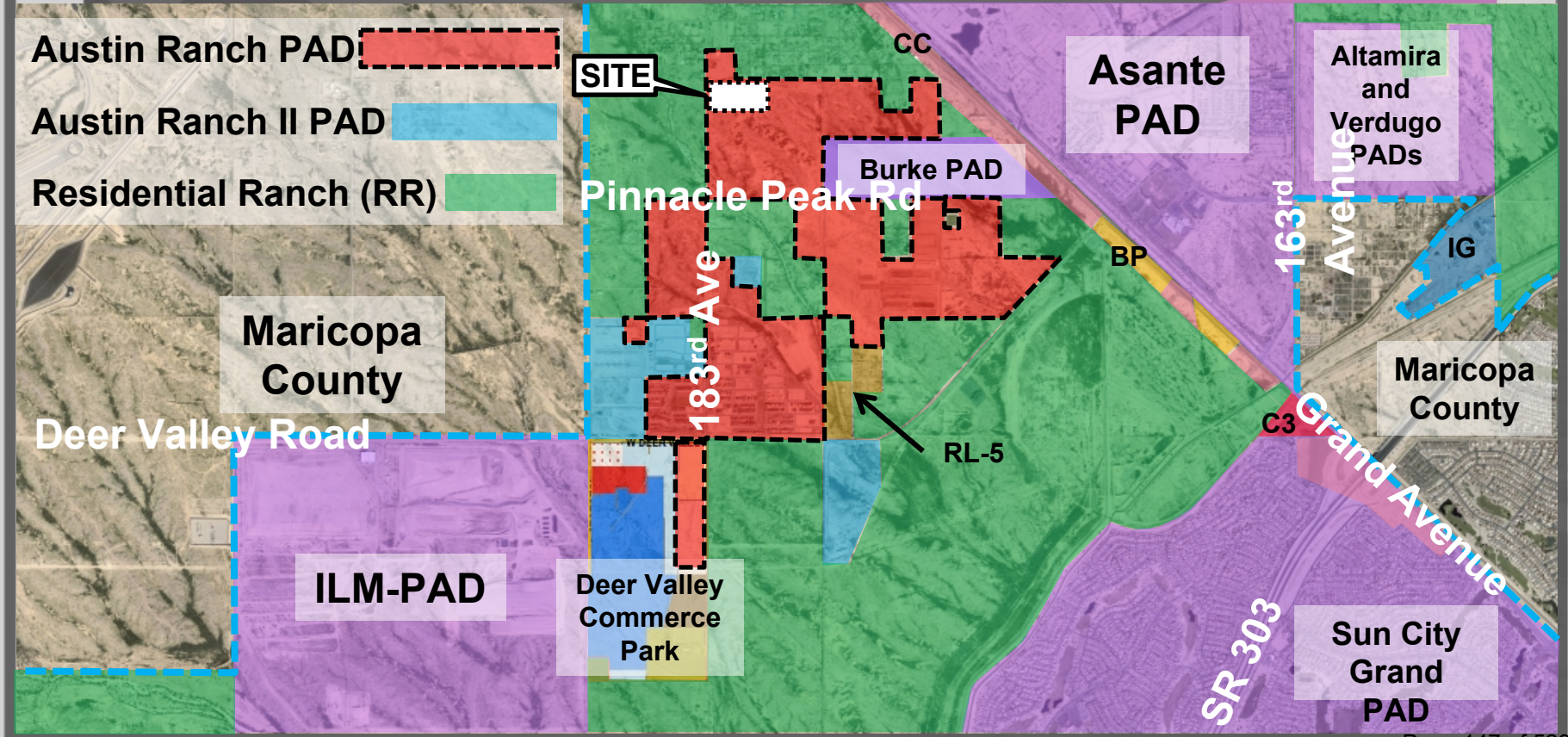
VICINITY MAP

FS21-520
North Copper Canyon 2.4



ZONING MAP

FS21-520
North Copper Canyon 2.4



FINAL PLAT

FINAL PLAT FOR
NORTH COPPER CANYON PARCEL 2.4

A PORTION OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16,
TOWNSHIP 4 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA

COUNTY RECORDER

LEGAL DESCRIPTION

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 4 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASEMAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE HALF INCH REBAR WITH CAP LS 45186 MARKING THE CENTER OF SAID SECTION 16 FROM WHICH THE 3 INCH MARICOPA COUNTY ALUMINUM CAP MARKING THE SOUTH QUARTER CORNER OF SAID SECTION 16 BEARS SOUTH 89°21'41" WEST, A DISTANCE OF 2640.89 FEET;

THENCE SOUTH 89°10'53" EAST, ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 1306.19 FEET;

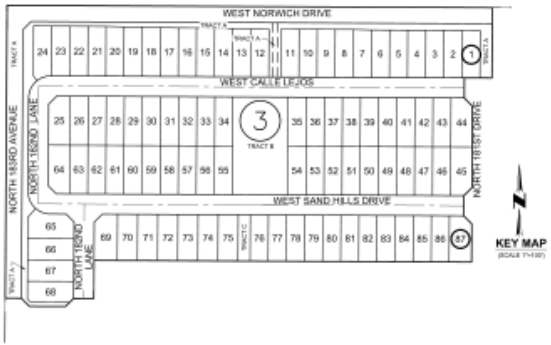
THENCE SOUTH 00°18'05" WEST, DEPARTING SAID NORTH LINE, A DISTANCE OF 175.39 FEET;

THENCE NORTH 89°43'55" WEST, A DISTANCE OF 66.51 FEET;
THENCE SOUTH 00°18'05" WEST, A DISTANCE OF 80.00 FEET;
THENCE SOUTH 44°43'55" EAST, A DISTANCE OF 28.28 FEET;
THENCE SOUTH 00°18'05" WEST, A DISTANCE OF 253.00 FEET;
THENCE SOUTH 45°16'07" WEST, A DISTANCE OF 28.28 FEET;
THENCE SOUTH 00°18'05" WEST, A DISTANCE OF 50.00 FEET;
THENCE SOUTH 44°43'55" EAST, A DISTANCE OF 28.28 FEET;
THENCE SOUTH 00°18'05" WEST, A DISTANCE OF 55.00 FEET;
THENCE NORTH 89°41'55" WEST, A DISTANCE OF 556.10 FEET;
THENCE SOUTH 00°21'51" WEST, A DISTANCE OF 66.84 FEET;
THENCE NORTH 89°38'09" WEST, A DISTANCE OF 30.00 FEET;
THENCE SOUTH 44°19'56" WEST, A DISTANCE OF 28.31 FEET;
THENCE NORTH 89°43'55" WEST, A DISTANCE OF 56.00 FEET;
THENCE NORTH 44°41'58" WEST, A DISTANCE OF 28.26 FEET;

THENCE NORTH 89°38'13" WEST, A DISTANCE OF 45.00 FEET TO A POINT ON THE WEST LINE OF SAID SOUTHEAST QUARTER;

THENCE NORTH 00°21'51" EAST, ALONG SAID WEST LINE, A DISTANCE OF 727.94 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 762,120 SQUARE FEET OR 17.496 ACRES, MORE OR LESS.





SETBACKS

FRONT	12' TO LIVABLE OR SIDE LOAD GARAGE 22' (*SIDEWALK TO FRONT LOAD GARAGE)
REAR	15'
SIDE	5' & 5'
STREET SIDE	10' SETBACKS INCLUDES ADJACENT TRACTS.

PAD ZONING

TYPICAL LOT & PIE SHAPED LOT DETAIL SETBACKS
(NOT TO SCALE)

① 30' X 30' UNOBSTRUCTED VIEW EASEMENT AREA (LOCAL TO LOCAL)
NO OBJECT WITH VISIBILITY TRIANGLES MAY EXCEED 30" IN HEIGHT.

② 20' x 20' ROW CORNER CLIP AS REQUIRED BY CITY OF SURPRISE SUPPLEMENTAL ENGINEERING DEVELOPMENT STANDARDS DETAILS (DETAIL NO. 3-19)

NOTE:
CONCRETE MASONRY WALLS CANNOT BE CONSTRUCTED IN THE PUBLIC UTILITY EASEMENT

STREET SIDE SETBACK MAY BE REDUCED TO 5' IF A 6' LANDSCAPE TRACT IS USED ON THE STREET SIDE.

LOT AREA TABLE

LOT #	AREA (SQ. FT.)
1	5,310
2	5,310
3	5,310
4	5,310
5	5,310
6	5,310
7	5,332
8	5,355
9	5,355
10	5,355
11	5,355
12	5,355
13	5,374
14	5,490
15	5,422
16	5,445
17	5,487
18	5,512
19	5,535
20	5,557
21	5,580
22	5,580
23	5,580
24	5,784
25	6,356
26	5,490
27	5,490
28	5,490
29	5,490
30	5,490
31	5,490
32	5,490
33	5,490
34	5,490
35	5,490
36	5,490
37	5,490
38	5,490
39	5,490
40	5,490
41	5,490
42	5,490
43	5,490
44	6,286
45	6,213
46	5,445
47	5,445
48	5,445
49	5,445
50	5,445
51	5,445

LOT AREA TABLE

LOT #	AREA (SQ. FT.)
52	5,445
53	5,445
54	5,445
55	5,445
56	5,445
57	5,445
58	5,445
59	5,445
60	5,445
61	5,445
62	5,445
63	5,445
64	6,213
65	7,180
66	6,085
67	6,085
68	5,922
69	6,470
70	5,750
71	5,750
72	5,750
73	5,750
74	5,750
75	5,750
76	5,175
77	5,175
78	5,175
79	5,175
80	5,175
81	5,175
82	5,175
83	5,175
84	5,175
85	5,175
86	5,175
87	6,194

CURVE TABLE

NO.	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD-BEARING
C1	86.38'	55.00'	89°54'27"	54.91	77.72	S45°18'54"W
C2	86.48'	55.00'	89°58'33"	55.09	77.84	S44°41'06"E

LINE TABLE

NO.	BEARING	LENGTH
L1	S00°18'07"W	50.80'
L2	S44°43'55"E	28.28'
L3	S45°16'07"W	28.28'
L4	S00°18'07"W	50.80'
L5	S44°43'55"E	28.28'
L6	N89°43'53"W	50.80'
L7	S45°16'04"E	28.31'
L8	N44°41'06"E	28.26'
L9	N89°38'18"E	40.80'
L10	N45°16'54"E	28.31'
L11	N44°41'06"E	28.26'
L12	N44°41'06"E	28.26'
L13	N45°16'54"E	28.31'
L14	N45°16'54"E	28.31'
L15	S38°02'35"E	15.09'
L16	N47°05'48"E	28.28'
L17	N44°38'18"E	11.61'

LAND USE TABLE

LAND USE AREAS	SQUARE FEET	ACRES
TOTAL AREA OF LOTS	681,276	11.049
TOTAL AREA OF TRACTS	74,493	1.709
TOTAL AREA OF STREETS	206,443	4.738
TOTAL GROSS AREA	762,121	17.496

LOT AND DENSITY DETAILS

TOTAL NUMBER OF LOTS	87
TOTAL NUMBER OF TRACTS	3
GROSS RESIDENTIAL DENSITY	4.97 D.U./A.C.
NET RESIDENTIAL DENSITY	8.83 D.U./A.C.
TOTAL GROSS ACRES	17.50
SMALLEST LOT SIZE	5175
LARGEST LOT SIZE	7180
AVERAGE LOT SIZE	5600

TRACT TABLE

TRACT	AREA (SQ-FT)	AREA (ACRES)	DESCRIPTION
TRACT A	37,993	0.863	ACTIVE - TRAIL, OPEN SPACE, LANDSCAPE TRACT, DRAINAGE, P.U.E
TRACT B	33,387	0.766	ACTIVE - TRAIL, OPEN SPACE, LANDSCAPE TRACT, RETENTION, DRAINAGE, P.U.E
TRACT C	3,441	0.079	ACTIVE - TRAIL, OPEN SPACE, LANDSCAPE TRACT, P.U.E
TOTAL	74,821	1.709	

OPEN SPACE

TYPE	ACREAGE	PERCENTAGE
ACTIVE	1.709	100%
PASSIVE	0	0%
TOTAL	2	100%

SEE SHEET 2 FOR CURVE TABLE, LINE TABLE, TRACT TABLE AND LOT TABLE.

SHEET 2 OF 3

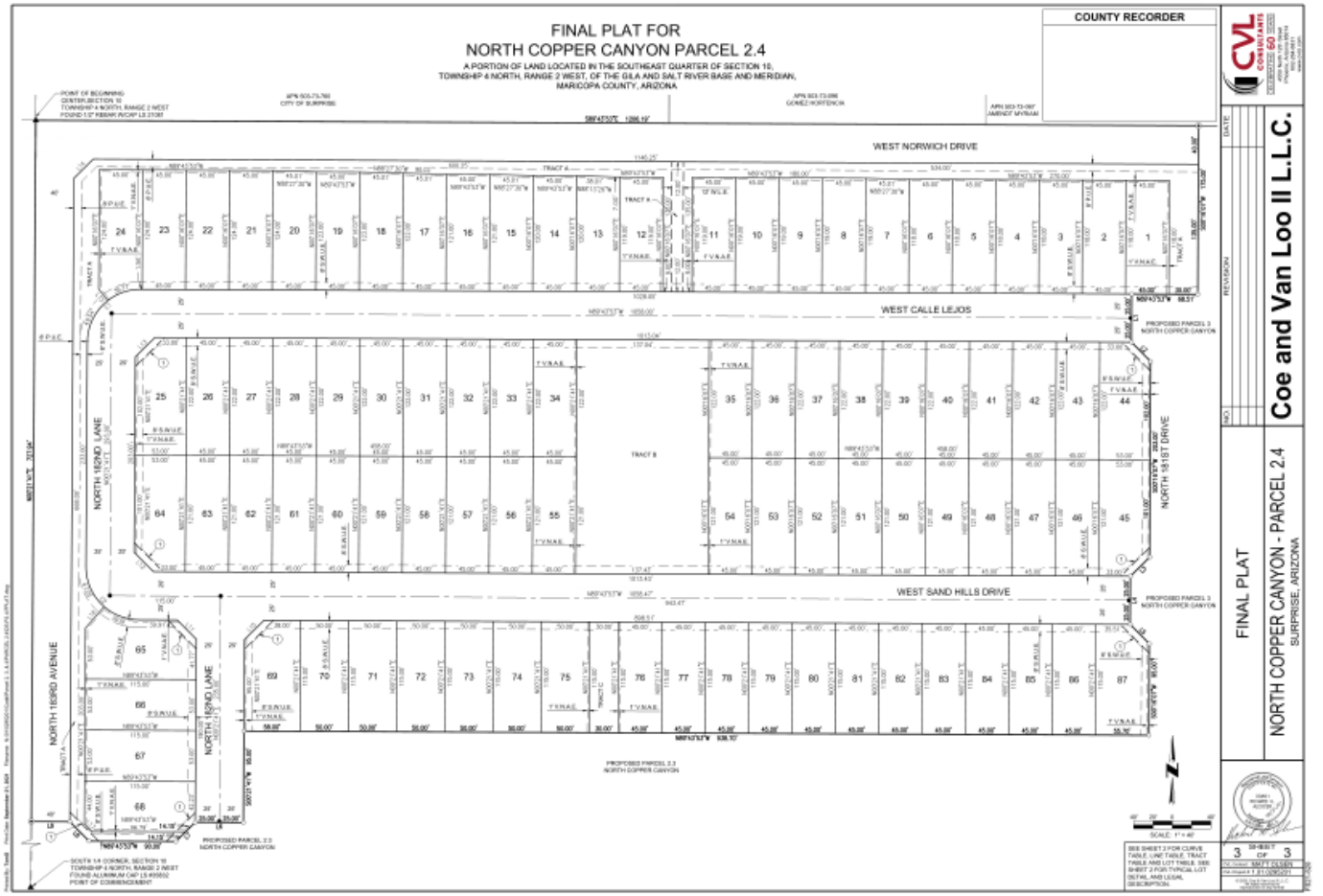
CVL CONSULTANTS
CIVIL ENGINEERING SURVEYING
Phoenix, Arizona 85014
602.264.6831
www.cvlaz.com

DATE
REVISION
NO.

Coe and Van Loo II L.L.C.

FINAL PLAT
NORTH COPPER CANYON - PARCEL 2.4
SURPRISE, ARIZONA

DESIGNED: MATT OLSEN
DRAWN: T. BUCHER
CHECKED: M. OLSEN
DATE: 9/1/2021


FINAL PLAT FOR
NORTH COPPER CANYON PARCEL 2.4
A PORTION OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 10,
TOWNSHIP 4 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA
COUNTY RECORDER
WEST NORWICH DRIVE
WEST CALLE LEJOS
WEST SAND HILLS DRIVE
NORTH 182ND LANE
NORTH 183RD AVENUE
NORTH 181ST DRIVE
TRACT A
TRACT B
TRACT C
Coe and Van Loo II L.L.C.
FINAL PLAT
NORTH COPPER CANYON - PARCEL 2.4
SURPRISE, ARIZONA

FINAL PLAT

SURPRISE
ARIZONA

QUESTIONS OR COMMENTS?

Thank You

CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: November 16, 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, "North Copper Canyon Parcel 3.0", surveyor sealed September 21, 2021, an approximately 40.189 acre property generally located on the southwest corner of Citrus Road and Norwich Drive, with associated Alternative Assurance Agreement; Case FS21-323.

Motion:
I move to approve the plat entitled, "Final Plat for North Copper Canyon Parcel 3.0", surveyor sealed 09/21/2021, with associated Alternative Assurance Agreement.

Background:
Hans Koppenhoefer with Courtland Home Inc., seeks approval of a Final Plat for a 218-lot single-family residential subdivision in Parcel 3.0 of the Austin Ranch PAD. The associated Alternative Assurance Agreement complies with the Surprise Land Development Ordinance.

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 Austin Ranch 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 - FS21-323 - Austin Ranch Parcel 3.0 - Staff Report
2. 01 - FS21-323 - Austin Ranch Parcel 3.0 - Vicinity Map
3. 02 - FS21-323 - Austin Ranch Parcel 3.0 - Zoning Map
4. 03 - FS21-323 - Austin Ranch Parcel 3.0 - Final Plat
5. 04 - FS21-323 - Austin Ranch Parcel 3.0 - Luke AFB Comments
6. 05 - FS21-323 - Austin Ranch Parcel 3.0 - Alternative Assurance Agreement
7. FS21-323 - Austin Ranch Parcel 3.0 - PowerPoint

SURPRISE
ARIZONA

FINAL PLAT

REPORT TO THE CITY COUNCIL

Case: **FS21-323**

Project Name: **Austin Ranch Parcel 3.0 – Final Plat**

Council District: 1

City Council Date: **November 16, 2021**

Planner: Sergio Angulo, Planner II

Owner: Courtland Homes Inc.

Applicant: Hans Koppenhoefer with Courtland Homes Inc.

Request: Final Plat for a 218-lot, single-family subdivision in Parcel 3.0 of the Austin Ranch PAD.

Site Location: Southwest corner of Citrus Road and Norwich Drive

Site Size: 40.189 acres (approx.)

Density: 5.42 DU/Ac

Findings:

- The proposed Final Plat is consistent with the Surprise General Plan 2035.
- The proposed Final Plat is consistent with the Austin Ranch PAD.
- The Final Plat is consistent with the Preliminary Plat approved under case FS19-431.

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:

Hans Koppenhoefer, on behalf of Courtland Home Inc., requests approval of the Final Plat for North Copper Canyon Parcel 3.0. The subject property is approximately 40.189 acres and it is located on the southwest corner of Citrus Road and Norwich Drive. The subject property is zoned PAD – Low Density Residential (R1-5 PAD). The proposed subdivision provides access from Citrus Road and through the adjacent parcel to the west.

The applicant proposes 218 single-family lots for a total density of 5.42 dwelling units per acre. The typical lot size proposed in this subdivision is 45' x 115'. This development dedicates approximately 2.3 acres (5.9%) for open space. This plat provides a pedestrian trail system that leads to the adjacent parcels and to the amenities in the adjacent parcels that include a community park in Parcel 4.1 with playground equipment, a sports court, a tennis court, a dog park, and seating area. Additional landscape and retention basins on site also contribute to the total open space. The proposed Final Plat is in compliance with the Austin Ranch PAD and the Preliminary Plat approved under case FS19-431.

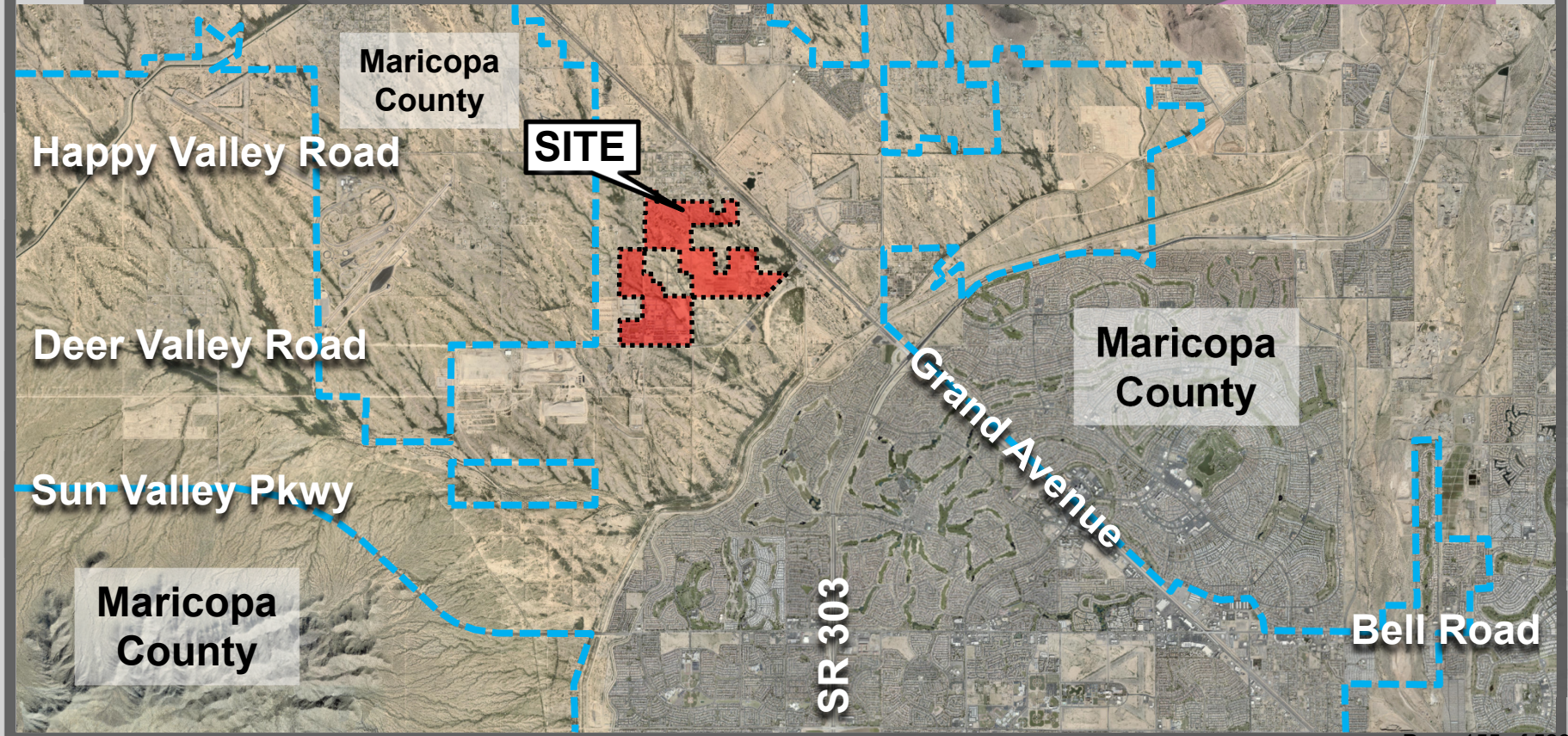
The applicant is choosing an Alternative Assurance Agreement, which was an option made available to developers in Title 17 of the previous code. In lieu of acceptable financial assurances, the applicant will not record the final plat until which time the entire infrastructure is constructed, installed, and accepted by the City of Surprise or replaced by traditional acceptable financial assurances.

Attachments:

01 Vicinity Map
02 Zoning Map
03 Final Plat
04 Luke AFB Comments
05 Alternative Assurance Agreement

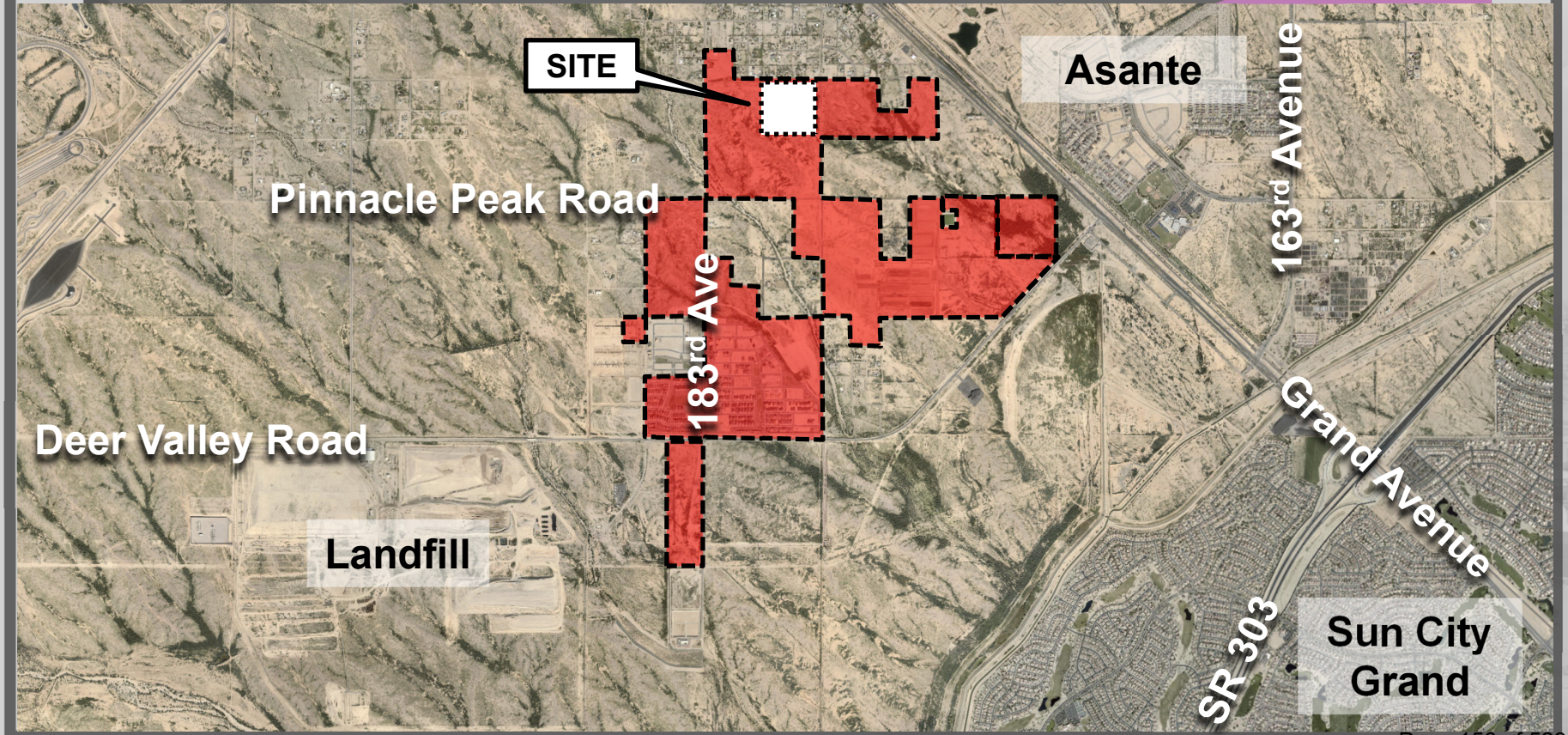
VICINITY MAP

FS21-323
Austin Ranch 3.0



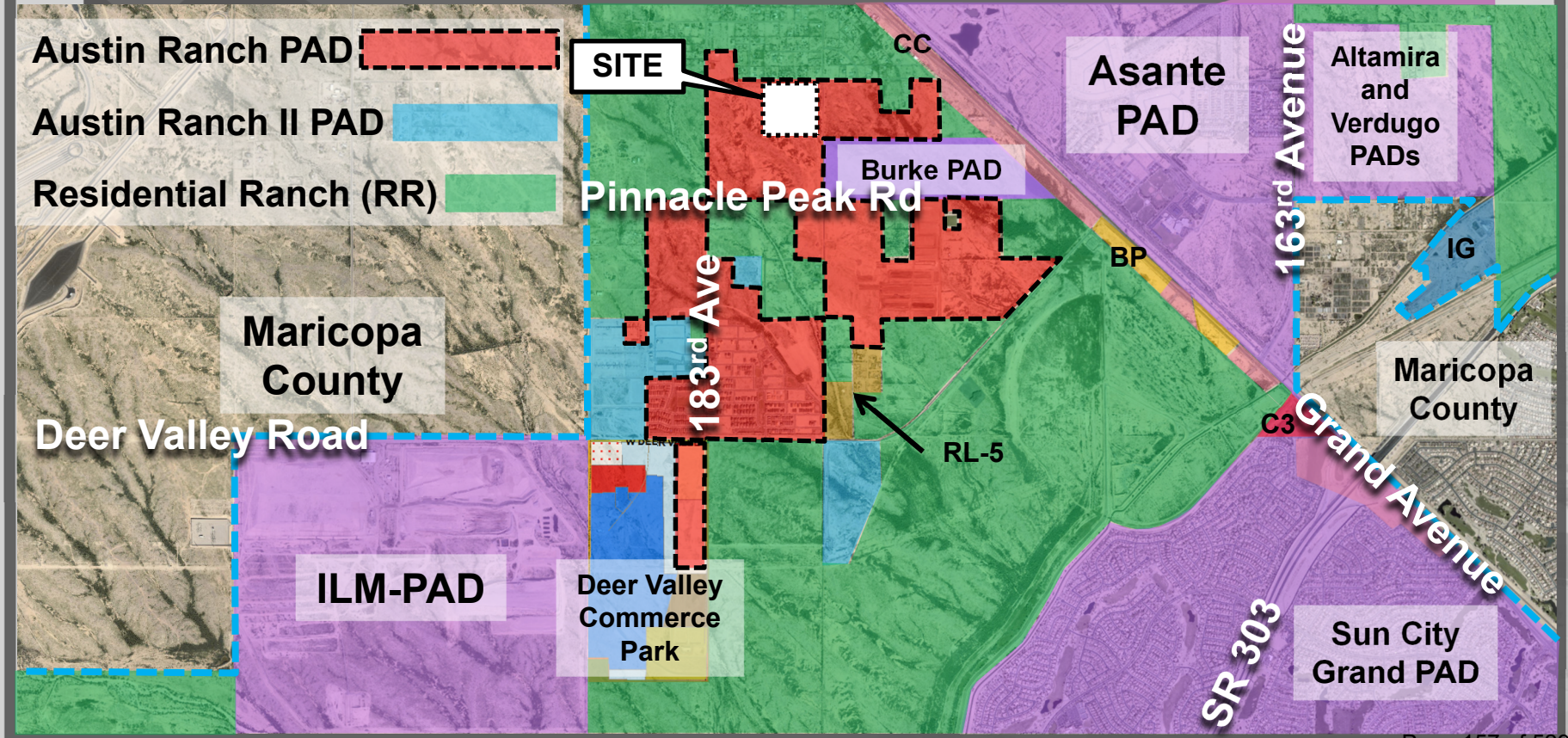
VICINITY MAP

FS21-323
Austin Ranch 3.0



ZONING MAP

FS21-323
Austin Ranch 3.0



FS21-323

FINAL PLAT FOR NORTH COPPER CANYON PARCEL 3.0

A PORTION OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 4 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

DEDICATION

STATE OF ARIZONA)
)SS
COUNTY OF MARICOPA)

KNOW ALL PERSONS BY THESE PRESENTS:

THAT COURTLAND HOMES, INC., AN ARIZONA CORPORATION ("OWNER"), HAS SUBDIVIDED UNDER THE NAME "NORTH COPPER CANYON PARCEL 4.1", A PORTION OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 4 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON AND DOES HEREBY PUBLISH THIS PLAT AS AND FOR THE PLAT OF "NORTH COPPER CANYON PARCEL 4.1" AND 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 AND STREET, SHALL BE KNOWN BY THE NUMBER, LETTER, AND/OR NAME GIVEN TO EACH RESPECTIVELY AS SHOWN ON THIS PLAT.

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

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

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

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

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

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

OWNER HEREBY GRANTS TO THE CITY OF SURPRISE A PERPETUAL, NON-EXCLUSIVE PEDESTRIAN ACCESS AND SIDEWALK CONSTRUCTION AND MAINTENANCE EASEMENT OVER, UPON, AND ACROSS THE AREAS DESIGNATED AS SIDEWALK EASEMENTS AS SHOWN ON THE PLAT.

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

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.

OWNER HEREBY GRANTS TO THE PUBLIC A PERPETUAL NON-EXCLUSIVE EASEMENT OVER, UNDER, UPON AND ACROSS ALL AREAS DESIGNATED ON THE PLAT AS WATER LINES, FIRE HYDRANTS AND WATER METERS FOR THE PURPOSE OF INSTALLING, CONSTRUCTION, MAINTAINING, REPAIRING, REPLACING, AND UTILIZING THE WATER LINES, FIRE HYDRANTS AND WATER METERS.

IN WITNESS WHEREOF, COURTLAND HOMES, INC., (AN ARIZONA CORPORATION), HAS HEREUNTO CAUSED ITS CORPORATE NAME TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED BY THE UNDERSIGNED, DULY AUTHORIZED OFFICER

ON THIS ____ DAY OF _____ 2021.

COURTLAND HOMES, INC.,(AN ARIZONA CORPORATION)

BY: _____
NAME: ALAN HAMBERLIN
ITS: PRESIDENT

ACKNOWLEDGEMENT

STATE OF ARIZONA)
)SS
COUNTY OF MARICOPA)

BEFORE ME THIS ____ DAY OF _____ 2021, ALAN HAMBERLIN PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO ACKNOWLEDGED HIMSELF TO BE THE PRINCIPAL OF HUNN DEVELOPMENT, C/O., AN ARIZONA CORPORATION, THE GENERAL PARTNER OF COURTLAND HOMES, C/O., AN ARIZONA CORPORATION, THE OWNER AND ACKNOWLEDGED THAT HE, AS PRINCIPAL OF THE GENERAL PARTNER, THE GENERAL PARTNER OF OWNER , EXECUTED THIS INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

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

NOTARY PUBLIC: _____

MY COMMISSION EXPIRES: _____

NOTES

1. NO ON-SITE GRADING OR EXCAVATION SHALL OCCUR WITHOUT FIRST OBTAINING A PERMIT FROM THE CITY OF SURPRISE.
2. 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.
3. DEVELOPMENT STANDARDS ARE PER THE APPROVED NORTH COPPER CANYON PARCELS 2, 3, AND 4 (PS19-431) OR AS SUBSEQUENTLY AMENDED.
4. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
5. AN ASSOCIATION, INCLUDING ALL PROPERTY OWNERS IN THE DEVELOPMENT, HAS BEEN FORMED AND WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL COMMON AREAS TO BE NOTED AS "TRACTS" OR EASEMENTS (INCLUDING LANDSCAPED AREAS AND DRAINAGE FACILITIES) IN ACCORDANCE WITH APPROVED PLANS.
6. STRUCTURES AND PLANT MATERIAL PLACEMENT SHALL BE IN CONFORMANCE WITH THE LINE OF SIGHT AND SIGHT VISIBILITY TRIANGLE REQUIREMENTS REFERENCED IN THE CITY OF THE SURPRISE ENGINEERING DEVELOPMENT STANDARDS DETAIL 4.01 AND 4.02
7. THIS FINAL PLAT IS IN SUBSTANTIAL CONFORMANCE WITH THE PRELIMINARY PLAT FOR NORTH COPPER CANYON APPROVED 03-18-2021 UNDER CASE PS19-431.
8. THE MAINTENANCE OF LANDSCAPING WITHIN THE OPEN SPACES, LANDSCAPED TRACTS, RETENTION BASINS AND PARKS SHALL BE THE RESPONSIBILITY OF THE OWNER OR THE HOMEOWNERS' ASSOCIATION FORMED BY THE OWNER.
9. THE MAINTENANCE OF LANDSCAPING WITHIN THE ADJACENT PUBLIC RIGHTS-OF-WAY, INCLUDING LANDSCAPED MEDIANS WITHIN COLLECTORS AND LOCAL STREETS, AND LANDSCAPED AREAS BETWEEN THE CURB AND THE DETACHED SIDEWALK, SHALL BE THE RESPONSIBILITY OF THE ADJACENT PROPERTY OWNER OR THE HOMEOWNERS' ASSOCIATION FORMED BY THE ADJACENT PROPERTY.
10. LANDSCAPING MAINTENANCE OF THE MEDIANS WITHIN THE PUBLIC RIGHT-OF-WAY WITHIN ANY ARTERIAL OR PARKWAY STREET CLASSIFICATION SHALL BE THE RESPONSIBILITY OF THE CITY OF SURPRISE AFTER ACCEPTANCE.

HOMEOWNERS ASSOCIATION RATIFICATION

BY THIS RATIFICATION, _____, DULY AUTHORIZED AGENT OF "NORTH COPPER CANYON" HOMEOWNERS ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION, HEREBY RATIFIES THE RECORDATION OF THIS PLAT FOR "NORTH COPPER CANYON PARCEL 3.0" AND ACKNOWLEDGES THE RESPONSIBILITIES SET FORTH THEREIN.

NAME:_____

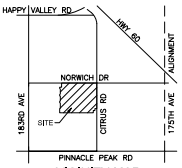
TITLE:_____ DATE:_____

HOMEOWNERS ASSOCIATION RATIFICATION ACKNOWLEDGEMENT

STATE OF ARIZONA)
)SS
COUNTY OF MARICOPA)

ON THIS ____ DAY OF _____, 20____, BEFORE ME PERSONALLY

APPEARED _____ WHOSE IDENTITY WAS PROVEN TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHO HE OR SHE CLAIMS TO BE, AND ACKNOWLEDGED THAT HE OR SHE SIGNED THE ABOVE /ATTACHED DOCUMENTS.



VICINITY MAP
(NOT-TO-SCALE)

BASIS OF BEARING

SOUTH 00°28'33" WEST ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 4 NORTH, RANGE 2 WEST ACCORDING TO AN UNRECORDED A.L.T.A. SURVEY BY LAND SURVEY SERVICES, PLC.

FLOOD ZONE CERTIFICATION

THE PROPERTY IS LOCATED WITHIN AN AREA HAVING FLOOD ZONE X (SHADED) BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, ON FLOOD INSURANCE RATE MAP NO 04013C1205L, WITH A DATE OF IDENTIFICATION OF OCTOBER 16, 2013, FOR COMMUNITY NO. 040053, IN MARICOPA COUNTY, STATE OF ARIZONA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.

LEGEND

—▲—	SECTION CORNER - FOUND BRASS CAP (UNLESS OTHERWISE NOTED)
—◎—	FOUND BRASS CAP PER ADJOINING RECORDED SUBDIVISION PER M.A.G. STD. DTL. 120, TYPE "B" (UNLESS OTHERWISE NOTED)
—●—	CORNER OF SUBDIVISION - SET BRASS CAP UPON COMPLETION OF JOB PER M.A.G. STD. DTL. 120, TYPE "B" (UNLESS OTHERWISE NOTED)
—○—	CORNER OF THIS SUBDIVISION - SET SURVEY MARKER PER M.A.G. STD. DTL. 120, TYPE "C" - MODIFIED (UNLESS OTHERWISE NOTED)
— — —	EASEMENT
S.V.E.	SIGHT VISIBILITY TRIANGLE EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
S.W.U.E.	SIDEWALK AND PUBLIC UTILITY EASEMENT
V.N.A.E.	VEHICULAR NON ACCESS EASEMENT
W.L.E.	WATER LINE EASEMENT
AC.	ACRES
C1	CURVE NUMBER
L1	LINE NUMBER
APN	ASSESSOR PARCEL NUMBER
R/W	RIGHT-OF-WAY
EX.	EXISTING
M.C.R.	MARICOPA COUNTY RECORDER
●	CENTERLINE MONUMENTATION - SET BRASS CAP FLUSH UPON COMPLETION OF JOB PER M.A.G. STD. DTL. 120, TYPE "B" (UNLESS OTHERWISE NOTED)
①	SIGHT VISIBILITY TRIANGLE EASEMENT - 30' X 30' (LOCAL TO LOCAL)
S.F.	SQUARE FEET
Ⓕ	SHEET NUMBER

OWNER/DEVELOPER
COURTLAND HOMES, INC.
4160 WEST KITTY HAWK
CHANDLER, AZ 85226
PHONE: 480-893-7515
CONTACT: HANS KOPPENHOEFER

ENGINEER:
COE & VAN LOO CONSULTANTS INC.
4550 N. 12TH STREET
PHOENIX, AZ. 85014
PHONE: (602) 264-6831
FAX: (602) 264-0928
CONTACT: MATT OLSEN

COUNTY RECORDER

RELEASE OF LIABILITY

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

COURTLAND HOMES, INC., AN ARIZONA CORPORATION, ("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 LUKE AIR FORCE BASE, WHETHER SUCH DAMAGE SHALL ORIGINATE FROM NOISE, VIBRATION, FUMES, DUST, FUEL AND LUBRICANT PARTICLES, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY THE OPERATION OF AIRCRAFT LANDING AT, OR TAKING OFF FROM, OR OPERATING AT OR ON LUKE AIR FORCE BASE 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 OR ANY PARCEL OR LOT THEREOF. THIS INSTRUMENT DOES NOT RELEASE THE USAF FROM LIABILITY FOR DAMAGE OR INJURY TO PERSON OR PROPERTY CAUSED BY FALLING AIRCRAFT OR FALLING PHYSICAL OBJECTS FROM AIRCRAFT, EXCEPT AS STATED HEREIN WITH RESPECT TO NOISE, FUMES, DUST, FUEL, AND LUBRICANT PARTICLES.

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

PUBLIC NOTICE

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

100 YEAR ASSURED WATER SUPPLY:

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

27-701180 — CERTIFICATE NUMBER
9-20-2021 — DATE

CITY OF SURPRISE ENGINEER APPROVAL:

DATA ON THIS PLAT REVIEWED AND APPROVED THIS ____ DAY OF _____, 2021, BY THE CITY ENGINEER OF SURPRISE, ARIZONA.

APPROVED_____
CITY ENGINEER DATE

CITY OF SURPRISE COUNCIL APPROVAL:

APPROVED BY THE CITY COUNCIL OF SURPRISE, ARIZONA, THIS ____ DAY OF _____ 2021

MAYOR:

_____
MAYOR DATE

ATTEST:

_____
CITY CLERK DATE

CERTIFICATION

I, RICHARD G. ALCOCER, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, THAT THIS MAP, CONSISTING OF SIX (6) SHEETS, CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE UNDER MY SUPERVISION DURING THE MONTH OF JANUARY, 2020, THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN, THAT ALL MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN, THAT THEIR POSITIONS ARE CORRECTLY SHOWN AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

BY:_____
RICHARD G. ALCOCER
REGISTRATION NUMBER 33851
4550 N. 12TH STREET
PHOENIX, ARIZONA 85014
(602)-264-6831
CVLSURVEY@CVLCI.COM

GROSS AREA = 40.189 ACRES

SEE SHEET 2 FOR CURVE TABLE, TRACT TABLE AND LOT TABLE.

CVL CONSULTANTS
CIVIL ENGINEERING 60 SURVEYING
4550 North 12th Street
Phoenix, Arizona 85014
(602) 264-6831
www.cvlci.com

DATE
REVISION
NO.

Coe and Van Loo II L.L.C.

FINAL PLAT
NORTH COPPER CANYON - PARCEL 3.0
SURPRISE, ARIZONA

REGISTERED LAND SURVEYOR
33851
RICHARD G. ALCOCER
01/31/2021

SHEET 1 OF 6

CVL Contact: MATT OLSEN
CVL Project #: 1.01.0026.2001

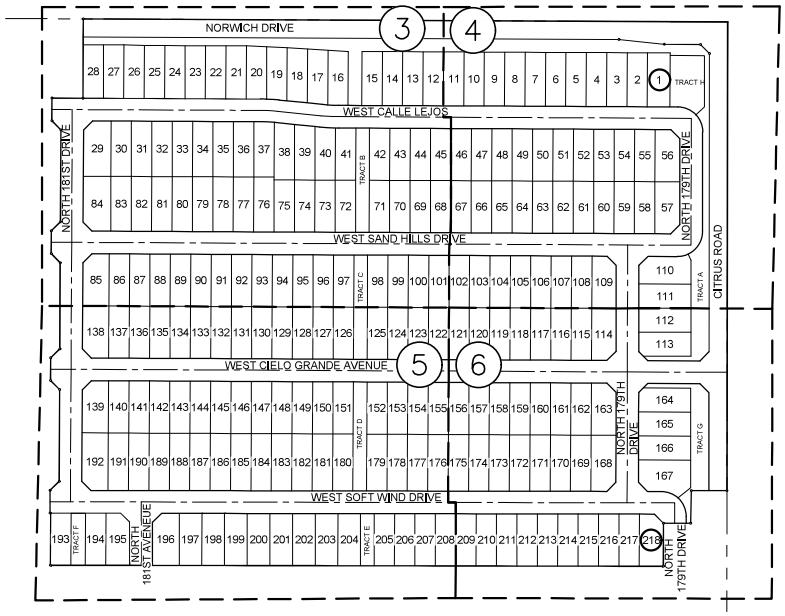
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FS21-323

Printed By: TomB Print Date: September 21, 2021 Filename: K:\PROJECTS\01.0026.2001\Survey\FS21-323.dwg

FINAL PLAT FOR
NORTH COPPER CANYON PARCEL 3.0

A PORTION OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 4 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



CURVE TABLE						
NO.	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD-BEARING
C1	38.76'	400.00'	005°33'08"	19.40	38.75	N86°57'19"W
C2	38.76'	400.00'	005°33'08"	19.40	38.75	N86°57'19"W
C3	86.56'	55.00'	090°10'17"	55.16	77.90	N45°10'59"E
C4	44.88'	55.00'	046°44'56"	23.77	43.64	N66°21'25"W
C5	86.40'	55.00'	090°00'11"	55.00	77.78	N44°54'15"W
C6	36.34'	375.00'	005°33'08"	18.18	36.32	S86°57'19"E
C7	41.18'	425.00'	005°33'08"	20.61	41.17	N86°57'19"W
C8	36.34'	375.00'	005°33'08"	18.18	36.32	N86°57'19"W
C9	41.18'	425.00'	005°33'08"	20.61	41.17	S86°57'19"E

LOT AND DENSITY DETAILS	
TOTAL NUMBER OF LOTS	218
TOTAL NUMBER OF TRACTS	8
GROSS RESIDENTIAL DENSITY	5.42 D.U./A.C.
NET RESIDENTIAL DENSITY	7.39 D.U./A.C.
TOTAL GROSS ACRES	40.189 AC
SMALLEST LOT SIZE	5175
LARGEST LOT SIZE	8037
AVERAGE LOT SIZE	5423

STREET, LOT, AND TRACT AREAS		
AREA	SQUARE FEET	ACRES
TOTAL AREA OF LOCAL STREETS	367,296	8.432
TOTAL AREA OF ARTERIAL STREETS	98,317	2.257
TOTAL AREA OF LOTS	1,182,412	27.145
TOTAL AREA OF TRACTS	102,622	2.355
TOTAL GROSS AREA	1,750,649	40.189

OPEN SPACE TABLE		
TYPE	ACREAGE	PERCENTAGE OF TOTAL OPEN SPACE
ACTIVE	1.805	77%
PASSIVE	0.515	23%
TOTAL	2.320	100%
% TOTAL OPEN SPACE IN PLAT		5.90%

TRACT AREA AND USAGE TABLE			
TRACT	SQUARE FEET	ACRES	USAGE CATEGORY
A	54,159	1.243	ACTIVE: INTERCONNECTED PATH, OPEN SPACE, LANDSCAPE TRACT, P.U.E, DRAINAGE
B	6,900	0.158	ACTIVE: INTERCONNECTED PATH, OPEN SPACE, LANDSCAPE TRACT, DRAINAGE, P.U.E
C	6,900	0.158	ACTIVE: INTERCONNECTED PATH, OPEN SPACE, LANDSCAPE TRACT, P.U.E
D	7,213	0.166	ACTIVE: INTERCONNECTED PATH, OPEN SPACE, LANDSCAPE TRACT, RETENTION, DRAINAGE, P.U.E
E	3,450	0.079	ACTIVE: INTERCONNECTED PATH, OPEN SPACE, LANDSCAPE TRACT, RETENTION, DRAINAGE, P.U.E
F	3,680	0.084	PASSIVE: OPEN SPACE, LANDSCAPE TRACT, RETENTION, DRAINAGE, P.U.E
G	11,396	0.262	PASSIVE: OPEN SPACE, LANDSCAPE TRACT, RETENTION, DRAINAGE, P.U.E, DRAINAGE
H	8,924	0.205	PASSIVE: WELLSITE

LOT AREA TABLE	
LOT #	AREA (SQ. FT.)
1	5,928
2	5,355
3	5,355
4	5,355
5	5,355
6	5,355
7	5,355
8	5,355
9	5,355
10	5,355
11	5,355
12	5,355
13	5,355
14	5,355
15	5,355
16	5,404
17	5,395
18	5,309
19	5,231
20	5,239
21	5,265
22	5,265
23	5,265
24	5,265
25	5,265
26	5,287
27	5,310
28	5,310
29	7,217
30	5,490
31	5,490
32	5,490
33	5,490
34	5,490
35	5,490
36	5,490
37	5,478
38	5,608
39	5,411
40	5,230
41	5,175
42	5,175
43	5,175
44	5,175
45	5,175
46	5,175
47	5,175
48	5,175
49	5,175
50	5,175
51	5,175
52	5,175
53	5,175
54	5,175
55	5,175
56	6,125

LOT AREA TABLE	
LOT #	AREA (SQ. FT.)
57	6,125
58	5,175
59	5,175
60	5,175
61	5,175
62	5,175
63	5,175
64	5,175
65	5,175
66	5,175
67	5,175
68	5,175
69	5,175
70	5,175
71	5,175
72	5,175
73	5,175
74	5,175
75	5,175
76	5,445
77	5,445
78	5,445
79	5,445
80	5,445
81	5,445
82	5,445
83	5,445
84	7,200
85	6,470
86	5,175
87	5,175
88	5,175
89	5,175
90	5,175
91	5,175
92	5,175
93	5,175
94	5,175
95	5,175
96	5,175
97	5,175
98	5,175
99	5,175
100	5,175
101	5,175
102	5,175
103	5,175
104	5,175
105	5,175
106	5,175
107	5,175
108	5,175
109	5,971
110	6,849
111	6,095
112	6,095

LOT AREA TABLE	
LOT #	AREA (SQ. FT.)
113	6,045
114	6,011
115	5,175
116	5,175
117	5,175
118	5,175
119	5,175
120	5,175
121	5,175
122	5,175
123	5,175
124	5,175
125	5,175
126	5,175
127	5,175
128	5,175
129	5,175
130	5,175
131	5,175
132	5,175
133	5,175
134	5,175
135	5,175
136	5,175
137	5,175
138	6,470
139	6,470
140	5,175
141	5,175
142	5,175
143	5,175
144	5,175
145	5,175
146	5,175
147	5,175
148	5,175
149	5,175
150	5,175
151	5,175
152	5,175
153	5,175
154	5,175
155	5,175
156	5,175
157	5,175
158	5,175
159	5,175
160	5,175
161	5,175
162	5,175
163	6,068
164	6,045
165	6,095
166	6,095
167	8,037
168	6,592

LOT AREA TABLE	
LOT #	AREA (SQ. FT.)
169	5,578
170	5,584
171	5,590
172	5,597
173	5,603
174	5,609
175	5,615
176	5,621
177	5,627
178	5,633
179	5,640
180	5,650
181	5,656
182	5,662
183	5,668
184	5,675
185	5,681
186	5,687
187	5,693
188	5,699
189	5,705
190	5,712
191	5,718
192	7,179
193	5,175
194	5,175
195	5,884
196	6,577
199	5,750
200	5,750
201	5,750
202	5,750
203	5,750
204	5,750
205	5,175
206	5,175
207	5,175
208	5,175
209	5,175
210	5,175
211	5,175
212	5,175
213	5,175
214	5,175
215	5,175
216	5,175
217	5,175
218	5,895

LINE TABLE		
NO.	BEARING	LENGTH
L1	N00°05'40"E	50.00'
L2	N45°10'54"E	28.33'
L3	N44°43'53"W	28.28'
L4	N00°16'07"E	50.00'
L5	N45°16'07"E	28.28'
L6	N44°43'53"W	28.28'
L7	N00°16'07"E	50.00'
L8	N45°16'07"E	28.28'
L9	N44°43'53"W	28.28'
L10	N00°16'07"E	50.00'
L11	N89°43'53"W	45.00'
L12	N89°43'53"W	45.00'
L13	N44°49'01"W	28.33'
L14	N45°10'59"E	28.24'
L15	N44°49'01"W	28.33'
L16	N45°10'59"E	28.24'
L17	N45°16'07"E	28.28'
L18	N44°49'01"W	28.33'
L19	N45°10'59"E	28.24'
L20	N44°43'53"W	28.28'
L21	N45°16'07"E	28.28'
L22	N44°49'01"W	28.33'
L23	N45°10'59"E	28.24'
L24	N44°43'53"W	28.28'
L25	N45°16'07"E	28.28'
L26	N44°49'01"W	28.33'
L27	N45°05'45"E	28.29'
L28	N44°49'06"W	28.24'
L29	N44°54'20"W	28.28'
L30	N45°05'40"E	28.28'
L31	N44°54'15"W	28.28'
L32	N44°54'15"W	28.28'
L33	N45°10'59"E	28.24'
L34	N44°49'01"W	28.33'
L35	N25°19'58"W	14.86'
L36	N51°23'19"E	35.78'
L37	N00°05'51"E	45.00'

SCALE: 1" = 100'

SEE SHEET 2 FOR CURVE TABLE, TRACT TABLE AND LOT TABLE.

COUNTY RECORDER

CVL CONSULTANTS
CIVIL ENGINEERING • LAND SURVEYING • PLANNING
4550 North 12th Street, Phoenix, Arizona 85014
(602) 264-6831 www.cvlaz.com

DATE
REVISION
NO.

Coe and Van Loo II L.L.C.

FINAL PLAT

NORTH COPPER CANYON - PARCEL 3.0
SURPRISE, ARIZONA

REGISTERED LAND SURVEYOR 33861 RICHARD A. ALLOCCA 12/31/2021

SHEET 2 OF 6

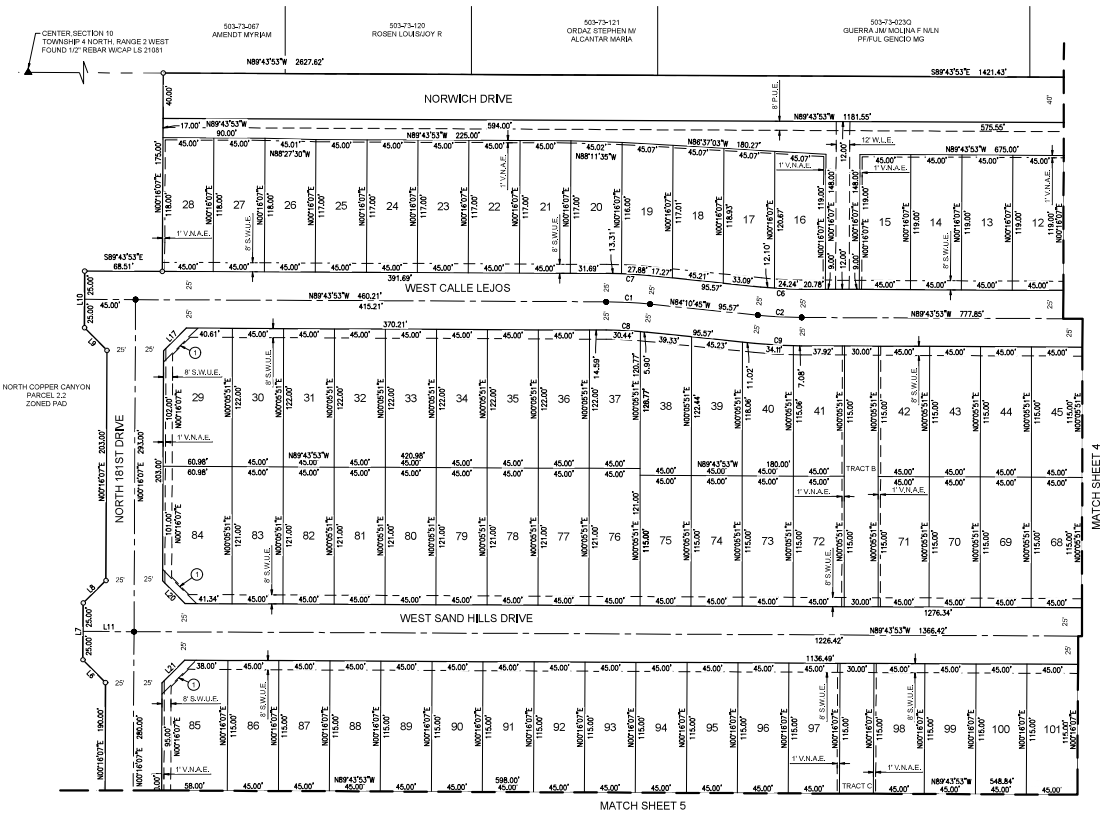
CVL Contact: MATT OLSEN
CVL Project #: 1.01.0026.0001

FS21-323

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FINAL PLAT FOR
NORTH COPPER CANYON PARCEL 3.0

A PORTION OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 10,
TOWNSHIP 4 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA



COUNTY RECORDER

SCALE: 1" = 40'

SEE SHEET 2 FOR CURVE TABLE, TRACT TABLE AND LOT TABLE.

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4550 North 12th Street
Phoenix, Arizona 85014
(602) 264-6831
www.cvlaz.com

NO.	REVISION	DATE

Coe and Van Loo II L.L.C.

FINAL PLAT

NORTH COPPER CANYON - PARCEL 3.0
SURPRISE, ARIZONA

33851
RICHARD E.
ALCOCER
Expires 09/30/2021

SHEET 3 OF 6

CVL Contact: MATT OLSEN
CVL Project #: 1.01.0026.001

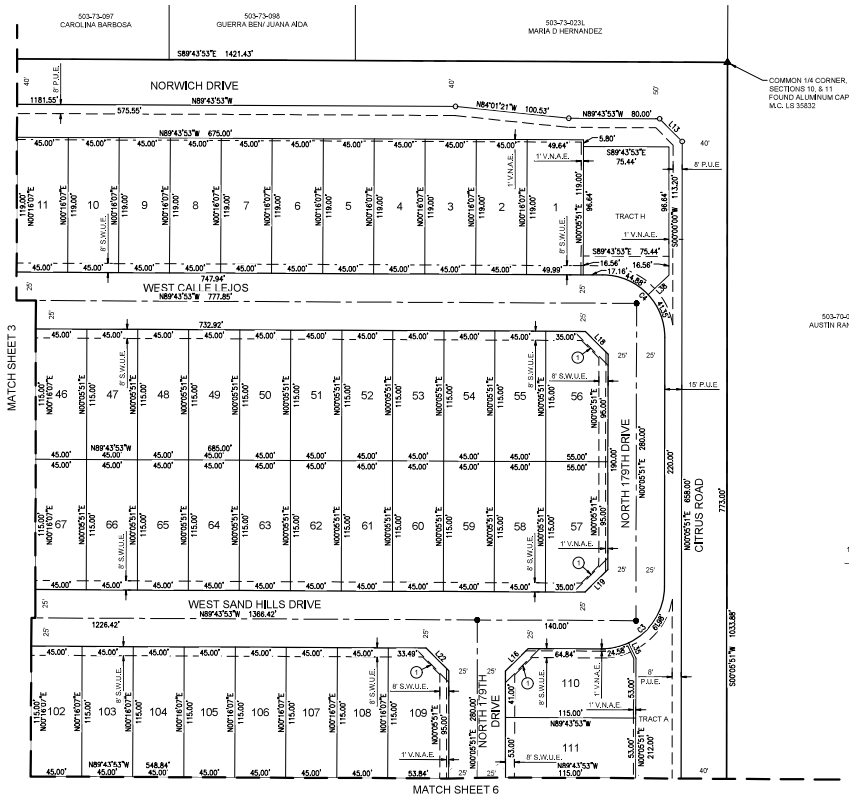
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FINAL PLAT FOR
NORTH COPPER CANYON PARCEL 3.0

A PORTION OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 4 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



LEGAL DESCRIPTION

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 4 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE 3 INCH MARICOPA COUNTY ALUMINUM CAP STAMPED LS 35382 MARKING THE EAST QUARTER CORNER OF SAID SECTION 10 FROM WHICH THE WEST CAP FLUSH MARKING THE SOUTHEAST CORNER OF SAID SECTION 10 BEARS SOUTH 00°05'51" WEST, A DISTANCE OF 2,933.86 FEET;

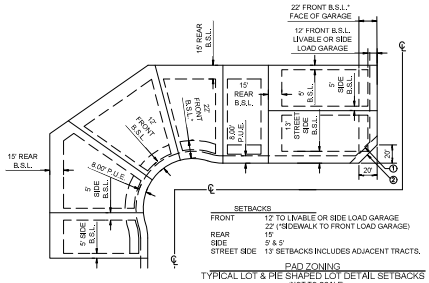
THENCE SOUTH 00°05'51" WEST, ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 1033.86 FEET;

THENCE NORTH 89°54'09" WEST, DEPARTING SAID EAST LINE, A DISTANCE OF 78.36 FEET;

THENCE SOUTH 01°20'50" WEST, A DISTANCE OF 72.13 FEET;
THENCE NORTH 89°54'09" WEST, A DISTANCE OF 60.06 FEET;
THENCE SOUTH 00°06'51" WEST, A DISTANCE OF 95.20 FEET;
THENCE NORTH 89°54'20" WEST, A DISTANCE OF 1350.01 FEET;
THENCE NORTH 00°16'07" EAST, A DISTANCE OF 115.00 FEET;
THENCE NORTH 89°54'20" WEST, A DISTANCE OF 1.38 FEET;
THENCE NORTH 00°05'40" EAST, A DISTANCE OF 50.30 FEET;
THENCE NORTH 45°10'54" EAST, A DISTANCE OF 28.30 FEET;
THENCE NORTH 44°49'53" WEST, A DISTANCE OF 28.28 FEET;
THENCE NORTH 45°10'07" EAST, A DISTANCE OF 50.00 FEET;
THENCE NORTH 45°10'07" EAST, A DISTANCE OF 28.28 FEET;
THENCE NORTH 44°49'53" WEST, A DISTANCE OF 190.00 FEET;
THENCE NORTH 44°49'53" WEST, A DISTANCE OF 28.28 FEET;
THENCE NORTH 45°10'07" EAST, A DISTANCE OF 50.00 FEET;
THENCE NORTH 45°10'07" EAST, A DISTANCE OF 28.28 FEET;
THENCE NORTH 44°49'53" WEST, A DISTANCE OF 203.00 FEET;
THENCE NORTH 44°49'53" WEST, A DISTANCE OF 28.28 FEET;
THENCE NORTH 45°10'07" EAST, A DISTANCE OF 50.00 FEET;
THENCE SOUTH 89°43'53" EAST, A DISTANCE OF 68.51 FEET;

THENCE NORTH 00°16'07" EAST, A DISTANCE OF 175.00 FEET TO A POINT ON THE NORTH LINE OF SAID SOUTHEAST QUARTER;

THENCE SOUTH 89°43'53" EAST, A DISTANCE OF 1421.43 FEET TO THE TRUE POINT OF BEGINNING.



SETBACKS

FRONT	12' TO LIVABLE OR SIDE LOAD GARAGE 22' (*SIDEWALK TO FRONT LOAD GARAGE)
REAR	15'
SIDE	5' & 5'
STREET SIDE	13' SETBACKS INCLUDES ADJACENT TRACTS.

PAD ZONING
TYPICAL LOT & PIE SHAPED LOT DETAIL SETBACKS
(NOT TO SCALE)

① 30' X 30' UNOBSTRUCTED VIEW EASEMENT AREA (LOCAL TO LOCAL)
NO OBJECT WITH VISIBILITY TRIANGLES MAY EXCEED 30" IN HEIGHT, NOTHING BELOW 84" IS PERMITTED.

② 20' x 20' ROW CORNER CLIP AS REQUIRED BY CITY OF SURPRISE SUPPLEMENTAL ENGINEERING DEVELOPMENT STANDARD DETAILS (DETAIL NO. 3-15)

NOTE:
CONCRETE MASONRY WALLS CANNOT BE CONSTRUCTED IN THE PUBLIC UTILITY EASEMENT

STREET SIDE SETBACK MAY BE REDUCED TO 5' IF A 8' LANDSCAPE TRACT IS USED ON THE STREET SIDE.

SCALE: 1" = 40'

SEE SHEET 2 FOR CURVE TABLE, TRACT TABLE AND LOT TABLE.

COUNTY RECORDER

CVL CONSULTANTS
CIVIL ENGINEERING LAND SURVEYING
PHOENIX 60 TUCSON
4550 North 12th Street
Phoenix, Arizona 85014
602.264.6831 Voice
602.264.0928 Fax
www.cvlaz.com

DATE
REVISION
NO.

Coe and Van Loo II L.L.C.

FINAL PLAT

NORTH COPPER CANYON - PARCEL 3.0
SURPRISE, ARIZONA

33861
RICHARD A. ALLOCCA
Expires 12/31/2021

SHEET 4 OF 6
CVL Contact: MATT OLSEN
CVL Project #: 1.01.0028.0001

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FS21-323

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FINAL PLAT FOR
NORTH COPPER CANYON PARCEL 3.0

A PORTION OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 10,
TOWNSHIP 4 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA

COUNTY RECORDER



SCALE: 1" = 40'

SEE SHEET 2 FOR CURVE TABLE, TRACT TABLE AND LOT TABLE.

CVL CONSULTANTS
CIVIL ENGINEERING LAND SURVEYING
4550 North 12th Street
Phoenix, Arizona 85014
(602) 264-6831
www.cvlaz.com

NO.	REVISION	DATE

Coe and Van Loo II L.L.C.

FINAL PLAT

NORTH COPPER CANYON - PARCEL 3.0
SURPRISE, ARIZONA

33851
RICHARD
ALLOCCA, R.L.S.

SHEET 5 OF 6

CVL Contact: MATT OLSEN
CVL Project #: 1.01.0026.001

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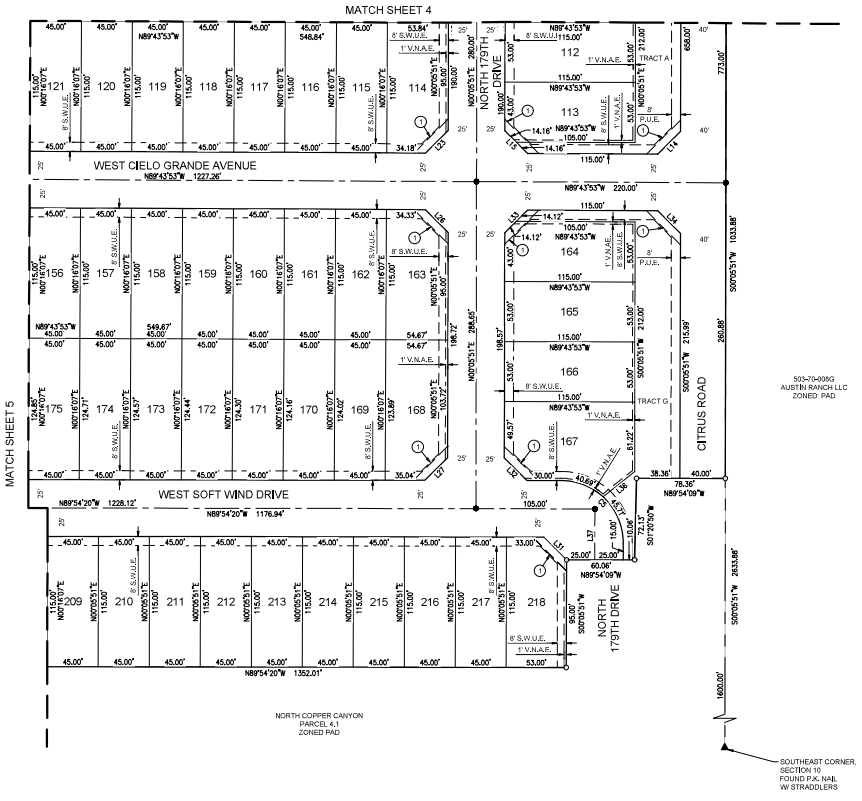
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FINAL PLAT FOR
NORTH COPPER CANYON PARCEL 3.0

A PORTION OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 4 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

COUNTY RECORDER



SEE SHEET 2 FOR CURVE TABLE, TRACT TABLE AND LOT TABLE.

SCALE: 1" = 40'

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CIVIL ENGINEERING • SURVEYING • PLANNING
4550 North 12th Street
Phoenix, Arizona 85014
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NO.	REVISION	DATE

Coe and Van Loo II L.L.C.

FINAL PLAT

NORTH COPPER CANYON - PARCEL 3.0

SURPRISE, ARIZONA

33861
RICHARD E.
ALCOCER

SHEET 6 OF 6

CVL Contact: MATT OLSEN

CVL Project #: 1.01.0026.001

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DEPARTMENT OF THE AIR FORCE
AIR EDUCATION AND TRAINING COMMAND

10 May 2021

Mr. Christopher P. Toale
Director, Community Initiatives Team
56th Fighter Wing
14185 West Falcon Street
Luke AFB AZ 85309-1629

Ms. Lorraine Nevarez
Development Services Specialist
City of Surprise Planning Department
16000 N. Civic Center Plaza
Surprise AZ 85374

Re: FS21-323; North Copper Canyon Parcel 3.0 (APN: 503-73-022A)

Dear Ms. Nevarez

Thank you for the opportunity to provide comments on the final plat application for North Copper Canyon Parcel 3.0. The site sits on approximately 42 acres of vacant land located at the southwest corner of Norwich Rd and Citrus Ave in Surprise, AZ. The project requests development of 223 single-family residential lots with an overall density of 5.3 du/ac. The site falls approximately 1.3 miles outside the Aux-1 2004 JLUS 65 DNL, "high noise or accident potential zone" as defined by A.R.S. § 28-8461 and is within the "territory in the vicinity of a military airport" also defined by A.R.S. § 28-8461.

In an effort to promote a more compatible co-existence, Luke AFB follows the guidelines in the Graduated Density Concept (GDC). The GDC proposes, in the absence of a more restrictive state, county or municipal general or comprehensive plan, graduating densities away from the 65 DNL as follows: a maximum of 2 du/acre from the 65 DNL to 1/2 mile, a maximum of 4 du/acre from 1/2 to 1 mile, and a maximum of 6 du/acre from 1 to 3 miles. The proposal for the property as stated in the narrative, consisting of 5.3 du/ac on the property meets the GDC.

The project, as described, will not have a negative impact on Luke AFB flight operations; however, the site is located within the "territory in the vicinity of a military airport," therefore it will be subjected to approximately 165 over flights a day, with some as low as 1,500 feet above ground level. If this development is approved, we recommend you review the sound attenuation requirements found in A.R.S. § 28-8482. In addition, a strong notification program on the part of the applicant would be essential to inform potential residents about Luke AFB operations.

If there are any questions, please contact my Community Planner, Mr. Mark James at (623) 856-9981.

Sincerely

TOALE.CHRISTOPHER.P.1039696165 Digitally signed by TOALE.CHRISTOPHER.P.1039696165 Date: 2021.05.10 22:33:23 -07'00'

CHRISTOPHER P. TOALE

cc:
Colonel Luke B. Casper, Vice Commander, 56th Fighter Wing
Ms. Cindy L. Allen, GS-13, General and Environmental Law Attorney, 56th Fighter Wing

NORTH COPPER CANYON PARCEL 3.0
ALTERNATIVE ASSURANCE AGREEMENT

This North Copper Canyon Parcel 3.0 Alternative Assurance Agreement ("Agreement") is dated as of this __ day of _____, 2021 (the "Effective Date") by and between the City of Surprise, Arizona, an Arizona municipal corporation (the "City"), and Courtland Homes, Inc., an Arizona corporation ("Subdivider"). The City and Subdivider may be individually referred to as a "Party" or collectively as the "Parties."

RECITALS

WHEREAS, the City of Surprise Land Development Ordinance, Section 108-3.2.A.2 allows the City Council to approve a final plat, but withhold recordation of the final plat until completion and acceptance of all required infrastructure improvements.

WHEREAS, the Parties desire to enter into this Agreement for the purpose of allowing Subdivider, as an alternative to posting financial assurances, to construct and install all of the required infrastructure improvements within twelve (12) months of the date of this Agreement, after approval of a final plat by the City Council but before recordation of the final plat. This Agreement shall also be used as a basis for an extension of the required completion of improvements for an additional twelve (12) month period, as permitted by Section 108-3.2.A.2.e.

NOW, THEREFORE, in consideration of the foregoing recitals, which are incorporated herein by reference, and the mutual promises set forth in this Agreement, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties state, confirm, and agree as follows:

SPECIAL TERMS AND CONDITIONS

1. The improvements depicted on the following plans (the "Improvements") shall be completed by Subdivider:

   North Copper Canyon Parcel 3.0, Grading and Drainage Plans

   North Copper Canyon Parcel 3.0, Sewer Plans

   North Copper Canyon Parcel 3.0, Water Plans

   North Copper Canyon Parcel 3.0, Paving Plans

   North Copper Canyon Parcel 3.0, Landscape Plans

2. If Subdivider elects to not provide acceptable financial assurances after approval of the final

plat by the City Council, as permitted by City of Surprise Land Development Ordinance, Section 108-3.2.A.2, Subdivider shall complete satisfactory construction, installation, and dedication of the Improvements within twelve (12) months of the date the final plat is approved by the City Council as a precondition to recordation of the final plat. In the event the Subdivider fails to initiate and complete construction within the twelve (12) months time period, the City Council may take formal action to rescind approval of the final plat, unless the Subdivider submits, prior to expiration of the initial twelve (12) month time-period, a written request to the Community Development Director for an additional twelve (12) month time-period to initiate and complete construction, which extension is approved by the Community Development Director. If the twelve (12) month time-period expires or is not extended, the Subdivider shall be in default of this Agreement, and the City may choose to take formal action to either rescind the recorded final plat or to do/have done all work; in which case the financial assurance instrument will be charged with all costs and expenses incurred. If the Community Development Director approves a twelve (12) month extension to complete the Improvements, the "Construction of Improvements financial assurance" form shall be amended by the Subdivider to cover the extended time-period.

3. If Subdivider elects to not provide acceptable financial assurances after approval of the final plat by the City Council, as permitted by City of Surprise Land Development Ordinance Section 108-3.2.A.2, no lots may be developed or sold until the Improvements are completed and approved by the City Engineer.

4. If Subdivider elects to not provide acceptable financial assurances after approval of the final plat by the City Council, as permitted by City of Surprise Land Development Ordinance Section 108-3.2.A.2, after the completed Improvements have been inspected and approved by the City Engineer, the final plat shall be recorded by the Community Development Director promptly, and the sale of lots may proceed according to the approved and recorded plat, provided that a two-year warranty shall be submitted covering the completed Improvements.

5. If Subdivider should elect to post financial assurances for any improvement not approved by the City, as permitted by City of Surprise Land Development Ordinance Section 108-3.2.A, the Community Development Director shall promptly record the final plat, and the sale of lots may proceed according to the approved and recorded plat.

6. If Subdivider timely elects to request a twelve-month extension, a revised Agreement, as approved by the City Attorney, regarding the construction of the unfinished portions of the improvements shall be submitted along with the request for the time extension.

GENERAL TERMS AND CONDITIONS

7. Subdivider hereby waives and releases the City from any and all claims under A.R.S. § 12-1134, *et seq.,* including any right to compensation for reduction in the fair market value of the real property that is the subject of this Agreement (North Copper Canyon Parcel 3.0), as a result of the City's approval of this Agreement. The terms of this waiver shall run with the land and shall be binding upon all subsequent Subdividers and shall survive the expiration

or other termination of this Agreement.

8. This Agreement is subject to cancellation for conflict of interest. Pursuant to A.R.S. § 38-503 and§ 38-511, no member, official or employee of the City shall have any personal interest, direct or indirect, in this Agreement, nor shall any such member, official or employee participate in any decision relating to this Agreement which affects his or her personal interest or the interest of any corporation, partnership or association in which he or she is, directly or indirectly, interested.

9. The provisions of this Agreement are binding upon and shall inure to the benefit and burden of the Parties and all of their successors in interest and assigns. Subdivider shall provide the City with at least ten (10) business days' written notice in the event that title to all or any part of North Copper Canyon Parcel 3.0 is conveyed or otherwise transferred to a third party that is not related to or an affiliate of Subdivider.

10. This Agreement constitutes the entire agreement between the parties hereto pertaining to the subject matter hereof and all prior and contemporaneous agreements, representations, negotiations and understandings of the parties hereto, oral or written, are hereby superseded and merged herein.

11. Upon the conveyance of all or a portion of North Copper Canyon Parcel 3.0 by Subdivider or its successors-in-title or assigns and the assumption by such transferee of Subdivider's obligations under this Agreement, Subdivider or its successors-in-title or assigns, as applicable, shall be released from its liabilities and obligations under this Agreement.

12. The laws of the State of Arizona shall govern any dispute, controversy, claim or cause of action arising out of or related to this Agreement. The venue for any such dispute shall be Maricopa County, Arizona, and each Party waives the right to object to venue in Maricopa County for any reason. Neither Party shall be entitled to recover any of its attorneys' fees or other costs from the other Party incurred in any such dispute, controversy, claim, or cause of action, but each Party shall bear its own attorneys' fees and costs, whether the same is resolved through arbitration, litigation in a court, or otherwise. The only remedies that either Party may seek in the event of a breach or default of this Agreement by the other Party are specific performance, injunction, and declaratory relief. No money damages may be sought or awarded.

IN WITNESS WHEREOF, the parties have executed this Agreement, and this Agreement shall be effective, as of the Effective Date set forth above.

CITY OF SURPRISE, an Arizona municipal corporation

By:_____

Skip Hall, Mayor

Date:_____

APPROVED AS TO FORM:

_____

City Attorney

ATTESTED:

_____

City Clerk

Subdivider: Courtland Homes, Inc., an Arizona corporation

By: _____

Alan Hamberlin

Its: President

Date: Oct. 4, 2021

STATE OF ARIZONA)

) ss.

County of Maricopa)

This instrument was acknowledged before me on October 4th, 2021, by Alan Hamberlin, President of Courtland Homes, Inc., an Arizona corporation, on behalf of the corporation.

_____

Notary Public

My Commission Expires:

May 27, 2025

CHRISTY ANN MENARD
Notary Public - Arizona
Maricopa County
Commission #603007
My Comm. Expires May 27, 2025

SURPRISE
ARIZONA

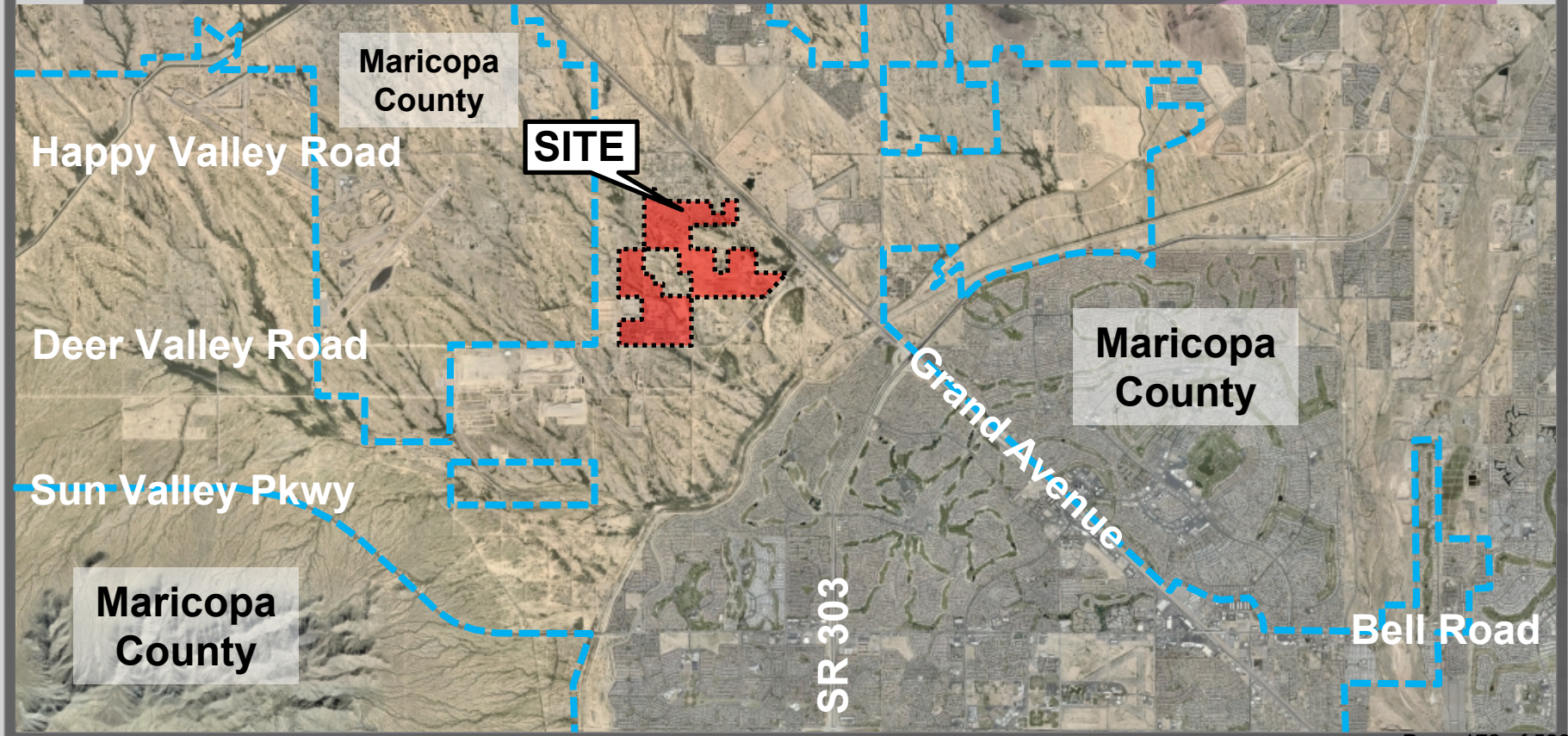
FS21-323
Austin Ranch
Parcel 3.0 Final Plat

City Council

November 16, 2021

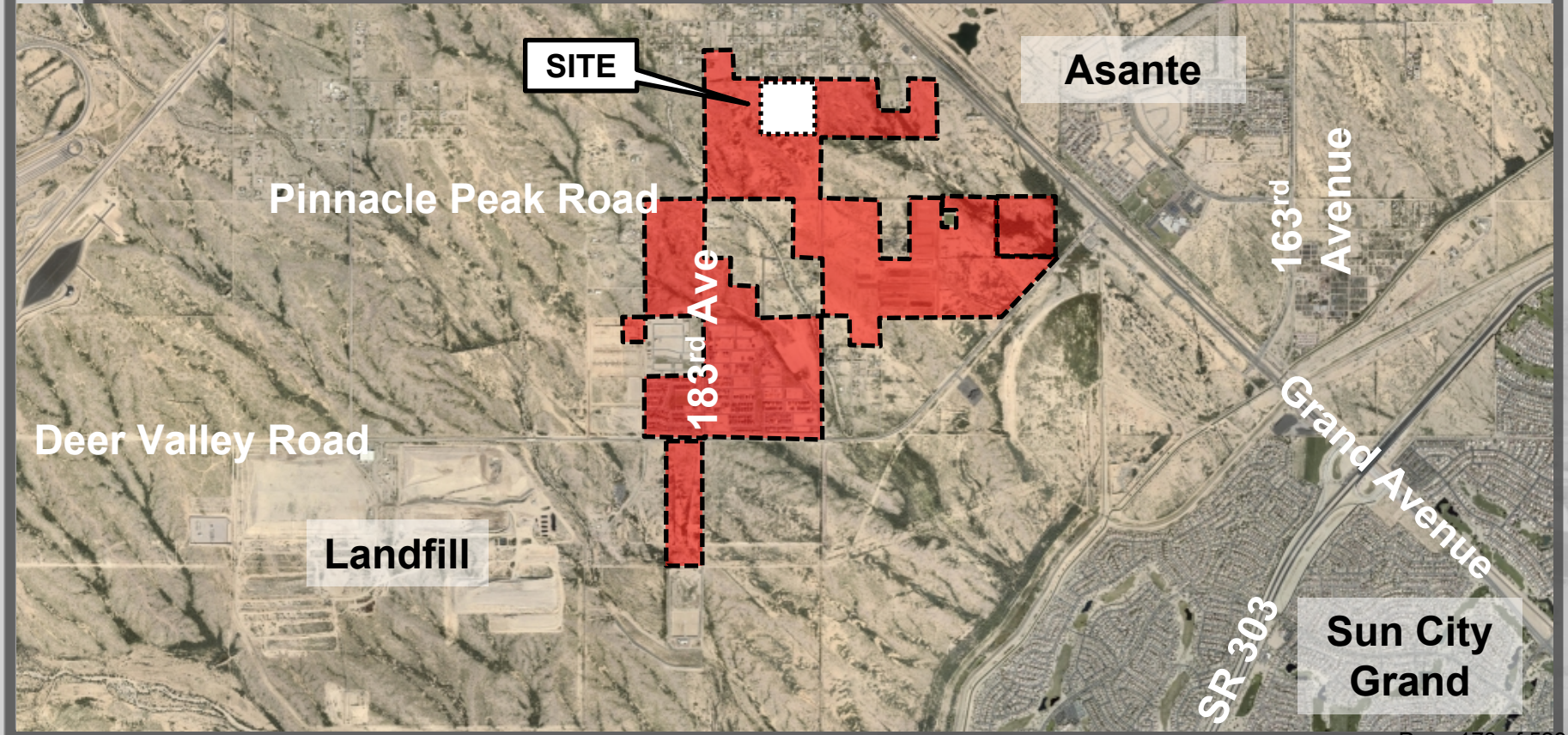
VICINITY MAP

FS21-323
Austin Ranch 3.0



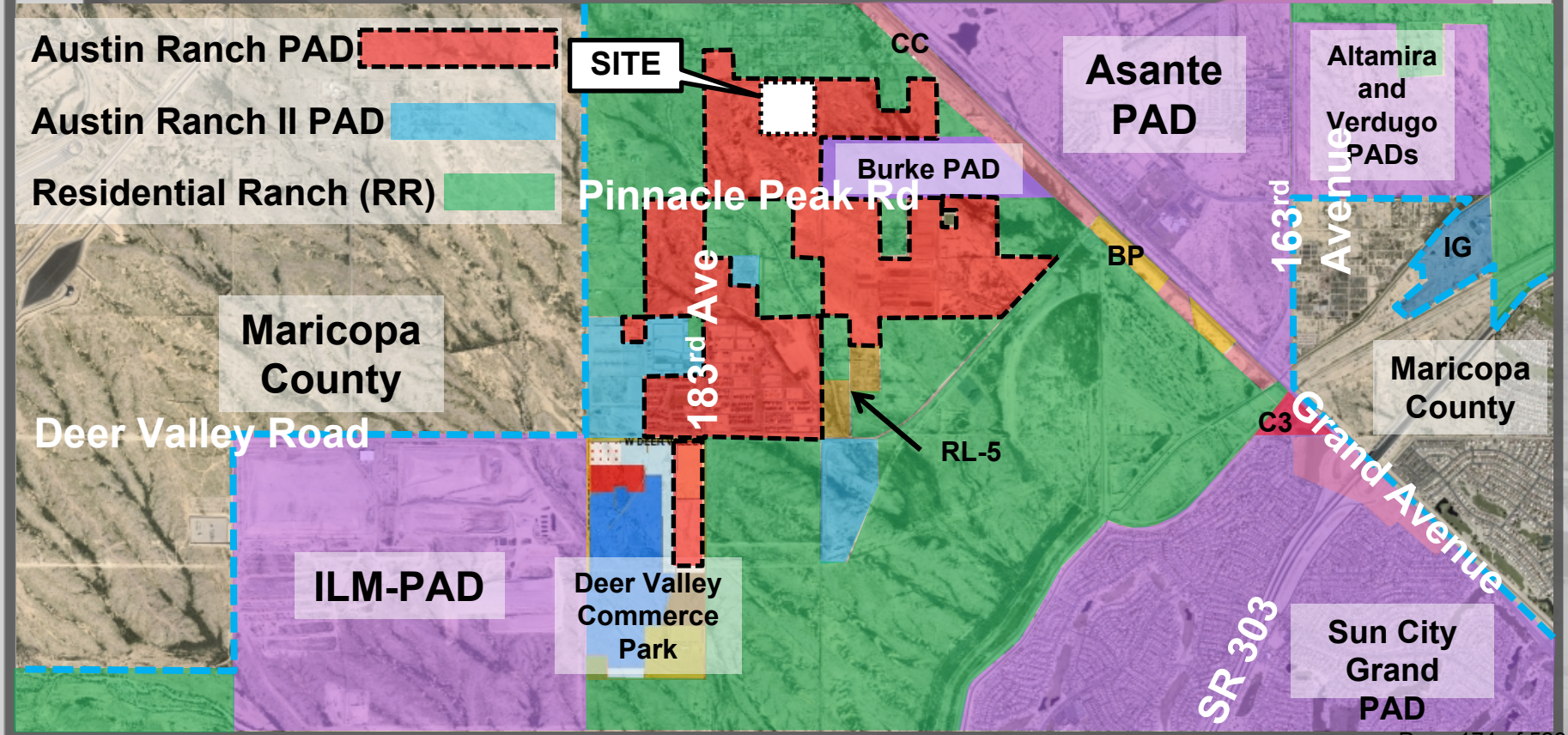
VICINITY MAP

FS21-323
Austin Ranch 3.0



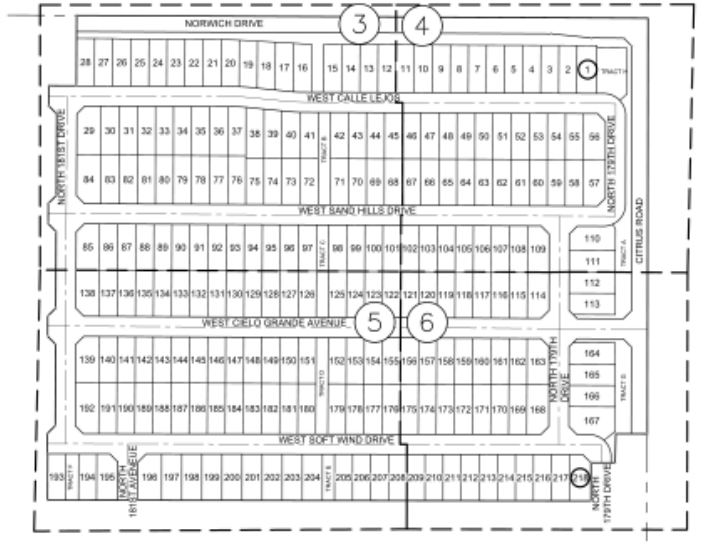
ZONING MAP

FS21-323
Austin Ranch 3.0



FINAL PLAT FOR
NORTH COPPER CANYON PARCEL 3.0

A PORTION OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 4 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



COUNTY RECORDER

LOT AREA TABLE		LOT AREA TABLE		LOT AREA TABLE		LOT AREA TABLE	
LOT #	AREA (SQ. FT.)	LOT #	AREA (SQ. FT.)	LOT #	AREA (SQ. FT.)	LOT #	AREA (SQ. FT.)
1	5,928	57	6,125	113	6,045	169	5,576
2	5,355	58	5,175	114	6,011	170	5,584
3	5,355	59	5,175	115	5,175	171	5,590
4	5,355	60	5,175	116	5,175	172	5,597
5	5,355	61	5,175	117	5,175	173	5,603
6	5,355	62	5,175	118	5,175	174	5,609
7	5,355	63	5,175	119	5,175	175	5,616
8	5,355	64	5,175	120	5,175	176	5,621
9	5,355	65	5,175	121	5,175	177	5,627
10	5,355	66	5,175	122	5,175	178	5,633
11	5,355	67	5,175	123	5,175	179	5,640
12	5,355	68	5,175	124	5,175	180	5,650
13	5,355	69	5,175	125	5,175	181	5,656
14	5,355	70	5,175	126	5,175	182	5,662
15	5,355	71	5,175	127	5,175	183	5,668
16	5,404	72	5,175	128	5,175	184	5,675
17	5,595	73	5,175	129	5,175	185	5,851
18	5,309	74	5,175	130	5,175	186	5,687
19	5,251	75	5,175	131	5,175	187	5,693
20	5,239	76	5,445	132	5,175	188	5,699
21	5,265	77	5,445	133	5,175	189	5,705
22	5,265	78	5,445	134	5,175	190	5,712
23	5,265	79	5,445	135	5,175	191	5,718
24	5,265	80	5,445	136	5,175	192	7,179
25	5,265	81	5,445	137	5,175	193	5,175
26	5,287	82	5,445	138	6,479	194	5,175
27	5,310	83	5,445	139	6,479	195	5,684
28	5,310	84	7,280	140	5,175	196	6,577
29	7,217	85	6,470	141	5,175	197	5,750
30	5,480	86	5,175	142	5,175	198	5,750
31	5,480	87	5,175	143	5,175	199	5,750
32	5,480	88	5,175	144	5,175	200	5,750
33	5,480	89	5,175	145	5,175	201	5,750
34	5,480	90	5,175	146	5,175	202	5,750
35	5,480	91	5,175	147	5,175	203	5,750
36	5,480	92	5,175	148	5,175	204	5,750
37	5,478	93	5,175	149	5,175	205	5,750
38	5,668	94	5,175	150	5,175	206	5,750
39	5,411	95	5,175	151	5,175	207	5,750
40	5,230	96	5,175	152	5,175	208	5,750
41	5,175	97	5,175	153	5,175	209	5,750
42	5,175	98	5,175	154	5,175	210	5,750
43	5,175	99	5,175	155	5,175	211	5,750
44	5,175	100	5,175	156	5,175	212	5,750
45	5,175	101	5,175	157	5,175	213	5,750
46	5,175	102	5,175	158	5,175	214	5,750
47	5,175	103	5,175	159	5,175	215	5,750
48	5,175	104	5,175	160	5,175	216	5,750
49	5,175	105	5,175	161	5,175	217	5,750
50	5,175	106	5,175	162	5,175	218	5,695
51	5,175	107	5,175	163	6,068		
52	5,175	108	5,175	164	6,045		
53	5,175	109	5,871	165	6,095		
54	5,175	110	6,869	166	6,095		
55	5,175	111	6,095	167	6,837		
56	6,125	112	6,095	168	6,592		

LINE TABLE		
NO.	BEARING	LENGTH
L1	N00°05'40"E	56.00'
L2	N45°18'54"E	28.33'
L3	N44°43'53"W	28.28'
L4	N00°18'07"E	56.00'
L5	N45°16'07"E	28.28'
L6	N44°43'53"W	28.28'
L7	N00°18'07"E	56.00'
L8	N45°16'07"E	28.28'
L9	N44°43'53"W	28.28'
L10	N00°18'07"E	56.00'
L11	N89°43'53"W	45.00'
L12	N89°43'53"W	45.00'
L13	N44°49'01"W	28.33'
L14	N45°18'59"E	28.24'
L15	N44°49'01"W	28.33'
L16	N45°18'59"E	28.24'
L17	N45°16'07"E	28.28'
L18	N44°49'01"W	28.33'
L19	N45°18'59"E	28.24'
L20	N44°43'53"W	28.28'
L21	N45°16'07"E	28.28'
L22	N44°49'01"W	28.33'
L23	N45°18'59"E	28.24'
L24	N44°43'53"W	28.28'
L25	N45°16'07"E	28.28'
L26	N44°49'01"W	28.33'
L27	N45°05'45"E	28.29'
L28	N44°49'08"W	28.24'
L29	N44°54'28"W	28.28'
L30	N45°05'45"E	28.28'
L31	N44°54'15"W	28.28'
L32	N44°54'15"W	28.28'
L33	N45°18'59"E	28.24'
L34	N44°49'01"W	28.33'
L35	N25°39'58"W	14.66'
L36	N54°23'19"E	35.76'
L37	N00°05'51"E	49.00'



SEE SHEET 2 FOR CURVE TABLE, TRACT TABLE AND LOT TABLE.

CURVE TABLE					
NO.	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	38.76'	408.00'	005°33'08"	19.40	38.75	N86°57'19"W
C2	38.76'	408.00'	005°33'08"	19.40	38.75	N86°57'19"W
C3	86.56'	55.00'	090°10'17"	55.16	77.88	N45°10'50"E
C4	44.88'	55.00'	046°44'34"	23.77	43.64	N66°21'28"W
C5	86.40'	55.00'	090°00'11"	55.00	77.78	N44°54'15"W
C6	38.34'	375.00'	005°33'08"	18.18	38.32	S86°57'19"E
C7	41.18'	425.00'	005°33'08"	20.61	41.17	N86°57'19"W
C8	38.34'	375.00'	005°33'08"	18.18	38.32	N86°57'19"W
C9	41.18'	425.00'	005°33'08"	20.61	41.17	S86°57'19"E

OPEN SPACE TABLE		
TYPE	ACREAGE	PERCENTAGE OF TOTAL OPEN SPACE
ACTIVE	1.805	77%
PASSIVE	0.514	23%
TOTAL	2.319	100%
% TOTAL OPEN SPACE IN PLAT		5.99%

TRACT AREA AND USAGE TABLE			
TRACT	SQUARE FEET	ACRES	USAGE CATEGORY
A	54,159	1.243	ACTIVE, INTERCONNECTED PATH, OPEN SPACE, LANDSCAPE TRACT, P.U.E., DRAINAGE
B	6,900	0.158	ACTIVE, INTERCONNECTED PATH, OPEN SPACE, LANDSCAPE TRACT, DRAINAGE, P.U.E.
C	6,900	0.158	ACTIVE, INTERCONNECTED PATH, OPEN SPACE, LANDSCAPE TRACT, P.U.E.
D	7,213	0.166	ACTIVE, INTERCONNECTED PATH, OPEN SPACE, LANDSCAPE TRACT, RETENTION, DRAINAGE, P.U.E.
E	3,450	0.079	ACTIVE, INTERCONNECTED PATH, OPEN SPACE, LANDSCAPE TRACT, RETENTION, DRAINAGE, P.U.E.
F	3,600	0.084	PASSIVE, OPEN SPACE, LANDSCAPE TRACT, RETENTION, DRAINAGE, P.U.E.
G	11,396	0.262	PASSIVE, OPEN SPACE, LANDSCAPE TRACT, RETENTION, DRAINAGE, P.U.E., DRAINAGE
H	8,924	0.205	PASSIVE, WELLSITE

LOT AND DENSITY DETAILS	
TOTAL NUMBER OF LOTS	218
TOTAL NUMBER OF TRACTS	8
GROSS RESIDENTIAL DENSITY	5.42 D.U./A.C.
NET RESIDENTIAL DENSITY	7.38 D.U./A.C.
TOTAL GROSS ACRES	40.189 AC
SMALLEST LOT SIZE	5175
LARGEST LOT SIZE	8007
AVERAGE LOT SIZE	5625

STREET, LOT, AND TRACT AREAS		
AREA	SQUARE FEET	ACRES
TOTAL AREA OF LOCAL STREETS	357,298	8.432
TOTAL AREA OF ARTERIAL STREETS	98,317	2.257
TOTAL AREA OF LOTS	1,162,413	27.145
TOTAL AREA OF TRACTS	103,422	2.355
TOTAL GROSS AREA	1,750,848	40.189

CVL CONSULTANTS

DATE

REVISION

NO.

Coe and Van Loo II L.L.C.

FINAL PLAT

NORTH COPPER CANYON - PARCEL 3.0

SURPRISE, ARIZONA

SHEET 2 OF 6

PROJECT MGR: MATT OLSEN

DRAWN BY: T. B. | CHECKED BY:

1" = 100'

SCALE

DATE: September 24, 2024

PLOTTED: Sep 24, 2024 - 10:47am

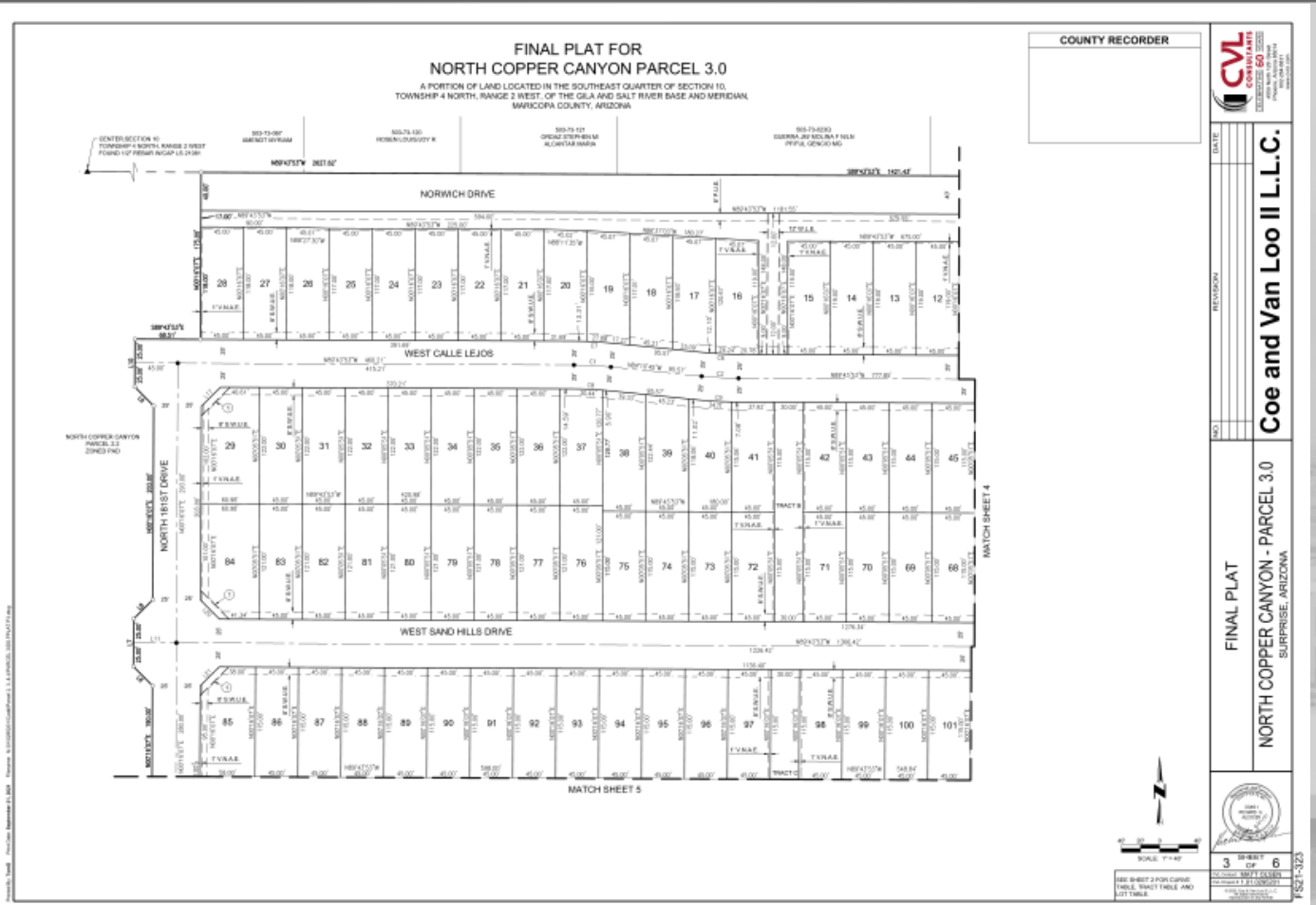
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DRAWN BY: TimB

PROJECT NO. 1-21-325

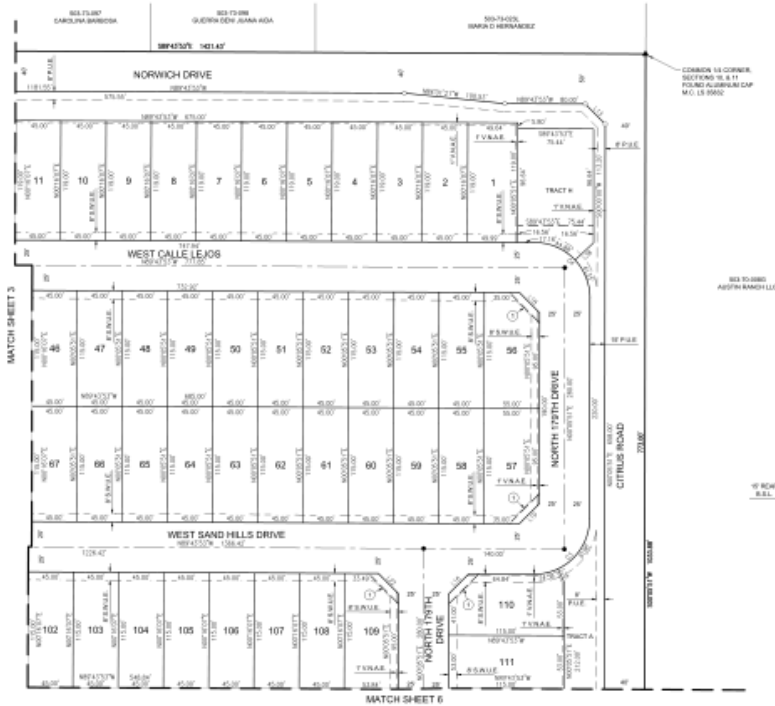
FINAL PLAT

FINAL PLAT


FINAL PLAT FOR
NORTH COPPER CANYON PARCEL 3.0
A PORTION OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 4 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA
COUNTY RECORDER
NORWICH DRIVE
WEST CALLE LEJOS
WEST SAND HILLS DRIVE
NORTH 181ST DRIVE
NORTH COPPER CANYON PARCEL 3.3 ZONED PAD
MATCH SHEET 4
MATCH SHEET 5
SEE SHEET 2 FOR CURVE TABLE, TRACT TABLE AND LOT TABLE
SCALE: 1"=40'
CVL CONSULTANTS
Coe and Van Loo II L.L.C.
DATE
REVISION
NO.
FINAL PLAT
NORTH COPPER CANYON - PARCEL 3.0
SURPRISE, ARIZONA
SHEET 3 OF 6
MATT OLSEN
1"=40'
21-325

FINAL PLAT FOR
NORTH COPPER CANYON PARCEL 3.0

A PORTION OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 4 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



COUNTY RECORDER

LEGAL DESCRIPTION

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 4 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE 2 INCH MARICOPA COUNTY ALUMINUM CAP STAMPED LS 35352 MARKING THE EAST QUARTER CORNER OF SAID SECTION 10 FROM WHICH THE BRASS CAP FLUSH MARKING THE SOUTHEAST CORNER OF SAID SECTION 10 BEARS SOUTH 00°05'57" WEST, A DISTANCE OF 2,633.66 FEET;

THENCE SOUTH 89°57'57" WEST, ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 1031.86 FEET;

THENCE NORTH 89°54'09" WEST, DEPARTING SAID EAST LINE, A DISTANCE OF 78.36 FEET;

THENCE SOUTH 41°05'50" WEST, A DISTANCE OF 32.13 FEET;
THENCE NORTH 48°54'10" WEST, A DISTANCE OF 42.58 FEET;
THENCE NORTH 89°54'10" WEST, A DISTANCE OF 95.00 FEET;
THENCE NORTH 89°54'10" WEST, A DISTANCE OF 130.01 FEET;
THENCE NORTH 89°16'50" EAST, A DISTANCE OF 115.66 FEET;
THENCE NORTH 89°54'10" WEST, A DISTANCE OF 1.38 FEET;
THENCE NORTH 89°05'49" EAST, A DISTANCE OF 30.00 FEET;
THENCE NORTH 89°54'10" WEST, A DISTANCE OF 30.00 FEET;
THENCE NORTH 44°54'10" WEST, A DISTANCE OF 28.28 FEET;
THENCE NORTH 45°05'50" EAST, A DISTANCE OF 30.00 FEET;
THENCE NORTH 89°54'10" WEST, A DISTANCE OF 30.00 FEET;
THENCE NORTH 44°54'10" WEST, A DISTANCE OF 28.28 FEET;
THENCE NORTH 89°54'10" WEST, A DISTANCE OF 30.00 FEET;
THENCE NORTH 45°05'50" EAST, A DISTANCE OF 30.00 FEET;
THENCE NORTH 89°54'10" WEST, A DISTANCE OF 303.00 FEET;
THENCE NORTH 44°54'10" WEST, A DISTANCE OF 28.28 FEET;
THENCE NORTH 89°54'10" WEST, A DISTANCE OF 30.00 FEET;
THENCE SOUTH 45°05'50" WEST, A DISTANCE OF 88.51 FEET;

THENCE NORTH 89°16'50" EAST, A DISTANCE OF 178.66 FEET TO A POINT ON THE NORTH LINE OF SAID SOUTHEAST QUARTER;

THENCE SOUTH 89°43'03" EAST, A DISTANCE OF 1431.43 FEET TO THE TRUE POINT OF BEGINNING.



① 30' X 30' UNOBSTRUCTED VIEW EASEMENT AREA (LOCAL TO LOCAL). NO OBJECT WITHIN VISIBILITY TRIANGLE MAY EXCEED 30" IN HEIGHT. NOTHING BELOW 84" IS PERMITTED.

② 20' x 20' ROW CORNER CLIP AS REQUIRED BY CITY OF SURPRISE SUPPLEMENTAL ENGINEERING DEVELOPMENT STANDARDS DETAILS (DETAIL NO. 5-15)

NOTE:
CONCRETE MASONRY WALLS CANNOT BE CONSTRUCTED IN THE PUBLIC UTILITY EASEMENT

STREET SIDE SETBACK MAY BE REDUCED TO 5' IF A 6' LANDSCAPE TRACT IS USED ON THE STREET SIDE.

SCALE: 1" = 40'

SEE SHEET 2 FOR CURVE TABLE, TRACT TABLE AND LOT TABLE

CVL CONSULTANTS

DATE

REVISION

NO.

Coe and Van Loo II L.L.C.

FINAL PLAT

NORTH COPPER CANYON - PARCEL 3.0
SURPRISE, ARIZONA

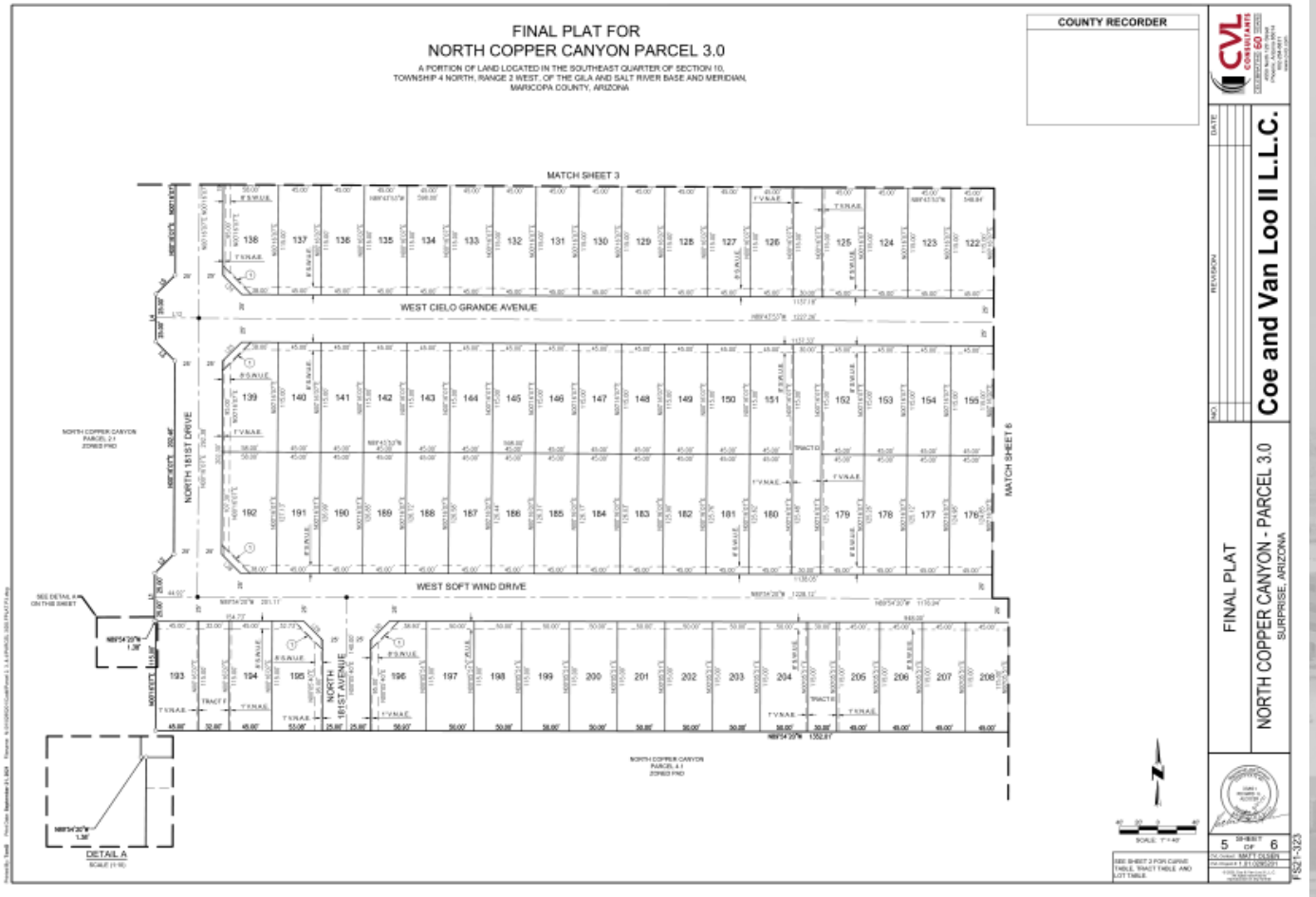
SHEET 4 OF 6

SCALE: 1" = 40'

DATE: 09/17/2021

FS21-323

FINAL PLAT


FINAL PLAT FOR
NORTH COPPER CANYON PARCEL 3.0
A PORTION OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 4 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA
COUNTY RECORDER
MATCH SHEET 3
MATCH SHEET 6
WEST CIELO GRANDE AVENUE
WEST SOFT WIND DRIVE
NORTH 181ST DRIVE
NORTH 181ST AVENUE
NORTH COPPER CANYON PARCEL 2.1 ZONED PAD
NORTH COPPER CANYON PARCEL 4.1 ZONED PAD
DETAIL A
SCALE 1"=10'
FINAL PLAT
NORTH COPPER CANYON - PARCEL 3.0
SURPRISE, ARIZONA
Coe and Van Loo II L.L.C.
CVL CONSULTANTS
SHEET 5 OF 6
FS21-323

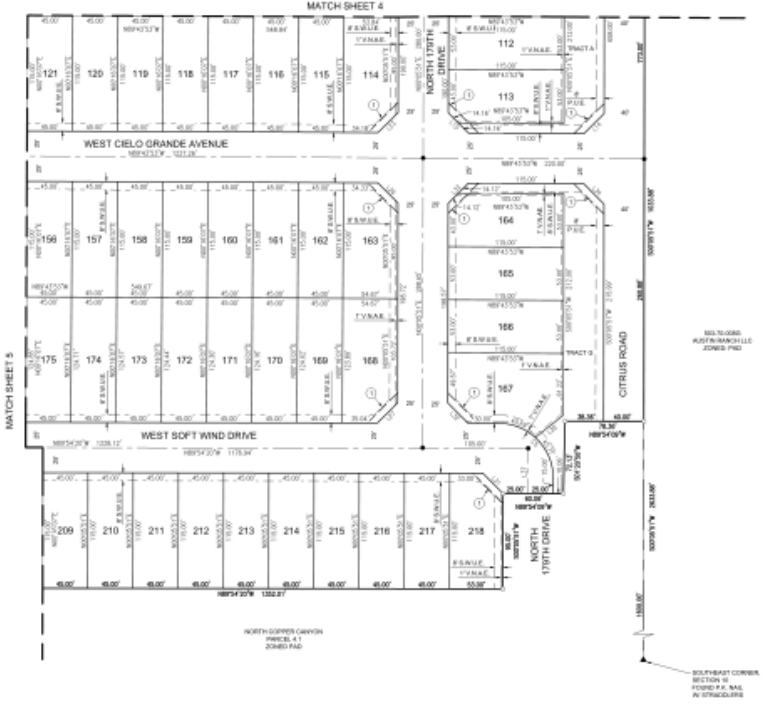
FINAL PLAT

FINAL PLAT

FINAL PLAT FOR
NORTH COPPER CANYON PARCEL 3.0

A PORTION OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 10,
TOWNSHIP 4 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA

COUNTY RECORDER



SEE SHEET 2 FOR CURVE TABLE, TRACT TABLE AND LOT TABLE

SCALE: 1"=40'

CVL CONSULTANTS

DATE

REVISION

NO.

Coe and Van Loo II L.L.C.

FINAL PLAT

NORTH COPPER CANYON - PARCEL 3.0

SURPRISE, ARIZONA

SHEET 6 OF 6

PROJECT MGR: MATT OLSEN

DRAWN BY: T. BUCHANAN

CHECKED BY: M. OLSEN

DATE: SEPTEMBER 21, 2021

SCALE: 1"=40'

PROJECT NO. 1-321-323

SURPRISE
ARIZONA

QUESTIONS OR COMMENTS?

Thank You

CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: November 16, 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, "North Copper Canyon Parcel 2.3", surveyor sealed September 21, 2021, an approximately 21 acre property generally located east of 183rd Avenue and south of Norwich Drive, with associated Alternative Assurance Agreement; Case FS21-317.

Motion:
I move to approve the Final Plat entitled, "North Copper Canyon Parcel 2.3", surveyor sealed September 21, 2021, with associated Alternative Assurance Agreement.

Background:
Hans Koppenhoefer with Courtland Home Inc., seeks approval of a Final Plat for a 118-lot single-family residential subdivision in Parcel 2.3 of the Austin Ranch PAD. The associated Alternative Assurance Agreement complies with the Land Development Ordinance.

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 Austin Ranch 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 - FS21-317 - NCC Parcel 2.3 - Staff Report
2. 01 - FS21-317 - NCC Parcel 2.3 - Vicinity Map
3. 02 - FS21-317 - NCC Parcel 2.3 - Zoning Map
4. 03 - FS21-317 - NCC Parcel 2.3 - Final Plat
5. 04 - FS21-317 - NCC Parcel 2.3 - Luke AFB Comments
6. 05 - FS21-317 - NCC Parcel 2.3 - Alternative Assurance Agreement
7. FS21-317 - NCC Parcel 2.3 - PowerPoint

SURPRISE
ARIZONA

FINAL PLAT

REPORT TO THE CITY COUNCIL

Case:	**FS21-317**
Project Name:	**North Copper Canyon Parcel 2.3 – Final Plat**
Council District:	1
City Council Date:	**November 16, 2021**
Planner:	Sergio Angulo, Planner II

Owner:	Courtland Homes Inc.
Applicant:	Hans Koppenhoefer with Courtland Homes Inc.
Request:	Final Plat for a 118-lot, single-family subdivision in Parcel 2.3 of the Austin Ranch PAD.
Site Location:	Generally east of 183rd Avenue and south of Norwich Drive
Site Size:	21 acres (approx.)
Density:	5.62 DU/Ac

Findings:

- The proposed Final Plat is consistent with the Surprise General Plan 2035.
- The proposed Final Plat is consistent with the Austin Ranch PAD.
- The Final Plat is consistent with the Preliminary Plat approved under case FS19-431.

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:

Hans Koppenhoefer, on behalf of Courtland Home Inc., requests approval of the Final Plat for North Copper Canyon Parcel 2.3. The subject property is approximately 21 acres and it is generally located east of 183rd Avenue and south of Norwich Drive. The subject property is zoned PAD – Low Density Residential (R1-5 PAD). The proposed subdivision provides access from 183rd Ave and through the adjacent parcels to the east, south, and north.

The applicant proposes 118 single-family lots for a total density of 5.62 dwelling units per acre. The typical lot size proposed in this subdivision is 45' x 115'. This development dedicates approximately 0.9 acres (4.3%) for open space. This plat provides a pedestrian trail system that leads to the adjacent parcels and to the amenities in the adjacent parcels that include a community park in Parcel 4.1 with playground equipment, a sports court, a tennis court, a dog park, and seating area. Additional landscape and retention basins on site also contribute to the total open space. The proposed Final Plat is in compliance with the Austin Ranch PAD and the Preliminary Plat approved under case FS19-431.

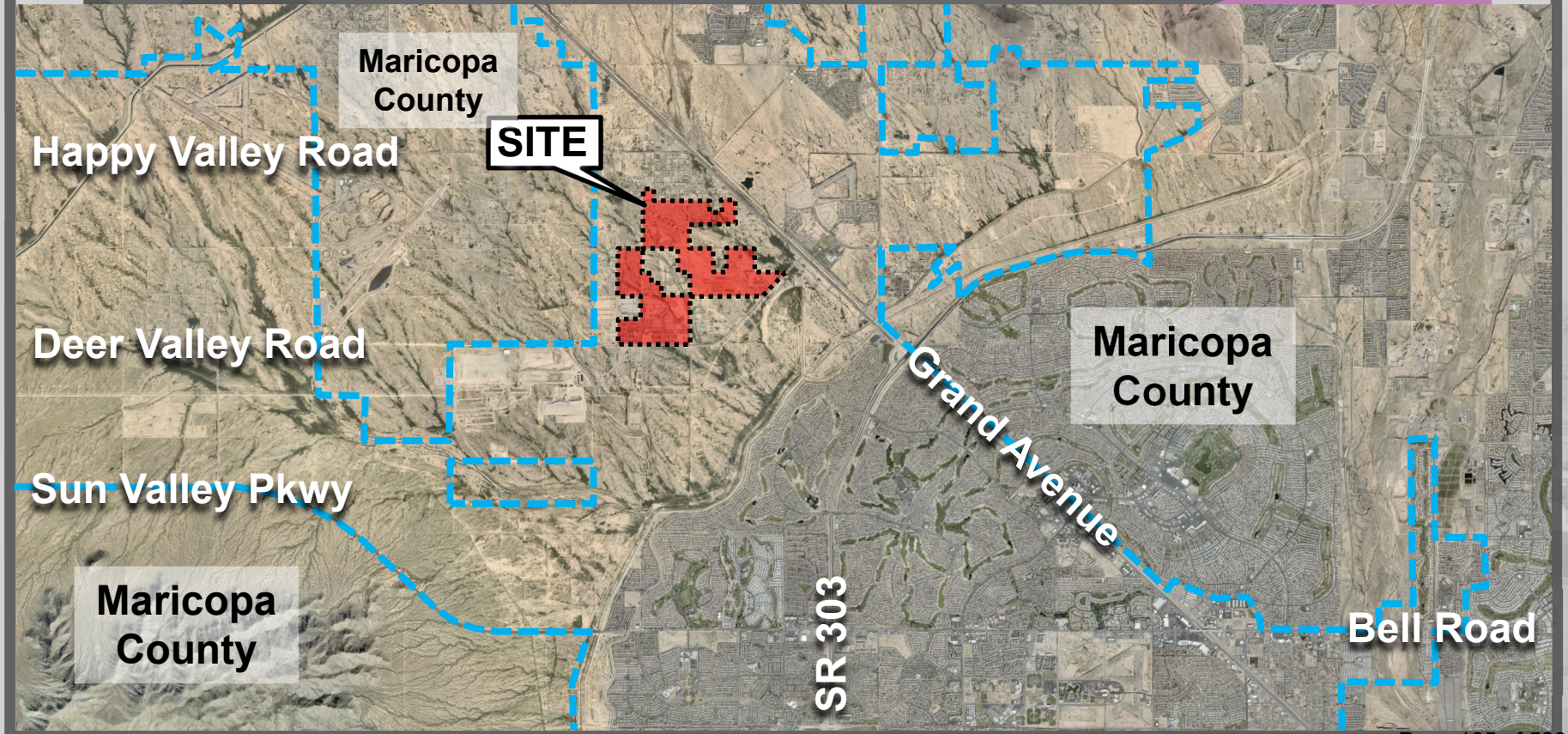
The applicant is choosing an Alternative Assurance Agreement, which was an option made available to developers in Title 17 of the previous code. In lieu of acceptable financial assurances, the applicant will not record the final plat until which time the entire infrastructure is constructed, installed, and accepted by the City of Surprise or replaced by traditional acceptable financial assurances.

Attachments:

01 Vicinity Map
02 Zoning Map
03 Final Plat
04 Luke AFB Comments
05 Alternative Assurance Agreement

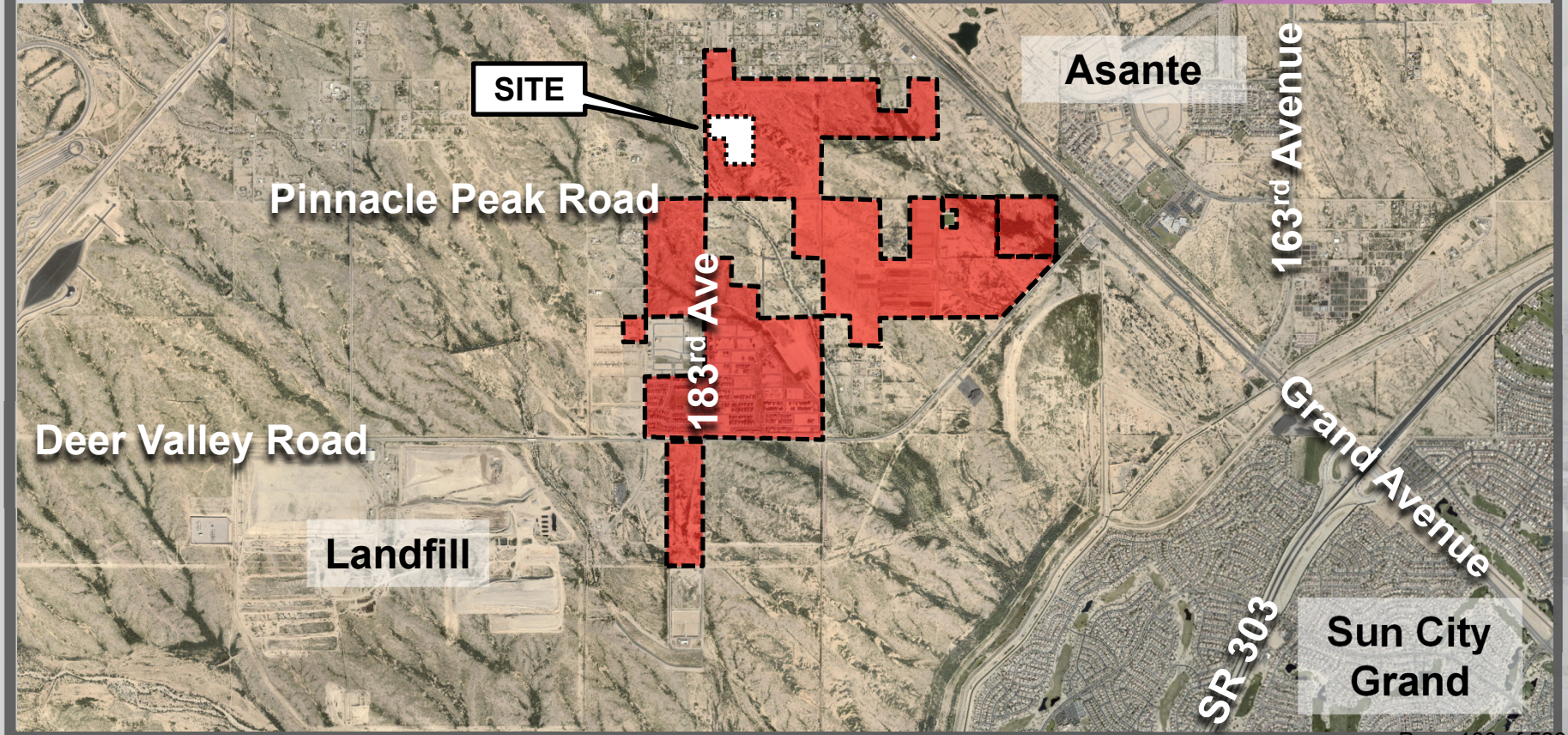
VICINITY MAP

FS21-317
North Copper Canyon 2.3



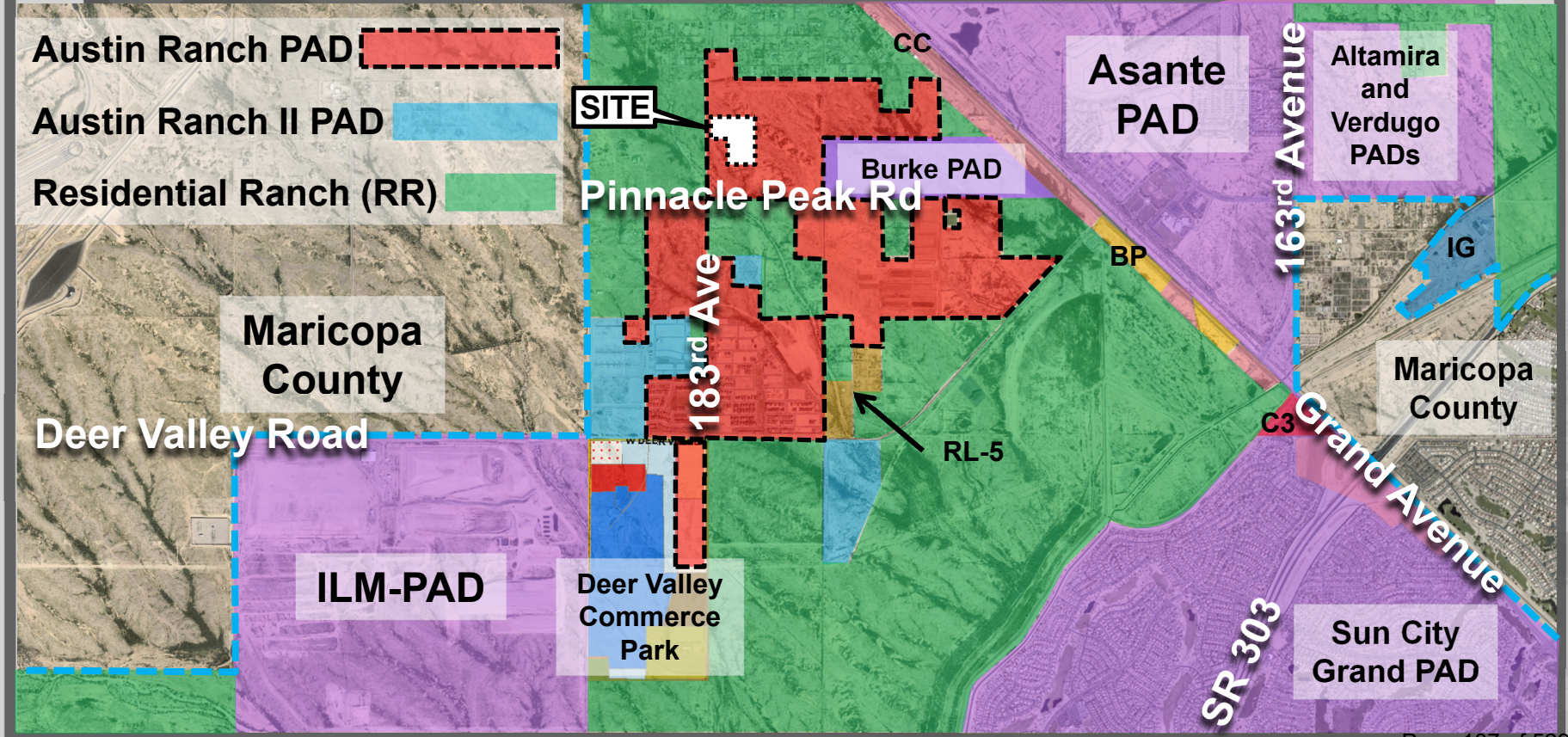
VICINITY MAP

FS21-317
North Copper Canyon 2.3



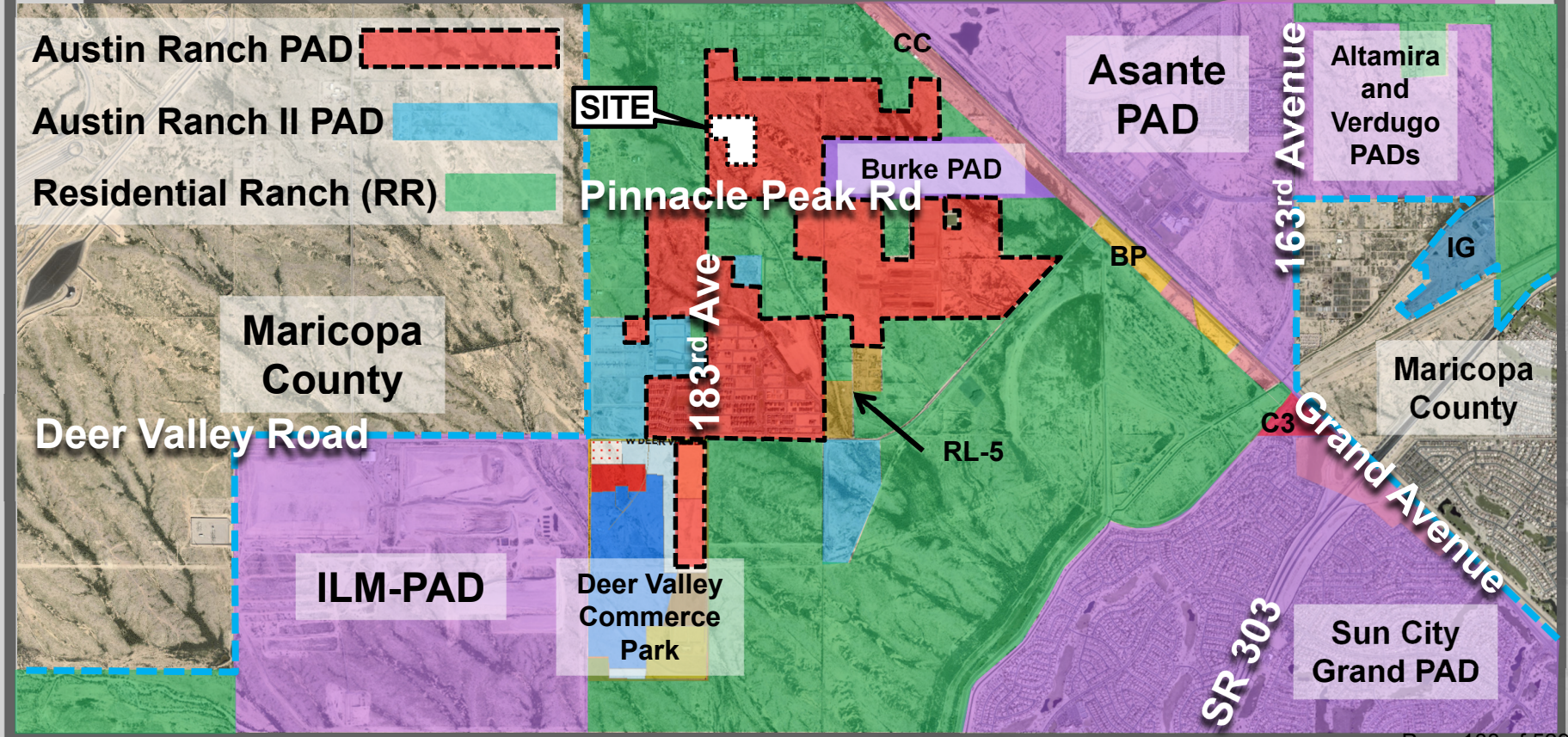
ZONING MAP

FS21-317
North Copper Canyon 2.3



ZONING MAP

FS21-317
North Copper Canyon 2.3



FS21-317

FINAL PLAT FOR
NORTH COPPER CANYON PARCEL 2.3

A PORTION OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 4 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

COUNTY RECORDER

DEDICATION

STATE OF ARIZONA)
)SS
COUNTY OF MARICOPA)

KNOW ALL PERSONS BY THESE PRESENTS:

THAT COURTLAND HOMES, INC., AN ARIZONA CORPORATION ("OWNER"), HAS SUBDIVIDED UNDER THE NAME "NORTH COPPER CANYON PARCEL 2.3", A PORTION OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 4 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON AND DOES HEREBY PUBLISH THIS PLAT AS AND FOR THE PLAT OF "NORTH COPPER CANYON PARCEL 2.3" AND 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 AND STREET, SHALL BE KNOWN BY THE NUMBER, LETTER, AND/OR NAME GIVEN TO EACH RESPECTIVELY AS SHOWN ON THIS PLAT.

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

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

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

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

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

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

OWNER HEREBY GRANTS TO THE CITY OF SURPRISE A PERPETUAL, NON-EXCLUSIVE PEDESTRIAN ACCESS AND SIDEWALK CONSTRUCTION AND MAINTENANCE EASEMENT OVER, UPON, AND ACROSS THE AREAS DESIGNATED AS SIDEWALK EASEMENTS AS SHOWN ON THE PLAT.

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

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.

OWNER HEREBY GRANTS TO THE PUBLIC A PERPETUAL NON-EXCLUSIVE WATER LINE EASEMENT OVER, UNDER, UPON, AND ACROSS ALL AREAS DESIGNATED ON THE PLAT AS WATER LINES, FIRE HYDRANTS AND WATER METERS FOR THE PURPOSE OF INSTALLING, CONSTRUCTION, MAINTAINING, REPAIRING, REPLACING, AND UTILIZING THE WATER LINES, FIRE HYDRANTS AND WATER METERS.

IN WITNESS WHEREOF, COURTLAND HOMES, INC., (AN ARIZONA CORPORATION), HAS HEREUNTO CAUSED ITS CORPORATE NAME TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED BY THE UNDERSIGNED, DULY AUTHORIZED OFFICER

ON THIS ____ DAY OF _____ 2021.

COURTLAND HOMES, INC.,(AN ARIZONA CORPORATION)

BY: _____
NAME: ALAN HAMBERLIN
ITS: PRESIDENT

ACKNOWLEDGEMENT

STATE OF ARIZONA)
)SS
COUNTY OF MARICOPA)

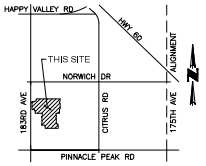
ON THIS ____ DAY OF _____, 2021, BEFORE ME, PERSONALLY

APPEARED _____ WHOSE IDENTITY WAS PROVEN TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHO HE CLAIMS TO BE, AND ACKNOWLEDGED THAT HE SIGNED THE ABOVE DOCUMENT.

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

NOTARY PUBLIC: _____

MY COMMISSION EXPIRES: _____



VICINITY MAP
(NOT-TO-SCALE)

FLOOD ZONE CERTIFICATION

THE PROPERTY IS LOCATED WITHIN AN AREA HAVING FLOOD ZONE X (SHADED) BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, ON FLOOD INSURANCE RATE MAP NO 04013C1205L WITH A DATE OF IDENTIFICATION OF OCTOBER 16, 2013, FOR COMMUNITY NO. 040053, IN MARICOPA COUNTY, STATE OF ARIZONA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.

PUBLIC NOTICE

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

LEGEND

---▲---	SECTION CORNER - FOUND BRASS CAP (UNLESS OTHERWISE NOTED)
---◎---	FOUND BRASS CAP PER ADJOINING RECORDED SUBDIVISION PER M.A.G. STD. DTL. 120, TYPE "B" (UNLESS OTHERWISE NOTED)
---●---	CORNER OF SUBDIVISION - SET BRASS CAP UPON COMPLETION OF JOB PER M.A.G. STD. DTL. 120, TYPE "B" (UNLESS OTHERWISE NOTED)
---○---	CORNER OF THIS SUBDIVISION - SET SURVEY MARKER PER M.A.G. STD. DTL. 120, TYPE "C" - MODIFIED (UNLESS OTHERWISE NOTED)
— — —	EASEMENT
S.V.E.	SIGHT VISIBILITY TRIANGLE EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
S.W.U.E.	SIDEWALK AND PUBLIC UTILITY EASEMENT
V.N.A.E.	VEHICULAR NON ACCESS EASEMENT
AC.	ACRES
C1	CURVE NUMBER
L1	LINE NUMBER
APN	ASSESSOR PARCEL NUMBER
R/W	RIGHT-OF-WAY
EX.	EXISTING
M.C.R.	MARICOPA COUNTY RECORDER
●	CENTERLINE MONUMENTATION - SET BRASS CAP FLUSH UPON COMPLETION OF JOB PER M.A.G. STD. DTL. 120, TYPE "B" (UNLESS OTHERWISE NOTED)
①	SIGHT VISIBILITY TRIANGLE EASEMENT - 30' X 30' (LOCAL TO LOCAL)
S.F.	SQUARE FEET
#	SHEET NUMBER

OWNER/DEVELOPER

COURTLAND HOME C/O
HUNN DEVELOPMENT
2390 E CAMELBACK ROAD, SUITE 130
PHOENIX, ARIZONA 85016
CONTACT: DUANE HUNN
PHONE: 623-640-8960

ENGINEER

CVL CONSULTANTS
4550 NORTH 12TH STREET
PHOENIX, ARIZONA 85014
PHONE: (602) 264-6831
FAX: (602) 264-0928
CONTACT: MATT OLSEN

BASIS OF BEARING

BASIS OF BEARINGS: SOUTH 00°28'33" WEST ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 4 NORTH, RANGE 2 WEST ACCORDING TO AN UNRECORDED A.L.T.A. SURVEY BY LAND SURVEY SERVICES, PLC.

RELEASE OF LIABILITY

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

COURTLAND HOMES, INC., AN ARIZONA CORPORATION, ("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 LUKE AIR FORCE BASE, WHETHER SUCH DAMAGE SHALL ORIGINATE FROM NOISE, VIBRATION, FUMES, DUST, FUEL AND LUBRICANT PARTICLES, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY THE OPERATION OF AIRCRAFT LANDING AT, OR TAKING OFF FROM, OR OPERATING AT OR ON LUKE AIR FORCE BASE 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 OR ANY PARCEL OR LOT THEREOF. THIS INSTRUMENT DOES NOT RELEASE THE USAF FROM LIABILITY FOR DAMAGE OR INJURY TO PERSON OR PROPERTY CAUSED BY FALLING AIRCRAFT OR FALLING PHYSICAL OBJECTS FROM AIRCRAFT, EXCEPT AS STATED HEREIN WITH RESPECT TO NOISE, FUMES, DUST, FUEL, AND LUBRICANT PARTICLES,

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

HOMEOWNERS ASSOCIATION RATIFICATION

BY THIS RATIFICATION _____ DULY AUTHORIZED AGENT OF "NORTH COPPER CANYON COMMUNITY ASSOCIATION", AN ARIZONA NON-PROFIT CORPORATION, HEREBY RATIFIES THE RECORDATION OF THIS PLAT FOR "NORTH COPPER CANYON PARCEL 2.3" AND ACKNOWLEDGES THE RESPONSIBILITIES SET FORTH THEREIN.

NAME: _____

TITLE: _____ DATE: _____

HOMEOWNERS ASSOCIATION RATIFICATION ACKNOWLEDGEMENT

STATE OF ARIZONA)
)SS
COUNTY OF MARICOPA)

ON THIS ____ DAY OF _____ 2021, BEFORE ME, PERSONALLY

APPEARED _____ WHOSE IDENTITY WAS PROVEN TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHO HE CLAIMS TO BE, AND ACKNOWLEDGED THAT HE SIGNED THE ABOVE DOCUMENT.

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

NOTARY PUBLIC: _____

MY COMMISSION EXPIRES: _____

NOTES

1. NO ON-SITE GRADING OR EXCAVATION SHALL OCCUR WITHOUT FIRST OBTAINING A PERMIT FROM THE CITY OF SURPRISE.
2. 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.
3. DEVELOPMENT STANDARDS ARE PER THE APPROVED NORTH COPPER CANYON PARCELS 2, 3, AND 4 (FS19-431) OR AS SUBSEQUENTLY AMENDED.
4. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
5. AN ASSOCIATION, INCLUDING ALL PROPERTY OWNERS IN THE DEVELOPMENT, HAS BEEN FORMED AND WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL COMMON AREAS TO BE NOTES AS "TRACTS" OR EASEMENTS (INCLUDING LANDSCAPED AREAS AND DRAINAGE FACILITIES) IN ACCORDANCE WITH APPROVES PLANS.
6. STRUCTURES AND PLANT MATERIAL PLACEMENT SHALL BE IN CONFORMANCE WITH THE LINE OF SIGHT AND SIGHT VISIBILITY TRIANGLE REQUIREMENTS REFERENCED IN THE CITY OF THE SURPRISE ENGINEERING DEVELOPMENT STANDARDS DETAIL 4.01 AND 4.02
7. THIS FINAL PLAT IS IN SUBSTANTIAL CONFORMANCE WITH THE PRELIMINARY PLAT FOR NORTH COPPER CANYON APPROVED 02-18-2021 UNDER CASE FS19-431.
8. THE MAINTENANCE OF LANDSCAPING WITHIN THE OPEN SPACES, LANDSCAPED TRACTS, RETENTION BASINS AND PARKS SHALL BE THE RESPONSIBILITY OF THE OWNER OR THE HOMEOWNERS' ASSOCIATION FORMED BY THE OWNER.
9. THE MAINTENANCE OF LANDSCAPING WITHIN THE ADJACENT PUBLIC RIGHTS-OF-WAY, INCLUDING LANDSCAPED MEDIANS WITHIN COLLECTORS AND LOCAL STREETS, AND LANDSCAPED AREAS BETWEEN THE CURB AND THE DETACHED SIDEWALK, SHALL BE THE RESPONSIBILITY OF THE ADJACENT PROPERTY OWNER OR THE HOMEOWNERS' ASSOCIATION FORMED BY THE ADJACENT PROPERTY.
10. LANDSCAPING MAINTENANCE OF THE MEDIANS WITHIN THE PUBLIC RIGHT-OF-WAY WITHIN ANY ARTERIAL OR PARKWAY STREET CLASSIFICATION SHALL BE THE RESPONSIBILITY OF THE CITY OF SURPRISE AFTER ACCEPTANCE.

100 YEAR ASSURED WATER SUPPLY:

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

27-701180 — CERTIFICATE NUMBER
9-20-2021 — DATE

CERTIFICATION

I, RICHARD G. ALCOCER, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, THAT THIS MAP, CONSISTING OF FOUR (4) SHEETS, CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE UNDER MY SUPERVISION DURING THE MONTH OF JANUARY, 2020, THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN, THAT ALL MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN, THAT THEIR POSITIONS ARE CORRECTLY SHOWN AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

BY _____
RICHARD G ALCOCER
REGISTRATION NUMBER 33851
4550 N. 12TH STREET
PHOENIX, ARIZONA 85014
(602)-264-6831
CVLSURVEY@CVLCI.COM

CITY OF SURPRISE ENGINEER APPROVAL:

DATA ON THIS PLAT REVIEWED AND APPROVED THIS ____ DAY OF _____, 2021, BY THE CITY ENGINEER OF SURPRISE, ARIZONA.

APPROVED: _____
CITY ENGINEER — DATE

CITY OF SURPRISE COUNCIL APPROVAL:

APPROVED BY THE CITY COUNCIL OF THE CITY OF SURPRISE, ARIZONA.

THIS ____ DAY OF _____, 2021.

ATTEST:

_____
MAYOR — DATE

_____
CITY CLERK — DATE

GROSS AREA = 21.005 ACRES
NUMBER OF LOTS = 118

SEE SHEET 2 FOR CURVE TABLE, LINE TABLE, TRACT TABLE, LOT TABLE AND LEGAL DESCRIPTION, SEE SHEET 4 FOR TYPICAL LOT DETAIL.

CVL CONSULTANTS
DESIGN FIRM 60 YEARS
4550 North 12th Street
Phoenix, Arizona 85014
(602) 264-6831
www.cvlci.com

NO.	REVISION	DATE

Coe and Van Loo II L.L.C.

FINAL PLAT
NORTH COPPER CANYON - PARCEL 2.3
SURPRISE, ARIZONA

33851
RICHARD G.
ALCOCER
01-31-2021
REGISTERED LAND SURVEYOR

SHEET 1 OF 4
CVL Contact: MATT OLSEN
CVL Project # 1.01.0026.2001
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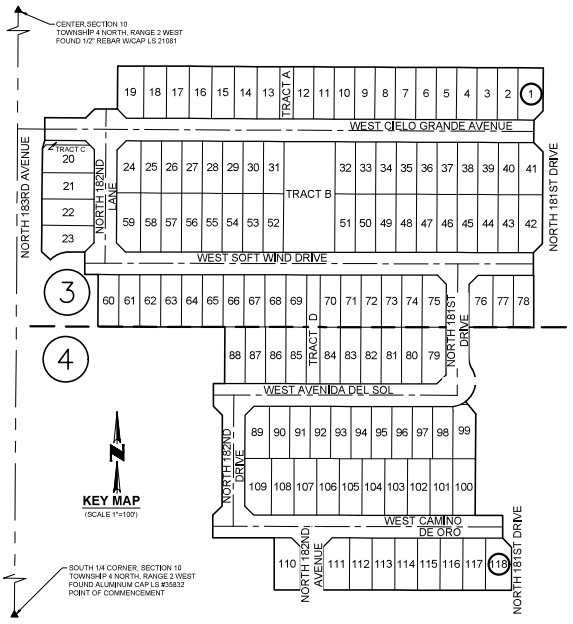
FS21-317

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FINAL PLAT FOR
NORTH COPPER CANYON PARCEL 2.3

A PORTION OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 4 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

COUNTY RECORDER



LEGAL DESCRIPTION

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 4 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE 2 INCH MARICOPA COUNTY ALUMINUM CAP MARKING THE SOUTH QUARTER CORNER OF SAID SECTION 10 FROM WHICH THE HALF INCH REBAR WITH CAP LS #21081 MARKING THE CENTER OF SAID SECTION 10 BEARS NORTH 00°21'41" EAST, A DISTANCE OF 2647.89 FEET;

THENCE NORTH 00°21'41" EAST, ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 1874.69 FEET;

THENCE SOUTH 89°43'53" EAST, DEPARTING SAID WEST LINE, A DISTANCE OF 60.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 00°21'41" EAST, A DISTANCE OF 25.00 FEET;
THENCE SOUTH 89°43'53" EAST, A DISTANCE OF 90.00 FEET;
THENCE NORTH 45°18'54" EAST, A DISTANCE OF 28.31 FEET;
THENCE SOUTH 89°43'53" EAST, A DISTANCE OF 50.00 FEET;
THENCE NORTH 00°21'41" EAST, A DISTANCE OF 85.00 FEET;
THENCE SOUTH 89°43'53" EAST, A DISTANCE OF 938.70 FEET;
THENCE SOUTH 00°16'07" WEST, A DISTANCE OF 95.00 FEET;
THENCE SOUTH 45°16'07" WEST, A DISTANCE OF 28.28 FEET;
THENCE SOUTH 00°16'07" WEST, A DISTANCE OF 50.00 FEET;
THENCE SOUTH 44°43'53" EAST, A DISTANCE OF 28.28 FEET;
THENCE SOUTH 00°16'07" WEST, A DISTANCE OF 202.46 FEET;
THENCE SOUTH 45°10'54" WEST, A DISTANCE OF 28.33 FEET;
THENCE SOUTH 00°05'40" WEST, A DISTANCE OF 50.00 FEET;
THENCE SOUTH 89°54'20" EAST, A DISTANCE OF 1.38 FEET;
THENCE SOUTH 00°16'07" WEST, A DISTANCE OF 115.00 FEET;
THENCE NORTH 89°54'20" WEST, A DISTANCE OF 143.00 FEET;

THENCE SOUTH 00°16'07" WEST, A DISTANCE OF 65.56 FEET TO THE BEGINNING OF A TANGENT CURVE OF 50.00 FOOT RADIUS, CONCAVE SOUTH;

THENCE SOUTH, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 31°18'33", A DISTANCE OF 27.32 FEET;
TO THE BEGINNING OF A TANGENT REVERSE CURVE OF 55.00 FOOT RADIUS, CONCAVE SOUTH;

THENCE SOUTH, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 83°53'18", A DISTANCE OF 80.53 FEET;

THENCE SOUTH 38°22'21" EAST, A DISTANCE OF 35.32 FEET;
THENCE SOUTH 00°16'07" WEST, A DISTANCE OF 223.88 FEET;

THENCE SOUTH 89°54'20" EAST, A DISTANCE OF 60.67 FEET;
THENCE SOUTH 00°01'51" WEST, A DISTANCE OF 50.00 FEET;
THENCE SOUTH 44°54'20" EAST, A DISTANCE OF 28.28 FEET;
THENCE SOUTH 00°05'40" WEST, A DISTANCE OF 95.00 FEET;
THENCE NORTH 89°54'20" WEST, A DISTANCE OF 524.06 FEET;
THENCE NORTH 00°05'40" EAST, A DISTANCE OF 115.00 FEET;
THENCE NORTH 89°54'20" WEST, A DISTANCE OF 135.59 FEET;
THENCE NORTH 00°05'40" EAST, A DISTANCE OF 50.00 FEET;
THENCE NORTH 45°10'54" EAST, A DISTANCE OF 28.33 FEET;
THENCE NORTH 00°16'07" EAST, A DISTANCE OF 199.93 FEET;
THENCE NORTH 44°49'06" WEST, A DISTANCE OF 28.24 FEET;
THENCE NORTH 00°05'40" EAST, A DISTANCE OF 50.00 FEET;
THENCE SOUTH 89°54'20" EAST, A DISTANCE OF 24.78 FEET;
THENCE NORTH 00°16'07" EAST, A DISTANCE OF 125.00 FEET;
THENCE NORTH 89°54'20" WEST, A DISTANCE OF 280.00 FEET;
THENCE NORTH 00°16'07" EAST, A DISTANCE OF 115.00 FEET;
THENCE NORTH 89°54'20" WEST, A DISTANCE OF 28.74 FEET;
THENCE NORTH 00°05'40" EAST, A DISTANCE OF 50.00 FEET;
THENCE NORTH 89°54'20" WEST, A DISTANCE OF 35.17 FEET TO THE BEGINNING OF A TANGENT CURVE OF 55.00 FOOT RADIUS, CONCAVE SOUTHWESTERLY;

THENCE SOUTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 47°10'48", A DISTANCE OF 45.29 FEET;

THENCE NORTH 47°05'08" WEST, A DISTANCE OF 26.57 FEET;
THENCE NORTH 00°21'41" EAST, A DISTANCE OF 227.00 FEET;
THENCE NORTH 16°04'00" EAST, A DISTANCE OF 18.47 FEET;

THENCE NORTH 00°21'41" EAST, A DISTANCE OF 25.00 FEET TO THE TRUE POINT OF BEGINNING.

LOT AREA TABLE	
LOT #	AREA (SQ. FT.)
1	6,216
2	5,175
3	5,175
4	5,175
5	5,175
6	5,175
7	5,175
8	5,175
9	5,175
10	5,175
11	5,175
12	5,175
13	5,750
14	5,750
15	5,750
16	5,750
17	5,750
18	5,750
19	6,470
20	7,002
21	6,670
22	6,670
23	6,877
24	5,895
25	5,175
26	5,175
27	5,175
28	5,175
29	5,175
30	5,175
31	5,175
32	5,175
33	5,175
34	5,175
35	5,175
36	5,175
37	5,175
38	5,175
39	5,175
40	5,175
41	5,895
42	6,559
43	5,746
44	5,752
45	5,758
46	5,764
47	5,771
48	5,777
49	5,783
50	5,789
51	5,795
52	5,817
53	5,823

LOT AREA TABLE	
LOT #	AREA (SQ. FT.)
54	5,829
55	5,835
56	5,841
57	5,848
58	5,854
59	6,702
60	5,290
61	5,290
62	5,290
63	5,290
64	5,290
65	5,290
66	5,290
67	5,290
68	5,290
69	5,290
70	5,175
71	5,175
72	5,175
73	5,175
74	5,175
75	5,895
76	5,895
77	5,175
78	5,175
79	6,425
80	5,625
81	5,625
82	5,625
83	5,625
84	5,625
85	5,625
86	5,625
87	5,625
88	5,625
89	5,996
90	5,175
91	5,175
92	5,175
93	5,175
94	5,175
95	5,175
96	5,175
97	5,175
98	5,171
99	5,819
100	6,246
101	6,246
102	6,246
103	6,246
104	6,246
105	6,246
106	6,246

LINE TABLE		
NO.	BEARING	LENGTH
L1	S45°16'07"W	28.28'
L2	S00°16'07"W	50.00'
L3	S44°43'53"E	28.28'
L4	S45°10'54"W	28.33'
L5	S00°05'40"W	50.00'
L6	S39°22'21"E	35.32'
L7	S00°01'51"W	50.00'
L8	S44°54'20"E	28.28'
L9	N00°05'40"E	50.00'
L10	N45°10'54"E	28.33'
L11	N44°49'06"W	28.24'
L12	N00°05'40"E	50.00'
L13	S89°54'20"E	24.78'
L14	N89°54'20"W	29.74'
L15	N00°05'40"E	50.00'
L16	N89°54'20"W	35.17'
L17	N47°05'08"W	26.57'
L18	N45°21'41"E	11.31'
L19	N16°04'00"E	18.47'
L20	N00°21'41"E	50.00'
L21	N45°18'54"E	28.31'
L22	S89°43'53"E	50.00'
L23	N44°41'06"W	28.26'
L23	N45°18'54"E	28.31'
L24	N44°41'06"W	28.26'
L25	N45°13'40"E	28.35'
L26	N44°46'20"W	28.22'
L27	N44°49'06"W	28.24'
L28	N45°10'54"E	28.33'
L29	N45°10'54"E	28.33'
L30	N45°10'54"E	28.33'
L31	N44°49'06"W	28.24'
L32	N44°54'20"W	28.28'
L33	N45°05'40"E	28.28'
L34	N04°58'05"W	10.25'
L35	N00°21'41"E	45.00'

CURVE TABLE						
NO.	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD-BEARING
C1	27.32'	50.00'	031°18'33"	14.01	26.98	S15°23'09"E
C2	80.53'	55.00'	083°53'18"	49.43	73.52	S10°54'13"W
C3	45.29'	55.00'	047°10'48"	24.02	44.02	S66°30'16"W
C4	116.28'	55.00'	121°08'06"	97.48	95.80	N29°31'37"E

TRACT AREA AND USAGE TABLE			
TRACT	SQUARE FEET	ACRES	USAGE CATEGORY
A	3,450	0.079	ACTIVE: INTERCONNECTED PATH, OPEN SPACE, LANDSCAPE TRACT, P.U.E
B	27,614	0.634	ACTIVE: INTERCONNECTED PATH, OPEN SPACE, LANDSCAPE TRACT, DRAINAGE, P.U.E
C	973	0.022	PASSIVE: OPEN SPACE, LANDSCAPE TRACT, P.U.E
D	7,200	0.165	ACTIVE: INTERCONNECTED PATH, OPEN SPACE, LANDSCAPE TRACT, RETENTION, DRAINAGE, P.U.E

OPEN SPACE TABLE		
TYPE	ACREAGE	PERCENTAGE OF TOTAL OPEN SPACE
ACTIVE	0.878	98%
PASSIVE	0.022	2%
TOTAL	0.900	100%
% TOTAL OPEN SPACE IN PLAT		4.30%

LOT AND DENSITY DETAILS	
TOTAL NUMBER OF LOTS	118
TOTAL NUMBER OF TRACTS	4
GROSS RESIDENTIAL DENSITY	5.82 D.U./A.C.
NET RESIDENTIAL DENSITY	7.29 D.U./A.C.
TOTAL GROSS ACRES	21.005
SMALLEST LOT SIZE	5,171 SF
LARGEST LOT SIZE	7,156 SF
AVERAGE LOT SIZE	5,641 SF

STREET, LOT, AND TRACT AREAS		
AREA	SQUARE FEET	ACRES
TOTAL AREA OF LOCAL STREETS	210,164	4.825
TOTAL AREA OF ARTERIAL STREETS	0	0.000
TOTAL AREA OF LOTS	665,605	15.280
TOTAL AREA OF TRACTS	39,236	0.900
TOTAL GROSS AREA	915,005	21.005

SEE SHEET 2 FOR CURVE TABLE, LINE TABLE, TRACT TABLE, LOT TABLE AND LEGAL DESCRIPTION. SEE SHEET 4 FOR TYPICAL LOT DETAIL.

CVL CONSULTANTS
CIVIL ENGINEERING • SURVEYING • PLANNING
4550 N. 12th Street
Phoenix, Arizona 85014
(602) 264-6831
www.cvlaz.com

NO.	REVISION	DATE

Coe and Van Loo II L.L.C.

FINAL PLAT

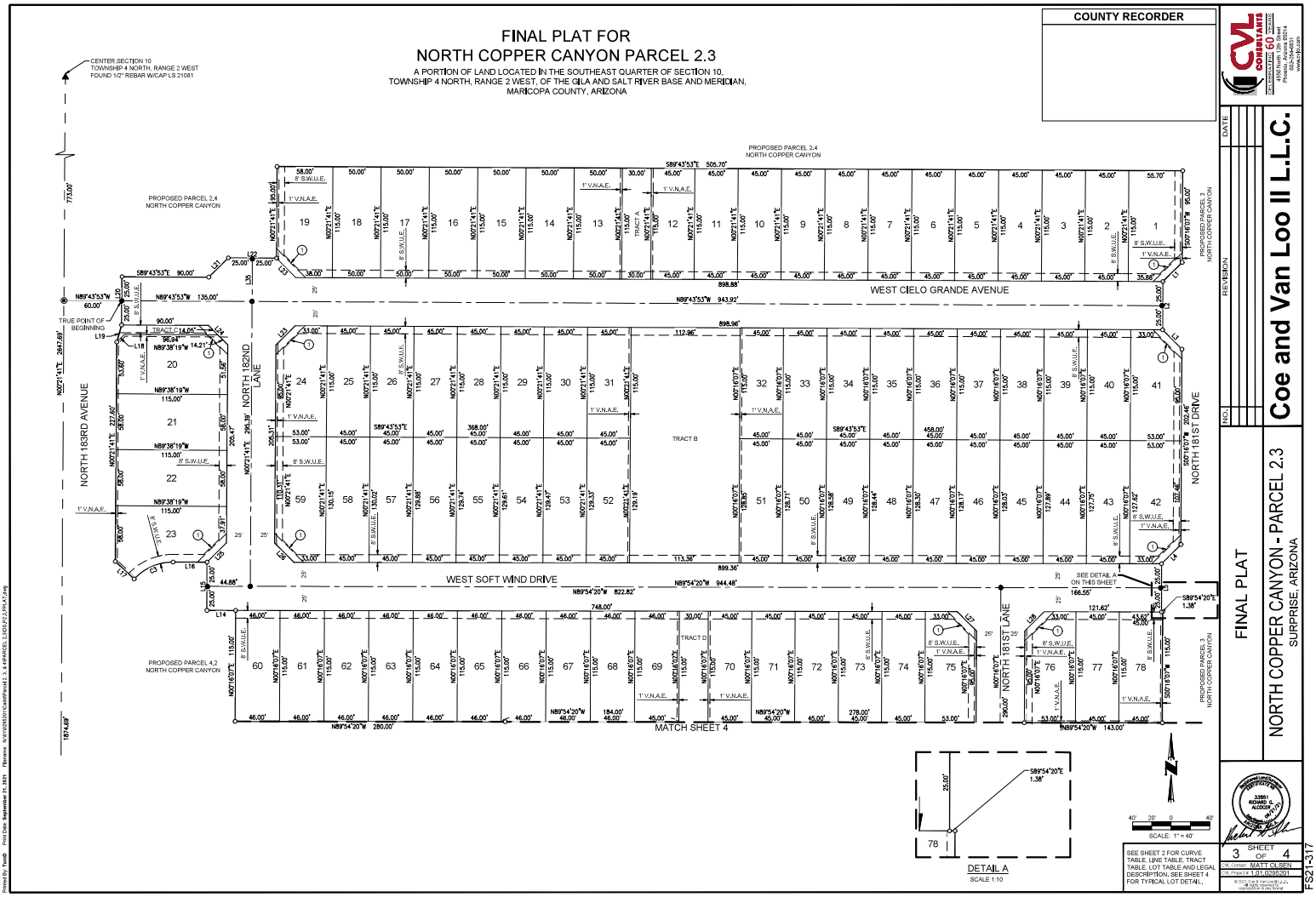
NORTH COPPER CANYON - PARCEL 2.3
SURPRISE, ARIZONA

33861
RICHARD E. ALLOCCA
Date Signed
Expires 09/30/2021

SHEET 2 OF 4
CVL Contact: MATT OLSEN
CVL Project #: 1.01.0026.2001
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FS21-317

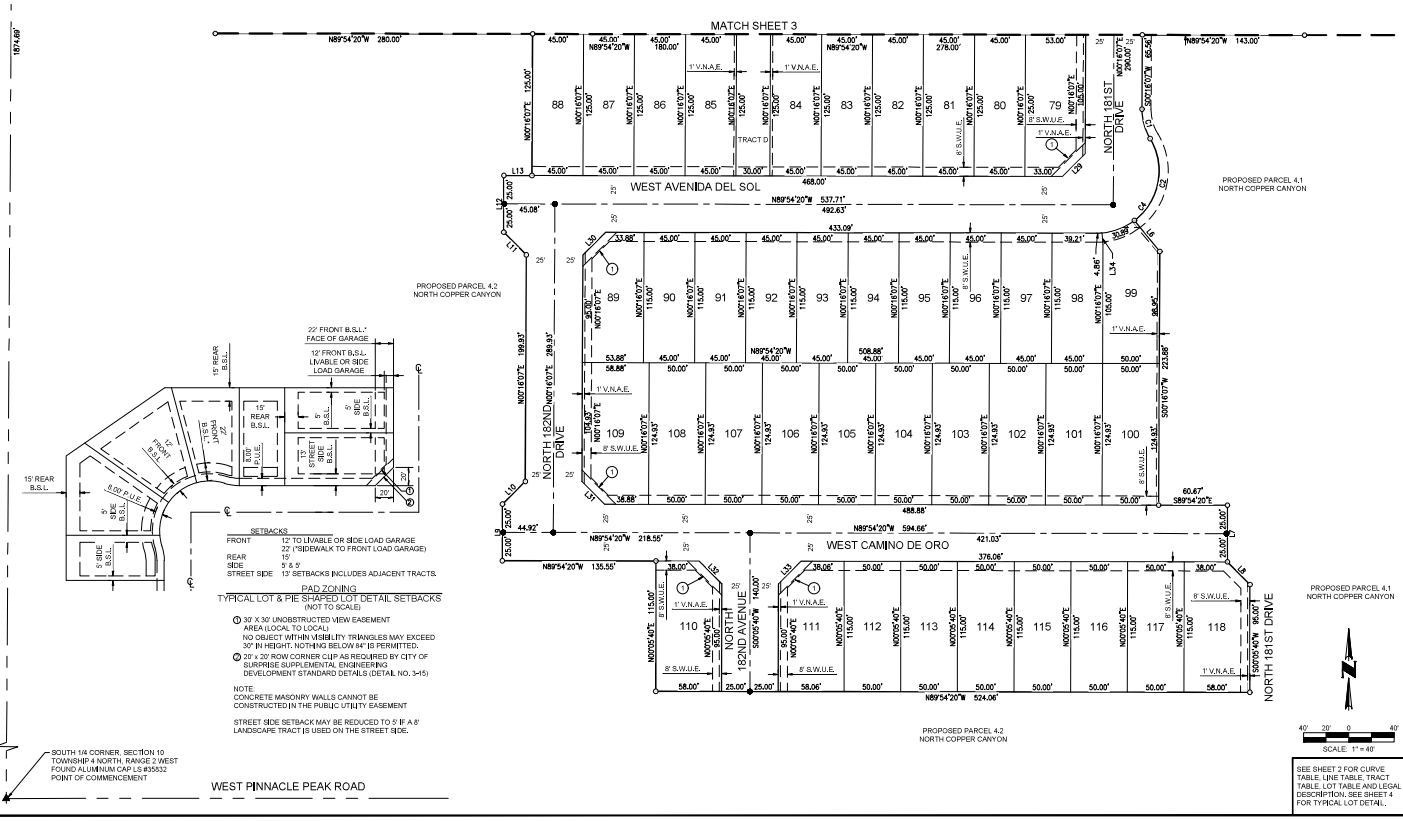
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FINAL PLAT FOR
NORTH COPPER CANYON PARCEL 2.3
A PORTION OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 4 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA
COUNTY RECORDER
CENTER SECTION 10 TOWNSHIP 4 NORTH, RANGE 2 WEST FOUND 1/2" REBAR W/CAP LS 21081
TRUE POINT OF BEGINNING
WEST CIELO GRANDE AVENUE
WEST SOFT WIND DRIVE
NORTH 183RD AVENUE
NORTH 182ND LANE
NORTH 181ST DRIVE
NORTH 181ST LANE
TRACT B
TRACT C
TRACT D
PROPOSED PARCEL 2,4 NORTH COPPER CANYON
PROPOSED PARCEL 4,2 NORTH COPPER CANYON
PROPOSED PARCEL 3 NORTH COPPER CANYON
MATCH SHEET 4
SEE DETAIL A ON THIS SHEET
DETAIL A
SCALE 1"= 40'
SCALE 1-10
SEE SHEET 2 FOR CURVE TABLE, LINE TABLE, TRACT TABLE, LOT TABLE AND LEGAL DESCRIPTION. SEE SHEET 4 FOR TYPICAL LOT DETAIL.
CVL CONSULTANTS
Coe and Van Loo II L.L.C.
FINAL PLAT
NORTH COPPER CANYON - PARCEL 2.3
SURPRISE, ARIZONA
SHEET 3 OF 4
CVL Contact: MATT OLSEN
CVL Project #: 1.01.0028.0001
FS21-317

FINAL PLAT FOR
NORTH COPPER CANYON PARCEL 2.3

A PORTION OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 4 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

COUNTY RECORDER



SETBACKS

FRONT	12' TO LIVABLE OR SIDE LOAD GARAGE 22' (*SIDEWALK TO FRONT LOAD GARAGE)
REAR	15'
SIDE	5' & 5'
STREET SIDE	13' SETBACKS INCLUDES ADJACENT TRACTS.

PAD ZONING
TYPICAL LOT & PIE SHAPED LOT DETAIL SETBACKS
(NOT TO SCALE)

① 30' X 30' UNOBSTRUCTED VIEW EASEMENT AREA (LOCAL TO LOCAL) NO OBJECT WITHIN VISIBILITY TRIANGLES MAY EXCEED 30" IN HEIGHT. NOTHING BELOW 84" IS PERMITTED.

② 20' x 20' ROW CORNER CUP AS REQUIRED BY CITY OF SURPRISE SUPPLEMENTAL ENGINEERING DEVELOPMENT STANDARD DETAILS (DETAIL NO. 3-15)

NOTE:
CONCRETE MASONRY WALLS CANNOT BE CONSTRUCTED IN THE PUBLIC UTILITY EASEMENT

STREET SIDE SETBACK MAY BE REDUCED TO 5' IF A 8' LANDSCAPE TRACT IS USED ON THE STREET SIDE.

SEE SHEET 2 FOR CURVE TABLE, LINE TABLE, TRACT TABLE, LOT TABLE AND LEGAL DESCRIPTION. SEE SHEET 4 FOR TYPICAL LOT DETAIL.

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Phoenix, Arizona 85014
(602) 264-6831
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NO.	REVISION	DATE

Coe and Van Loo II L.L.C.

FINAL PLAT

NORTH COPPER CANYON - PARCEL 2.3
SURPRISE, ARIZONA

33861
RICHARD E. ALCOCER
Date Signed
Expires 09/30/2021

SHEET 4 OF 4
CVL Contact: MATT OLSEN
CVL Project #: 1.01.0026.001

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FS21-317

Printed By: TomB Print Date: September 14, 2021 Filename: K:\PROJECTS\2001\Cad\Plat\Plat2.3 & 4\PARCEL 2.3\PCP2.3 Plat.dwg

DEPARTMENT OF THE AIR FORCE
AIR EDUCATION AND TRAINING COMMAND

10 May 2021

Mr. Christopher P. Toale
Director, Community Initiatives Team
56th Fighter Wing
14185 West Falcon Street
Luke AFB AZ 85309-1629

Ms. Lorraine Nevarez
Development Services Specialist
City of Surprise Planning Department
16000 N. Civic Center Plaza
Surprise AZ 85374

Re: FS21-317; North Copper Canyon Parcel 2.3 (APN: 503-73-022A)

Dear Ms. Nevarez

Thank you for the opportunity to provide comments on the final plat application for North Copper Canyon Parcel 2.3. The site sits on approximately 21 acres of vacant land located at the northeast corner of 183rd Ave and Pinnacle Peak Rd in Surprise, AZ. The project requests development of 118 single-family residential lots with an overall density of 5.7 du/ac. The site falls approximately 1.3 miles outside the Aux-1 2004 JLUS 65 DNL, "high noise or accident potential zone" as defined by A.R.S. § 28-8461 and is within the "territory in the vicinity of a military airport" also defined by A.R.S. § 28-8461.

In an effort to promote a more compatible co-existence, Luke AFB follows the guidelines in the Graduated Density Concept (GDC). The GDC proposes, in the absence of a more restrictive state, county or municipal general or comprehensive plan, graduating densities away from the 65 DNL as follows: a maximum of 2 du/acre from the 65 DNL to 1/2 mile, a maximum of 4 du/acre from 1/2 to 1 mile, and a maximum of 6 du/acre from 1 to 3 miles. The proposal for the property as stated in the narrative, consisting of 5.7 du/ac on the property meets the GDC.

The project, as described, will not have a negative impact on Luke AFB flight operations; however, the site is located within the "territory in the vicinity of a military airport," it will be subjected to approximately 165 over flights a day, with some as low as 1,500 feet above ground level. If this development is approved, we recommend you review the sound attenuation requirements found in A.R.S. § 28-8482. In addition, a strong notification program on the part of the applicant would be essential to inform potential residents about Luke AFB operations.

If there are any questions, please contact my Community Planner, Mr. Mark James at (623) 856-9981.

Sincerely

TOALE.CHRISTOPHER.P.1039696165 Digitally signed by TOALE.CHRISTOPHER.P.1039696165 Date: 2021.05.10 22:35:53 -07'00'

CHRISTOPHER P. TOALE

cc:
Colonel Luke B. Casper, Vice Commander, 56th Fighter Wing
Ms. Cindy L. Allen, GS-13, General and Environmental Law Attorney, 56th Fighter Wing

NORTH COPPER CANYON PARCEL 2.3
ALTERNATIVE ASSURANCE AGREEMENT

This North Copper Canyon Parcel 2.3 Alternative Assurance Agreement ("Agreement") is dated as of this __ day of _____, 2021 (the "Effective Date") by and between the City of Surprise, Arizona, an Arizona municipal corporation (the "City"), and Courtland Homes, Inc., an Arizona corporation ("Subdivider"). The City and Subdivider may be individually referred to as a "Party" or collectively as the "Parties."

RECITALS

WHEREAS, the City of Surprise Land Development Ordinance, Section 108-3.2.A.2 allows the City Council to approve a final plat, but withhold recordation of the final plat until completion and acceptance of all required infrastructure improvements.

WHEREAS, the Parties desire to enter into this Agreement for the purpose of allowing Subdivider, as an alternative to posting financial assurances, to construct and install all of the required infrastructure improvements within twelve (12) months of the date of this Agreement, after approval of a final plat by the City Council but before recordation of the final plat. This Agreement shall also be used as a basis for an extension of the required completion of improvements for an additional twelve (12) month period, as permitted by Section 108-3.2.A.2.e.

NOW, THEREFORE, in consideration of the foregoing recitals, which are incorporated herein by reference, and the mutual promises set forth in this Agreement, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties state, confirm, and agree as follows:

SPECIAL TERMS AND CONDITIONS

1. The improvements depicted on the following plans (the "Improvements") shall be completed by Subdivider:

   North Copper Canyon Parcel 2.3, Grading and Drainage Plans

   North Copper Canyon Parcel 2.3, Sewer Plans

   North Copper Canyon Parcel 2.3, Water Plans

   North Copper Canyon Parcel 2.3, Paving Plans

   North Copper Canyon Parcel 2.3, Landscape Plans

2. If Subdivider elects to not provide acceptable financial assurances after approval of the final

plat by the City Council, as permitted by City of Surprise Land Development Ordinance, Section 108-3.2.A.2, Subdivider shall complete satisfactory construction, installation, and dedication of the Improvements within twelve (12) months of the date the final plat is approved by the City Council as a precondition to recordation of the final plat. In the event the Subdivider fails to initiate and complete construction within the twelve (12) months time period, the City Council may take formal action to rescind approval of the final plat, unless the Subdivider submits, prior to expiration of the initial twelve (12) month time-period, a written request to the Community Development Director for an additional twelve (12) month time-period to initiate and complete construction, which extension is approved by the Community Development Director. If the twelve (12) month time-period expires or is not extended, the Subdivider shall be in default of this Agreement, and the City may choose to take formal action to either rescind the recorded final plat or to do/have done all work; in which case the financial assurance instrument will be charged with all costs and expenses incurred. If the Community Development Director approves a twelve (12) month extension to complete the Improvements, the "Construction of Improvements financial assurance" form shall be amended by the Subdivider to cover the extended time-period.

3. If Subdivider elects to not provide acceptable financial assurances after approval of the final plat by the City Council, as permitted by City of Surprise Land Development Ordinance Section 108-3.2.A.2, no lots may be developed or sold until the Improvements are completed and approved by the City Engineer.

4. If Subdivider elects to not provide acceptable financial assurances after approval of the final plat by the City Council, as permitted by City of Surprise Land Development Ordinance Section 108-3.2.A.2, after the completed Improvements have been inspected and approved by the City Engineer, the final plat shall be recorded by the Community Development Director promptly, and the sale of lots may proceed according to the approved and recorded plat, provided that a two-year warranty shall be submitted covering the completed Improvements.

5. If Subdivider should elect to post financial assurances for any improvement not approved by the City, as permitted by City of Surprise Land Development Ordinance Section 108-3.2.A, the Community Development Director shall promptly record the final plat, and the sale of lots may proceed according to the approved and recorded plat.

6. If Subdivider timely elects to request a twelve-month extension, a revised Agreement, as approved by the City Attorney, regarding the construction of the unfinished portions of the improvements shall be submitted along with the request for the time extension.

GENERAL TERMS AND CONDITIONS

7. Subdivider hereby waives and releases the City from any and all claims under A.R.S. § 12-1134, *et seq.,* including any right to compensation for reduction in the fair market value of the real property that is the subject of this Agreement (North Copper Canyon Parcel 2.3), as a result of the City's approval of this Agreement. The terms of this waiver shall run with the land and shall be binding upon all subsequent Subdividers and shall survive the expiration

or other termination of this Agreement.

8. This Agreement is subject to cancellation for conflict of interest. Pursuant to A.R.S. § 38-503 and§ 38-511, no member, official or employee of the City shall have any personal interest, direct or indirect, in this Agreement, nor shall any such member, official or employee participate in any decision relating to this Agreement which affects his or her personal interest or the interest of any corporation, partnership or association in which he or she is, directly or indirectly, interested.

9. The provisions of this Agreement are binding upon and shall inure to the benefit and burden of the Parties and all of their successors in interest and assigns. Subdivider shall provide the City with at least ten (10) business days' written notice in the event that title to all or any part of North Copper Canyon Parcel 2.3 is conveyed or otherwise transferred to a third party that is not related to or an affiliate of Subdivider.

10. This Agreement constitutes the entire agreement between the parties hereto pertaining to the subject matter hereof and all prior and contemporaneous agreements, representations, negotiations and understandings of the parties hereto, oral or written, are hereby superseded and merged herein.

11. Upon the conveyance of all or a portion of North Copper Canyon Parcel 2.3 by Subdivider or its successors-in-title or assigns and the assumption by such transferee of Subdivider's obligations under this Agreement, Subdivider or its successors-in-title or assigns, as applicable, shall be released from its liabilities and obligations under this Agreement.

12. The laws of the State of Arizona shall govern any dispute, controversy, claim or cause of action arising out of or related to this Agreement. The venue for any such dispute shall be Maricopa County, Arizona, and each Party waives the right to object to venue in Maricopa County for any reason. Neither Party shall be entitled to recover any of its attorneys' fees or other costs from the other Party incurred in any such dispute, controversy, claim, or cause of action, but each Party shall bear its own attorneys' fees and costs, whether the same is resolved through arbitration, litigation in a court, or otherwise. The only remedies that either Party may seek in the event of a breach or default of this Agreement by the other Party are specific performance, injunction, and declaratory relief. No money damages may be sought or awarded.

IN WITNESS WHEREOF, the parties have executed this Agreement, and this Agreement shall be effective, as of the Effective Date set forth above.

CITY OF SURPRISE, an Arizona municipal corporation

By:_____

Skip Hall, Mayor

Date:_____

APPROVED AS TO FORM:

_____

City Attorney

ATTESTED:

_____

City Clerk

Subdivider: Courtland Homes, Inc., an Arizona corporation

By: _____

Alan Hamberlin

Its: President

Date: Oct. 4, 2021

STATE OF ARIZONA)

) ss.

County of Maricopa)

This instrument was acknowledged before me on October 4th, 2021, by Alan Hamberlin, President of Courtland Homes, Inc., an Arizona corporation, on behalf of the corporation.

_____

Notary Public

My Commission Expires:

May 27, 2025

CHRISTY ANN MENARD
Notary Public - Arizona
Maricopa County
Commission #603007
My Comm. Expires May 27, 2025

SURPRISE
ARIZONA

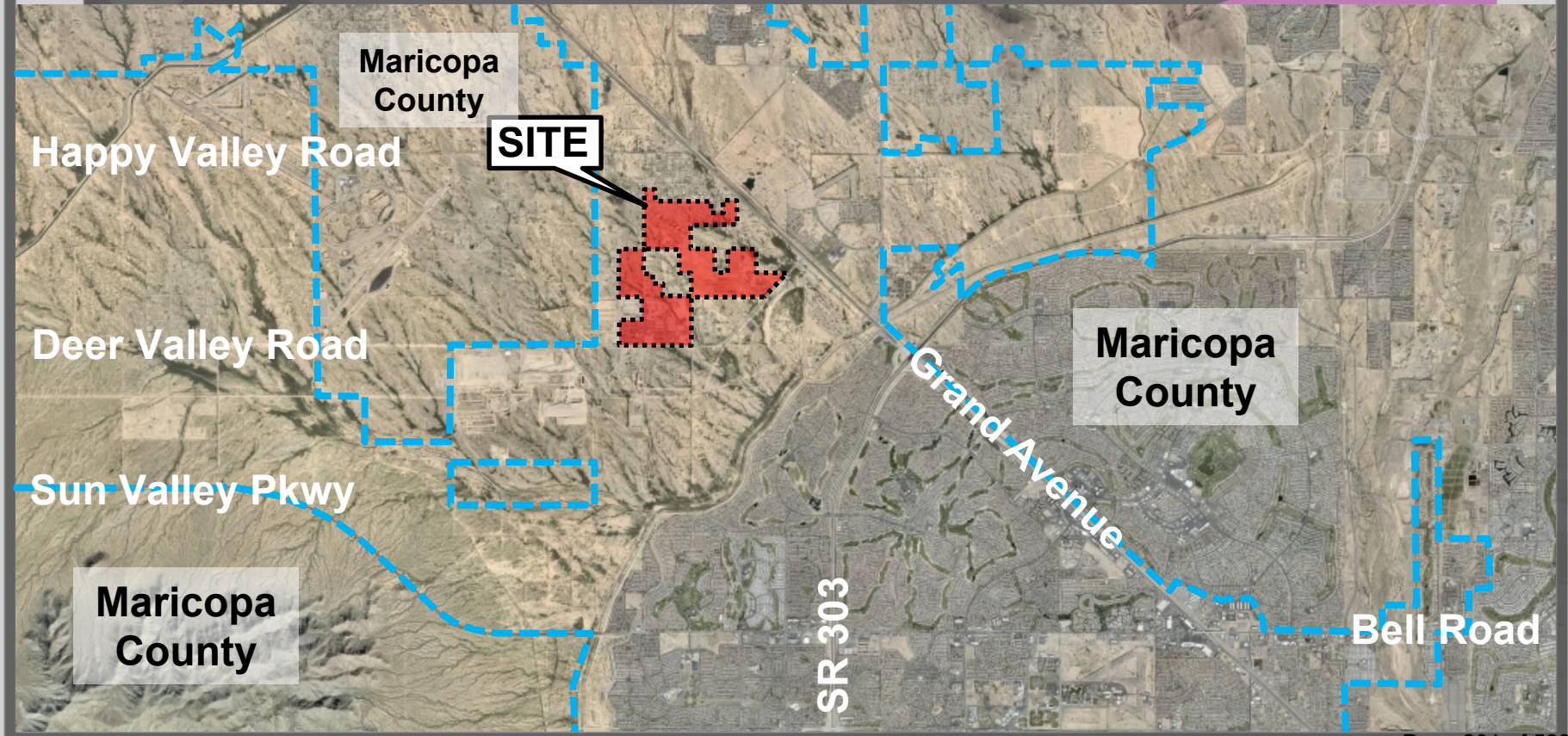
FS21-317
North Copper Canyon Parcel 2.3 Final Plat

City Council

November 16, 2021

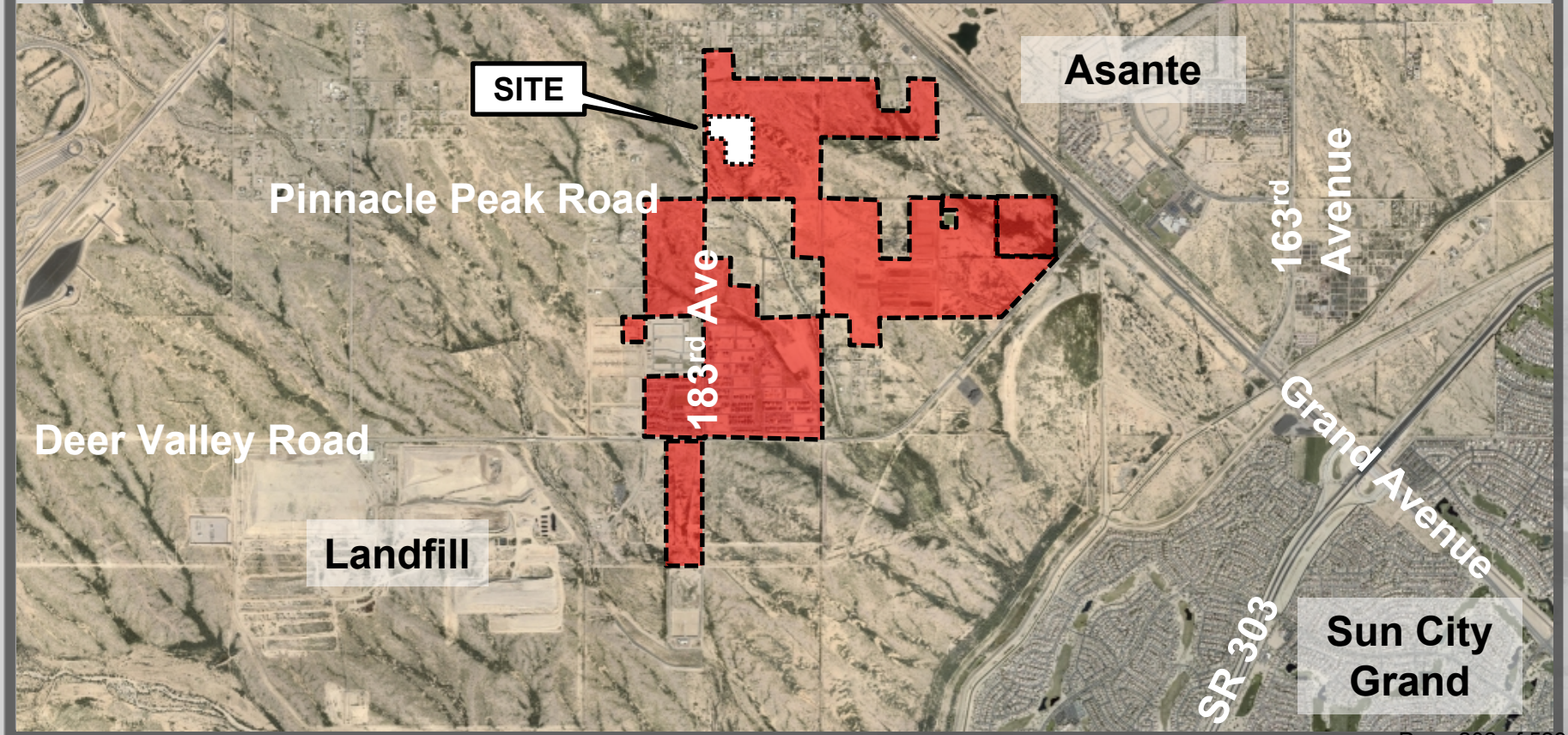
VICINITY MAP

FS21-317
North Copper Canyon 2.3



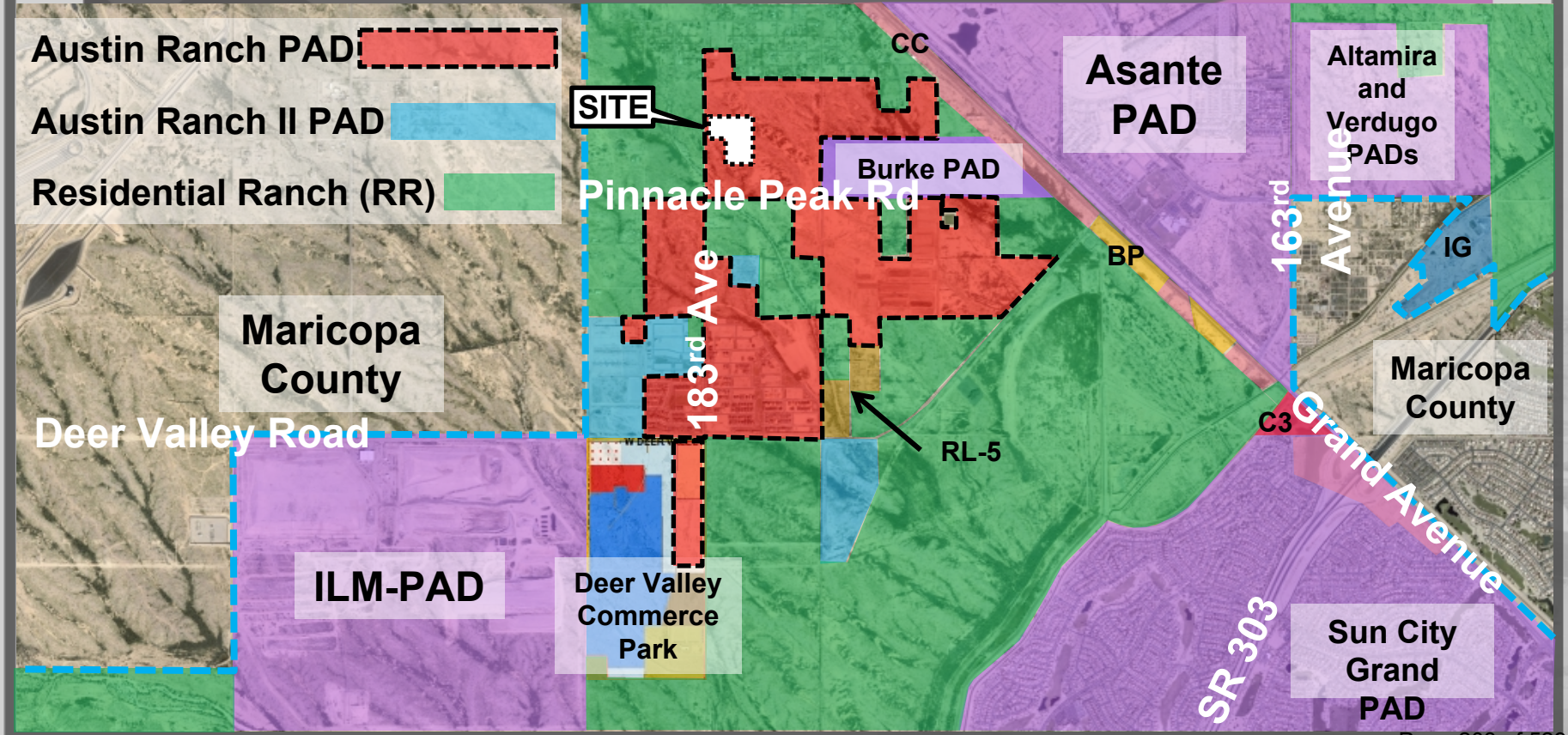
VICINITY MAP

FS21-317
North Copper Canyon 2.3



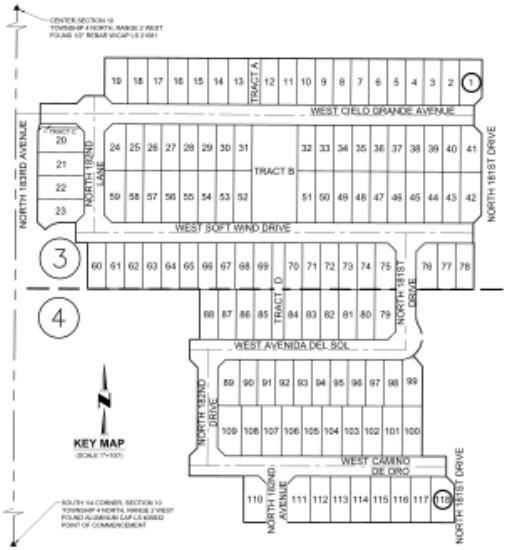
ZONING MAP

FS21-317
North Copper Canyon 2.3



FINAL PLAT FOR
NORTH COPPER CANYON PARCEL 2.3

A PORTION OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 4 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



LEGAL DESCRIPTION

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 4 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE 2 INCH MARICOPA COUNTY ALUMINUM CAP MARKING THE SOUTH QUARTER CORNER OF SAID SECTION 10 FROM WHICH THE HALF INCH REBAR WITH LS 21661 MARKING THE CENTER OF SAID SECTION 10 BEARS NORTH 00°21'41" EAST, A DISTANCE OF 2647.69 FEET;

THENCE NORTH 00°21'41" EAST, ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 1319.68 FEET;

THENCE SOUTH 89°10'52" EAST, DEPARTING SAID WEST LINE, A DISTANCE OF 66.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 00°21'41" EAST, A DISTANCE OF 23.00 FEET;
THENCE SOUTH 89°10'52" EAST, A DISTANCE OF 66.00 FEET;
THENCE NORTH 41°18'54" EAST, A DISTANCE OF 28.31 FEET;
THENCE SOUTH 89°10'52" EAST, A DISTANCE OF 66.00 FEET;
THENCE SOUTH 48°41'06" EAST, A DISTANCE OF 28.31 FEET;
THENCE SOUTH 89°10'52" EAST, A DISTANCE OF 638.76 FEET;
THENCE SOUTH 00°18'07" WEST, A DISTANCE OF 66.00 FEET;
THENCE SOUTH 89°10'52" WEST, A DISTANCE OF 28.28 FEET;
THENCE SOUTH 00°18'07" WEST, A DISTANCE OF 66.00 FEET;
THENCE SOUTH 44°43'53" EAST, A DISTANCE OF 28.28 FEET;
THENCE SOUTH 00°18'07" WEST, A DISTANCE OF 66.00 FEET;
THENCE SOUTH 45°16'07" WEST, A DISTANCE OF 28.28 FEET;
THENCE SOUTH 00°18'07" WEST, A DISTANCE OF 66.00 FEET;
THENCE SOUTH 89°54'20" EAST, A DISTANCE OF 1.98 FEET;
THENCE SOUTH 00°18'07" WEST, A DISTANCE OF 119.00 FEET;
THENCE NORTH 89°54'20" WEST, A DISTANCE OF 143.00 FEET;

THENCE SOUTH 26°14'05" WEST, A DISTANCE OF 83.56 FEET TO THE BEGINNING OF A TANGENT CURVE OF 56.00 FOOT RADIUS, CONCAVE SOUTH;

THENCE SOUTH, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 31°15'31", A DISTANCE OF 30.55 FEET;
TO THE BEGINNING OF A TANGENT REVERSE CURVE OF 55.00 FOOT RADIUS, CONCAVE SOUTH;

THENCE SOUTH, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 83°37'16", A DISTANCE OF 80.53 FEET;

THENCE SOUTH 00°21'41" EAST, A DISTANCE OF 65.00 FEET;
THENCE SOUTH 89°38'19" WEST, A DISTANCE OF 330.00 FEET;

THENCE SOUTH 89°54'20" EAST, A DISTANCE OF 66.00 FEET;
THENCE SOUTH 00°21'41" EAST, A DISTANCE OF 50.00 FEET;
THENCE SOUTH 44°54'20" EAST, A DISTANCE OF 35.35 FEET;
THENCE SOUTH 89°54'20" EAST, A DISTANCE OF 50.00 FEET;
THENCE NORTH 45°05'40" EAST, A DISTANCE OF 35.35 FEET;
THENCE NORTH 89°54'20" WEST, A DISTANCE OF 324.28 FEET;
THENCE NORTH 89°54'20" WEST, A DISTANCE OF 115.00 FEET;
THENCE NORTH 89°54'20" WEST, A DISTANCE OF 135.55 FEET;
THENCE NORTH 00°05'40" EAST, A DISTANCE OF 50.00 FEET;
THENCE NORTH 89°54'20" WEST, A DISTANCE OF 50.00 FEET;
THENCE NORTH 00°05'40" EAST, A DISTANCE OF 199.64 FEET;
THENCE NORTH 44°54'20" WEST, A DISTANCE OF 28.28 FEET;
THENCE NORTH 00°05'40" EAST, A DISTANCE OF 50.00 FEET;
THENCE NORTH 45°54'20" WEST, A DISTANCE OF 28.28 FEET;
THENCE NORTH 00°05'40" EAST, A DISTANCE OF 120.00 FEET;
THENCE NORTH 44°54'20" WEST, A DISTANCE OF 28.28 FEET;
THENCE NORTH 00°05'40" EAST, A DISTANCE OF 119.00 FEET;
THENCE NORTH 45°05'40" EAST, A DISTANCE OF 28.28 FEET;
THENCE NORTH 00°05'40" EAST, A DISTANCE OF 50.00 FEET;
THENCE NORTH 89°54'20" WEST, A DISTANCE OF 33.17 FEET TO THE BEGINNING OF A TANGENT CURVE OF 55.00 FOOT RADIUS, CONCAVE SOUTHEASTERLY;

THENCE, SOUTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 41°10'49", A DISTANCE OF 45.29 FEET;

THENCE NORTH 44°05'09" WEST, A DISTANCE OF 20.57 FEET;
THENCE NORTH 00°21'41" EAST, A DISTANCE OF 227.50 FEET;
THENCE NORTH 11°54'49" EAST, A DISTANCE OF 19.47 FEET;

THENCE NORTH 00°21'41" EAST, A DISTANCE OF 26.00 FEET TO THE TRUE POINT OF BEGINNING.

LOT AREA TABLE		LOT AREA TABLE		LOT AREA TABLE	
LOT #	AREA (SQ. FT.)	LOT #	AREA (SQ. FT.)	LOT #	AREA (SQ. FT.)
1	6,216	54	5,829		
2	5,175	55	5,835		
3	5,175	56	5,841		
4	5,175	57	5,848		
5	5,175	58	5,854		
6	5,175	59	6,782		
7	5,175	60	5,280		
8	5,175	61	5,280		
9	5,175	62	5,280		
10	5,175	63	5,280		
11	5,175	64	5,280		
12	5,175	65	5,280		
13	5,758	66	5,280		
14	5,758	67	5,280		
15	5,758	68	5,280		
16	5,758	69	5,280		
17	5,758	70	5,135		
18	5,758	71	5,135		
19	6,470	72	5,135		
20	7,802	73	5,135		
21	6,870	74	5,135		
22	6,870	75	5,595		
23	6,877	76	5,595		
24	5,866	77	5,135		
25	5,175	78	5,135		
26	5,175	79	6,425		
27	5,175	80	5,625		
28	5,175	81	5,625		
29	5,175	82	5,625		
30	5,175	83	5,625		
31	5,175	84	5,625		
32	5,175	85	5,625		
33	5,175	86	5,625		
34	5,175	87	5,625		
35	5,175	88	5,625		
36	5,175	89	5,595		
37	5,175	90	5,135		
38	5,175	91	5,135		
39	5,175	92	5,135		
40	5,175	93	5,135		
41	5,865	94	5,135		
42	6,558	95	5,135		
43	5,748	96	5,135		
44	5,752	97	5,135		
45	5,758	98	5,171		
46	5,764	99	5,819		
47	5,771	100	6,246		
48	5,777	101	6,246		
49	5,783	102	6,246		
50	5,788	103	6,246		
51	5,795	104	6,246		
52	5,817	105	6,246		
53	5,823	106	6,246		

LOT AREA TABLE	
LOT #	AREA (SQ. FT.)
107	6,246
108	6,246
109	7,156
110	6,478
111	6,477
112	5,756
113	5,756
114	5,756
115	5,756
116	5,756
117	5,756
118	6,478

LINE TABLE		
NO.	BEARING	LENGTH
L1	S45°18'07"W	28.28'
L2	S00°18'07"W	50.80'
L3	S44°43'53"E	28.28'
L4	S45°18'54"W	28.33'
L5	S00°05'40"W	50.80'
L6	S38°22'21"E	35.32'
L7	S00°01'51"W	50.80'
L8	S44°54'20"E	28.28'
L9	N89°05'40"E	50.80'
L10	S45°10'54"E	28.33'
L11	N44°49'06"E	28.24'
L12	N89°05'40"E	50.80'
L13	S89°54'20"E	24.78'
L14	N89°54'20"W	29.74'
L15	N89°05'40"E	50.80'
L16	N89°54'20"W	35.17'
L17	N47°08'08"W	26.97'
L18	N45°21'41"E	11.31'
L19	N18°04'30"E	18.47'
L20	N00°21'41"E	50.80'
L21	S45°18'54"E	28.31'
L22	S89°43'53"E	50.80'
L23	N44°41'06"E	28.28'
L23	S45°18'54"E	28.31'
L24	N44°41'06"E	28.28'
L25	S45°13'40"E	28.35'
L26	N44°48'20"W	28.22'
L27	N44°49'06"E	28.24'
L28	S45°10'54"E	28.33'
L29	S45°10'54"E	28.33'
L30	S45°10'54"E	28.33'
L31	N44°49'06"E	28.24'
L32	N44°54'20"W	28.28'
L33	N45°05'40"E	28.28'
L34	N04°58'05"W	10.25'
L35	N00°21'41"E	45.80'

CURVE TABLE						
NO.	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	27.32'	50.00'	031°18'33"	14.01	26.98	S15°23'39"E
C2	80.53'	55.00'	083°53'18"	49.40	73.52	S30°54'13"W
C3	45.29'	55.00'	047°10'48"	24.02	44.02	S65°30'16"W
C4	116.28'	55.00'	121°08'39"	97.46	95.80	N28°31'21"E

TRACT AREA AND USAGE TABLE			
TRACT	SQUARE FEET	ACRES	USAGE CATEGORY
A	3,490	0.079	ACTIVE, INTERCONNECTED PATH, OPEN SPACE, LANDSCAPE TRACT, P.U.E.
B	27,644	0.634	ACTIVE, INTERCONNECTED PATH, OPEN SPACE, LANDSCAPE TRACT, DRAINAGE, P.U.E.
C	879	0.020	PASSIVE OPEN SPACE, LANDSCAPE TRACT, P.U.E
D	7,300	0.168	ACTIVE, INTERCONNECTED PATH, OPEN SPACE, LANDSCAPE TRACT, RETENTION, DRAINAGE, P.U.E

OPEN SPACE TABLE		
TYPE	ACREAGE	PERCENTAGE OF TOTAL OPEN SPACE
ACTIVE	0.478	96%
PASSIVE	0.020	3%
TOTAL	0.498	100%
% TOTAL OPEN SPACE IN PLAT		4.30%

LOT AND DENSITY DETAILS	
TOTAL NUMBER OF LOTS	118
TOTAL NUMBER OF TRACTS	4
GROSS RESIDENTIAL DENSITY	5.63 D.U./A.C.
NET RESIDENTIAL DENSITY	7.29 D.U./A.C.
TOTAL GROSS ACRES	21.006
SMALLEST LOT SIZE	5,171 SF
LARGEST LOT SIZE	7,156 SF
AVERAGE LOT SIZE	5,941 SF

STREET, LOT, AND TRACT AREAS		
AREA	SQUARE FEET	ACRES
TOTAL AREA OF LOCAL STREETS	210,186	4.825
TOTAL AREA OF ARTERIAL STREETS	0	0.000
TOTAL AREA OF LOTS	665,606	15.280
TOTAL AREA OF TRACTS	39,238	0.900
TOTAL GROSS AREA	915,005	21.006

COUNTY RECORDER

CVL CONSULTANTS
EST. 1960
4550 North 12th Street
Phoenix, AZ 85014
602-264-6831
www.cvlci.com

DATE	REVISION	NO.

Coe and Van Loo II L.L.C.

FINAL PLAT

NORTH COPPER CANYON - PARCEL 2.3
SURPRISE, ARIZONA

SEE SHEET 3 FOR CURVE TABLE, LINE TABLE, TRACT TABLE, LOT TABLE AND LEGAL DESCRIPTION. SEE SHEET 4 FOR TYPICAL LOT DETAIL.

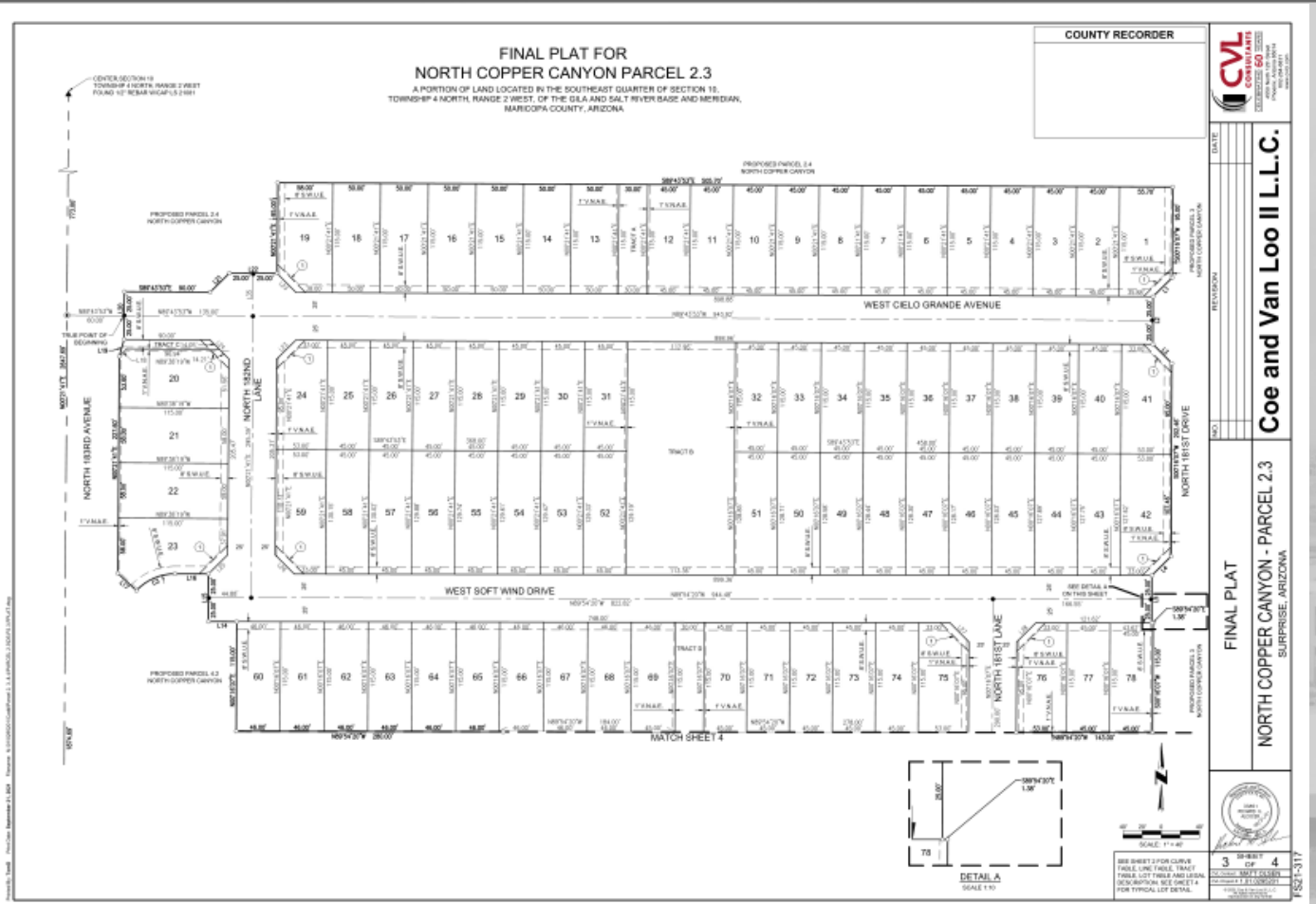
SHEET 2 OF 4

PC Number: 19-21-0001
PM Project # 1.811.0000.0001

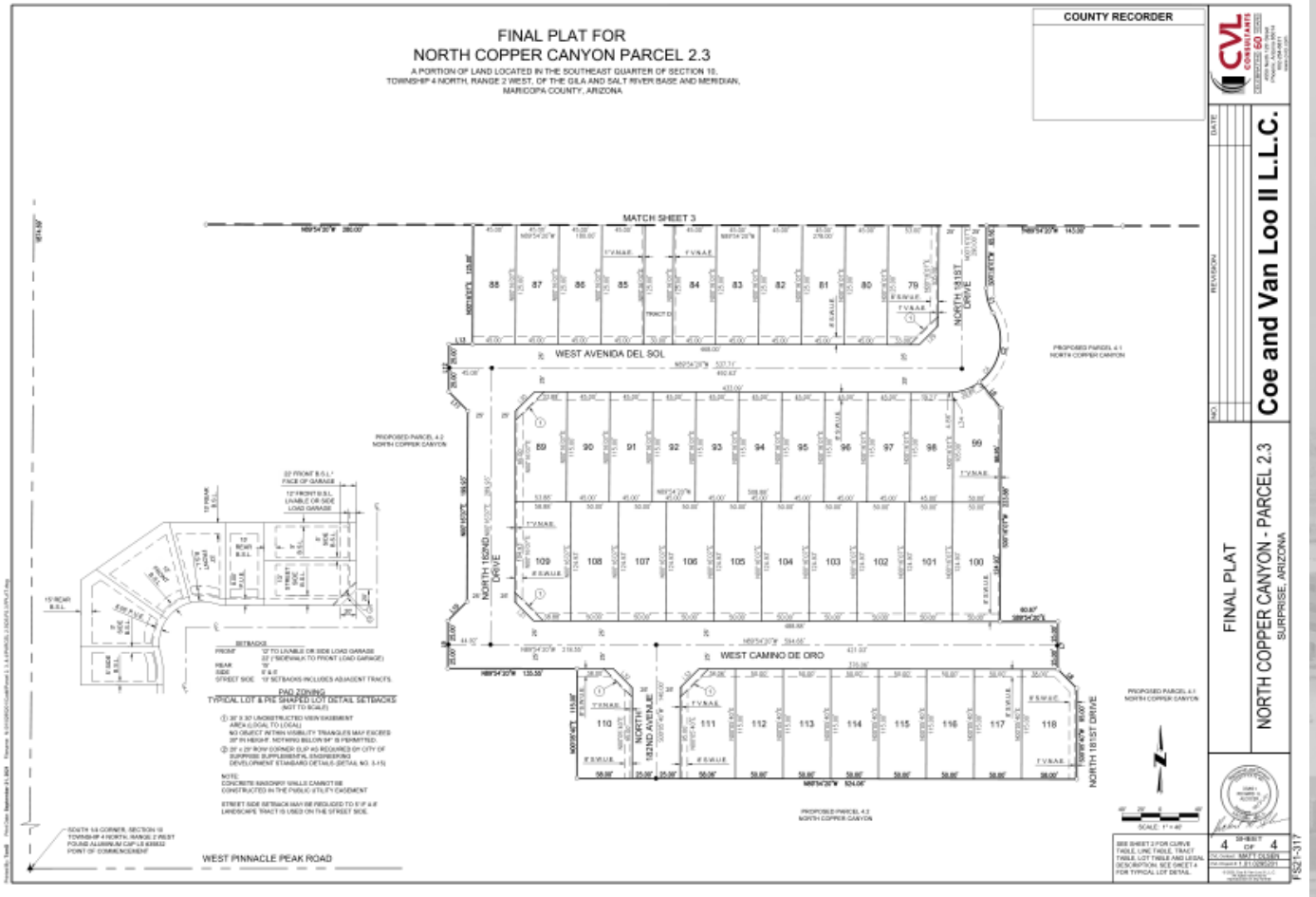
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SC21-317

FINAL PLAT


FINAL PLAT FOR
NORTH COPPER CANYON PARCEL 2.3
A PORTION OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 4 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA
COUNTY RECORDER
WEST CIELO GRANDE AVENUE
WEST SOFT WIND DRIVE
NORTH 183RD AVENUE
NORTH 182ND LANE
NORTH 181ST DRIVE
NORTH 181ST LANE
MATCH SHEET 4
DETAIL A
SCALE 1"=40'
Coe and Van Loo II L.L.C.
FINAL PLAT
NORTH COPPER CANYON - PARCEL 2.3
SURPRISE, ARIZONA
SHEET 3 OF 4

FINAL PLAT


FINAL PLAT FOR
NORTH COPPER CANYON PARCEL 2.3
A PORTION OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 19,
TOWNSHIP 4 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA
COUNTY RECORDER
MATCH SHEET 3
WEST AVENIDA DEL SOL
WEST CAMINO DE ORO
NORTH 163RD AVENUE
NORTH 161ST DRIVE
NORTH 181ST DRIVE
WEST PINNACLE PEAK ROAD
PROPOSED PARCEL 4.1
NORTH COPPER CANYON
PROPOSED PARCEL 4.2
NORTH COPPER CANYON
PROPOSED PARCEL 4.3
NORTH COPPER CANYON
SETBACKS
PAD ZONING
TYPICAL LOT & PIE SHAPED LOT DETAIL SETBACKS
(NOT TO SCALE)
SOUTH 1/4 CORNER, SECTION 19
TOWNSHIP 4 NORTH, RANGE 2 WEST
FOUND ALUMINUM CAP LS 69932
POINT OF COMMENCEMENT
SCALE: 1" = 40'
SEE SHEET 2 FOR CURVE TABLE, LINE TABLE, TRACT TABLE, LOT TABLE AND LEGAL DESCRIPTION. SEE SHEET 4 FOR TYPICAL LOT DETAIL.
CVL CONSULTANTS
Coe and Van Loo II L.L.C.
FINAL PLAT
NORTH COPPER CANYON - PARCEL 2.3
SURPRISE, ARIZONA
SHEET 4 OF 4
FSZ1-317

FINAL PLAT

SURPRISE
ARIZONA

QUESTIONS OR COMMENTS?

Thank You

CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: November 16, 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, "North Copper Canyon Parcel 4.1", surveyor sealed October 29, 2021, an approximately 31.728 acre property generally located west of Citrus Road and north of Pinnacle Peak Road, with associated Alternative Assurance Agreement; Case FS21-196.

Motion:
I move to approve the plat entitled, "Final Plat for North Copper Canyon Parcel 4.1", surveyor sealed October 29,2021, with associated Alternative Assurance Agreement.

Background:
Hans Koppenhoefer with Courtland Home Inc., seeks approval of a Final Plat for a 134-lot single-family residential subdivision in Parcel 4.1 of the Austin Ranch PAD. The associated Alternative Assurance Agreement complies with the Land Development Ordinance.

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 Austin Ranch 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 - FS21-196 - Austin Ranch Parcel 4.1 - Staff Report
2. 01 - FS21-196 - Austin Ranch Parcel 4.1 - Vicinity Map
3. 02 - FS21-196 - Austin Ranch Parcel 4.1 - Zoning Map
4. 03 - FS21-196 - Austin Ranch Parcel 4.1 - Final Plat
5. 04 - FS21-196 - Austin Ranch Parcel 4.1 - Luke AFB Comments
6. 05 - FS21-196 - Austin Ranch Parcel 4.1 - Alternative Assurance Agreement
7. FS21-196 - Austin Ranch Parcel 4.1 - PowerPoint

SURPRISE
ARIZONA

FINAL PLAT

REPORT TO THE CITY COUNCIL

Case: **FS21-196**

Project Name: **Austin Ranch 4.1 – Final Plat**

Council District: 1

City Council Date: **November 16, 2021**

Planner: Sergio Angulo, Planner II

Owner: Courtland Homes Inc.

Applicant: Hans Koppenhoefer with Courtland Homes Inc.

Request: Final Plat for a 134-lot, single-family subdivision in Parcel 4.1 of the Austin Ranch PAD.

Site Location: Generally west of Citrus Road and north of Pinnacle Peak Road

Site Size: 31.728 acres (approx.)

Density: 4.22 DU/Ac

Findings:

- The proposed Final Plat is consistent with the Surprise General Plan 2035.
- The proposed Final Plat is consistent with the Austin Ranch PAD.
- The Final Plat is consistent with the Preliminary Plat approved under case FS19-431.

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:

Hans Koppenhoefer, on behalf of Courtland Home Inc., requests approval of the Final Plat for North Copper Canyon Parcel 4.1. The subject property is approximately 31.728 acres and it is located generally west of Citrus Road and north of Pinnacle Peak Road. The subject property is zoned PAD – Low Density Residential (R1-5 PAD). The proposed subdivision provides access from Citrus Road and through the adjacent parcel to the west.

The applicant proposes 134 single-family lots for a total density of 4.22 dwelling units per acre. The typical lot size proposed in this subdivision is 50' x 115'. This development dedicates approximately 4.9 acres (15.4%) for open space. This plat provides amenities that include a community park in Tract G with playground equipment, a sports court, a tennis court, a dog park, and seating area. Additional landscape and retention basins on site also contribute to the total open space. The proposed Final Plat is in compliance with the Austin Ranch PAD and the Preliminary Plat approved under case FS19-431.

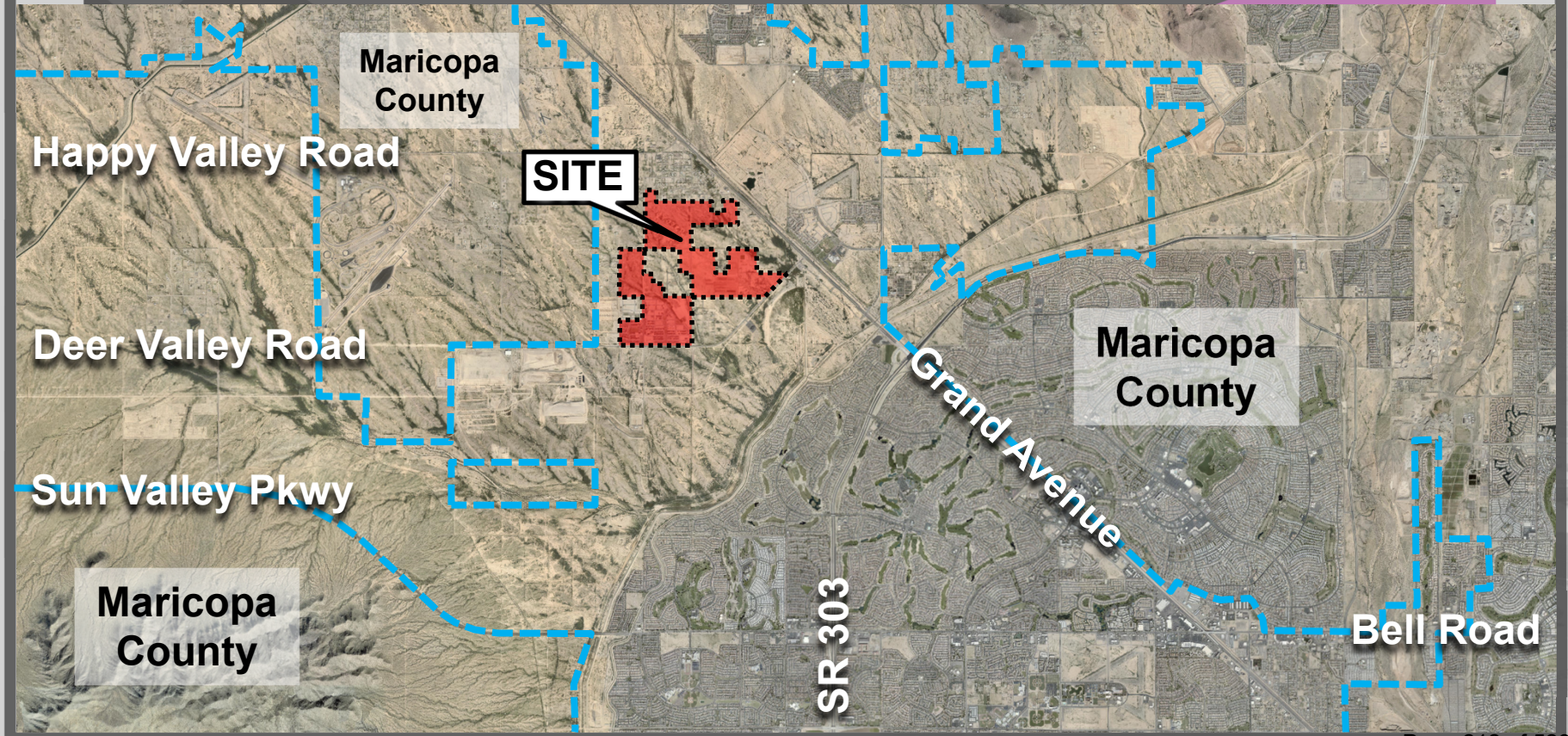
The applicant is choosing an Alternative Assurance Agreement, which was an option made available to developers in Title 17 of the previous code. In lieu of acceptable financial assurances, the applicant will not record the final plat until which time the entire infrastructure is constructed, installed, and accepted by the City of Surprise or replaced by traditional acceptable financial assurances.

Attachments:

01 Vicinity Map
02 Zoning Map
03 Final Plat
04 Luke AFB Comments
05 Alternative Assurance Agreement

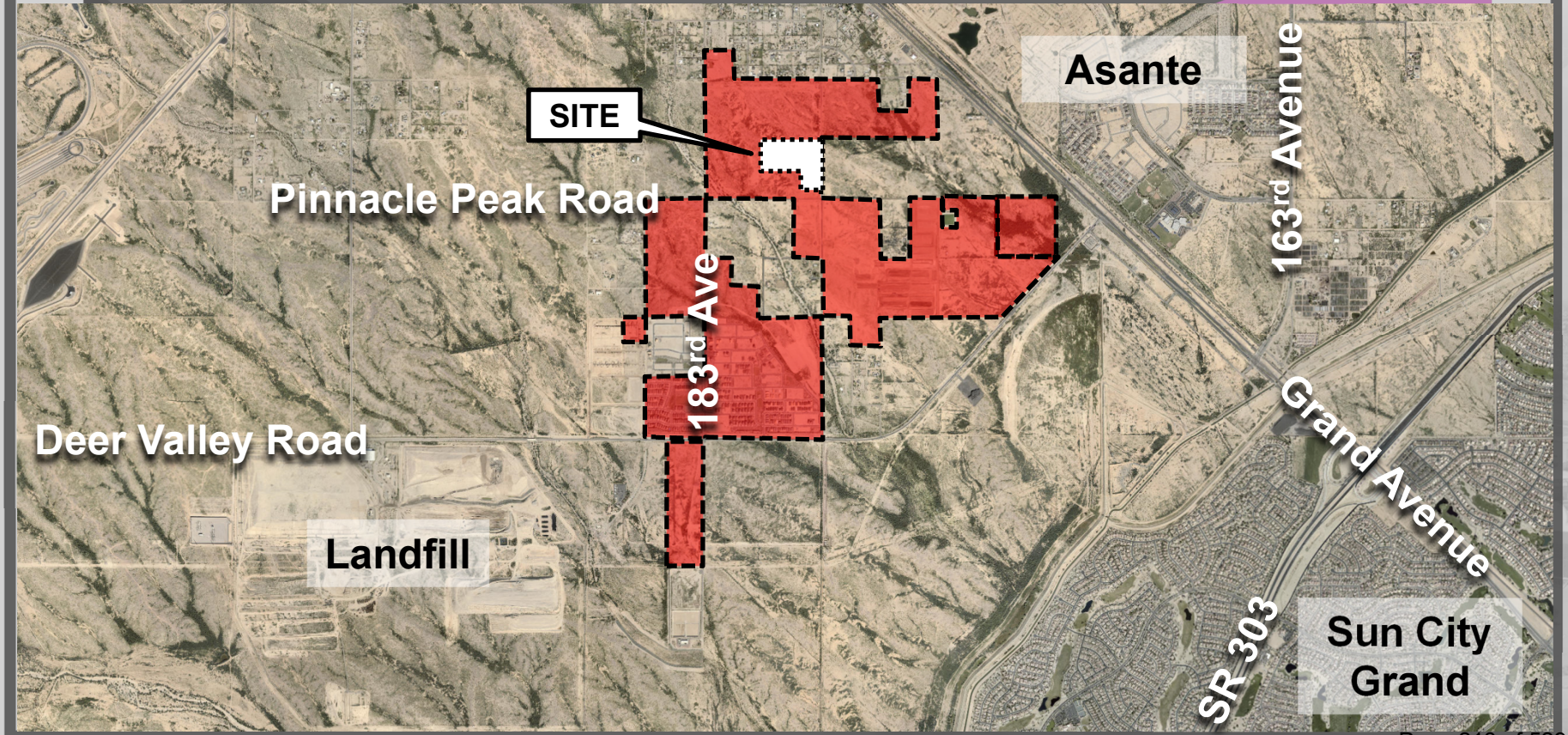
VICINITY MAP

FS21-196
Austin Ranch 4.1



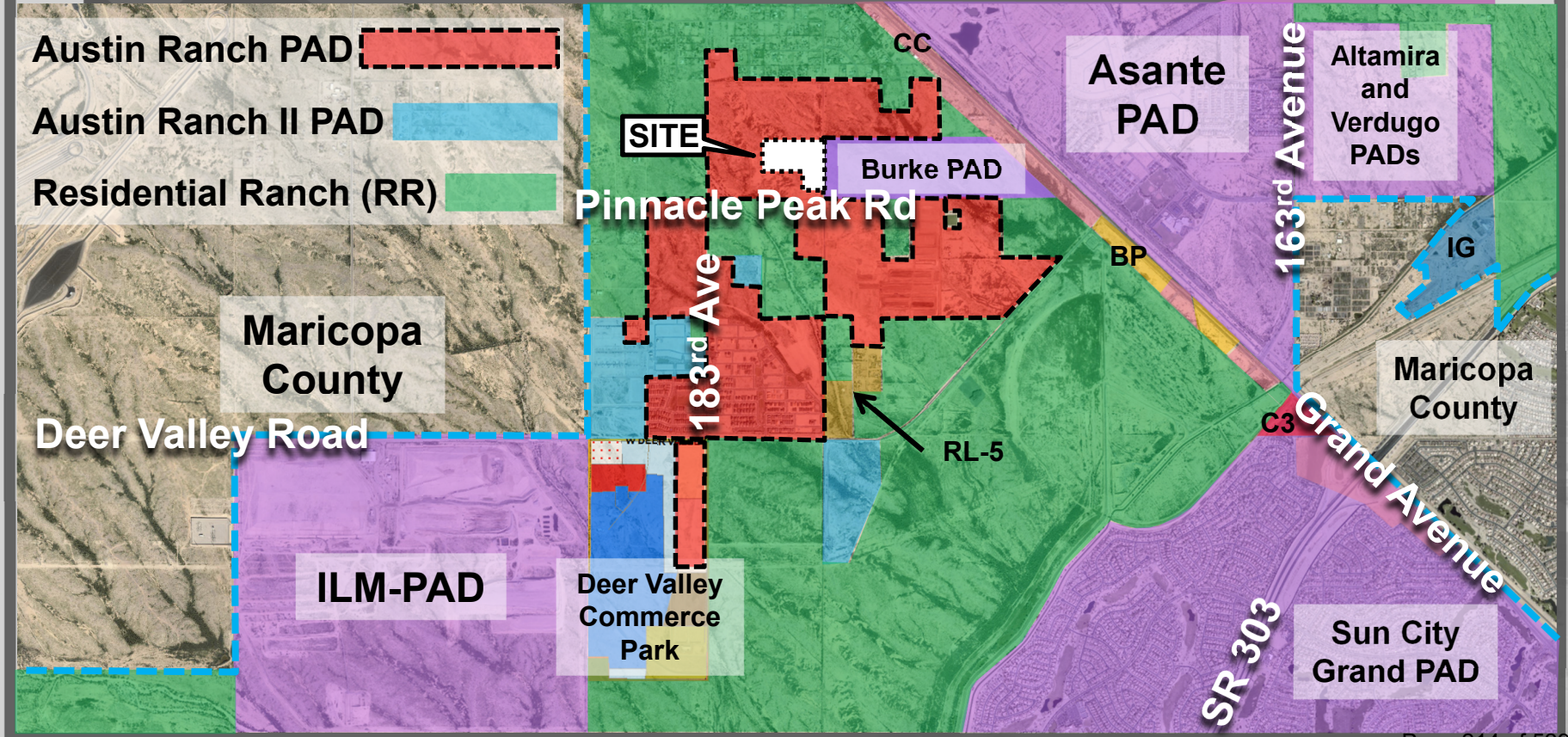
VICINITY MAP

FS21-196
Austin Ranch 4.1



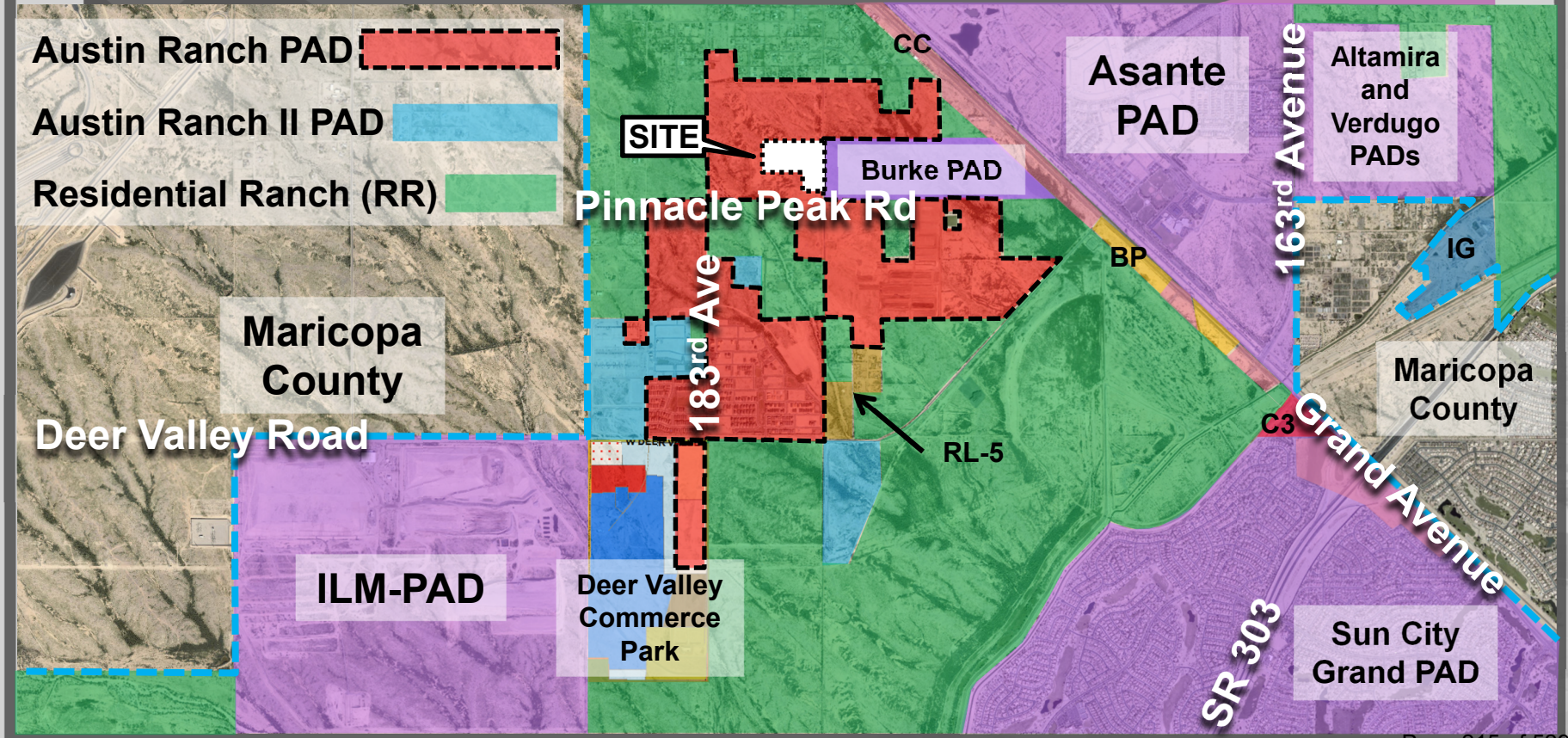
ZONING MAP

FS21-196
Austin Ranch 4.1



ZONING MAP

FS21-196
Austin Ranch 4.1



FS21-196

FINAL PLAT FOR NORTH COPPER CANYON PARCEL 4.1

A PORTION OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 4 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

COUNTY RECORDER

DEDICATION

STATE OF ARIZONA)
)SS
COUNTY OF MARICOPA)

KNOW ALL PERSONS BY THESE PRESENTS:

THAT COURTLAND HOMES, INC., AN ARIZONA CORPORATION ("OWNER"), HAS SUBDIVIDED UNDER THE NAME "NORTH COPPER CANYON PARCEL 4.1", A PORTION OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 4 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON AND DOES HEREBY PUBLISH THIS PLAT AS AND FOR THE PLAT OF "NORTH COPPER CANYON PARCEL 4.1" AND 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 AND STREET, SHALL BE KNOWN BY THE NUMBER, LETTER, AND/OR NAME GIVEN TO EACH RESPECTIVELY AS SHOWN ON THIS PLAT.

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

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

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

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

OWNER HEREBY GRANTS TO THE CITY OF SURPRISE A PERPETUAL NON-EXCLUSIVE PEDESTRIAN ACCESS AND SIDEWALK CONSTRUCTION AND MAINTENANCE EASEMENT OVER , UPON, AND ACROSS THE AREAS DESIGNATED AS SIDEWALK EASEMENTS AS SHOWN ON THE PLAT.

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

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

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

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.

OWNER HEREBY GRANTS TO THE PUBLIC A PERPETUAL NON-EXCLUSIVE WATER LINE EASEMENT OVER, UNDER, UPON, AND ACROSS ALL AREAS DESIGNATED ON THE PLAT AS WATER LINES, FIRE HYDRANTS AND WATER METERS FOR THE PURPOSE OF INSTALLING, CONSTRUCTION, MAINTAINING, REPAIRING, REPLACING, AND UTILIZING THE WATER LINES, FIRE HYDRANTS AND WATER METERS.

IN WITNESS WHEREOF, COURTLAND HOMES, INC., AN ARIZONA CORPORATION, HAS HEREUNTO CAUSED ITS CORPORATE NAME TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED BY THE UNDERSIGNED, DULY AUTHORIZED OFFICER

ON THIS _____ DAY OF _____, 2021.

COURTLAND HOMES, INC., AN ARIZONA CORPORATION

BY: _____
NAME: ALAN HAMBERLIN
ITS: PRESIDENT

TOTAL LAND USE	
TOTAL NUMBER OF LOTS	134
TOTAL NUMBER OF TRACTS	7
GROSS RESIDENTIAL DENSITY	4.22 D.U./A.C.

LAND USE TABLE		
LAND USE AREAS	SQUARE FEET	ACRES
TOTAL AREA OF LOTS	832,152	19.104
TOTAL AREA OF TRACTS	204,570	4.696
TOTAL AREA OF STREETS	345,357	7.9280
TOTAL GROSS AREA	1,382,079	31.728

NOTES

1. NO ON-SITE GRADING OR EXCAVATION SHALL OCCUR WITHOUT FIRST OBTAINING A PERMIT FROM THE CITY OF SURPRISE.
2. 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.
3. DEVELOPMENT STANDARDS ARE PER THE APPROVED NORTH COPPER CANYON PARCELS 2, 3, AND 4 (FS19-431) OR AS SUBSEQUENTLY AMENDED.
4. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
5. AN ASSOCIATION, INCLUDING ALL PROPERTY OWNERS IN THE DEVELOPMENT, HAS BEEN FORMED AND WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL COMMON AREAS TO BE NOTES AS "TRACTS" OR EASEMENTS (INCLUDING LANDSCAPED AREAS AND DRAINAGE FACILITIES) IN ACCORDANCE WITH APPROVES PLANS.
6. STRUCTURES AND PLANT MATERIAL PLACEMENT SHALL BE IN CONFORMANCE WITH THE LINE OF SIGHT AND SIGHT VISIBILITY TRIANGLE REQUIREMENTS REFERENCED IN THE CITY OF THE SURPRISE ENGINEERING DEVELOPMENT STANDARDS DETAIL 4.01 AND 4.02
7. THIS FINAL PLAT IS IN SUBSTANTIAL CONFORMANCE WITH THE PRELIMINARY PLAT FOR NORTH COPPER CANYON APPROVED 02-18-2021 UNDER CASE FS19-431.
8. THE MAINTENANCE OF LANDSCAPING WITHIN THE OPEN SPACES, LANDSCAPED TRACTS, RETENTION BASINS AND PARKS SHALL BE THE RESPONSIBILITY OF THE OWNER OR THE HOMEOWNERS' ASSOCIATION FORMED BY THE OWNER.
9. THE MAINTENANCE OF LANDSCAPING WITHIN THE ADJACENT PUBLIC RIGHTS-OF-WAY, INCLUDING LANDSCAPED MEDIANS WITHIN COLLECTORS AND LOCAL STREETS, AND LANDSCAPED AREAS BETWEEN THE CURB AND THE DETACHED SIDEWALK, SHALL BE THE RESPONSIBILITY OF THE ADJACENT PROPERTY OWNER OR THE HOMEOWNERS' ASSOCIATION FORMED BY THE ADJACENT PROPERTY.
10. LANDSCAPING MAINTENANCE OF THE MEDIANS WITHIN THE PUBLIC RIGHT-OF-WAY WITHIN ANY ARTERIAL OR PARKWAY STREET CLASSIFICATION SHALL BE THE RESPONSIBILITY OF THE CITY OF SURPRISE AFTER ACCEPTANCE.

ACKNOWLEDGEMENT

STATE OF ARIZONA)
)SS
COUNTY OF MARICOPA)

BEFORE ME THIS ____ DAY OF _____, 2021, ALAN HAMBERLIN PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO ACKNOWLEDGED HIMSELF TO BE THE PRINCIPAL OF HUNN DEVELOPMENT, C/O., AN ARIZONA CORPORATION, THE GENERAL PARTNER OF COURTLAND HOMES, C/O., AN ARIZONA CORPORATION, THE OWNER AND ACKNOWLEDGED THAT HE, AS PRINCIPAL OF THE GENERAL PARTNER, THE GENERAL PARTNER OF OWNER , EXECUTED THIS INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

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

NOTARY PUBLIC:_____

MY COMMISSION EXPIRES: _____

HOMEOWNERS ASSOCIATION RATIFICATION

BY THIS RATIFICATION, _____, DULY AUTHORIZED AGENT OF "NORTH COPPER CANYON COMMUNITY ASSOCIATION", AN ARIZONA NON-PROFIT CORPORATION, HEREBY RATIFIES THE RECORDATION OF THIS PLAT FOR "NORTH COPPER CANYON PARCEL 4.1" AND ACKNOWLEDGES THE RESPONSIBILITIES SET FORTH THEREIN.

NAME:_____

TITLE:_____ DATE:_____

HOMEOWNERS ASSOCIATION RATIFICATION ACKNOWLEDGEMENT

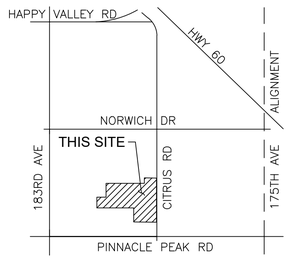
STATE OF ARIZONA)
)SS
COUNTY OF MARICOPA)

ON THIS _____ DAY OF _____, 2021, BEFORE ME PERSONALLY

APPEARED _____, WHOSE IDENTITY WAS PROVEN TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHO HE OR SHE CLAIMS TO BE, AND ACKNOWLEDGED THAT HE OR SHE SIGNED THE ABOVE /ATTACHED DOCUMENTS.

PUBLIC NOTICE

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



VICINITY MAP
(NOT-TO-SCALE)

BASIS OF BEARING

SOUTH 00°28'33" WEST ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 4 NORTH, RANGE 2 WEST ACCORDING TO AN UNRECORDED A.L.T.A. SURVEY BY LAND SURVEY SERVICES, PLC.

FLOOD ZONE CERTIFICATION

THE PROPERTY IS LOCATED WITHIN AN AREA HAVING FLOOD ZONE X (SHADED) BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, ON FLOOD INSURANCE RATE MAP NO 04013C1205L WITH A DATE OF IDENTIFICATION OF OCTOBER 16, 2013. FOR COMMUNITY NO. 040053, IN MARICOPA COUNTY, STATE OF ARIZONA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.

LEGEND

---▲---	SECTION CORNER - FOUND BRASS CAP (UNLESS OTHERWISE NOTED)
---◎---	FOUND BRASS CAP PER ADJOINING RECORDED SUBDIVISION PER M.A.G. STD. DTL. 120, TYPE "B" (UNLESS OTHERWISE NOTED)
◉	CORNER OF SUBDIVISION - SET BRASS CAP UPON COMPLETION OF JOB PER M.A.G. STD. DTL. 120, TYPE "B" (UNLESS OTHERWISE NOTED)
○	CORNER OF THIS SUBDIVISION - SET SURVEY MARKER PER M.A.G. STD. DTL. 120, TYPE "C" - MODIFIED (UNLESS OTHERWISE NOTED)
— — —	EASEMENT
S.V.E.	SIGHT VISIBILITY TRIANGLE EASEMENT
S.W.U.E.	SIDEWALK AND PUBLIC UTILITY EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
V.N.A.E.	VEHICULAR NON ACCESS EASEMENT
S.L.E.	SEWER LINE EASEMENT
AC.	ACRES
C1	CURVE NUMBER
L1	LINE NUMBER
APN	ASSESSOR PARCEL NUMBER
R/W	RIGHT-OF-WAY
EX.	EXISTING
M.C.R.	MARICOPA COUNTY RECORDER
●	CENTERLINE MONUMENTATION - SET BRASS CAP FLUSH UPON COMPLETION OF JOB PER M.A.G. STD. DTL. 120, TYPE "B" (UNLESS OTHERWISE NOTED)
①	SIGHT VISIBILITY TRIANGLE EASEMENT - 30' X 30' (LOCAL TO LOCAL)
S.F.	SQUARE FEET
(#)	SHEET NUMBER
DOC	DOCUMENT NUMBER
ESMT	EASEMENT

OWNER/DEVELOPER

COURTLAND HOMES, INC.
4160 WEST KITTY HAWK
CHANDLER, AZ 85226
PHONE: 480-893-7515
CONTACT: HANS KOPPENHOEFER

ENGINEER:

COE & VAN LOO CONSULTANTS INC.
4550 N. 12TH STREET
PHOENIX, AZ 85014
PHONE: (602) 264-6831
FAX: (602) 264-0928
CONTACT: MATT OLSEN

RELEASE OF LIABILITY

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

COURTLAND HOMES, INC., AN ARIZONA CORPORATION, ("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 LUKE AIR FORCE BASE, WHETHER SUCH DAMAGE SHALL ORIGINATE FROM NOISE, VIBRATION, FUMES, DUST, FUEL AND LUBRICANT PARTICLES, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY THE OPERATION OF AIRCRAFT LANDING AT, OR TAKING OFF FROM, OR OPERATING AT OR ON LUKE AIR FORCE BASE 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 OR ANY PARCEL OR LOT THEREOF. THIS INSTRUMENT DOES NOT RELEASE THE USAF FROM LIABILITY FOR DAMAGE OR INJURY TO PERSON OR PROPERTY CAUSED BY FALLING AIRCRAFT OR FALLING PHYSICAL OBJECTS FROM AIRCRAFT, EXCEPT AS STATED HEREIN WITH RESPECT TO NOISE, FUMES, DUST, FUEL, AND LUBRICANT PARTICLES.

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

CITY OF SURPRISE ENGINEER APPROVAL:

DATA ON THIS PLAT REVIEWED AND APPROVED THIS _____ DAY OF _____, 2021, BY THE CITY ENGINEER OF SURPRISE, ARIZONA.

APPROVED:_____
CITY ENGINEER DATE

CITY OF SURPRISE COUNCIL APPROVAL:

APPROVED BY THE CITY COUNCIL OF SURPRISE, ARIZONA. THIS _____ DAY OF _____, 2021

MAYOR:

_____
MAYOR DATE

ATTEST:

_____
CITY CLERK DATE

100 YEAR ASSURED WATER SUPPLY:

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

27-701180 9-20-2021
CERTIFICATE NUMBER DATE

CERTIFICATION

I, RICHARD G. ALCOCER, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, THAT THIS MAP, CONSISTING OF FIVE (5) SHEETS, CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE UNDER MY SUPERVISION DURING THE MONTH OF JANUARY, 2020, THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN, THAT ALL MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN, THAT THEIR POSITIONS ARE CORRECTLY SHOWN AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

BY:_____
RICHARD G. ALCOCER
REGISTRATION NUMBER 33851
4550 N. 12TH STREET
PHOENIX, ARIZONA 85014
(602)-264-6831
CVLSURVEY@CVLCI.COM

GROSS AREA = 31.728 ACRES
NUMBER OF LOTS = 134

SEE SHEET 2 FOR CURVE TABLE, LINE TABLE, LOT TABLE AND TRACT TABLE

CVL CONSULTANTS
CELEBRATING 60 YEARS
4550 North 12th Street
Phoenix, Arizona 85014
602.264.6831
www.cvlci.com

DATE | REVISION | NO.

Coe and Van Loo II L.L.C.

FINAL PLAT

NORTH COPPER CANYON - PARCEL 4.1
SURPRISE, ARIZONA

Registered Land Surveyor
CERTIFICATE NO.
33851
RICHARD G. ALCOCER
Date Signed 10-29-21
ARIZONA U.S.A.

SHEET 1 OF 5

CVL Contact: MATT OLSEN
CVL Project #: 1.01.0295201

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Printed By: **TomD** Print Date: **October 29, 2021** Filename: N:\01\0295201\Cadd\Parcel 2, 3, & 4\PARCEL 4.1\DS_P4.1 FINAL PLAT.01.dwg

FINAL PLAT FOR
NORTH COPPER CANYON PARCEL 4.1

A PORTION OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 10,
TOWNSHIP 4 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA

COUNTY RECORDER

TRACT TABLE			
TRACT	AREA (SQ-FT)	AREA (ACRES)	DESCRIPTION
TRACT A	29,592	0.679	PASSIVE - OPEN SPACE, LANDSCAPE TRACT, DRAINAGE, P.U.E
TRACT B	3,750	0.086	ACTIVE - TRAIL, OPEN SPACE, LANDSCAPE TRACT, P.U.E
TRACT C	7,198	0.165	ACTIVE - TRAIL, OPEN SPACE, LANDSCAPE TRACT, P.U.E
TRACT D	6,900	0.158	ACTIVE - TRAIL, OPEN SPACE, LANDSCAPE TRACT, P.U.E
TRACT E	36,775	0.844	PASSIVE - OPEN SPACE, LANDSCAPE TRACT, DRAINAGE, P.U.E., S.L.E
TRACT F	1,963	0.045	PASSIVE - OPEN SPACE, LANDSCAPE TRACT, DRAINAGE, P.U.E
TRACT G	127,351	2.924	ACTIVE - PARK, OPEN SPACE, LANDSCAPE TRACT, RETENTION, P.U.E., S.L.E
TOTAL	213,529	4.902	

OPEN SPACE		
TYPE	ACREAGE	PERCENTAGE
ACTIVE	3.333	68.00%
PASSIVE	1.568	32.00%
TOTAL	4.902	100%

CURVE TABLE						
NO.	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD-BEARING
C1	80.53'	55.00'	083°53'18"	49.43	73.52	N10°54'13"E
C2	27.32'	50.00'	031°18'35"	14.01	26.98	N15°23'09"W
C3	86.39'	55.00'	089°59'49"	55.00	77.78	N45°05'45"E
C4	86.39'	55.00'	089°59'49"	55.00	77.78	N45°05'45"E
C5	63.03'	55.00'	065°39'29"	35.48	59.63	N57°15'55"E
C6	227.36'	58.30'	223°26'31"	−146.35	108.32	N44°43'25"W
C7	86.39'	55.00'	090°00'00"	55.00	77.78	N44°54'20"W

LOT AREA TABLE	
LOT #	AREA (SQ. FT.)
1	8,041
2	6,500
3	6,500
4	6,500
5	6,500
6	6,500
7	6,500
8	6,500
9	6,500
10	6,500
11	6,500
12	6,500
13	6,250
14	6,250
15	6,250
16	6,250
17	6,250
18	6,250
19	6,250
20	6,250
21	7,175
22	6,470
23	5,865
24	5,980
25	5,980
26	5,980
27	5,980
28	5,980
29	5,980
30	5,980

LOT AREA TABLE	
LOT #	AREA (SQ. FT.)
31	5,750
32	5,750
33	5,750
34	5,750
35	5,750
36	5,750
37	5,750
38	5,750
39	5,750
40	6,575
41	7,452
42	6,325
43	6,325
44	6,267
45	7,159
46	6,246
47	6,246
48	6,246
49	6,246
50	6,246
51	6,246
52	6,246
53	6,246
54	6,246
55	6,496
56	6,496
57	6,496
58	6,496
59	6,496
60	6,496

LOT AREA TABLE	
LOT #	AREA (SQ. FT.)
61	6,496
62	6,371
63	7,046
64	6,701
65	6,095
66	6,095
67	6,095
68	6,095
69	6,095
70	6,095
71	6,095
72	6,095
73	6,095
74	6,095
75	6,095
76	6,095
77	5,750
78	5,750
79	5,750
80	5,750
81	5,750
82	5,750
83	5,750
84	5,750
85	5,750
86	6,501
87	6,500
88	5,750
89	5,750
90	5,750

LOT AREA TABLE	
LOT #	AREA (SQ. FT.)
91	5,750
92	5,750
93	5,750
94	5,750
95	5,750
96	5,750
97	6,095
98	6,095
99	6,095
100	6,095
101	6,095
102	6,095
103	6,095
104	6,095
105	6,095
106	6,095
107	6,095
108	6,095
109	6,700
110	5,949
111	5,750
112	5,750
113	5,750

LOT AREA TABLE	
LOT #	AREA (SQ. FT.)
114	5,701
115	7,823
116	5,823
117	5,814
118	5,814
119	6,544
120	6,831
121	6,061
122	6,061
123	5,997
124	8,428
125	6,929
126	8,886
127	6,713
128	5,767
129	5,750
130	5,750
131	5,750
132	5,750
133	5,750
134	5,990
TOTAL	831,187

LEGAL DESCRIPTION

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 4 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE BRASS CAP FLUSH MARKING THE SOUTHEAST CORNER OF SAID SECTION 10, FROM WHICH THE ALUMINUM CAP MARKING THE EAST QUARTER CORNER OF SAID SECTION 10 BEARS NORTH 00°05'51" EAST, A DISTANCE OF 2,633.88 FEET;

THENCE NORTH 00°05'51" EAST, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 10, A DISTANCE OF 285.47 FEET TO THE NORTHEASTERLY CORNER OF THAT CERTAIN PARCEL AS CONVEYED TO DYSART UNIFIED SCHOOL DISTRICT NO. 89 IN DOCUMENT NO. 2007-1317871, RECORDS OF MARICOPA COUNTY, ARIZONA, BEING THE TRUE POINT OF BEGINNING;

THENCE ALONG THE NORTHERLY AND WESTERLY LINES OF SAID CERTAIN PARCEL OF LAND THE FOLLOWING COURSES:

THENCE NORTH 89°54'20" WEST, A DISTANCE OF 503.51 FEET;
THENCE NORTH 00°05'40" EAST, A DISTANCE OF 385.00 FEET;
THENCE NORTH 44°54'20" WEST, A DISTANCE OF 21.21 FEET;
THENCE NORTH 00°05'40" EAST, A DISTANCE OF 27.50 FEET;
THENCE NORTH 89°54'20" WEST, A DISTANCE OF 995.73 FEET;
THENCE SOUTH 00°05'40" WEST, A DISTANCE OF 45.00 FEET;

THENCE NORTH 89°54'20" WEST, DEPARTING SAID WESTERLY LINE, A DISTANCE OF 25.00 FEET;

THENCE NORTH 44°54'20" WEST, A DISTANCE OF 28.28 FEET;
THENCE NORTH 00°05'40" EAST, A DISTANCE OF 50.00 FEET;
THENCE NORTH 45°05'40" EAST, A DISTANCE OF 28.28 FEET;
THENCE NORTH 00°05'40" EAST, A DISTANCE OF 190.00 FEET;
THENCE NORTH 44°54'20" WEST, A DISTANCE OF 28.28 FEET;
THENCE NORTH 00°01'51" EAST, A DISTANCE OF 50.00 FEET;
THENCE NORTH 89°54'20" WEST, A DISTANCE OF 60.67 FEET;
THENCE NORTH 00°16'07" EAST, A DISTANCE OF 223.88 FEET;

THENCE NORTH 39°22'21" WEST, A DISTANCE OF 35.32 FEET TO A POINT ON A 55.00 FOOT RADIUS NON-TANGENT CURVE, WHOSE CENTER BEARS NORTH 37°09'08" WEST;

THENCE NORTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 83°53'18", A DISTANCE OF 80.53 FEET TO THE BEGINNING OF A TANGENT REVERSE CURVE OF 50.00 FOOT RADIUS, CONCAVE EASTERLY;

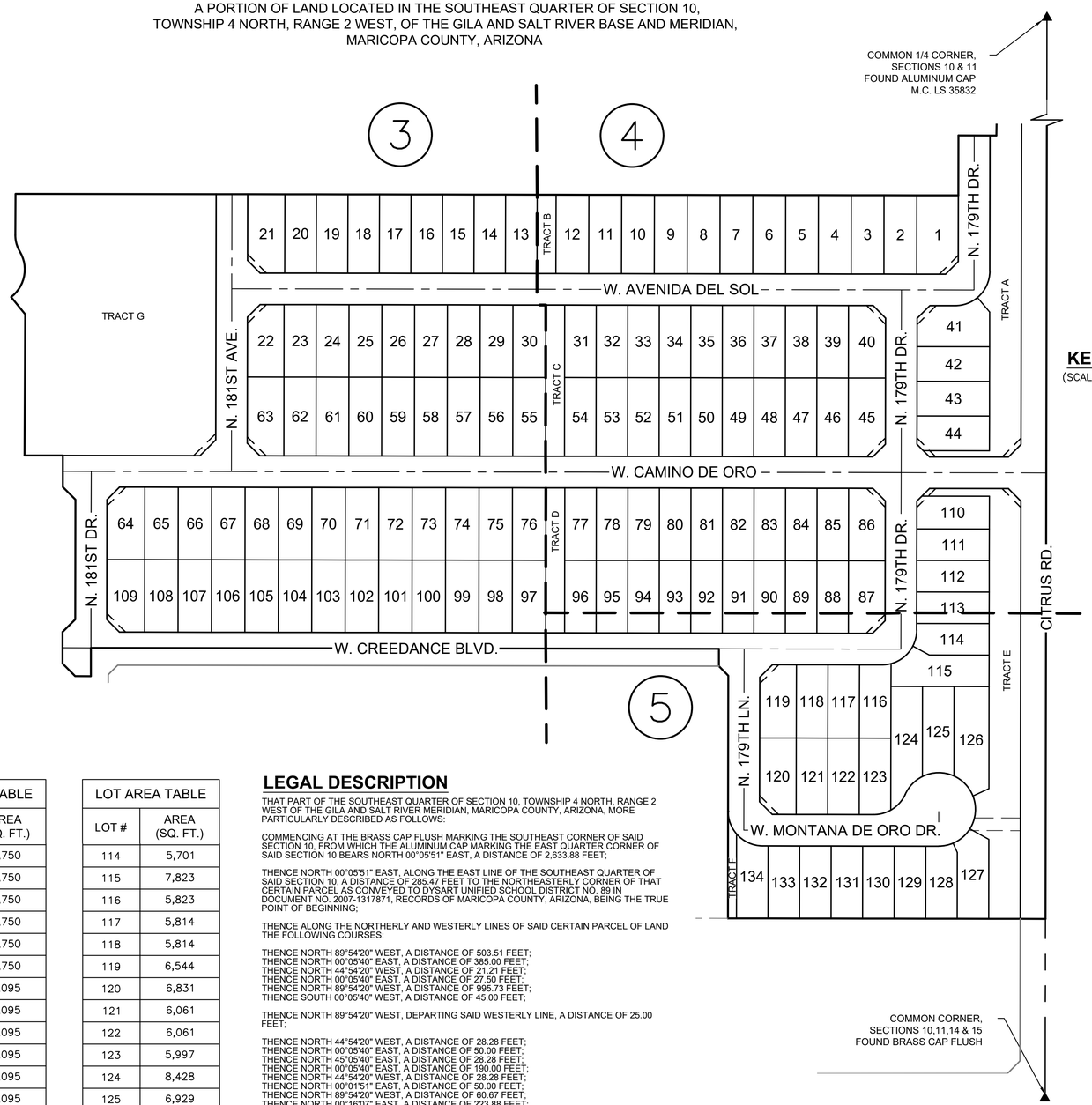
THENCE NORTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 31°18'33", A DISTANCE OF 27.32 FEET;

THENCE NORTH 00°16'07" EAST, A DISTANCE OF 65.56 FEET;
THENCE SOUTH 89°54'20" EAST, A DISTANCE OF 1495.01 FEET;
THENCE NORTH 00°05'51" EAST, A DISTANCE OF 95.00 FEET;
THENCE SOUTH 89°54'09" EAST, A DISTANCE OF 60.06 FEET;
THENCE NORTH 01°20'50" EAST, A DISTANCE OF 72.13 FEET;

THENCE SOUTH 89°54'09" EAST, A DISTANCE OF 78.36 FEET TO A POINT ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 10;

THENCE SOUTH 00°05'51" WEST, ALONG SAID EAST LINE, A DISTANCE OF 1,314.53 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 1,382,079 SQUARE FEET OR 31.728 ACRES, MORE OR LESS.



KEY MAP
(SCALE 1"=100')

LINE TABLE		
NO.	BEARING	LENGTH
L1	N44°54'20"W	21.21'
L2	N00°05'40"E	27.50'
L3	S00°05'40"W	30.00'
L4	N44°54'20"W	28.28'
L5	N45°00'54"E	28.25'
L6	N00°01'51"E	50.00'
L7	N45°05'40"E	35.36'
L8	N45°05'45"E	28.29'
L9	N44°54'20"W	28.28'
L10	N45°05'40"E	28.28'
L11	N44°54'15"W	28.28'
L12	N45°05'45"E	28.29'
L13	N44°54'15"W	14.13'
L14	N45°05'45"E	28.29'
L15	N44°54'15"W	28.28'
L16	N45°05'45"E	17.20'
L17	N44°54'15"W	28.28'
L18	N45°05'45"E	28.29'
L19	N44°54'20"W	28.28'
L20	N45°05'45"E	28.29'
L21	N45°05'40"E	28.28'
L22	N44°54'20"W	28.28'
L23	N40°07'59"W	30.16'
L24	N61°28'34"W	29.61'
L25	N65°30'01"E	27.88'
L26	N60°57'04"W	34.26'
L27	N24°19'59"W	16.11'
L28	N89°54'20"W	45.00'
L29	S89°54'20"E	29.77'
L30	S89°54'20"E	17.40'

SEE SHEET 2 FOR CURVE TABLE, LINE TABLE, LOT TABLE AND TRACT TABLE

CVL CONSULTANTS
CELEBRATING 60 YEARS
4550 North 12th Street
Phoenix, Arizona 85014
602.264.6831
www.cvlci.com

DATE
REVISION
NO.

Coe and Van Loo II L.L.C.

FINAL PLAT
NORTH COPPER CANYON - PARCEL 4.1
SURPRISE, ARIZONA

Registered Land Surveyor
CERTIFICATE NO.
33851
RICHARD G. ALCOCER
Date Signed 10-29-21
ARIZONA U.S.A.

SHEET 2 OF 5

CVL Contact: MATT OLSEN
CVL Project #: 1.01.0295201

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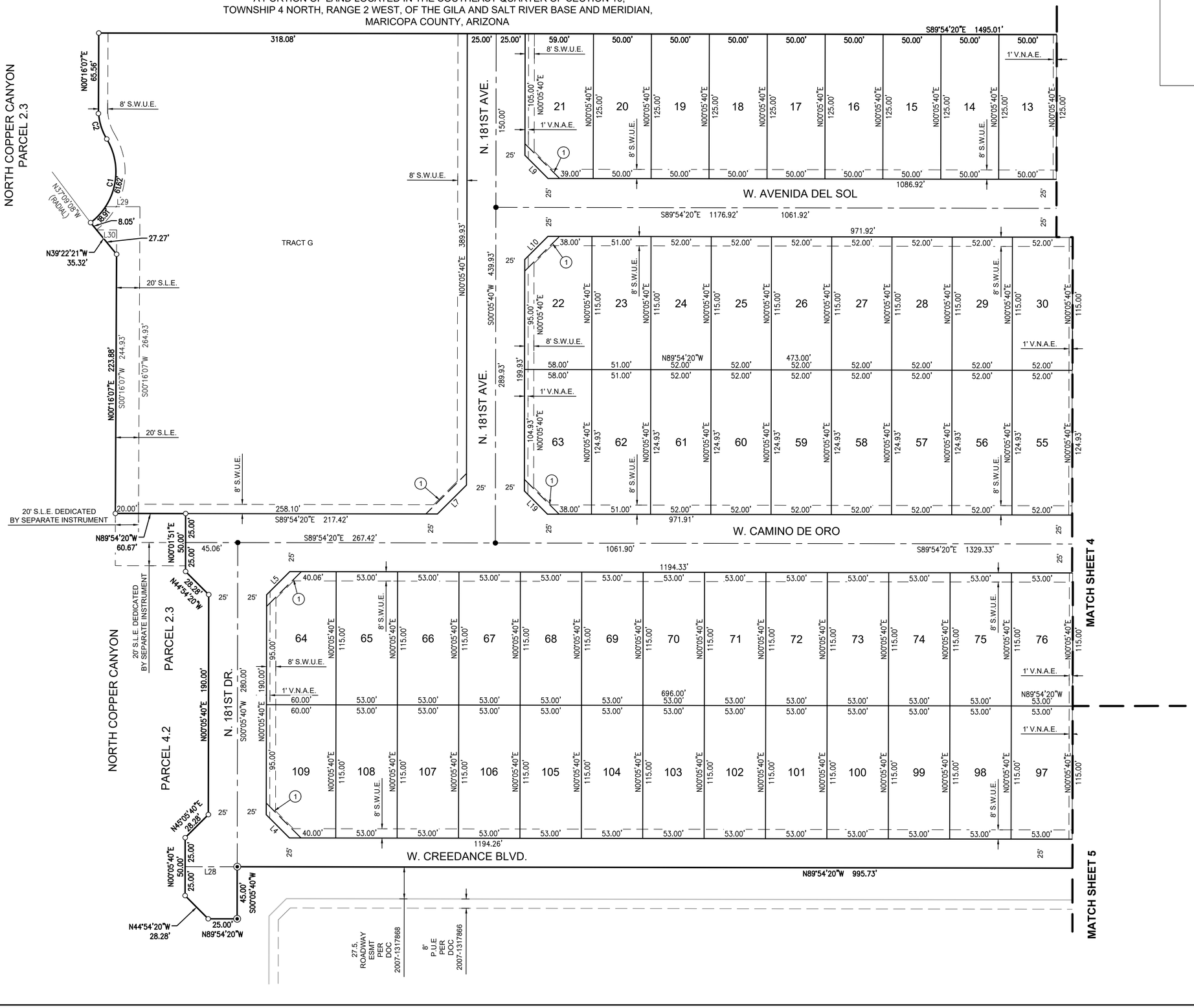
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FINAL PLAT FOR
NORTH COPPER CANYON PARCEL 4.1

A PORTION OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 10,
TOWNSHIP 4 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA

COUNTY RECORDER



SEE SHEET 2 FOR CURVE TABLE, LINE TABLE, LOT TABLE AND TRACT TABLE

40' 20' 0 40'
SCALE: 1" = 40'

CVL CONSULTANTS
CELEBRATING 60 YEARS
4550 North 12th Street
Phoenix, Arizona 85014
602.264.6831
www.cvlci.com

DATE
REVISION
NO.

Coe and Van Loo II L.L.C.

FINAL PLAT

NORTH COPPER CANYON - PARCEL 4.1
SURPRISE, ARIZONA

Registered Land Surveyor
CERTIFICATE NO.
33851
RICHARD G. ALCOCER
Date Signed 10-29-21
ARIZONA U.S.A.

SHEET 3 OF 5

CVL Contact: MATT OLSEN
CVL Project #: 1.01.0295201

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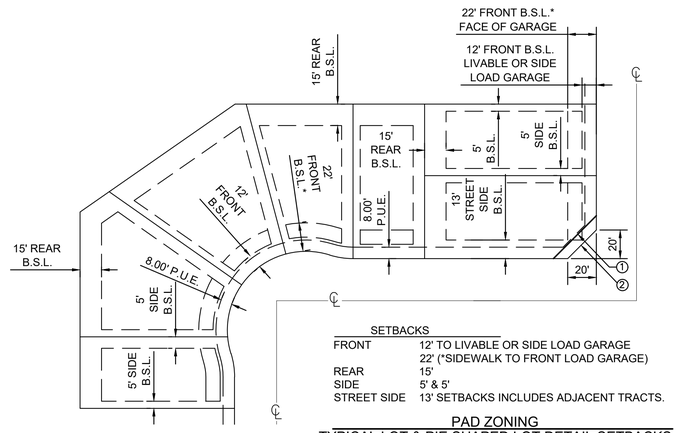
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FINAL PLAT FOR
NORTH COPPER CANYON PARCEL 4.1

A PORTION OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 10,
TOWNSHIP 4 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA

COUNTY RECORDER



SETBACKS

FRONT	12' TO LIVABLE OR SIDE LOAD GARAGE 22' (*SIDEWALK TO FRONT LOAD GARAGE)
REAR	15'
SIDE	5' & 5'
STREET SIDE	13' SETBACKS INCLUDES ADJACENT TRACTS.

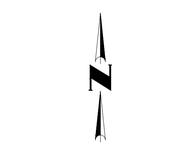
PAD ZONING
TYPICAL LOT & PIE SHAPED LOT DETAIL SETBACKS
(NOT TO SCALE)

① 30' X 30' UNOBSTRUCTED VIEW EASEMENT AREA (LOCAL TO LOCAL)
NO OBJECT WITHIN VISIBILITY TRIANGLES MAY EXCEED 30" IN HEIGHT. NOTHING BELOW 84" IS PERMITTED.

② 20' x 20' ROW CORNER CLIP AS REQUIRED BY CITY OF SURPRISE SUPPLEMENTAL ENGINEERING DEVELOPMENT STANDARD DETAILS (DETAIL NO. 3-15)

NOTE:
CONCRETE MASONRY WALLS CANNOT BE CONSTRUCTED IN THE PUBLIC UTILITY EASEMENT

STREET SIDE SETBACK MAY BE REDUCED TO 5' IF A 8' LANDSCAPE TRACT IS USED ON THE STREET SIDE.



SEE SHEET 2 FOR CURVE TABLE, LINE TABLE, LOT TABLE AND TRACT TABLE

CVL CONSULTANTS
CELEBRATING 60 YEARS
4550 North 12th Street
Phoenix, Arizona 85014
602.264.6831
www.cvlci.com

DATE | REVISION | NO.

Coe and Van Loo II L.L.C.

FINAL PLAT

NORTH COPPER CANYON - PARCEL 4.1
SURPRISE, ARIZONA

Registered Land Surveyor
CERTIFICATE NO.
33851
RICHARD G. ALCOCER
10-29-21
Date Signed
ARIZONA U.S.A.

SHEET 4 OF 5

CVL Contact: MATT OLSEN
CVL Project #: 1.01.0295201

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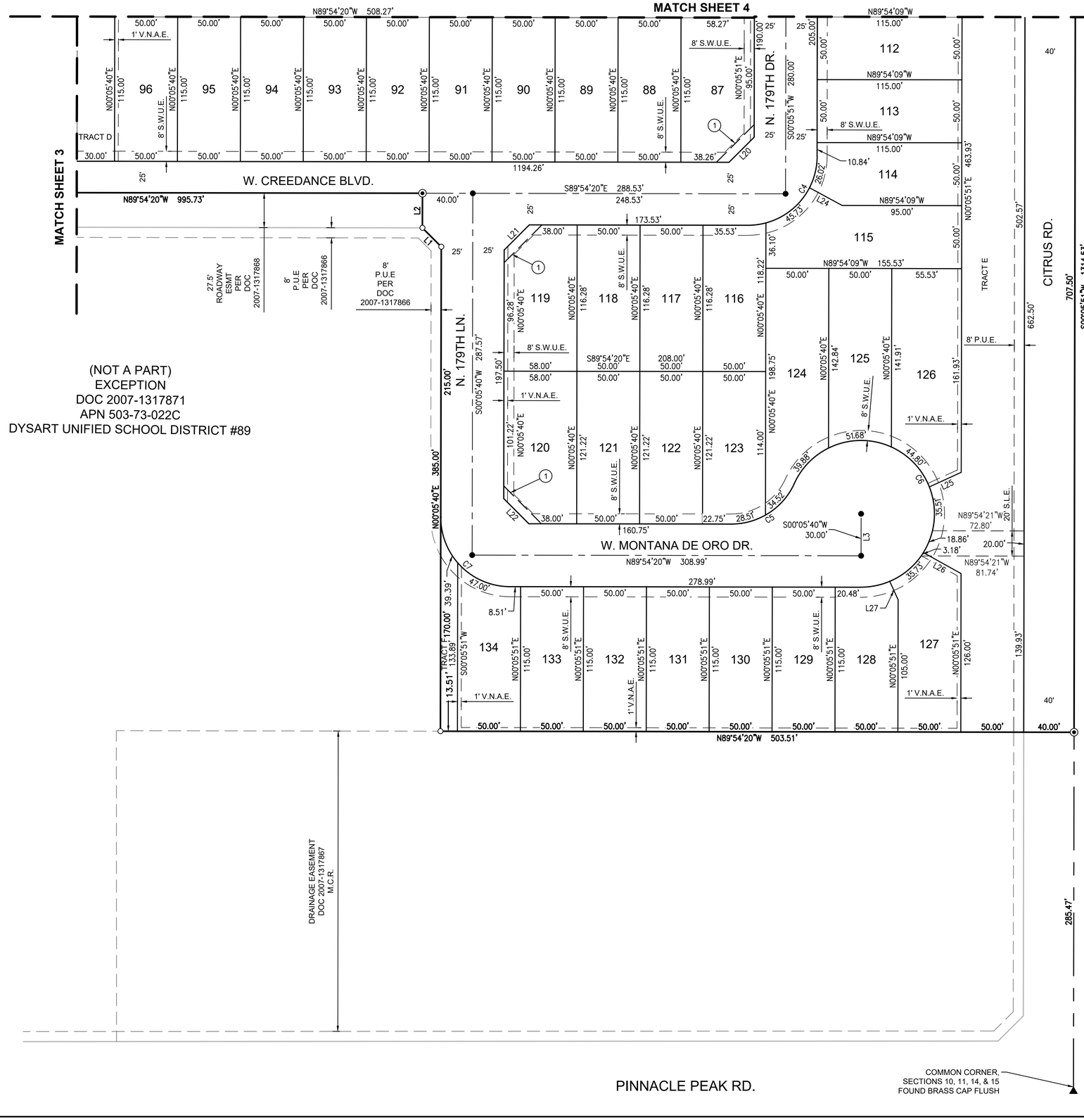
FS21-196

Printed By: TomD Print Date: October 29, 2021 Filename: N:\01\0295201\Cadd\Parcel 2, 3, & 4\PARCEL 4.1\DS_P4.1 FINAL PLAT 04.dwg

COUNTY RECORDER

FINAL PLAT FOR NORTH COPPER CANYON PARCEL 4.1

A PORTION OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 4 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN,MARICOPA COUNTY, ARIZONA



N

40' 20' 0 40'

SCALE: 1" = 40'

SEE SHEET 2 FOR CURVE TABLE, LINE TABLE, LOT TABLE AND TRACT TABLE

Registered Land Surveyor CERTIFICATE NO. 33851 RICHARD G. ALCOCER Date Signed 10-29-21 ARIZONA U.S.A.

SHEET 5 OF 5

CVL Contact: MATT OLSEN

CVL Project #: 1.01.0295201

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FS21-196

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FINAL PLAT

NORTH COPPER CANYON - PARCEL 4.1

SURPRISE, ARIZONA

Printed By: TomD Print Date: October 29, 2021 Filename: N:\01\0295201\Cadd\Parcel 2, 3, & 4\PARCEL 4.1\DS_P4.1.FINAL PLAT.04.dwg

DEPARTMENT OF THE AIR FORCE
AIR EDUCATION AND TRAINING COMMAND

29 March 2021

Mr. Christopher P. Toale
Director, Community Initiatives Team
56th Fighter Wing
14185 West Falcon Street
Luke AFB AZ 85309-1629

Ms. Lorraine Nevarez
Development Services Specialist
City of Surprise Planning Department
16000 N. Civic Center Plaza
Surprise AZ 85374

Re: FS21-196; North Copper Canyon Parcels 4.1 (APN: 503-73-022A)

Dear Ms. Nevarez

Thank you for the opportunity to provide comments on the final plat application for North Copper Canyon Parcels 4.1. The site sits on approximately 40 acres of vacant land located at the northeast corner of 183rd Ave and Pinnacle Peak Rd in Surprise AZ. The project is for development of 134 single-family residential units with a density of 3.5 du/ac. The site falls approximately 1.2 miles outside the Aux-1 2004 JLUS 65 Ldn, "high noise or accident potential zone" as defined by A.R.S. § 28-8461 and is within the "territory in the vicinity of a military airport" also defined by A.R.S. § 28-8461.

In an effort to promote a more compatible co-existence, Luke AFB follows the guidelines in the Graduated Density Concept (GDC). The GDC proposes, in the absence of a more restrictive state, county or municipal general or comprehensive plan, graduating densities away from the 65 Ldn as follows: a maximum of 2 du/acre from the 65 Ldn to 1/2 mile, a maximum of 4 du/acre from 1/2 to 1 mile, and a maximum of 6 du/acre from 1 to 3 miles. The proposal for the property as stated in the narrative, consisting of 3.5 du/ac on the property meets the GDC.

As stated in the narrative this request will not have a negative impact on Luke AFB Flight Operations. The site will be located within the "territory in the vicinity of a military airport," it will be subjected to approximately 165 over flights a day, with some as low as 1,500 feet above ground level. If this development is approved, we recommend you review the sound attenuation requirements found in A.R.S. § 28-8482. In addition, a strong notification program on the part of the applicant would be essential to inform potential residents/tenants about Luke AFB operations.

If there are any questions, please contact my Community Planner, Mr. Mark James at (623) 856-9981.

Sincerely

CHRISTOPHER P. TOALE

cc:
Colonel Luke B. Casper, Vice Commander, 56th Fighter Wing
Ms. Cindy L. Allen, GS-13, General and Environmental Law Attorney, 56th Fighter Wing

NORTH COPPER CANYON PARCEL 4.1
ALTERNATIVE ASSURANCE AGREEMENT

This North Copper Canyon Parcel 4.1 Alternative Assurance Agreement ("Agreement") is dated as of this __ day of _____, 2021 (the "Effective Date") by and between the City of Surprise, Arizona, an Arizona municipal corporation (the "City"), and Courtland Homes, Inc., an Arizona corporation ("Subdivider"). The City and Subdivider may be individually referred to as a "Party" or collectively as the "Parties."

RECITALS

WHEREAS, the City of Surprise Land Development Ordinance, Section 108-3.2.A.2 allows the City Council to approve a final plat, but withhold recordation of the final plat until completion and acceptance of all required infrastructure improvements.

WHEREAS, the Parties desire to enter into this Agreement for the purpose of allowing Subdivider, as an alternative to posting financial assurances, to construct and install all of the required infrastructure improvements within twelve (12) months of the date of this Agreement, after approval of a final plat by the City Council but before recordation of the final plat. This Agreement shall also be used as a basis for an extension of the required completion of improvements for an additional twelve (12) month period, as permitted by Section 108-3.2.A.2.e.

NOW, THEREFORE, in consideration of the foregoing recitals, which are incorporated herein by reference, and the mutual promises set forth in this Agreement, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties state, confirm, and agree as follows:

SPECIAL TERMS AND CONDITIONS

1. The improvements depicted on the following plans (the "Improvements") shall be completed by Subdivider:

   North Copper Canyon Parcel 4.1, Grading and Drainage Plans

   North Copper Canyon Parcel 4.1, Sewer Plans

   North Copper Canyon Parcel 4.1, Water Plans

   North Copper Canyon Parcel 4.1, Paving Plans

   North Copper Canyon Parcel 4.1, Landscape Plans

2. If Subdivider elects to not provide acceptable financial assurances after approval of the final

plat by the City Council, as permitted by City of Surprise Land Development Ordinance, Section 108-3.2.A.2, Subdivider shall complete satisfactory construction, installation, and dedication of the Improvements within twelve (12) months of the date the final plat is approved by the City Council as a precondition to recordation of the final plat. In the event the Subdivider fails to initiate and complete construction within the twelve (12) months time period, the City Council may take formal action to rescind approval of the final plat, unless the Subdivider submits, prior to expiration of the initial twelve (12) month time-period, a written request to the Community Development Director for an additional twelve (12) month time-period to initiate and complete construction, which extension is approved by the Community Development Director. If the twelve (12) month time-period expires or is not extended, the Subdivider shall be in default of this Agreement, and the City may choose to take formal action to either rescind the recorded final plat or to do/have done all work; in which case the financial assurance instrument will be charged with all costs and expenses incurred. If the Community Development Director approves a twelve (12) month extension to complete the Improvements, the "Construction of Improvements financial assurance" form shall be amended by the Subdivider to cover the extended time-period.

3. If Subdivider elects to not provide acceptable financial assurances after approval of the final plat by the City Council, as permitted by City of Surprise Land Development Ordinance Section 108-3.2.A.2, no lots may be developed or sold until the Improvements are completed and approved by the City Engineer.

4. If Subdivider elects to not provide acceptable financial assurances after approval of the final plat by the City Council, as permitted by City of Surprise Land Development Ordinance Section 108-3.2.A.2, after the completed Improvements have been inspected and approved by the City Engineer, the final plat shall be recorded by the Community Development Director promptly, and the sale of lots may proceed according to the approved and recorded plat, provided that a two-year warranty shall be submitted covering the completed Improvements.

5. If Subdivider should elect to post financial assurances for any improvement not approved by the City, as permitted by City of Surprise Land Development Ordinance Section 108-3.2.A, the Community Development Director shall promptly record the final plat, and the sale of lots may proceed according to the approved and recorded plat.

6. If Subdivider timely elects to request a twelve-month extension, a revised Agreement, as approved by the City Attorney, regarding the construction of the unfinished portions of the improvements shall be submitted along with the request for the time extension.

GENERAL TERMS AND CONDITIONS

7. Subdivider hereby waives and releases the City from any and all claims under A.R.S. § 12-1134, *et seq.,* including any right to compensation for reduction in the fair market value of the real property that is the subject of this Agreement (North Copper Canyon Parcel 4.1), as a result of the City's approval of this Agreement. The terms of this waiver shall run with the land and shall be binding upon all subsequent Subdividers and shall survive the expiration

or other termination of this Agreement.

8. This Agreement is subject to cancellation for conflict of interest. Pursuant to A.R.S. § 38-503 and§ 38-511, no member, official or employee of the City shall have any personal interest, direct or indirect, in this Agreement, nor shall any such member, official or employee participate in any decision relating to this Agreement which affects his or her personal interest or the interest of any corporation, partnership or association in which he or she is, directly or indirectly, interested.

9. The provisions of this Agreement are binding upon and shall inure to the benefit and burden of the Parties and all of their successors in interest and assigns. Subdivider shall provide the City with at least ten (10) business days' written notice in the event that title to all or any part of North Copper Canyon Parcel 4.1 is conveyed or otherwise transferred to a third party that is not related to or an affiliate of Subdivider.

10. This Agreement constitutes the entire agreement between the parties hereto pertaining to the subject matter hereof and all prior and contemporaneous agreements, representations, negotiations and understandings of the parties hereto, oral or written, are hereby superseded and merged herein.

11. Upon the conveyance of all or a portion of North Copper Canyon Parcel 4.1 by Subdivider or its successors-in-title or assigns and the assumption by such transferee of Subdivider's obligations under this Agreement, Subdivider or its successors-in-title or assigns, as applicable, shall be released from its liabilities and obligations under this Agreement.

12. The laws of the State of Arizona shall govern any dispute, controversy, claim or cause of action arising out of or related to this Agreement. The venue for any such dispute shall be Maricopa County, Arizona, and each Party waives the right to object to venue in Maricopa County for any reason. Neither Party shall be entitled to recover any of its attorneys' fees or other costs from the other Party incurred in any such dispute, controversy, claim, or cause of action, but each Party shall bear its own attorneys' fees and costs, whether the same is resolved through arbitration, litigation in a court, or otherwise. The only remedies that either Party may seek in the event of a breach or default of this Agreement by the other Party are specific performance, injunction, and declaratory relief. No money damages may be sought or awarded.

IN WITNESS WHEREOF, the parties have executed this Agreement, and this Agreement shall be effective, as of the Effective Date set forth above.

CITY OF SURPRISE, an Arizona municipal corporation

By:_____

Skip Hall, Mayor

Date:_____

APPROVED AS TO FORM:

_____

City Attorney

ATTESTED:

_____

City Clerk

Subdivider: Courtland Homes, Inc., an Arizona corporation

By: _____

Alan Hamberlin

Its: President

Date: Oct. 4, 2021

STATE OF ARIZONA)

) ss.

County of Maricopa)

This instrument was acknowledged before me on October 4th, 2021, by Alan Hamberlin, President of Courtland Homes, Inc., an Arizona corporation, on behalf of the corporation.

_____

Notary Public

My Commission Expires:

May 27, 2025

CHRISTY ANN MENARD
Notary Public - Arizona
Maricopa County
Commission #603007
My Comm. Expires May 27, 2025

SURPRISE
ARIZONA

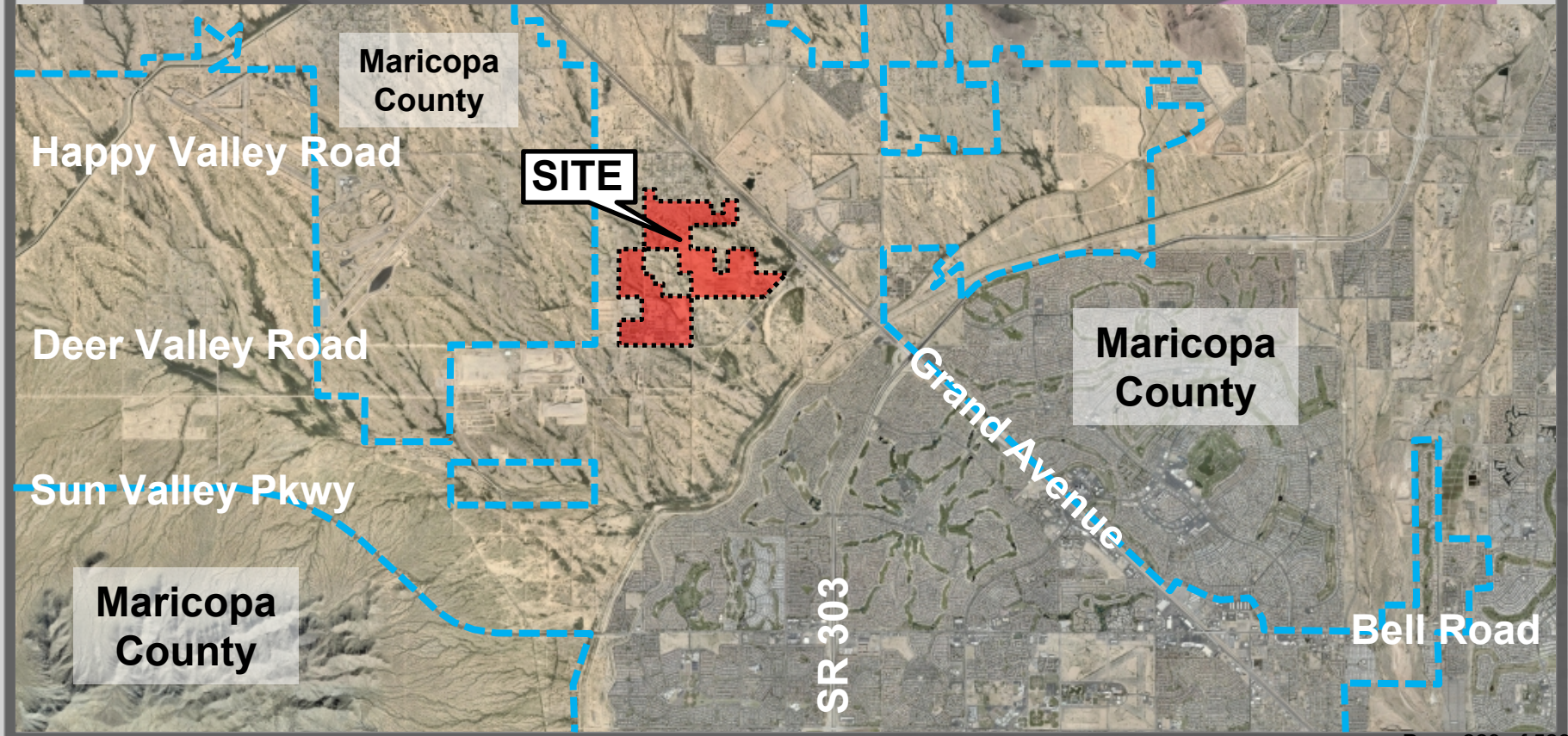
FS21-196
Austin Ranch
Parcel 4.1 Final Plat

City Council

November 16, 2021

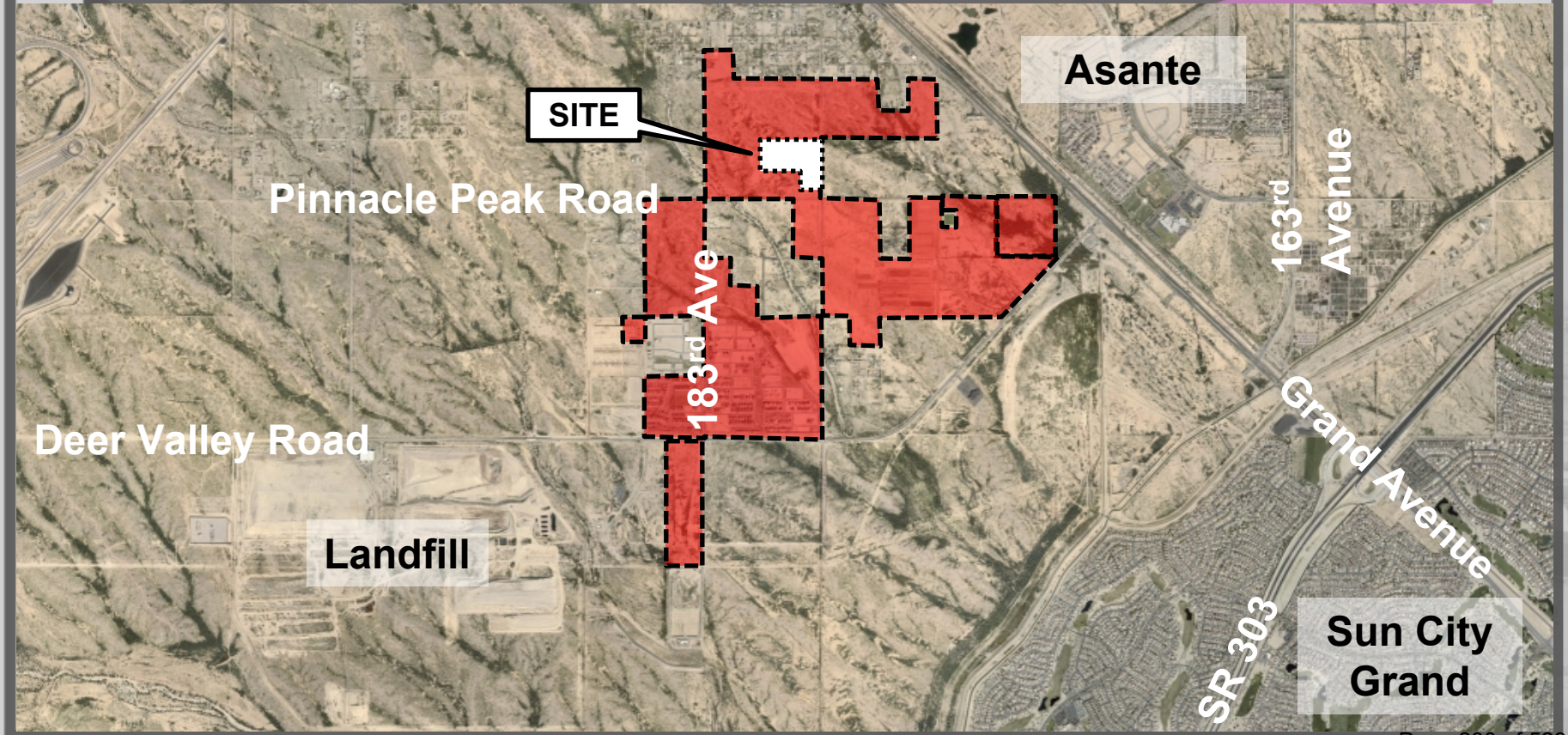
VICINITY MAP

FS21-196
Austin Ranch 4.1



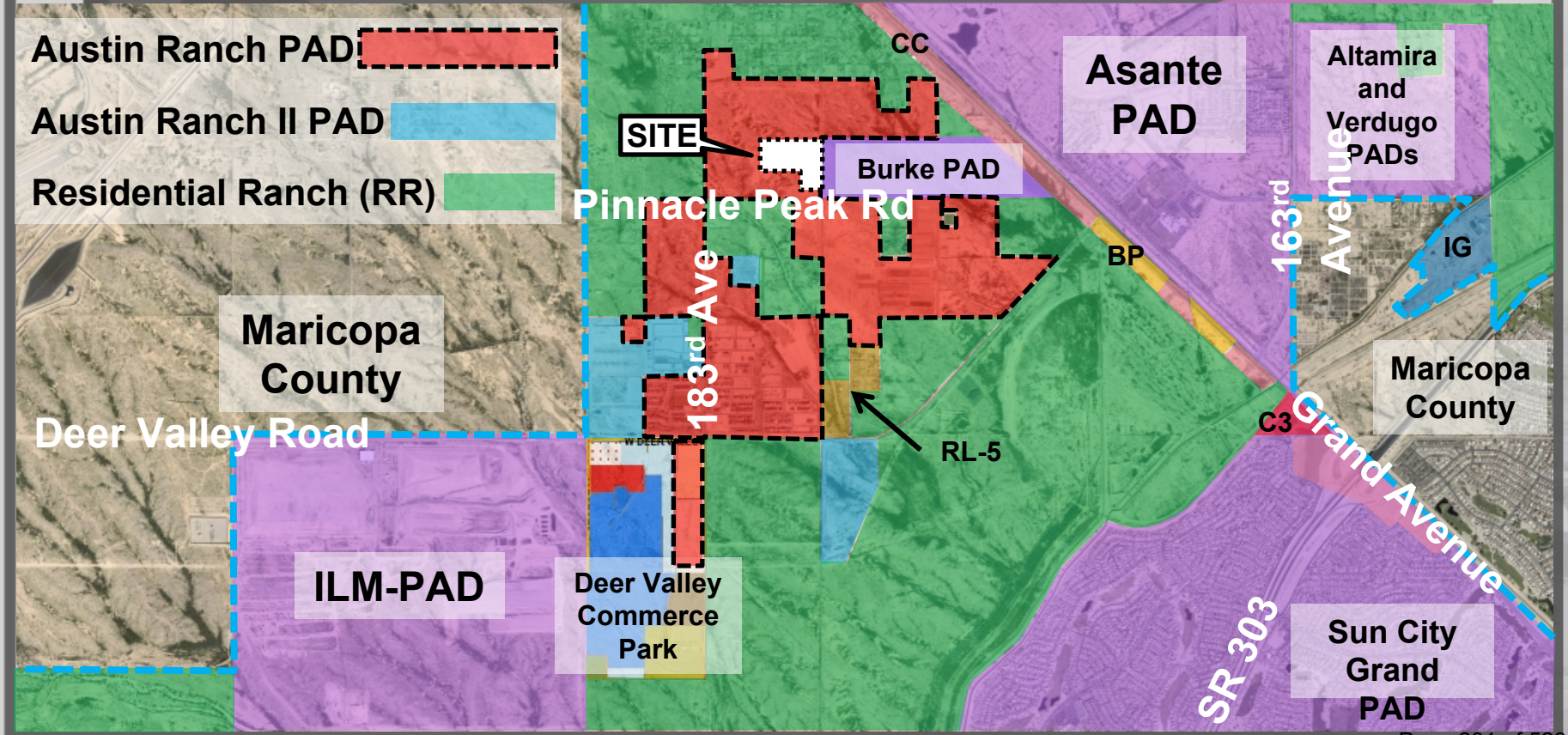
VICINITY MAP

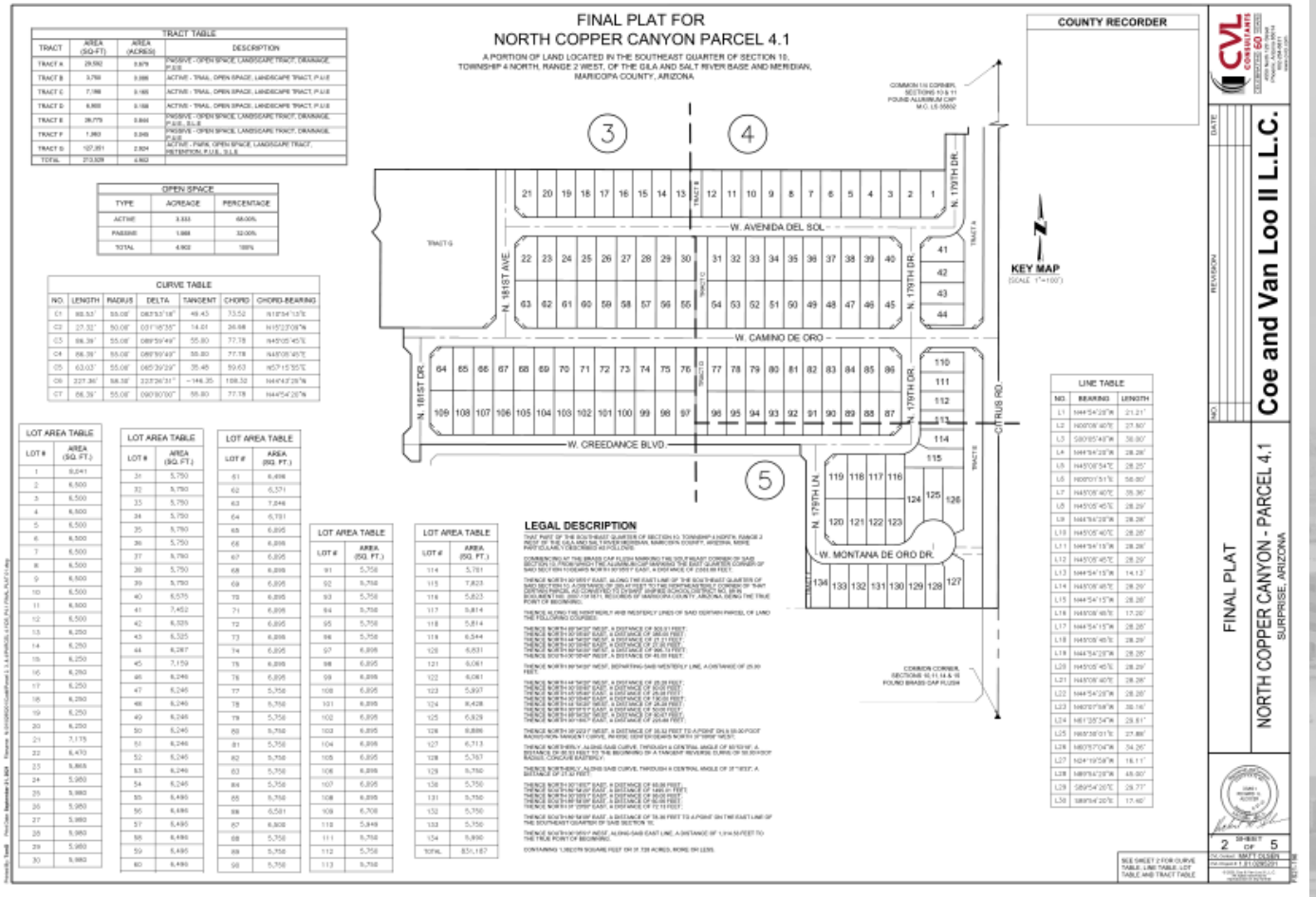
FS21-196
Austin Ranch 4.1



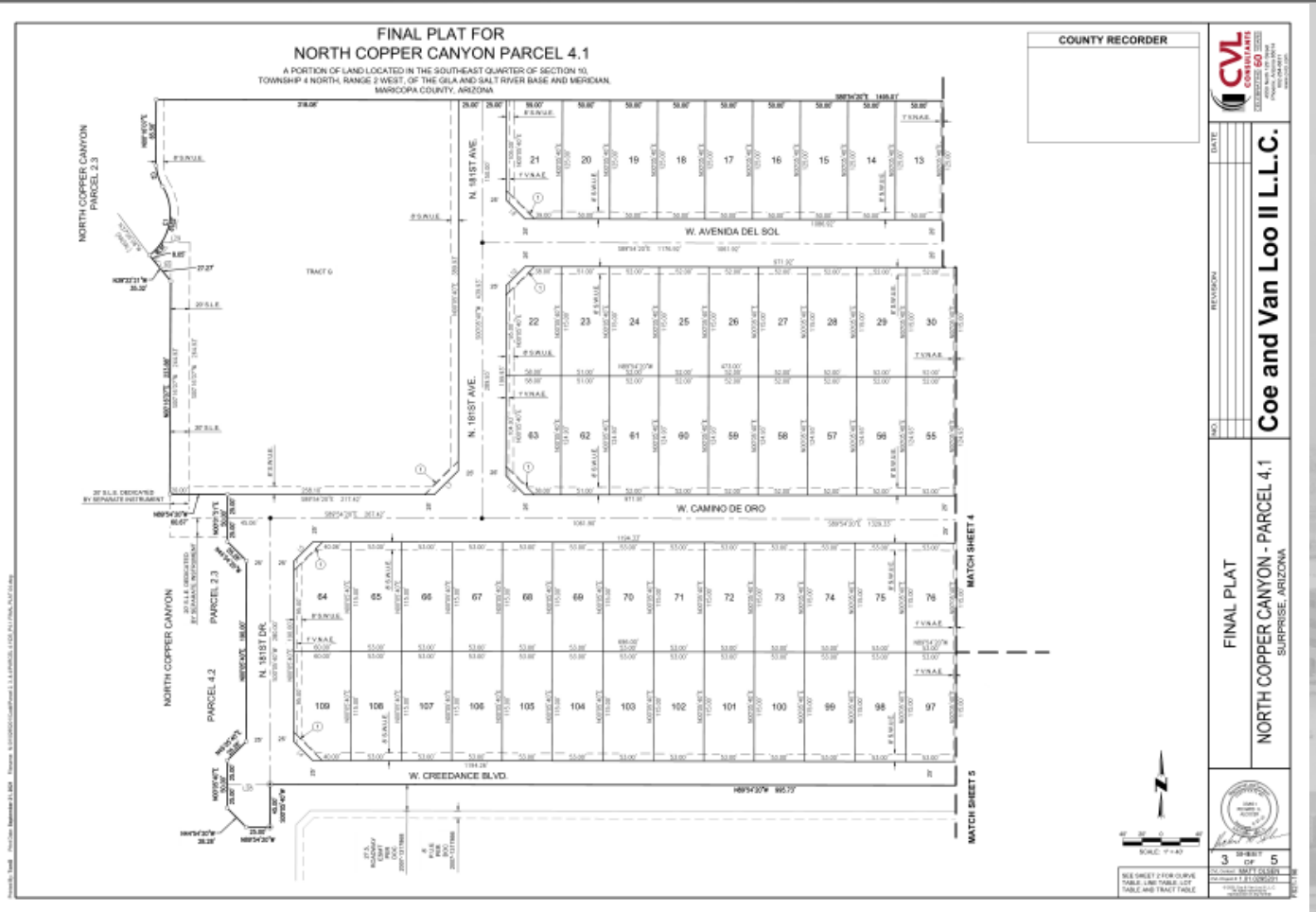
ZONING MAP

FS21-196
Austin Ranch 4.1

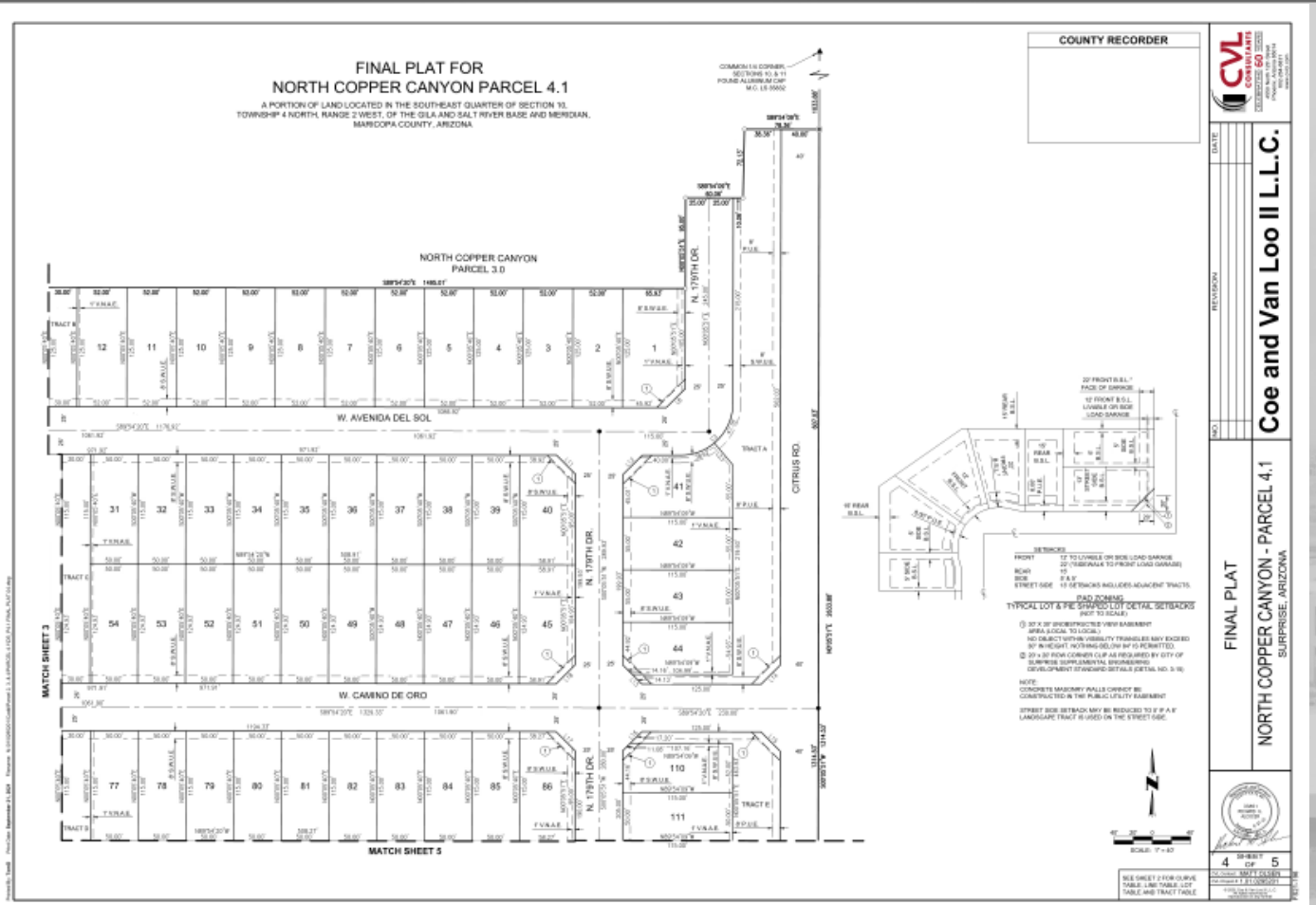



FINAL PLAT FOR
NORTH COPPER CANYON PARCEL 4.1
A PORTION OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 4 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA
COUNTY RECORDER
TRACT TABLE
OPEN SPACE
CURVE TABLE
LINE TABLE
LOT AREA TABLE
LEGAL DESCRIPTION
KEY MAP
W. AVENIDA DEL SOL
W. CAMINO DE ORO
W. CREEDANCE BLVD.
W. MONTANA DE ORO DR.
N. 181ST AVE.
N. 179TH DR.
N. 179TH LN.
CITRUS RD
TRACT G
TRACT H
TRACT I
TRACT A
TRACT B
TRACT C
TRACT D
TRACT E
TRACT F
COMMON LOT CORNER, SECTIONS 10 & 11 FOUND ALUMINUM CAP M.C. LS 50002
CORNER CORNER, SECTIONS 10, 11, 14 & 15 FOUND BRASS CAP FLUSH
Coe and Van Loo II L.L.C.
FINAL PLAT
NORTH COPPER CANYON - PARCEL 4.1
SURPRISE, ARIZONA
SHEET 2 OF 5
SEE SHEET 2 FOR CURVE TABLE, LINE TABLE, LOT TABLE AND TRACT TABLE

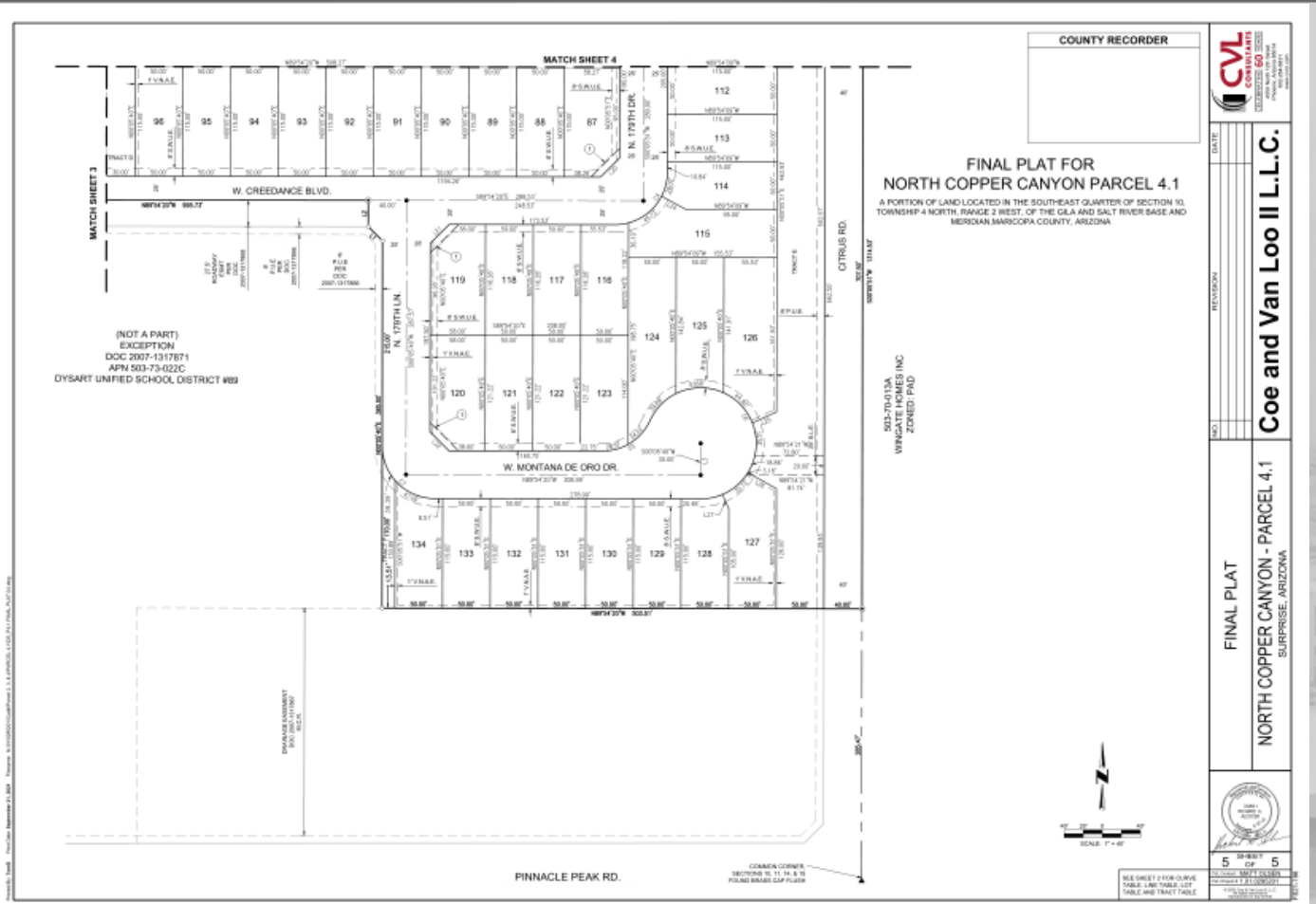
FINAL PLAT


FINAL PLAT FOR
NORTH COPPER CANYON PARCEL 4.1
A PORTION OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 4 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA
COUNTY RECORDER
NORTH COPPER CANYON PARCEL 2.3
TRACT G
N. 181ST AVE.
W. AVENIDA DEL SOL
W. CAMINO DE ORO
W. CREEDANCE BLVD.
NORTH COPPER CANYON
PARCEL 4.2
PARCEL 2.3
N. 181ST DR.
MATCH SHEET 4
MATCH SHEET 5
CVL CONSULTANTS
Coe and Van Loo II L.L.C.
FINAL PLAT
NORTH COPPER CANYON - PARCEL 4.1
SURPRISE, ARIZONA
SHEET 3 OF 5

FINAL PLAT


FINAL PLAT FOR
NORTH COPPER CANYON PARCEL 4.1
A PORTION OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 4 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA
COUNTY RECORDER
NORTH COPPER CANYON PARCEL 3.0
W. AVENIDA DEL SOL
W. CAMINO DE ORO
N. 179TH DR.
CITRUS RD.
TRACT A
TRACT B
TRACT C
TRACT D
TRACT E
MATCH SHEET 3
MATCH SHEET 5
SETBACKS
FRONT 12' TO LIVABLE OR SIDE LOAD GARAGE 20' (VISIBLE)/ABLE TO FRONT LOAD GARAGE)
REAR 15
SIDE 5' & 5'
STREET SIDE 10 SETBACKS INCLUDES ADJACENT TRACTS.
R4D ZONING
TYPICAL LOT & PIE SHAPED LOT DETAIL SETBACKS
(NOT TO SCALE)
NOTE:
CONCRETE MASONRY WALLS CANNOT BE CONSTRUCTED IN THE PUBLIC UTILITY EASEMENT
STREET SIDE SETBACK MAY BE REDUCED TO 5' IF A 5' LANDSCAPE TRACT IS USED ON THE STREET SIDE.
SCALE: 1" = 60'
SEE SHEET 2 FOR CURVE TABLE, LINE TABLE, LOT TABLE, AND TRACT TABLE
CVL CONSULTANTS
DATE
REVISION
NO.
Coe and Van Loo II L.L.C.
FINAL PLAT
NORTH COPPER CANYON - PARCEL 4.1
SURPRISE, ARIZONA
SHEET 4 OF 5
MATT OLSEN

FINAL PLAT


COUNTY RECORDER
FINAL PLAT FOR
NORTH COPPER CANYON PARCEL 4.1
A PORTION OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 4 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA
MATCH SHEET 4
MATCH SHEET 3
W. CREEDANCE BLVD.
N. 179TH DR.
N. 179TH LN.
W. MONTANA DE ORO DR.
CITRUS RD.
PINNACLE PEAK RD.
(NOT A PART)
EXCEPTION
DOC 2007-1317871
APN 503-73-022C
DYSART UNIFIED SCHOOL DISTRICT #89
503-77-013A
WINGATE HOMES INC
ZONED: PAD
Coe and Van Loo II L.L.C.
FINAL PLAT
NORTH COPPER CANYON - PARCEL 4.1
SURPRISE, ARIZONA
SHEET 5 OF 5

FINAL PLAT

SURPRISE
ARIZONA

QUESTIONS OR COMMENTS?

Thank You

CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: November 16, 2021 Contact Person: Trever Fleetham
Submitting Department: Community Development District: District 4
Staff Recommendations: None

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

Agenda Wording:
Consideration and action pertaining to approval of the Plat entitled, "Condominium Plat Crossroads Lakes Professional Offices Condominium 2nd Amended", dated October 21, 2021, an approximately 5.2 acre property general located south of Bell Road and west of El Mirage Road; Case FS21-361.

Motion:
I move to approve the Plat entitled, “Condominium Plat Crossroads Lakes Professional Offices Condominium 2nd Amended” dated October 21, 2021.

Background:
The subject request involves a re-plat of a condominium plat for the Crossroads Lakes Professional Offices. The original condominium plat was approved by the City Council on November 13th, 2008 and included seven (7) separate buildings (A-G). To date, only three (3) of the buildings have been constructed: buildings B, D, and F. Thus, the owner/applicant is requesting the subject re-plat to remove buildings A, C, E, and G from the condominium plat. A Minor Site Plan Amendment was administratively approved in conjunction with the subject re-plat under the same case number, FS21-361.

Objective Analysis:
The subject Condominium Plat meets the requirements of the Surprise Heritage District, in addition to other requirements as set forth in the Surprise Municipal Code. All city reviewing departments have reviewed the request and expressed no concerns.

Policy Compliant:
The Surprise General Plan 2035 shows the subject property as lying within the Commerce & Office Character Area and the Surprise Heritage District Sub Area, which support a development of this type. The requested Condominium Plat is consistent with applicable City of Surprise regulations.

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 - FS21-361 Surprise Crossroads Lakes Condominium Plat - Staff Report 111621 CC
2. 01 - FS21-361 Surprise Crossroads Lakes Condominium Plat - Vicinity Map
3. 02 - FS21-361 Surprise Crossroads Lakes Condominium Plat - Zoning Map
4. 03 - FS21-361 Surprise Crossroads Lakes Condominium Plat - Plat Map
5. FS21-361 Surprise Crossroads Lakes Final Plat CC

CONDOMINIUM PLAT

REPORT TO THE CITY COUNCIL

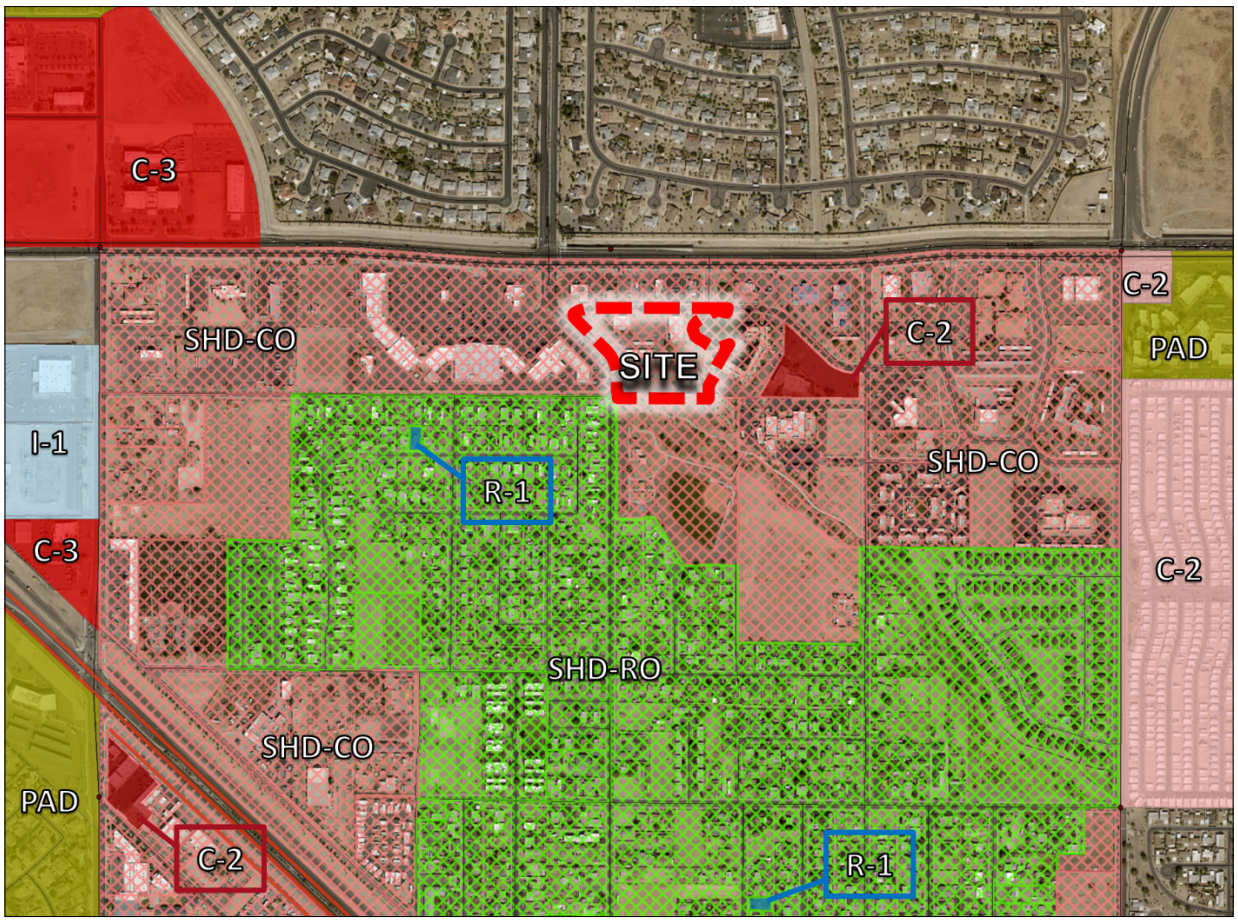
Case:	**FS21-361**
Project Name:	Surprise Crossroads Lakes Professional Offices Condominium Plat
Council District:	4 – Mulberry
Meeting Date:	**November 16, 2021**
Planner:	Trever Fleetham, AICP

Owner:	WAM Surprise Limited Partnership
Applicant:	Amy Malloy with Evolve Ventures
Request:	Re-plat of a Condominium Plat for Crossroads Lakes Professional Offices.
Site Location:	Generally south of Bell Road and West of El Mirage Road in a portion of Section 2, Township 3 North, Range 1 West of the Gila and Salt River Meridian, Maricopa County, Arizona.
Site Size:	5.2 acres (approx.)
General Plan Conformance:	The proposal is consistent with the Surprise General Plan 2035
Support/Opposition:	None known

Project Description:

The subject request involves a re-plat of a condominium plat for the Crossroads Lakes Professional Offices. The original condominium plat was approved by the City Council on November 13th, 2008 and included seven (7) separate buildings (A-G). To date, only three (3) of the buildings have been constructed: buildings B, D, and F. Thus, the owner/applicant is requesting the subject re-plat to remove buildings A, C, E, and G from the condominium plat. A Minor Site Plan Amendment was administratively approved in conjunction with the subject re-plat under the same case number, FS21-361.

Surrounding Land Zoning:



SHD-CO	SHD-CO	SHD-CO
SHD-CO	**SHD-CO**	SHD-CO
SHD-RO	SHD-CO	SHD-CO

Background:

November 13, 2008: The Mayor and Council approved case FP08-150, approving the original Condominium Plat for the Crossroads Lakes Professional Offices Condominium.

March 11, 2019: The Mayor and City Council approved case FS19-084, approving a parcel assemblage for Building F of the Crossroads Lakes Professional Offices, reducing the number of units within this building from nine (9) to seven (7).

May 6, 2021: The applicant submitted final plat and site plan documents under case FS21-361, the subject case.

September 7, 2021: The respective site plan under the same case FS21-361 was administratively approved by the Community Development Director and City Engineer.

Analysis and Discussion:

The subject condominium development was originally platted to include seven separate office buildings, each with multiple units. During the first phase of development, three of the seven buildings were constructed. However, due to a multitude of factors, the development has been unable to progress into subsequent phases.

The purpose of the subject condominium plat is to revise the plat document to reflect what physically exists today. In addition to the re-plat, the overall project will also include restriping of the parking lot and additional landscaping to screen the undeveloped building pads on site. These site improvements are intended to improve site function, aesthetics, and assist the development in appearing more complete.

Conformance with Adopted Plans:

Surprise General Plan 2035: The proposal is consistent with the Surprise General Plan 2035.

Reviewing Agencies:

The subject request was routed to the standard reviewing agencies, who expressed no concerns.

Summary:

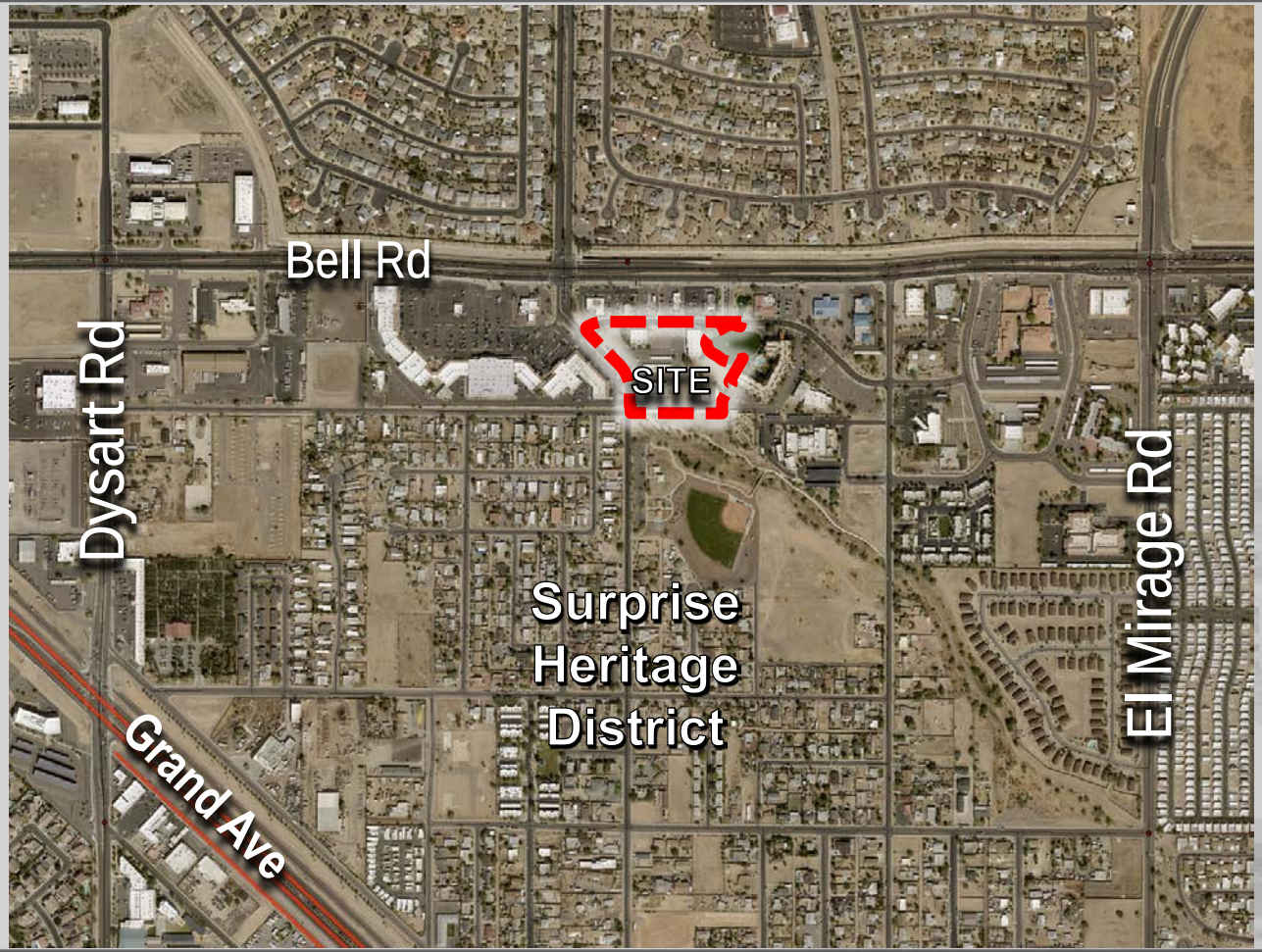
The subject Condominium Plat meets the requirements of the Surprise Heritage District, in addition to other requirements as set forth in the Surprise Municipal Code. All city reviewing departments have reviewed the request and expressed no concerns.

Findings:

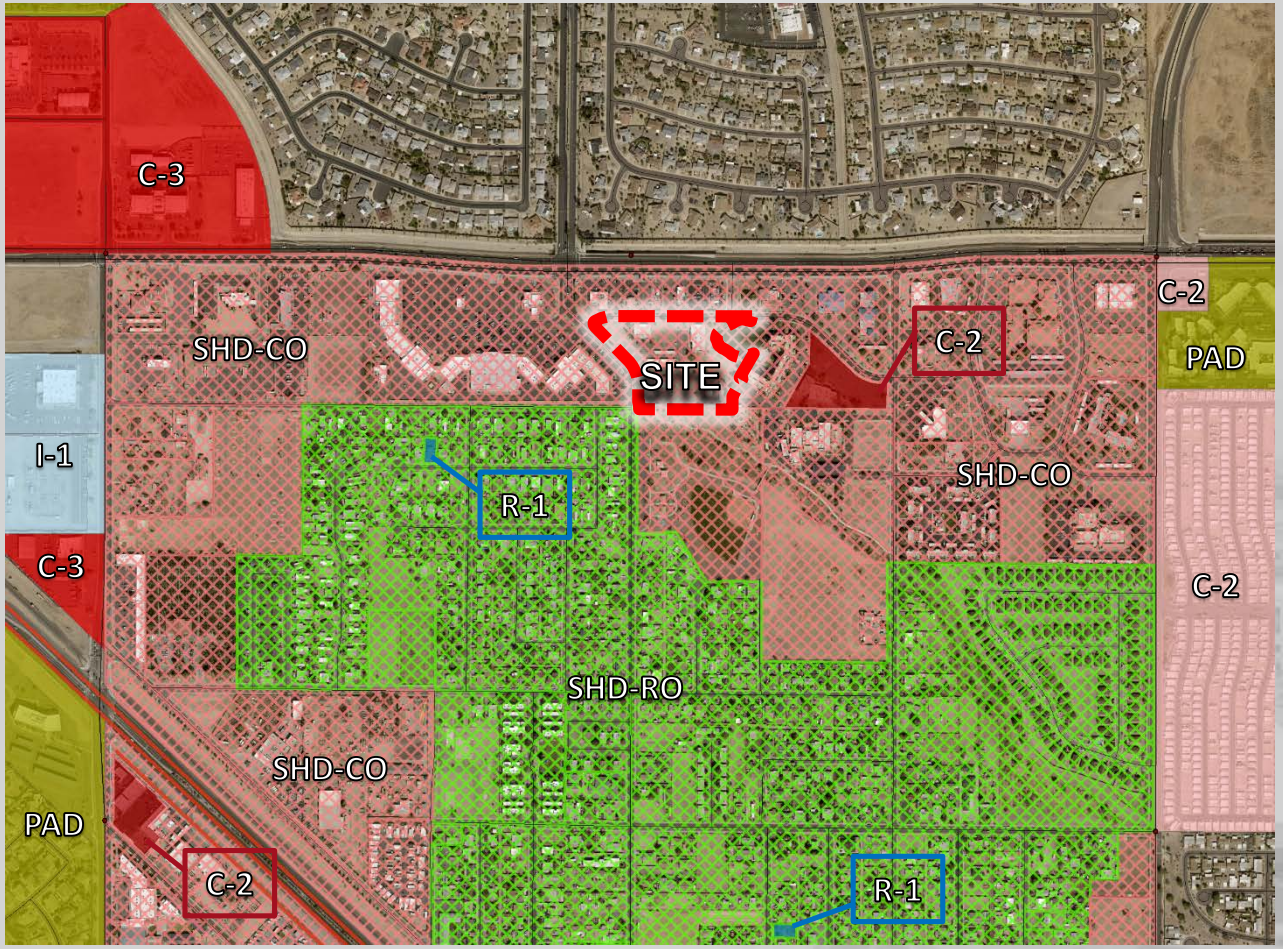
- The proposed Condominium Plat is consistent with the Surprise General Plan 2035.
- The proposed Condominium Plat is consistent with the Surprise Municipal Code.
- The reviewing agencies have indicated no objections to the request.

Attachments:

01 Vicinity Map
02 Zoning Map
03 Condominium Plat



FS21-361 VICINITY MAP

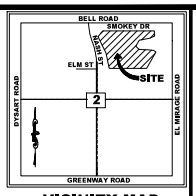


FS21-361 ZONING

CONDOMINIUM PLAT

CROSSROADS LAKES PROFESSIONAL OFFICES CONDOMINIUM 2ND AMENDED

AN AMENDMENT TO CROSSROADS LAKES PROFESSIONAL OFFICES CONDOMINIUM PLAT ACCORDING TO BOOK 1016 OF MAPS, PAGE 19, AND THE 1ST AMENDMENT TO THE CROSSROADS LAKES PROFESSIONAL OFFICES CONDOMINIUM PLAT ACCORDING TO BOOK 1445 OF MAPS, PAGE 34, RECORDS OF MARICOPA COUNTY, LOCATED IN A PORTION OF THE NORTH HALF OF SECTION 2, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



VICINITY MAP

NOT TO SCALE

OWNER/DEVELOPER

WAM SURPRISE LIMITED PARTNERSHIP
C/O WAM SURPRISE GP INC.
6900 E. MAIN STREET STE. 202
SCOTTSDALE, AZ 85251
CONTACT: W. GUY SCOTT

DEDICATION

STATE OF ARIZONA }
} SS
COUNTY OF MARICOPA }

KNOW ALL MEN BY THESE PRESENTS:
WAM SURPRISE LIMITED PARTNERSHIP, AS OWNER, DOES HEREBY PUBLISH THIS CONDOMINIUM PLAT AS "CROSSROADS LAKES PROFESSIONAL OFFICES CONDOMINIUM 2ND AMENDED" AN AMENDMENT TO CROSSROADS LAKES PROFESSIONAL OFFICES CONDOMINIUM PLAT ACCORDING TO BOOK 1016 OF MAPS, PAGE 19, AND THE 1ST AMENDMENT TO THE CROSSROADS LAKES PROFESSIONAL OFFICES CONDOMINIUM PLAT ACCORDING TO BOOK 1445 OF MAPS, PAGE 34, RECORDS OF MARICOPA COUNTY, LOCATED IN A PORTION OF THE NORTH HALF OF SECTION 2, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, OWNER DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES DIMENSIONS OF EACH BUILDING, UNIT AND COMMON ELEMENT AND THAT EACH BUILDING, UNIT AND COMMON ELEMENT SHALL BE KNOWN BY THAT NUMBER, NAME, AND/OR LETTER GIVEN TO EACH, RESPECTIVELY.

COMMON ELEMENT SHALL BE FOR THE USE OF THE MEMBERS OF THE CONDOMINIUM ASSOCIATION AND SUCH COMMON ELEMENT SHALL BE MAINTAINED BY THE ASSOCIATION. THERE IS HEREBY DEDICATED TO THE CITY A BLANKET EASEMENT UPON, ACROSS, OVER AND UNDER THE COMMENT ELEMENT FOR INGRESS, EGRESS OF EMERGENCY AND SERVICE TYPE VEHICLES, CONSTRUCTION INSTALLATION, REPLACEMENT, REPAIR, MAINTENANCE AND OPERATION OF ALL PUBLIC UTILITIES INCLUDING BUT NOT LIMITED TO WATER, SEWER, GAS, TELEPHONE, ELECTRIC, DRAINAGE AND CABLE TELEVISION AND LANDSCAPING.

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

IN WITNESS WHEREOF

WAM SURPRISE LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP, AS OWNER, HAS HEREUNDER CAUSED ITS NAME TO BE SIGNED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF W. GUY SCOTT, THE PRESIDENT OF WAM SURPRISE GP INC., A DELAWARE CORPORATION, ITS GENERAL PARTNER THEREUNTO DULY AUTHORIZED THIS _____ DAY OF _____, 20___.

BY: W. GUY SCOTT, PRESIDENT

ITS: _____
SIGNATURE

ACKNOWLEDGMENT

PROVINCE OF ALBERTA }
} SS
COUNTY OF STRATHCONA }

ON THIS _____ DAY OF _____ 20___, BEFORE ME THE UNDERSIGNED OFFICER, PERSONALLY APPEARED _____, WHO ACKNOWLEDGED HIM/HER SELF TO BE THE _____ OF WAM SURPRISE LIMITED PARTNERSHIP AND ACKNOWLEDGED THAT HE/SHE, AS SUCH OFFICER, BEING AUTHORIZED TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED IN WITNESS THEREOF. I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

BY: _____ _____ _____
NOTARY PUBLIC DATE MY COMMISSION EXPIRES

PUBLIC NOTICE

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

LEGAL DESCRIPTION

LOT 11 ACCORDING TO THE MAP OF DEDICATION OF CROSSROADS TOWNE CENTER, ACCORDING TO BOOK 1013 OF MAPS, PAGE 32, RECORDS OF MARICOPA COUNTY, ARIZONA.

BASIS OF BEARING

THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ACCORDING TO BOOK 391 OF MAPS, PAGE 47, RECORDS OF MARICOPA COUNTY, ARIZONA. SAID LINE BEARS NORTH 89 DEGREES 56 MINUTES 04 SECONDS WEST.

ZONING

SHD-CO

LAND AREA

224,418 SQUARE FEET OR
5.152 ACRES NET

SHEET INDEX

SHEET 1	COVER SHEET
SHEET 2	OVERALL CONDO PLAT
SHEET 3	UNITS DETAILS

BENCHMARK

CHISELED SQUARE ON THE NORTH SIDE OF CONCRETE TRAFFIC LIGHT BASE, APPROXIMATELY ONE FOOT SOUTH OF EDGE OF PAVEMENT OF BELL ROAD, AT THE SOUTHEAST CORNER OF THE INTERSECTION OF BELL ROAD AND CROSSROADS BOULEVARD.

ELEVATION = 1183.29' (CITY OF SURPRISE DATUM)

NOTES

1. THE LOCATION AND DIMENSIONS OF THE BUILDING AND UNITS AS SHOWN ON THE PLAT ARE BASED ON THE ARCHITECTURAL DRAWINGS AND ARE APPROXIMATE. THE ACTUAL LOCATION AND DIMENSIONS OF THE BUILDING AND UNITS MAY VARY FROM THE LOCATION AND DIMENSIONS OF THE BUILDING AND UNITS AS SHOWN ON THIS PLAT.

2. THE HORIZONTAL AND VERTICAL UNIT DIMENSIONS ARE IN ACCORDANCE WITH THE DEFINITION OF "UNIT BOUNDARIES" AS SET FORTH IN THE CONDOMINIUM DECLARATION TO BE RECORDED WITH THE MARICOPA COUNTY RECORDER.

3. THERE ARE NO EXISTING VISIBLE ENCROACHMENTS OF ANY PORTION OF THIS PROJECT.

4. THE PHYSICAL BOUNDARIES OF THE UNITS ARE AS FOLLOWS: (1) THE VERTICAL BOUNDARIES ARE THE EXTERIOR SURFACES OF THE PERIMETER WALLS OF THE BUILDING AND A VERTICAL PLANE RUNNING THROUGH THE CENTER OF THE PARTY WALL SEPARATING THE UNIT FROM ANOTHER UNIT AND/OR FROM CORRIDORS, STAIRWAYS, REST ROOMS OR OTHER COMMON ELEMENTS AND OR LIMITED COMMON ELEMENTS; (2) THE LOWER HORIZONTAL BOUNDARY IS THE FINISHED SURFACE, BEFORE DECORATION OR TOP OF THE FLOOR SLAB BENEATH THE UNIT; AND (3) THE UPPER HORIZONTAL BOUNDARY IS A HORIZONTAL LINE ABOVE THE FINISH BUT UNDECORATED SURFACE (LOWER HORIZONTAL BOUNDARY).

5. LANDSCAPING SHALL BE MAINTAINED BY THE MEMBERS OF THE CONDOMINIUM OWNERS ASSOCIATION. THE CITY OF SURPRISE IS NOT RESPONSIBLE FOR THE MAINTENANCE OF LANDSCAPING.

6. COMMON ELEMENT AND LIMITED COMMON ELEMENT ARE DEFINED IN THE CONDOMINIUM DECLARATION TO BE RECORDED HEREAFTER THIS PLAT.

7. THE PROPERTY DEPICTED ON THIS PLAT IS LOCATED WITHIN THE VICINITY OF LUKE AIR FORCE BASE AND MAY BE SUBJECT TO OVERFLIGHTS BY JET AIRCRAFT. ALL STRUCTURES WITHIN THIS PLAT SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE SOUND ATTENUATION STANDARDS ADOPTED BY THE CITY OF SURPRISE. A MAP DEPICTING THE 1995 MAG NOISE CONTOUR LINES IN RELATION TO THIS PLAT SHALL BE DISPLAYED IN ALL SALES OFFICES. ADDITIONALLY INFORMATION MAY BE OBTAINED BY CONTACTING THE CITY OF SURPRISE COMMUNITY DEVELOPMENT DEPARTMENT.

8. ALL NEWLY CONSTRUCTED UTILITIES SHALL BE PLACED UNDERGROUND.

9. THE SOLE PURPOSE OF THIS AMENDMENT TO THE CONDOMINIUM PLAT IS TO REMOVE BUILDINGS A, C, E & G FROM THE CONDOMINIUM.

CITY OF SURPRISE APPROVAL

DATA ON THIS PLAT WAS REVIEWED AND APPROVED THIS _____ DAY OF _____, 20___ BY THE CITY ENGINEER OF SURPRISE, ARIZONA

BY: _____
CITY ENGINEER

CITY OF SURPRISE COUNCIL APPROVAL

APPROVED BY THE CITY COUNCIL OF THE CITY OF SURPRISE, ARIZONA. THIS_____ DAY OF _____, 20___.

MAYOR _____ DATE _____

ATTEST:

CITY CLERK _____ DATE _____

CERTIFICATION

THIS IS TO CERTIFY THAT THIS MAP CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION DURING THE MONTH OF DECEMBER, 2020 AND THAT THE SURVEY IS CORRECT AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND THE MONUMENTS SHOWN ACTUALLY EXISTS OR WILL BE SET AS SHOWN AND THAT THEIR POSITIONS ARE CORRECTLY SHOWN AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

_____ _____
JASON SEGNERI DATE
LS NO. 35633
SURVEY INNOVATION GROUP
22425 N. 16TH ST., SUITE 1
PHOENIX, AZ 85024
JSEGNERI@RICKENGINEERING.COM

SIG
SURVEY INNOVATION GROUP, INC
Land Surveying Services
22425 N. 16th ST., SUITE 1
PHOENIX, ARIZONA 85024
PHONE (480) 922-0780
FAX (480) 922-0781
WWW.AGSURVEYAZ.COM

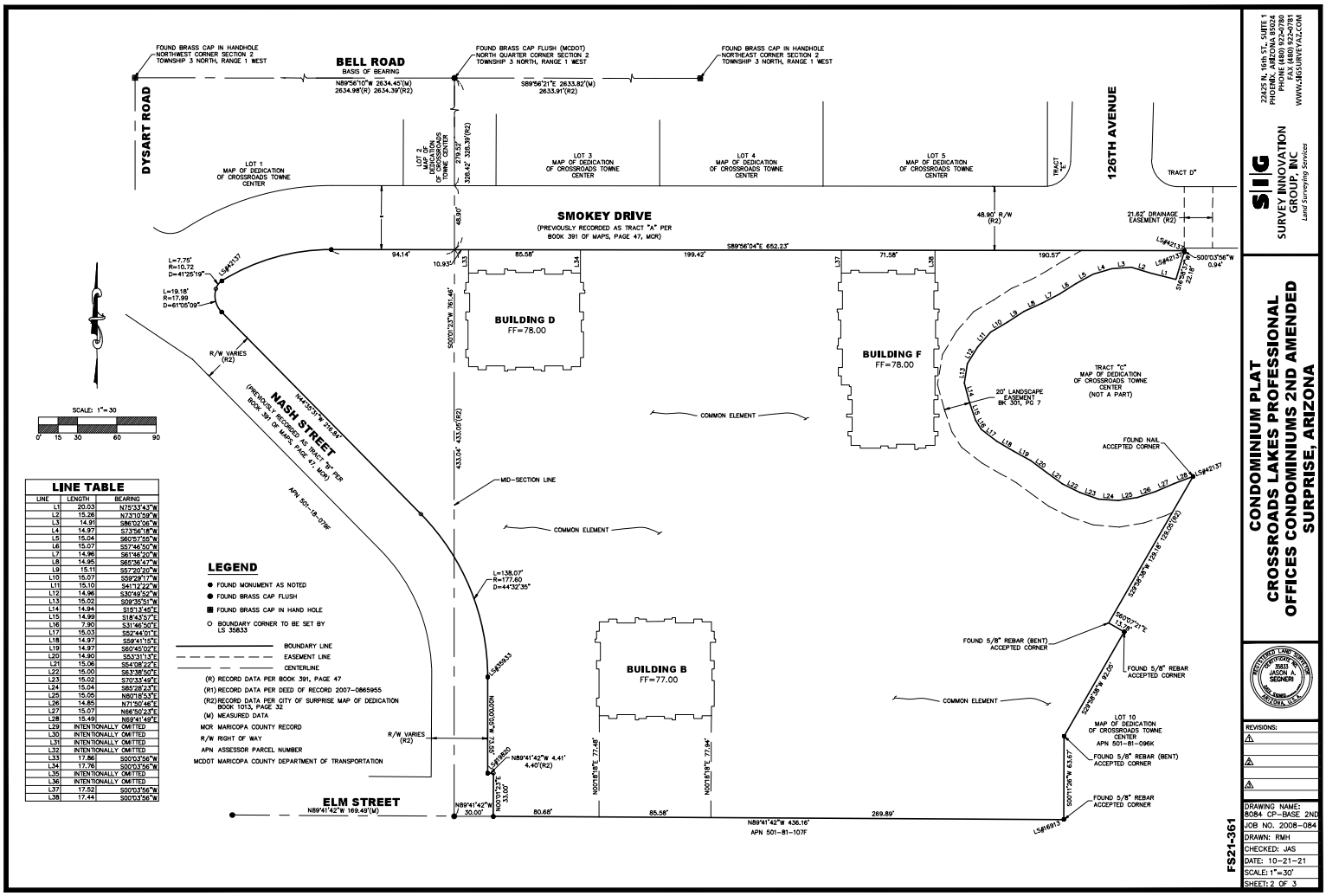
CONDOMINIUM PLAT
CROSSROADS LAKES PROFESSIONAL OFFICES CONDOMINIUMS 2ND AMENDED
SURPRISE, ARIZONA

REGISTERED LAND SURVEYOR
35633
JASON A. SEGNERI
EXPIRES 9/30/22
ARIZONA U.S.A.

REVISIONS:
1
2
3

DRAWING NAME: 8084 CP-BASE 2ND
JOB NO. 2008-084
DRAWN: RMH
CHECKED: JAS
DATE: 10-21-21
SCALE: NTS
SHEET: 1 OF 3

FS21-361



LINE TABLE

LINE	LENGTH	BEARING
L1	20.03	N75°33'43"W
L2	15.26	N23°07'39"W
L3	14.91	S86°02'06"W
L4	14.97	S73°56'18"W
L5	15.04	S60°57'56"W
L6	15.07	S57°46'50"W
L7	14.96	S61°46'20"W
L8	14.95	S65°56'47"W
L9	15.11	S57°20'26"W
L10	15.07	S59°26'17"W
L11	15.10	S41°12'22"W
L12	14.96	S30°49'52"W
L13	15.02	S09°35'51"W
L14	14.94	S15°13'45"E
L15	14.99	S18°43'57"E
L16	7.90	S31°46'50"E
L17	15.03	S52°44'01"E
L18	14.97	S59°41'15"E
L19	14.97	S60°45'02"E
L20	14.90	S53°31'13"E
L21	15.06	S54°08'22"E
L22	15.00	S63°38'50"E
L23	15.02	S70°33'49"E
L24	15.04	S85°28'33"E
L25	15.05	N80°18'53"E
L26	14.85	N71°50'46"E
L27	15.07	N66°50'23"E
L28	15.49	N69°41'49"E
L29	INTENTIONALLY OMITTED	
L30	INTENTIONALLY OMITTED	
L31	INTENTIONALLY OMITTED	
L32	INTENTIONALLY OMITTED	
L33	17.86	S00°03'56"W
L34	17.76	S00°03'56"W
L35	INTENTIONALLY OMITTED	
L36	INTENTIONALLY OMITTED	
L37	17.52	S00°03'56"W
L38	17.44	S00°03'56"W

LEGEND

- FOUND MONUMENT AS NOTED
- FOUND BRASS CAP FLUSH
- FOUND BRASS CAP IN HAND HOLE
- BOUNDARY CORNER TO BE SET BY LS 35833
- BOUNDARY LINE
- EASEMENT LINE
- CENTERLINE

(R) RECORD DATA PER BOOK 391, PAGE 47
(R1) RECORD DATA PER DEED OF RECORD 2007-0865955
(R2) RECORD DATA PER CITY OF SURPRISE MAP OF DEDICATION BOOK 1013, PAGE 32
(M) MEASURED DATA
MCR MARICOPA COUNTY RECORD
R/W RIGHT OF WAY
APN ASSESSOR PARCEL NUMBER
MCDOT MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION

SIG
SURVEY INNOVATION GROUP, INC
Land Surveying Services
2425 N. 16th ST., SUITE 1
PHOENIX, ARIZONA 85024
PHONE (480) 922-0780
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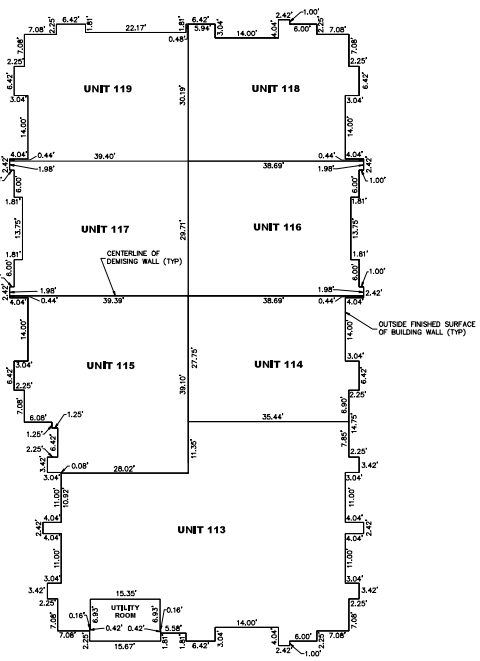
CONDOMINIUM PLAT
CROSSROADS LAKES PROFESSIONAL OFFICES CONDOMINIUMS 2ND AMENDED
SURPRISE, ARIZONA

REGISTERED LAND SURVEYOR 35833 JASON A. SEGNERI DATE SIGNED ARIZONA U.S.A.

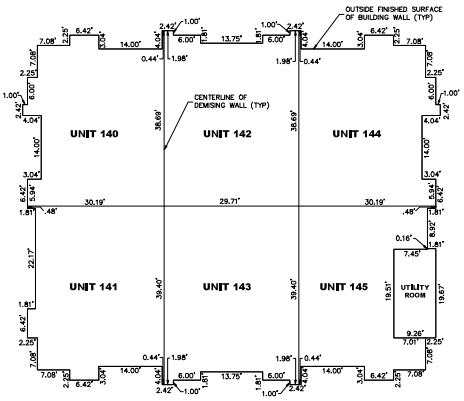
REVISIONS:
1
2
3

DRAWING NAME: 8084 CP-BASE 2ND
JOB NO. 2008-084
DRAWN: RMH
CHECKED: JAS
DATE: 10-21-21
SCALE: 1"=30'
SHEET: 2 OF 3

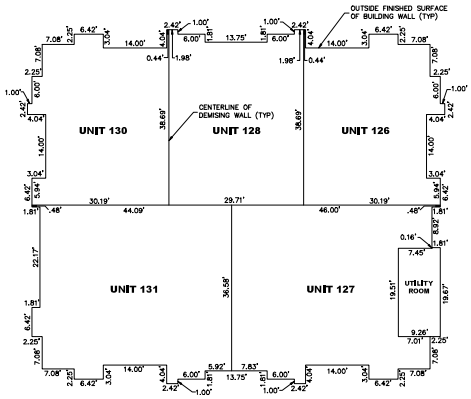
FS21-361



BUILDING F



BUILDING B

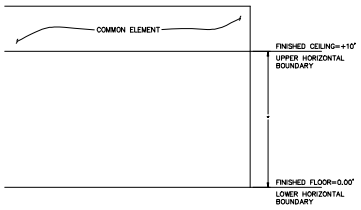


BUILDING D



HORIZONTAL UNIT BOUNDARIES

(TYPICAL ALL BUILDINGS)



BUILDING B UNIT AREA TABLE			
UNIT NUMBER	UNIT AREA SQ.FT.	UTILITY ROOM PORTION	TOTAL
UNIT 140	1,018	30	1,048
UNIT 142	1,099	32	1,131
UNIT 144	1,018	30	1,048
UNIT 145	883	26	909
UNIT 143	1,120	33	1,153
UNIT 141	1,040	30	1,070
UTILITY ROOM	181		
TOTAL BUILDING	6,359		6,359

BUILDING D UNIT AREA TABLE			
UNIT NUMBER	UNIT AREA SQ.FT.	UTILITY ROOM PORTION	TOTAL
UNIT 130	1,018	30	1,048
UNIT 128	1,099	32	1,131
UNIT 126	1,018	30	1,048
UNIT 127	1,478	43	1,521
UNIT 131	1,565	46	1,611
UTILITY ROOM	181		
TOTAL BUILDING	6,359		6,359

BUILDING F UNIT AREA TABLE			
UNIT NUMBER	UNIT AREA SQ.FT.	UTILITY ROOM PORTION	TOTAL
UNIT 116	1,099	17	1,116
UNIT 114	988	15	1,003
UNIT 118	1,018	16	1,034
UNIT 113	2,564	40	2,604
UNIT 115	1,345	22	1,367
UNIT 117	1,120	17	1,137
UNIT 119	1,040	16	1,056
UTILITY ROOM	143		
TOTAL BUILDING	9,317		9,317

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CONDOMINIUM PLAT
CROSSROADS LAKES PROFESSIONAL OFFICES CONDOMINIUMS 2ND AMENDED
SURPRISE, ARIZONA

REGISTERED LAND SURVEYOR
09633
JASON A. SEGNERI
EXPIRES 09/30/2022
ARIZONA U.S.A.

REVISIONS:
1
2
3

DRAWING NAME: 8084 CP-BASE 2ND
JOB NO. 2008-084
DRAWN: RMH
CHECKED: JAS
DATE: 10-21-21
SCALE: 1"=10'
SHEET: 3 OF 3

FS21-361

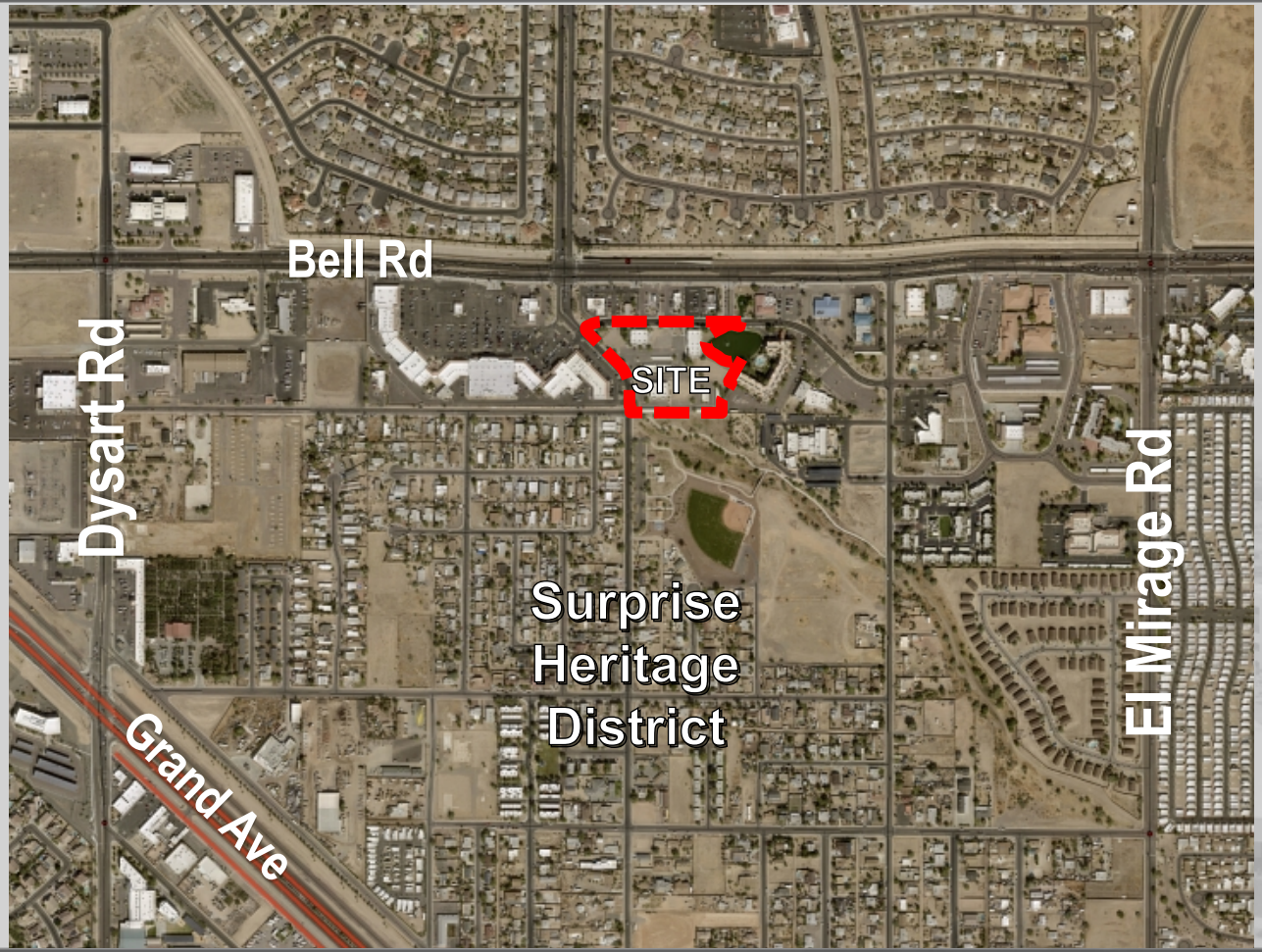
SURPRISE
ARIZONA

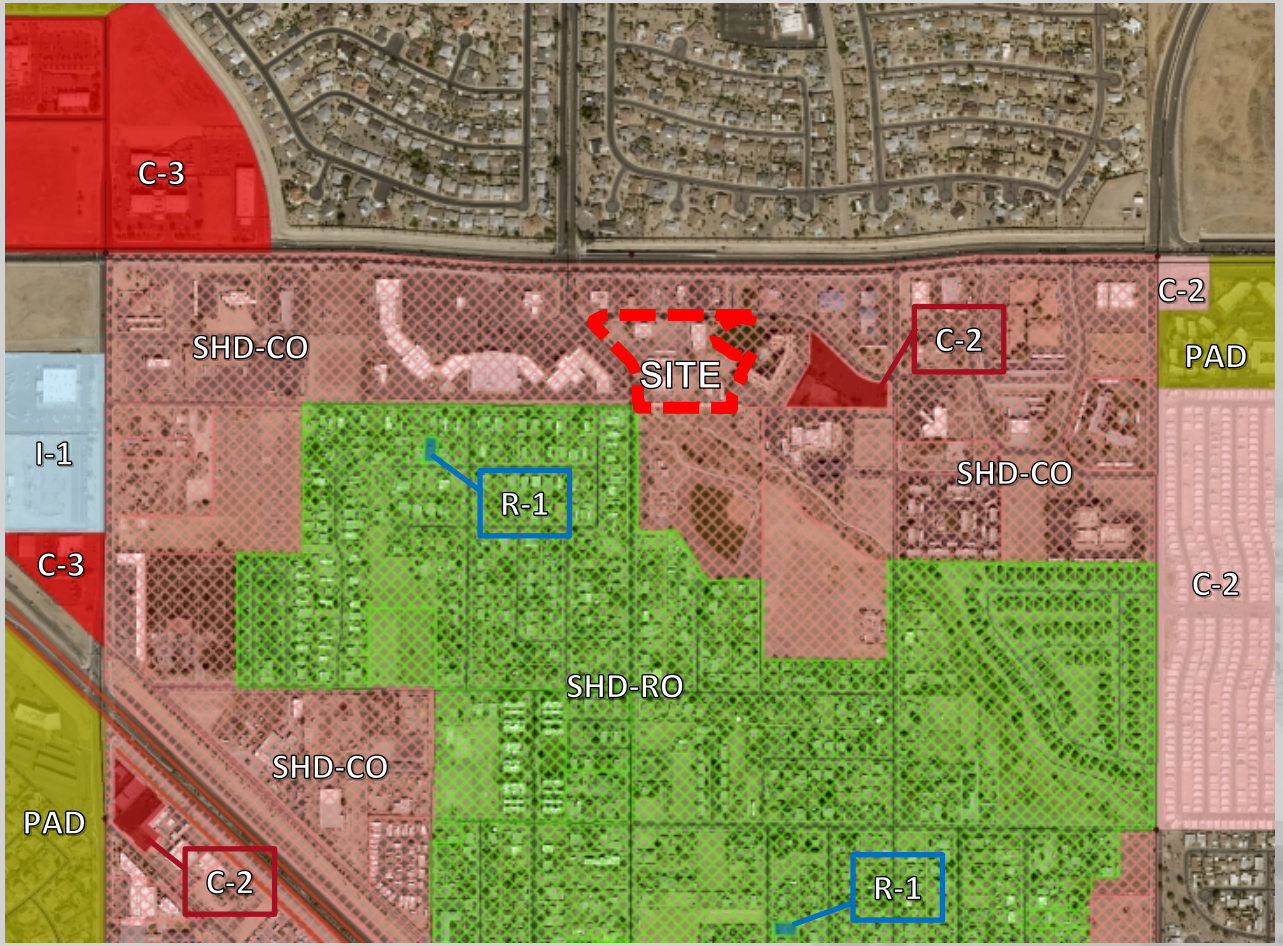
FS21-361
Crossroads Lakes Condominium Plat

City Council

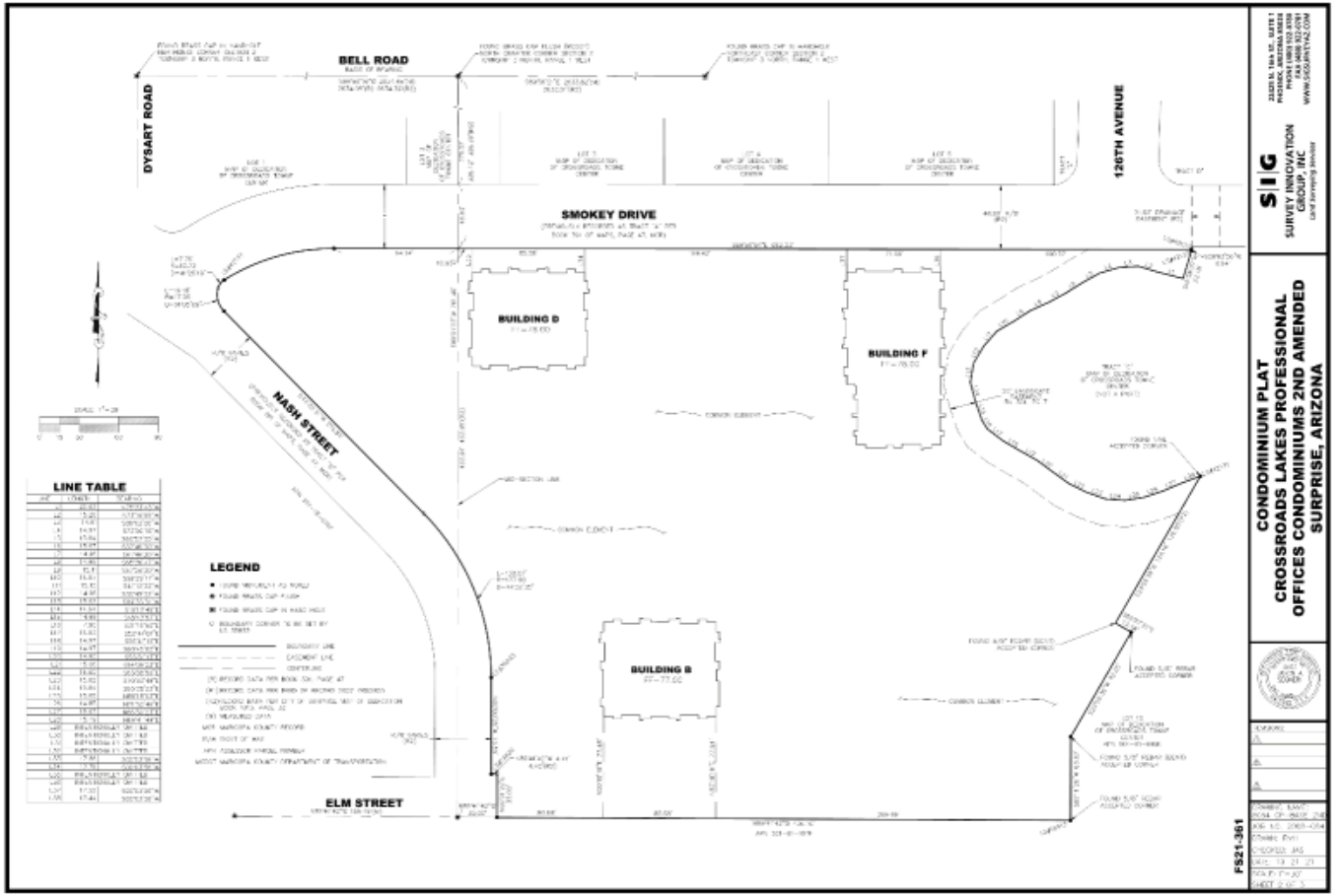
November 16, 2021

FS21-361 VICINITY MAP





FS21-361 ZONING



FS20-074 FINAL PLAT

SURPRISE
ARIZONA

QUESTIONS OR COMMENTS?

Thank You

CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: November 16, 2021 Contact Person: Chris Sexton
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 the approval of the Final Plat entitled, "Replat of Mesquite Mountain Ranch III Phase 2", an approximately 96.59 acre property generally located north of Beardsley Road and west of 219th Avenue in Mesquite Mountain Ranch; Resolution # 2021-170.

Motion:
I move to approve Resolution # 2021-170.

Background:
Warren Russell of Goodwin Marshal, Inc., on behalf of Mesquite Mountain Ranch Investments, requests approval of the Re-Plat for Mesquite Mountain Ranch III Phase 2, and requests that recordation of said plat be deferred a maximum of 90 days until the City has received the required Financial Assurances and all necessary easements have been obtained. The subject property is approximately 96.6 acres and is located north of Beardsley Road and west of 219th Avenue. The subject property is zoned RM-6 PUD and RL-5 PUD.

Objective Analysis:
Approval of the proposed Resolution will allow the property to convey title and obtain all necessary easements, while ensuring Financial Assurances are paid and easements have been received prior to recordation of said Final Plat.

Policy Compliant:
The requested Final Plat is consistent with the RM-6 PUD and RL-5 PUD zoning districts (Mesquite Mountain Ranch) 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 - FS20-536 MMR III Phase 2 FP - CC Staff Report - 11-16-21
2. 01 - FS20-536 MMR III Phase 2 FP Vicinity Map
3. 02 - FS20-536 MMR III Phase 2 FP Zoning Map
4. 03 - FS20-536 MMR III Phase 2 Final Plat
5. 04 - FS20-536 MMR III Phase 2 Luke AFB Letter
6. 05 - FS20-536 MMR III 2 FP - CC Resolution
7. FS20-536 MMR III Phase 2 FP PowerPoint - 11-16-21

SURPRISE
ARIZONA

FINAL PLAT

REPORT TO THE CITY COUNCIL

Case:	**FS20-536**
Project Name:	Mesquite Mountain Ranch III Phase 2 Re-Plat
Council District:	1 - Acacia
City Council Date:	**November 16, 2021**
Planner:	Chris Sexton
Owner/Applicant:	Mesquite Mountain Ranch Investments
Request:	Approval of Resolution 2021-170 regarding the Final Plat entitled, "Replat of Mesquite Mountain Ranch III Phase 2", and directing staff to withhold recordation of said plat until property has conveyed ownership and Financial Assurances and all necessary easements have been provided.
Site Location:	Generally, north of Beardsley Road and west of 219th Avenue in Mesquite Mountain Ranch.
Site Size:	96.59 acres (approx.)
Density:	2.91 DU/Ac

Findings:

- The proposed Final Plat is consistent with the Surprise General Plan 2035.
- The proposed Final Plat is consistent with the Mesquite Mountain Ranch PUD as approved under case FS18-617.
- The Final Plat is consistent with the Preliminary Plat approved under Case FS19-870.

Alternative Actions: Approval of the proposed Resolution will allow the property to convey title and receive all necessary easements following approval of the subject Final Plat, while ensuring Financial Assurances are provided prior to recordation of said Final Plat, thereby allowing the future owner the ability to subdivide the property as proposed.

Deny: Denial of the proposed Resolution will prevent the property from being subdivided as proposed.

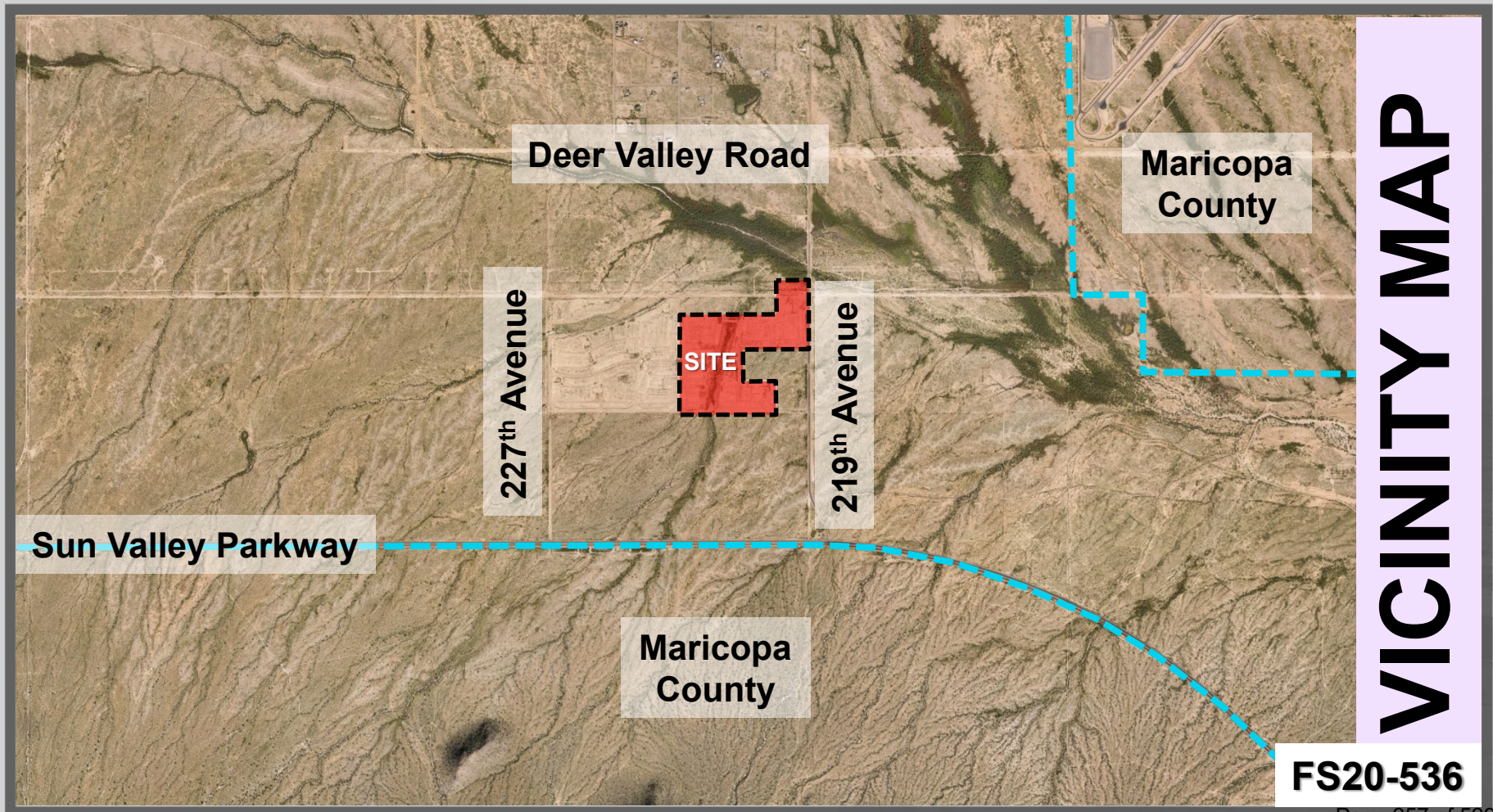
Additional Information:

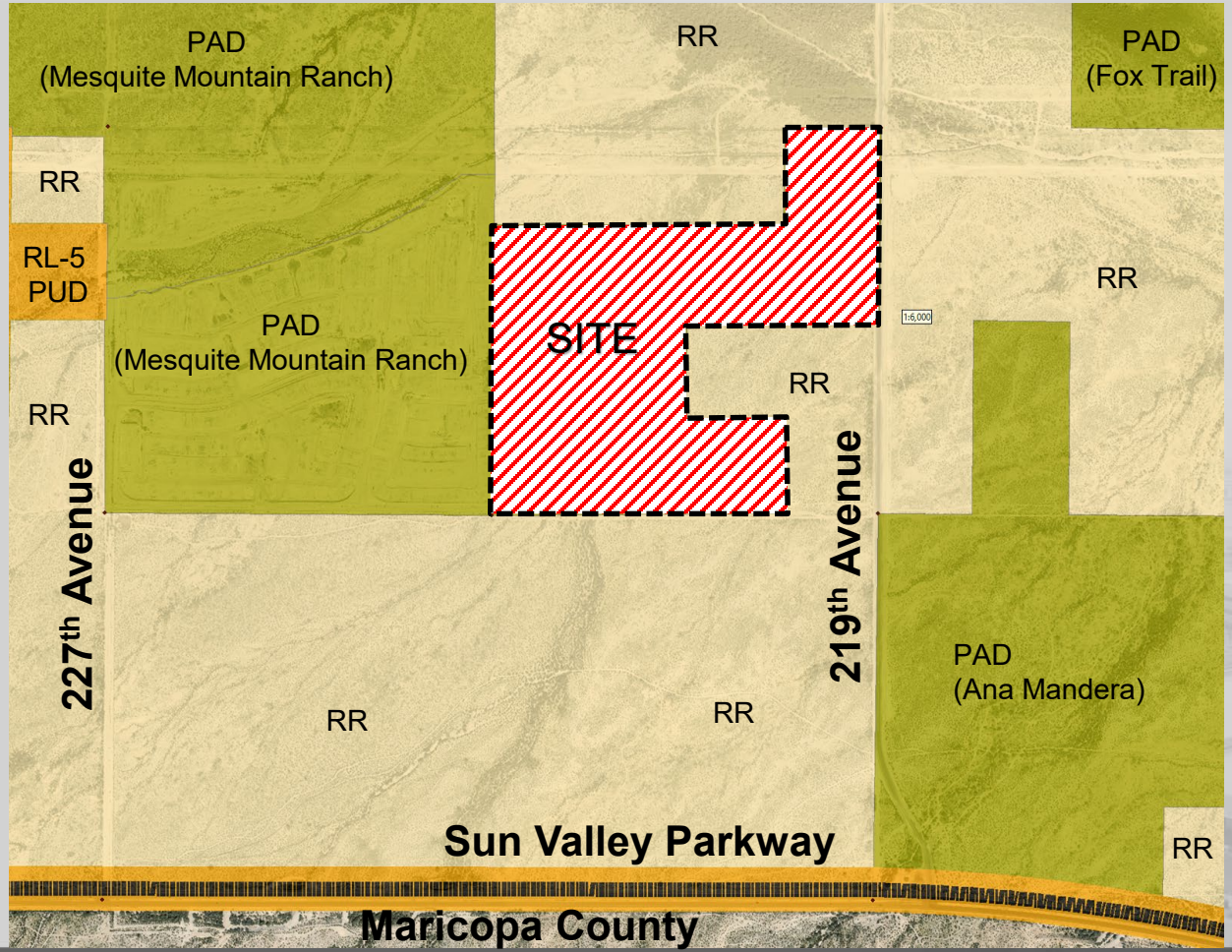
Warren Russell of Goodwin Marshal, Inc., on behalf of Mesquite Mountain Ranch Investments, requests approval of the Re-Plat for Mesquite Mountain Ranch III Phase 2, and requests that recordation of said plat be deferred for a maximum of 90 days until the property has conveyed title and Financial Assurances and easements have been provided by the new owner. The subject property is approximately 96.6 acres and is located north of Beardsley Road and west of 219th Avenue. The subject property is zoned RM-6 PUD and RL-5 PUD.

The applicant proposes 281 single-family lots over approximately 96.6 acres for a gross density of 2.91 dwelling units per acre. The proposed Final Plat spans two (2) separate zoning districts (RM-6 PUD and RL-5 PUD) and meets the development standards of both districts. This plat includes approximately 35 acres of open space, which is approximately 36% of the project area. The proposed Final Plat is in compliance with the approved Mesquite Mountain Ranch PUD approved under case FS18-617, and the Preliminary Plat approved under case FS19-870.

Attachments:

01 – Vicinity Map
02 – Zoning Map
03 – Final Plat
04 – Luke AFB Letter
05 – Resolution 2021-170


Deer Valley Road
Maricopa County
227th Avenue
SITE
219th Avenue
Sun Valley Parkway
Maricopa County
VICINITY MAP
FS20-536



ZONING MAP

FS20-536

REPLAT
OF
"MESQUITE MOUNTAIN RANCH III, PHASE 2"

A REPLAT OF MESQUITE MOUNTAIN RANCH, PHASE 2, AS RECORDED IN BOOK 982 OF MAPS, PAGE 1, OF THE MARICOPA COUNTY RECORDER, SITUATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 4 NORTH, RANGE 3 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, CITY OF SURPRISE , MARICOPA COUNTY, ARIZONA

DEDICATION

STATE OF ARIZONA)
) SS.
COUNTY OF MARICOPA)

KNOW ALL PERSONS BY THESE PRESENTS:

THAT MESQUITE MOUNTAIN RANCH INVESTMENTS LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, DOES HEREBY PUBLISH THIS REPLAT OF "MESQUITE MOUNTAIN RANCH III, PHASE 2" SURPRISE, ARIZONA, A REPLAT OF MESQUITE MOUNTAIN RANCH, PHASE 2, AS RECORDED IN BOOK 982 OF MAPS, PAGE 1, OF THE MARICOPA COUNTY RECORDER, SITUATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 4 NORTH, RANGE 3 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON AND DOES HEREBY PUBLISH THIS PLAT AS AND FOR THE PLAT OF SAID "MESQUITE MOUNTAIN RANCH III, PHASE 2" AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS, EASEMENTS AND STREETS CONSTITUTING SAME, AND THAT EACH LOT, TRACT AND STREET SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN TO EACH RESPECTIVELY ON SAID PLAT AND HEREBY DEDICATES TO THE CITY OF SURPRISE FOR USE, AS SUCH, THE STREETS AS SHOWN ON SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES, EASEMENTS ARE DEDICATED FOR THE PURPOSES SHOWN.

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

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

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

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

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

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

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

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

OWNER HEREBY GRANTS TO THE CITY OF SURPRISE, A PUBLIC RECREATIONAL/TRAIL EASEMENT FOR PEDESTRIAN ACCESS, EQUINE ACCESS, BICYCLING, AND OTHER NON-MOTORIZED FORMS OF ACCESS OVER AND ACROSS OWNER'S PROPERTY, INCLUDING THE RIGHT OF INGRESS AND EGRESS ALONG AND ACROSS THE EASEMENT PREMISES, AS SHOWN ON THE PLAT.

OWNER HEREBY GRANTS TO THE PUBLIC AN EASEMENT FOR RECREATION OVER, UPON, AND ACROSS THOSE AREAS DESIGNATED AS RECREATION TRAILS OR AREAS FOR THE PURPOSE OF ALLOWING THE PUBLIC ACCESS TO THE TRAIL SYSTEM.

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

OWNER HEREBY GRANTS TO THE CITY OF SURPRISE A PERPETUAL NON-EXCLUSIVE PEDESTRIAN ACCESS AND SIDEWALK CONSTRUCTION AND MAINTENANCE EASEMENT OVER, UPON, AND ACROSS THE AREAS DESIGNATED AS SIDEWALK EASEMENTS AS SHOWN ON THE PLAT.

TRACTS A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z, AA, BB, CC, DD, EE, FF, AND GG ARE HEREBY DEDICATED TO A FUTURE HOMEOWNERS ASSOCIATION AND ARE DECLARED FOR THE SPECIFIC USES IDENTIFIED ON THE TRACT SUMMARY TABLE PROVIDED HEREIN ON PAGE 2 OF THIS FINAL PLAT AND SUBJECT TO THE EASEMENTS DEDICATED TO THE CITY OF SURPRISE.

IN WITNESS WHEREOF, OWNER HAS HEREUNTO CAUSED ITS CORPORATE NAME TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED BY THE UNDERSIGNED, DULY AUTHORIZED OFFICER THIS _____ DAY OF _____, 20___.

MESQUITE MOUNTAIN RANCH INVESTMENTS LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: MMR INVESTORS LLC, ITS MANAGER

BY: _____
ELLIOT D. POLLACK, MEMBER

ITS: _____
MEMBER

PUBLIC NOTICE

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

RELEASE OF LIABILITY

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

THE CITY OF SURPRISE AGREES TO INDEMNIFY MESQUITE MOUNTAIN RANCH INVESTMENTS LLC, AN ARIZONA LIMITED LIABILITY COMPANY, ITS OFFICERS, EMPLOYEES, AGENTS, CONTRACTORS OR THOSE OF AND ITS SUCCESSORS AND ASSIGNS, FOR ANY AND ALL DIRECT DAMAGES TO THE PERSONAL PROPERTY OR FOR PHYSICAL INJURY TO OR DEATH OF PERSONS OCCURRING ON THE AREA OF THIS EASEMENT CAUSED BY OR ARISING AS THE APPROXIMATE RESULT OF THE ACTIVITIES OF THE CITY OF SURPRISE, EXCEPT FOR SUCH INJURY OR DAMAGES CAUSED BY OR ARISING SOLELY FROM NEGLIGENT, WILLFUL, MALICIOUS, OR GROSSLY NEGLIGENT CONDUCT OF MESQUITE MOUNTAIN RANCH INVESTMENTS LLC, AN ARIZONA LIMITED LIABILITY COMPANY, ITS OFFICERS, EMPLOYEES, AGENTS, CONTRACTORS, OR THOSE OF ITS SUCCESSORS AND ASSIGNS THAT WAS DIRECT CAUSE OF THE INJURY TO THE USER.

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 RIGHTS-OF-WAY, UNTIL SUCH TIME THE CITY OF SURPRISE HAS ACCEPTED THE SIDEWALKS.

MESQUITE MOUNTAIN RANCH INVESTMENTS LLC, AN ARIZONA LIMITED LIABILITY COMPANY 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 LUKE AIR FORCE BASE, WHETHER SUCH DAMAGE SHALL ORIGINATE FROM NOISE, VIBRATION, FUMES, DUST, FUEL AND LUBRICANT PARTICLES, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY THE OPERATION OF AIRCRAFT LAND AT, OR TAKING OFF FROM, OR OPERATING AT OR ON LUKE 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 OR ANY PARCEL OR LOT THEREOF. THIS INSTRUMENT DOES NOT RELEASE THE USAF FROM LIABILITY FOR DAMAGE OR INJURY TO PERSON OR PROPERTY CAUSED BY FAULTING AIRCRAFT OR FAULTING PHYSICAL OBJECTS FROM AIRCRAFT, EXCEPT AS STATED HEREIN WITH RESPECT TO NOISE, FUMES, DUST, FUEL, AND LUBRICANT PARTICLES.

CITY OF SURPRISE ENGINEER APPROVAL

DATA ON THIS PLAT REVIEWED AND APPROVED THIS DAY _____ OF _____, 20___, BY THE CITY ENGINEER OF SURPRISE, ARIZONA.

APPROVED BY: _____ DATE _____
CITY ENGINEER

CITY OF SURPRISE COUNCIL APPROVAL

APPROVED BY THE CITY COUNCIL OF THE CITY OF SURPRISE, ARIZONA, THIS DAY _____ OF _____, 20___.

APPROVED BY: _____ DATE: _____
MAYOR

ATTESTED BY: _____ DATE: _____
CLERK

SHEET INDEX

SHEET 1	COVER
SHEET 2	LOT AND TRACT SUMMARY TABLES
SHEET 3	KEYMAP SHEET INDEX
SHEETS 4-9	TYPICAL PLAN SHEETS
SHEET 10	CURVE AND LINE TABLES

ACKNOWLEDGEMENT

STATE OF ARIZONA)
) SS.
COUNTY OF MARICOPA)

ON THIS DAY _____ OF _____, 20___ BEFORE ME, THE UNDERSIGNED ELLIOT D. POLLACK, PERSONALLY APPEARED, WHO ACKNOWLEDGE HIMSELF TO BE THE MEMBER OF MMR INVESTORS LLC, THE MANAGER OF MESQUITE MOUNTAIN RANCH INVESTMENTS LLC, AN ARIZONA LIMITED LIABILITY COMPANY AND BEING AUTHORIZED TO DO SO ON BEHALF OF SAID ENTITY, EXECUTED THE FOREGOING PLAT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS OF:

I HEREUNTO SET MY HAND AND OFFICIAL SEAL

_____
NOTARY PUBLIC
MY COMMISSION EXPIRES _____

NOTES

1. NO STRUCTURE OF ANY KIND MAY BE CONSTRUCTED OR ANY VEGETATION BE PLANTED NOR BE ALLOWED TO GROW WITHIN THE DRAINAGE EASEMENT WHICH WOULD IMPEDE THE FLOW OF WATER OVER, UNDER, OR THROUGH THE EASEMENT.
2. NO STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED ON, OVER, OR PLACED WITHIN THE SEWER AND WATER EASEMENT EXCEPT WOOD, WIRE, OR REMOVABLE SECTION TYPE FENCING AND/OR PAVING NOR ANY PLANTING EXCEPT GRASS. IT SHALL BE FURTHER UNDERSTOOD THAT THE CITY SHALL NOT BE REQUIRED TO REPLACE ANY OBSTRUCTIONS, SHRUBS, AND GROUND COVER THAT MUST BE REMOVED DURING THE COURSE OF MAINTENANCE, CONSTRUCTION, OR RECONSTRUCTION OF CITY UTILITIES.
3. CONSTRUCTION WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO UTILITIES. WOOD, WIRE, OR REMOVABLE SECTION TYPE FENCING.
4. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
5. NO ON-SITE GRADING OR EXCAVATION SHALL OCCUR WITHOUT FIRST OBTAINING A PERMIT FROM THE CITY OF SURPRISE.
6. ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) PANEL 04013C1195L, DATED OCTOBER 16, 2013, AND LOMR CASE NO. 16-09-1130P, EFFECTIVE APRIL 14, 2017, THIS PLAT IS LOCATED IN FLOOD INSURANCE ZONES "X" AND "AE".
7. IN ACCORDANCE WITH A.R.S. § 9-461.07, THE CITY OF SURPRISE HAS DETERMINED THAT ALL DEDICATIONS OCCURRING WITH THIS PLAT ARE IN CONFORMANCE WITH THE SURPRISE GENERAL PLAN.
8. PURSUANT TO A.R.S. § 42-11102, THE CITY OF SURPRISE, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA, IS EXEMPT FROM ALL TAXES AND ASSESSMENTS BASED ON ASSESSED VALUE EXCEPT FOR SPECIAL DISTRICTS #14751 AND 14710, WHEN APPLICABLE.
9. THIS FINAL PLAT IS IN SUBSTANTIAL CONFORMANCE WITH THE MESQUITE MOUNTAIN RANCH PRELIMINARY PLAT, APPROVED 09/13/2020 UNDER CASE #SPW-9570.
10. 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.
11. THE MAINTENANCE OF LANDSCAPING WITHIN THE ADJACENT PUBLIC RIGHTS-OF-WAY, INCLUDING LANDSCAPED MEDIANS WITHIN COLLECTORS AND LOCAL STREETS AND LANDSCAPED AREAS BETWEEN THE CURB AND THE DETACHED SIDEWALK, SHALL BE THE RESPONSIBILITY OF THE ADJACENT PROPERTY OWNER OR THE PROPERTY ASSOCIATION FORMED BY THE ADJACENT PROPERTY.
12. LANDSCAPING MAINTENANCE WITHIN THE MEDIANS WITHIN THE PUBLIC RIGHT-OF-WAY WITHIN ANY ARTERIAL OR PARKWAY STREET CLASSIFICATION SHALL BE RESPONSIBILITY OF THE CITY OF SURPRISE AFTER ACCEPTANCE.

100 YEAR ASSURED WATER SUPPLY

THE AREA PLATTED HEREON LIES WITHIN THE CITY OF SURPRISE DESIGNATION OF ASSURED WATER SUPPLY, No. 86-600344.0001, PURSUANT A.R.S. § 45-576

BASIS OF BEARINGS

THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 4 NORTH, RANGE 3 WEST AS SHOWN ON THE FINAL PLAT OF MESQUITE MOUNTAIN RANCH, PHASE 2 RECORDED IN BOOK 982 OF MAPS, PAGE 1, MCR, SAID BEARING BEING N 00°01'34" E AS MEASURED BETWEEN MONUMENTS NUMBER 2 AND 1 SHOWN HEREIN AND DESCRIBED UNDER MONUMENT NOTES.

ZONING

MESQUITE MOUNTAIN RANCH III PLANNED UNIT DEVELOPMENT (RM-6-PUD AND RE-5-PUD)

LEGAL DESCRIPTION

All that certain lot, tract, or parcel of land, situated in a portion of the Southeast Quarter of Section 23, Township 4 North, Range 3 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, and being more completely described as follows, to-wit:

COMMENCING at a found aluminum cap stamped "RLS# 46643" for the South Quarter corner of said Section 23, from which a found aluminum cap stamped "RLS# 46643" for the center corner of said Section 23 bears North 00 deg. 06 min. 21 sec., East - 2,646.63 feet, and from which a found aluminum cap in pothole down 0.30 feet for the Southeast corner of said Section 23 bears North 89 deg. 42 min. 12 sec., East - 2,640.12 feet;

THENCE North 00 deg. 06 min. 21 sec., East along the West line of the Southeast Quarter of said Section 23, a distance of 70.00 feet to the North right-of-way line of West Beardsley Road as shown in the Map of Dedication recorded in Book 938 of Maps, Page 13 of Maricopa County Records, (MCR), said point being the **TRUE POINT OF BEGINNING**;

THENCE North 00 deg. 06 min. 21 sec., East departing said North right-of-way line and continue along said West line, a distance of 1,915.12 feet;

THENCE North 89 deg. 47 min. 40 sec., East, a distance of 1,978.14 feet;

THENCE North 00 deg. 03 min. 01 sec., East, a distance of 660.65 feet to the North line of the Southeast Quarter of said Section 23;

THENCE North 89 deg. 49 min. 30 sec., East along said North line, a distance of 659.17 feet to a found aluminum cap in pothole down 0.20 feet for the East Quarter corner of said section 23;

THENCE South 00 deg. 01 min. 54 sec., West along the East line of the Southeast Quarter of said Section 23, a distance of 1,320.60 feet;

THENCE South 89 deg. 45 min. 40 sec., West departing said East line, a distance of 1,319.19 feet;

THENCE South 00 deg. 04 min. 08 sec., West, a distance of 660.90 feet;

THENCE North 89 deg. 44 min. 03 sec., East, a distance of 659.81 feet;

THENCE South 00 deg. 03 min. 01 sec., West, a distance of 578.27 feet to the North right-of-way line of said West Beardsley Road;

THENCE in a westerly direction along said North right-of-way line the following nine (9) courses:

South 89 deg. 20 min. 40 sec., West, a distance of 770.75 feet to a Point of Curvature of a circular curve to the right, having a radius of 20.00 feet, a central angle of 90 deg. 44 min. 58 sec., and being subtended by a chord which bears North 45 deg. 16 min. 51 sec., West - 28.47 feet;

Continue in a northwesterly direction along said curve to the right, a distance of 31.68 feet;

South 88 deg. 44 min. 43 sec., West non-tangent to said curve, a distance of 50.01 feet to a Point of Curvature of a non-tangent circular curve to the right, having a radius of 20.00 feet, a central angle of 89 deg. 13 min. 2 sec., and being subtended by a chord which bears South 44 deg. 43 min. 09 sec., West - 28.10 feet;

Continue in a southwesterly direction along said curve to the right, a distance of 31.15 feet;

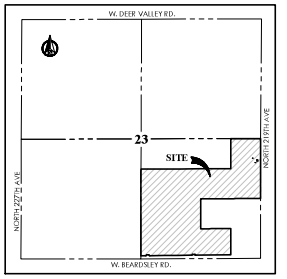
South 89 deg. 20 min. 40 sec., West tangent to said curve, a distance of 924.09 feet to a Point of Curvature of a circular curve to the right, having a radius of 20.00 feet, a central angle of 90 deg. 45 min. 41 sec., and being subtended by a chord which bears North 45 deg. 16 min. 30 sec., West - 28.47 feet;

Continue in a northwesterly direction along said curve to the right, a distance of 31.68 feet;

South 88 deg. 44 min. 03 sec., West non-tangent to said curve, a distance of 50.01 feet to a Point of Curvature of a non-tangent circular curve to the right, having a radius of 20.00 feet, a central angle of 89 deg. 14 min. 19 sec., and being subtended by a chord which bears South 44 deg. 43 min. 30 sec., West - 28.10 feet;

Continue in a southwesterly direction along said curve to the right, a distance of 31.15 feet;

South 89 deg. 20 min. 40 sec., West tangent to said curve, a distance of 103.28 feet to the **POINT OF BEGINNING**, containing 4,207,482 square feet or 96.590 acres of land, more or less.



VICINITY MAP
N.T.S.

SURVEYOR'S STATEMENT

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

BY: LANCE C. DICKSON, R.L.S. #46643
ARIZONA SURVEYING AND MAPPING
2440 W. MISSION LANE, SUITE 4
PHOENIX, ARIZONA 85021
(602) 246-9919

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

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

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

PREPARED July 2021

SHEET 1 OF 10

OWNER:
MESQUITE MOUNTAIN RANCH INVESTMENTS LLC
5111 N. SCOTTSDALE RD., SUITE 202
SCOTTSDALE, AZ 85255

PREPARED BY:
GOODWIN AND MARSHALL INC.
CIVIL ENGINEERS – PLANNERS – SURVEYORS
2705 S. Alma School Road, Suite 2
Chandler, Arizona 85044
(602) 218-7285

SURVEYED BY:
Arizona Surveying & Mapping
Arizona Surveying and Mapping
2440 W. Mission Lane, Suite 4, Phoenix, Arizona 85021
TEL: (602) 246-9919 FAX: (602) 246-6944 info@asminl.com

CASE NO.
FS20-536

W:\18646-MMR\COGO\PLAT\PHASE 2\18646-MTPLAT-PH2 PLUS 1 LOT.DWG

REPLAT OF MESQUITE MOUNTAIN RANCH III, PHASE 2

LOT SUMMARY	
LOT	AREA (SQ. FT.)
1	7230
2	7230
3	7230
4	7230
5	7230
6	7230
7	7230
8	7230
9	7230
10	7230
11	9214
12	6095
13	6095
14	6705
15	6806
16	6095
17	6095
18	6045
19	5915
20	8392
21	11211
22	6074
23	5948
24	5964
25	5979
26	5995
27	6010
28	6025
29	6040
30	6056
31	6071
32	5858
33	6092
34	6092
35	6092
36	6092
37	6092
38	6092
39	6092
40	6034
41	6095
42	6095
43	6095
44	6095
45	6095
46	6034
47	6053
48	5905
49	8497
50	11574
51	6258
52	6091
53	6092
54	6092
55	6095
56	6095
57	7604
58	8152
59	9144
60	5848

LOT SUMMARY	
LOT	AREA (SQ. FT.)
61	6095
62	6095
63	6095
64	5533
65	5975
66	6043
67	6043
68	5993
69	6012
70	6024
71	5987
72	5930
73	5912
74	5873
75	5830
76	5837
77	5670
78	6059
79	6095
80	6045
81	6045
82	6095
83	6077
84	5566
85	7250
86	7250
87	7200
88	7323
89	7816
90	7250
91	7250
92	7250
93	7250
94	7198
95	7226
96	7250
97	7250
98	7250
99	7670
100	7765
101	7167
102	7285
103	7250
104	7197
105	7225
106	7250
107	7285
108	6727
109	6834
110	7250
111	7250
112	7148
113	5769
114	6613
115	6864
116	6481
117	6072
118	5733
119	5658
120	5760

LOT SUMMARY	
LOT	AREA (SQ. FT.)
121	5760
122	5760
123	5760
124	5760
125	5760
126	5760
127	5760
128	5760
129	5760
130	5760
131	5389
132	5626
133	5924
134	6061
135	6059
136	6058
137	6036
138	6055
139	6053
140	6052
141	5235
142	5304
143	5319
144	5335
145	5351
146	5366
147	5382
148	5398
149	5413
150	5616
151	5616
152	5616
153	5616
154	5616
155	5616
156	5616
157	5640
158	5640
159	5640
160	5640
161	5640
162	5640
163	5640
164	6943
165	6060
166	5980
167	6041
168	5501
169	5306
170	5516
171	5970
172	6047
173	5989
174	6826
175	7233
176	6000
177	6011
178	6186
179	5536
180	7540

LOT SUMMARY	
LOT	AREA (SQ. FT.)
181	7540
182	7540
183	7540
184	7540
185	10003
186	7533
187	7540
188	8780
189	6804
190	7252
191	7242
192	7233
193	7224
194	7215
195	7205
196	7196
197	7212
198	7629
199	8064
200	6968
201	6948
202	6950
203	6953
204	6510
205	14122
206	9150
207	6862
208	6960
209	6960
210	6960
211	6948
212	7774
213	6923
214	6960
215	6960
216	6960
217	6916
218	7062
219	6960
220	6960
221	6726
222	6479
223	6320
224	6975
225	7606
226	7631
227	7362
228	6976
229	7558
230	7934
231	8323
232	7540
233	7540
234	7540
235	7540
236	9131
237	8909
238	7542
239	7540
240	7540

LOT SUMMARY	
LOT	AREA (SQ. FT.)
241	7540
242	7540
243	7540
244	7576
245	6806
246	6934
247	6960
248	6960
249	6960
250	6960
251	6912
252	6889
253	6392
254	12933
255	10126
256	6897
257	6978
258	6981
259	6984
260	6986
261	7004
262	7430
263	8098
264	8097
265	8020
266	8055
267	8042
268	8029
269	8016
270	8003
271	8085
272	8731
273	7564
274	7567
275	7569
276	7570
277	7572
278	7573
279	7575
280	7576
281	7578

TRACT SUMMARY TABLE				
TRACT	AREA (ACRES)	OPEN SPACE DESIGNATION	LAND USAGE	MAINTENANCE RESPONSIBILITY
TRACT A	0.192	PASSIVE	L.S.	H.O.A.
TRACT B	0.026	PASSIVE	L.S.	H.O.A.
TRACT C	1.111	ACTIVE	L.S., D.E., PARK, TRAIL	H.O.A.
TRACT D	4.969	ACTIVE	L.S., TRAIL, D.E.	H.O.A.
TRACT E	0.058	PASSIVE	L.S.	H.O.A.
TRACT F	0.058	PASSIVE	L.S.	H.O.A.
TRACT G	0.048	PASSIVE	L.S.	H.O.A.
TRACT H	0.048	PASSIVE	L.S.	H.O.A.
TRACT I	0.023	PASSIVE	L.S.	H.O.A.
TRACT J	0.023	PASSIVE	L.S.	H.O.A.
TRACT K	0.046	PASSIVE	L.S.	H.O.A.
TRACT L	0.050	PASSIVE	L.S.	H.O.A.
TRACT M	0.141	PASSIVE	L.S.	H.O.A.
TRACT N	0.023	PASSIVE	L.S.	H.O.A.
TRACT O	0.025	PASSIVE	L.S.	H.O.A.
TRACT P	0.206	PASSIVE	L.S.	H.O.A.
TRACT Q	3.583	ACTIVE	L.S., D.E., PARK, TRAIL	H.O.A.
TRACT R	0.727	PASSIVE	L.S., D.E.	H.O.A.
TRACT S	0.050	PASSIVE	L.S.	H.O.A.
TRACT T	0.671	ACTIVE	L.S., D.E., PARK, TRAIL	H.O.A.
TRACT U	0.819	PASSIVE	L.S., D.E.	H.O.A.
TRACT V	0.030	PASSIVE	L.S.	H.O.A.
TRACT W	0.023	PASSIVE	L.S.	H.O.A.
TRACT X	0.738	PASSIVE	L.S.	H.O.A.
TRACT Y	0.476	PASSIVE	L.S., D.E.	H.O.A.
TRACT Z	2.983	ACTIVE	L.S., D.E., TRAIL	H.O.A.

TRACT SUMMARY TABLE				
TRACT	AREA (ACRES)	OPEN SPACE DESIGNATION	LAND USAGE	MAINTENANCE RESPONSIBILITY
TRACT AA	0.029	PASSIVE	L.S.	H.O.A.
TRACT BB	0.029	PASSIVE	L.S.	H.O.A.
TRACT CC	0.362	PASSIVE	L.S.	H.O.A.
TRACT DD	0.073	PASSIVE	L.S.	H.O.A.
TRACT EE	5.691	PASSIVE	L.S., D.E.	H.O.A.
TRACT FF	0.036	PASSIVE	L.S.	H.O.A.
TRACT GG	11.334	ACTIVE	L.S., P.A., WASH, TRAIL	H.O.A.

LAND USE LEGEND
L.S. LANDSCAPE
D.E. DRAINAGE EASEMENT
P.A. PUBLIC ACCESS

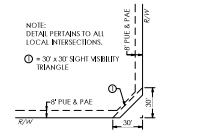
MAINTENANCE LEGEND
H.O.A. HOME OWNERS ASSOCIATION

RESIDENTIAL DEVELOPMENT STANDARDS								
ZONING DISTRICT	MINIMUM LOT SIZE			MAXIMUM BUILDING HEIGHT	MINIMUM YARD SETBACKS			
	AREA	WIDTH	DEPTH		FRONT	SIDE	TOTAL SIDE	REAR
RM-5-PUD	5,280	48	110	35'	12 / 21	5	10	20
R1-7-PUD	7,250	58	125	35'	12 / 21	5	10	20

AREA SUMMARY TABLE		
	SQ. FT.	ACRES
GROSS AREA	4,207,482	96.590
PUBLIC RIGHT-OF-WAY	776,299	17.821
NET AREA	3,431,183	78.769
AREA OF TRACTS	1,521,083	34.919
AREA OF LOTS	1,910,102	43.850
SITE DATA		
TOTAL NUMBER OF LOTS		281
OVERALL DENSITY		2.91 DU/ "GROSS" ACRE
AVERAGE AREA PER LOT		6,798 SQUARE FEET
PERCENTAGE OF OPEN SPACE		36.5%

LEGEND

●	FOUND MONUMENT AS NOTED
●	SET CORNER OF THE PLAT PER MAG. STD. DTL. 120-1 TYPE 'C'
●	SET BRASS CAP FLUSH PER MAG. STD. DTL. 120-1 TYPE 'B'
SQ. FT.	SQUARE FEET
R/W	RIGHT-OF-WAY
P.U.E.	PUBLIC UTILITY EASEMENT
P.A.E.	PUBLIC ACCESS EASEMENT
L.S.	LANDSCAPE EASEMENT
V.I.N.A.E	VEHICLE NON-ACCESS EASEMENT
BK	BOOK
PG	PAGE
DKT	DOCKET
MCR	MARICOPA COUNTY RECORDS
(M)	MEASURED
(R)	RECORD
(C)	CALCULATED
	PLAT BOUNDARY LINE
	RIGHT-OF-WAY LINE
	ADJOINER LINE
	SECTION LINE
	EASEMENT LINE
	CENTERLINE
	MARICH LINE



TYPICAL S.V.T. DETAIL FOR LOCAL STREETS
N.T.S.

PREPARED July 2021

SHEET 2 OF 10

PREPARED BY:
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CIVIL ENGINEERS – PLANNERS – SURVEYORS
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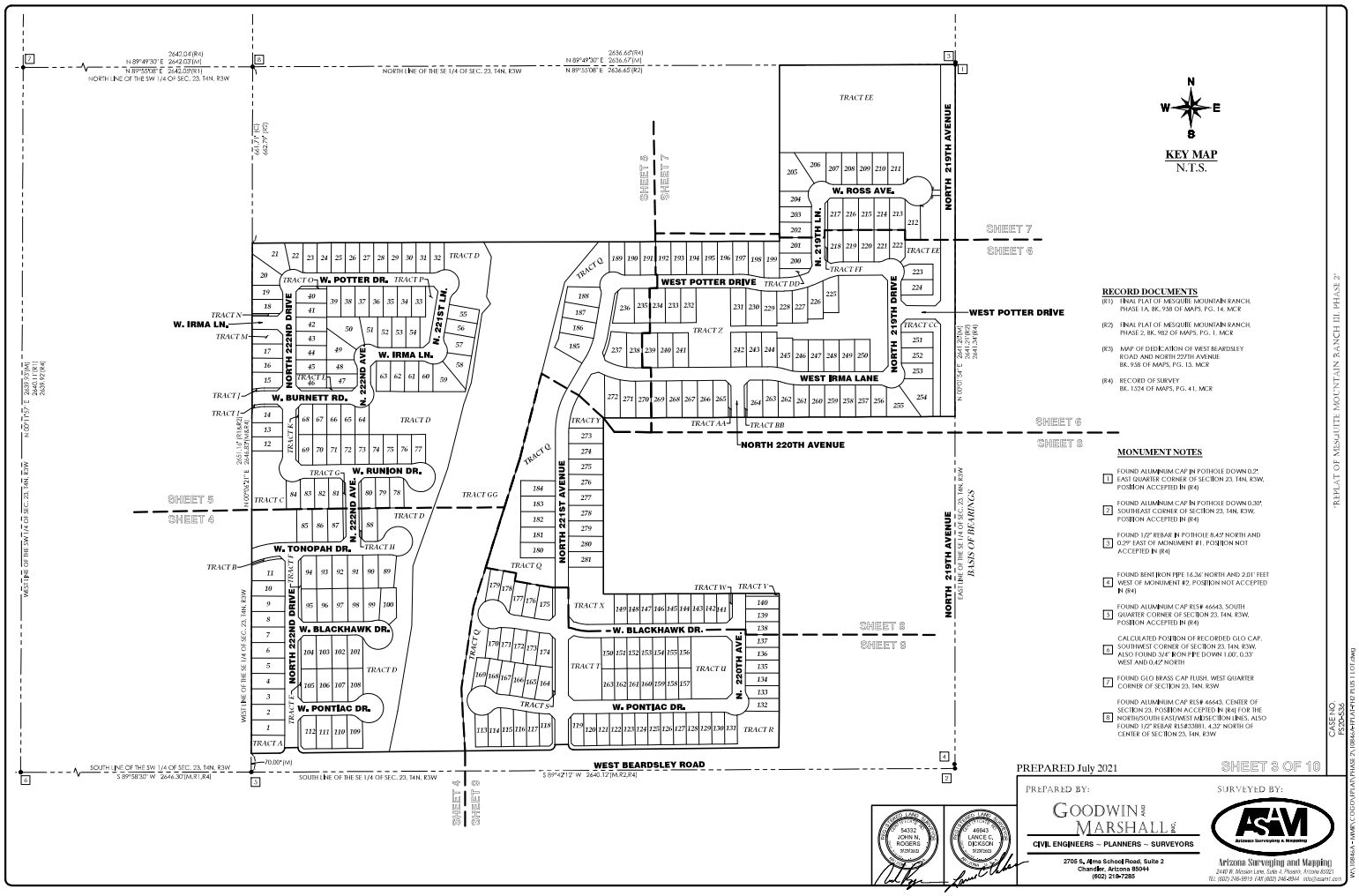
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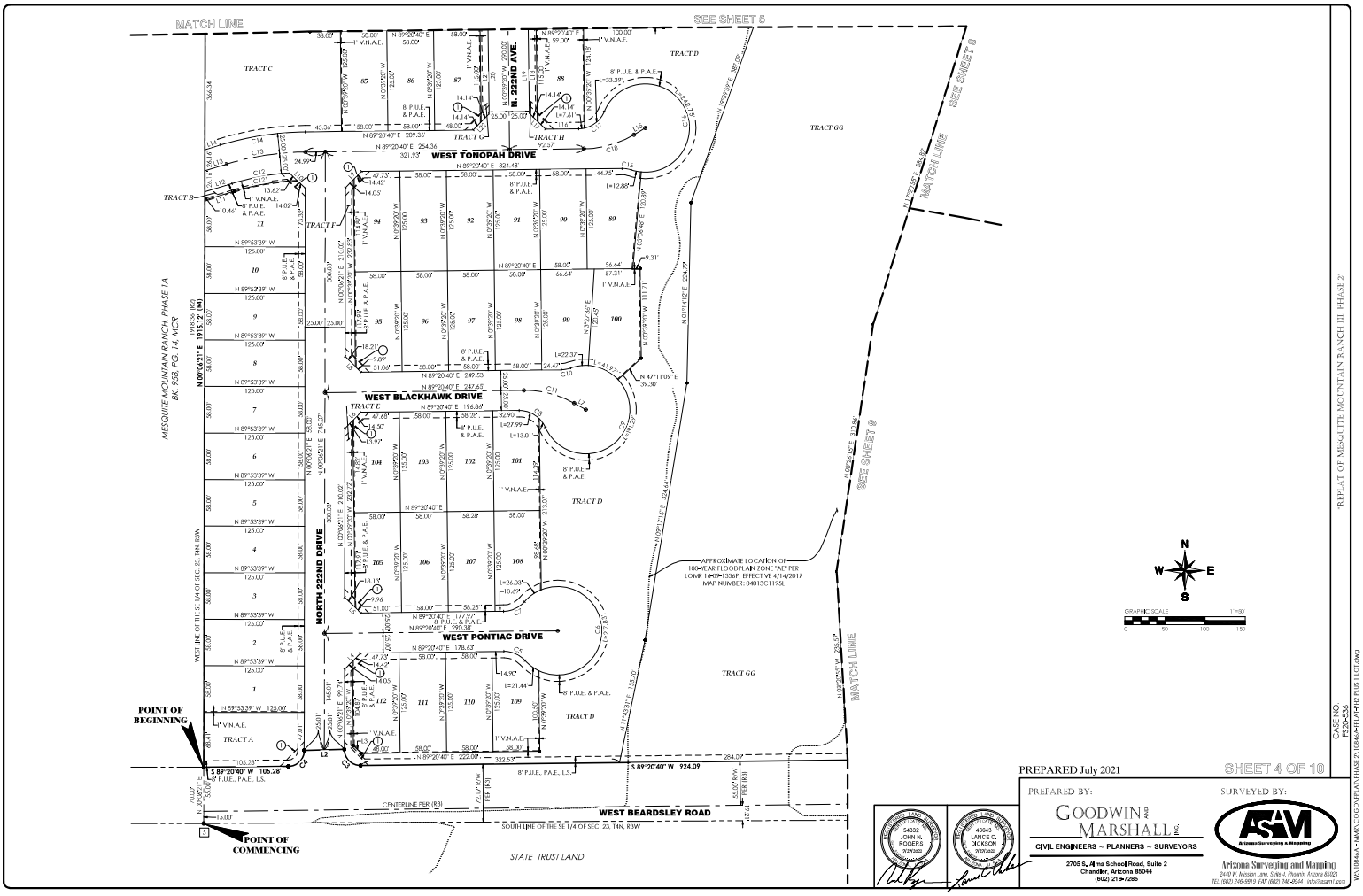
54332 JOHN N. ROGERS — 46643 LANCE G. DICKSON

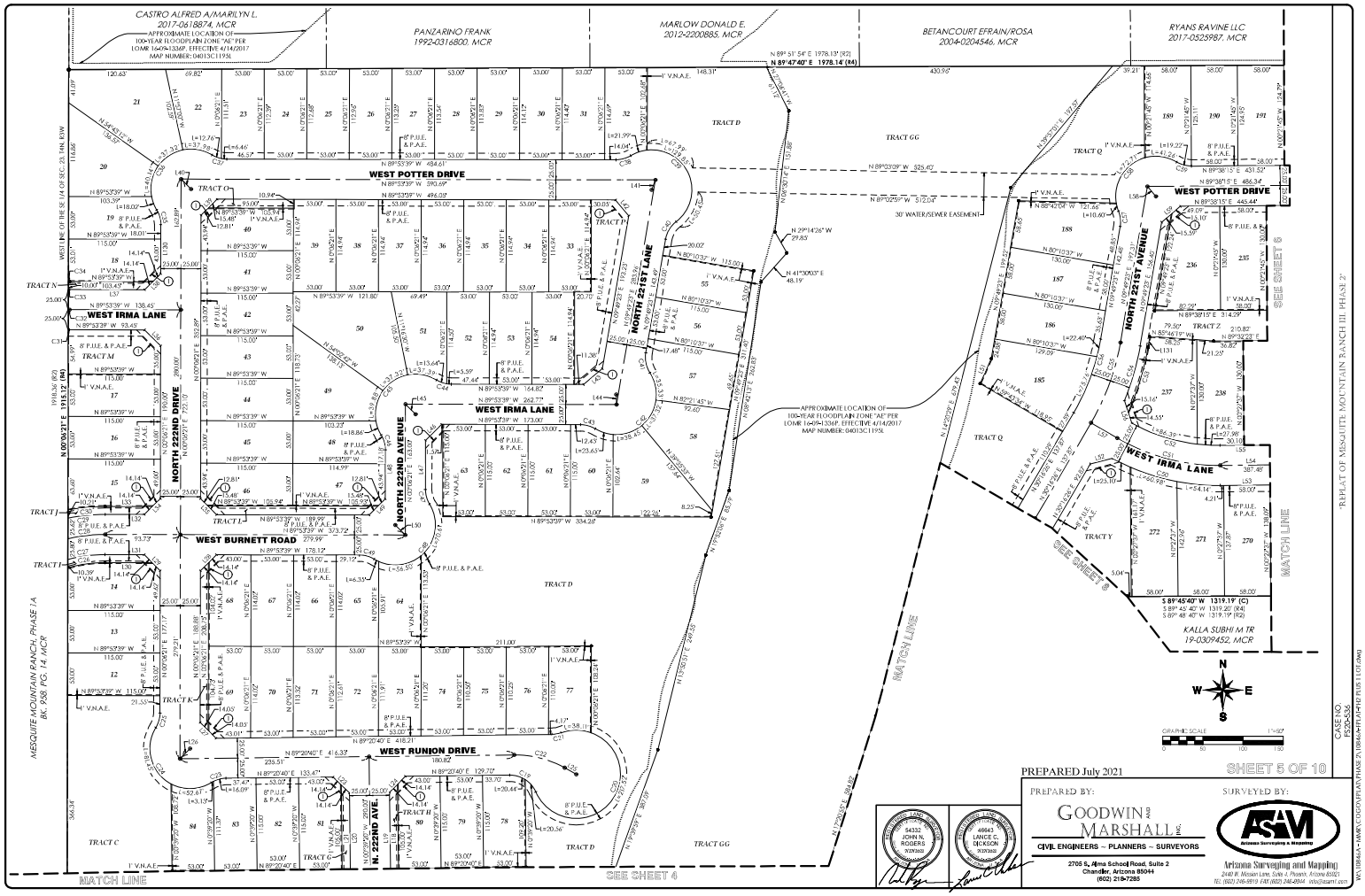
PLAT OF MESA LITE MOUNTAIN RANCH III, PHASE 2

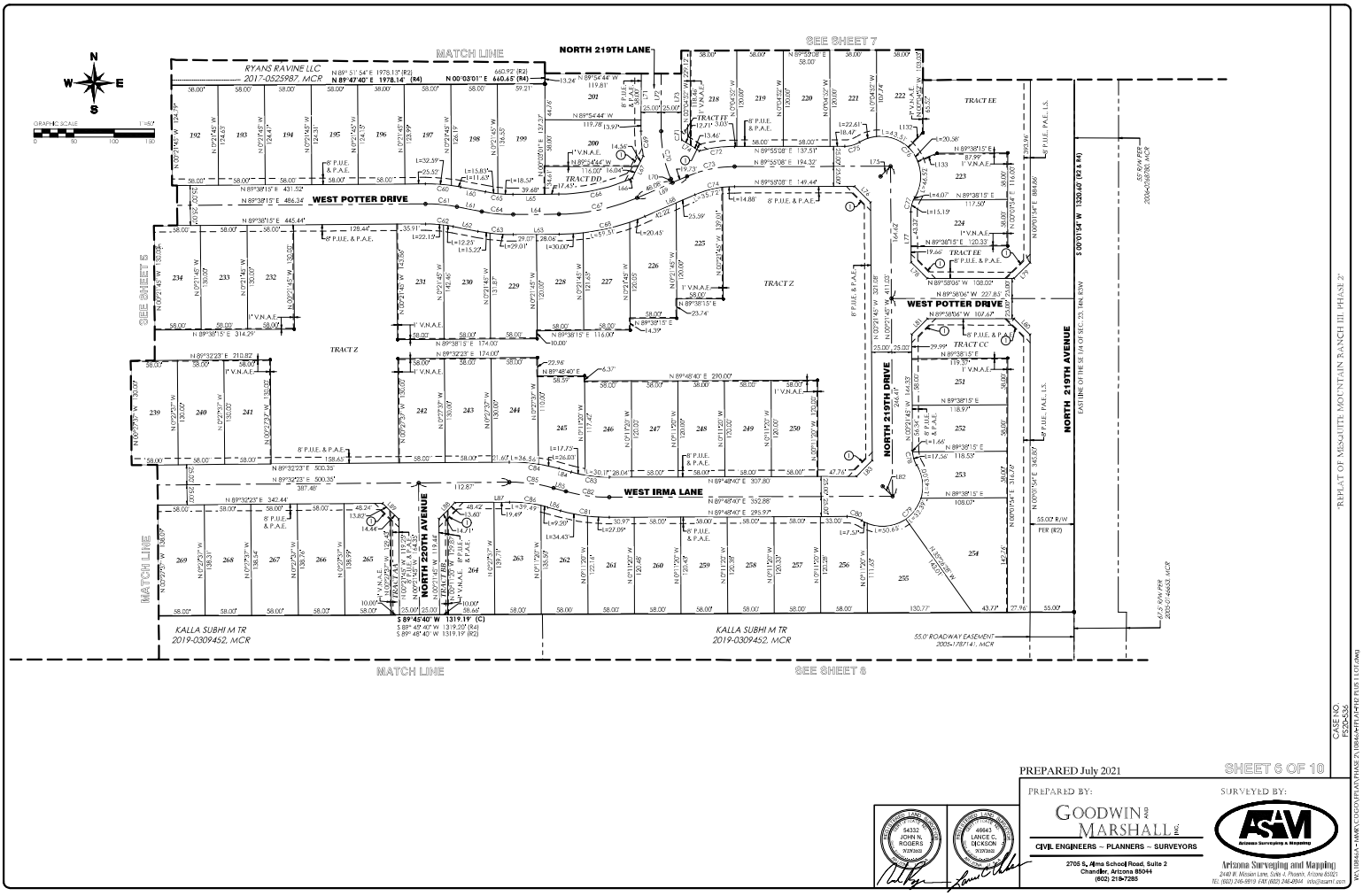
CASE NO.
PS20-526

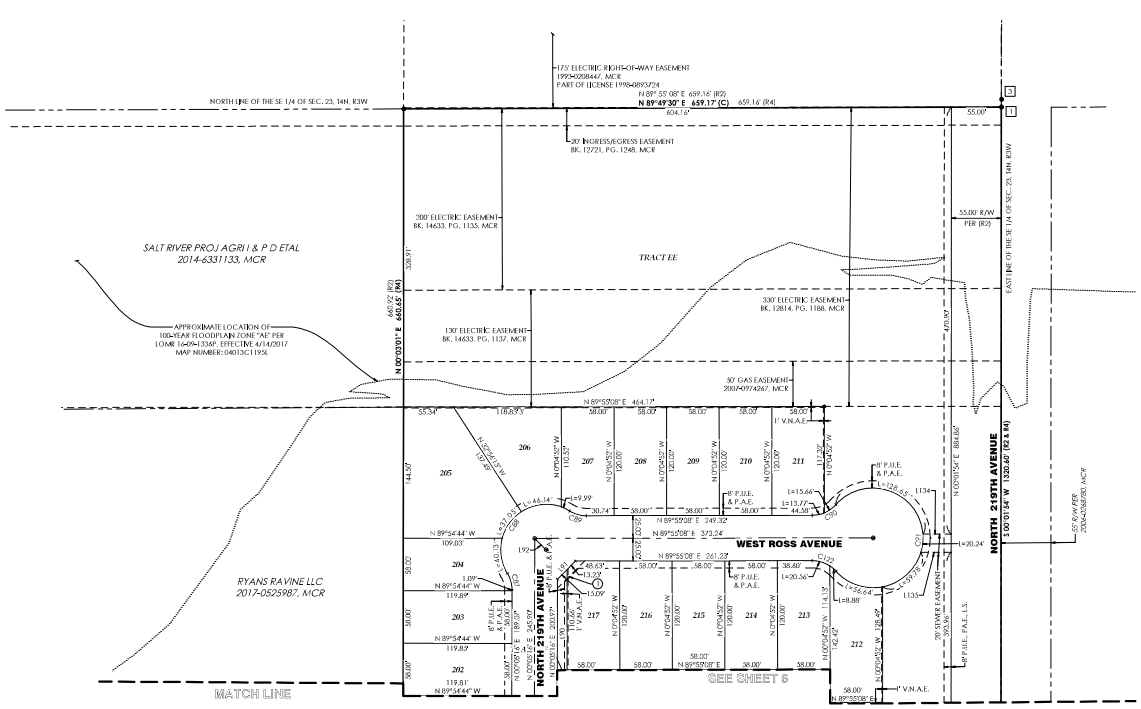
W:\18646-MARICOPA\PLAN\PHASE 2\18646-PP-PLAN-PHASE 2 LOT.dwg


KEY MAP
N.T.S.
RECORD DOCUMENTS
(R1) FINAL PLAT OF MESQUITE MOUNTAIN RANCH, PHASE 1A, BK. 938 OF MAPS, PG. 14, MCR
(R2) FINAL PLAT OF MESQUITE MOUNTAIN RANCH, PHASE 2, BK. 982 OF MAPS, PG. 1, MCR
(R3) MAP OF DEDICATION OF WEST BEARDSLEY ROAD AND NORTH 227TH AVENUE BK. 938 OF MAPS, PG. 13, MCR
(R4) RECORD OF SURVEY BK. 1324 OF MAPS, PG. 41, MCR
MONUMENT NOTES
1 FOUND ALUMINUM CAP IN POTHOLE DOWN 0.2', EAST QUARTER CORNER OF SECTION 23, T4N, R3W, POSITION ACCEPTED IN (R4)
2 FOUND ALUMINUM CAP IN POTHOLE DOWN 0.35', SOUTHEAST CORNER OF SECTION 23, T4N, R3W, POSITION ACCEPTED IN (R4)
3 FOUND 1/2" REBAR IN POTHOLE 8.42' NORTH AND 0.29' EAST OF MONUMENT #1, POSITION NOT ACCEPTED IN (R4)
4 FOUND BENT IRON PIPE 16.36' NORTH AND 2.01' FEET WEST OF MONUMENT #2, POSITION NOT ACCEPTED IN (R4)
5 FOUND ALUMINUM CAP RLS# 46643, SOUTH QUARTER CORNER OF SECTION 23, T4N, R3W, POSITION ACCEPTED IN (R4)
6 CALCULATED POSITION OF RECORDED GLO CAP, SOUTHWEST CORNER OF SECTION 23, T4N, R3W, ALSO FOUND 3/4" IRON PIPE DOWN 1.00', 0.33' WEST AND 0.42' NORTH
7 FOUND GLO BRASS CAP FLUSH, WEST QUARTER CORNER OF SECTION 23, T4N, R3W
8 FOUND ALUMINUM CAP RLS# 46643, CENTER OF SECTION 23, POSITION ACCEPTED IN (R4) FOR THE NORTH/SOUTH EAST/WEST MIDSECTION LINES, ALSO FOUND 1/2" REBAR RLS#33881, 4.32' NORTH OF CENTER OF SECTION 23, T4N, R3W
BASIS OF BEARINGS
WEST LINE OF THE SW 1/4 OF SEC. 23, T4N, R3W
EAST LINE OF THE SE 1/4 OF SEC. 23, T4N, R3W
NORTH LINE OF THE SW 1/4 OF SEC. 23, T4N, R3W
NORTH LINE OF THE SE 1/4 OF SEC. 23, T4N, R3W
SOUTH LINE OF THE SW 1/4 OF SEC. 23, T4N, R3W
SOUTH LINE OF THE SE 1/4 OF SEC. 23, T4N, R3W
W. POTTER DR.
W. IRMA LN.
W. BURNETT RD.
W. RUNION DR.
W. TONOPAH DR.
W. BLACKHAWK DR.
W. PONTIAC DR.
WEST POTTER DRIVE
WEST IRMA LANE
W. ROSS AVE.
W. BEARDSLEY ROAD
NORTH 222ND DRIVE
N. 221ST LN.
N. 222ND AVE.
NORTH 221ST AVENUE
N. 219TH LN.
NORTH 219TH DRIVE
NORTH 219TH AVENUE
N. 220TH AVE.
NORTH 220TH AVENUE
SHEET 4
SHEET 5
SHEET 6
SHEET 7
SHEET 8
SHEET 9
PREPARED July 2021
SHEET 3 OF 10
PREPARED BY:
GOODWIN AND MARSHALL INC.
CIVIL ENGINEERS – PLANNERS – SURVEYORS
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TEL (602) 246-8919 FAX (602) 246-8944 info@asam1.com
CASE NO. P20-536
PLAT OF MESQUITE MOUNTAIN RANCH III, PHASE 2
W:\18464-MMR\COD\PLAT\PHASE 2\18464-MTP1A-PHII PLOT 1 LOT.DWG


MATCH LINE
SEE SHEET 8
SEE SHEET 9
SEE SHEET 3
TRACT C
TRACT D
TRACT G
TRACT H
TRACT GG
TRACT B
TRACT F
TRACT E
TRACT A
WEST TONOPAH DRIVE
WEST BLACKHAWK DRIVE
WEST PONTIAC DRIVE
NORTH 222ND DRIVE
N. 222ND AVE.
WEST BEARDSLEY ROAD
MESQUITE MOUNTAIN RANCH, PHASE 1A
BK. 568, PG. 14, MCR
WEST LINE OF THE SE 1/4 OF SEC. 23, T4N, R3W
SOUTH LINE OF THE SE 1/4 OF SEC. 23, T4N, R3W
POINT OF BEGINNING
POINT OF COMMENCING
STATE TRUST LAND
APPROXIMATE LOCATION OF 100-YEAR FLOODPLAIN ZONE "AE" PER LOMR 16-09-1336P, EFFECTIVE 4/14/2017 MAP NUMBER: 04013C1195L
CENTERLINE PER (R3)
S 89°20'40" W 924.09'
S 89°20'40" W 105.28'
GRAPHIC SCALE
PLAT OF MESQUITE MOUNTAIN RANCH III, PHASE 2F
CASE NO. P20-536
PREPARED July 2021
SHEET 4 OF 10
PREPARED BY:
GOODWIN AND MARSHALL, INC.
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54332 JOHN N. ROGERS
46643 LANCE G. DICKSON


CASTRO ALFRED A/MARILYN L.
2017-0618874, MCR
APPROXIMATE LOCATION OF
100-YEAR FLOODPLAIN ZONE "AE" PER
LOMR 16-09-1339P, EFFECTIVE 4/14/2017
MAP NUMBER: 04013C1195L
PANZARINO FRANK
1992-0316800, MCR
MARLOW DONALD E.
2012-2200885, MCR
BETANCOURT EFRAIN/ROSA
2004-0204546, MCR
RYANS RAVINE LLC
2017-0525987, MCR
N 89° 51' 54" E 1978.13' (R2)
N 89°47'40" E 1978.14' (R4)
WEST POTTER DRIVE
WEST IRMA LANE
WEST BURNETT ROAD
WEST RUNION DRIVE
NORTH 222ND DRIVE
NORTH 222ND AVENUE
NORTH 221ST LANE
NORTH 221ST AVENUE
30' WATER/SEWER EASEMENT
APPROXIMATE LOCATION OF
100-YEAR FLOODPLAIN ZONE "AE" PER
LOMR 16-09-1339P, EFFECTIVE 4/14/2017
MAP NUMBER: 04013C1195L
MESQUITE MOUNTAIN RANCH, PHASE 1A
BK. 958, PG. 14, MCR
KALLA SUBHI M TR
19-0309452, MCR
MATCH LINE
SEE SHEET 4
SEE SHEET 6
SEE SHEET 6
MATCH LINE
PLAT OF MESQUITE MOUNTAIN RANCH III, PHASE 2
GRAPHIC SCALE
PREPARED July 2021
SHEET 5 OF 10
PREPARED BY:
GOODWIN AND MARSHALL, INC.
CIVIL ENGINEERS – PLANNERS – SURVEYORS
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CASE NO.
PZ20-5036
W:\18846\+-MMR\COD\PLAT\PHASE 2\18846-PPLAT-PLOT LOT.DWG


SEE SHEET 7
MATCH LINE
NORTH 219TH LANE
RYANS RAVINE LLC
2017-0525987, MCR
N 89°47'40" E 1978.14' (R4)
N 00°03'01" E 640.45' (R4)
WEST POTTER DRIVE
SEE SHEET 5
TRACT Z
TRACT DD
TRACT EE
TRACT CC
NORTH 219TH DRIVE
NORTH 219TH AVENUE
EAST LINE OF THE SE 1/4 OF SEC. 19, T4N, R5W
WEST IRMA LANE
NORTH 220TH AVENUE
KALLA SUBHI M TR
2019-0309452, MCR
55.0' ROADWAY EASEMENT
2005-178714, MCR
55' R/W PER
2004-0948780, MCR
67.5' R/W PER
2005-0746663, MCR
S 89°45'40" W 1319.19' (C)
S 89° 45' 40" W 1319.20' (R4)
S 89° 48' 40" W 1319.19' (R2)
SEE SHEET 6
MATCH LINE
PLAT OF MESA LITE MOUNTAIN RANCH III, PHASE 2
CASE NO.
PS20-536
PREPARED July 2021
SHEET 6 OF 10
PREPARED BY:
GOODWIN AND MARSHALL INC.
CIVIL ENGINEERS – PLANNERS – SURVEYORS
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54332
JOHN N. ROGERS
46643
LANCE G. DICKSON



PREPARED July 2021

SHEET 7 OF 10

PREPARED BY:

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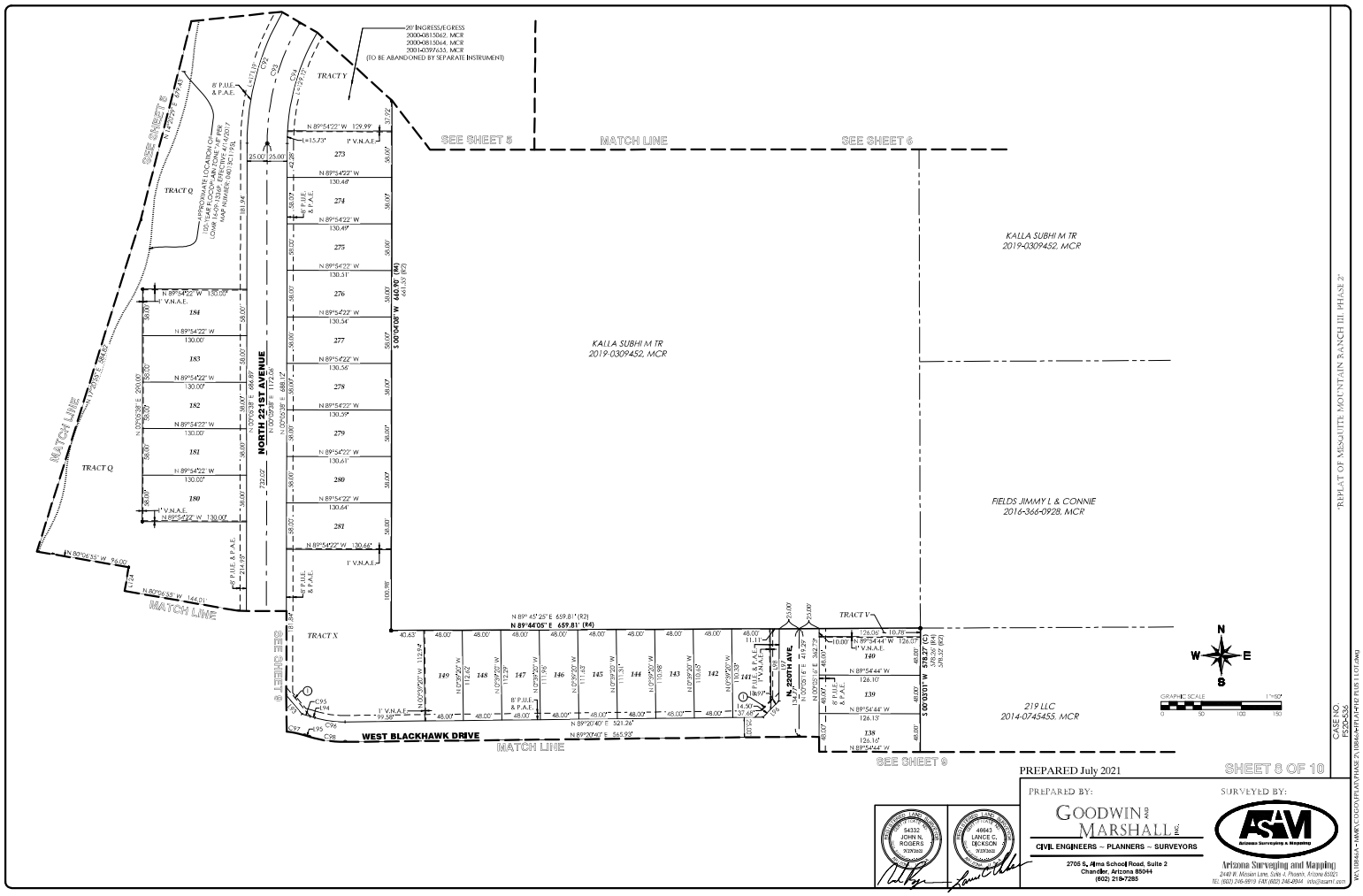
54332 JOHN N. ROGERS

46643 LANCE G. DICKSON

CASE NO. PS20-536

PLAT OF MISSION TE MOUNTAIN RANCH III, PHASE 2

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PREPARED July 2021

SHEET 8 OF 10

PREPARED BY:

GOODWIN AND MARSHALL INC.

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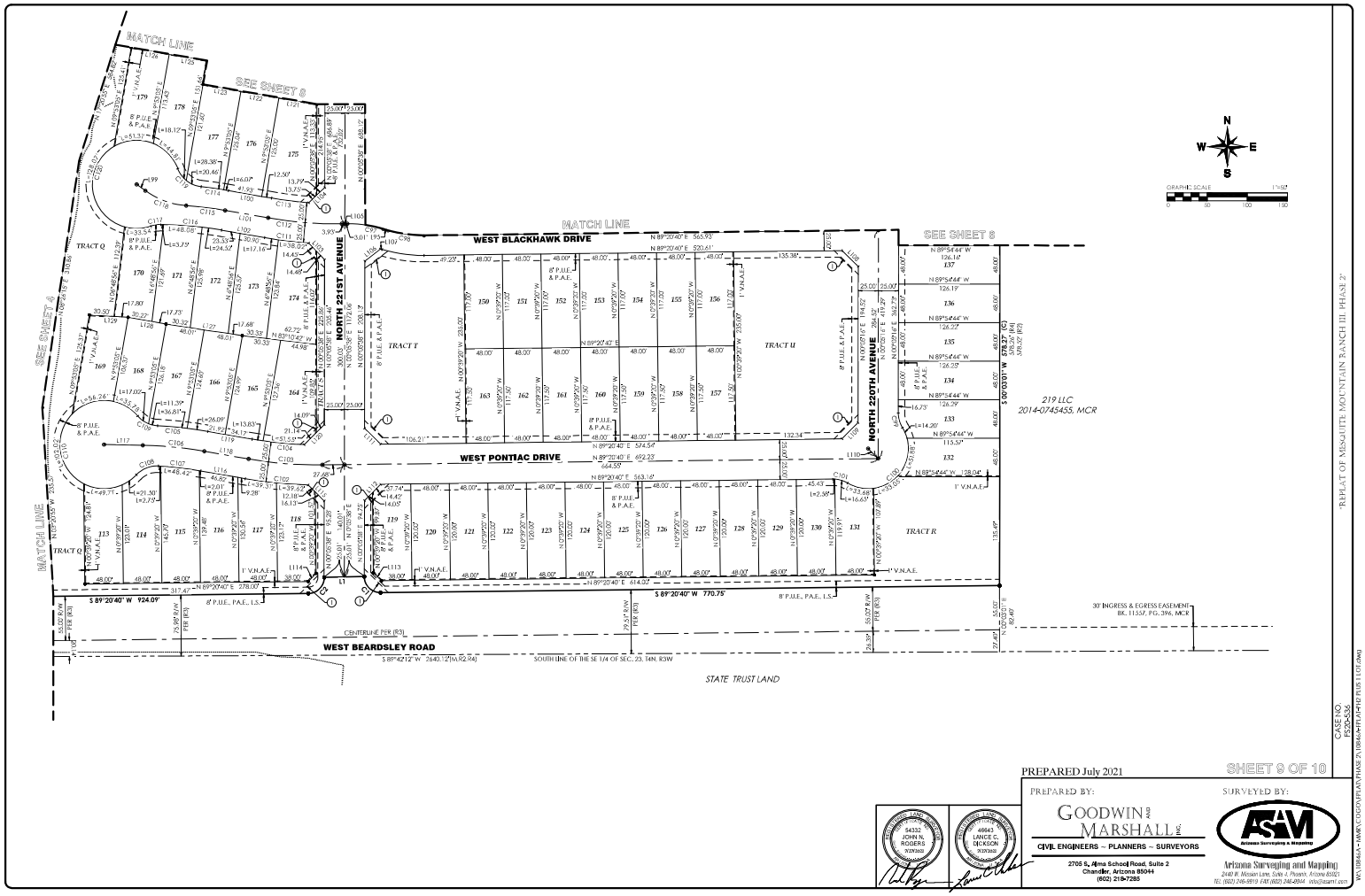
54332 JOHN N. ROGERS — REGISTERED LAND SURVEYOR

46643 LANCE G. DICKSON — REGISTERED LAND SURVEYOR

CASE NO.
PSA-536

R.V.PLAT OF MESA JUTE MOUNTAIN RANCH III, PHASE 2

W:\18846-MMR\COGO\PLAT\PHASE 2\18846-PLAT-PHASE 2 PLOT LOT.DWG



PREPARED July 2021

SHEET 9 OF 10

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54332
JOHN N. ROGERS
11/30/2022

46643
LANCE G. DICKSON
11/30/2022

CASE NO.
PSA-5-06

R.V.H.A.T. OF MESA/ELITE MOUNTAIN RANCH III, PHASE 2?

W:\18846-MMR\COGO\PLAT\PHASE 2\18846-PLAT-PLOT LOT.DWG

CURVE TABLE

CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	20.00	31.68	90°44'58"	N43°16'51"W	28.47
C2	20.00	31.15	89°15'02"	S44°43'09"W	28.10
C3	20.00	31.68	90°44'41"	N43°16'30"W	28.47
C4	20.00	31.15	89°14'19"	S44°43'30"W	28.10
C5	35.00	29.44	48°11'23"	N66°33'38"W	28.58
C6	55.00	265.31	276°22'45"	N00°39'20"W	73.33
C7	35.00	29.44	48°11'23"	N65°14'58"E	28.58
C8	35.00	41.00	67°06'53"	S57°03'54"E	38.69
C9	55.00	255.63	266°18'10"	N23°18'28"E	80.25
C10	35.00	11.72	19°11'18"	S79°43'01"W	11.67
C11	125.00	65.45	30°00'00"	S75°39'20"E	64.70
C12	325.00	72.57	12°47'38"	N79°21'59"E	72.42
C13	350.00	100.06	16°22'30"	N81°08'15"E	99.72
C14	375.00	107.21	16°22'30"	N81°08'15"E	106.85
C15	35.00	11.72	19°11'16"	S81°03'42"E	11.67
C16	55.00	255.63	266°18'09"	N24°37'09"W	80.25
C17	35.00	41.00	67°06'53"	S55°47'13"W	38.69
C18	125.00	65.45	30°00'00"	N74°20'40"E	64.70
C19	35.00	41.00	67°06'53"	S57°03'54"E	38.69
C20	55.00	255.63	266°18'09"	N23°18'28"E	80.25
C21	35.00	11.72	19°11'16"	S79°43'02"W	11.67
C22	125.00	65.45	30°00'00"	S75°39'20"E	64.70
C23	35.00	19.22	31°28'01"	S73°36'39"W	18.98
C24	50.00	134.12	153°41'43"	S45°16'50"E	97.38
C25	35.00	19.22	31°28'01"	S15°30'22"W	18.98
C26	165.00	46.90	16°17'13"	N81°57'44"E	46.75
C27	175.00	46.83	15°19'38"	N82°26'22"E	46.69
C28	200.00	46.70	13°22'40"	N83°25'01"E	46.59
C29	225.00	46.61	11°52'06"	S84°10'18"W	46.52
C30	235.00	46.58	11°21'23"	S84°25'39"W	46.50
C31	175.00	1.55	0°30'30"	N89°51'06"E	1.55
C32	200.00	1.55	0°26'41"	N89°53'50"E	1.55
C33	225.00	1.55	0°23'43"	N89°54'29"E	1.55
C34	235.00	1.55	0°22'43"	S89°53'00"W	1.55
C35	35.00	19.22	31°28'01"	N15°57'40"W	18.98
C36	50.00	133.46	152°56'02"	N45°06'21"E	97.22
C37	35.00	19.22	31°28'01"	S74°09'38"E	18.98
C38	35.00	19.31	31°36'56"	N74°18'03"E	19.07
C39	50.00	151.84	173°59'42"	S34°36'24"E	99.86
C40	35.00	26.06	42°40'03"	S31°09'23"W	25.47
C41	35.00	26.06	42°40'03"	S11°30'40"E	25.47
C42	50.00	134.76	154°22'11"	S44°21'33"W	97.52
C43	35.00	19.22	31°28'08"	N74°09'33"W	18.98
C44	35.00	19.22	31°28'01"	N74°09'38"W	18.98
C45	50.00	133.46	152°56'02"	S45°06'21"W	97.22
C46	35.00	19.22	31°28'01"	S15°57'40"E	18.98
C47	35.00	19.22	31°28'01"	S15°57'40"E	18.98
C48	50.00	133.46	152°56'02"	N45°06'21"E	97.22
C49	35.00	19.22	31°28'01"	N74°09'38"W	18.98
C50	275.00	140.23	29°12'57"	N73°51'08"W	138.71

CURVE TABLE

CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C51	250.00	134.10	30°44'03"	N73°03'56"W	132.50
C52	225.00	114.37	29°07'26"	N73°53'54"W	113.14
C53	335.00	84.73	14°29'28"	N17°04'07"E	84.50
C54	325.00	70.98	12°30'46"	N16°04'45"E	70.84
C55	300.00	107.08	20°27'03"	N20°02'54"E	106.51
C56	275.00	98.16	20°27'03"	S20°02'54"W	97.64
C57	35.00	19.22	31°28'01"	N03°54'58"W	18.98
C58	30.00	124.57	142°44'54"	N49°43'49"E	94.76
C59	35.00	19.22	31°28'01"	S74°53'45"E	18.98
C60	225.00	44.23	11°15'43"	S84°43'54"E	44.15
C61	200.00	39.31	11°15'43"	S84°43'54"E	39.25
C62	175.00	34.40	11°15'43"	S84°43'54"E	34.34
C63	225.00	44.23	11°15'43"	S84°43'54"E	44.15
C64	200.00	39.31	11°15'43"	S84°43'54"E	39.25
C65	175.00	34.40	11°15'43"	S84°43'54"E	34.34
C66	225.00	89.97	22°54'37"	N78°10'36"E	89.37
C67	250.00	99.97	22°54'37"	N78°10'36"E	99.30
C68	275.00	109.96	22°54'37"	N78°10'36"E	109.23
C69	175.00	31.17	10°12'16"	N03°00'52"W	31.13
C70	150.00	61.16	23°21'38"	N11°53'53"W	60.74
C71	125.00	10.86	4°58'48"	N02°24'08"W	10.86
C72	175.00	43.94	14°23'15"	N82°43'31"E	43.83
C73	150.00	60.72	23°11'30"	N78°19'23"E	60.30
C74	125.00	50.60	23°11'30"	N78°19'23"E	50.25
C75	35.00	19.22	31°28'01"	N74°11'07"E	18.98
C76	50.00	133.21	152°39'09"	S45°13'19"E	97.17
C77	35.00	19.22	31°28'01"	S15°22'13"W	18.98
C78	35.00	19.22	31°28'01"	N16°05'46"W	18.98
C79	30.00	133.61	153°06'27"	N44°43'22"E	97.26
C80	35.00	19.22	31°28'01"	S74°27'26"E	18.98
C81	225.00	61.53	15°40'04"	S82°21'19"E	61.34
C82	200.00	54.69	15°40'04"	N82°21'19"W	54.52
C83	175.00	47.85	15°40'04"	N82°21'19"W	47.71
C84	225.00	62.59	15°56'20"	N82°29'27"W	62.39
C85	200.00	55.64	15°56'20"	N82°29'27"W	55.46
C86	175.00	48.68	15°56'20"	S82°29'27"E	48.53
C87	35.00	19.22	31°28'01"	N15°38'45"W	18.98
C88	30.00	133.31	152°45'54"	N45°00'12"E	97.19
C89	35.00	19.22	31°28'01"	S74°20'51"E	18.98
C90	35.00	29.44	48°11'23"	S65°49'27"W	28.58
C91	55.00	265.31	276°22'46"	N00°04'52"W	73.33
C92	325.00	171.19	30°10'48"	S15°11'02"W	169.22
C93	300.00	158.02	30°10'48"	N15°11'02"E	156.20
C94	275.00	144.85	30°10'48"	S15°11'02"W	143.19
C95	175.00	10.67	3°29'55"	S75°02'05"E	10.67
C96	125.00	37.89	17°22'03"	S81°58'19"E	37.75
C97	150.00	45.47	17°22'03"	N81°58'19"W	45.29
C98	150.00	45.47	17°22'03"	S81°58'19"E	45.29
C99	35.00	19.22	31°28'01"	N15°38'45"W	18.98
C100	30.00	137.81	152°11'26"	N44°42'38"E	97.07

CURVE TABLE

CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C101	35.00	19.22	31°28'01"	S74°53'19"E	18.98
C102	525.00	78.93	8°36'50"	S84°25'50"E	78.85
C103	500.00	91.98	10°32'25"	S85°23'38"E	91.85
C104	475.00	65.38	7°53'12"	N84°03'31"W	65.33
C105	524.99	62.90	6°51'53"	N83°32'52"W	62.86
C106	500.00	76.99	8°49'19"	S84°31'53"E	76.91
C107	475.00	53.18	6°24'51"	S83°19'50"E	53.15
C108	35.00	30.70	50°15'33"	N68°20'17"E	29.73
C109	35.00	28.41	46°30'40"	N63°40'28"W	27.64
C110	55.00	265.25	276°19'31"	S01°22'06"W	73.37
C111	525.00	55.18	6°01'19"	S83°00'55"E	55.15
C112	500.00	91.98	10°32'25"	N83°23'08"W	91.85
C113	475.00	46.64	5°37'31"	N82°55'41"W	46.62
C114	525.00	34.45	3°45'33"	N81°39'42"W	34.44
C115	500.00	48.84	5°35'47"	N82°54'49"W	48.82
C116	475.00	76.35	9°12'34"	S84°43'12"E	76.27
C117	35.00	12.15	19°52'57"	N80°44'02"E	12.08
C118	100.00	54.77	31°22'33"	N70°01'16"W	54.09
C119	35.00	38.58	63°09'14"	N52°17'51"W	36.66
C120	55.00	257.73	268°29'11"	S23°02'10"W	78.80
C121	315.00	79.44	14°27'00"	N80°11'20"E	79.23
C122	35.00	29.44	48°11'23"	S65°59'11"E	28.58

LINE TABLE

LINE #	BEARING	DISTANCE
L1	S88°44'43"W	50.01
L2	S88°44'03"W	50.01
L3	N43°39'20"W	14.14
L4	N44°40'30"E	28.47
L5	N43°16'30"W	28.10
L6	N44°40'30"E	28.47
L7	S60°39'21"E	16.51
L8	N43°16'30"W	28.10
L9	N44°40'30"E	28.47
L10	S46°11'12"E	27.64
L11	N72°57'50"E	38.53
L12	N72°57'50"E	35.44
L13	N72°57'50"E	27.73
L14	N72°57'50"E	20.02
L15	N59°20'58"E	16.51
L16	S89°20'40"W	41.45
L17	N43°39'20"W	28.28
L18	N00°39'20"W	220.00
L19	N00°39'20"W	200.00
L20	N00°39'20"W	200.00
L21	N00°39'20"W	220.00
L22	N44°20'40"E	28.28
L23	N43°39'20"W	28.28
L24	N44°20'40"E	28.28
L25	S60°39'20"E	16.51
L26	S44°43'30"W	17.80
L27	S43°16'30"E	28.10
L28	S43°06'21"W	28.28
L29	S44°53'39"E	28.28
L30	S89°53'39"E	38.73
L31	S89°53'39"E	48.73
L32	N89°53'39"W	48.73
L33	N89°53'39"W	38.73
L34	S43°06'21"W	28.28
L35	S44°53'39"E	28.28
L36	S44°53'39"E	28.28
L37	S89°53'39"E	93.45
L38	N43°06'21"E	28.28
L39	S43°06'21"W	28.28
L40	N44°53'39"W	17.68
L41	N20°42'58"E	13.24
L42	S40°02'08"E	25.79
L43	S49°57'52"W	30.38
L44	S01°42'34"E	12.50
L45	N44°53'39"W	17.68
L46	S43°06'22"W	28.29
L47	S00°06'21"W	61.13
L48	S00°06'21"W	61.13
L49	S43°06'22"W	28.28
L50	S44°53'39"E	17.68

LINE TABLE

LINE #	BEARING	DISTANCE
L51	N24°05'43"E	34.18
L52	S75°08'08"W	28.35
L53	S89°32'23"W	342.44
L54	S89°32'23"W	500.35
L55	S89°32'23"W	500.35
L56	S17°56'27"E	29.71
L57	N39°43'34"W	37.71
L58	N40°16'11"W	16.30
L59	N49°43'49"E	30.68
L60	S79°06'02"E	31.51
L61	S79°06'02"E	31.51
L62	S79°06'02"E	31.51
L63	N89°38'15"E	57.13
L64	N89°38'15"E	57.13
L65	N89°38'15"E	57.13
L66	N66°43'58"E	4.26
L67	S26°38'37"W	30.63
L68	N66°43'58"E	67.81
L69	N66°43'58"E	67.81
L70	N23°16'22"W	4.87
L71	N00°03'16"E	189.07
L72	N00°03'16"E	245.90
L73	N00°03'16"E	200.97
L74	S58°56'45"E	26.17
L75	N44°46'41"E	17.63
L76	S43°13'19"E	28.35
L77	S00°21'45"E	62.98
L78	S43°09'55"E	28.38
L79	N45°01'54"E	28.28
L80	S44°58'06"E	28.28
L81	N44°30'05"E	28.19
L82	S45°16'53"E	17.70
L83	S44°43'27"W	28.24
L84	N74°31'17"W	15.94
L85	N74°31'17"W	15.94
L86	S74°31'17"E	15.94
L87	N89°32'53"E	67.91
L88	N44°35'19"E	28.31
L89	N43°24'41"W	28.26
L90	N00°04'52"W	229.12
L91	N45°00'12"E	28.33
L92	N44°59'48"W	17.65
L93	S39°58'54"E	30.61
L94	S73°17'17"E	6.11
L95	N73°17'17"W	6.11
L96	N44°42'58"E	28.47
L97	N00°05'16"E	89.93
L98	S00°39'20"E	99.81
L99	N34°19'30"W	13.51
L100	N80°06'55"W	54.43

LINE TABLE

LINE #	BEARING	DISTANCE
L101	N80°06'55"W	54.43
L102	S80°06'55"E	54.43
L103	S43°34'03"E	28.94
L104	S46°34'24"W	27.54
L105	S89°20'40"W	3.01
L106	S31°54'45"W	24.73
L107	N73°17'17"W	2.22
L108	N49°17'02"W	28.10
L109	N44°42'58"E	28.47
L110	S45°17'02"E	17.56
L111	S45°16'51"E	28.10
L112	N44°43'09"E	28.47
L113	N45°39'20"W	14.14
L114	S44°20'40"W	14.14
L115	S44°51'48"E	28.31
L116	S80°06'55"E	56.09
L117	S88°36'14"E	48.25
L118	S80°06'55"E	56.09
L119	N80°06'55"W	56.09
L120	S43°18'10"W	35.23
L121	S80°06'55"E	48.00
L122	S80°06'55"E	48.00
L123	S80°06'55"E	48.01
L124	S09°53'05"W	30.06
L125	S80°06'55"E	48.00
L126	S80°06'55"E	48.00
L127	N81°21'45"W	48.02
L128	N79°59'04"W	48.00
L129	N86°30'55"W	48.30
L130	N00°06'21"E	61.01
L131	N09°49'23"E	13.82
L132	N44°13'15"E	26.10
L133	S62°47'36"W	26.10
L134	S89°53'08"W	31.31
L135	S89°53'08"W	33.30

REPLAT OF MESQUITE MOUNTAIN RANCH III, PHASE 2

CASE NO.
PS20-536

W:\18646-MMR\COGO\PLAT\PHASE 2\18646-PLAT-PHASE 2 LOT LINE.DWG

PREPARED July 2021

SHEET 10 OF 10

PREPARED BY:

GOODWIN AND MARSHALL INC.

CIVIL ENGINEERS – PLANNERS – SURVEYORS

2705 S. Alma School Road, Suite 2
Chandler, Arizona 85044
(602) 218-7285

SURVEYED BY:

Arizona Surveying and Mapping

2440 W. Mission Lane, Suite J, Phoenix, Arizona 85021
TEL (602) 246-8919 FAX (602) 246-8944 info@asam.com

DEPARTMENT OF THE AIR FORCE
AIR EDUCATION AND TRAINING COMMAND

23 September 2020

Mr. Christopher Toale
Director, Community Initiatives Team
56th Fighter Wing
14185 West Falcon St.
Luke AFB AZ 85309-1629

Ms. Nichole Flores
City of Surprise Planning Department
16000 North Civic Center Plaza
Surprise AZ 85374

Re: FS20-536; Mesquite Mountain Ranch Phase 2 (APNs: 503-80-053 thru 503-80-407, 503-80-408 thru 503-80-671)

Dear Ms. Flores

Thank you for the opportunity to provide comments on the Final Plat for Mesquite Mountain Ranch Phase 2. The site sits on approximately 97 acres of land and is located at 227th Ave and Beardsley Rd in Surprise AZ. This proposed development is for 281 lots with a density of 2.9 du/ac. The site is approximately 2.1 miles outside Aux-1 2004 65 Ldn, "high noise or accident potential zone" as defined by A.R.S. § 28-8461.

In an effort to promote a more compatible co-existence Luke AFB follows the guidelines in the Graduated Density Concept (GDC). The GDC proposes, in the absence of a more restrictive state, county or municipal general or comprehensive plan, graduating densities away from the 65 Ldn as follows: a maximum of 2 du/acre from the 65 Ldn to 1/2 mile, a maximum of 4 du/acre from 1/2 to 1 mile, and a maximum of 6 du/acre from 1 to 3 miles. This project with a density of 2.9 du/ac falls within these guidelines and thus will not negatively affect Luke AFB flying operations.

If approved, Mesquite Mountain Ranch Phase 2 will be located within the "territory in the vicinity of a military airport," and will be subjected to approximately 165 over flights a day, with some as low as 1,500 feet above ground level. We recommend you review the sound attenuation requirements found in A.R.S. § 28-8482. In addition, a strong notification program on the part of the applicant would be essential to inform potential residents about Luke AFB operations.

If you have any questions, please contact my Community Planner, Mr. Mark James at (623) 856-9981.

Sincerely

CHRISTOPHER P. TOALE

cc:
Colonel Luke B. Casper, Vice Commander, 56th Fighter Wing
Ms. Cindy L. Allen, GS-13, General and Environmental Law Attorney, 56th Fighter Wing

RESOLUTION # 2021-170

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, APPROVING AN AMENDED FINAL PLAT ENTITLED "REPLAT OF MESQUITE MOUNTAIN RANCH III PHASE 2" GENERALLY LOCATED NORTH OF BEARDSLEY ROAD AND WEST OF 219TH AVENUE, AND DIRECTING THAT RECORDING OF THE PLAT WILL BE WITHHELD FOR A MAXIMUM OF 90 DAYS UNTIL (I) FINANCIAL ASSURANCES, AND (II) ALL NECESSARY EASEMENTS HAVE BEEN RECEIVED.

WHEREAS, on February 28, 2008, the Mayor and City Council approved the Mesquite Mountain Ranch Phase 2 Final Plat, which was subsequently recorded under Book 982, Page 1 MCR;

WHEREAS, on August 26, 2020, Mesquite Mountain Ranch Investments, Inc. filed a request for a Replat of Mesquite Mountain Ranch III Phase 2 under case FS20-536;

WHEREAS, on June 16, 2020, the Mayor and City Council approved the rezoning of the property under case FS18-617;

WHEREAS, on September 15, 2020, the Mayor and City Council approved the Mesquite Mountain Ranch Preliminary Plat under case FS19-870;

WHEREAS, Mesquite Mountain Ranch Investments, Inc. has requested approval of the subject Final Plat;

WHEREAS, Mesquite Mountain Ranch Investments, Inc. has requested that recording the Final Plat be deferred until the property conveys title and the new owners have provided Financial Assurances to the City of Surprise;

WHEREAS, Mesquite Mountain Ranch Investments, Inc. has requested that recording the Final Plat be deferred until all of the necessary easements have been provided to the City of Surprise;

WHEREAS, the subject Final Plat does not create any substandard or nonconforming lots; and

WHEREAS, the subject Final Plat complies with the Surprise General Plan and Municipal Code.

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

Section 1. The Amended Final Plat entitled "Replat of Mesquite Mountain Ranch III Phase 2," dated July 2021, is approved.

Section 2. The City of Surprise will withhold recording of the aforementioned Final Plat until (i) Financial Assurances, and (ii) the easements for WAPA, SRP, APS and Energy Transfer have been received by the City of Surprise.

Section 3. If the easements for WAPA, SRP, APS and Energy Transfer have not been received by the City within 60 days of the approval of this Resolution, the Final Plat will be noticed for a public hearing and possible action by the Mayor and City Council to rescind this Resolution and approval of the Final Plat.

Section 4. If the Financial Assurances have not been received by the City within 90 days of the approval of this Resolution, the Final Plat will be noticed for a public hearing and possible action by the Mayor and City Council to rescind this Resolution and approval of the Final Plat.

APPROVED AND ADOPTED this_____day of _____2021.

_____
Skip Hall, Mayor

Attest:

_____
Sherry Aguilar, City Clerk

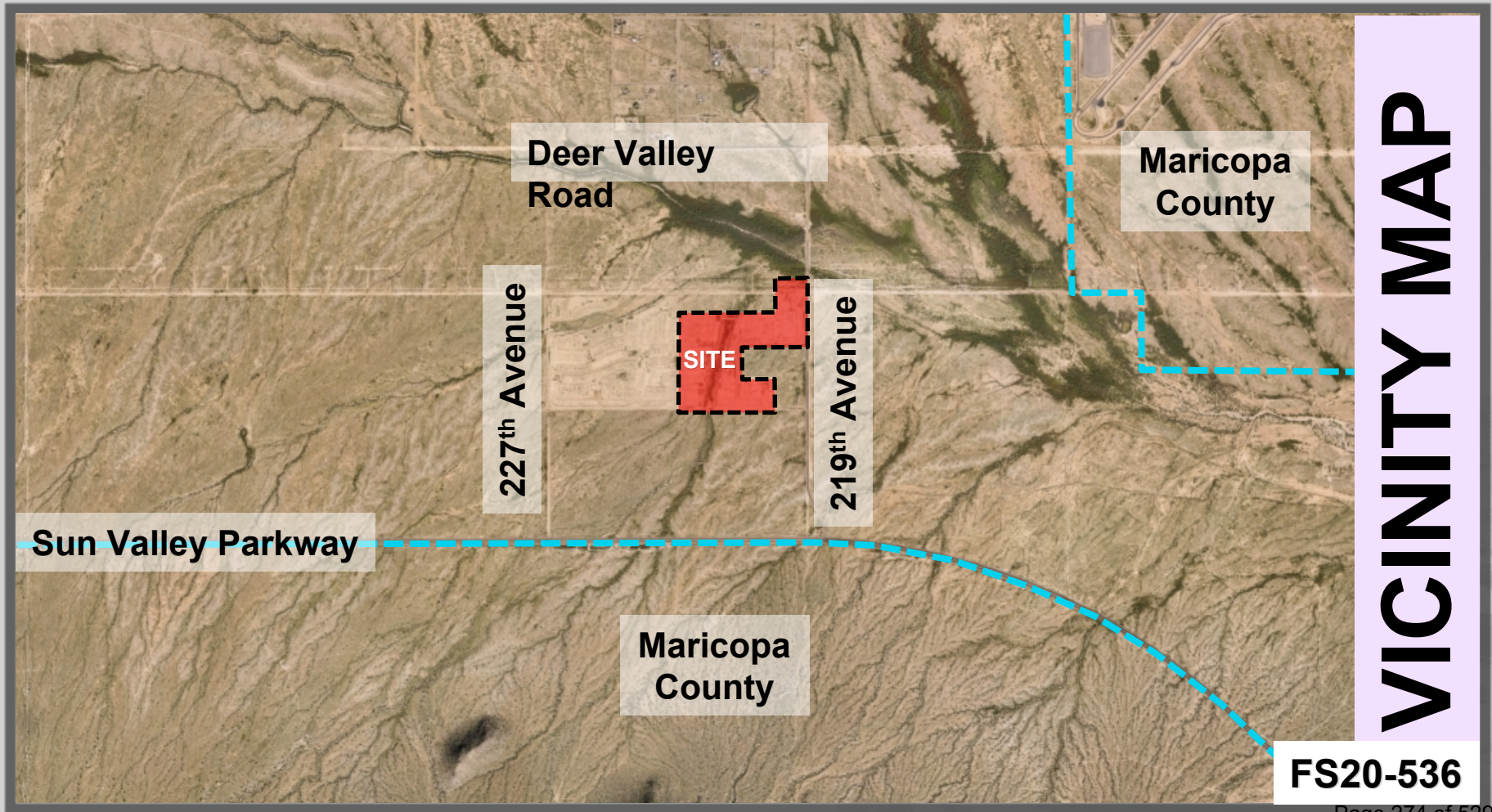
Approved as to form:

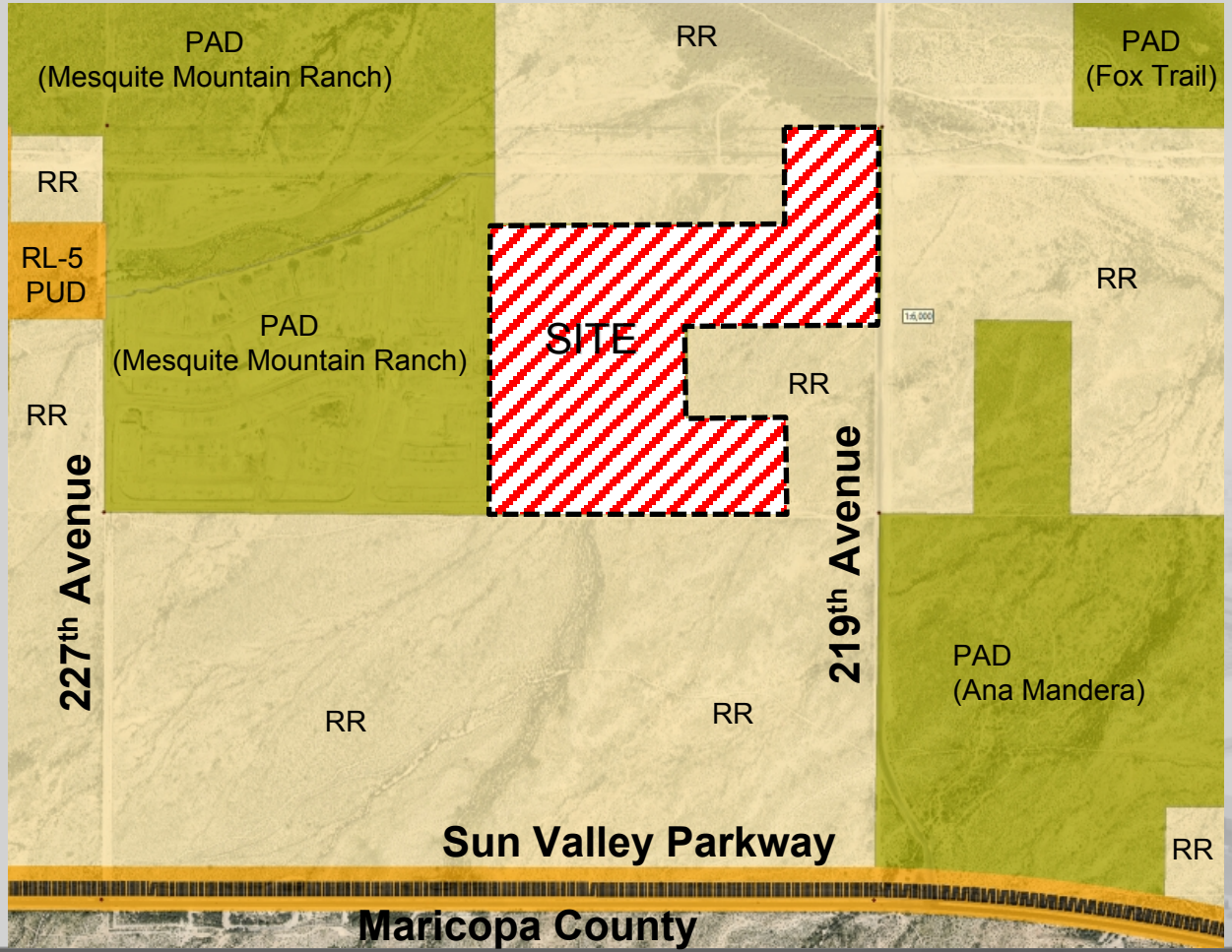
_____
Robert Wingo, City Attorney

SURPRISE
ARIZONA

FS20-536
Mesquite Mountain Ranch III Phase 2 Re-Plat

City Council – November 16, 2021


Deer Valley Road
Maricopa County
227th Avenue
SITE
219th Avenue
Sun Valley Parkway
Maricopa County
VICINITY MAP
FS20-536



ZONING MAP

FS20-536

DEDICATION

STATE OF ARIZONA)
) SS.
COUNTY OF MARICOPA)

KNOW ALL PERSONS BY THESE PRESENTS:

THAT MESQUITE INDEPENDENT RANCH INVESTMENTS LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, DOES HEREBY PUBLISH THIS REPLAT OF "MESQUITE MOUNTAIN RANCH III, PHASE 2" SURPRISE, ARIZONA. A REPLAT OF MESQUITE MOUNTAIN RANCH, PHASE 2, AS RECORDED IN BOOK 982 OF MAPS, PAGE 1, OF THE MARICOPA COUNTY RECORDER, SITUATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 4 NORTH, RANGE 3 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON AND DOES HEREBY PUBLISH THIS PLAT AS AND FOR THE PLAT OF SAID "MESQUITE INDEPENDENT RANCH III, PHASE 2" AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOT, TRACTS, EASEMENTS, AND STREETS CONSTITUTING SAME, AND THAT EACH LOT, TRACT AND STREET SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN TO EACH RESPECTIVELY ON SAID PLAT AND HEREBY DEDICATES TO THE CITY OF SURPRISE FOR USE, AS SUCH, THE STREETS AS SHOWN ON SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES, EASEMENTS ARE DEDICATED FOR THE PURPOSES SHOWN.

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

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

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

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

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

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

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

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

OWNER HEREBY GRANTS TO THE CITY OF SURPRISE, A PUBLIC RECREATIONAL/TRAIL EASEMENT FOR PEDESTRIAN ACCESS, EQUINE ACCESS, BICYCLE ACCESS, AND NON-MOTORIZED FORMS OF ACCESS OVER AND ACROSS OWNERS PROPERTY, INCLUDING THE RIGHT OF INGRESS AND EGRESS ACROSS AND ACROSS THE EASEMENT PREMISES, AS SHOWN ON THE PLAT.

OWNER HEREBY GRANTS TO THE PUBLIC AN EASEMENT FOR RECREATION OVER, UPON, AND ACROSS THOSE AREAS DESIGNATED AS RECREATION TRAILS OR AREAS FOR THE PURPOSE OF ALLOWING THE PUBLIC ACCESS TO THE TRAIL SYSTEM.

OWNER HEREBY GRANTS TO THE CITY OF SURPRISE A PERPETUAL NON-EXCLUSIVE EASEMENT OVER, UNDER, UPON, AND ACROSS ALL AREAS DESIGNATED ON THE PLAT AS "PUBLIC UTILITY EASEMENT (PUE)" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, MAINTAINING, REPAIRING, REPLACING, AND UTILIZING THE WATER/SEWER LINES.

OWNER HEREBY GRANTS TO THE CITY OF SURPRISE A PERPETUAL NON-EXCLUSIVE PEDESTRIAN ACCESS AND SIDEWALK CONSTRUCTION AND MAINTENANCE EASEMENT OVER, UPON, AND ACROSS TWO AREAS DESIGNATED AS SIDEWALK EASEMENTS AS SHOWN ON THE PLAT.

TRACTS A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z, AA, BB, CC, DD, EE, FF, AND GG ARE HEREBY DEDICATED TO A FUTURE HOMEOWNER'S ASSOCIATION AND ARE DECLARED FOR THE SPECIFIC USES ESTABLISHED ON THE TRACT SUMMARY TABLE PROVIDED HEREIN ON PAGE 2 OF THIS FINAL PLAT AND SUBJECT TO THE EASEMENTS DEDICATED TO THE CITY OF SURPRISE.

IN WITNESS WHEREOF, OWNER HAS HEREUNTO CAUSED ITS CORPORATE NAME TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED BY THE UNDERSIGNED, DULY AUTHORIZED OFFICER THIS _____ DAY OF _____, 20__.

MESQUITE MOUNTAIN RANCH INVESTMENTS LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: AMM INVESTORS LLC, ITS MANAGER

BY: _____
ELLIOT D. POLLACK, MEMBER

ITS: _____
MEMBER

REPLAT
OF
"MESQUITE MOUNTAIN RANCH III, PHASE 2"
A REPLAT OF MESQUITE MOUNTAIN RANCH, PHASE 2, AS RECORDED IN BOOK 982 OF MAPS, PAGE 1, OF THE MARICOPA COUNTY RECORDER, SITUATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 4 NORTH, RANGE 3 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, CITY OF SURPRISE , MARICOPA COUNTY, ARIZONA

PUBLIC NOTICE

MESQUITE MOUNTAIN RANCH III PHASE 2 IS LOCATED WITHIN THE VICINITY OF LUKE AIR FORCE BASE AND MAY BE SUBJECT TO OVERFLIGHT 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 AIRCRAFT NOISE CONTOURS IN RELATION TO THIS PLAT SHALL BE DISPLAYED IN ALL SALES OFFICES. ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE CITY OF SURPRISE COMMUNITY DEVELOPMENT DEPARTMENT.

RELEASE OF LIABILITY

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

THE CITY OF SURPRISE AGREES TO INDEMNIFY MESQUITE MOUNTAIN RANCH INVESTMENTS LLC, AN ARIZONA LIMITED LIABILITY COMPANY, ITS OFFICERS, EMPLOYEES, AGENTS, CONTRACTORS OR THOSE OF ITS SUCCESSORS AND ASSIGNS, FOR ANY AND ALL DIRECT DAMAGES TO THE PERSONAL PROPERTY OR FOR PHYSICAL INJURY TO OR DEATH OF PERSONS OCCURRING ON THE AREA OF THIS EASEMENT CAUSED BY OR ARISING AS THE APPROXIMATE RESULT OF THE ACTIVITIES OF THE CITY OF SURPRISE, EXCEPT FOR SUCH INJURY OR DAMAGES CAUSED BY OR ARISING SOLELY FROM NEGLIGENCE, WILLFUL MALICIOUS, OR GROSSLY NEGLIGENT CONDUCT OF MESQUITE MOUNTAIN RANCH INVESTMENTS LLC, AN ARIZONA LIMITED LIABILITY COMPANY, ITS OFFICERS, EMPLOYEES, AGENTS, CONTRACTORS, OR THOSE OF ITS SUCCESSORS AND ASSIGNS. THAT WAS DIRECT CAUSE OF THE INJURY TO THE USER.

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, SHEL SUCH TIME THE CITY OF SURPRISE HAS ACCEPTED THE SIDEWALKS.

MESQUITE INDEPENDENT RANCH INVESTMENTS LLC, AN ARIZONA LIMITED LIABILITY COMPANY DOES HEREBY: (1) RELEASE AND DISCHARGE THE UNITED STATES OF AMERICA DEPARTMENT OF THE AIR FORCES (USAF) AND THE CITY OF SURPRISE, AND OF AND FROM ANY LIABILITY FOR ANY AND ALL CLAIMS FOR DAMAGES OF ANY KIND TO PERSONS OR PROPERTY THAT MAY ARISE AT ANY TIME IN THE FUTURE OVER, OR IN CONNECTION WITH AIRCRAFT OVERFLIGHTS FROM AIRCRAFT UTILIZING LUKE AIR FORCE BASE, INHERE SUCH DAMAGE SHALL ORIGINATE FROM NOISE, VIBRATIONS, FUMES, DUST, FUEL AND LUBRICANT PARTICLES, AND ALL OTHER EFFECTS THAT may BE CAUSED BY THE OPERATION OF AIRCRAFT LAND AT, OR TAKING OFF FROM, OR OPERATING AT OR ON LUKE 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 OR ANY PARCEL OR LOT THEREOF. THIS RELEASE DOES NOT RELEASE THE USAF FROM LIABILITY FOR DAMAGE OR INJURY TO PERSON OR PROPERTY CAUSED BY FAULTY AIRCRAFT OR FAULTY PHYSICAL DEFECTS FROM AIRCRAFT, EXCEPT AS STATED HEREIN WITH RESPECT TO NOISE, FUMES, DUST, FUEL AND LUBRICANT PARTICLES.

CITY OF SURPRISE ENGINEER APPROVAL

DATA ON THIS PLAT REVIEWED AND APPROVED THIS DAY _____ OF _____, 20__, BY THE CITY ENGINEER OF SURPRISE, ARIZONA.

APPROVED BY: _____ DATE: _____
CITY ENGINEER

CITY OF SURPRISE COUNCIL APPROVAL

APPROVED BY THE CITY COUNCIL OF THE CITY OF SURPRISE, ARIZONA, THIS DAY OF _____, 20__.

APPROVED BY: _____ DATE: _____
MAYOR

ATTESTED BY: _____ DATE: _____
CLERK

SHEET INDEX

SHEET 1	COVER
SHEET 2	LOT AND TRACT SUMMARY TABLES
SHEET 3	KEYMAP SHEET INDEX
SHEETS 4-9	TYPICAL PLAN SHEETS
SHEET 10	CURVE AND LINE TABLES

ACKNOWLEDGEMENT

STATE OF ARIZONA)
) SS.
COUNTY OF MARICOPA)

ON THIS DAY _____ OF _____, 20__, BEFORE ME, THE UNDERSIGNED ELLIOT D. POLLACK, PERSONALLY APPEARED, WHO ACKNOWLEDGE HIMSELF TO BE THE MEMBER OF AMM INVESTORS LLC, THE MANAGER OF MESQUITE MOUNTAIN RANCH INVESTMENTS LLC, AN ARIZONA LIMITED LIABILITY COMPANY AND BEING AUTHORIZED TO DO SO ON BEHALF OF SAID ENTITY, EXECUTED THE FOREGOING PLAT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS OF:

I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

_____
NOTARY PUBLIC
MY COMMISSION EXPIRES:

NOTES

1. NO STRUCTURE OF ANY KIND MAY BE CONSTRUCTED OR ANY VEGETATION BE PLANTED NOR BE ALLOWED TO GROW WITHIN THE DRAINAGE EASEMENT WHICH WOULD IMPEDE THE FLOW OF WATER OVER, UNDER, OR THROUGH THE EASEMENT.
2. NO STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED ON, OVER, OR PLACED WITHIN THE SEWER AND WATER EASEMENT EXCEPT WOOD, WIRE, OR REMOVABLE SECTION TYPE FENCING, AND/OR PAVING NOR ANY PLANTING EXCEPT GRASS. IT SHALL BE FURTHER UNDERSTOOD THAT THE CITY SHALL NOT BE REQUIRED TO REPLACE ANY OBSTRUCTIONS, SHRUBS, AND GROUND COVER THAT MUST BE REMOVED DURING THE COURSE OF MAINTENANCE, CONSTRUCTION, OR RECONSTRUCTION OF CITY UTILITIES.
3. CONSTRUCTION WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO UTILITIES, WOOD, WIRE, OR REMOVABLE SECTION TYPE FENCING.
4. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
5. NO ON-SITE GRADING OR EXCAVATION SHALL OCCUR WITHOUT FIRST OBTAINING A PERMIT FROM THE CITY OF SURPRISE.
6. ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) PANEL 0461C 1795, DATED OCTOBER 16, 2013, AND LOMR CASE NO. 13-09-1356P, EFFECTIVE APRIL 16, 2017, THIS PLAT IS LOCATED IN FLOOD INSURANCE ZONES "X" AND "AE".
7. IN ACCORDANCE WITH A.R.S. § 9-461.05, THE CITY OF SURPRISE HAS DETERMINED THAT ALL DEDICATIONS OCCURRING WITH THIS PLAT ARE IN CONFORMANCE WITH THE SURPRISE GENERAL PLAN.
8. PURSUANT TO A.R.S. § 42-11102, THE CITY OF SURPRISE, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA, IS EXEMPT FROM ALL TAXES AND ASSESSMENTS BASED ON ASSESSED VALUE (EXCEPT FOR SPECIAL DISTRICTS #14751 AND 14752, WHEN APPLICABLE.
9. THE FINAL PLAT IS IN SUBSTANTIAL CONFORMANCE WITH THE MESQUITE MOUNTAIN RANCH PRELIMINARY PLAT APPROVED ON 12/3/2020 (CASE CASE PZ-19-013).
10. 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.
11. THE MAINTENANCE OF LANDSCAPING WITHIN THE ADJACENT PUBLIC RIGHTS-OF-WAY, INCLUDING LANDSCAPED MEDIANS WITHIN COLLECTORS AND LOCAL STREETS AND LANDSCAPED AREAS BETWEEN THE CURB AND THE DETACHED SIDEWALK, SHALL BE THE RESPONSIBILITY OF THE ADJACENT PROPERTY OWNER OR THE PROPERTY ASSOCIATION FORMED BY THE ADJACENT PROPERTY.
12. LANDSCAPING MAINTENANCE WITHIN THE MEDIANS WITHIN THE PUBLIC RIGHT-OF-WAY WITHIN ANY ARTERIAL OR PARKWAY STREET CLASSIFICATION SHALL BE RESPONSIBILITY OF THE CITY OF SURPRISE AFTER ACCEPTANCE.

100 YEAR ASSURED WATER SUPPLY

THE AREA PLATTED HEREON IS WITHIN THE CITY OF SURPRISE DESIGNATION OF ASSURED WATER SUPPLY, No. 56-002344.0001, PURSUANT A.R.S. § 45-576.

BASIS OF BEARINGS

THE EAST UNIT OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 4 NORTH, RANGE 3 WEST AS SHOWN ON THE FINAL PLAT OF MESQUITE MOUNTAIN RANCH, PHASE 2 RECORDED IN BOOK 982 OF MAPS, PAGE 1, HICK. SAID BEARING BEING N 00°51'04" E AS MEASURED BETWEEN MONUMENTS NUMBER 2 AND 1 SHOWN HEREON AND DESCRIBED UNDER MONUMENT NOTES.

ZONING

MESQUITE MOUNTAIN RANCH III PLANNED UNIT DEVELOPMENT (RM-4 PSD AND BL-8 PSD)

LEGAL DESCRIPTION

All that certain lot, tract, or parcel of land, situated in a portion of the Southeast Quarter of Section 23, Township 4 North, Range 3 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, and being more completely described as follows, to wit:

COMMENCING at a found aluminum cap stamped "RLS# 44447" for the South Quarter corner of said Section 23, from which a found aluminum cap stamped "RLS# 44447" for the center corner of said Section 23 bears North 89 deg. 06 min. 21 sec. East - 2,646.83 feet, and from which a found aluminum cap in pothole down 0.50 feet for the Southwest corner of said Section 23 bears North 89 deg. 42 min. 12 sec. East - 2,640.12 feet;

THENCE North 00 deg. 06 min. 21 sec. East along the West line of the Southeast Quarter of said Section 23, a distance of 70.00 feet to the North right-of-way line of West Beardsley Road as shown in the map of Dedication recorded in Book 958 of Maps, Page 13 of Maricopa County Records, (MCR), said point being the **TRUE POINT OF BEGINNING**;

THENCE North 00 deg. 06 min. 21 sec. East departing said North right-of-way line and continue along said West line, a distance of 1,910.12 feet;

THENCE North 89 deg. 47 min. 40 sec. East, a distance of 1,978.14 feet;

THENCE North 00 deg. 03 min. 01 sec. East, a distance of 660.65 feet to the North line of the Southeast Quarter of said Section 23;

THENCE North 89 deg. 49 min. 30 sec. East along said North line, a distance of 659.17 feet to a found aluminum cap in pothole down 0.20 feet for the East Quarter corner of said section 23;

THENCE South 00 deg. 01 min. 56 sec. West along the East line of the Southeast Quarter of said Section 23, a distance of 1,320.60 feet;

THENCE South 89 deg. 45 min. 40 sec. West departing said East line, a distance of 1,319.19 feet;

THENCE South 00 deg. 04 min. 08 sec. West, a distance of 660.90 feet;

THENCE North 89 deg. 44 min. 05 sec. East, a distance of 659.81 feet;

THENCE South 00 deg. 03 min. 01 sec. West, a distance of 578.27 feet to the North right-of-way line of said West Beardsley Road;

THENCE in a westerly direction along said North right-of-way line the following nine (9) courses:

South 89 deg. 20 min. 48 sec. West, a distance of 175.75 feet to a Point of Curvature of a circular curve to the right, having a radius of 20.00 feet, a central angle of 90 deg. 44 min. 56 sec., and being subtended by a chord which bears North 45 deg. 16 min. 51 sec. West - 28.47 feet;

Continue in a northwesterly direction along said curve to the right, a distance of 31.68 feet;

South 89 deg. 44 min. 43 sec. West non-tangent to said curve, a distance of 30.01 feet to a Point of Curvature of a non-tangent circular curve to the right, having a radius of 20.00 feet, a central angle of 89 deg. 13 min. 3 sec., and being subtended by a chord which bears South 44 deg. 43 min. 45 sec. West - 28.10 feet;

Continue in a southwesterly direction along said curve to the right, a distance of 31.13 feet;

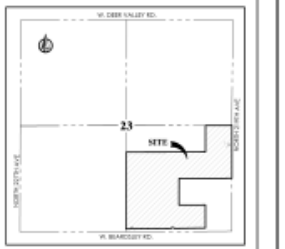
South 89 deg. 20 min. 48 sec. West tangent to said curve, a distance of 934.09 feet to a Point of Curvature of a circular curve to the right, having a radius of 20.00 feet, a central angle of 90 deg. 49 min. 41 sec., and being subtended by a chord which bears North 45 deg. 14 min. 39 sec. West - 28.47 feet;

Continue in a northwesterly direction along said curve to the right, a distance of 31.48 feet;

South 89 deg. 44 min. 53 sec. West non-tangent to said curve, a distance of 30.01 feet to a Point of Curvature of a non-tangent circular curve to the right, having a radius of 20.00 feet, a central angle of 89 deg. 14 min. 19 sec., and being subtended by a chord which bears South 44 deg. 43 min. 30 sec. West - 28.10 feet;

Continue in a southwesterly direction along said curve to the right, a distance of 31.15 feet;

South 89 deg. 20 min. 40 sec. West tangent to said curve, a distance of 103.28 feet to the **POINT OF BEGINNING**, containing 4,207,483 square feet or 96.590 acres of land, more or less.



VICINITY MAP
N.T.S.

SURVEYOR'S STATEMENT

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

BY: LANCE C. DICKSON, R.L.S. #46645
ARIZONA SURVEYING AND MAPPING
3440 W. MISSION LANE, SUITE 4
PHOENIX, ARIZONA 85051
(602) 266-9919

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

BY: JOHN H. ROGERS, R.L.S. #34222
GOODWIN AND MARSHALL, INC.
3769 E. ASHA SCHOOL RD., STE. 2
CHANDLER, ARIZONA 85286
(602) 218-7285

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

CASE NO.: PZ20-536

"REPLAT OF MESQUITE MOUNTAIN RANCH III, PHASE 2"

PREPARED July 2021

SHEET 1 OF 10

PREPARED BY:
GOODWIN & MARSHALL
CIVIL ENGINEERS -- PLANNERS -- SURVEYORS
3769 S. Asha School Road, Suite 2
Chandler, Arizona 85244
(602) 218-7285

SURVEYED BY:
Arizona Surveying and Mapping
3440 W. Mission Lane, Suite 4, Phoenix, Arizona 85051
(P) (602) 266-9919 (F) (602) 296-9956 azsurv@aol.com

OWNER:
MESQUITE MOUNTAIN RANCH INVESTMENTS LLC
9111 N. SCOTTSDALE RD. SUITE 202
SCOTTSDALE, AZ 85250

FINAL PLAT

FS20-536

LOT SUMMARY	
LOT	AREA (SQ. FT.)
1	7200
2	7200
3	7200
4	7200
5	7200
6	7200
7	7200
8	7200
9	7200
10	7200
11	9214
12	6095
13	6095
14	6705
15	6854
16	6093
17	6093
18	6043
19	5913
20	8393
21	11211
22	6574
23	5948
24	5944
25	5979
26	5993
27	6010
28	6034
29	6040
30	6056
31	6071
32	5858
33	6093
34	6093
35	6093
36	6093
37	6093
38	6093
39	6093
40	6054
41	6093
42	6093
43	6093
44	6093
45	6093
46	6034
47	6033
48	5908
49	8497
50	11874
51	6338
52	6091
53	6093
54	6093
55	6093
56	6093
57	7454
58	8102
59	9144
60	5846

LOT SUMMARY	
LOT	AREA (SQ. FT.)
61	6093
62	6093
63	6093
64	5933
65	5975
66	6043
67	6043
68	5993
69	6012
70	6004
71	5957
72	5950
73	5912
74	5875
75	5850
76	5837
77	5670
78	6059
79	6093
80	6043
81	6043
82	6093
83	6077
84	5866
85	7280
86	7280
87	7200
88	7325
89	7814
90	7250
91	7250
92	7250
93	7250
94	7198
95	7226
96	7250
97	7250
98	7250
99	7370
100	7765
101	7147
102	7280
103	7280
104	7197
105	7228
106	7280
107	7280
108	6727
109	6836
110	7280
111	7280
112	7148
113	5769
114	6613
115	6864
116	6481
117	6072
118	5730
119	5658
120	5760

LOT SUMMARY	
LOT	AREA (SQ. FT.)
121	5760
122	5760
123	5760
124	5760
125	5760
126	5760
127	5760
128	5760
129	5760
130	5760
131	5389
132	5634
133	5934
134	6561
135	6559
136	6558
137	6556
138	6555
139	6553
140	6552
141	6550
142	6384
143	6319
144	6300
145	6301
146	6366
147	6382
148	6398
149	6413
150	5614
151	5614
152	5614
153	5614
154	5614
155	5614
156	5614
157	5640
158	5640
159	5640
160	5640
161	5640
162	5640
163	5640
164	6940
165	6940
166	6980
167	6041
168	6801
169	6384
170	6014
171	6978
172	6947
173	6989
174	6836
175	7233
176	6059
177	6011
178	6184
179	5534
180	7540

LOT SUMMARY	
LOT	AREA (SQ. FT.)
181	7540
182	7540
183	7540
184	7540
185	10003
186	7533
187	7540
188	8780
189	6804
190	7252
191	7540
192	7233
193	7224
194	7213
195	7205
196	7196
197	7213
198	7629
199	8064
200	6948
201	6948
202	6950
203	6953
204	6513
205	14122
206	9150
207	6862
208	6960
209	6960
210	6960
211	6948
212	7774
213	6923
214	6960
215	6960
216	6960
217	6914
218	7062
219	6960
220	6960
221	6726
222	6479
223	6320
224	6976
225	7406
226	7431
227	7362
228	6976
229	7508
230	7954
231	8033
232	7540
233	7540
234	7540
235	7540
236	9131
237	8959
238	7540
239	7540
240	7540

TRACT SUMMARY TABLE				
TRACT	AREA (ACRES)	OPEN SPACE DESIGNATION	LAND USAGE	MAINTENANCE RESPONSIBILITY
TRACT A	0.192	PASSIVE	L.S.	H.O.A.
TRACT B	0.026	PASSIVE	L.S.	H.O.A.
TRACT C	1.355	ACTIVE	L.S., D.E., PARK, TRAIL	H.O.A.
TRACT D	4.969	ACTIVE	L.S., TRAIL D.E.	H.O.A.
TRACT E	0.058	PASSIVE	L.S.	H.O.A.
TRACT F	0.058	PASSIVE	L.S.	H.O.A.
TRACT G	0.048	PASSIVE	L.S.	H.O.A.
TRACT H	0.048	PASSIVE	L.S.	H.O.A.
TRACT I	0.023	PASSIVE	L.S.	H.O.A.
TRACT J	0.023	PASSIVE	L.S.	H.O.A.
TRACT K	0.046	PASSIVE	L.S.	H.O.A.
TRACT L	0.050	PASSIVE	L.S.	H.O.A.
TRACT M	8.141	PASSIVE	L.S.	H.O.A.
TRACT N	0.023	PASSIVE	L.S.	H.O.A.
TRACT O	0.023	PASSIVE	L.S.	H.O.A.
TRACT P	0.206	PASSIVE	L.S.	H.O.A.
TRACT Q	3.683	ACTIVE	L.S., D.E., PARK, TRAIL	H.O.A.
TRACT R	0.727	PASSIVE	L.S., D.E.	H.O.A.
TRACT S	0.050	PASSIVE	L.S.	H.O.A.
TRACT T	8.471	ACTIVE	L.S., D.E., PARK, TRAIL	H.O.A.
TRACT U	0.819	PASSIVE	L.S., D.E.	H.O.A.
TRACT V	0.000	PASSIVE	L.S.	H.O.A.
TRACT W	0.023	PASSIVE	L.S.	H.O.A.
TRACT X	0.738	PASSIVE	L.S.	H.O.A.
TRACT Y	0.476	PASSIVE	L.S., D.E.	H.O.A.
TRACT Z	2.983	ACTIVE	L.S., D.E., TRAIL	H.O.A.

TRACT SUMMARY TABLE				
TRACT	AREA (ACRES)	OPEN SPACE DESIGNATION	LAND USAGE	MAINTENANCE RESPONSIBILITY
TRACT AA	0.029	PASSIVE	L.S.	H.O.A.
TRACT BB	0.029	PASSIVE	L.S.	H.O.A.
TRACT CC	0.342	PASSIVE	L.S.	H.O.A.
TRACT DD	0.073	PASSIVE	L.S.	H.O.A.
TRACT EE	3.691	PASSIVE	L.S., D.E.	H.O.A.
TRACT FF	0.036	PASSIVE	L.S.	H.O.A.
TRACT GG	11.534	ACTIVE	L.S. P.A., WASH, TRAIL	H.O.A.

LAND USE LEGEND
L.S. LANDSCAPE
D.E. DRAINAGE EASEMENT
P.A. PUBLIC ACCESS

MAINTENANCE LEGEND
H.O.A. HOME OWNERS ASSOCIATION

RESIDENTIAL DEVELOPMENT STANDARDS

ZONING DISTRICT	MINIMUM LOT SIZE			MAXIMUM BUILDING HEIGHT	MINIMUM YARD SETBACKS			
	AREA	WIDTH	DEPTH	HEIGHT	SIDE	TOTAL SIDE	REAR	
R4-5 PRD	5,280	48	110	30'	12 / 21	5	10	20
R1-5 PRD	7,260	55	125	30'	12 / 21	5	10	20

AREA SUMMARY TABLE

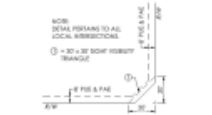
	SQ. FT.	ACRES
GROSS AREA	4,057,483	93.597
PUBLIC RIGHT-OF-WAY	774,291	17.821
NET AREA	3,431,193	78.787
AREA OF TRACTS	1,321,983	34.919
AREA OF LOTS	1,910,103	43.880

SITE DATA

TOTAL NUMBER OF LOTS	240
OVERALL DENSITY	2.91 DU/ GROSS ACRE
AVERAGE AREA PER LOT	6,788 SQUARE FEET
PERCENTAGE OF OPEN SPACE	34.9%

LEGEND

●	FOUND MONUMENT AS NOTED
■	3/8" CORNER OF THIS PLAT PER M.A.G. STD. DTL. 120 / 1-1-96 "C"
★	3/8" BRASS CAP FLUSH PER M.A.G. STD. DTL. 120 / 1-1-96 "B"
SQ. FT.	SQUARE FEET
R/W	RIGHT-OF-WAY
P.U.E.	PUBLIC UTILITY EASEMENT
P.A.E.	PUBLIC ACCESS EASEMENT
L.S.	LANDSCAPE EASEMENT
V.N.A.E.	VEHICULAR NON-ACCESS EASEMENT
BC	BACK OF CURB
FD	FACE
(M)	(MEASURED)
MCR	MARICOPA COUNTY RECORDS
(R)	(RECORD)
(C)	(CALCULATED)
	PLAT BOUNDARY LINE
	RIGHT-OF-WAY LINE
	MID-LINE
	BOTTOM LINE
	EASEMENT LINE
	CENTER LINE
	PARCEL LINE



TYPICAL S.V.T. DETAIL FOR LOCAL STREETS
N.T.S.

PREPARED July 2021

SHEET 2 OF 10

PREPARED BY:
GOODWIN & MARSHALL, INC.
CIVIL ENGINEERS — PLANNERS — SURVEYORS
2745 S. Alma School Road, Suite 2
Chandler, Arizona 85244
(602) 218-7380

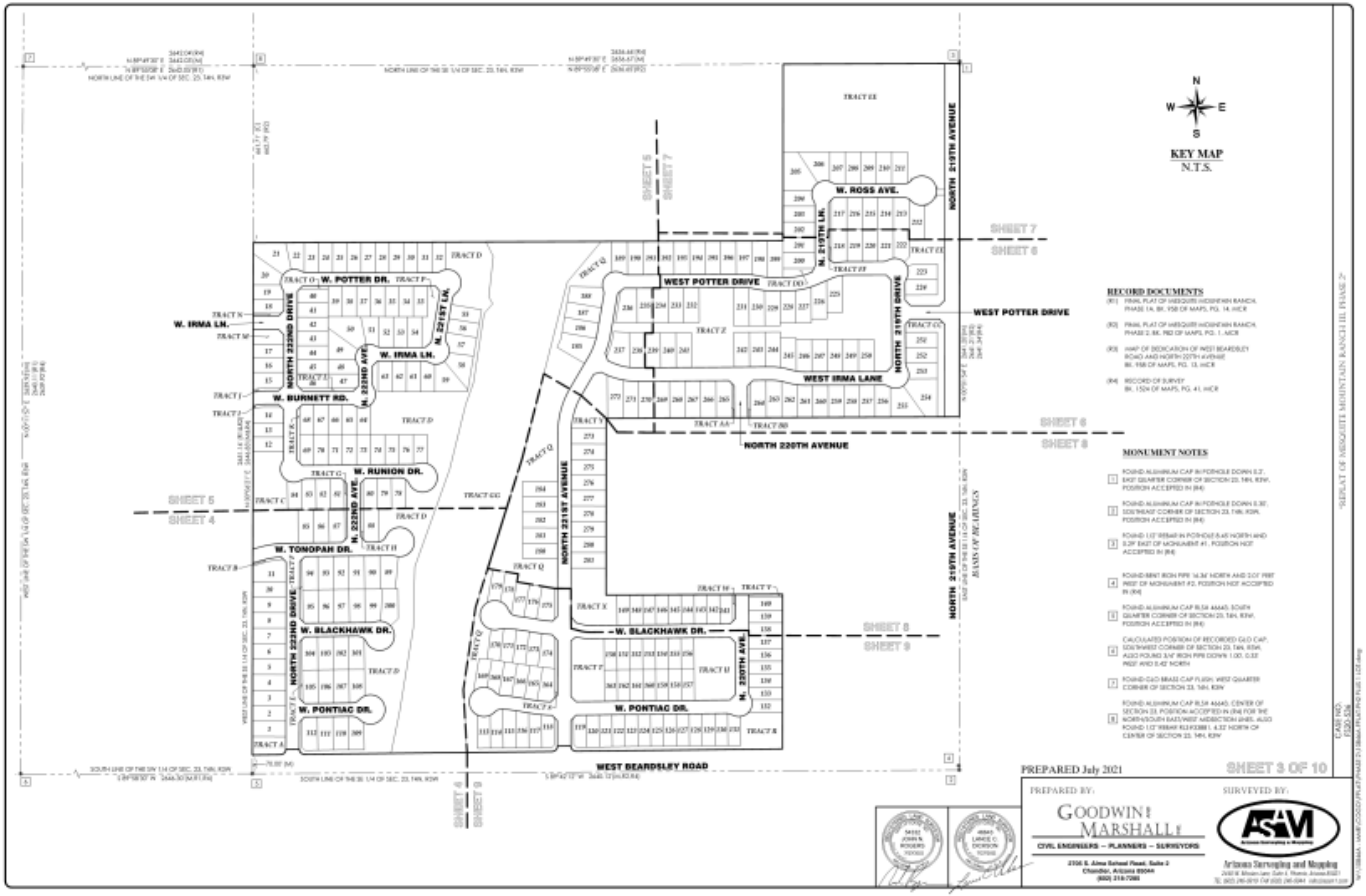
SURVEYED BY:
ASM
Arizona Surveying and Mapping

CASE NO.
PZO-576

"REPLAT OF MESQUITE MOUNTAIN RANCH III, PHASE 2"

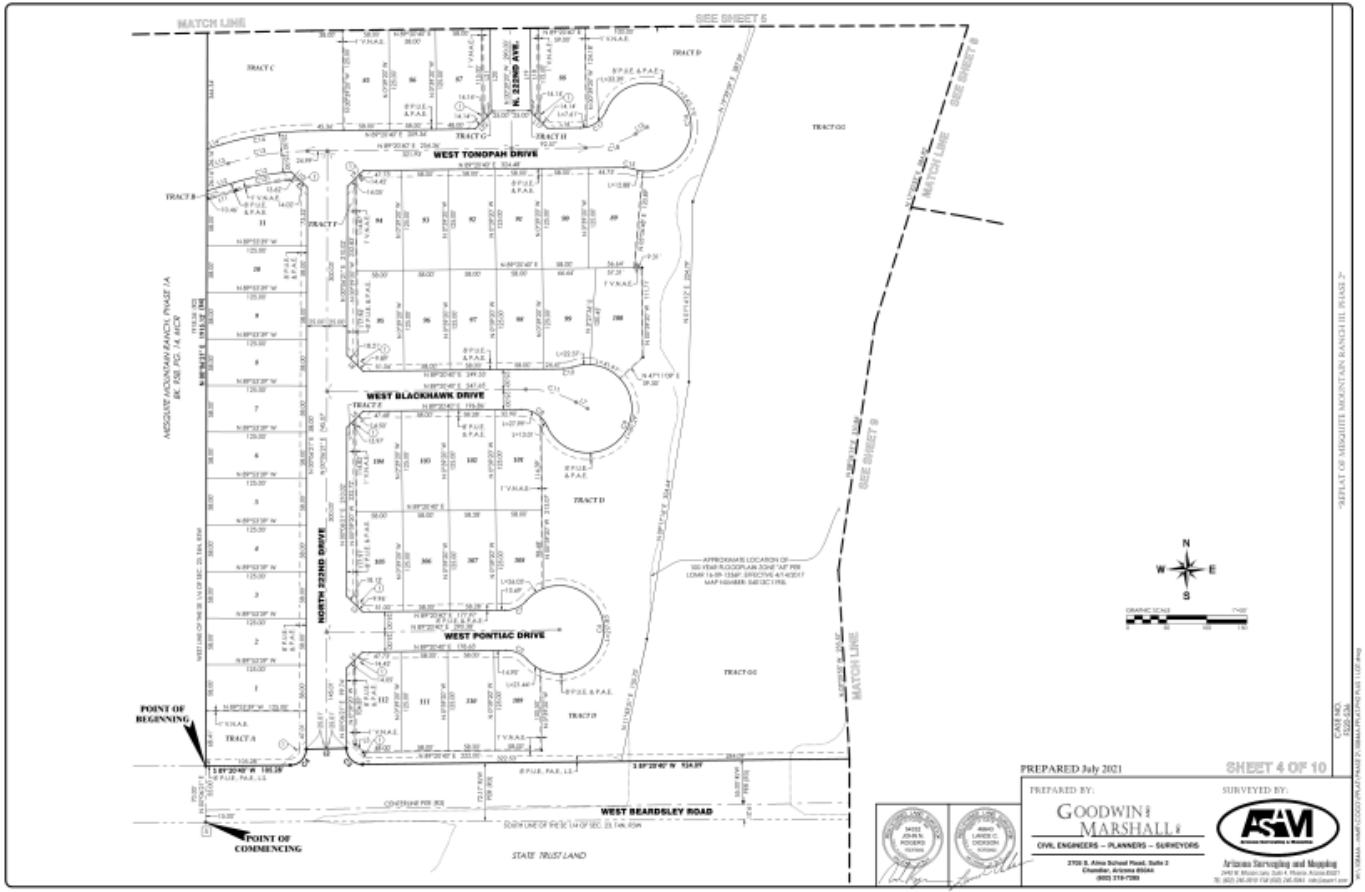
FINAL PLAT

FS20-536



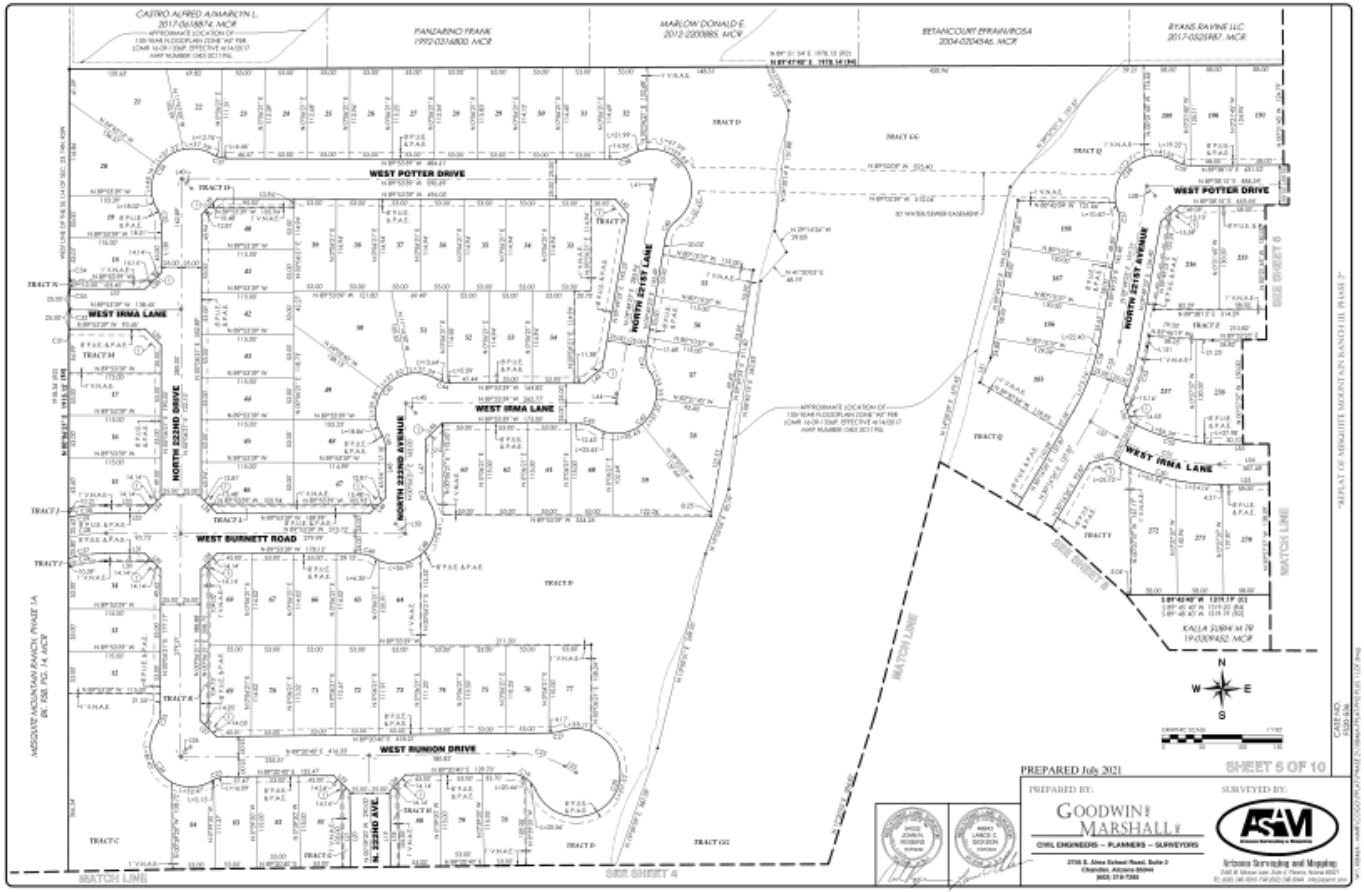
FINAL PLAT

FS20-536



FINAL PLAT

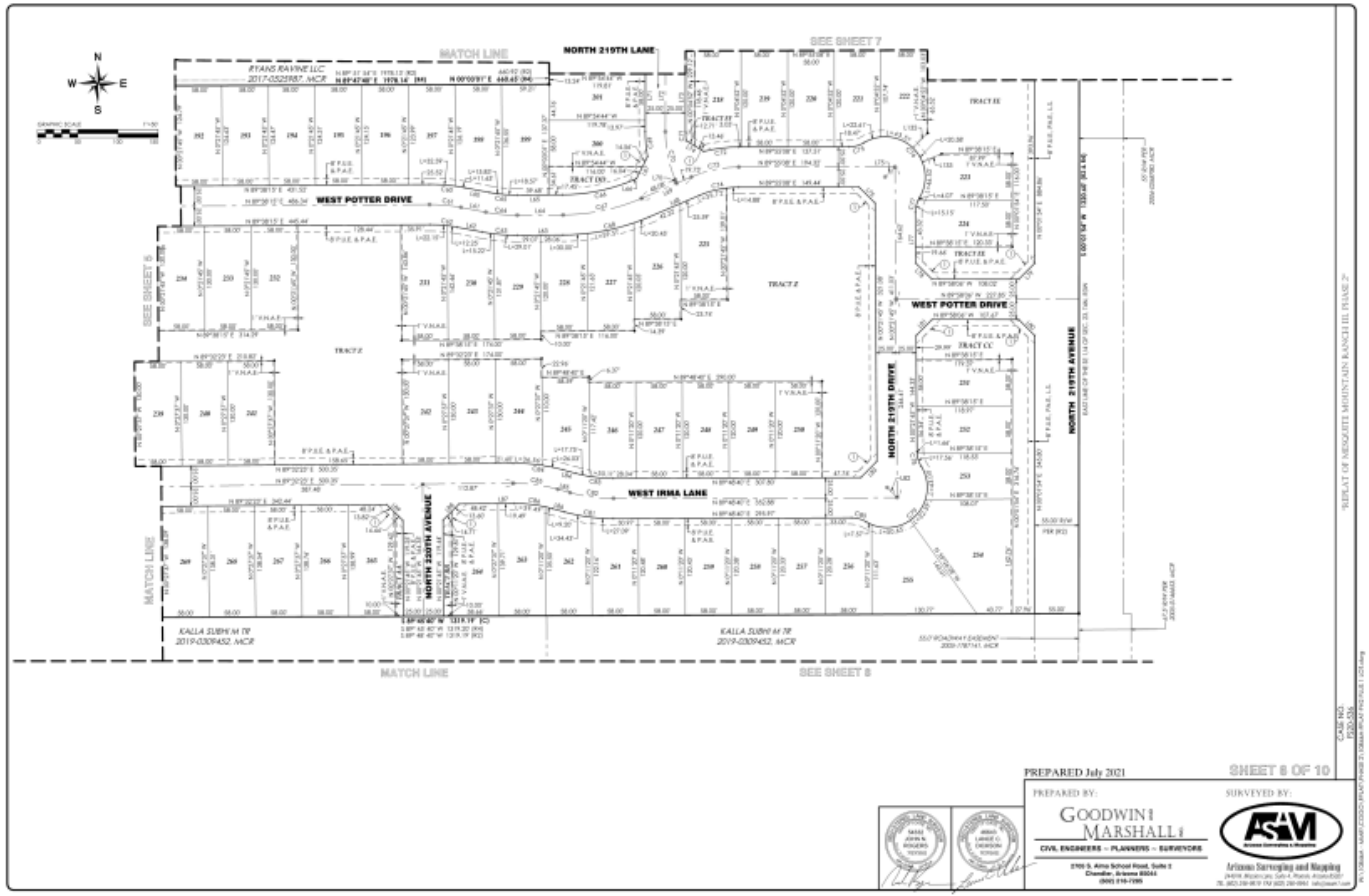
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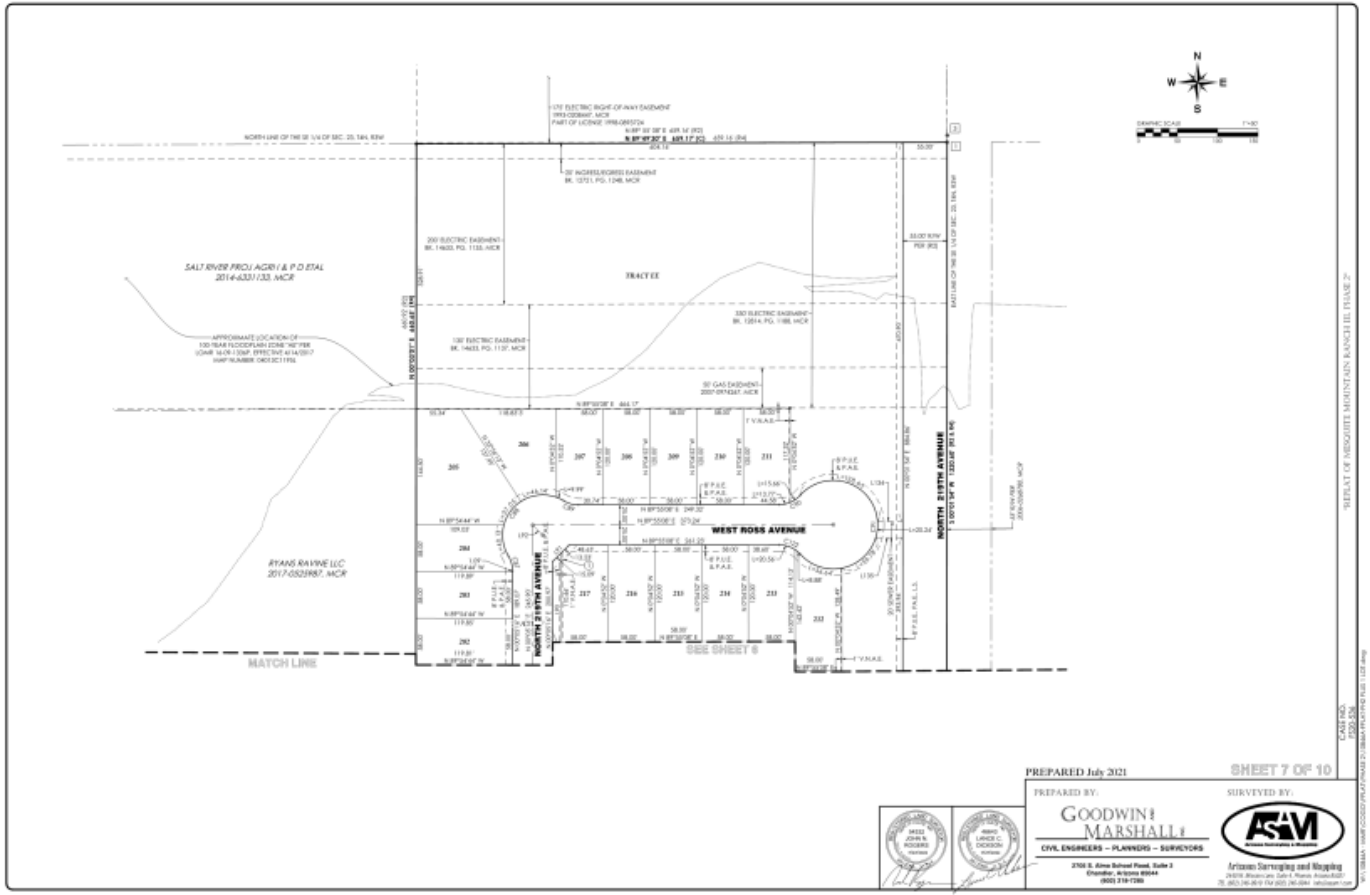
FINAL PLAT

FS20-536

FINAL PLAT

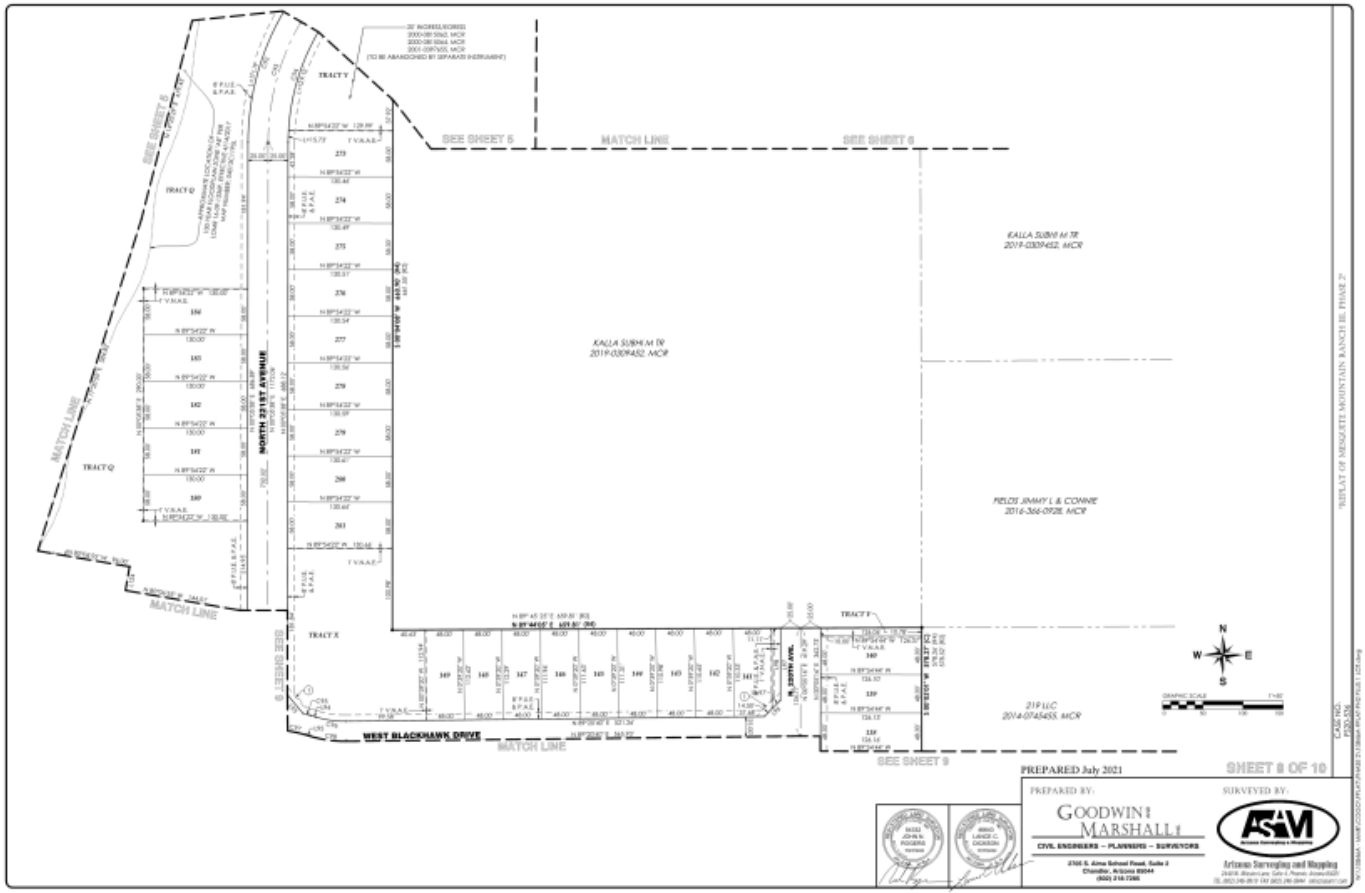


FS20-536



FINAL PLAT

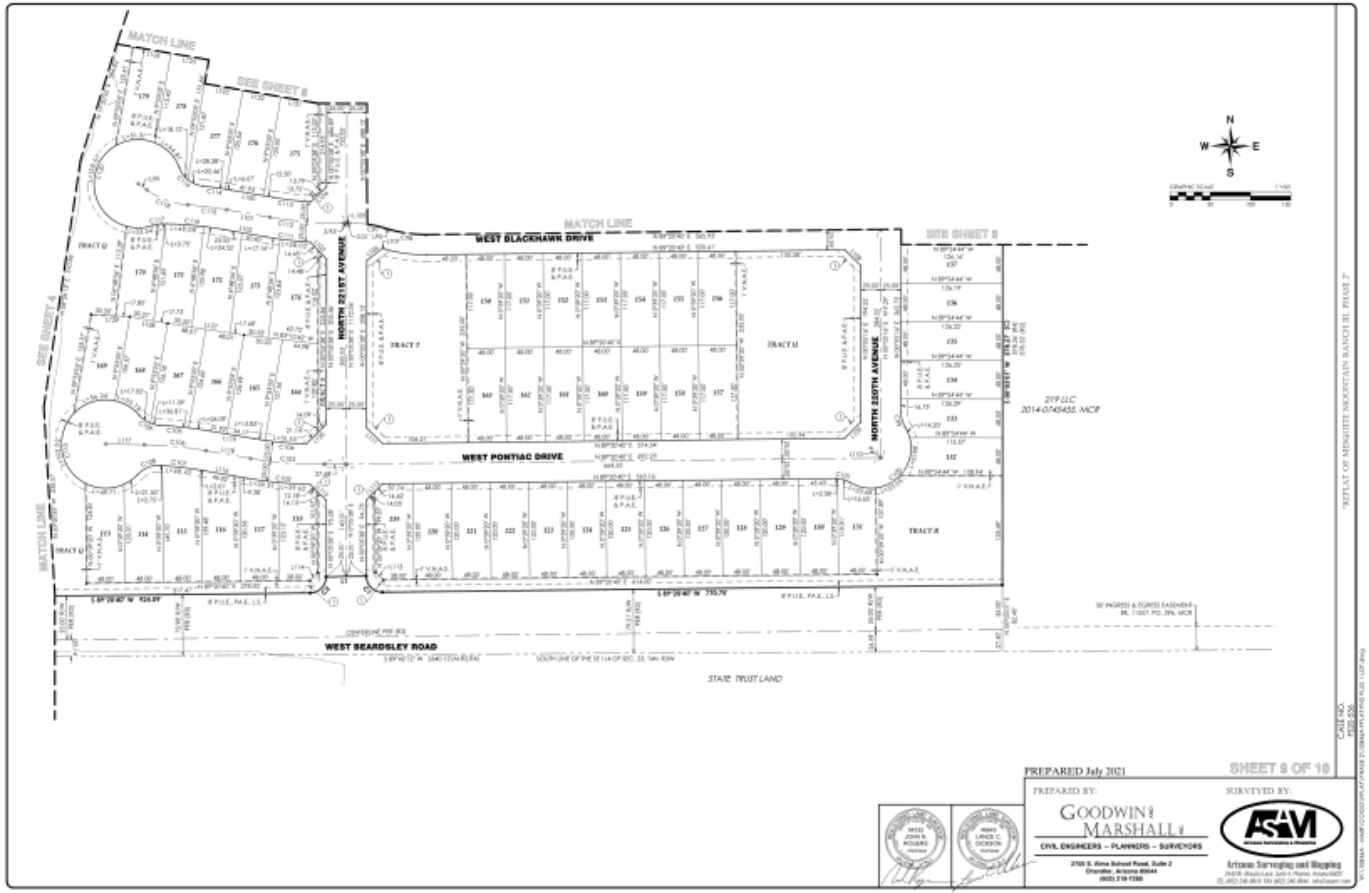
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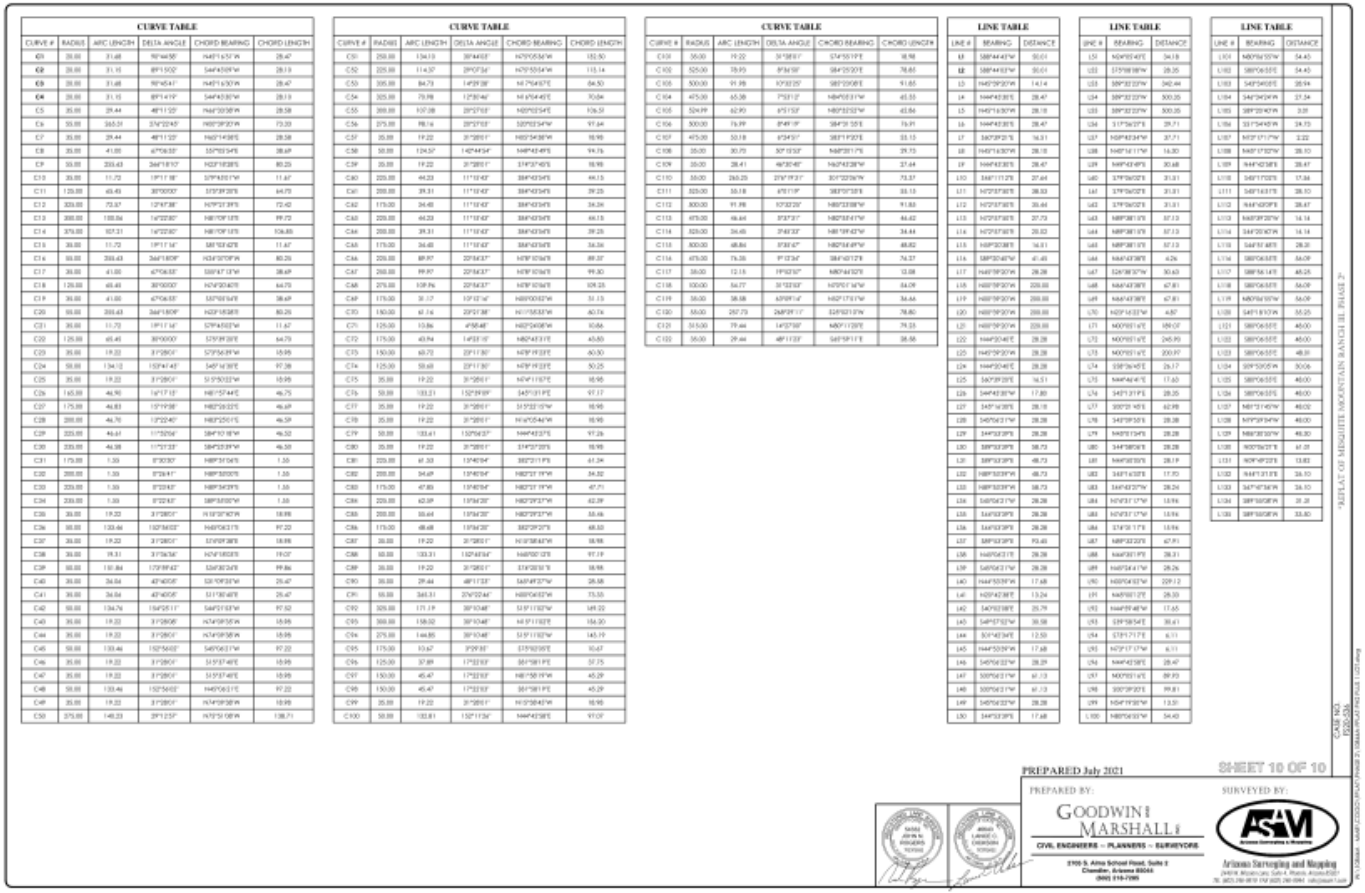
FINAL PLAT

FS20-536

FINAL PLAT



FS20-536



CURVE TABLE

CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	25.00	31.68	90°44'58"	N45°15'57"W	28.47
C2	25.00	31.15	89°01'02"	S44°45'58"W	28.10
C3	25.00	31.68	90°45'41"	N45°16'50"W	28.47
C4	25.00	31.15	89°14'19"	S44°43'50"W	28.10
C5	25.00	39.44	90°11'55"	N44°39'58"W	28.58
C6	55.00	265.21	276°23'45"	N89°39'20"W	73.20
C7	25.00	39.44	90°11'55"	N45°14'58"E	28.58
C8	25.00	41.85	47°54'35"	S22°55'34"E	38.69
C9	55.00	233.43	244°18'10"	N22°18'28"E	80.25
C10	25.00	11.72	19°11'18"	S79°43'01"W	11.67
C11	125.00	65.45	30°00'00"	S73°39'28"E	64.70
C12	325.00	72.57	12°47'38"	N79°21'39"E	72.42
C13	200.00	100.84	14°25'45"	N81°09'18"E	99.72
C14	375.00	107.31	14°22'45"	N81°09'18"E	106.85
C15	25.00	11.72	19°11'18"	S81°52'42"E	11.67
C16	55.00	233.43	244°18'09"	N24°37'09"W	80.26
C17	25.00	41.85	47°54'35"	S69°47'13"W	38.69
C18	125.00	65.45	30°00'00"	N74°20'40"E	64.70
C19	25.00	41.85	47°54'35"	S67°55'54"E	38.69
C20	55.00	233.43	244°18'09"	N20°58'28"E	80.26
C21	25.00	11.72	19°11'18"	S79°43'01"W	11.67
C22	125.00	65.45	30°00'00"	S75°39'28"E	64.70
C23	25.00	19.33	31°28'01"	S72°56'29"W	19.95
C24	55.00	134.12	153°04'45"	S45°16'28"E	97.28
C25	25.00	19.33	31°28'01"	S1°31'30"E	19.95
C26	165.00	46.90	16°17'15"	N81°57'44"E	46.75
C27	175.00	46.83	15°19'58"	N82°26'22"E	46.69
C28	200.00	46.76	13°23'45"	N82°25'01"E	46.59
C29	225.00	46.61	11°52'06"	S84°10'18"W	46.53
C30	235.00	46.38	11°51'33"	S84°25'39"W	46.30
C31	175.00	1.39	0°27'30"	N89°31'56"E	1.39
C32	200.00	1.59	0°27'41"	N89°32'00"E	1.59
C33	225.00	1.79	0°27'32"	N89°34'28"E	1.79
C34	200.00	1.59	0°27'43"	S89°32'00"W	1.59
C35	35.00	19.33	31°38'01"	N13°31'30"W	19.08
C36	55.00	133.66	139°16'03"	N69°06'31"E	97.22
C37	35.00	19.33	31°38'01"	S74°09'28"E	18.98
C38	35.00	19.31	31°36'36"	N74°18'03"E	19.07
C39	55.00	130.84	173°19'42"	S36°30'24"E	99.86
C40	35.00	26.84	43°56'05"	S31°09'28"W	26.47
C41	35.00	26.84	43°56'05"	S13°13'24"E	26.47
C42	55.00	134.74	154°25'11"	S44°51'53"W	97.52
C43	35.00	19.33	31°38'06"	N74°19'35"W	19.08
C44	35.00	19.33	31°38'01"	N74°18'38"W	19.08
C45	55.00	133.46	152°56'03"	S69°06'31"W	97.22
C46	35.00	19.33	31°38'01"	S1°51'48"E	19.08
C47	35.00	19.33	31°38'01"	S1°51'48"E	19.08
C48	55.00	133.46	152°56'03"	N69°06'31"E	97.22
C49	35.00	19.33	31°38'01"	N74°18'38"W	19.08
C50	275.00	148.23	29°12'57"	N75°51'08"W	138.71

CURVE TABLE

CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C51	250.00	134.13	30°44'03"	N75°05'56"W	132.50
C52	225.00	114.37	29°07'26"	N75°55'54"W	113.14
C53	305.00	84.73	14°29'28"	N7°56'57"E	84.50
C54	305.00	70.98	13°20'46"	N14°04'45"E	70.84
C55	300.00	107.08	20°27'05"	N25°03'54"E	106.51
C56	275.00	98.16	20°27'05"	S25°03'54"W	97.64
C57	25.00	19.22	31°28'01"	N82°54'58"W	18.98
C58	50.00	124.57	142°44'54"	N48°43'49"E	94.76
C59	25.00	19.22	31°28'01"	S1°33'02"E	18.98
C60	225.00	64.23	11°10'45"	S84°43'54"E	64.13
C61	200.00	39.31	11°15'45"	S84°43'54"E	39.25
C62	175.00	34.48	11°15'45"	S84°43'54"E	34.34
C63	225.00	64.23	11°10'45"	S84°43'54"E	64.13
C64	200.00	39.31	11°15'45"	S84°43'54"E	39.25
C65	175.00	34.48	11°15'45"	S84°43'54"E	34.34
C66	225.00	89.97	22°54'37"	N78°16'56"E	89.37
C67	200.00	79.97	22°54'37"	N78°16'56"E	79.30
C68	275.00	109.96	22°54'37"	N78°16'56"E	109.25
C69	175.00	31.17	10°12'16"	N83°00'32"W	31.13
C70	150.00	61.16	23°21'38"	N71°55'53"W	60.74
C71	125.00	10.86	4°58'48"	N82°04'08"W	10.86
C72	175.00	40.94	14°57'15"	N82°43'31"E	40.83
C73	150.00	60.72	23°11'50"	N78°19'23"E	60.30
C74	125.00	51.61	23°11'50"	N78°19'23"E	50.25
C75	25.00	19.22	31°28'01"	N74°11'57"E	18.98
C76	50.00	133.31	152°51'09"	S45°01'31"E	97.17
C77	25.00	19.22	31°28'01"	S1°33'02"W	18.98
C78	25.00	19.22	31°28'01"	N14°05'44"W	18.98
C79	50.00	133.41	153°04'37"	N44°43'37"E	97.26
C80	25.00	19.22	31°28'01"	S74°22'28"E	18.98
C81	225.00	69.33	13°40'04"	S82°21'11"E	69.09
C82	200.00	34.69	13°40'04"	N82°21'11"W	34.62
C83	175.00	47.80	13°40'04"	N82°21'11"W	47.71
C84	225.00	62.09	13°54'25"	N82°29'27"W	62.09
C85	200.00	55.64	13°54'25"	N82°29'27"W	55.46
C86	175.00	68.68	13°54'25"	S82°29'27"E	68.53
C87	25.00	19.22	31°28'01"	N13°38'44"W	18.98
C88	50.00	133.31	152°49'54"	N67°00'12"E	97.19
C89	25.00	19.22	31°28'01"	S74°28'16"E	18.98
C90	25.00	39.44	89°11'23"	S63°49'27"W	35.58
C91	55.00	265.21	276°23'45"	N89°06'45"W	73.20
C92	325.00	171.19	30°10'48"	S15°11'02"W	169.22
C93	300.00	158.02	30°10'48"	N15°11'02"E	156.20
C94	275.00	144.85	30°10'48"	S15°11'02"W	143.19
C95	175.00	10.67	3°29'35"	S31°50'05"E	10.67
C96	125.00	37.89	17°22'03"	S61°58'15"E	37.75
C97	150.00	45.47	17°22'03"	N61°58'15"W	45.29
C98	150.00	45.47	17°22'03"	S61°58'15"E	45.29
C99	25.00	19.22	31°28'01"	N13°38'44"W	18.98
C100	50.00	133.81	153°17'36"	N44°43'58"E	97.07

CURVE TABLE

CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C101	35.00	19.22	31°28'01"	S74°55'17"E	18.98
C102	525.00	78.93	8°36'59"	S84°25'20"E	78.85
C103	500.00	91.98	10°32'25"	S85°23'08"E	91.85
C104	475.00	65.38	7°53'12"	N84°05'31"W	65.33
C105	524.99	62.90	6°51'53"	N82°52'52"W	62.86
C106	500.00	76.99	8°49'19"	S84°39'55"E	76.91
C107	475.00	50.18	6°03'07"	S81°13'27"E	50.15
C108	25.00	30.70	70°21'53"	N48°28'17"E	28.78
C109	35.00	28.41	46°30'48"	N42°28'29"W	27.64
C110	35.00	260.20	276°19'31"	S01°23'06"W	73.37
C111	325.00	55.18	9°43'19"	S83°55'13"E	55.13
C112	300.00	91.98	10°32'25"	N85°23'08"W	91.80
C113	475.00	66.66	8°02'27"	N82°58'41"W	66.62
C114	325.00	34.65	3°40'32"	N81°19'42"W	34.64
C115	300.00	68.86	13°08'47"	N82°54'49"W	68.72
C116	475.00	76.26	9°12'04"	S84°40'12"E	76.17
C117	35.00	12.16	19°52'50"	N80°44'52"E	12.08
C118	100.00	56.77	31°53'53"	N70°51'56"W	56.01
C119	56.00	58.58	59°56'14"	N52°17'51"W	56.66
C120	55.00	257.73	268°29'11"	S25°02'27"W	78.80
C121	315.00	79.44	14°27'00"	N80°11'28"E	79.23
C122	35.00	29.44	48°11'23"	S61°58'11"E	28.58

LINE TABLE

LINE #	BEARING	DISTANCE
L1	S88°44'41"W	50.01
L2	S88°44'53"W	50.01
L3	N45°59'20"W	14.14
L4	N44°43'39"E	28.47
L5	N42°16'30"W	28.18
L6	N44°43'39"E	28.47
L7	S67°39'21"E	16.31
L8	N45°16'30"W	28.18
L9	N44°43'39"E	28.47
L10	S48°11'12"E	27.64
L11	N73°37'58"E	28.53
L12	N73°37'58"E	30.44
L13	N73°37'58"E	27.73
L14	N73°37'58"E	28.53
L15	N16°30'02"E	16.51
L16	S89°30'48"W	41.45
L17	N45°59'20"W	28.28
L18	N85°59'20"W	220.00
L19	N85°59'20"W	200.00
L20	N85°59'20"W	200.00
L21	N44°30'46"E	28.28
L22	N45°59'20"W	28.28
L23	N44°30'46"E	28.28
L24	N44°30'46"E	28.28
L25	S67°39'20"E	16.51
L26	S44°43'39"W	17.80
L27	S45°16'30"E	28.18
L28	S45°59'21"W	28.28
L29	S44°53'29"E	28.28
L30	S89°53'29"E	38.73
L31	S89°53'29"E	49.73
L32	N89°53'29"W	49.73
L33	N89°53'29"W	38.73
L34	S45°06'31"W	28.28
L35	S44°53'29"E	28.28
L36	S44°53'29"E	28.28
L37	S89°53'29"E	93.45
L38	N45°06'31"E	28.28
L39	S45°06'31"W	28.28
L40	N44°53'29"W	17.68
L41	N25°42'38"E	13.24
L42	S45°02'58"E	25.79
L43	S45°57'52"W	30.58
L44	S01°43'34"E	12.53
L45	N44°53'29"W	17.68
L46	S45°06'32"W	28.29
L47	S00°06'31"E	61.13
L48	S00°06'31"E	61.13
L49	S45°06'32"W	28.28
L50	S44°53'29"E	17.68

LINE TABLE

LINE #	BEARING	DISTANCE
L51	N04°59'49"E	34.18
L52	S75°58'18"W	28.25
L53	S85°32'23"W	342.44
L54	S89°32'23"W	300.25
L55	S89°32'23"W	300.25
L56	S11°56'27"E	28.71
L57	N59°43'34"W	37.71
L58	N45°16'30"W	16.30
L59	S45°43'49"E	30.68
L60	S7°56'02"E	31.01
L61	S7°56'02"E	31.01
L62	S7°56'02"E	31.01
L63	S89°38'16"E	37.13
L64	S89°38'16"E	37.13
L65	S89°38'16"E	37.13
L66	N44°43'39"E	4.26
L67	S26°38'37"W	30.63
L68	N44°43'39"E	67.81
L69	N44°43'39"E	67.81
L70	N25°16'03"W	4.87
L71	N00°05'16"E	159.07
L72	N00°05'16"E	245.99
L73	N00°05'16"E	200.97
L74	S59°36'45"E	26.17
L75	N44°46'46"E	17.60
L76	S43°13'19"E	28.25
L77	S00°05'16"E	62.98
L78	S43°59'56"E	28.28
L79	N45°03'04"E	28.28
L80	S44°58'06"E	28.28
L81	N44°58'05"E	28.19
L82	N89°53'29"W	49.73
L83	N89°53'29"W	38.73
L84	N45°06'31"W	28.28
L85	N45°43'17"W	18.96
L86	N45°43'17"W	18.96
L87	S89°32'23"E	67.91
L88	N44°58'19"E	28.31
L89	N45°04'41"W	28.26
L90	N89°04'52"W	229.12
L91	N45°06'12"E	28.30
L92	N44°59'48"W	17.65
L93	S89°58'54"E	30.61
L94	S78°17'17"E	6.11
L95	N75°17'17"W	6.11
L96	N44°43'58"E	28.47
L97	N00°05'16"E	89.93
L98	S00°39'23"E	99.81
L99	N54°19'36"W	13.51
L100	N89°06'03"W	54.40

LINE TABLE

LINE #	BEARING	DISTANCE
L101	N80°56'55"W	54.45
L102	S89°06'55"E	54.45
L103	S45°54'05"E	35.94
L104	S42°34'24"W	27.54
L105	S89°25'40"W	3.01
L106	S11°54'45"W	24.70
L107	N75°37'17"W	2.22
L108	N45°13'07"W	28.10
L109	N44°43'39"E	28.47
L110	S45°17'03"E	17.84
L111	S45°16'37"E	28.10
L112	N44°43'39"E	28.47
L113	N45°27'38"E	14.14
L114	S44°20'40"E	14.14
L115	S44°57'48"E	28.31
L116	S89°06'55"E	56.09
L117	S89°56'14"E	48.26
L118	S89°06'55"E	56.09
L119	N89°06'55"W	56.09
L120	S45°16'37"E	35.25
L121	S89°06'55"E	46.00
L122	S89°06'55"E	46.00
L123	S89°06'55"E	48.31
L124	S09°53'05"W	30.06
L125	S89°06'55"E	46.00
L126	S89°06'55"E	46.00
L127	N89°37'49"W	46.00
L128	N79°39'54"W	46.00
L129	N86°35'07"W	46.80
L130	N00°06'31"E	61.07
L131	N09°49'22"E	13.82
L132	N44°13'13"E	26.10
L133	S41°47'34"W	28.24
L134	S89°56'08"E	31.28
L135	S89°56'08"E	33.80

PREPARED July 2021

SHEET 10 OF 10

PREPARED BY:

GOODWIN & MARSHALL

CIVIL ENGINEERS – PLANNERS – SURVEYORS

3705 S. Alma School Road, Suite 2
Chandler, Arizona 85282
(602) 510-7095

SURVEYED BY:

Arizona Surveying and Mapping

24414 Alicante Lane, Suite A, Wickenburg, Arizona 85390
Tel. (623) 250-8870 FAX (623) 250-8961 info@asm1.com

CASE NO.
FS20-536

"PLAT OF MESQUITE MOUNTAIN RANCH III, PHASE 2"

FINAL PLAT

FS20-536

SURPRISE
ARIZONA

QUESTIONS OR COMMENTS?

Thank You

CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: November 16, 2021
Submitting Department: Public Works
Staff Recommendations: None

Contact Person: Mike Gent, DIRECTOR - PW
District: District 1

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

Agenda Wording:
Consideration and action declaring the City's intent to enlarge, and enlargement of, the lighting improvement district known as, "Austin Ranch West Parcel 6 # 143 Lighting Improvement District" pursuant to A.R.S. § 48-616 for the purpose of purchasing facilities and energy for lighting the public streets and parks within Austin Ranch; Resolution # 2021-157.

Motion:
I move to approve Resolution # 2021-157.

Background:
Austin Ranch West Parcel 6 #143 was formed in November 7, 2017 (RES2017-121). Since the time of formation, new parcels have been formed in and around the original SLID boundary. We request enlarging the existing SLID to include the new parcels and extend existing boundaries to roadway centerlines. The city has verified that the Petition for the proposed street light improvement district enlargement contains the signatures of all of the real property owners in the enlargement area of the district, exclusive of mortgages and other lien holders. 167 (estimated) new lights are proposed within this enlargement which are local and collector roads and will be billed to the Austin Ranch West Parcel 6 #143 SLID.

Objective Analysis:
A SLID is a neighborhood partnership and very common practice in which property owners in a defined area agree to pay the costs to operate and maintain their immediate area's street lights through a property tax. All new developments in the City of Surprise require a SLID. This action will enlarge an existing SLID boundary to include the remainder of the parcels not within the SLID and extend existing boundaries to roadway centerlines. The District is paid for by the levy and collection of equal apportionment of taxes based on the number and classification of properties within the District. The enlargement of the SLID will only affect the parcels joining into the District, as the valuation of the property may be increased.

Policy Compliant:
Surprise Municipal Code requires that street lighting that serves a defined area be paid for through revenues obtained from the specific area being served by such street lighting. In these instances, a Street Light Improvement District (SLID) is formed. The city strives to assure that residents are subject to only one SLID and that the boundaries of each SLID accurately reflect the service area. This item is

consistent with these objectives.

Financial Impact:

Any financial impact on the City is anticipated to be minimal, as the ratio of the new lights to existing lights is very small.

Budget Impact:

This is an enlargement of an existing SLID, therefore no impact to the budget is anticipated. A separate fund for this District is currently in place to track the revenue and expenses.

FTE Impact:

This action does not change the full time equivalent count.

ATTACHMENTS:

1. 01 Res 2021-157 SLID Enlargement Austin Ranch W P6-143
2. 02 SLID Enlargment Petition_signed_AR North_Approved
3. 03 Streetlight Plan_NCC P2.3 _Approved
4. 03 Streetlight Plan_NCC P2.4_Approved
5. 03 Streetlight Plan_NCC P3.0_Approved
6. 03 Streetlight Plan_NCC P4.1_Approved
7. 03 Streetlight Plan_NCC P4.2_Approved
8. 04 Council MAP_AR North_Approved

RESOLUTION # 2021-157

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA DECLARING ITS INTENT TO ENLARGE THE CITY OF SURPRISE, ARIZONA *AUSTIN RANCH WEST PARCEL 6 #143 LIGHTING IMPROVEMENT DISTRICT* AND ORDERING SUCH ENLARGEMENT.

WHEREAS, on *November 7, 2017* the Mayor and City Council of the City of Surprise adopted Resolution No. 2017-121, ordering the formation of the City of Surprise, Arizona *Austin Ranch West Parcel 6 #143* Lighting Improvement District (the "District") for the purpose of purchasing energy for the lighting of the public streets and parks within the District;

WHEREAS, Ariz. Rev. Stat. § 48-616(M) permits the City to add new territory to an existing district, thereby enlarging the boundaries of an existing street lighting improvement district ("SLID") when proper notice has been given to the owners of property that will be added to the SLID in accordance with Ariz. Rev. Stat. Title 48, Chapter 4, Article 2;

WHEREAS, Ariz. Rev. Stat. § 48-617(A) gives the City immediate jurisdiction to adopt the resolution ordering the creation or enlargement of a SLID without the necessity of publication and posting of the resolution of intention when all owners of the real property being added to the SLID have petitioned the City to form or enlarge the SLID;

WHEREAS, the owners, exclusive of mortgagees and other lienholders, of parcels of property which adjoin the District (hereinafter referred to as "Petitioners") acting pursuant to the provisions of Ariz. Rev. Stat. §§ 48-616(M) and 48-617(A), have petitioned the City to enlarge the District to include said property legally described in Exhibit A to this resolution, with such boundaries as shown in the map in Exhibit B to this resolution; and

WHEREAS, the City has verified and finds that Petitioners are the owners, exclusive of mortgagees and other lienholders, of all of the real property being added to the boundary of the District.

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

Section 1. *District Enlargement*. The City of Surprise, Arizona *Austin Ranch West Parcel 6 #143 Lighting Improvement District* shall be enlarged by the addition of the property described in Exhibit A and shown in Exhibit B, which are incorporated by reference hereto into this Resolution. The annual tax levied upon the District will remain in full force and effect, and, commencing in fiscal year 2022/2023 will apply to the District as enlarged by this Resolution.

Section 2. *Recording and Filing of this Resolution.* A certified copy of this Resolution shall be recorded in the office of the Maricopa County Recorder. Certified copies of this Resolution shall also be filed with the Arizona Department of Revenue and the Maricopa County Assessor's office pursuant to Ariz. Rev. Stat. § 42-17257.

APPROVED AND ADOPTED this _____day of _____, 2021.

Skip Hall, Mayor

Attest:

Sherry Aguilar, City Clerk

Approved as to form:

Robert Wingo, City Attorney

EXHIBIT A

Legal Description

February 25, 2021

EXHIBIT "A"
LEGAL DESCRIPTION FOR
COPPER CANYON NORTH PARCELS 2-4
STREET LIGHT IMPROVEMENT DISTRICT

That part of the Southeast Quarter of Section 10, Township 4 North, Range 2 West of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

Beginning at the Aluminum Cap marking the East Quarter Corner of said Section 10, from which the Brass Cap flush marking the Southeast Corner of said Section 10 bears South 00°05'51" West, a distance of 2,633.88 feet;

Thence South 00°05'51" West, along the East line of the Southeast Quarter of said Section 10, a distance of 2,348.41 feet to the Northeasterly Corner of that certain parcel of land as conveyed to Dysart Unified School District No. 89 in Document No. 2007-1317871, Records of Maricopa County, Arizona;

Thence along the Northerly and Westerly lines of said certain parcel of land the following courses:

Thence North 89°54'20" West, departing said East line, a distance of 503.51 feet;

Thence North 00°05'40" East, a distance of 385.00 feet;
Thence North 44°54'20" West, a distance of 21.21 feet;
Thence North 00°05'40" East, a distance of 27.50 feet;
Thence North 89°54'20" West, a distance of 995.73 feet;

Thence South 00°05'40" West, a distance of 490.78 feet to the beginning of a tangent curve of 100.00 foot radius, concave Westerly;

Thence Southerly, along said curve, through a central angle of 37°58'54", a distance of 66.29 feet;

Thence South 38°04'34" West, a distance of 100.09 feet to a point on a 400.00 foot radius non-tangent curve, whose center bears North 38°04'34" East;

Thence Easterly, along said curve, through a central angle of 38°06'26", a distance of 266.04 feet to a point on the South line of the Southeast Quarter of said Section 10;

Thence South 89°58'08" West, departing said Westerly line along said South line, a distance of 1,289.85 feet to the Maricopa County Aluminum Cap marking the South Quarter Corner of said Section 10;

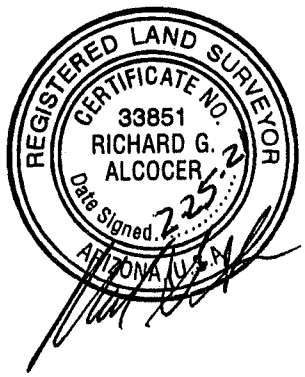
4550 N 12th Street | Phoenix AZ 85014 | 602.264.6831 | (F) 602.264.0928

Exhibit "A"
Legal Description for
Copper Canyon North Parcels 2-4
Street Light Improvement District
February 25, 2021

Thence North 00°21'41" East, along the West line of the Southeast Quarter of said Section 10, a distance of 2,647.69 feet to the Center of said Section 10;

Thence South 89°43'53" East, along the North line of the Southeast Quarter of said Section 10, a distance of 2,627.62 feet to the True Point of Beginning.

Containing 6,083,800 Square Feet or 139.665 Acres, more or less.



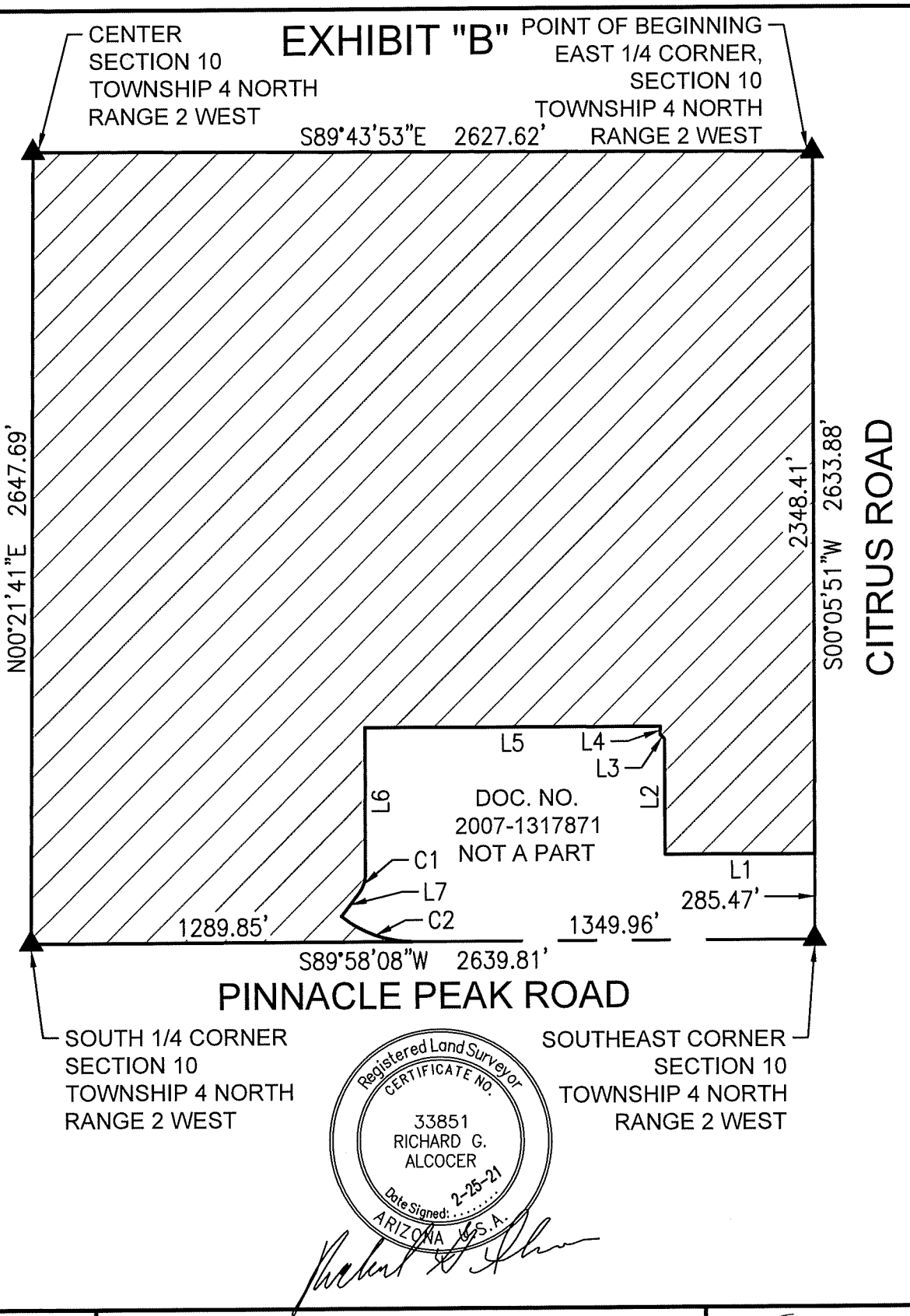
4550 N 12th Street | Phoenix AZ 85014 | 602.264.6831 | (F) 602.264.0928

CVL CONSULTANTS

EXHIBIT B

Map

EXHIBIT "B"



Registered Land Surveyor
CERTIFICATE NO.
33851
RICHARD G.
ALCOCER
Date Signed: 2-25-21
ARIZONA U.S.A.

SCALE 1" = 500'	COPPER CANYON NORTH PARCELS 2-4	CVL CONSULTANTS CELEBRATING 60 YEARS
EXHIBIT "B"	STREET LIGHT IMPROVEMENT DISTRICT	1 OF 2
4550 North 12th Street Phoenix, Arizona 85014 Phone 602-264-6831 http://www.cvlci.com		

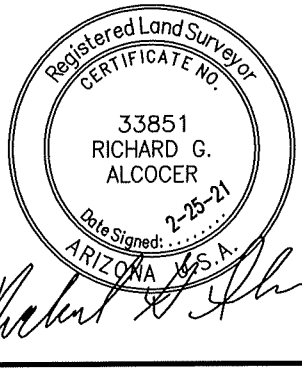
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EXHIBIT "B"

CURVE TABLE						
NO.	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD-BEARING
C1	66.29'	100.00'	037°58'54"	34.41'	65.08'	S19°05'07"W
C2	266.04'	400.00'	038°06'26"	138.15'	261.16'	S70°58'39"E

LINE TABLE		
NO.	BEARING	LENGTH
L1	N89°54'20"W	503.51'
L2	N00°05'40"E	385.00'
L3	N44°54'20"W	21.21'
L4	N00°05'40"E	27.50'
L5	N89°54'20"W	995.73'
L6	S00°05'40"W	490.78'
L7	S38°04'34"W	100.09'





NO SCALE

EXHIBIT "B"

4550 North 12th Street
Phoenix, Arizona 85014
Phone 602-264-6831
http://www.cvlci.com

COPPER CANYON NORTH
PARCELS 2-4

STREET LIGHT
IMPROVEMENT DISTRICT

CVL CONSULTANTS
CELEBRATING 60 YEARS

2 OF 2

N:\01\0295201\Cadd\Exhibits\VX.SLID.dwg **TomD** **February 25, 2021**

NORTH COPPER CANYON
PARCELS 2, 3 AND 4
SLID CLOSURE

The date and time is
2/24/2021 7:50 AM

* FILEPATH / NAME:
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BOUNDARY

S00°05'50.7517" W 2348.40663

N89°54'20.0023" W 503.50878

N00°05'39.8596" E 385.00000

N44°54'20.1404" W 21.21000

N00°05'39.8596" E 27.50000

N89°54'20.1404" W 995.73000

S00°05'39.8596" W 490.78000

RB = N89°54'20.1404" W
R = 100.00000
A = 66.29051
C = 65.08338
CB = S19°05'06.8596" W
D = 37°58'54.0000"
T = 34.41487
RB = S51°55'26.1404" E

S38°04'33.8596" W 100.09000

RB = N38°04'33.8596" E
R = 400.00000
A = 266.03860
C = 261.16218
CB = S70°58'39.1404" E
D = 38°06'26.0000"
T = 138.14983
RB = S00°01'52.1404" E

S89°58'07.8596" W 1289.84949

N00°21'40.8025" E 2647.68658

S89°43'52.6064" E 2627.61941
 to

Area = 6083799.83 139.665 AC

Closing course: 175°51'55.7931" 0.006473

Misclosure: 1/1,000,000+

North Error: 0.006457
East Error: 0.000467

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STREET LIGHT IMPROVEMENT DISTRICT PETITION ENLARGEMENT

TO THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE:

We, the undersigned, are all or a majority of the real property owners, exclusive of mortgagees and other lienholders, adjoining the district named below. We petition the City Council of the City of Surprise, Arizona, to enlarge the District to include said property legally described in Exhibit A with such boundaries as shown in the map in Exhibit B attached hereto. This petition includes a charge for maintaining the lighting facilities.

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

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

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

The name of the existing street light improvements district to be enlarged:

Austin Ranch West Parcel 6 143

(Leave Blank - to be assigned by City staff)

PETITIONERS: Please print and sign your name

PRINT BUSINESS/ PETITIONER'S NAME	ADDRESS OF PROPERTY OWNED WITHIN DISTRICT	ASSESSOR PARCEL #	SIGNATURE
Courtland Homes, Inc.	N/A	503-73-022A	

AVAILABILITY

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

DESCRIPTION

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

TIME PERIODS

Dusk: Time between sunset and full night when photocontrol senses the lack of sufficient sunlight and turns on the lights.

Dawn: The time between full night and sunrise when a photocontrol senses sufficient sunlight to turn off lights.

CHARGES

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

I. FIXTURES (Includes Mounting Arm, if Applicable)

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

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

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

	8,200 LED	95	33	$11.36	$5.34
	8,300 LED	106	37	$11.74	$5.72
	8,500 LED	88	31	$11.18	$5.16
	9,900 LED	130	45	$13.31	$6.70
	10,000 LED	113	39	$12.75	$6.14
	11,100 LED	108	38	$12.03	$5.88
	11,500 LED	108	38	$12.65	$6.04
	18,300 LED	162	56	$15.23	$7.98
	19,200 LED	257	89	$19.11	$11.32
	20,000 LED	258	89	$19.11	$11.32
	20,300 LED	193	67	$16.27	$9.02
	21,000 LED	193	67	$17.01	$9.22
FROZEN	4,000 INC	295	103	$10.54	$5.89
	7,000 MV	175	73	$13.65	$7.83
	11,000 MV	250	96	$17.09	$10.43
	20,000 MV	400	150	$26.84	$15.21
FROZEN	9,500 HPS	100	41	$29.14	$9.93
ACORN	16,000 HPS	150	69	$32.35	$12.55
FROZEN	9,500 HPS	100	41	$16.56	$7.90
ARCHITECTURAL	16,000 HPS	150	69	$19.77	$19.34
	30,000 HPS	250	99	$22.95	$13.57
	50,000 HPS	400	153	$28.32	$19.53
	14,000 MH	175	72	$23.17	$12.70
	21,000 MH	250	101	$26.31	$15.66
	36,000 MH	400	159	$32.89	$21.54
	8,000 LPS	55	30	$24.08	$10.58
	13,500 LPS	90	50	$28.39	$12.76
	22,500 LPS	135	72	$32.43	$15.56
	33,000 LPS	180	90	$39.01	$18.33
FROZEN	5,800 HPS	70	29	$9.40	$5.56
COBRA	9,500 HPS	100	41	$11.07	$6.81
ROADWAY	16,000 HPS	150	69	$13.86	$9.50
	30,000 HPS	250	99	$16.72	$12.35
FROZEN	50,000 HPS	400	153	$22.69	$17.63
COBRA	14,000 MH	175	72	$16.12	$10.99
ROADWAY	21,000 MH	250	101	$18.84	$13.67
	36,000 MH	400	159	$24.81	$18.99
	8,000 FL	100	38	$18.53	$5.43
FROZEN	9,500 HPS	100	41	$39.95	$11.96
DECORATIVE	16,000 HPS	150	69	$39.72	$13.36
TRANSIT	30,000 HPS	250	99	$45.74	$17.26
FROZEN	30,000 HPS	250	99	$22.20	$13.79
FLOOD	50,000 HPS	400	153	$27.53	$19.14
	21,000 MH	250	101	$23.69	$14.58
	36,000 MH	400	159	$28.89	$19.76
FROZEN Colonial Gray	8,000 FL	100	38	$19.97	$5.64

FROZEN

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

NOTES:

1. Investment by Company. These rates are applicable where the Company provides the initial investment to purchase and install all facilities necessary for street lighting service. The Company will own, operate, and maintain the street lighting system.

2. Investment by Others. These rates are applicable in those instances where the requesting entity or individual purchases and installs the street lighting facilities at their own expense and in accordance with Company specifications. These rates will also apply in the instance where the Customer provides a non-refundable advance to the Company to cover the Company's cost of purchasing and installing the street lighting system. The Company retains ownership of the street lighting system and provides operation and maintenance for all facilities.

3. Listed kWhs reflect the assigned monthly energy usage for each type of fixture and are used to determine any applicable transmission, system benefit, distribution, energy, and adjustment charges.

4. HPS = High Pressure Sodium

5. MH = Metal Halide

6. LPS = Low Pressure Sodium

7. FL = Fluorescent

8. INC = Incandescent. Incandescent lighting charges are applicable and available only to those Customers being served and those installations in service on November 1, 1986.

9. MV = Mercury Vapor. Mercury Vapor lighting charges are applicable and available only to those Customers being served and those installation in service on November 1, 1986 in accordance with A.R.S. §49-1104(A).

10. LED = Light Emitting Diode

11. IND = Induction

II. POLES

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

II POLES (cont)

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

F. FROZEN	Wood Poles		30 ft.	$9.64	$1.67
			35 ft.	$9.64	$1.59

FROZEN

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

III. ANCHOR BASE

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

IV. CHARGES FOR OPTIONAL OR ADDITIONAL EQUIPMENT

	CHARGE Company Owned
Underground Circuit Charges:	
a. Per foot of cable, installed under paving	$0.17000
b. Per foot of cable, not installed under paving	$0.06000

FROZEN

V. DETERMINATION OF CHARGES FOR NEW EQUIPMENT

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

Step 1 Determination of Charges for each Charge Type

Charge Type	Monthly Charge		Cost Inputs		PV Factor		Monthly Fixed Charge Rate
1	Carrying Cost (fixtures)	=	Equipment Cost (installed)	x	NA	x	1.518%
2	Carrying Cost (poles)	=	Equipment Cost (installed)	x	NA	x	1.296%
3	Fixture Replacement Cost	=	Equipment Cost (installed)	x	0.257	x	1.518%
4	Pole, Anchor Replacement Cost	=	Equipment Cost (installed)	x	0.110	x	1.296%
5	Lighting O&M	=	O&M Cost (lifecycle)	x	0.427	x	1.518%

Charge Type	Monthly Charge		kWh Input		$/kWh
6	Generation	=	kWh per month	x	0.06760
7	T&D, RCS, SB	=	kWh per month	x	0.02738

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

Equipment	Charge Type
Fixture - IBC	1,5,6,7
Fixture - IBO	3,5,6,7
Pole, Anchor Base - IBC	2
Pole, Anchor Base - IBO	4

TRIP CHARGE

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

ADJUSTMENTS

The bill will include the following adjustments:

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

SERVICE DETAILS

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

2. The Customer will be responsible for notifying the Company when the streetlighting facilities are not operating as intended. The Company will use reasonable efforts to complete normal maintenance (replacement of lamps, photocontrols or fixtures) within ten (10) working days from notification by Customer. If the maintenance requires cable replacement or repairs, the Company will use reasonable efforts to complete said repairs within twenty (20) working days.

3. The Customer's bill will not be reduced due to lamp, photocontrol or cable repair or replacement outages.

4. Lighting equipment which is not specified in this rate schedule will be billed at the rates corresponding to the most similar equipment, as determined by the Company.

5. Non-standard facilities (non-standard being defined as any facility not listed in the Company's Transmission and Distribution Construction Standards book) do not qualify for this rate schedule. At the Company's discretion, such facilities may be served under another of the Company's rate schedules.

6. The Company will extend its standard street lighting system up to a distance of 300 feet for each additional lighting installation without cost at the request of the Customer. When the extension is underground the customer will provide earthwork as specified in the Company's Service Schedule 3, Conditions Governing Extensions of Electric Distribution Lines and Services; or, at the applicant's request, the Company will provide such earthwork and the applicant will be required to pay a non-refundable contribution in aid of construction equal to the cost of such earthwork. Any additional extension required (over and above the first 300 feet) will be provided by Company for a contribution in aid of construction equal to the cost of the additional extension.

   a. Extensions to isolated areas requiring a substantial extension of the electric distribution system, as opposed to an extension of the street lighting system, will require a special study to determine the terms and conditions under which the Company will undertake such an extension.

7. APS provides electric service under the Company's Service Schedules. These schedules provide details about how the Company serves its Customers, and they have provisions and charges that may affect the Customer's bill. In addition, service may be subject to special terms and conditions as provided for in a Customer contract or service agreement.

STREET LIGHTING PLANS FOR
NORTH COPPER CANYON PARCEL 2.3

**A PORTION OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 10,
TOWNSHIP 4 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
CITY OF SURPRISE, MARICOPA COUNTY, ARIZONA**

DARCOR GENERAL NOTES

A. LOCATIONS INDICATED FOR EXISTING UNDERGROUND UTILITIES ARE BASED ON DRAWINGS PROVIDED TO US BY THE CIVIL ENGINEER AT TIME OF DESIGN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UNDERGROUND OBSTRUCTIONS AND UTILITIES ENCOUNTERED DURING CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING BLUE-STAKE AND POT-HOLING TO VERIFY ALL EXISTING UNDERGROUND OBSTRUCTIONS.

B. DARCOR & ASSOCIATES INC., ITS OWNERS, OR EMPLOYEES WILL NOT BE HELD RESPONSIBLE FOR ANY DAMAGE TO PROPERTY CAUSED BY OTHERS DURING OR RESULTING FROM CONSTRUCTION OF THIS PROJECT.

C. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR COORDINATING THE RELOCATION OF UTILITIES, POWER POLES, ETC.

D. THE CONTRACTOR SHALL PROVIDE THE CITY WITH ACCURATE AS-BUILT INFORMATION INCLUDING FIELD MEASUREMENTS TO ELECTRICAL EQUIPMENT AND UNDERGROUND CONDUIT ROUTING.

E. ANY QUANTITIES SHOWN ARE THE BEST ESTIMATE OF THE ENGINEER. THE CONTRACTOR SHALL MAKE HIS OWN INDEPENDENT ESTIMATE OF QUANTITIES AND BASE HIS BID THEREON.

F. THE ENGINEER WILL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES OR SAFETY PRECAUTIONS OR PROGRAMS UTILIZED DURING CONSTRUCTION, AND WILL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

G. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING ALL PROPERTY, LANDSCAPING, PAVING AND DRIVEWAYS THAT ARE DISTURBED DURING CONSTRUCTION TO THEIR ORIGINAL CONDITION WITH CONFORMANCE TO MAG SPECIFICATION SECTION 107.9.

THE ELECTRICAL / MAINTENANCE COSTS OF ALL STREET LIGHTS ON LOCAL AND COLLECTOR STREETS (TYPICALLY THE 41 WATT / 4,800 LUMEN AND THE 88 WATT / 8,500 LUMEN FIXTURES) ARE TO BE PAID BY THE ADJACENT PROJECT OR THE ADJACENT DEVELOPMENT'S STREET LIGHT IMPROVEMENT DISTRICT (SLID).

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

ENSURE THERE IS A 1' CLEARANCE FROM THE EDGE OF THE SIDEWALK TO THE FACE OF THE STREET LIGHT POLE.

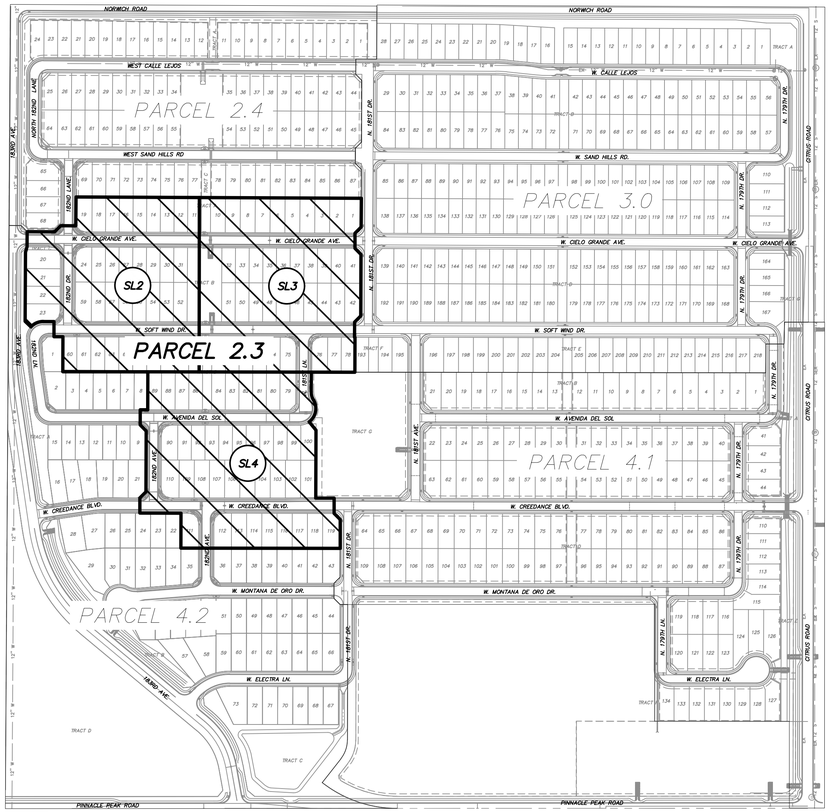
CITY OF SURPRISE GENERAL ENGINEERING NOTES

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

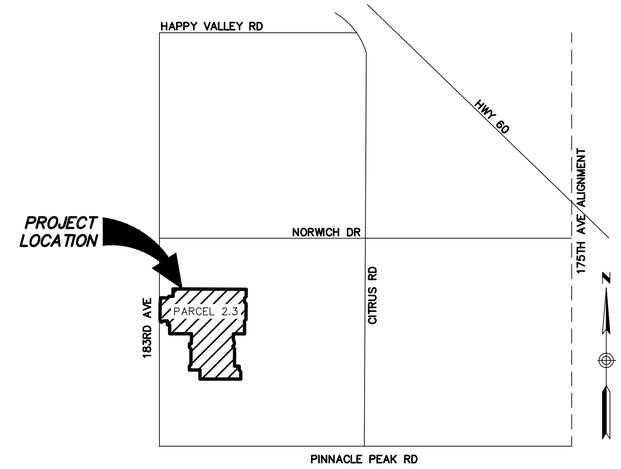
DEVELOPER
COURTLAND HOMES, INC.
4160 W KITTY HAWK
CHANDLER, AZ 85226
PHONE: (480) 893-7515
CONTACT: HANS KOPPENHOEFER

CIVIL ENGINEER
COE & VAN LOO CONSULTANTS INC.
4550 N 12TH STREET
PHOENIX, AZ 85014
PHN: (602) 264-6831
CONTACT: MATT OLSEN

ELECTRICAL ENGINEER
DARCOR & ASSOCIATES
22601 N. 17TH AVENUE, STE 240
PHOENIX, AZ 85027
PHONE: (602) 795-2699
CONTACT: DARWIN REYNOLDS, P.E.



KEY MAP
NTS



VICINITY MAP
NTS

SHEET INDEX

SHEET	DESCRIPTION
SL1	STREET LIGHTING COVER SHEET
SL2	STREET LIGHTING LAYOUT - I
SL3	STREET LIGHTING LAYOUT - II
SL4	STREET LIGHTING LAYOUT - III
SL5	STREET LIGHTING DETAILS
P1	ROADWAY PHOTOMETRIC CALCULATIONS

LEGEND & QUANTITIES LIST		
QUANTITY	SYMBOL	DESCRIPTION
25	⊸	41W LED (4,800 LUMENS) STREET LIGHT

UTILITY CONFLICT COORDINATION		
UTILITY COMPANY	CONTACT	DATE OF RESPONSE
APS	ARELI OCASIO	4/27/2021
CENTURYLINK	DARRIN LACEY	4/27/2021
COX COMMUNICATIONS	DON MIRANDA	4/27/2021

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

APPROVED _____
CITY OF SURPRISE ENGINEER DATE

Contact Arizona 811 at least two full working days before you begin excavation
ARIZONA811
Call 811 or click Arizona811.com

Registered Professional Engineer Certificate No. 30025 DARWIN REYNOLDS 7/2/21 ARIZONA U.S.A.

DARCOR ELECTRICAL CONSULTING ENGINEERS
22601 N. 17TH AVE. SUITE 240 PHOENIX, AZ 85027
Ph: (602) 795-2699 WWW.DARCORINC.COM

PROJECT TITLE
NORTH COPPER CANYON PARCEL 2.3
SURPRISE, ARIZONA

SHEET TITLE
STREET LIGHTING COVER SHEET

DATE JULY 2021	DESIGNED: KO	DWG No. SL1	SHEET 1
	DRAWN: KO		OF
SCALE NONE	CHECKED: DAR	PROJ No. 21015	6

FS21-317

FS21-317

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KEY NOTES

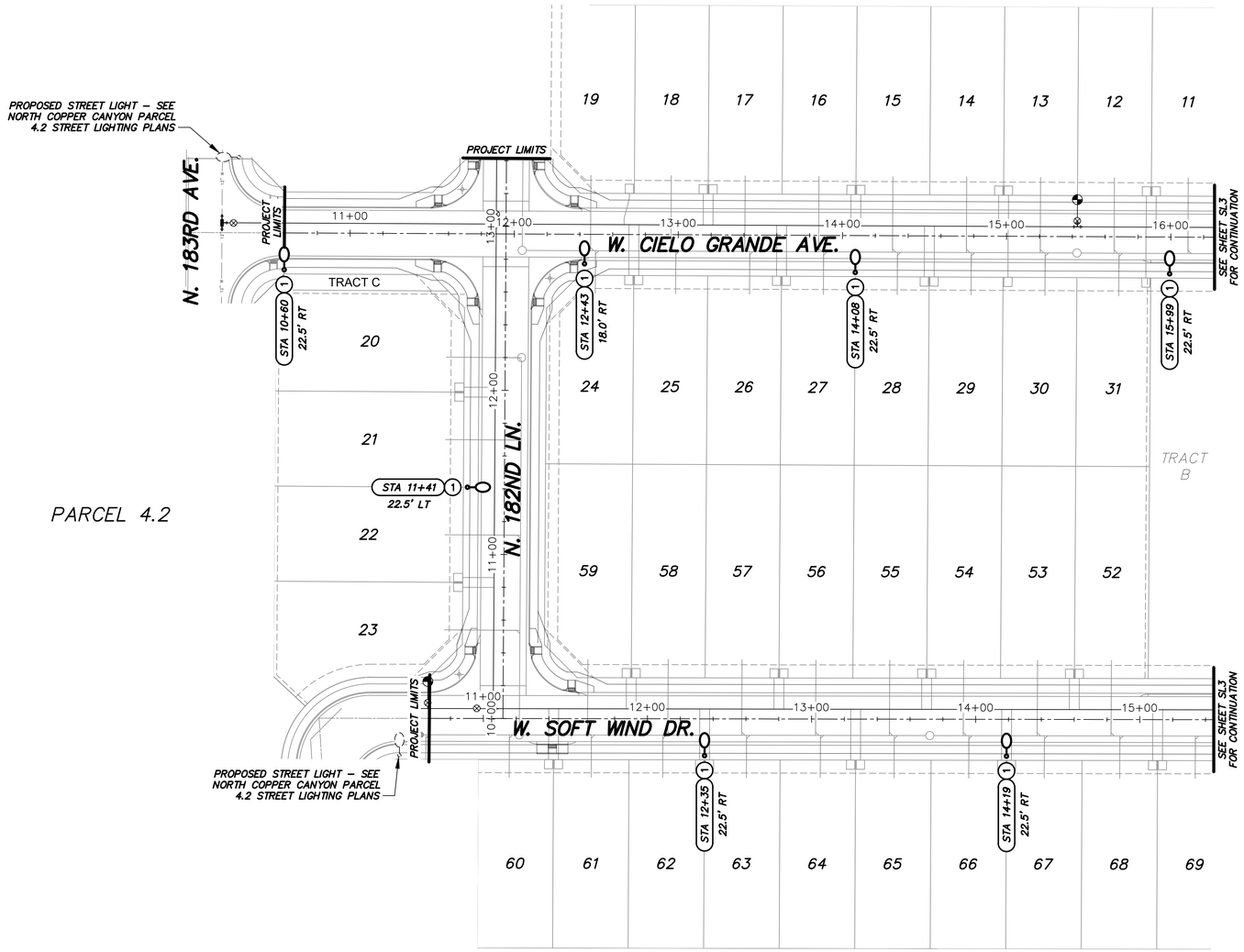
(1) INSTALL 41W, 3000K LED (4,800 LUMENS) BRONZE COBRAHEAD LUMINAIRE MOUNTED ON A 30'-6" DIRECT BURIED SQUARE STEEL POLE WITH A 2'-0" MAST ARM (25' MOUNTING HEIGHT). SEE APS STANDARD DETAIL 8030 AND APPLICABLE APS DETAILS ON SHEET SL5.

LEGEND

- COBRAHEAD STYLE LUMINAIRE (LOCAL – 41W)
- FUTURE STREET LIGHT
- FIRE HYDRANT

NOTE: ALL STREET LIGHTS TO BE 1' CLEAR OF SIDEWALKS

PARCEL 2.4



N

0 40 80 120

SCALE IN FEET

DARCOR ELECTRICAL CONSULTING ENGINEERS
22601 N. 17TH AVE. SUITE 240 PHOENIX, AZ 85027
Ph: (602) 795-2690 WWW.DARCORINC.COM

Contact Arizona 811 at least two full working days before you begin excavation. ARIZONA811 Call 811 or click Arizona811.com

Registered Professional Engineer Expiring CERTIFICATE No. 30025 DARWIN REYNOLDS 7/2/21 ARIZONA U.S.A.

PROJECT TITLE
NORTH COPPER CANYON PARCEL 2.3
SURPRISE, ARIZONA

SHEET TITLE
STREET LIGHTING
LAYOUT - I

DATE	DESIGNED:	DWG No.	SHEET
JULY 2021	KO	SL2	2
	DRAWN: KO		OF
SCALE	CHECKED: DAR	PROJ No.	6
AS SHOWN		21015	

FS21-317

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KEY NOTES

(1) INSTALL 41W, 3000K LED (4,800 LUMENS) BRONZE COBRAHEAD LUMINAIRE MOUNTED ON A 30'–6" DIRECT BURIED SQUARE STEEL POLE WITH A 2'–0" MAST ARM (25' MOUNTING HEIGHT). SEE APS STANDARD DETAIL 8030 AND APPLICABLE APS DETAILS ON SHEET SL5.

LEGEND

- COBRAHEAD STYLE LUMINAIRE (LOCAL – 41W)
- FUTURE STREET LIGHT
- FIRE HYDRANT

NOTE: ALL STREET LIGHTS TO BE 1' CLEAR OF SIDEWALKS

N

0 40 80 120

SCALE IN FEET

Contact Arizona 811 at least two full working days before you begin excavation
ARIZONA811
Call 811 or click Arizona811.com

DARCOR
ELECTRICAL CONSULTING ENGINEERS
22601 N. 17TH AVE.
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PHOENIX, AZ 85027
Ph: (602) 795-2699
WWW.DARCORINC.COM

PROJECT TITLE
NORTH COPPER CANYON PARCEL 2.3
SURPRISE, ARIZONA

SHEET TITLE
STREET LIGHTING
LAYOUT - II

Registered Professional Engineer (Electrical) CERTIFICATE NO. 30025 DARWIN REYNOLDS 7/2/21 ARIZONA U.S.A.

DATE: JULY 2021	DESIGNED: KO	DWG No. SL3	SHEET 3
SCALE: AS SHOWN	DRAWN: KO	PROJ No. 21015	OF 6
	CHECKED: DAR		

FS21-317

Saved: Thursday, July 1, 2021 10:49:17 AM File: Z:\2021\21015-Court (Copper Canyon 2.3, 2.4, 3.0 & 4.2)\Drawings\P2.3\21015-P2.3-SL3 Drafter: Kopsahl

KEY NOTES

(1) INSTALL 41W, 3000K LED (4,800 LUMENS) BRONZE COBRAHEAD LUMINAIRE MOUNTED ON A 30'-6" DIRECT BURIED SQUARE STEEL POLE WITH A 2'-0" MAST ARM (25' MOUNTING HEIGHT). SEE APS STANDARD DETAIL 8030 AND APPLICABLE APS DETAILS ON SHEET SL5.

LEGEND

- COBRAHEAD STYLE LUMINAIRE (LOCAL – 41W)
- FUTURE STREET LIGHT
- FIRE HYDRANT

NOTE: ALL STREET LIGHTS TO BE 1' CLEAR OF SIDEWALKS



0 40 80 120

SCALE IN FEET

Call Arizona 811 at least two full working days before you begin excavation
811 ARIZONA811 Call 811 or click Arizona811.com

Registered Professional Engineer CERTIFICATE No. 30025 DARWIN REYNOLDS 7/2/21 ARIZONA

DARCOR ELECTRICAL CONSULTING ENGINEERS
22601 N. 17TH AVE. SUITE 240 PHOENIX, AZ 85027
Ph: (602) 795-2699 WWW.DARCORINC.COM

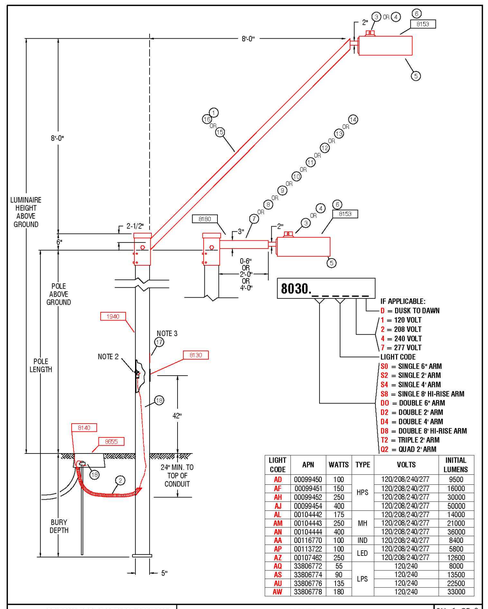
PROJECT TITLE
NORTH COPPER CANYON PARCEL 2.3
SURPRISE, ARIZONA

SHEET TITLE
STREET LIGHTING LAYOUT - III

DATE	DESIGNED:	DWG No.	SHEET
JULY 2021	KO	SL4	4
	DRAWN: KO		OF
SCALE	CHECKED: DAR	PROJ No.	6
AS SHOWN		21015	

FS21-317

Saved: Thursday, July 1, 2021 10:48:15 AM File: Z:\2021\21015-Court (Copper Canyon 2.3, 2.4, 3.0 & 4.2)\Drawings\P2.3\21015-P2.3-SL4 Drafter: Kopsahl



LIGHT CODE	APN	WATTS	TYPE	VOLTS	INITIAL LUMENS
AD	00099450	100	HPS	120/208/240/277	9500
AF	00099451	150		120/208/240/277	16000
AH	00099452	250		120/208/240/277	30000
AJ	00099454	400		120/208/240/277	50000
AL	00104442	175	MH	120/208/240/277	14000
AM	00104443	250		120/208/240/277	21000
AN	00104444	400		120/208/240/277	36000
AA	00116770	100	IND	120/208/240/277	8400
AP	00113722	100	LED	120/208/240/277	5800
AZ	00107462	250		120/208/240/277	12600
AG	33806772	55	LPS	120/240	8000
AS	33806774	90		120/240	13500
AU	33806776	135		120/240	22500
AW	33806778	180		120/240	33000

APS ARIZONA PUBLIC SERVICE COMPANY T&D CONSTRUCTION STANDARDS				
BY	LDR.	MGR.	DATE	REV.
KLS	B. McMINN	R. SMITH	04/2010	9

LIGHTS
ARCHITECTURAL ON
5" SQUARE BROWN PAINTED STEEL POLE
DIRECT BURY

SH 1 OF 2

8030

NOTES:
1. ADJUST PHOTO EYE TO FACE NORTH.
2. A GROUND ROD IS PROVIDED WITH THE J-BOX. WHERE A GROUND ROD CAN NOT BE DRIVEN ALTERNATE GROUND SHALL BE USED. SEE 2449 THRU 2460 FOR APPROVED ALTERNATES.
3. SIGN, "NOTICE THIS POLE IS OWNED AND MAINTAINED BY APS. DISCONNECT INSIDE", IS REQUIRED ON ALL DUSK-TO-DAWN AND AREA LIGHTING APPLICATIONS.
4. POLES THAT HAVE MORE THAN ONE LUMINAIRE REQUIRE A SEPARATE CIRCUIT WITH FUSING FROM THE J-BOX TO EACH LUMINAIRE.
5. USING THE 20'-0" POLE TO MATCH THE 16'-0" PEDESTRIAN LIGHT MOUNTING HEIGHT REDUCE POLE BURY DEPTH TO 4'-0".
6. THE BROWN PHOTO CONTROL IS A FAIL OFF CONTROL AND SHALL BE USED WITH ALL INDUCTION AND LED LUMINAIRES.
7. ON 277 VOLT STREET LIGHT CIRCUITS, INSTALL A "277 VOLT" MICARTA TAG ON CABLE IN J-BOX. TAG PROVIDED BY SPEC 8129.
8. THE LUMINAIRE SHOWN IS RECOMMENDED FOR THIS MOUNTING HEIGHT. SEE 8153 FOR ADDITIONAL BROWN ARCHITECTURAL LUMINAIRES.
9. THE TWO ARMED TENON BRACKET POSITIONS THE DOUBLE ARM 180 DEGREES APART.
10. TO ACCOMMODATE LESS THAT THE SPECIFIED LUMINAIRE MOUNTING HEIGHT, A SHOP ORDER IS REQUIRED TO HAVE A PORTION FROM THE TOP OF THE POLE CUT OFF. THE TENON ARM BRACKET SLIDES OVER AND COVERS THE CUT PORTION OF THE POLE.
11. IN-LINE FUSE FOR UNDERGROUND FEEDS, SEE 8130-8131.
12. FOR PEDESTRIAN ONLY APPLICATIONS SEE 8030.

POLE CODE	POLE LENGHT	BURY DEPTH	POLE ABOVE GROUND	LUMINAIRE HEIGHT ABOVE GROUND			
				6IN ARM	2FT ARM	4FT ARM	8FT ARM
1940.20	20'-0"	5'-0"*	15'-0"	15'-0"	15'-0"	15'-0"	----
1940.30	30'-6"	5'-0"	25'-0"	25'-0"	25'-0"	25'-0"	33'-0"
1940.34	34'-0"	6'-0"	28'-0"	28'-0"	28'-0"	28'-0"	28'-0"
1940.38	38'-0"	6'-6"	31'-6"	31'-6"	31'-6"	31'-6"	39'-6"

* SEE NOTE 5

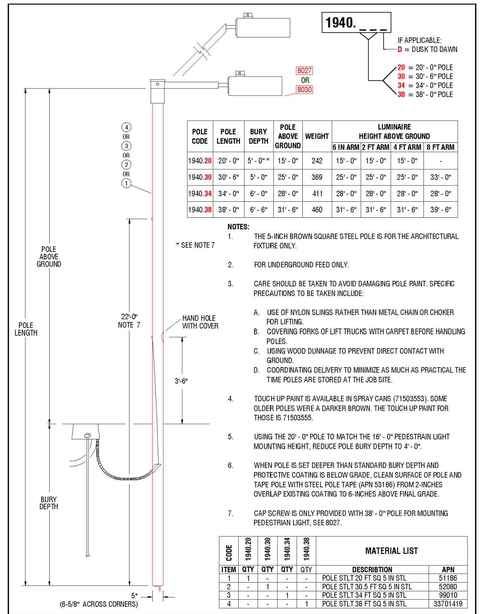
CODE	8030.50	8030.52	8030.54	8030.58	8030.072	8030.108	8030.172	8030.472	MATERIAL LIST	
ITEM	QTY	QTY	QTY	QTY	QTY	QTY	QTY	QTY	DESCRIPTION	APN
1	-	-	-	-	-	1	-	-	BRACKET ARCH SLIP BOLTED	00092251
2	10	10	10	10	10	10	10	10	CONDUIT 1" PVC FLEX CORR.	32900891
3	1	1	1	1	2	2	3	4	CONTROL PHOTO MULTI BLACK	00063965
4	VAR.	VAR.	VAR.	VAR.	VAR.	VAR.	VAR.	VAR.	CONTROL PHOTO MULTI BR-20	00073241
5	1	1	1	1	2	2	3	4	LAMP - SEE 8164 - B1T1	----
6	1	1	1	1	2	2	3	4	LUMINAIRE - SEE CHART	
7	1	-	-	-	-	-	-	-	MAST ARM S.T.L 2" SQ X 2" DBL	88370
8	-	1	-	-	-	-	-	-	MAST ARM S.T.L 3" SQ X 2" QUAD	33701116
9	-	-	-	-	1	-	-	-	MAST ARM S.T.L 3" SQ X 2" QUAD	33701117
10	-	-	-	-	-	-	1	-	MAST ARM S.T.L 3" SQ X 2" SGL	52664
11	-	-	-	-	-	-	-	1	MAST ARM S.T.L 3" SQ X 2" TPL	00052665
12	-	-	1	-	-	-	-	-	MAST ARM S.T.L 3" SQ X # SGL	00061738
13	-	-	-	1	-	-	-	-	MAST ARM S.T.L 6" BOLT - ON	33701120
14	1	-	-	-	-	2	-	-	MAST ARM SQ X 6" SGL	00092252
15	1	1	1	1	1	1	1	1	SIGN POLE OWNED BY APS	00050092
16	10	10	10	10	10	10	10	10	WIRE BARE #6 SOLID CU	33007580

APS ARIZONA PUBLIC SERVICE COMPANY T&D CONSTRUCTION STANDARDS				
BY	MGR.	DIR.	DATE	REV.
KLS	B. MCMINN	B. SMITH	04/2010	9

LIGHTS
ARCHITECTURAL ON
5" SQUARE BROWN PAINTED STEEL POLE
DIRECT BURY

SH 2 OF 2

8030



POLE CODE	POLE LENGTH	BURY DEPTH	POLE ABOVE GROUND	WEIGHT	LUMINAIRE HEIGHT ABOVE GROUND			
					6 IN ARM	2 FT ARM	4 FT ARM	8 FT ARM
1940.20	20' - 0"	5' - 0"*	15' - 0"	242	15' - 0"	15' - 0"	15' - 0"	-
1940.30	30' - 6"	5' - 0"	25' - 0"	369	25' - 0"	25' - 0"	25' - 0"	33' - 0"
1940.34	34' - 0"	6' - 0"	28' - 0"	411	28' - 0"	28' - 0"	28' - 0"	28' - 0"
1940.38	38' - 0"	6' - 6"	31' - 6"	460	31' - 6"	31' - 6"	31' - 6"	39' - 6"

* SEE NOTE 7

NOTES:
1. THE 5-INCH BROWN SQUARE STEEL POLE IS FOR THE ARCHITECTURAL FIXTURE ONLY.
2. FOR UNDERGROUND FEED ONLY.
3. CARE SHOULD BE TAKEN TO AVOID DAMAGING POLE PAINT. SPECIFIC PRECAUTIONS TO BE TAKEN INCLUDE:
   A. USE OF NYLON SLINGS RATHER THAN METAL CHAIN OR CHOKER FOR LIFTING.
   B. COVERING FORKS OF LIFT TRUCKS WITH CARPET BEFORE HANDLING POLES.
   C. USING WOOD DUNNAGE TO PREVENT DIRECT CONTACT WITH GROUND.
   D. COORDINATING DELIVERY TO MINIMIZE AS MUCH AS PRACTICAL THE TIME POLES ARE STORED AT THE JOB SITE.
4. TOUCH UP PAINT IS AVAILABLE IN SPRAY CANS (71503553). SOME OLDER POLES WERE A DARKER BROWN. THE TOUCH UP PAINT FOR THOSE IS 71503555.
5. USING THE 20' - 0" POLE TO MATCH THE 16' - 0" PEDESTRIAN LIGHT MOUNTING HEIGHT, REDUCE POLE BURY DEPTH TO 4' - 0".
6. WHEN POLE IS SET DEEPER THAN STANDARD BURY DEPTH AND PROTECTIVE COATING IS BELOW GRADE, CLEAN SURFACE OF POLE AND TAPE POLE WITH STEEL POLE TAPE (APN 53186) FROM 2-INCHES OVERLAP EXISTING COATING TO 6-INCHES ABOVE FINAL GRADE.
7. CAP SCREW IS ONLY PROVIDED WITH 38' - 0" POLE FOR MOUNTING PEDESTRIAN LIGHT, SEE 8027.

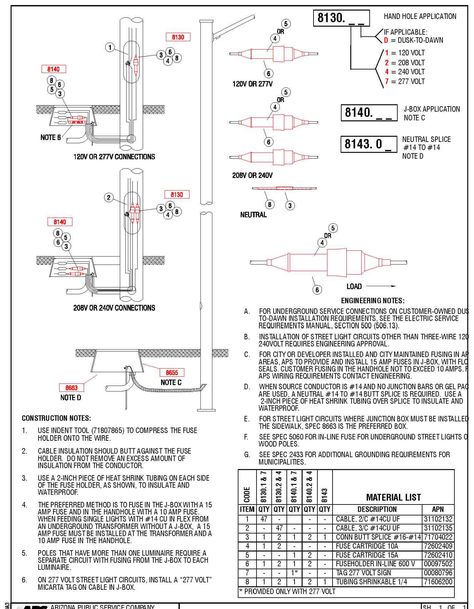
CODE	1940.20	1940.30	1940.34	1940.38	MATERIAL LIST	
ITEM	QTY	QTY	QTY	QTY	DESCRIPTION	APN
1	1	-	-	-	POLE STLT 20 FT SQ 5 IN STL	51186
2	-	1	-	-	POLE STLT 30.5 FT SQ 5 IN STL	52080
3	-	-	1	-	POLE STLT 34 FT SQ 5 IN STL	99010
4	-	-	-	1	POLE STLT 38 FT SQ 5 IN STL	33701419

ARIZONA PUBLIC SERVICE COMPANY T&D CONSTRUCTION STANDARDS				
BY	LDR.	MGR.	DATE	REV.
KLS	B. McMINN	S. SIERRA	12/2006	7

POLES
SQUARE STEEL STREET LIGHT POLES
20'-0", 30'-6", 34'-0" AND 38'-0"

SH 1 OF 1

1940



CONSTRUCTION NOTES:
1. USE INDENT TOOL (71807865) TO COMPRESS THE FUSE HOLDER ONTO THE WIRE.
2. CABLE INSULATION SHOULD BUTT AGAINST THE FUSE HOLDER. DO NOT REMOVE AN EXCESS AMOUNT OF INSULATION FROM THE CONDUCTOR.
3. USE A 2-INCH PIECE OF HEAT SHRINK TUBING ON EACH SIDE OF THE FUSE HOLDER, AS SHOWN, TO INSULATE AND WATERPROOF.
4. THE PREFERRED METHOD IS TO FUSE IN THE J-BOX WITH A 15 AMP FUSE AND IN THE HANDHOLE WITH A 10 AMP FUSE. WHEN FEEDING SINGLE LIGHTS WITH #14 CU IN FLEX FROM AN UNDERGROUND TRANSFORMER WITHOUT A J-BOX, A 15 AMP FUSE MUST BE INSTALLED AT THE TRANSFORMER AND A 10 AMP FUSE IN THE HANDHOLE.
5. POLES THAT HAVE MORE THAN ONE LUMINAIRE REQUIRE A SEPARATE CIRCUIT WITH FUSING FROM THE J-BOX TO EACH LUMINAIRE.
6. ON 277 VOLT STREET LIGHT CIRCUITS, INSTALL A "277 VOLT" MICARTA TAG ON CABLE IN J-BOX.

ENGINEERING NOTES:
A. FOR UNDERGROUND SERVICE CONNECTIONS ON CUSTOMER-OWNED DUS TO-DAWN INSTALLATION REQUIREMENTS, SEE THE ELECTRIC SERVICE REQUIREMENTS MANUAL, SECTION 500 (506.13).
B. INSTALLATION OF 5 STREET LIGHT CIRCUITS OTHER THAN THREE-WIRE 120 240VOLT REQUIRES ENGINEERING APPROVAL.
C. FOR CITY OR DEVELOPER INSTALLED AND CITY MAINTAINED FUSING IN AP AREAS, APS TO PROVIDE AND INSTALL 15 AMP FUSES IN J-BOX, WITH FLC SEALS. CUSTOMER FUSING IN THE HANDHOLE NOT TO EXCEED 10 AMPS. F APS WIRING REQUIREMENTS CONTACT ENGINEERING.
D. WHEN SOURCE CONDUCTOR IS #14 AND NO JUNCTION BARS OR GEL PAC ARE USED, A NEUTRAL #14 TO #14 BUTT SPLICE IS REQUIRED. USE A 2-INCH PIECE OF HEAT SHRINK TUBING OVER SPLICE TO INSULATE AND WATERPROOF.
E. FOR STREET LIGHT CIRCUITS WHERE JUNCTION BOX MUST BE INSTALLED THE SIDEWALK, SPEC 8663 IS THE PREFERRED BOX.
F. SEE SPEC 5060 FOR IN-LINE FUSE FOR UNDERGROUND STREET LIGHTS O WOOD POLES.
G. SEE SPEC 2433 FOR ADDITIONAL GROUNDING REQUIREMENTS FOR MUNICIPALITIES.

CODE	8130.16	8130.26	8140.16	8140.26	8143	MATERIAL LIST	
ITEM	QTY	QTY	QTY	QTY	QTY	DESCRIPTION	APN
1	47'	---	-	-	-	CABLE: 3/C #1/0 CU UF	31102133
2	-	47'	-	-	-	CABLE: 3/C #1/0 CU UF	31102135
3	1	2	1	2	1	CONN BUTT SPLICE #16-#14	71170402
4	1	2	-	-	-	FUSE CARTRIDGE 10A	72602409
5	-	-	1	2	-	FUSE CARTRIDGE 15A	72602410
6	1	2	1	2	-	FUSEHOLDER IN-LINE 600 V	00097502
7	-	-	1*	-	-	TAG 277 VOLT SIGN	00080795
8	1	2	1	2	1	TUBING SHRINKABLE 1/4	71606200

* PROVIDED ONLY WITH 277 VOLT

APS ARIZONA PUBLIC SERVICE COMPANY T&D CONSTRUCTION STANDARDS				
BY	LDR.	MGR.	DATE	REV.
KLS	B. McMinn	S. Sierra	1/2007	6

LIGHTS
IN-LINE FUSE FOR UNDERGROUND FEEDS

SH 1 OF 1

8130 THRU 8143

NOTE:
DETAILS ON THIS SHEET HAVE BEEN PREPARED AND PROVIDED BY APS

DARCOR ELECTRICAL CONSULTING ENGINEERS
22801 N. 17TH AVE. SUITE 240
PHOENIX, AZ 85027
Ph: (602) 795-2899
WWW.DARCORINC.COM

Contact Arizona 811 at least two full working days before you begin excavation. ARIZONA811 Call 811 or click Arizona811.com

Registered Professional Engineer Seal: CERTIFICATE NO. 30025 DARWIN REYNOLDS 7/2/21 Signed. ARIZONA U.S.A.

PROJECT TITLE
NORTH COPPER CANYON PARCEL 2.3
SURPRISE, ARIZONA

SHEET TITLE
STREET LIGHTING DETAILS

DATE	DESIGNED:	DWG No.	SHEET
JULY 2021	KO	SL5	5
SCALE	DRAWN: KO	PROJ No.	OF
NONE	CHECKED: DAR	21015	6

FS21-317

Saved: Wednesday, April 7, 2021 2:35:24 PM File: Z:\2021\21015-Court (Copper Canyon 2.3, 2.4, 3.0 & 4.2)\Drawings\P2.3\21015-P2.3-SL5 Drafter:Kopsahl

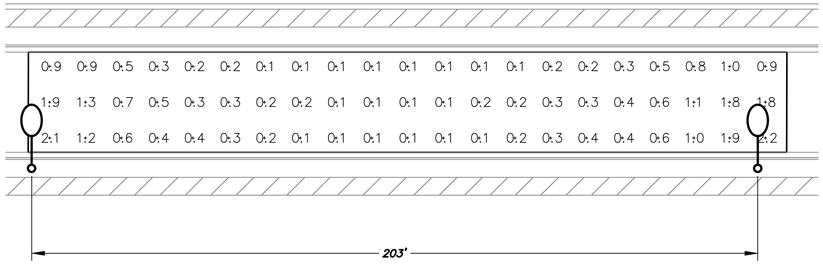
ROADWAY LOCAL
63 points at z=0, sp 10ft by 10ft
HORIZONTAL FOOTCANDLES

Average	**0.52**
Maximum	2.20
Minimum	0.10
Avg: Min	**5.20**
Max: Min	22.0
Coef Var	1.07
UnifGrad	2.12

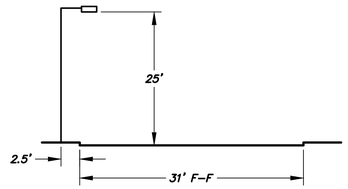
LOCAL

CITY DESIGN CRITERIA

AVG F/C:	0.5
AVG/MIN	6:1



WORST CASE SPACING FOR 30' WIDE ROADWAY (LOCAL) (41W) (25' H)



LUMINAIRE INPUT DATA
GE Lighting Solutions
lamp(s): LED
candela file 'ERL1_05E130-120-277V.IES'
1 lamp(s) per luminaire, 4,800 initial lumens per lamp
Light Loss Factor = 0.9, watts per luminaire = 41
Outreach (from mounting axis to photometric center)= 30 in
mounting height= 25 ft

APS APPROVED LED STREET LIGHTS
AS OF 3-15-18

APN	LIGHT CODE	LAMP	WATTS	LUMENS	CCT	COLOR	G.E. MODEL NUMBER	IES CURVE NUMBER
141047	RL41	LED	32	3,800	3000K	DK BRONZE	ERL1004B130ADKBZGRX	ERL1_04B130-120-277V.IES
141048	RL41	LED	41	4,800	3000K	DK BRONZE	ERL1005E130ADKBZGRX	ERL1_05E130-120-277V.IES
141049	RL42	LED	88	8,200	3000K	DK BRONZE	ERL1008E130ADKBZGRX	ERL1_08E130.IES
141050	RL43	LED	108	11,100	3000K	DK BRONZE	ERLH011E130ADKBZGRX	ERLH_11E130.IES
141040	CL50	LED	32	3,800	3000K	GRAY	ERL1004B130AGRAYGRX	ERL1_04B130-120-277V.IES
141041	CL51	LED	41	4,800	3000K	GRAY	ERL1005E130AGRAYGRX	ERL1_05E130-120-277V.IES
141043	CL52	LED	88	8,200	3000K	GRAY	ERL1008E130AGRAYGRX	ERL1_08E130.IES
141045	CL53	LED	108	11,100	3000K	GRAY	ERLH011E130AGRAYGRX	ERLH_11E130.IES
128251	RL50	LED	32	3,900	4000K	DK BRONZE	ERL1004B140ADKBZGRX	ERL1_04B140-120-277V.IES
126804	RL51	LED	41	5,000	4000K	DK BRONZE	ERL1005E140ADKBZGRX	ERL1_05E140-120-277V.IES
126805	RL52	LED	88	8,500	4000K	DK BRONZE	ERL1008E140ADKBZGRX	ERL1_08E140.IES
	RL53	LED	108	11,500	4000K	DK BRONZE	ERLH011E140ADKBZGRX	ERLH_11E140.IES
128329	CL60	LED	32	3,900	4000K	GRAY	ERL1004B140AGRAYGRX	ERL1_04B140-120-277V.IES
128330	CL61	LED	41	5,000	4000K	GRAY	ERL1005E140AGRAYGRX	ERL1_05E140-120-277V.IES
128331	CL62	LED	88	8,500	4000K	GRAY	ERL1008E140AGRAYGRX	ERL1_08E140.IES
128332	CL63	LED	108	11,500	4000K	GRAY	ERLH011E140AGRAYGRX	ERLH_11E140.IES

ALL PHOTOMETRIC CALCULATIONS ON THESE PLANS REPRESENT ILLUMINANCE VALUES

DARCOR ELECTRICAL CONSULTING ENGINEERS
22601 N. 17TH AVE. SUITE 240 PHOENIX, AZ 85027
Ph: (602) 795-2899 WWW.DARCORINC.COM

Contact Arizona 811 at least two full working days before you begin excavation. ARIZONA 811 Call 811 or click Arizona811.com

PROJECT TITLE
NORTH COPPER CANYON PARCEL 2.3
SURPRISE, ARIZONA

SHEET TITLE
ROADWAY PHOTOMETRIC CALCULATIONS

Registered Professional Engineers Board CERTIFICATE NO. 30025 DARWIN REYNOLDS 7/2/21 Registered Professional Engineer STATE OF ARIZONA U.S.A.

DATE: JULY 2021	DESIGNED: KO	DWG No.: P1	SHEET: 6
SCALE: NONE	DRAWN: KO	PROJ No.: 21015	OF 6
	CHECKED: DAR		

FS21-317

Saved: Wednesday, April 7, 2021 2:36:47 PM File:Z:\2021\21015-Court (Copper Canyon 2.3, 2.4, 3.0 & 4.2)\Drawings\P2.3\21015-P2.3-P1 Drafter:Kopsahl

STREET LIGHTING PLANS FOR
NORTH COPPER CANYON PARCEL 2.4

**A PORTION OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 10,
TOWNSHIP 4 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA**

DARCOR GENERAL NOTES

A. LOCATIONS INDICATED FOR EXISTING UNDERGROUND UTILITIES ARE BASED ON DRAWINGS PROVIDED TO US BY THE CIVIL ENGINEER AT TIME OF DESIGN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UNDERGROUND OBSTRUCTIONS AND UTILITIES ENCOUNTERED DURING CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING BLUE-STAKE AND POT-HOLING TO VERIFY ALL EXISTING UNDERGROUND OBSTRUCTIONS.

B. DARCOR & ASSOCIATES INC., ITS OWNERS, OR EMPLOYEES WILL NOT BE HELD RESPONSIBLE FOR ANY DAMAGE TO PROPERTY CAUSED BY OTHERS DURING OR RESULTING FROM CONSTRUCTION OF THIS PROJECT.

C. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR COORDINATING THE RELOCATION OF UTILITIES, POWER POLES, ETC.

D. THE CONTRACTOR SHALL PROVIDE THE CITY WITH ACCURATE AS-BUILT INFORMATION INCLUDING FIELD MEASUREMENTS TO ELECTRICAL EQUIPMENT AND UNDERGROUND CONDUIT ROUTING.

E. ANY QUANTITIES SHOWN ARE THE BEST ESTIMATE OF THE ENGINEER. THE CONTRACTOR SHALL MAKE HIS OWN INDEPENDENT ESTIMATE OF QUANTITIES AND BASE HIS BID THEREON.

F. THE ENGINEER WILL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES OR SAFETY PRECAUTIONS OR PROGRAMS UTILIZED DURING CONSTRUCTION, AND WILL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

G. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING ALL PROPERTY, LANDSCAPING, PAVING AND DRIVEWAYS THAT ARE DISTURBED DURING CONSTRUCTION TO THEIR ORIGINAL CONDITION WITH CONFORMANCE TO MAG SPECIFICATION SECTION 107.9.

THE ELECTRICAL / MAINTENANCE COSTS OF ALL STREET LIGHTS ON LOCAL AND COLLECTOR STREETS (TYPICALLY THE 41 WATT / 4,800 LUMEN AND THE 88 WATT / 8,500 LUMEN FIXTURES) ARE TO BE PAID BY THE ADJACENT PROJECT OR THE ADJACENT DEVELOPMENT'S STREET LIGHT IMPROVEMENT DISTRICT (SLID).

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

ENSURE THERE IS A 1' CLEARANCE FROM THE EDGE OF THE SIDEWALK TO THE FACE OF THE STREET LIGHT POLE.

CITY OF SURPRISE GENERAL ENGINEERING NOTES

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

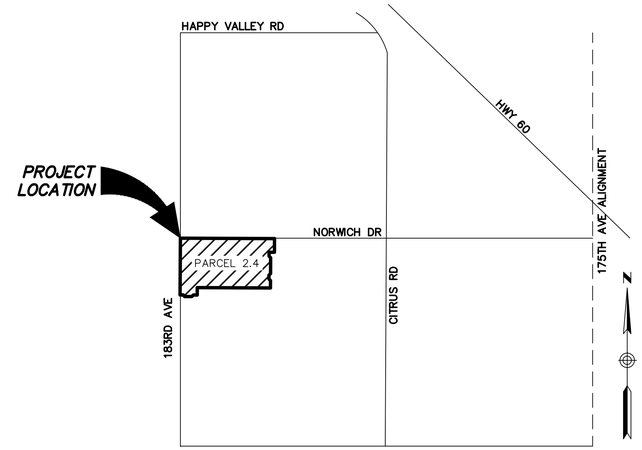
DEVELOPER
COURTLAND HOMES, INC.
4160 W KITTY HAWK
CHANDLER, AZ 85226
PHONE: (480) 893-7515
CONTACT: HANS KOPPENHOEFER

CIVIL ENGINEER
COE & VAN LOO CONSULTANTS INC.
4550 N 12TH STREET
PHOENIX, AZ 85014
PHN: (602) 264-6831
CONTACT: MATT OLSEN

ELECTRICAL ENGINEER
DARCOR & ASSOCIATES
22601 N. 17TH AVENUE, STE 240
PHOENIX, AZ 85027
PHONE: (602) 795-2699
CONTACT: DARWIN REYNOLDS, P.E.



KEY MAP
NTS



VICINITY MAP
NTS

SHEET INDEX

SHEET	DESCRIPTION
SL1	STREET LIGHTING COVER SHEET
SL2	STREET LIGHTING LAYOUT - I
SL3	STREET LIGHTING LAYOUT - II
SL4	STREET LIGHTING DETAILS
P1	ROADWAY PHOTOMETRIC CALCULATIONS

LEGEND & QUANTITIES LIST

QUANTITY	SYMBOL	DESCRIPTION
5		88W LED (8,500 LUMENS) STREET LIGHT
15		41W LED (4,800 LUMENS) STREET LIGHT

UTILITY CONFLICT COORDINATION

UTILITY COMPANY	CONTACT	DATE
APS	ARELI OCASIO	6/18/21
CENTURY LINK	DARRIN LACEY	6/18/21
COX COMMUNICATIONS	DON MIRANDA	6/18/21
BEARDSLEY WATER COMPANY	JUDITH LOPEZ	6/18/21

CITY OF SURPRISE SIGNATURE BLOCK

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

APPROVED _____
CITY OF SURPRISE ENGINEER DATE

Contact Arizona 811 at least two full working days before you begin excavation. ARIZONA811 Call 811 or click Arizona811.com

Registered Professional Engineer Certificate No. 30025 DARWIN REYNOLDS 8/20/21 Expires 6/30/22 ARIZONA U.S.A.

DARCOR ELECTRICAL CONSULTING ENGINEERS
22601 N. 17TH AVE. SUITE 240 PHOENIX, AZ 85027
Ph: (602) 795-2699 WWW.DARCORINC.COM

PROJECT TITLE
NORTH COPPER CANYON PARCEL 2.4
SURPRISE, ARIZONA

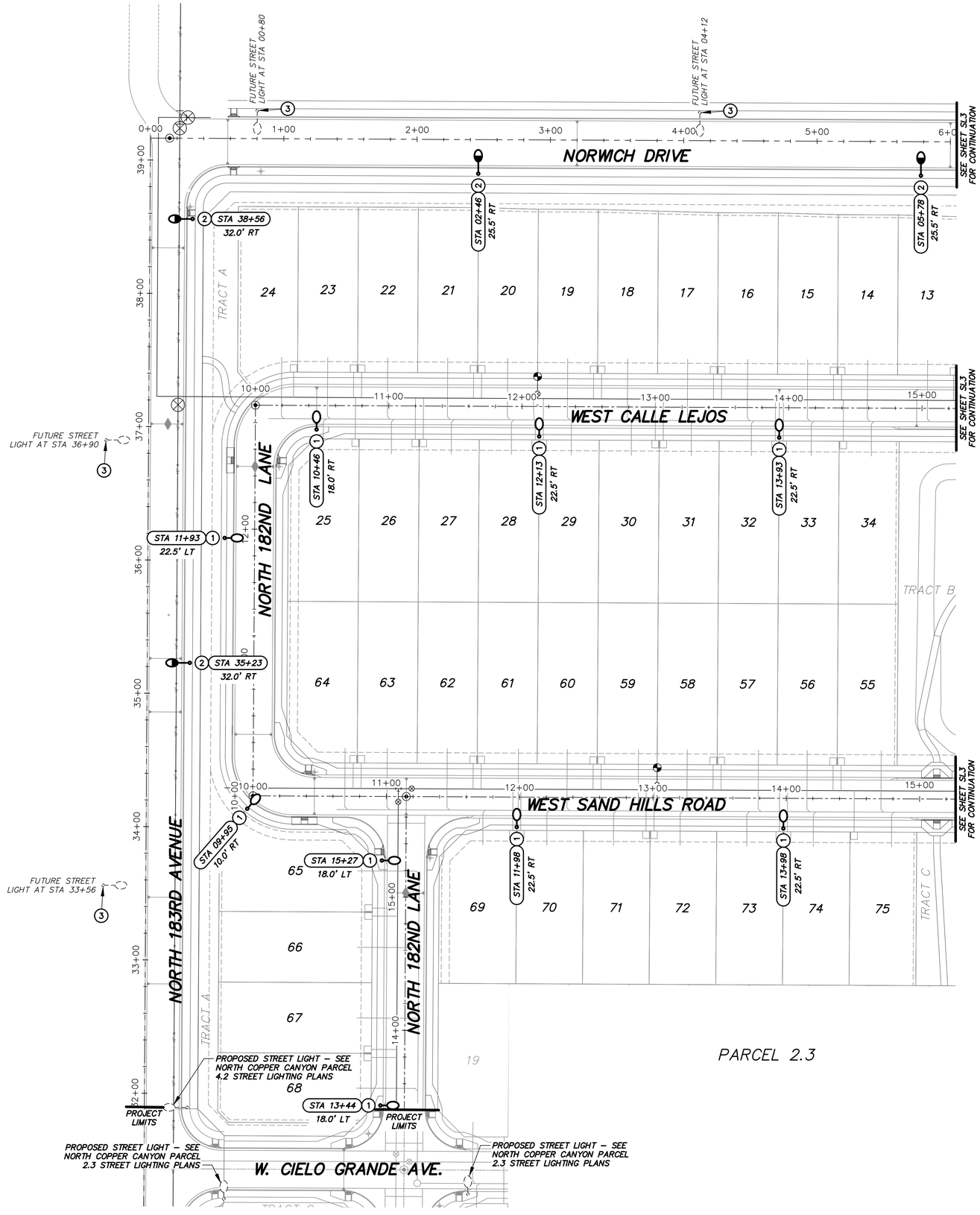
SHEET TITLE
STREET LIGHTING COVER SHEET

DATE AUG 2021	DESIGNED: KO	DWG No. SL1	SHEET 1
SCALE NONE	DRAWN: KO	PROJ No. 21015	OF 5
	CHECKED: DAR		

FS21-520

FS21-520

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PARCEL 2.3

KEY NOTES

1. INSTALL 41W, 3000K LED (4,800 LUMENS) BRONZE COBRAHEAD LUMINAIRE MOUNTED ON A 30'–6" DIRECT BURIED SQUARE STEEL POLE WITH A 2'–0" MAST ARM (25' MOUNTING HEIGHT). SEE APS STANDARD DETAIL 8030 AND APPLICABLE APS DETAILS ON SHEET SL4.
2. INSTALL 88W, 4000K LED (8,500 LUMENS) BRONZE COBRAHEAD LUMINAIRE MOUNTED ON A 38'–0" DIRECT BURIED SQUARE STEEL POLE WITH A 4'–0" MAST ARM (31'–6" MOUNTING HEIGHT). SEE APS STANDARD DETAIL 8030 AND APPLICABLE APS DETAILS ON SHEET SL4.
3. FUTURE STREET LIGHT. ONLY CONDUIT TO BE INSTALLED AS A PART OF THIS PROJECT TO THIS LOCATION. JUNCTION BOXES AND STREET LIGHT INSTALLATION ARE NOT A PART OF THIS PROJECT.

LEGEND

- COBRAHEAD STYLE LUMINAIRE (LOCAL – 41W)
- COBRAHEAD STYLE LUMINAIRE (COLLECTOR – 88W)
- FUTURE STREET LIGHT
- FIRE HYDRANT

NOTE: ALL STREET LIGHTS TO BE 1' CLEAR OF SIDEWALKS

N

0 40 80 120

SCALE IN FEET

DARCOR
ELECTRICAL CONSULTING ENGINEERS
22601 N. 17TH AVE.
SUITE 240
PHOENIX, AZ 85027
Ph: (602) 795-2699
WWW.DARCORINC.COM

Contact Arizona 811 at least two full working days before you begin excavation. ARIZONA811 Call 811 or click Arizona811.com

Registered Professional Engineer Board (Expires) CERTIFICATE NO. 30025 DARWIN REYNOLDS 6/20/21 Signed ARIZONA U.S.A.

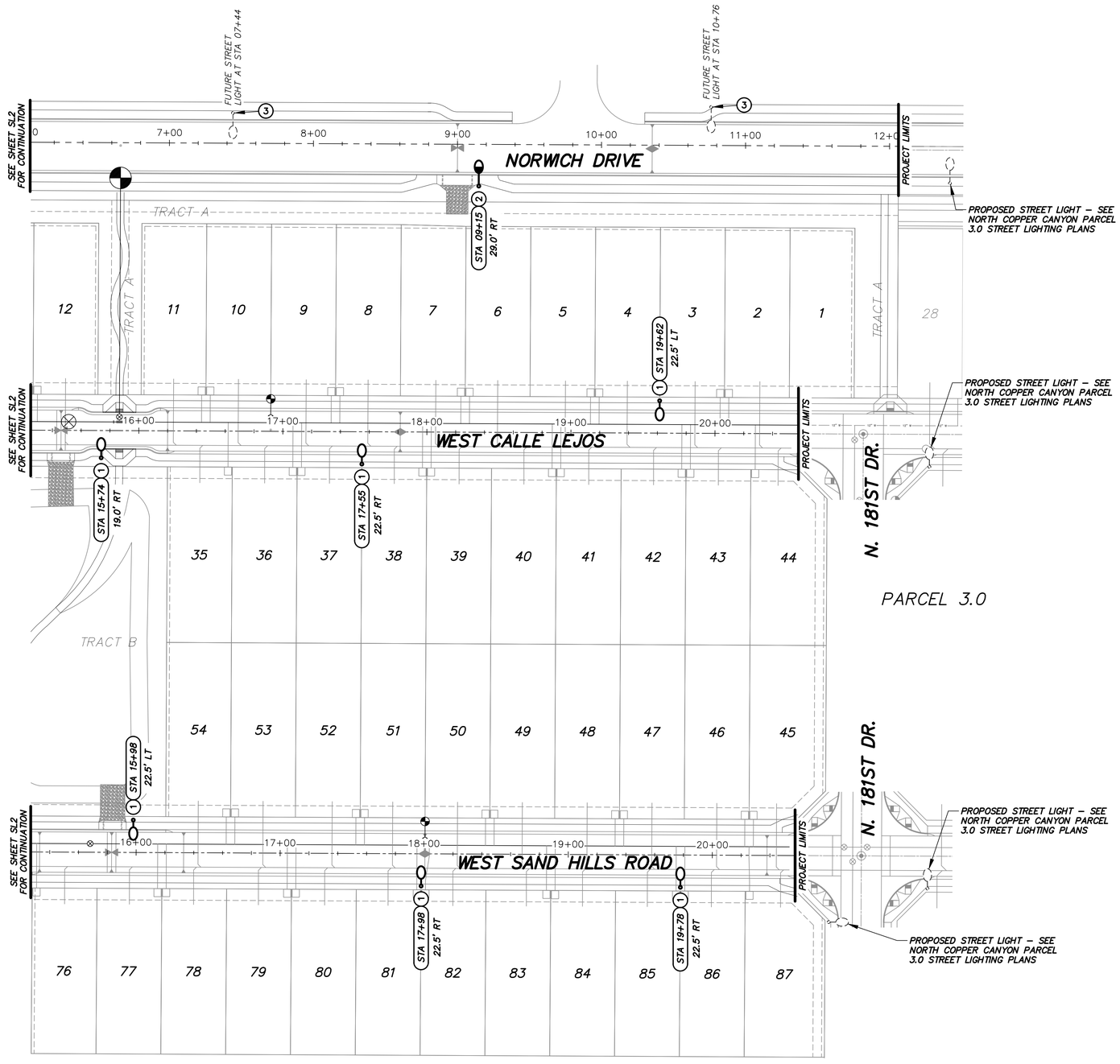
PROJECT TITLE
NORTH COPPER CANYON PARCEL 2.4
SURPRISE, ARIZONA

SHEET TITLE
STREET LIGHTING
LAYOUT - I

DATE: AUG 2021	DESIGNED: KO	DWG No.: SL2	SHEET: 2
SCALE: AS SHOWN	DRAWN: KO	PROJ No.: 21015	OF: 5
	CHECKED: DAR		

FS21-520

Saved: Thursday, August 19, 2021 6:11:28 PM File:Z:\2021\21015-Court (Copper Canyon 2.3, 2.4, 3.0 & 4.2)\Drawings\P2.4\21015-P2.4-SL2 Drafter:Kopsahl



PARCEL 3.0

PARCEL 2.3

KEY NOTES

1. INSTALL 41W, 3000K LED (4,800 LUMENS) BRONZE COBRAHEAD LUMINAIRE MOUNTED ON A 30'–6" DIRECT BURIED SQUARE STEEL POLE WITH A 2'–0" MAST ARM (25' MOUNTING HEIGHT). SEE APS STANDARD DETAIL 8030 AND APPLICABLE APS DETAILS ON SHEET SL4.
2. INSTALL 88W, 4000K LED (8,500 LUMENS) BRONZE COBRAHEAD LUMINAIRE MOUNTED ON A 38'–0" DIRECT BURIED SQUARE STEEL POLE WITH A 4'–0" MAST ARM (31'–6" MOUNTING HEIGHT). SEE APS STANDARD DETAIL 8030 AND APPLICABLE APS DETAILS ON SHEET SL4.
3. FUTURE STREET LIGHT. ONLY CONDUIT TO BE INSTALLED AS A PART OF THIS PROJECT TO THIS LOCATION. JUNCTION BOXES AND STREET LIGHT INSTALLATION ARE NOT A PART OF THIS PROJECT.

LEGEND

- COBRAHEAD STYLE LUMINAIRE (LOCAL – 41W)
- COBRAHEAD STYLE LUMINAIRE (COLLECTOR – 88W)
- FUTURE STREET LIGHT
- FIRE HYDRANT

NOTE: ALL STREET LIGHTS TO BE 1' CLEAR OF SIDEWALKS

N

0 40 80 120

SCALE IN FEET

DARCOR ELECTRICAL CONSULTING ENGINEERS
22601 N. 17TH AVE. SUITE 240 PHOENIX, AZ 85027
Ph: (602) 795-2699 WWW.DARCORINC.COM

Contact Arizona 811 at least two full working days before you begin excavation. ARIZONA811 Call 811 or click Arizona811.com

Registered Professional Engineer Certificate No. 30025 DARWIN REYNOLDS 8/20/21 Signed Arizona

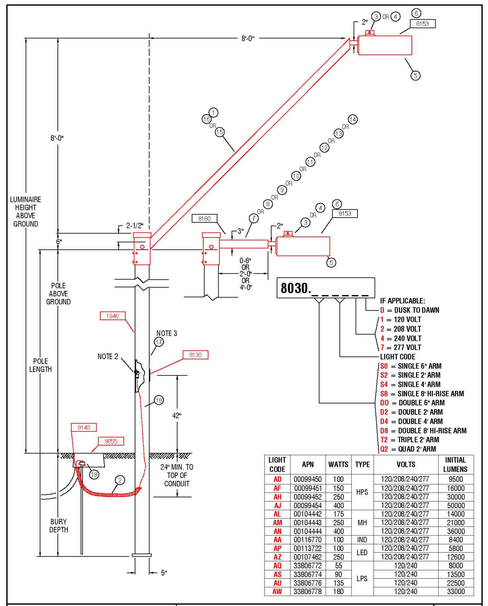
PROJECT TITLE
NORTH COPPER CANYON PARCEL 2.4
SURPRISE, ARIZONA

SHEET TITLE
STREET LIGHTING LAYOUT - II

DATE	DESIGNED:	DWG No.	SHEET
AUG 2021	KO	SL3	3
	DRAWN: KO		OF
SCALE	CHECKED:	PROJ No.	5
AS SHOWN	DAR	21015	

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Saved: Thursday, August 19, 2021 5:49:18 PM File:Z:\2021\21015-Court (Copper Canyon 2.3, 2.4, 3.0 & 4.2)\Drawings\P2.4\21015-P2.4-SL3 Drafter:Kapsahl



LIGHT CODE	APN	WATTS	TYPE	VOLTS	INITIAL LUMENS
AD	00099450	100	HPS	120/208/240/277	9500
AF	00099451	150		120/208/240/277	16000
AH	00099452	250		120/208/240/277	30000
AJ	00099454	400		120/208/240/277	50000
AL	00104442	175	MH	120/208/240/277	14000
AM	00104443	250		120/208/240/277	21000
AN	00104444	400		120/208/240/277	36000
AA	00116770	100	IND	120/208/240/277	8400
AP	00113722	100	LED	120/208/240/277	5800
AZ	00107462	250		120/208/240/277	12600
AQ	33806772	55	LPS	120/240	8000
AS	33806774	90		120/240	13500
AU	33806776	135		120/240	22500
AW	33806778	180		120/240	33000

ARIZONA PUBLIC SERVICE COMPANY T&D CONSTRUCTION STANDARDS				
BY	LDR.	MGR.	DATE	REV.
KLS	B. MCMINN	R. SMITH	04/2010	9

LIGHTS
ARCHITECTURAL ON
5" SQUARE BROWN PAINTED STEEL POLE
DIRECT BURY

SH 1 OF 2

8030

NOTES:
1. ADJUST PHOTO EYE TO FACE NORTH.
2. A GROUND ROD IS PROVIDED WITH THE J-BOX. WHERE A GROUND ROD CAN NOT BE DRIVEN ALTERNATE GROUND SHALL BE USED. SEE 2449 THRU 2460 FOR APPROVED ALTERNATES.
3. SIGN, "NOTICE THIS POLE IS OWNED AND MAINTAINED BY APS. DISCONNECT INSIDE", IS REQUIRED ON ALL DUSK-TO-DAWN AND AREA LIGHTING APPLICATIONS.
4. POLES THAT HAVE MORE THAN ONE LUMINAIRE REQUIRE A SEPARATE CIRCUIT WITH FUSING FROM THE J-BOX TO EACH LUMINAIRE.
5. USING THE 20'-0" POLE TO MATCH THE 16'-0" PEDESTRIAN LIGHT MOUNTING HEIGHT REDUCE POLE BURY DEPTH TO 4'-0".
6. THE BROWN PHOTO CONTROL IS A FAIL OFF CONTROL AND SHALL BE USED WITH ALL INDUCTION AND LED LUMINAIRES.
7. ON 277 VOLT STREET LIGHT CIRCUITS, INSTALL A "277 VOLT" MICARTA TAG ON CABLE IN J-BOX. TAG PROVIDED BY SPEC 8129.
8. THE LUMINAIRE SHOWN IS RECOMMENDED FOR THIS MOUNTING HEIGHT. SEE 8153 FOR ADDITIONAL BROWN ARCHITECTURAL LUMINAIRES.
9. THE TWO ARMED TENON BRACKET POSITIONS THE DOUBLE ARM 180 DEGREES APART.
10. TO ACCOMMODATE LESS THAT THE SPECIFIED LUMINAIRE MOUNTING HEIGHT, A SHOP ORDER IS REQUIRED TO HAVE A PORTION FROM THE TOP OF THE POLE CUT OFF. THE TENON ARM BRACKET SLIDES OVER AND COVERS THE CUT PORTION OF THE POLE.
11. IN-LINE FUSE FOR UNDERGROUND FEEDS, SEE 8130-8131.
12. FOR PEDESTRIAN ONLY APPLICATIONS SEE 8030.

POLE CODE	POLE LENGHT	BURY DEPTH	POLE ABOVE GROUND	LUMINAIRE HEIGHT ABOVE GROUND			
				6IN ARM	2FT ARM	4FT ARM	8FT ARM
1940.20	20'-0"	5'-0"*	15'-0"	15'-0"	15'-0"	15'-0"	----
1940.30	30'-6"	5'-0"	25'-0"	25'-0"	25'-0"	25'-0"	33'-0"
1940.34	34'-0"	6'-0"	28'-0"	28'-0"	28'-0"	28'-0"	39'-6"
1940.38	38'-0"	6'-6"	31'-6"	31'-6"	31'-6"	31'-6"	39'-6"

* SEE NOTE 5

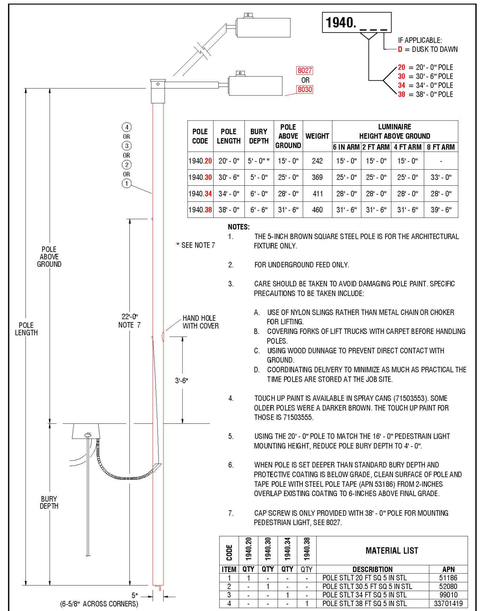
CODE	8030.59	8030.52	8030.54	8030.58	8030.02	8030.39	8030.72	8030.02	MATERIAL LIST	
ITEM	QTY	QTY	QTY	QTY	QTY	QTY	QTY	QTY	DESCRIPTION	APN
1	-	-	-	-	-	1	-	-	BRACKET ARCH SLIP BOLTED	00092251
2	10	10	10	10	10	10	10	10	CONDUIT 1" PVC FLEX CORR	32900891
3	1	1	1	1	2	2	3	4	CONTROL PHOTO MULTI BLACK	00063995
4	VAR.	VAR.	VAR.	VAR.	VAR.	VAR.	VAR.	VAR.	CONTROL PHOTO MULTI BR-20	00073241
5	1	1	1	1	2	2	3	4	LAMP - SEE 8164 - B1T1	
6	1	1	1	1	2	2	3	4	LUMINAIRE - SEE CHART	
7	1	-	-	-	-	-	-	-	MAST ARM STL T 3" SQ X 2" DBL	88370
8	-	1	-	-	-	-	-	-	MAST ARM STL T 3" SQ X 2" QUAD	33701116
9	-	-	-	-	1	-	-	-	MAST ARM STL T 3" SQ X 2" QUAD	33701117
10	-	-	-	-	-	-	1	-	MAST ARM STL T 3" SQ X 2" SGL	53664
11	-	-	-	-	-	-	-	1	MAST ARM STL T 3" SQ X 2" TPL	00052665
12	-	-	-	-	-	1	-	-	MAST ARM STL T 3" SQ X 4' SGL	00061738
13	-	-	-	1	-	-	-	-	MAST ARM STL T 8" BOLT - ON	33701120
14	1	-	-	-	2	-	-	-	MAST ARM SQ X 6' SGL	00092252
15	1	1	1	1	1	1	1	1	SIGN POLE OWNED BY APS	00050092
16	10	10	10	10	10	10	10	10	WIRE BARE #6 SOLID CU	33007580

ARIZONA PUBLIC SERVICE COMPANY T&D CONSTRUCTION STANDARDS				
BY	MGR.	DIR	DATE	REV.
KLS	B. MCMINN	B. SMITH	04/2010	9

LIGHTS
ARCHITECTURAL ON
5" SQUARE BROWN PAINTED STEEL POLE
DIRECT BURY

SH 2 OF 2

8030



POLE CODE	POLE LENGTH	BURY DEPTH	POLE ABOVE GROUND	WEIGHT	LUMINAIRE HEIGHT ABOVE GROUND			
					6 IN ARM	2 FT ARM	4 FT ARM	8 FT ARM
1940.20	20'- 0"	5'- 0"*	15'- 0"	242	15'- 0"	15'- 0"	15'- 0"	-
1940.30	30'- 6"	5'- 0"	25'- 0"	369	25'- 0"	25'- 0"	25'- 0"	33'- 0"
1940.34	34'- 0"	6'- 0"	28'- 0"	411	28'- 0"	28'- 0"	28'- 0"	28'- 0"
1940.38	38'- 0"	6'- 6"	31'- 6"	460	31'- 6"	31'- 6"	31'- 6"	39'- 6"

* SEE NOTE 7

NOTES:
1. THE 5-INCH BROWN SQUARE STEEL POLE IS FOR THE ARCHITECTURAL FIXTURE ONLY.
2. FOR UNDERGROUND FEED ONLY.
3. CARE SHOULD BE TAKEN TO AVOID DAMAGING POLE PAINT. SPECIFIC PRECAUTIONS TO BE TAKEN INCLUDE:
   A. USE OF NYLON SLINGS RATHER THAN METAL CHAIN OR CHOKER FOR LIFTING.
   B. COVERING FORKS OF LIFT TRUCKS WITH CARPET BEFORE HANDLING POLES.
   C. USING WOOD DUNNAGE TO PREVENT DIRECT CONTACT WITH GROUND.
   D. COORDINATING DELIVERY TO MINIMIZE AS MUCH AS PRACTICAL THE TIME POLES ARE STORED AT THE JOB SITE.
4. TOUCH UP PAINT IS AVAILABLE IN SPRAY CANS (71503553). SOME OLDER POLES WERE A DARKER BROWN. THE TOUCH UP PAINT FOR THOSE IS 71503555.
5. USING THE 20'- 0" POLE TO MATCH THE 16' - 0" PEDESTRIAN LIGHT MOUNTING HEIGHT, REDUCE POLE BURY DEPTH TO 4' - 0".
6. WHEN POLE IS SET DEEPER THAN STANDARD BURY DEPTH AND PROTECTIVE COATING IS BELOW GRADE, CLEAN SURFACE OF POLE AND TAPE POLE WITH STEEL POLE TAPE (APN 53186) FROM 2-INCHES OVERLAP EXISTING COATING TO 6-INCHES ABOVE FINAL GRADE.
7. CAP SCREW IS ONLY PROVIDED WITH 38' - 0" POLE FOR MOUNTING PEDESTRIAN LIGHT, SEE 8027.

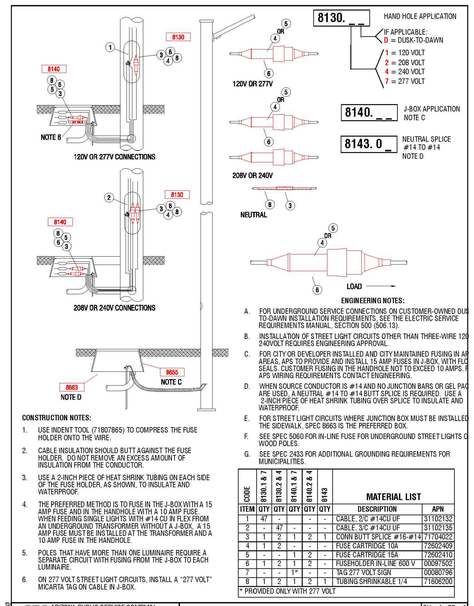
CODE	1940.20	1940.30	1940.34	1940.38	MATERIAL LIST	
ITEM	QTY	QTY	QTY	QTY	DESCRIPTION	APN
1	1	-	-	-	POLE STL T 20 FT SQ 5 IN STL	51186
2	-	1	-	-	POLE STL T 30.5 FT SQ 5 IN STL	52080
3	-	-	1	-	POLE STL T 34 FT SQ 5 IN STL	99010
4	-	-	-	1	POLE STL T 38 FT SQ 5 IN STL	33701419

ARIZONA PUBLIC SERVICE COMPANY T&D CONSTRUCTION STANDARDS				
BY	LDR.	MGR.	DATE	REV.
KLS	B. McMINN	S. SIERRA	12/2006	7

POLES
SQUARE STEEL STREET LIGHT POLES
20'-0", 30'-6", 34'-0" AND 38'-0"

SH 1 OF 1

1940



CONSTRUCTION NOTES:
1. USE INDENT TOOL (71807865) TO COMPRESS THE FUSE HOLDER ONTO THE WIRE.
2. CABLE INSULATION SHOULD BUTT AGAINST THE FUSE HOLDER. DO NOT REMOVE AN EXCESS AMOUNT OF INSULATION FROM THE CONDUCTOR.
3. USE A 2-INCH PIECE OF HEAT SHRINK TUBING ON EACH SIDE OF THE FUSE HOLDER, AS SHOWN, TO INSULATE AND WATERPROOF.
4. THE PREFERRED METHOD IS TO FUSE IN THE J-BOX WITH A 15 AMP FUSE AND IN THE HANDHOLE WITH A 10 AMP FUSE. WHEN FEEDING SINGLE LIGHTS WITH #14 CU IN FLEX FROM AN UNDERGROUND TRANSFORMER WITHOUT A J-BOX, A 15 AMP FUSE MUST BE INSTALLED AT THE TRANSFORMER AND A 10 AMP FUSE IN THE HANDHOLE.
5. POLES THAT HAVE MORE THAN ONE LUMINAIRE REQUIRE A SEPARATE CIRCUIT WITH FUSING FROM THE J-BOX TO EACH LUMINAIRE.
6. ON 277 VOLT STREET LIGHT CIRCUITS, INSTALL A "277 VOLT" MICARTA TAG ON CABLE IN J-BOX.

ENGINEERING NOTES:
A. FOR UNDERGROUND SERVICE CONNECTIONS ON CUSTOMER-OWNED DUS TO-DAWN INSTALLATION REQUIREMENTS, SEE THE ELECTRIC SERVICE REQUIREMENTS MANUAL, SECTION 500 (506.13).
B. INSTALLATION OF STREET LIGHT CIRCUITS OTHER THAN THREE-WIRE 120 240VOLT REQUIRES ENGINEERING APPROVAL.
C. FOR CITY OR DEVELOPER INSTALLED AND CITY MAINTAINED FUSING IN AP AREAS, APS TO PROVIDE AND INSTALL 15 AMP FUSES IN J-BOX, WITH FLC SEALS. CUSTOMER FUSING IN THE HANDHOLE NOT TO EXCEED 10 AMPS. F APS WIRING REQUIREMENTS CONTACT ENGINEERING.
D. WHEN SOURCE CONDUCTOR IS #14 AND NO JUNCTION BARS OR GEL PAC ARE USED, A NEUTRAL #14 TO #14 BUTT SPLICE IS REQUIRED. USE A 2-INCH PIECE OF HEAT SHRINK TUBING OVER SPLICE TO INSULATE AND WATERPROOF.
E. FOR STREET LIGHT CIRCUITS WHERE JUNCTION BOX MUST BE INSTALLED THE SIDEWALK, SPEC 8663 IS THE PREFERRED BOX.
F. SEE SPEC 5060 FOR IN-LINE FUSE FOR UNDERGROUND STREET LIGHTS C WOOD POLES.
G. SEE SPEC 2433 FOR ADDITIONAL GROUNDING REQUIREMENTS FOR MUNICIPALITIES.

CODE	8130.0, 8.7	8130.2, 8.4	8140.1, 8.7	8140.2, 8.4	8143	MATERIAL LIST	
ITEM	QTY	QTY	QTY	QTY	QTY	DESCRIPTION	APN
1	47'	---	---	-	-	CABLE 3/C #1/0 ALU UF	31102132
2	---	47'	---	-	-	CABLE 3/C #1/0 ALU UF	31102135
3	1	2	1	2	1	CONN BUTT SPLICE #1/0-#14	71704022
4	1	2	-	-	-	FUSE CARTRIDGE 10A	72602409
5	-	-	1	2	-	FUSE CARTRIDGE 15A	72602410
6	1	2	1	2	-	FUSEHOLDER IN-LINE 600 V	00097502
7	-	-	1*	-	-	TAG 277 VOLT SIGN	00080796
8	1	2	1	2	1	TUBING SHRINKABLE 1/4	71606200

* PROVIDED ONLY WITH 277 VOLT

ARIZONA PUBLIC SERVICE COMPANY T&D CONSTRUCTION STANDARDS				
BY	LDR.	MGR.	DATE	REV.
KLS	B. McMinn	S. Sierra	1/2007	6

LIGHTS
IN-LINE FUSE FOR UNDERGROUND FEEDS

SH 1 OF 1

8130 THRU 8143

NOTE:
DETAILS ON THIS SHEET HAVE BEEN PREPARED AND PROVIDED BY APS

DARCOR
ELECTRICAL CONSULTING ENGINEERS
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ARIZONA811
Call 811 or click Arizona811.com

Registered Professional Engineer Board
CERTIFICATE NO.
30025
DARWIN REYNOLDS
8/20/21
Signed
ARIZONA U.S.A.

PROJECT TITLE
NORTH COPPER CANYON PARCEL 2.4
SURPRISE, ARIZONA

SHEET TITLE
STREET LIGHTING DETAILS

DATE	DESIGNED:	DWG No.	SHEET
AUG 2021	KO	SL4	4
SCALE	DRAWN: KO	PROJ No.	OF
NONE	CHECKED: DAR	21015	5

FS21-520

Saved: Wednesday, May 19, 2021 9:43:06 AM File:Z:\2021\2015-Court (Copper Canyon 2.3, 2.4, 3.0 & 4.2)\Drawings\P2.4\2015-P2.4-SL4 Drafter:Kopsohl

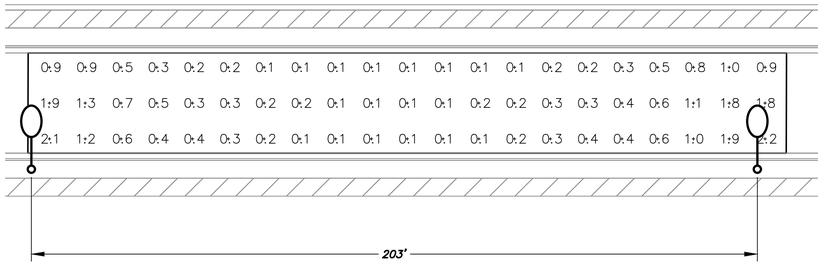
ROADWAY LOCAL
63 points at z=0, sp 10ft by 10ft
HORIZONTAL FOOTCANDLES

Average	**0.52**
Maximum	2.20
Minimum	0.10
Avg: Min	**5.20**
Max: Min	22.0
Coef Var	1.07
UnifGrad	2.12

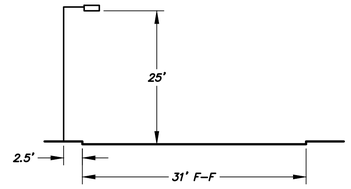
LOCAL

CITY DESIGN CRITERIA

AVG F/C:	0.5
AVG/MIN	6:1



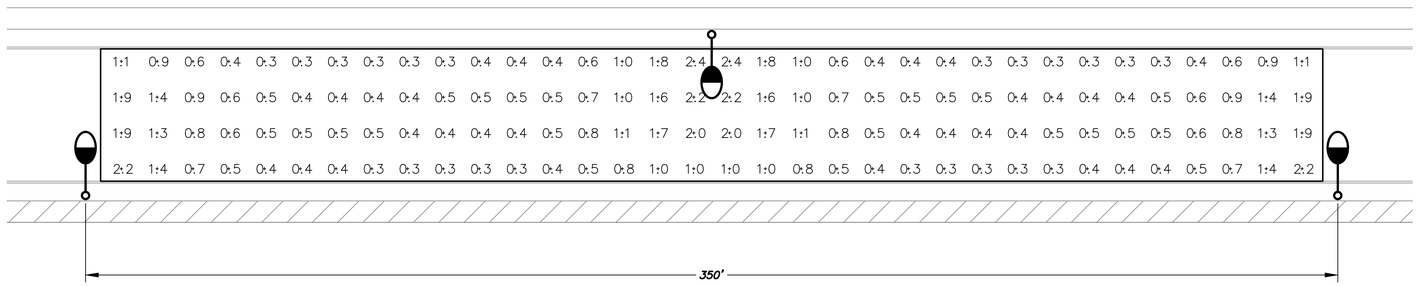
WORST CASE SPACING FOR 30' WIDE ROADWAY (LOCAL) (41W) (25' H)



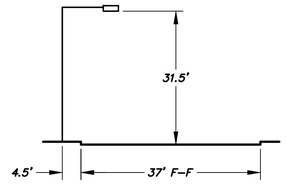
LUMINAIRE INPUT DATA
GE Lighting Solutions
lamp(s): LED
candela file 'ERL1_05E130-120-277V.IES'
1 lamp(s) per luminaire, 4,800 initial lumens per lamp
Light Loss Factor = 0.9, watts per luminaire = 41
Outreach (from mounting axis to photometric center)= 30 in
mounting height= 25 ft

ROADWAY COLLECTOR
163 points at z=0, sp 10ft by 10ft
HORIZONTAL FOOTCANDLES

Average	**0.76**
Maximum	2.40
Minimum	0.30
Avg: Min	**2.53**
Max: Min	8.00
Coef Var	0.72
UnifGrad	2.00



WORST CASE SPACING FOR 38' WIDE ROADWAY (COLLECTOR) (88W) (31.5' H)



LUMINAIRE INPUT DATA
GE Lighting Solutions
lamp(s): LED
candela file 'ERL1_08E130____.IES'
1 lamp(s) per luminaire, 8,500 initial lumens per lamp
Light Loss Factor = 1.0, watts per luminaire = 88
Outreach (from mounting axis to photometric center)= 54 in
mounting height= 31.5 ft

APS APPROVED LED STREET LIGHTS
AS OF 3-15-18

APN	LIGHT CODE	LAMP	WATTS	LUMENS	CCT	COLOR	G.E. MODEL NUMBER	IES CURVE NUMBER
141047	RL41	LED	32	3,800	3000K	DK BRONZE	ERL1004B130ADKBZGRX	ERL1_04B130-120-277V.IES
141048	RL41	LED	41	4,800	3000K	DK BRONZE	ERL1005E130ADKBZGRX	ERL1_05E130-120-277V.IES
141049	RL42	LED	88	8,200	3000K	DK BRONZE	ERL1008E130ADKBZGRX	ERL1_08E130.IES
141050	RL43	LED	108	11,100	3000K	DK BRONZE	ERLH011E130ADKBZGRX	ERLH_11E130.IES
141040	CL50	LED	32	3,800	3000K	GRAY	ERL1004B130AGRAYGRX	ERL1_04B130-120-277V.IES
141041	CL51	LED	41	4,800	3000K	GRAY	ERL1005E130AGRAYGRX	ERL1_05E130-120-277V.IES
141043	CL52	LED	88	8,200	3000K	GRAY	ERL1008E130AGRAYGRX	ERL1_08E130.IES
141045	CL53	LED	108	11,100	3000K	GRAY	ERLH011E130AGRAYGRX	ERLH_11E130.IES
128251	RL50	LED	32	3,900	4000K	DK BRONZE	ERL1004B140ADKBZGRX	ERL1_04B140-120-277V.IES
126804	RL51	LED	41	5,000	4000K	DK BRONZE	ERL1005E140ADKBZGRX	ERL1_05E140-120-277V.IES
126805	RL52	LED	88	8,500	4000K	DK BRONZE	ERL1008E140ADKBZGRX	ERL1_08E140.IES
	RL53	LED	108	11,500	4000K	DK BRONZE	ERLH011E140ADKBZGRX	ERLH_11E140.IES
128329	CL60	LED	32	3,900	4000K	GRAY	ERL1004B140AGRAYGRX	ERL1_04B140-120-277V.IES
128330	CL61	LED	41	5,000	4000K	GRAY	ERL1005E140AGRAYGRX	ERL1_05E140-120-277V.IES
128331	CL62	LED	88	8,500	4000K	GRAY	ERL1008E140AGRAYGRX	ERL1_08E140.IES
128332	CL63	LED	108	11,500	4000K	GRAY	ERLH011E140AGRAYGRX	ERLH_11E140.IES

ALL PHOTOMETRIC CALCULATIONS ON THESE PLANS REPRESENT ILLUMINANCE VALUES

DARCOR
ELECTRICAL CONSULTING ENGINEERS
22601 N. 17TH AVE.
SUITE 240
PHOENIX, AZ 85027
Ph: (602) 795-2699
WWW.DARCORINC.COM

Contact Arizona 811 at least two full working days before you begin excavation
ARIZONA 811
Call 811 or click Arizona811.com

Registered Professional Engineer Board
CERTIFICATE No.
30025
DARWIN REYNOLDS
6/20/21
Registered
ARIZONA U.S.A.

PROJECT TITLE
NORTH COPPER CANYON PARCEL 2.4
SURPRISE, ARIZONA

SHEET TITLE
ROADWAY PHOTOMETRIC CALCULATIONS

DATE: AUG 2021	DESIGNED: KO	DWG No.: P1	SHEET 5 OF 5
SCALE: NONE	DRAWN: KO	PROJ No.: 21015	
	CHECKED: DAR		

FS21-520

Saved:Monday, May 3, 2021 4:01:50 PM File:Z:\2021\21015-Court (Copper Canyon 2.3, 2.4, 3.0 & 4.2)\Drawings\P2.4\21015-P2.4-P1 Drafter:Kopsahl

STREET LIGHTING PLANS FOR
NORTH COPPER CANYON PARCEL 3.0

A PORTION OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 4 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, CITY OF SURPRISE, MARICOPA COUNTY, ARIZONA

DARCOR GENERAL NOTES

A. LOCATIONS INDICATED FOR EXISTING UNDERGROUND UTILITIES ARE BASED ON DRAWINGS PROVIDED TO US BY THE CIVIL ENGINEER AT TIME OF DESIGN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UNDERGROUND OBSTRUCTIONS AND UTILITIES ENCOUNTERED DURING CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING BLUE-STAKE AND POT-HOLING TO VERIFY ALL EXISTING UNDERGROUND OBSTRUCTIONS.

B. DARCOR & ASSOCIATES INC., ITS OWNERS, OR EMPLOYEES WILL NOT BE HELD RESPONSIBLE FOR ANY DAMAGE TO PROPERTY CAUSED BY OTHERS DURING OR RESULTING FROM CONSTRUCTION OF THIS PROJECT.

C. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR COORDINATING THE RELOCATION OF UTILITIES, POWER POLES, ETC.

D. THE CONTRACTOR SHALL PROVIDE THE CITY WITH ACCURATE AS-BUILT INFORMATION INCLUDING FIELD MEASUREMENTS TO ELECTRICAL EQUIPMENT AND UNDERGROUND CONDUIT ROUTING.

E. ANY QUANTITIES SHOWN ARE THE BEST ESTIMATE OF THE ENGINEER. THE CONTRACTOR SHALL MAKE HIS OWN INDEPENDENT ESTIMATE OF QUANTITIES AND BASE HIS BID THEREON.

F. THE ENGINEER WILL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES OR SAFETY PRECAUTIONS OR PROGRAMS UTILIZED DURING CONSTRUCTION, AND WILL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

G. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING ALL PROPERTY, LANDSCAPING, PAVING AND DRIVEWAYS THAT ARE DISTURBED DURING CONSTRUCTION TO THEIR ORIGINAL CONDITION WITH CONFORMANCE TO MAG SPECIFICATION SECTION 107.9.

THE ELECTRICAL / MAINTENANCE COSTS OF ALL STREET LIGHTS ON LOCAL AND COLLECTOR STREETS (TYPICALLY THE 41 WATT / 4,800 LUMEN AND THE 88 WATT / 8,500 LUMEN FIXTURES) ARE TO BE PAID BY THE ADJACENT PROJECT OR THE ADJACENT DEVELOPMENT'S STREET LIGHT IMPROVEMENT DISTRICT (SLID).

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

ENSURE THERE IS A 1' CLEARANCE FROM THE EDGE OF THE SIDEWALK TO THE FACE OF THE STREET LIGHT POLE.

CITY OF SURPRISE GENERAL ENGINEERING NOTES

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

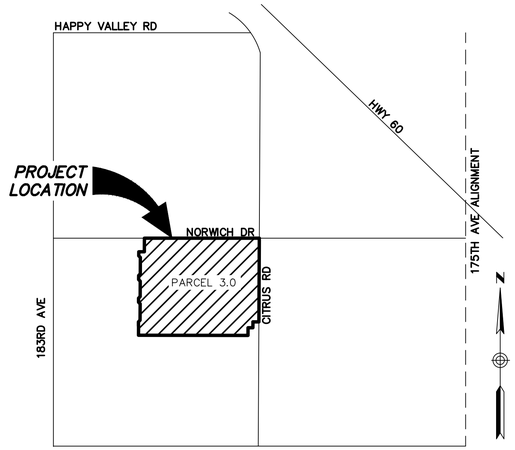
DEVELOPER
COURTLAND HOMES, INC.
4160 W KITTY HAWK
CHANDLER, AZ 85226
PHONE: (480) 893-7515
CONTACT: HANS KOPPENHOEFER

CIVIL ENGINEER
COE & VAN LOO CONSULTANTS INC.
4550 N 12TH STREET
PHOENIX, AZ 85014
PHN: (602) 264-6831
CONTACT: MATT OLSEN

ELECTRICAL ENGINEER
DARCOR & ASSOCIATES
22601 N. 17TH AVENUE, STE 240
PHOENIX, AZ 85027
PHONE: (602) 795-2699
CONTACT: DARWIN REYNOLDS, P.E.



KEY MAP
NTS



VICINITY MAP
NTS

SHEET INDEX

SHEET	DESCRIPTION
SL1	STREET LIGHTING COVER SHEET
SL2	STREET LIGHTING LAYOUT - I
SL3	STREET LIGHTING LAYOUT - II
SL4	STREET LIGHTING LAYOUT - III
SL5	STREET LIGHTING LAYOUT - IV
SL6	STREET LIGHTING DETAILS
P1	ROADWAY PHOTOMETRIC CALCULATIONS

LEGEND & QUANTITIES LIST

QUANTITY	SYMBOL	DESCRIPTION
8	⊷●	88W LED (8,500 LUMENS) STREET LIGHT
41	⊷○	41W LED (4,800 LUMENS) STREET LIGHT

UTILITY CONFLICT COORDINATION		
UTILITY COMPANY	CONTACT	DATE OF RESPONSE
APS	ARELI OCASIO	4/7/2021
CENTURYLINK	DARRIN LACEY	4/7/2021
COX COMMUNICATIONS	DON MIRANDA	4/7/2021

CITY OF SURPRISE SIGNATURE BLOCK

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

APPROVED _____
CITY OF SURPRISE ENGINEER DATE

Contact Arizona 811 at least two full working days before you begin excavation. ARIZONA811 Call 811 or click Arizona811.com

Registered Professional Engineer Certificate No. 30025 DARWIN REYNOLDS 7/28/21 Registered Professional Engineer ARIZONA U.S.A.

DARCOR ELECTRICAL CONSULTING ENGINEERS
22601 N. 17TH AVE. SUITE 240 PHOENIX, AZ 85027
Ph: (602) 795-2699 WWW.DARCORINC.COM

PROJECT TITLE
NORTH COPPER CANYON PARCEL 3.0
SURPRISE, ARIZONA

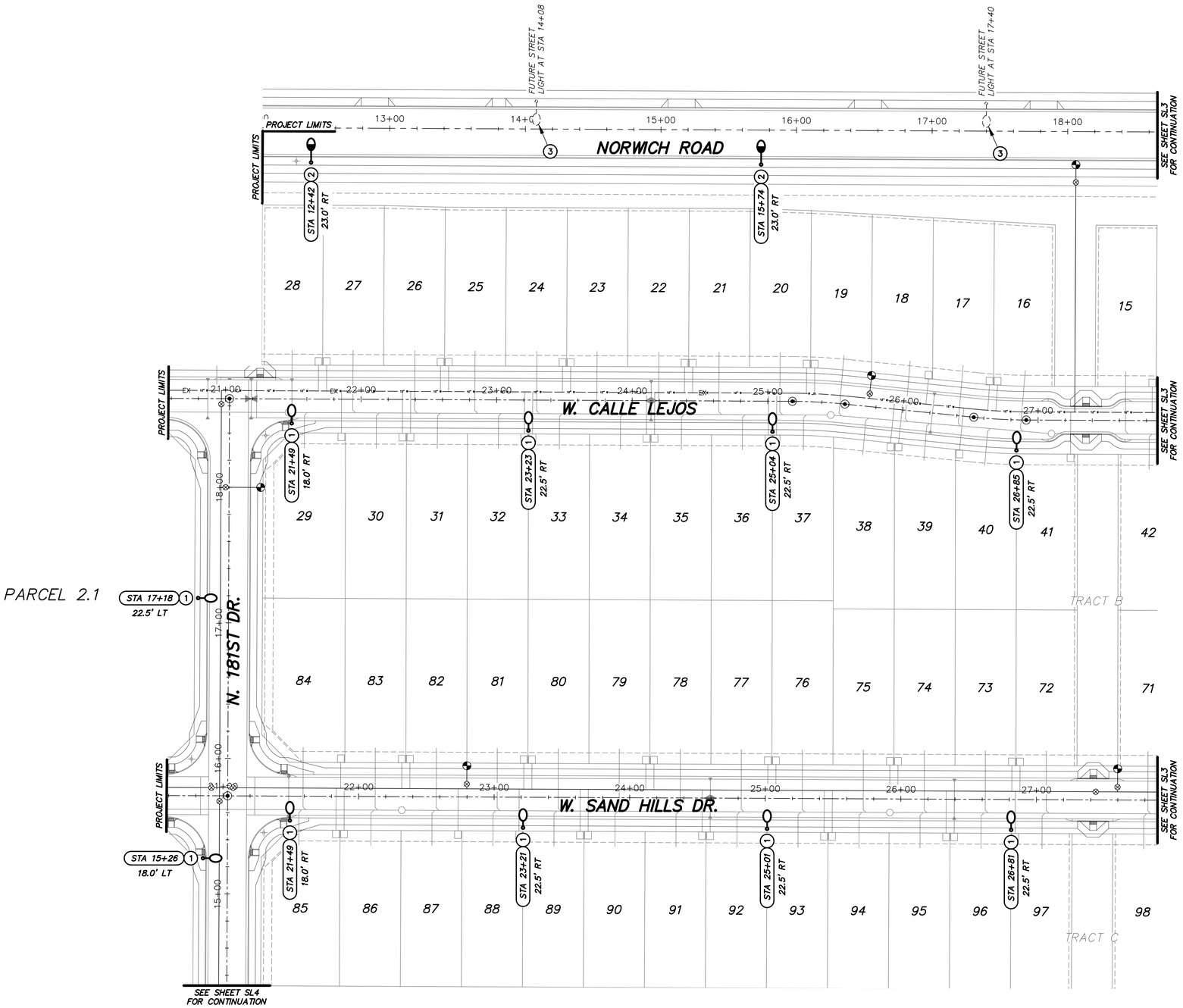
SHEET TITLE
STREET LIGHTING COVER SHEET

DATE JULY 2021	DESIGNED: KO	DWG No. SL1	SHEET 1
SCALE NONE	DRAWN: KO	PROJ No. 21015	OF 7
	CHECKED: DAR		

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KEY NOTES

1. INSTALL 41W, 3000K LED (4,800 LUMENS) BRONZE COBRAHEAD LUMINAIRE MOUNTED ON A 30'-6" DIRECT BURIED SQUARE STEEL POLE WITH A 2'-0" MAST ARM (25' MOUNTING HEIGHT). SEE APS STANDARD DETAIL 8030 AND APPLICABLE APS DETAILS ON SHEET SL6.
2. INSTALL 88W, 4000K LED (8,500 LUMENS) BRONZE COBRAHEAD LUMINAIRE MOUNTED ON A 38'-0" DIRECT BURIED SQUARE STEEL POLE WITH A 4'-0" MAST ARM (31'-6" MOUNTING HEIGHT). SEE APS STANDARD DETAIL 8030 AND APPLICABLE APS DETAILS ON SHEET SL6.
3. FUTURE STREET LIGHT. ONLY CONDUIT TO BE INSTALLED AS A PART OF THIS PROJECT TO THIS LOCATION. JUNCTION BOXES AND STREET LIGHT INSTALLATION ARE NOT A PART OF THIS PROJECT.

LEGEND

- COBRAHEAD STYLE LUMINAIRE (LOCAL – 41W)
- COBRAHEAD STYLE LUMINAIRE (COLLECTOR – 88W)
- FUTURE STREET LIGHT
- FIRE HYDRANT

NOTE: ALL STREET LIGHTS TO BE 1' CLEAR OF SIDEWALKS

N

0 40 80 120

SCALE IN FEET

Contact Arizona 811 at least two full working days before you begin excavation
ARIZONA811 Call 811 or click Arizona811.com

Registered Professional Engineer (Expires) CERTIFICATE No. 30025 DARWIN REYNOLDS 7/28/21 Registered ARIZONA

DARCOR ELECTRICAL CONSULTING ENGINEERS
22601 N. 17TH AVE. SUITE 240 PHOENIX, AZ 85027
Ph: (602) 795-2690 WWW.DARCORINC.COM

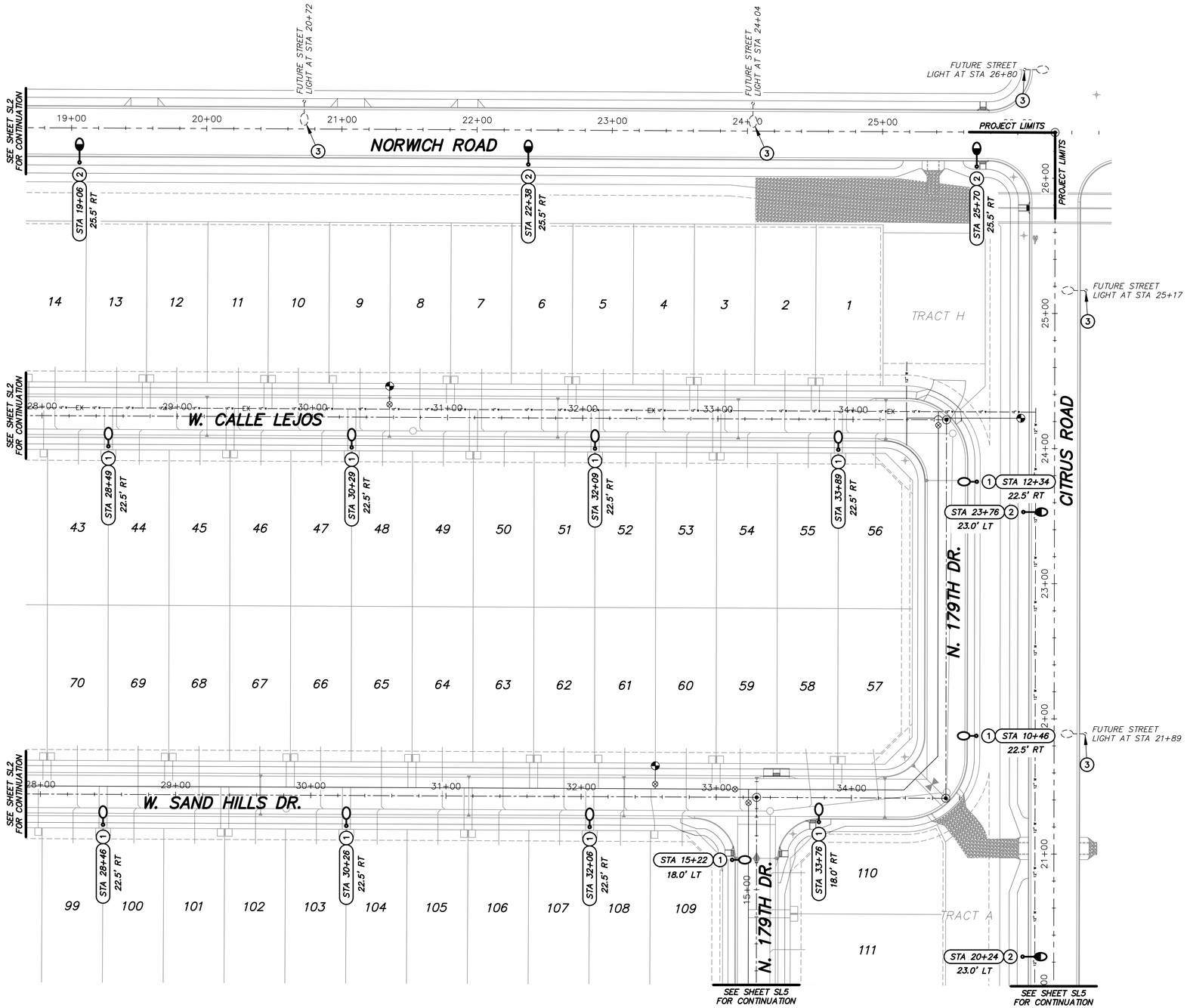
PROJECT TITLE
NORTH COPPER CANYON PARCEL 3.0
SURPRISE, ARIZONA

SHEET TITLE
STREET LIGHTING
LAYOUT - I

DATE	DESIGNED:	DWG No.	SHEET
JULY 2021	KO	SL2	2
	DRAWN: KO		OF
SCALE	CHECKED: DAR	PROJ No.	7
AS SHOWN		21015	

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KEY NOTES

1. INSTALL 41W, 3000K LED (4,800 LUMENS) BRONZE COBRAHEAD LUMINAIRE MOUNTED ON A 30'–6" DIRECT BURIED SQUARE STEEL POLE WITH A 2'–0" MAST ARM (25' MOUNTING HEIGHT). SEE APS STANDARD DETAIL 8030 AND APPLICABLE APS DETAILS ON SHEET SL6.
2. INSTALL 88W, 4000K LED (8,500 LUMENS) BRONZE COBRAHEAD LUMINAIRE MOUNTED ON A 38'–0" DIRECT BURIED SQUARE STEEL POLE WITH A 4'–0" MAST ARM (31'–6" MOUNTING HEIGHT). SEE APS STANDARD DETAIL 8030 AND APPLICABLE APS DETAILS ON SHEET SL6.
3. FUTURE STREET LIGHT. ONLY CONDUIT TO BE INSTALLED AS A PART OF THIS PROJECT TO THIS LOCATION. JUNCTION BOXES AND STREET LIGHT INSTALLATION ARE NOT A PART OF THIS PROJECT.

LEGEND

- COBRAHEAD STYLE LUMINAIRE (LOCAL – 41W)
- COBRAHEAD STYLE LUMINAIRE (COLLECTOR – 88W)
- FUTURE STREET LIGHT
- FIRE HYDRANT

NOTE: ALL STREET LIGHTS TO BE 1' CLEAR OF SIDEWALKS

N

0 40 80 120

SCALE IN FEET

DARCOR ELECTRICAL CONSULTING ENGINEERS
22601 N. 17TH AVE. SUITE 240 PHOENIX, AZ 85027
PH: (602) 795-2699 WWW.DARCORINC.COM

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PROJECT TITLE
NORTH COPPER CANYON PARCEL 3.0
SURPRISE, ARIZONA

SHEET TITLE
STREET LIGHTING
LAYOUT - II

Registered Professional Engineer (Security) CERTIFICATE NO. 30025 DARWIN REYNOLDS 7/28/21 Date Signed ARIZONA U.S.A.

DATE	DESIGNED:	DWG No.	SHEET
JULY 2021	KO	SL3	3
	DRAWN: KO		OF
SCALE	CHECKED:	PROJ No.	
AS SHOWN	DAR	21015	7

FS21-323

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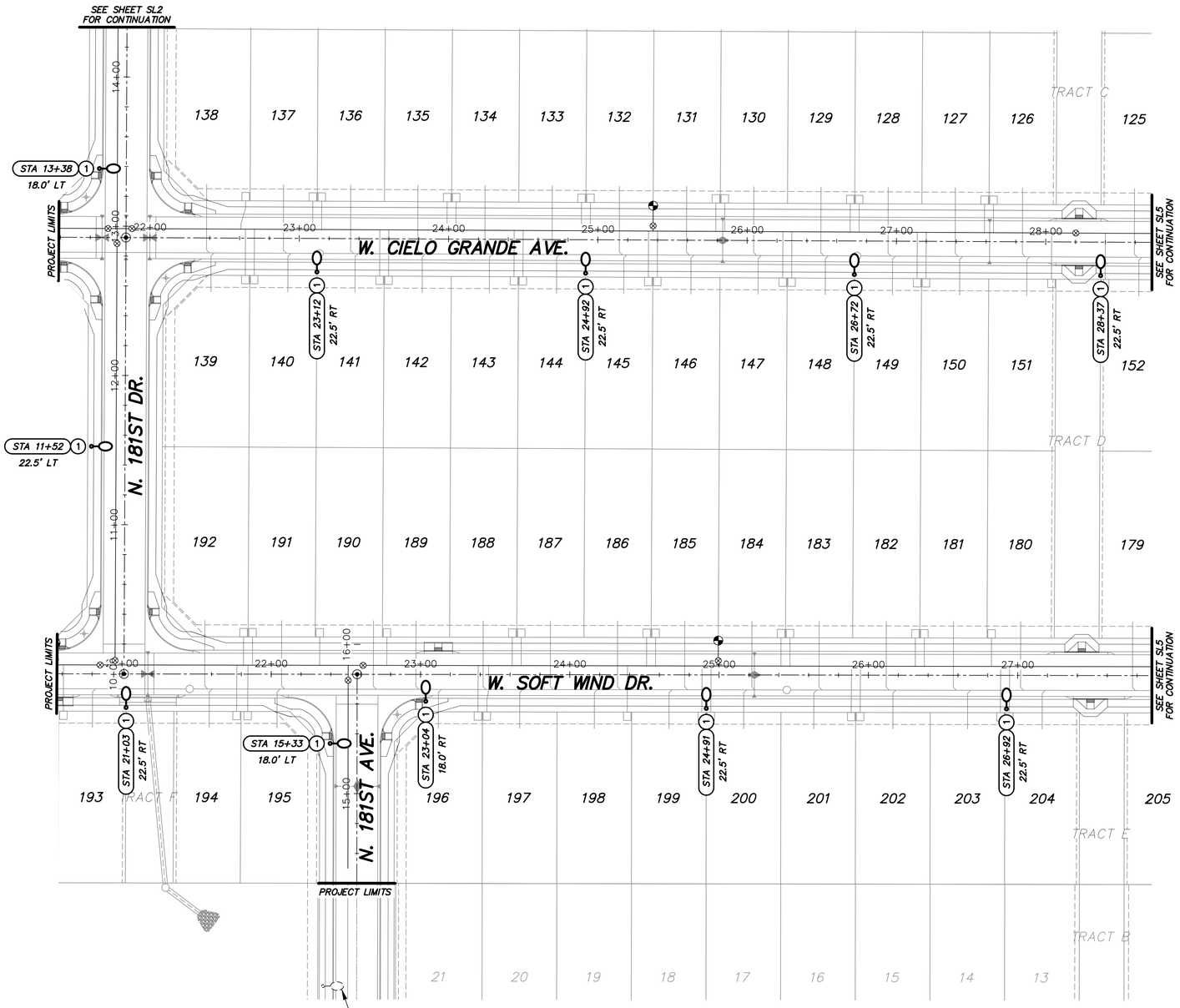
KEY NOTES

(1) INSTALL 41W, 3000K LED (4,800 LUMENS) BRONZE COBRAHEAD LUMINAIRE MOUNTED ON A 30'-6" DIRECT BURIED SQUARE STEEL POLE WITH A 2'-0" MAST ARM (25' MOUNTING HEIGHT). SEE APS STANDARD DETAIL 8030 AND APPLICABLE APS DETAILS ON SHEET SL6.

LEGEND

- COBRAHEAD STYLE LUMINAIRE (LOCAL – 41W)
- FUTURE STREET LIGHT
- FIRE HYDRANT

NOTE: ALL STREET LIGHTS TO BE 1' CLEAR OF SIDEWALKS



PARCEL 2.2

PARCEL 4.1

N

0 40 80 120

SCALE IN FEET

DARCOR ELECTRICAL CONSULTING ENGINEERS
22601 N. 17TH AVE. SUITE 240 PHOENIX, AZ 85027
Ph: (602) 795-2699 WWW.DARCORINC.COM

Contact Arizona 811 at least two full working days before you begin excavation. ARIZONA811 Call 811 or click Arizona811.com

PROJECT TITLE
NORTH COPPER CANYON PARCEL 3.0
SURPRISE, ARIZONA

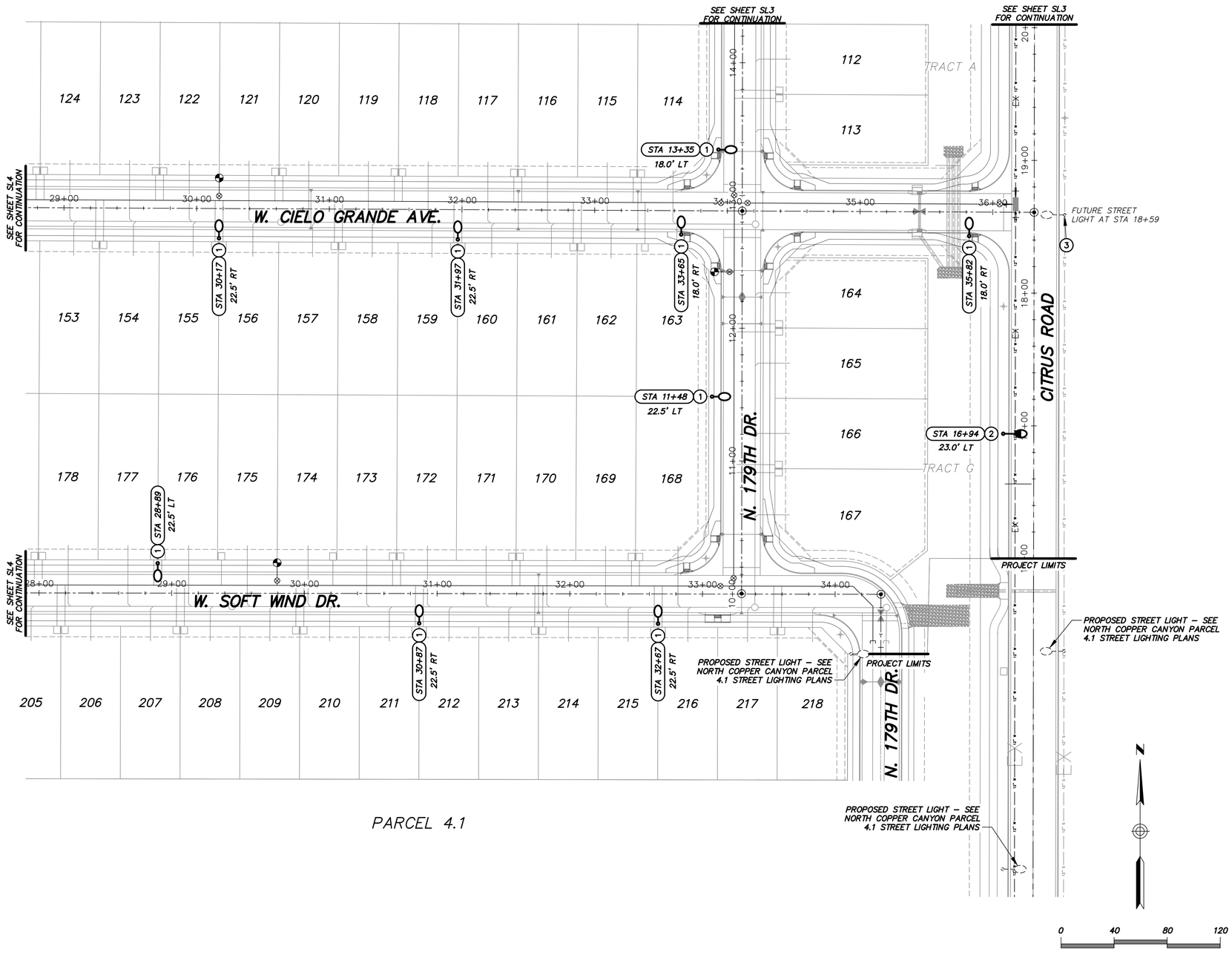
SHEET TITLE
STREET LIGHTING
LAYOUT - III

Registered Professional Engineer (Electrical) CERTIFICATE No. 30025 DARWIN REYNOLDS 7/28/21 Registered ARIZONA U.S.

DATE	DESIGNED:	DWG No.	SHEET
JULY 2021	KO	SL4	4
SCALE	DRAWN: KO	PROJ No.	OF
AS SHOWN	CHECKED: DAR	21015	7

FS21-323

Saved:Monday, July 26, 2021 11:32:45 AM File:Z:\2021\21015-Court (Copper Canyon 2.3, 2.4, 3.0 & 4.2)\Drawings\P3.0\21015-P3.0-SL4 Drafter:Kopsahl



PARCEL 4.1

KEY NOTES

1. INSTALL 41W, 3000K LED (4,800 LUMENS) BRONZE COBRAHEAD LUMINAIRE MOUNTED ON A 30'–6" DIRECT BURIED SQUARE STEEL POLE WITH A 2'–0" MAST ARM (25' MOUNTING HEIGHT). SEE APS STANDARD DETAIL 8030 AND APPLICABLE APS DETAILS ON SHEET SL6.
2. INSTALL 88W, 4000K LED (8,500 LUMENS) BRONZE COBRAHEAD LUMINAIRE MOUNTED ON A 38'–0" DIRECT BURIED SQUARE STEEL POLE WITH A 4'–0" MAST ARM (31'–6" MOUNTING HEIGHT). SEE APS STANDARD DETAIL 8030 AND APPLICABLE APS DETAILS ON SHEET SL6.
3. FUTURE STREET LIGHT. ONLY CONDUIT TO BE INSTALLED AS A PART OF THIS PROJECT TO THIS LOCATION. JUNCTION BOXES AND STREET LIGHT INSTALLATION ARE NOT A PART OF THIS PROJECT.

LEGEND

- COBRAHEAD STYLE LUMINAIRE (LOCAL – 41W)
- COBRAHEAD STYLE LUMINAIRE (COLLECTOR – 88W)
- FUTURE STREET LIGHT
- FIRE HYDRANT

NOTE: ALL STREET LIGHTS TO BE 1' CLEAR OF SIDEWALKS

DARCOR ELECTRICAL CONSULTING ENGINEERS
22601 N. 17TH AVE. SUITE 240 PHOENIX, AZ 85027
PH: (602) 795-2699 WWW.DARCORINC.COM

Contact Arizona 811 at least two full working days before you begin excavation. ARIZONA811 Call 811 or click Arizona811.com

Registered Professional Engineer Seal and Signature: 30025 DARWIN REYNOLDS 7/28/21 ARIZONA U.S.A.

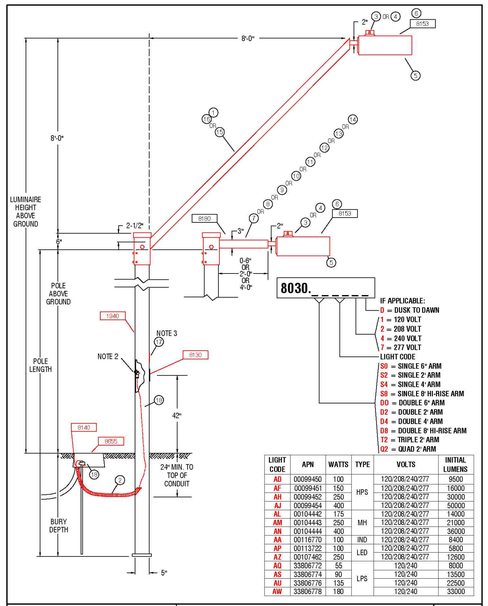
PROJECT TITLE
NORTH COPPER CANYON PARCEL 3.0
SURPRISE, ARIZONA

SHEET TITLE
STREET LIGHTING
LAYOUT - IV

DATE	DESIGNED:	DWG No.	SHEET
JULY 2021	KO	SL5	5
	DRAWN: KO		OF
SCALE	CHECKED:	PROJ No.	
AS SHOWN	DAR	21015	7

FS21-323

Saved:Monday, July 26, 2021 11:36:55 AM File:Z:\2021\21015-Court (Copper Canyon 2.3, 2.4, 3.0 & 4.2)\Drawings\P3.0\21015-P3.0-SL5 Drafter:Kopsahl



LIGHT CODE	APN	WATTS	TYPE	VOLTS	INITIAL LUMENS
AD	00099450	100	HPS	120/208/240/277	9500
AF	00099451	150		120/208/240/277	16000
AH	00099452	250		120/208/240/277	30000
AJ	00099454	400		120/208/240/277	50000
AL	00104442	175	MH	120/208/240/277	14000
AM	00104443	250		120/208/240/277	21000
AN	00104444	400		120/208/240/277	36000
AA	00116770	100	IND	120/208/240/277	8400
AP	00113722	100	LED	120/208/240/277	5800
AZ	00107462	250		120/208/240/277	12600
AQ	33806772	55	LPS	120/240	8000
AS	33806774	90		120/240	13500
AU	33806776	135		120/240	22500
AW	33806778	180		120/240	33000

ARIZONA PUBLIC SERVICE COMPANY T&D CONSTRUCTION STANDARDS				
BY	LDR.	MGR.	DATE	REV.
KLS	B. MCMINN	R. SMITH	04/2010	9

LIGHTS
ARCHITECTURAL ON
5" SQUARE BROWN PAINTED STEEL POLE
DIRECT BURY

SH 1 OF 2

8030

NOTES:
1. ADJUST PHOTO EYE TO FACE NORTH.
2. A GROUND ROD IS PROVIDED WITH THE J-BOX. WHERE A GROUND ROD CAN NOT BE DRIVEN ALTERNATE GROUND SHALL BE USED. SEE 2449 THRU 2460 FOR APPROVED ALTERNATES.
3. SIGN, "NOTICE THIS POLE IS OWNED AND MAINTAINED BY APS, DISCONNECT INSIDE", IS REQUIRED ON ALL DUSK-TO-DAWN AND AREA LIGHTING APPLICATIONS.
4. POLES THAT HAVE MORE THAN ONE LUMINAIRE REQUIRE A SEPARATE CIRCUIT WITH FUSING FROM THE J-BOX TO EACH LUMINAIRE.
5. USING THE 20'-0" POLE TO MATCH THE 16'-0" PEDESTRIAN LIGHT MOUNTING HEIGHT REDUCE POLE BURY DEPTH TO 4'-0".
6. THE BROWN PHOTO CONTROL IS A FAIL OFF CONTROL AND SHALL BE USED WITH ALL INDUCTION AND LED LUMINAIRES.
7. ON 277 VOLT STREET LIGHT CIRCUITS, INSTALL A "277 VOLT" MICARTA TAG ON CABLE IN J-BOX. TAG PROVIDED BY SPEC 8129.
8. THE LUMINAIRE SHOWN IS RECOMMENDED FOR THIS MOUNTING HEIGHT. SEE 8153 FOR ADDITIONAL BROWN ARCHITECTURAL LUMINAIRES.
9. THE TWO ARMED TENON BRACKET POSITIONS THE DOUBLE ARM 180 DEGREES APART.
10. TO ACCOMMODATE LESS THAT THE SPECIFIED LUMINAIRE MOUNTING HEIGHT, A SHOP ORDER IS REQUIRED TO HAVE A PORTION FROM THE TOP OF THE POLE CUT OFF. THE TENON ARM BRACKET SLIDES OVER AND COVERS THE CUT PORTION OF THE POLE.
11. IN-LINE FUSE FOR UNDERGROUND FEEDS, SEE 8130-8131.
12. FOR PEDESTRIAN ONLY APPLICATIONS SEE 8030.

POLE CODE	POLE LENGHT	BURY DEPTH	POLE ABOVE GROUND	LUMINAIRE HEIGHT ABOVE GROUND			
				6IN ARM	2FT ARM	4FT ARM	8FT ARM
1940.20	20'-0"	5'-0"*	15'-0"	15'-0"	15'-0"	15'-0"	----
1940.30	30'-6"	5'-0"	25'-0"	25'-0"	25'-0"	25'-0"	33'-0"
1940.34	34'-0"	6'-0"	28'-0"	28'-0"	28'-0"	28'-0"	39'-6"
1940.38	38'-0"	6'-6"	31'-6"	31'-6"	31'-6"	31'-6"	39'-6"

* SEE NOTE 5

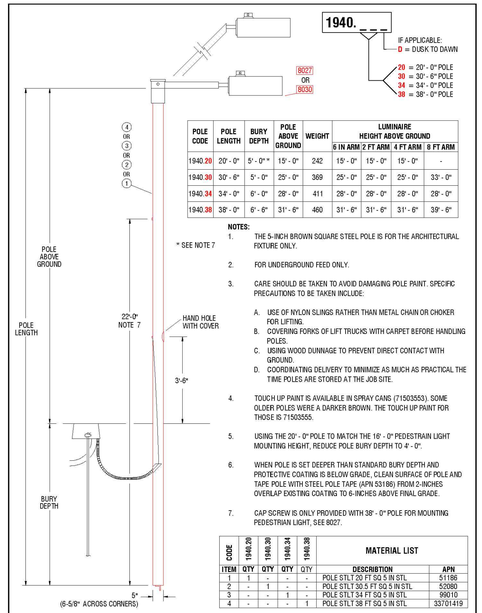
CODE	8030.59	8030.52	8030.54	8030.58	8030.02	8030.39	8030.72	8030.02	MATERIAL LIST	
ITEM	QTY	QTY	QTY	QTY	QTY	QTY	QTY	QTY	DESCRIPTION	APN
1	-	-	-	-	1	-	-	-	BRACKET ARCH SLIP BOLTED	00092251
2	10	10	10	10	10	10	10	10	CONDUIT 1" PVC FLEX CORR	32900891
3	1	1	1	1	2	2	3	4	CONTROL PHOTO MULTI BLACK	00063995
4	VAR.	VAR.	VAR.	VAR.	VAR.	VAR.	VAR.	VAR.	CONTROL PHOTO MULTI BR-20	00073241
5	1	1	1	1	2	2	3	4	LAMP - SEE 8164 - B1T1	
6	1	1	1	1	2	2	3	4	LUMINAIRE - SEE CHART	
7	1	-	-	-	-	-	-	-	MAST ARM STL T 3" SQ X 2" DBL	88370
8	-	1	-	-	-	-	-	-	MAST ARM STL T 3" SQ X 2" QUAD	33701116
9	-	-	-	-	1	-	-	-	MAST ARM STL T 3" SQ X 2" QUAD	33701117
10	-	-	-	-	-	-	1	-	MAST ARM STL T 3" SQ X 2" SGL	53664
11	-	-	-	-	-	-	-	1	MAST ARM STL T 3" SQ X 2" TPL	00052665
12	-	-	-	-	1	-	-	-	MAST ARM STL T 3" SQ X 4' SGL	00061738
13	-	-	-	1	-	-	-	-	MAST ARM STL T 8" BOLT - ON	33701120
14	1	-	-	-	2	-	-	-	MAST ARM SQ X 6" SGL	00092252
15	1	1	1	1	1	1	1	1	SIGN POLE OWNED BY APS	00050092
16	10	10	10	10	10	10	10	10	WIRE BARE #6 SOLID CU	33007580

ARIZONA PUBLIC SERVICE COMPANY T&D CONSTRUCTION STANDARDS				
BY	MGR.	DIR.	DATE	REV.
KLS	B. MCMINN	B. SMITH	04/2010	9

LIGHTS
ARCHITECTURAL ON
5" SQUARE BROWN PAINTED STEEL POLE
DIRECT BURY

SH 2 OF 2

8030



POLE CODE	POLE LENGTH	BURY DEPTH	POLE ABOVE GROUND	WEIGHT	LUMINAIRE HEIGHT ABOVE GROUND			
					6 IN ARM	2 FT ARM	4 FT ARM	8 FT ARM
1940.20	20'- 0"	5'- 0"*	15'- 0"	242	15'- 0"	15'- 0"	15'- 0"	-
1940.30	30'- 6"	5'- 0"	25'- 0"	369	25'- 0"	25'- 0"	25'- 0"	33'- 0"
1940.34	34'- 0"	6'- 0"	28'- 0"	411	28'- 0"	28'- 0"	28'- 0"	28'- 0"
1940.38	38'- 0"	6'- 6"	31'- 6"	460	31'- 6"	31'- 6"	31'- 6"	39'- 6"

* SEE NOTE 7

NOTES:
1. THE 5-INCH BROWN SQUARE STEEL POLE IS FOR THE ARCHITECTURAL FIXTURE ONLY.
2. FOR UNDERGROUND FEED ONLY.
3. CARE SHOULD BE TAKEN TO AVOID DAMAGING POLE PAINT. SPECIFIC PRECAUTIONS TO BE TAKEN INCLUDE:
   A. USE OF NYLON SLINGS RATHER THAN METAL CHAIN OR CHOKER FOR LIFTING.
   B. COVERING FORKS OF LIFT TRUCKS WITH CARPET BEFORE HANDLING POLES.
   C. USING WOOD DUNNAGE TO PREVENT DIRECT CONTACT WITH GROUND.
   D. COORDINATING DELIVERY TO MINIMIZE AS MUCH AS PRACTICAL THE TIME POLES ARE STORED AT THE JOB SITE.
4. TOUCH UP PAINT IS AVAILABLE IN SPRAY CANS (71503553). SOME OLDER POLES WERE A DARKER BROWN. THE TOUCH UP PAINT FOR THOSE IS 71503555.
5. USING THE 20'- 0" POLE TO MATCH THE 16' - 0" PEDESTRIAN LIGHT MOUNTING HEIGHT, REDUCE POLE BURY DEPTH TO 4' - 0".
6. WHEN POLE IS SET DEEPER THAN STANDARD BURY DEPTH AND PROTECTIVE COATING IS BELOW GRADE, CLEAN SURFACE OF POLE AND TAPE POLE WITH STEEL POLE TAPE (APN 53186) FROM 2-INCHES OVERLAP EXISTING COATING TO 6-INCHES ABOVE FINAL GRADE.
7. CAP SCREW IS ONLY PROVIDED WITH 38' - 0" POLE FOR MOUNTING PEDESTRIAN LIGHT, SEE 8027.

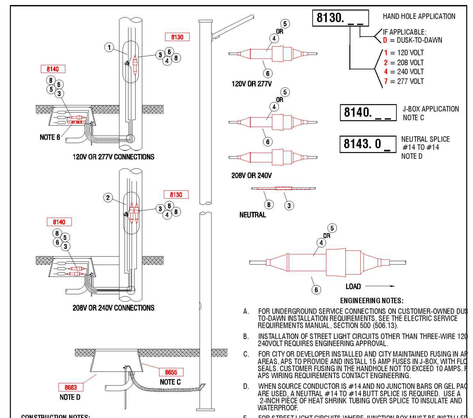
CODE	1940.20	1940.30	1940.34	1940.38	MATERIAL LIST	
ITEM	QTY	QTY	QTY	QTY	DESCRIPTION	APN
1	1	-	-	-	POLE STL T 20 FT SQ 5 IN STL	51186
2	-	1	-	-	POLE STL T 30.5 FT SQ 5 IN STL	52080
3	-	-	1	-	POLE STL T 34 FT SQ 5 IN STL	99010
4	-	-	-	1	POLE STL T 38 FT SQ 5 IN STL	33701419

ARIZONA PUBLIC SERVICE COMPANY T&D CONSTRUCTION STANDARDS				
BY	LDR.	MGR.	DATE	REV.
KLS	B. McMINN	S. SIERRA	12/2006	7

POLES
SQUARE STEEL STREET LIGHT POLES
20'-0", 30'-6", 34'-0" AND 38'-0"

SH 1 OF 1

1940



CONSTRUCTION NOTES:
1. USE INDENT TOOL (71807865) TO COMPRESS THE FUSE HOLDER ONTO THE WIRE.
2. CABLE INSULATION SHOULD BUTT AGAINST THE FUSE HOLDER. DO NOT REMOVE AN EXCESS AMOUNT OF INSULATION FROM THE CONDUCTOR.
3. USE A 3-INCH PIECE OF HEAT SHRINK TUBING ON EACH SIDE OF THE FUSE HOLDER, AS SHOWN, TO INSULATE AND WATERPROOF.
4. THE PREFERRED METHOD IS TO FUSE IN THE J-BOX WITH A 15 AMP FUSE AND IN THE HANDHOLE WITH A 10 AMP FUSE. WHEN FEEDING SINGLE LIGHTS WITH #14 CU IN FLEX FROM AN UNDERGROUND TRANSFORMER WITHOUT A J-BOX, A 15 AMP FUSE MUST BE INSTALLED AT THE TRANSFORMER AND A 10 AMP FUSE IN THE HANDHOLE.
5. POLES THAT HAVE MORE THAN ONE LUMINAIRE REQUIRE A SEPARATE CIRCUIT WITH FUSING FROM THE J-BOX TO EACH LUMINAIRE.
6. ON 277 VOLT STREET LIGHT CIRCUITS, INSTALL A "277 VOLT" MICARTA TAG ON CABLE IN J-BOX.

ENGINEERING NOTES:
A. FOR UNDERGROUND SERVICE CONNECTIONS ON CUSTOMER-OWNED DUS TO-DAWN INSTALLATION REQUIREMENTS, SEE THE ELECTRIC SERVICE REQUIREMENTS MANUAL, SECTION 500 (506.13).
B. INSTALLATION OF STREET LIGHT CIRCUITS OTHER THAN THREE-WIRE 120 240VOLT REQUIRES ENGINEERING APPROVAL.
C. FOR CITY OR DEVELOPER INSTALLED AND CITY MAINTAINED FUSING IN AP AREAS, APS TO PROVIDE AND INSTALL 15 AMP FUSES IN J-BOX, WITH FLO SEALS. CUSTOMER FUSING IN THE HANDHOLE NOT TO EXCEED 10 AMPS. F APS WIRING REQUIREMENTS CONTACT ENGINEERING.
D. WHEN SOURCE CONDUCTOR IS #14 AND NO JUNCTION BARS OR GEL PAC ARE USED, A NEUTRAL #14 TO #14 BUTT SPLICE IS REQUIRED. USE A 2-INCH PIECE OF HEAT SHRINK TUBING OVER SPLICE TO INSULATE AND WATERPROOF.
E. FOR STREET LIGHT CIRCUITS WHERE JUNCTION BOX MUST BE INSTALLED THE SIDEWALK, SPEC 8663 IS THE PREFERRED BOX.
F. SEE SPEC 5060 FOR IN-LINE FUSE FOR UNDERGROUND STREET LIGHTS C WOOD POLES.
G. SEE SPEC 2433 FOR ADDITIONAL GROUNDING REQUIREMENTS FOR MUNICIPALITIES.

CODE	8130.16.7	8130.2.6.4	8140.1.8.7	8140.2.8.4	8143	MATERIAL LIST	
ITEM	QTY	QTY	QTY	QTY	QTY	DESCRIPTION	APN
1	47'	-	-	-	-	CABLE 3/C #14CU UF	31102132
2	-	47'	-	-	-	CABLE 3/C #14CU UF	31102135
3	1	2	1	2	1	CONN BUTT SPLICE #16-#14	71704022
4	1	2	-	-	-	FUSE CARTRIDGE 10A	72602409
5	-	-	1	2	-	FUSE CARTRIDGE 15A	72602410
6	1	2	1	2	-	FUSEHOLDER IN-LINE 600 V	00097502
7	-	-	1*	-	-	TAG 277 VOLT SIGN	00080796
8	1	2	1	2	1	TUBING SHRINKABLE 1/4	71606200

* PROVIDED ONLY WITH 277 VOLT

ARIZONA PUBLIC SERVICE COMPANY T&D CONSTRUCTION STANDARDS				
BY	LDR.	MGR.	DATE	REV.
KLS	B. McMinn	S. Sierra	1/2007	6

LIGHTS
IN-LINE FUSE FOR UNDERGROUND FEEDS

SH 1 OF 1

8130 THRU 8143

NOTE:
DETAILS ON THIS SHEET HAVE BEEN PREPARED AND PROVIDED BY APS

DARCOR
ELECTRICAL CONSULTING ENGINEERS
22601 N. 17TH AVE. SUITE 240
PHOENIX, AZ 85027
Ph: (602) 795-2899
WWW.DARCORINC.COM

Contact Arizona 811 at least two full working days before you begin excavation.
ARIZONA811
Call 811 or click Arizona811.com

Registered Professional Engineer Board
CERTIFICATE NO. 30025
DARWIN REYNOLDS
Date 7/28/21
Signed
ARIZONA U.S.A.

PROJECT TITLE
NORTH COPPER CANYON PARCEL 3.0
SURPRISE, ARIZONA

SHEET TITLE
STREET LIGHTING DETAILS

DATE	DESIGNED:	DWG No.	SHEET
JULY 2021	KO	SL6	6
SCALE	DRAWN: KO	PROJ No.	OF
NONE	CHECKED: DAR	21015	7

FS21-323

Saved: Wednesday, March 17, 2021 4:03:27 PM File:Z:\2021\21015-Court (Copper Canyon 2.3, 2.4, 3.0 & 4.2)\Drawings\P3.0\21015-P3.0-SL6 Drafter:Kopsahl

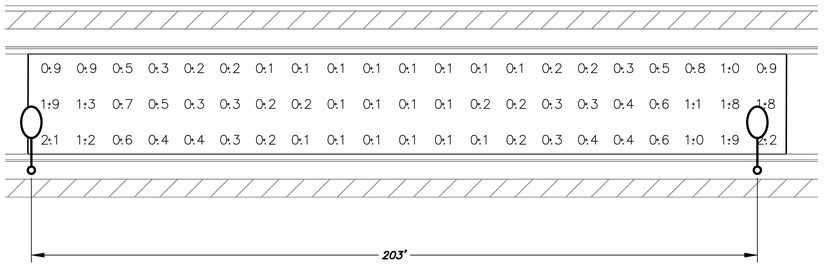
ROADWAY LOCAL
63 points at z=0, sp 10ft by 10ft
HORIZONTAL FOOTCANDLES

Average	**0.52**
Maximum	2.20
Minimum	0.10
Avg: Min	**5.20**
Max: Min	22.0
Coef Var	1.07
UnifGrad	2.12

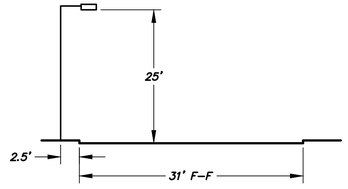
LOCAL

CITY DESIGN CRITERIA

AVG F/C:	0.5
AVG/MIN	6:1



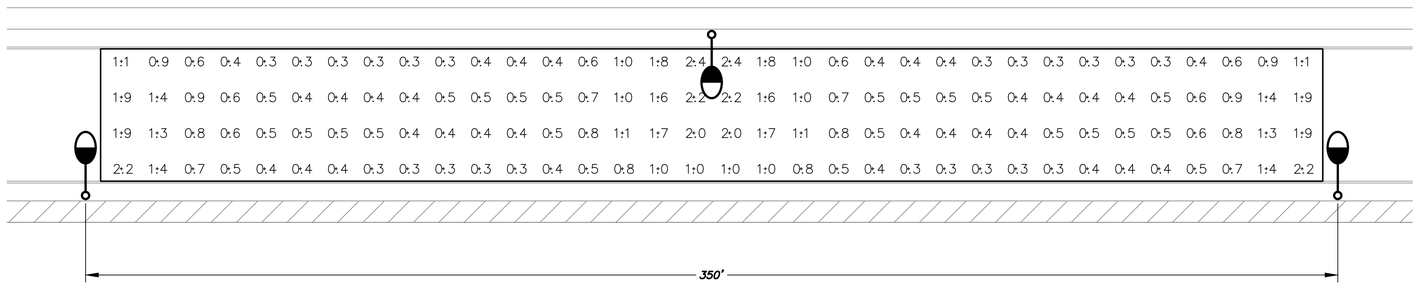
WORST CASE SPACING FOR 30' WIDE ROADWAY (LOCAL) (41W) (25' H)



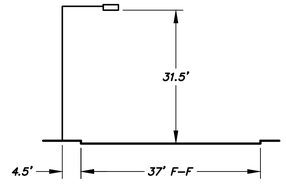
LUMINAIRE INPUT DATA
GE Lighting Solutions
lamp(s): LED
candela file 'ERL1_05E130-120-277V.IES'
1 lamp(s) per luminaire, 4,800 initial lumens per lamp
Light Loss Factor = 0.9, watts per luminaire = 41
Outreach (from mounting axis to photometric center)= 30 in
mounting height= 25 ft

ROADWAY COLLECTOR
163 points at z=0, sp 10ft by 10ft
HORIZONTAL FOOTCANDLES

Average	**0.76**
Maximum	2.40
Minimum	0.30
Avg: Min	**2.53**
Max: Min	8.00
Coef Var	0.72
UnifGrad	2.00



WORST CASE SPACING FOR 38' WIDE ROADWAY (COLLECTOR) (88W) (31.5' H)



LUMINAIRE INPUT DATA
GE Lighting Solutions
lamp(s): LED
candela file 'ERL1_08E130____.IES'
1 lamp(s) per luminaire, 8,500 initial lumens per lamp
Light Loss Factor = 1.0, watts per luminaire = 88
Outreach (from mounting axis to photometric center)= 54 in
mounting height= 31.5 ft

APS APPROVED LED STREET LIGHTS
AS OF 3-15-18

APN	LIGHT CODE	LAMP	WATTS	LUMENS	CCT	COLOR	G.E. MODEL NUMBER	IES CURVE NUMBER
141047	RL41	LED	32	3,800	3000K	DK BRONZE	ERL1004B130ADKBZGRX	ERL1_04B130-120-277V.IES
141048	RL41	LED	41	4,800	3000K	DK BRONZE	ERL1005E130ADKBZGRX	ERL1_05E130-120-277V.IES
141049	RL42	LED	88	8,200	3000K	DK BRONZE	ERL1008E130ADKBZGRX	ERL1_08E130.IES
141050	RL43	LED	108	11,100	3000K	DK BRONZE	ERLH011E130ADKBZGRX	ERLH_11E130.IES
141040	CL50	LED	32	3,800	3000K	GRAY	ERL1004B130AGRAYGRX	ERL1_04B130-120-277V.IES
141041	CL51	LED	41	4,800	3000K	GRAY	ERL1005E130AGRAYGRX	ERL1_05E130-120-277V.IES
141043	CL52	LED	88	8,200	3000K	GRAY	ERL1008E130AGRAYGRX	ERL1_08E130.IES
141045	CL53	LED	108	11,100	3000K	GRAY	ERLH011E130AGRAYGRX	ERLH_11E130.IES
128251	RL50	LED	32	3,900	4000K	DK BRONZE	ERL1004B140ADKBZGRX	ERL1_04B140-120-277V.IES
126804	RL51	LED	41	5,000	4000K	DK BRONZE	ERL1005E140ADKBZGRX	ERL1_05E140-120-277V.IES
126805	RL52	LED	88	8,500	4000K	DK BRONZE	ERL1008E140ADKBZGRX	ERL1_08E140.IES
	RL53	LED	108	11,500	4000K	DK BRONZE	ERLH011E140ADKBZGRX	ERLH_11E140.IES
128329	CL60	LED	32	3,900	4000K	GRAY	ERL1004B140AGRAYGRX	ERL1_04B140-120-277V.IES
128330	CL61	LED	41	5,000	4000K	GRAY	ERL1005E140AGRAYGRX	ERL1_05E140-120-277V.IES
128331	CL62	LED	88	8,500	4000K	GRAY	ERL1008E140AGRAYGRX	ERL1_08E140.IES
128332	CL63	LED	108	11,500	4000K	GRAY	ERLH011E140AGRAYGRX	ERLH_11E140.IES

ALL PHOTOMETRIC CALCULATIONS ON THESE PLANS REPRESENT ILLUMINANCE VALUES

DARCOR
ELECTRICAL CONSULTING ENGINEERS
22601 N. 17TH AVE. SUITE 240
PHOENIX, AZ 85027
Ph: (602) 795-2699
WWW.DARCORINC.COM

Contact Arizona 811 at least two full working days before you begin excavation
ARIZONA811 Call 811 or click Arizona811.com

PROJECT TITLE
NORTH COPPER CANYON PARCEL 3.0
SURPRISE, ARIZONA

SHEET TITLE
ROADWAY PHOTOMETRIC CALCULATIONS

Registered Professional Engineer Darwin Reynolds CERTIFICATE NO. 30025 DARWIN REYNOLDS 7/28/21 Registered ARIZONA U.S.A.

DATE: JULY 2021	DESIGNED: KO	DWG No. P1	SHEET 7
	DRAWN: KO	PROJ No. 21015	OF 7
SCALE: NONE	CHECKED: DAR		

FS21-323

Saved: Wednesday, March 17, 2021 4:03:17 PM File:Z:\2021\21015-Court (Copper Canyon 2.3, 2.4, 3.0 & 4.2)\Drawings\P3.0\21015-P3.0-P1 Drafter:KO

DARCOR GENERAL NOTES

A. LOCATIONS INDICATED FOR EXISTING UNDERGROUND UTILITIES ARE BASED ON DRAWINGS PROVIDED TO US BY THE CIVIL ENGINEER AT TIME OF DESIGN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UNDERGROUND OBSTRUCTIONS AND UTILITIES ENCOUNTERED DURING CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING BLUE-STAKE AND POT-HOLING TO VERIFY ALL EXISTING UNDERGROUND OBSTRUCTIONS.

B. DARCOR & ASSOCIATES INC., ITS OWNERS, OR EMPLOYEES WILL NOT BE HELD RESPONSIBLE FOR ANY DAMAGE TO PROPERTY CAUSED BY OTHERS DURING OR RESULTING FROM CONSTRUCTION OF THIS PROJECT.

C. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR COORDINATING THE RELOCATION OF UTILITIES, POWER POLES, ETC.

D. THE CONTRACTOR SHALL PROVIDE THE CITY WITH ACCURATE AS-BUILT INFORMATION INCLUDING FIELD MEASUREMENTS TO ELECTRICAL EQUIPMENT AND UNDERGROUND CONDUIT ROUTING.

E. ANY QUANTITIES SHOWN ARE THE BEST ESTIMATE OF THE ENGINEER. THE CONTRACTOR SHALL MAKE HIS OWN INDEPENDENT ESTIMATE OF QUANTITIES AND BASE HIS BID THEREON.

F. THE ENGINEER WILL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES OR SAFETY PRECAUTIONS OR PROGRAMS UTILIZED DURING CONSTRUCTION, AND WILL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

G. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING ALL PROPERTY, LANDSCAPING, PAVING AND DRIVEWAYS THAT ARE DISTURBED DURING CONSTRUCTION TO THEIR ORIGINAL CONDITION WITH CONFORMANCE TO MAG SPECIFICATION SECTION 107.9.

THE ELECTRICAL / MAINTENANCE COSTS OF ALL STREET LIGHTS ON LOCAL AND COLLECTOR STREETS (TYPICALLY THE 41 WATT / 4,800 LUMEN AND THE 88 WATT / 8,500 LUMEN FIXTURES) ARE TO BE PAID BY THE ADJACENT PROJECT OR THE ADJACENT DEVELOPMENT'S STREET LIGHT IMPROVEMENT DISTRICT (SLID).

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

ENSURE THERE IS A 1' CLEARANCE FROM THE EDGE OF THE SIDEWALK TO THE FACE OF THE STREET LIGHT POLE.

CITY OF SURPRISE GENERAL ENGINEERING NOTES

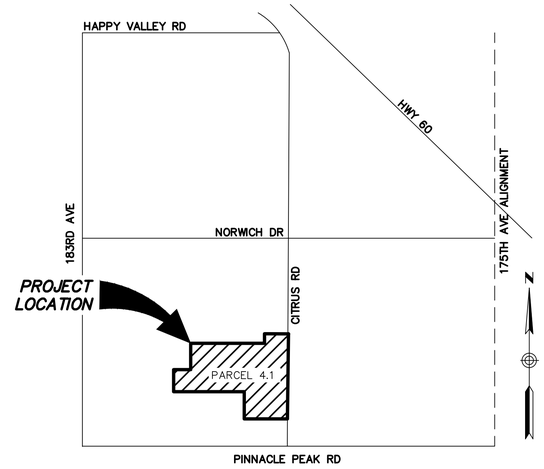
1. ALL CONSTRUCTION MUST CONFORM TO MARICOPA ASSOCIATION OF GOVERNMENT (MAG) SPECIFICATIONS AND DETAILS AND LATEST REVISIONS UNLESS OTHERWISE STATED ON PLANS.
2. THE ENGINEER WILL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES OR FOR SAFETY PRECAUTIONS OR PROGRAMS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

STREET LIGHTING PLANS FOR
NORTH COPPER CANYON PARCEL 4.1

A PORTION OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 4 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



KEY MAP
NTS



VICINITY MAP
NTS

SHEET INDEX

SHEET	DESCRIPTION
SL1	STREET LIGHTING COVER SHEET
SL2	STREET LIGHTING LAYOUT – I
SL3	STREET LIGHTING LAYOUT – II
SL4	STREET LIGHTING LAYOUT – III
SL5	STREET LIGHTING DETAILS
P1	ROADWAY PHOTOMETRIC CALCULATIONS

LEGEND & QUANTITIES LIST

QUANTITY	SYMBOL	DESCRIPTION
5		88W LED (8,500 LUMENS) STREET LIGHT
36		41W LED (4,800 LUMENS) STREET LIGHT

DEVELOPER
COURTLAND HOMES, INC.
4160 W KITTY HAWK
CHANDLER, AZ 85226
PHONE: (480) 893-7515
CONTACT: HANS KOPPENHOEFER

CIVIL ENGINEER
COE & VAN LOO CONSULTANTS INC.
4550 N 12TH STREET
PHOENIX, AZ 85014
PHN: (602) 264-6831
CONTACT: MATT OLSEN

ELECTRICAL ENGINEER
DARCOR & ASSOCIATES
22601 N. 17TH AVENUE, STE 240
PHOENIX, AZ 85027
PHONE: (602) 795-2699
CONTACT: DARWIN REYNOLDS, P.E.

UTILITY CONFLICT COORDINATION		
UTILITY COMPANY	CONTACT	DATE
CITY OF SURPRISE	NUNING LEMKA	3/22/21
APS	ARELI OCASIO	3/22/21
CENTURYLINK	DARRIN LACEY	3/22/21
BEARDSLEY WATER COMPANY	J. LOPEZ	3/22/21
COX COMMUNICATIONS	DON MIRANDA	3/22/21

CITY OF SURPRISE SIGNATURE BLOCK

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

APPROVED _____
CITY OF SURPRISE ENGINEER DATE

FS21-196

Contact Arizona 811 at least two full working days before you begin excavation
ARIZONA811 Call 811 or click Arizona811.com

Registered Professional Engineer (Electrical) CERTIFICATE No. 30025 DARWIN REYNOLDS 5/5/21 Registered Expires 6/30/22 ARIZONA U.S.A.

DARCOR ELECTRICAL CONSULTING ENGINEERS
22601 N. 17TH AVE. SUITE 240 PHOENIX, AZ 85027
Ph: (602) 795-2699 WWW.DARCORINC.COM

PROJECT TITLE
NORTH COPPER CANYON PARCEL 4.1
SURPRISE, ARIZONA

SHEET TITLE
STREET LIGHTING COVER SHEET

DATE: MAY 2021	DESIGNED: KO	DWG No.: SL1	SHEET: 1
SCALE: NONE	DRAWN: KO	PROJ No.: 21010	OF: 6
	CHECKED: DAR		

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PROPOSED STREET LIGHTS – SEE NORTH COPPER CANYON PARCEL 3.0 STREET LIGHTING PLANS

TRACT F | PARCEL 3 | TRACT E

193 194 195 196 197 198 199 200 201 202 203 204 205

PROJECT LIMITS

STA 13+71 (1) 22.5' LT

STA 12+09 (1) 22.5' LT

STA 10+47 (1) 18.0' LT

21 20 19 18 17 16 15 14 13 12

STA 14+34 (1) 22.5' LT

STA 10+47 (1) 18.0' RT

STA 12+38 (1) 22.5' RT

TRACT B

TRACT G

181ST AVE.

11+00 12+00 13+00 14+00 15+00

W. AVENIDA DEL SOL

SEE SHEET SL4 FOR CONTINUATION

22 23 24 25 26 27 28 29 30 31

63 62 61 60 59 58 57 56 55 54

TRACT C

PROJECT LIMITS

STA 20+87 (1) 18.0' RT

STA 22+84 (1) 22.5' RT

STA 24+43 (1) 22.5' RT

STA 26+02 (1) 22.5' RT

STA 27+91 (1) 22.5' RT

21+00 22+00 23+00 24+00 25+00 26+00 27+00 28+00

W. CREEDANCE BLVD.

SEE SHEET SL3 FOR CONTINUATION

64 65 66 67 68 69 70 71 72 73 74 75 76 77

STA 15+23 (1) 18.0' LT

PARCEL 4.2

181ST DR.

TRACT D

109 108 107 106 105 104 103 102 101 100 99 98 97 96

STA 13+37 (1) 22.5' LT

PROJECT LIMITS

18+00 19+00 20+00 21+00 22+00 23+00 24+00 25+00

W. MONTANA DE ORO DR.

SEE SHEET SL3 FOR CONTINUATION

STA 17+99 (1) 18.0' RT

STA 20+13 (1) 22.5' RT

STA 22+18 (1) 22.5' RT

STA 24+23 (1) 22.5' RT

PROJECT LIMITS

FUTURE SCHOOL SITE

KEY NOTE

(1) INSTALL 41W, 3000K LED (4,800 LUMENS) BRONZE COBRAHEAD LUMINAIRE MOUNTED ON A 30'–6" DIRECT BURIED SQUARE STEEL POLE WITH A 2'–0" MAST ARM (25' MOUNTING HEIGHT). SEE APS STANDARD DETAIL 8030 AND APPLICABLE APS DETAILS ON SHEET SL5.

LEGEND

- COBRAHEAD STYLE LUMINAIRE (LOCAL – 41W)
- FUTURE STREET LIGHT
- FIRE HYDRANT

NOTE: ALL STREET LIGHTS TO BE 1' CLEAR OF SIDEWALKS

N

0 40 80 120

SCALE IN FEET

DARCOR ELECTRICAL CONSULTING ENGINEERS
22601 N. 17TH AVE. SUITE 240 PHOENIX, AZ 85027
Ph: (602) 795-2699 WWW.DARCORINC.COM

Contact Arizona 811 at least two full working days before you begin excavation. ARIZONA811 Call 811 or click Arizona811.com

Registered Professional Engineer Certificate No. 30025 DARWIN REYNOLDS 5/5/21 Signed. ARIZONA U.S.A.

PROJECT TITLE
NORTH COPPER CANYON PARCEL 4.1
SURPRISE, ARIZONA

SHEET TITLE
STREET LIGHTING
LAYOUT - I

DATE	DESIGNED:	DWG No.	SHEET
MAY 2021	KO	SL2	2
SCALE	DRAWN: KO	PROJ No.	OF
AS SHOWN	CHECKED: DAR	21010	6

FS21-196

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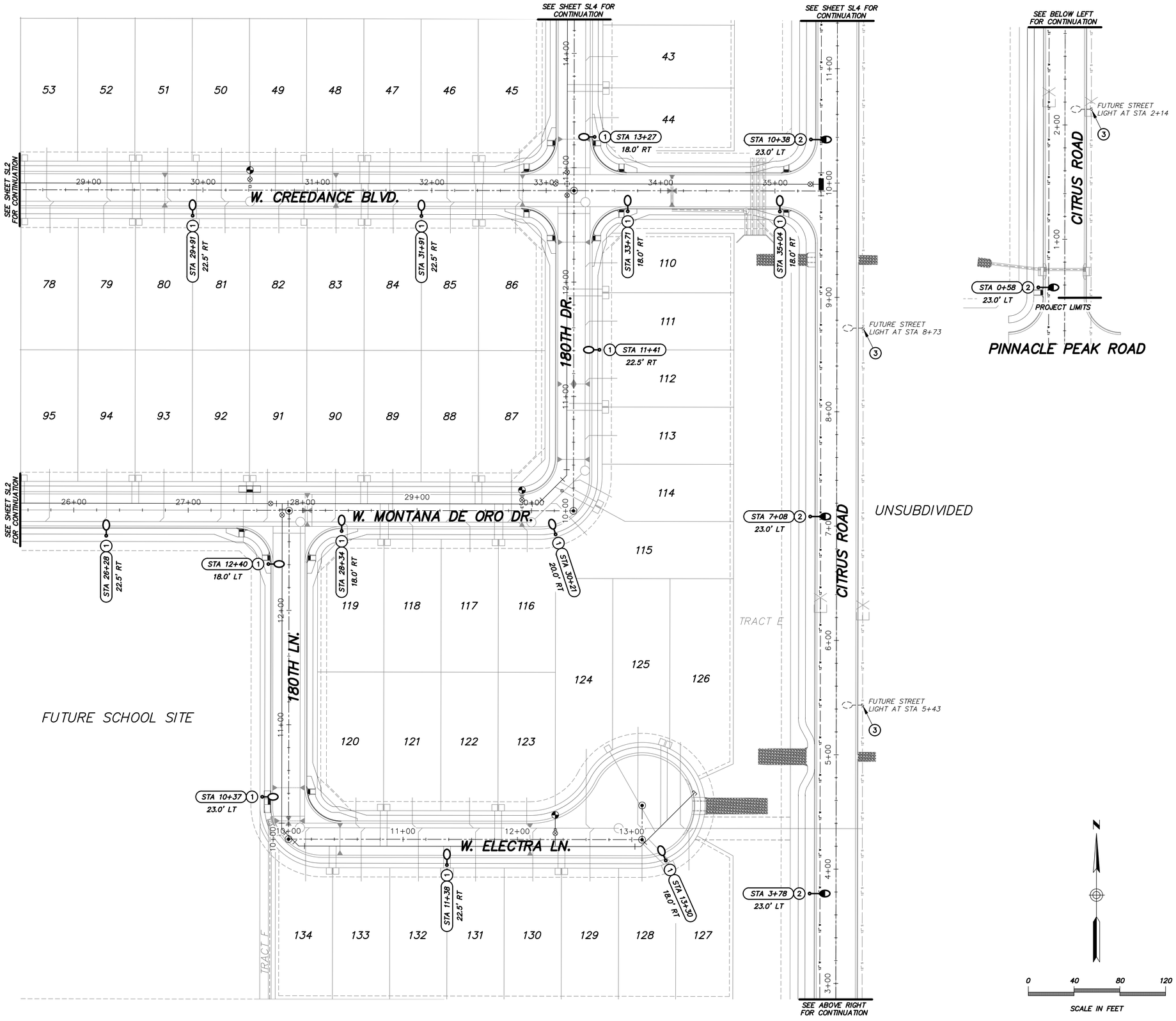
KEY NOTES

1. INSTALL 41W, 3000K LED (4,800 LUMENS) BRONZE COBRAHEAD LUMINAIRE MOUNTED ON A 30'-6" DIRECT BURIED SQUARE STEEL POLE WITH A 2'-0" MAST ARM (25' MOUNTING HEIGHT). SEE APS STANDARD DETAIL 8030 AND APPLICABLE APS DETAILS ON SHEET SL5.
2. INSTALL 88W, 4000K LED (8,500 LUMENS) BRONZE COBRAHEAD LUMINAIRE MOUNTED ON A 38'-0" DIRECT BURIED SQUARE STEEL POLE WITH A 4'-0" MAST ARM (31'-6" MOUNTING HEIGHT). SEE APS STANDARD DETAIL 8030 AND APPLICABLE APS DETAILS ON SHEET SL5.
3. FUTURE STREET LIGHT. ONLY CONDUIT TO BE INSTALLED AS A PART OF THIS PROJECT TO THIS LOCATION. JUNCTION BOXES AND STREET LIGHT INSTALLATION ARE NOT A PART OF THIS PROJECT.

LEGEND

- COBRAHEAD STYLE LUMINAIRE (LOCAL – 41W)
- COBRAHEAD STYLE LUMINAIRE (COLLECTOR – 88W)
- FUTURE STREET LIGHT
- FIRE HYDRANT

NOTE: ALL STREET LIGHTS TO BE 1' CLEAR OF SIDEWALKS



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ARIZONA811 Call 811 or click Arizona811.com

Registered Professional Engineer Certificate No. 30025 DARWIN REYNOLDS 5/5/21 Registered Professional Engineer State of ARIZONA

DARCOR ELECTRICAL CONSULTING ENGINEERS
22601 N. 17TH AVE. SUITE 240 PHOENIX, AZ 85027
Ph: (602) 795-2699 WWW.DARCORINC.COM

PROJECT TITLE
NORTH COPPER CANYON PARCEL 4.1
SURPRISE, ARIZONA

SHEET TITLE
STREET LIGHTING LAYOUT - II

DATE	DESIGNED:	DWG No.	SHEET
MAY 2021	KO	SL3	3
SCALE	DRAWN: KO	PROJ No.	OF
AS SHOWN	CHECKED: DAR	21010	6

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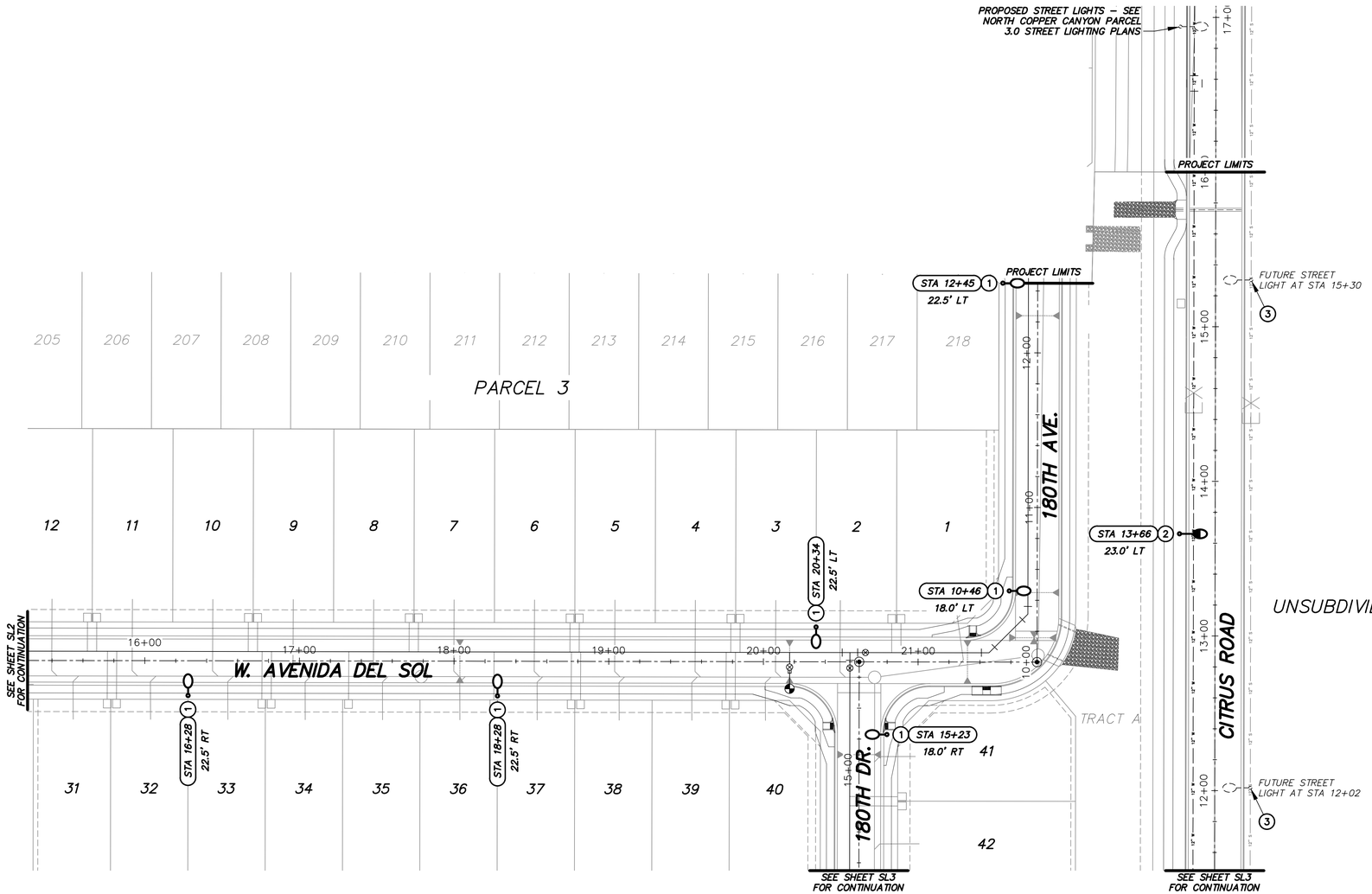
KEY NOTES

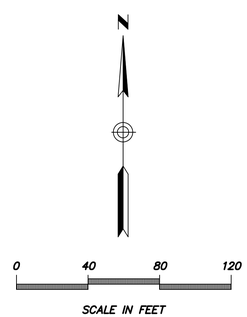
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3. FUTURE STREET LIGHT. ONLY CONDUIT TO BE INSTALLED AS A PART OF THIS PROJECT TO THIS LOCATION. JUNCTION BOXES AND STREET LIGHT INSTALLATION ARE NOT A PART OF THIS PROJECT.

LEGEND

- COBRAHEAD STYLE LUMINAIRE (LOCAL – 41W)
- COBRAHEAD STYLE LUMINAIRE (COLLECTOR – 88W)
- FUTURE STREET LIGHT
- FIRE HYDRANT

NOTE: ALL STREET LIGHTS TO BE 1' CLEAR OF SIDEWALKS





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ARIZONA811 Call 811 or click Arizonabiz.com

Registered Professional Engineer Seal
CERTIFICATE NO. 30025 DARWIN REYNOLDS 5/5/21
Not Approved For Construction
ARIZONA U.S.A.

DARCOR ELECTRICAL CONSULTING ENGINEERS
22601 N. 17TH AVE. SUITE 240 PHOENIX, AZ 85027
Ph: (602) 795-2699 WWW.DARCORINC.COM

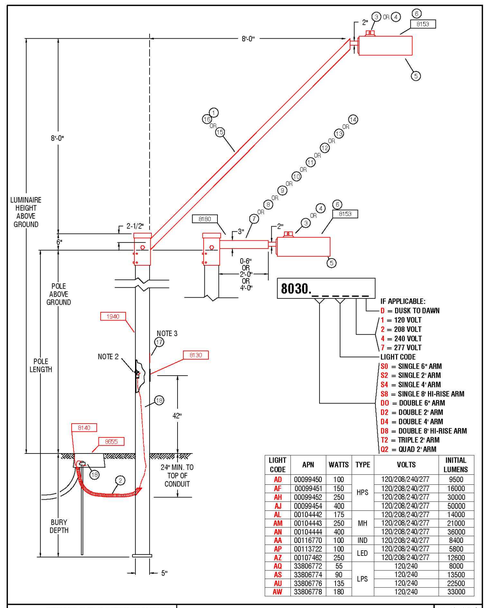
PROJECT TITLE
NORTH COPPER CANYON PARCEL 4.1
SURPRISE, ARIZONA

SHEET TITLE
STREET LIGHTING LAYOUT - III

DATE	DESIGNED:	DWG No.	SHEET
MAY 2021	KO	SL4	4
SCALE	DRAWN: KO	PROJ No.	OF
AS SHOWN	CHECKED: DAR	21010	6

FS21-196

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LIGHT CODE	APN	WATTS	TYPE	VOLTS	INITIAL LUMENS
AD	00099450	100	HPS	120/208/240/277	9500
AF	00099451	150		120/208/240/277	16000
AH	00099452	250		120/208/240/277	30000
AJ	00099454	400		120/208/240/277	50000
AL	00104442	175	MH	120/208/240/277	14000
AM	00104443	250		120/208/240/277	21000
AN	00104444	400		120/208/240/277	36000
AA	00116770	100	IND	120/208/240/277	8400
AP	00113722	100	LED	120/208/240/277	5800
AZ	00107462	250		120/208/240/277	12600
AG	33806772	55	LPS	120/240	8000
AS	33806774	90		120/240	13500
AU	33806776	135		120/240	22500
AW	33806778	180		120/240	33000

ARIZONA PUBLIC SERVICE COMPANY T&D CONSTRUCTION STANDARDS				
BY	LDR.	MGR.	DATE	REV.
KLS	B. McMINN	R. SMITH	04/2010	9

LIGHTS
ARCHITECTURAL ON
5" SQUARE BROWN PAINTED STEEL POLE
DIRECT BURY

SH 1 OF 2

8030

NOTES:
1. ADJUST PHOTO EYE TO FACE NORTH.
2. A GROUND ROD IS PROVIDED WITH THE J-BOX. WHERE A GROUND ROD CAN NOT BE DRIVEN ALTERNATE GROUND SHALL BE USED. SEE 2449 THRU 2460 FOR APPROVED ALTERNATES.
3. SIGN, "NOTICE THIS POLE IS OWNED AND MAINTAINED BY APS. DISCONNECT INSIDE", IS REQUIRED ON ALL DUSK-TO-DAWN AND AREA LIGHTING APPLICATIONS.
4. POLES THAT HAVE MORE THAN ONE LUMINAIRE REQUIRE A SEPARATE CIRCUIT WITH FUSING FROM THE J-BOX TO EACH LUMINAIRE.
5. USING THE 20'-0" POLE TO MATCH THE 16'-0" PEDESTRIAN LIGHT MOUNTING HEIGHT REDUCE POLE BURY DEPTH TO 4'-0".
6. THE BROWN PHOTO CONTROL IS A FAIL OFF CONTROL AND SHALL BE USED WITH ALL INDUCTION AND LED LUMINAIRES.
7. ON 277 VOLT STREET LIGHT CIRCUITS, INSTALL A "277 VOLT" MICARTA TAG ON CABLE IN J-BOX. TAG PROVIDED BY SPEC 8129.
8. THE LUMINAIRE SHOWN IS RECOMMENDED FOR THIS MOUNTING HEIGHT. SEE 8153 FOR ADDITIONAL BROWN ARCHITECTURAL LUMINAIRES.
9. THE TWO ARMED TENON BRACKET POSITIONS THE DOUBLE ARM 180 DEGREES APART.
10. TO ACCOMMODATE LESS THAT THE SPECIFIED LUMINAIRE MOUNTING HEIGHT, A SHOP ORDER IS REQUIRED TO HAVE A PORTION FROM THE TOP OF THE POLE CUT OFF. THE TENON ARM BRACKET SLIDES OVER AND COVERS THE CUT PORTION OF THE POLE.
11. IN-LINE FUSE FOR UNDERGROUND FEEDS, SEE 8130-8131.
12. FOR PEDESTRIAN ONLY APPLICATIONS SEE 8030.

POLE CODE	POLE LENGHT	BURY DEPTH	POLE ABOVE GROUND	LUMINAIRE HEIGHT ABOVE GROUND			
				6IN ARM	2FT ARM	4FT ARM	8FT ARM
1940.20	20'-0"	5'-0"*	15'-0"	15'-0"	15'-0"	15'-0"	----
1940.30	30'-6"	5'-0"	25'-0"	25'-0"	25'-0"	25'-0"	33'-0"
1940.34	34'-0"	6'-0"	28'-0"	28'-0"	28'-0"	28'-0"	28'-0"
1940.38	38'-0"	6'-6"	31'-6"	31'-6"	31'-6"	31'-6"	39'-6"

* SEE NOTE 5

CODE	8030.59	8030.52	8030.54	8030.58	8030.072	8030.109	8030.172	8030.62
ITEM	QTY	QTY	QTY	QTY	QTY	QTY	QTY	QTY
1	-	-	-	-	1	-	-	-
2	10	10	10	10	10	10	10	10
3	1	1	1	1	2	2	3	4
4	VAR	VAR	VAR	VAR	VAR	VAR	VAR	VAR
5	1	1	1	1	2	2	3	4
6	1	1	1	1	2	2	3	4
7	1	-	-	-	-	-	-	-
8	-	1	-	-	-	-	-	-
9	-	-	-	-	1	-	-	-
10	-	-	-	-	-	-	1	-
11	-	-	-	-	-	-	-	1
12	-	-	1	-	-	-	-	-
13	-	-	-	1	-	-	-	-
14	1	-	-	-	-	2	-	-
15	1	1	1	1	1	1	1	1
16	10	10	10	10	10	10	10	10

MATERIAL LIST

ITEM	DESCRIPTION	APN
1	BRACKET ARCH SLIP BOLTED	00092251
2	CONDUIT 1" PVC FLEX CORR	32900891
3	CONTROL PHOTO MULTI BLACK	00063965
4	CONTROL PHOTO MULTI BR-20	00073241
5	LAMP - SEE 8164 - B1T1	
6	LUMINAIRE - SEE CHART	
7	MAST ARM STLT 2" SQ X 2" DBL	88370
8	MAST ARM STLT 3" SQ X 2" QUAD	33701116
9	MAST ARM STLT 3" SQ X 2" QUAD	33701117
10	MAST ARM STLT 3" SQ X 2" SGL	52664
11	MAST ARM STLT 3" SQ X 2" TPL	00052665
12	MAST ARM STLT 3" SQ X 4' SGL	00061738
13	MAST ARM STLT 8" BOLT - ON	33701120
14	MAST ARM SQ X 8" SGL	00092252
15	SIGN POLE OWNED BY APS	00050092
16	WIRE BARE #6 SOLID CU	33007580

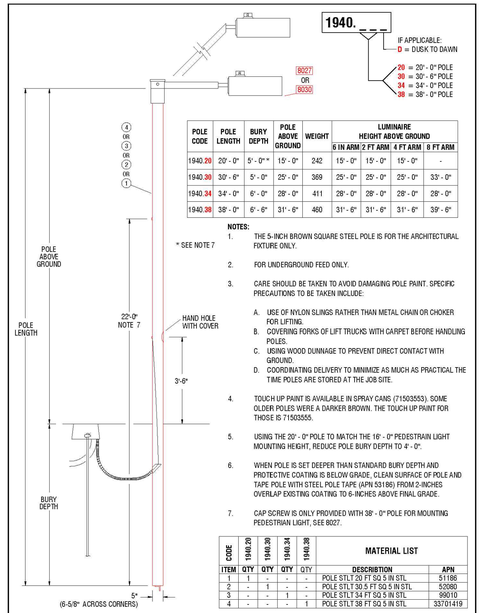
ARIZONA PUBLIC SERVICE COMPANY T&D CONSTRUCTION STANDARDS				
BY	MGR.	DIR.	DATE	REV.
KLS	B. MCMINN	B. SMITH	04/2010	9

LIGHTS
ARCHITECTURAL ON
5" SQUARE BROWN PAINTED STEEL POLE
DIRECT BURY

SH 2 OF 2

8030

NOTE:
DETAILS ON THIS SHEET HAVE BEEN PREPARED AND PROVIDED BY APS



POLE CODE	POLE LENGTH	BURY DEPTH	POLE ABOVE GROUND	WEIGHT	LUMINAIRE HEIGHT ABOVE GROUND			
					6 IN ARM	2 FT ARM	4 FT ARM	8 FT ARM
1940.20	20'- 0"	5'- 0"*	15'- 0"	242	15'- 0"	15'- 0"	15'- 0"	-
1940.30	30'- 6"	5'- 0"	25'- 0"	369	25'- 0"	25'- 0"	25'- 0"	33'- 0"
1940.34	34'- 0"	6'- 0"	28'- 0"	411	28'- 0"	28'- 0"	28'- 0"	28'- 0"
1940.38	38'- 0"	6'- 6"	31'- 6"	460	31'- 6"	31'- 6"	31'- 6"	39'- 6"

* SEE NOTE 7

NOTES:
1. THE 5-INCH BROWN SQUARE STEEL POLE IS FOR THE ARCHITECTURAL FIXTURE ONLY.
2. FOR UNDERGROUND FEED ONLY.
3. CARE SHOULD BE TAKEN TO AVOID DAMAGING POLE PAINT. SPECIFIC PRECAUTIONS TO BE TAKEN INCLUDE:
   A. USE OF NYLON SLINGS RATHER THAN METAL CHAIN OR CHOKER FOR LIFTING.
   B. COVERING FORKS OF LIFT TRUCKS WITH CARPET BEFORE HANDLING POLES.
   C. USING WOOD DUNNAGE TO PREVENT DIRECT CONTACT WITH GROUND.
   D. COORDINATING DELIVERY TO MINIMIZE AS MUCH AS PRACTICAL THE TIME POLES ARE STORED AT THE JOB SITE.
4. TOUCH UP PAINT IS AVAILABLE IN SPRAY CANS (71503553). SOME OLDER POLES WERE A DARKER BROWN. THE TOUCH UP PAINT FOR THOSE IS 71503555.
5. USING THE 20' - 0" POLE TO MATCH THE 16' - 0" PEDESTRAIN LIGHT MOUNTING HEIGHT, REDUCE POLE BURY DEPTH TO 4' - 0".
6. WHEN POLE IS SET DEEPER THAN STANDARD BURY DEPTH AND PROTECTIVE COATING IS BELOW GRADE, CLEAN SURFACE OF POLE AND TAPE POLE WITH STEEL POLE TAPE (APN 53186) FROM 2-INCHES OVERLAP EXISTING COATING TO 6-INCHES ABOVE FINAL GRADE.
7. CAP SCREW IS ONLY PROVIDED WITH 38' - 0" POLE FOR MOUNTING PEDESTRIAN LIGHT, SEE 8027.

CODE	1940.20	1940.30	1940.34	1940.38
ITEM	QTY	QTY	QTY	QTY
1	1	-	-	-
2	-	1	-	-
3	-	-	1	-
4	-	-	-	1

MATERIAL LIST

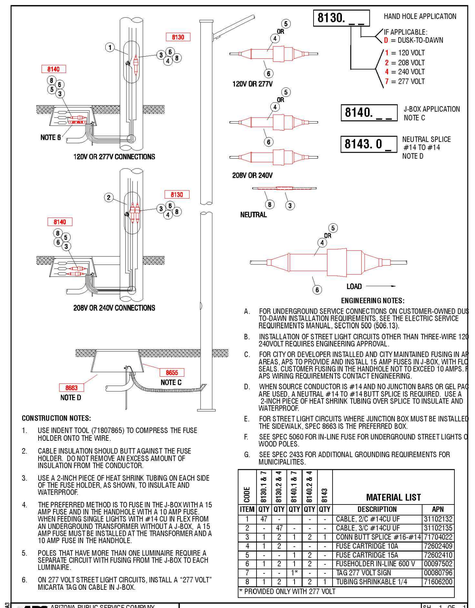
ITEM	DESCRIBTION	APN
1	POLE STLT 20 FT SQ 5 IN STL	51186
2	POLE STLT 30.5 FT SQ 5 IN STL	52080
3	POLE STLT 34 FT SQ 5 IN STL	99010
4	POLE STLT 38 FT SQ 5 IN STL	33701419

ARIZONA PUBLIC SERVICE COMPANY T&D CONSTRUCTION STANDARDS				
BY	LDR.	MGR.	DATE	REV.
KLS	B. McMINN	S. SIERRA	12/2006	7

POLES
SQUARE STEEL STREET LIGHT POLES
20'-0", 30'-6", 34'-0" AND 38'-0"

SH 1 OF 1

1940



CONSTRUCTION NOTES:
1. USE INDENT TOOL (71807865) TO COMPRESS THE FUSE HOLDER ONTO THE WIRE.
2. CABLE INSULATION SHOULD BUTT AGAINST THE FUSE HOLDER. DO NOT REMOVE AN EXCESS AMOUNT OF INSULATION FROM THE CONDUCTOR.
3. USE A 2-INCH PIECE OF HEAT SHRINK TUBING ON EACH SIDE OF THE FUSE HOLDER, AS SHOWN, TO INSULATE AND WATERPROOF.
4. THE PREFERRED METHOD IS TO FUSE IN THE J-BOX WITH A 15 AMP FUSE AND IN THE HANDHOLE WITH A 10 AMP FUSE. WHEN FEEDING SINGLE LIGHTS WITH #14 CU IN FLEX FROM AN UNDERGROUND TRANSFORMER WITHOUT A J-BOX, A 15 AMP FUSE MUST BE INSTALLED AT THE TRANSFORMER AND A 10 AMP FUSE IN THE HANDHOLE.
5. POLES THAT HAVE MORE THAN ONE LUMINAIRE REQUIRE A SEPARATE CIRCUIT WITH FUSING FROM THE J-BOX TO EACH LUMINAIRE.
6. ON 277 VOLT STREET LIGHT CIRCUITS, INSTALL A "277 VOLT" MICARTA TAG ON CABLE IN J-BOX.

ENGINEERING NOTES:
A. FOR UNDERGROUND SERVICE CONNECTIONS ON CUSTOMER-OWNED DUS TO-DAWN INSTALLATION REQUIREMENTS, SEE THE ELECTRIC SERVICE REQUIREMENTS MANUAL, SECTION 500 (506.13).
B. INSTALLATION OF 5 STREET LIGHT CIRCUITS OTHER THAN THREE-WIRE 120 240VOLT REQUIRES ENGINEERING APPROVAL.
C. FOR CITY OR DEVELOPER INSTALLED AND CITY MAINTAINED FUSING IN AP AREAS, APS TO PROVIDE AND INSTALL 15 AMP FUSES IN J-BOX, WITH FLC SEALS. CUSTOMER FUSING IN THE HANDHOLE NOT TO EXCEED 10 AMPS. F APS WIRING REQUIREMENTS CONTACT ENGINEERING.
D. WHEN SOURCE CONDUCTOR IS #14 AND NO JUNCTION BARS OR GEL PAC ARE USED, A NEUTRAL #14 TO #14 BUTT SPLICE IS REQUIRED. USE A 2-INCH PIECE OF HEAT SHRINK TUBING OVER SPLICE TO INSULATE AND WATERPROOF.
E. FOR STREET LIGHT CIRCUITS WHERE JUNCTION BOX MUST BE INSTALLED THE SIDEWALK, SPEC 8663 IS THE PREFERRED BOX.
F. SEE SPEC 5060 FOR IN-LINE FUSE FOR UNDERGROUND STREET LIGHTS O WOOD POLES.
G. SEE SPEC 2433 FOR ADDITIONAL GROUNDING REQUIREMENTS FOR MUNICIPALITIES.

CODE	8130.16	8130.26	8140.16	8140.26	8143
ITEM	QTY	QTY	QTY	QTY	QTY
1	47'	---	-	-	-
2	-	47'	-	-	-
3	1	2	1	2	1
4	1	2	-	-	-
5	-	-	1	2	-
6	1	2	1	2	-
7	-	-	1*	-	-
8	1	2	1	2	1

MATERIAL LIST

ITEM	DESCRIPTION	APN
1	CABLE 2/C #14CU UF	31102133
2	CABLE 3/C #14CU UF	31102135
3	CONN BUTT SPLICE #16-#14	71170402
4	FUSE CARTRIDGE 10A	72602409
5	FUSE CARTRIDGE 15A	72602410
6	FUSEHOLDER IN-LINE 600 V	00097502
7	TAG 277 VOLT SIGN	00080796
8	TUBING SHRINKABLE 1/4	71606200

* PROVIDED ONLY WITH 277 VOLT

ARIZONA PUBLIC SERVICE COMPANY T&D CONSTRUCTION STANDARDS				
BY	LDR.	MGR.	DATE	REV.
KLS	B. McMinn	S. Sierra	1/2007	6

LIGHTS
IN-LINE FUSE FOR UNDERGROUND FEEDS

SH 1 OF 1

8130 THRU 8143

DARCOR
ELECTRICAL CONSULTING ENGINEERS
22801 N. 17TH AVE.
SUITE 240
PHOENIX, AZ 85027
Ph: (602) 795-2899
WWW.DARCORINC.COM

Contact Arizona 811 at least two full working days before you begin excavation.
ARIZONA811
Call 811 or click Arizona811.com

Registered Professional Engineer Seal
CERTIFICATE NO.
30025
DARWIN REYNOLDS
5/5/21
Signed
ARIZONA U.S.A.

PROJECT TITLE
NORTH COPPER CANYON PARCEL 4.1
SURPRISE, ARIZONA

SHEET TITLE
STREET LIGHTING DETAILS

DATE	DESIGNED:	DWG No.	SHEET
MAY 2021	KO	SL5	5
SCALE	DRAWN: KO	PROJ No.	OF
NONE	CHECKED: DAR	21010	6

FS21-196

Saved:Friday, February 26, 2021 11:19:47 AM File:Z:\2021\21010-Court (N. Copper Canyon 4.1)\Drawings\21010-P4-1-SL5 Drafter:Kopsahl

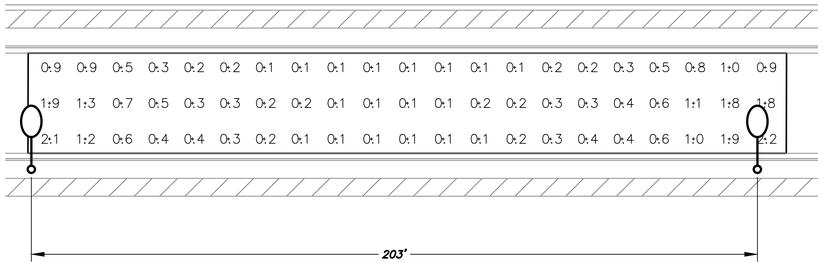
ROADWAY LOCAL
63 points at z=0, sp 10ft by 10ft
HORIZONTAL FOOTCANDLES

Average	**0.52**
Maximum	2.20
Minimum	0.10
Avg: Min	**5.20**
Max: Min	22.0
Coef Var	1.07
UnifGrad	2.12

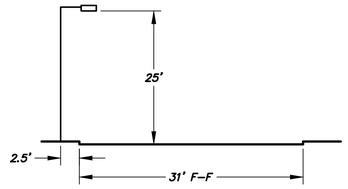
LOCAL

CITY DESIGN CRITERIA

AVG F/C:	0.5
AVG/MIN	6:1



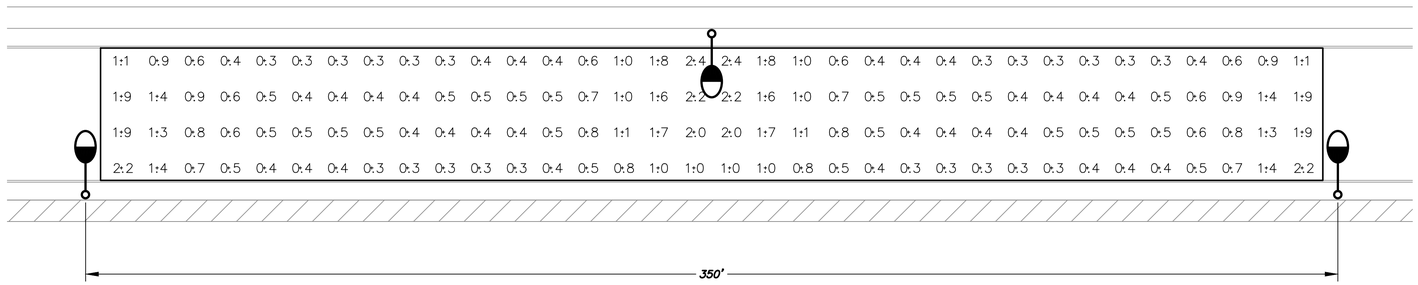
WORST CASE SPACING FOR 30' WIDE ROADWAY (LOCAL) (41W) (25' H)



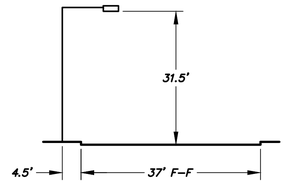
LUMINAIRE INPUT DATA
GE Lighting Solutions
lamp(s): LED
candela file 'ERL1_05E130-120-277V.IES'
1 lamp(s) per luminaire, 4,800 initial lumens per lamp
Light Loss Factor = 0.9, watts per luminaire = 41
Outreach (from mounting axis to photometric center)= 30 in
mounting height= 25 ft

ROADWAY COLLECTOR
163 points at z=0, sp 10ft by 10ft
HORIZONTAL FOOTCANDLES

Average	**0.76**
Maximum	2.40
Minimum	0.30
Avg: Min	**2.53**
Max: Min	8.00
Coef Var	0.72
UnifGrad	2.00



WORST CASE SPACING FOR 38' WIDE ROADWAY (COLLECTOR) (88W) (31.5' H)



LUMINAIRE INPUT DATA
GE Lighting Solutions
lamp(s): LED
candela file 'ERL1_08E130____.IES'
1 lamp(s) per luminaire, 8,500 initial lumens per lamp
Light Loss Factor = 1.0, watts per luminaire = 88
Outreach (from mounting axis to photometric center)= 54 in
mounting height= 31.5 ft

APS APPROVED LED STREET LIGHTS
AS OF 3-15-18

APN	LIGHT CODE	LAMP	WATTS	LUMENS	CCT	COLOR	G.E. MODEL NUMBER	IES CURVE NUMBER
141047	RL41	LED	32	3,800	3000K	DK BRONZE	ERL1004B130ADKBZGRX	ERL1_04B130-120-277V.IES
141048	RL41	LED	41	4,800	3000K	DK BRONZE	ERL1005E130ADKBZGRX	ERL1_05E130-120-277V.IES
141049	RL42	LED	88	8,200	3000K	DK BRONZE	ERL1008E130ADKBZGRX	ERL1_08E130.IES
141050	RL43	LED	108	11,100	3000K	DK BRONZE	ERLH011E130ADKBZGRX	ERLH_11E130.IES
141040	CL50	LED	32	3,800	3000K	GRAY	ERL1004B130AGRAYGRX	ERL1_04B130-120-277V.IES
141041	CL51	LED	41	4,800	3000K	GRAY	ERL1005E130AGRAYGRX	ERL1_05E130-120-277V.IES
141043	CL52	LED	88	8,200	3000K	GRAY	ERL1008E130AGRAYGRX	ERL1_08E130.IES
141045	CL53	LED	108	11,100	3000K	GRAY	ERLH011E130AGRAYGRX	ERLH_11E130.IES
128251	RL50	LED	32	3,900	4000K	DK BRONZE	ERL1004B140ADKBZGRX	ERL1_04B140-120-277V.IES
126804	RL51	LED	41	5,000	4000K	DK BRONZE	ERL1005E140ADKBZGRX	ERL1_05E140-120-277V.IES
126805	RL52	LED	88	8,500	4000K	DK BRONZE	ERL1008E140ADKBZGRX	ERL1_08E140.IES
	RL53	LED	108	11,500	4000K	DK BRONZE	ERLH011E140ADKBZGRX	ERLH_11E140.IES
128329	CL60	LED	32	3,900	4000K	GRAY	ERL1004B140AGRAYGRX	ERL1_04B140-120-277V.IES
128330	CL61	LED	41	5,000	4000K	GRAY	ERL1005E140AGRAYGRX	ERL1_05E140-120-277V.IES
128331	CL62	LED	88	8,500	4000K	GRAY	ERL1008E140AGRAYGRX	ERL1_08E140.IES
128332	CL63	LED	108	11,500	4000K	GRAY	ERLH011E140AGRAYGRX	ERLH_11E140.IES

ALL PHOTOMETRIC CALCULATIONS ON THESE PLANS REPRESENT ILLUMINANCE VALUES

DARCOR ELECTRICAL CONSULTING ENGINEERS
22801 N. 17TH AVE. SUITE 240 PHOENIX, AZ 85027
Ph: (602) 795-2899 WWW.DARCORINC.COM

Contact Arizona 811 at least two full working days before you begin excavation
ARIZONA811 Call 811 or click Arizona811.com

Registered Professional Engineer Seal
CERTIFICATE NO. 30025 DARWIN REYNOLDS 5/5/21 Registered ARIZONA U.S.A.

PROJECT TITLE
NORTH COPPER CANYON PARCEL 4.1
SURPRISE, ARIZONA

SHEET TITLE
ROADWAY PHOTOMETRIC CALCULATIONS

DATE: MAY 2021	DESIGNED: KO	DWG No.: P1	SHEET: 6
SCALE: NONE	DRAWN: KO	PROJ No.: 21010	OF: 6
	CHECKED: DAR		

FS21-196

Saved:Friday, February 26, 2021 11:21:14 AM File:Z:\2021\21010-Court (N. Copper Canyon 4.1)\Drawings\21010-P4-1-P1 Drafter:Kopsahl

STREET LIGHTING PLANS FOR
NORTH COPPER CANYON PARCEL 4.2

A PORTION OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 4 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

DARCOR GENERAL NOTES

A. LOCATIONS INDICATED FOR EXISTING UNDERGROUND UTILITIES ARE BASED ON DRAWINGS PROVIDED TO US BY THE CIVIL ENGINEER AT TIME OF DESIGN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UNDERGROUND OBSTRUCTIONS AND UTILITIES ENCOUNTERED DURING CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING BLUE-STAKE AND POT-HOLING TO VERIFY ALL EXISTING UNDERGROUND OBSTRUCTIONS.

B. DARCOR & ASSOCIATES INC., ITS OWNERS, OR EMPLOYEES WILL NOT BE HELD RESPONSIBLE FOR ANY DAMAGE TO PROPERTY CAUSED BY OTHERS DURING OR RESULTING FROM CONSTRUCTION OF THIS PROJECT.

C. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR COORDINATING THE RELOCATION OF UTILITIES, POWER POLES, ETC.

D. THE CONTRACTOR SHALL PROVIDE THE CITY WITH ACCURATE AS-BUILT INFORMATION INCLUDING FIELD MEASUREMENTS TO ELECTRICAL EQUIPMENT AND UNDERGROUND CONDUIT ROUTING.

E. ANY QUANTITIES SHOWN ARE THE BEST ESTIMATE OF THE ENGINEER. THE CONTRACTOR SHALL MAKE HIS OWN INDEPENDENT ESTIMATE OF QUANTITIES AND BASE HIS BID THEREON.

F. THE ENGINEER WILL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES OR SAFETY PRECAUTIONS OR PROGRAMS UTILIZED DURING CONSTRUCTION, AND WILL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

G. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING ALL PROPERTY, LANDSCAPING, PAVING AND DRIVEWAYS THAT ARE DISTURBED DURING CONSTRUCTION TO THEIR ORIGINAL CONDITION WITH CONFORMANCE TO MAG SPECIFICATION SECTION 107.9.

THE ELECTRICAL / MAINTENANCE COSTS OF ALL STREET LIGHTS ON LOCAL AND COLLECTOR STREETS (TYPICALLY THE 41 WATT / 4,800 LUMEN AND THE 88 WATT / 8,500 LUMEN FIXTURES) ARE TO BE PAID BY THE ADJACENT PROJECT OR THE ADJACENT DEVELOPMENT'S STREET LIGHT IMPROVEMENT DISTRICT (SLID).

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

ENSURE THERE IS A 1' CLEARANCE FROM THE EDGE OF THE SIDEWALK TO THE FACE OF THE STREET LIGHT POLE.

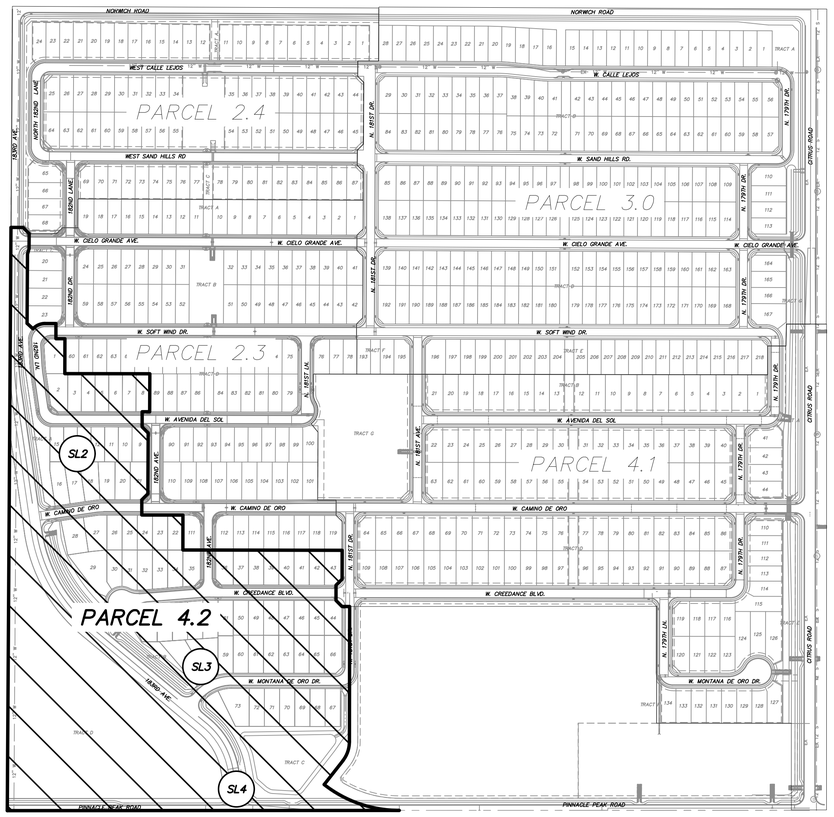
CITY OF SURPRISE GENERAL ENGINEERING NOTES

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

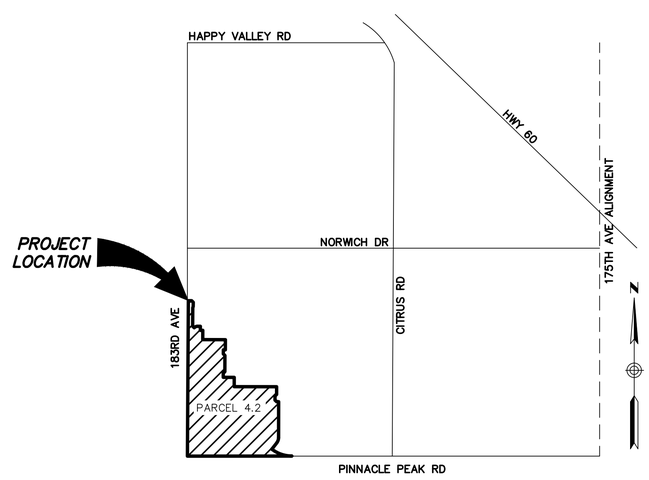
DEVELOPER
COURTLAND HOMES, INC.
4160 W KITTY HAWK
CHANDLER, AZ 85226
PHONE: (480) 893-7515
CONTACT: HANS KOPPENHOEFER

CIVIL ENGINEER
COE & VAN LOO CONSULTANTS INC.
4550 N 12TH STREET
PHOENIX, AZ 85014
PHN: (602) 264-6831
CONTACT: MATT OLSEN

ELECTRICAL ENGINEER
DARCOR & ASSOCIATES
22601 N. 17TH AVENUE, STE 240
PHOENIX, AZ 85027
PHONE: (602) 795-2699
CONTACT: DARWIN REYNOLDS, P.E.



KEY MAP
NTS



VICINITY MAP
NTS

SHEET INDEX

SHEET	DESCRIPTION
SL1	STREET LIGHTING COVER SHEET
SL2	STREET LIGHTING LAYOUT - I
SL3	STREET LIGHTING LAYOUT - II
SL4	STREET LIGHTING LAYOUT - III
SL5	STREET LIGHTING DETAILS
P1	ROADWAY PHOTOMETRIC CALCULATIONS

LEGEND & QUANTITIES LIST

QUANTITY	SYMBOL	DESCRIPTION
16		88W LED (8,500 LUMENS) STREET LIGHT
16		41W LED (4,800 LUMENS) STREET LIGHT

FS21-318

UTILITY CONFLICT COORDINATION		
UTILITY COMPANY	CONTACT	DATE OF RESPONSE
APS	ARELI OCASIO	4/7/2021
CENTURYLINK	DARRIN LACEY	4/7/2021
COX COMMUNICATIONS	DON MIRANDA	4/7/2021

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

APPROVED _____
CITY OF SURPRISE ENGINEER DATE

Contact Arizona 811 at least two full working days before you begin excavation
ARIZONA811
Call 811 or click Arizona811.com

Registered Professional Engineer Board
CERTIFICATE NO.
30025
DARWIN REYNOLDS
8/9/21
Date Signed
ARIZONA U.S.A.

DARCOR
ELECTRICAL CONSULTING ENGINEERS
22601 N. 17TH AVE. SUITE 240 PHOENIX, AZ 85027
Ph: (602) 795-2699
WWW.DARCORINC.COM

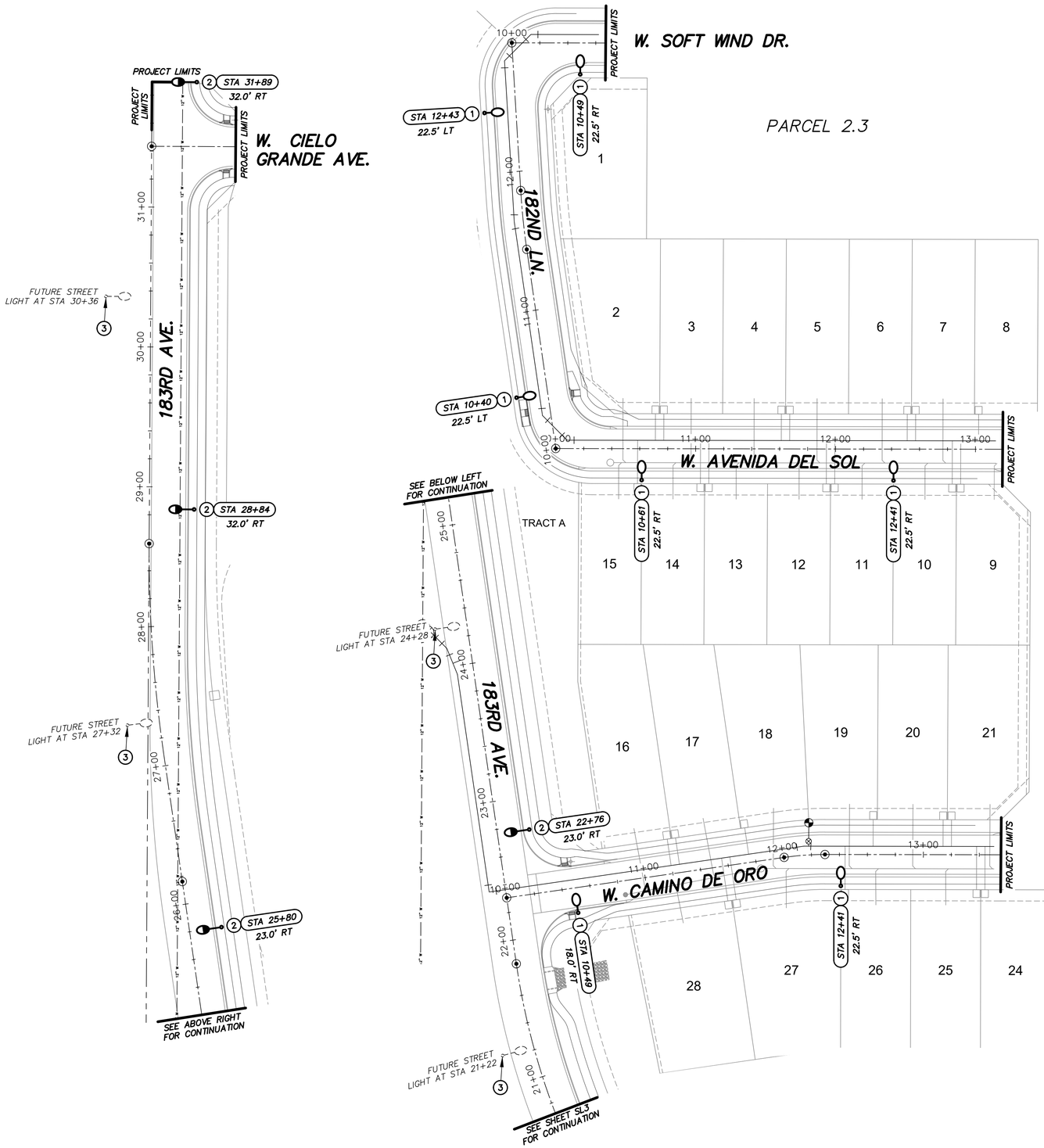
PROJECT TITLE
NORTH COPPER CANYON PARCEL 4.2
SURPRISE, ARIZONA

SHEET TITLE
STREET LIGHTING COVER SHEET

DATE: AUG 2021	DESIGNED: KO	DWG No. SL1	SHEET 1
	DRAWN: KO		OF 6
SCALE: NONE	CHECKED: DAR	PROJ No. 21015	

FS21-318

Saved: Friday, July 2, 2021 11:40:25 AM File:Z:\2021\21015-Court (Copper Canyon 2.3, 2.4, 3.0 & 4.2)\Drawings\P4.2\21015-P4.2-SL1 Drafter:Kopsahl



KEY NOTES

1. INSTALL 41W, 3000K LED (4,800 LUMENS) BRONZE COBRAHEAD LUMINAIRE MOUNTED ON A 30'–6" DIRECT BURIED SQUARE STEEL POLE WITH A 2'–0" MAST ARM (25' MOUNTING HEIGHT). SEE APS STANDARD DETAIL 8030 AND APPLICABLE APS DETAILS ON SHEET SL5.
2. INSTALL 88W, 4000K LED (8,500 LUMENS) BRONZE COBRAHEAD LUMINAIRE MOUNTED ON A 38'–0" DIRECT BURIED SQUARE STEEL POLE WITH A 4'–0" MAST ARM (31'–6" MOUNTING HEIGHT). SEE APS STANDARD DETAIL 8030 AND APPLICABLE APS DETAILS ON SHEET SL5.
3. FUTURE STREET LIGHT. ONLY CONDUIT TO BE INSTALLED AS A PART OF THIS PROJECT TO THIS LOCATION. JUNCTION BOXES AND STREET LIGHT INSTALLATION ARE NOT A PART OF THIS PROJECT.

LEGEND

- COBRAHEAD STYLE LUMINAIRE (LOCAL – 41W)
- COBRAHEAD STYLE LUMINAIRE (COLLECTOR – 88W)
- FUTURE STREET LIGHT
- FIRE HYDRANT

NOTE: ALL STREET LIGHTS TO BE 1' CLEAR OF SIDEWALKS

N

0 40 80 120

SCALE IN FEET

DARCOR
ELECTRICAL CONSULTING ENGINEERS
22601 N. 17TH AVE.
SUITE 240
PHOENIX, AZ 85027
Ph: (602) 795-2699
WWW.DARCORINC.COM

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ARIZONA811
Call 811 or click Arizona811.com

PROJECT TITLE
NORTH COPPER CANYON PARCEL 4.2
SURPRISE, ARIZONA

SHEET TITLE
STREET LIGHTING
LAYOUT - I

DATE: AUG 2021	DESIGNED: KO	DWG No.: SL2	SHEET: 2
SCALE: AS SHOWN	DRAWN: KO	PROJ No.: 21015	OF: 6
	CHECKED: DAR		

Registered Professional Engineer
CERTIFICATE No. 30025
DARWIN REYNOLDS
8/9/21
ARIZONA

FS21-318

Saved:Monday, August 9, 2021 3:22:44 PM File:Z:\2021\21015-Court (Copper Canyon 2.3, 2.4, 3.0 & 4.2)\Drawings\P4.2\21015-P4.2-SL2 Drafter:Kopsahl

PARCEL 2.3

PARCEL 4.1

SEE SHEET SL2 FOR CONTINUATION

PROJECT LIMITS

182ND AVE.

W. CREEDANCE BLVD.

N. 181ST DR.

W. MONTANA DE ORO DR.

183RD AVE.

PROPOSED STREET LIGHTS – SEE NORTH COPPER CANYON PARCEL 4.1 STREET LIGHTING PLANS

TRACT B

TRACT C

FUTURE STREET LIGHT AT STA 18+14

FUTURE STREET LIGHT AT STA 15+05

FUTURE STREET LIGHT AT STA 11+96

SEE SHEET SL4 FOR CONTINUATION

NOTE: ALL STREET LIGHTS TO BE 1' CLEAR OF SIDEWALKS

KEY NOTES

1. INSTALL 41W, 3000K LED (4,800 LUMENS) BRONZE COBRAHEAD LUMINAIRE MOUNTED ON A 30'–6" DIRECT BURIED SQUARE STEEL POLE WITH A 2'–0" MAST ARM (25' MOUNTING HEIGHT). SEE APS STANDARD DETAIL 8030 AND APPLICABLE APS DETAILS ON SHEET SL5.
2. INSTALL 88W, 4000K LED (8,500 LUMENS) BRONZE COBRAHEAD LUMINAIRE MOUNTED ON A 38'–0" DIRECT BURIED SQUARE STEEL POLE WITH A 4'–0" MAST ARM (31'–6" MOUNTING HEIGHT). SEE APS STANDARD DETAIL 8030 AND APPLICABLE APS DETAILS ON SHEET SL5.
3. FUTURE STREET LIGHT. ONLY CONDUIT TO BE INSTALLED AS A PART OF THIS PROJECT TO THIS LOCATION. JUNCTION BOXES AND STREET LIGHT INSTALLATION ARE NOT A PART OF THIS PROJECT.

LEGEND

- COBRAHEAD STYLE LUMINAIRE (LOCAL – 41W)
- COBRAHEAD STYLE LUMINAIRE (COLLECTOR – 88W)
- FUTURE STREET LIGHT
- FIRE HYDRANT

0 40 80 120

SCALE IN FEET

DARCOR ELECTRICAL CONSULTING ENGINEERS
22601 N. 17TH AVE. SUITE 240 PHOENIX, AZ 85027
Ph: (602) 795-2899 WWW.DARCORINC.COM

Contact Arizona 811 at least two full working days before you begin excavation. ARIZONA811 Call 811 or click Arizona811.com

Registered Professional Engineer Certificate No. 30025 DARWIN REYNOLDS 8/9/21 Signed Arizona U.S.A.

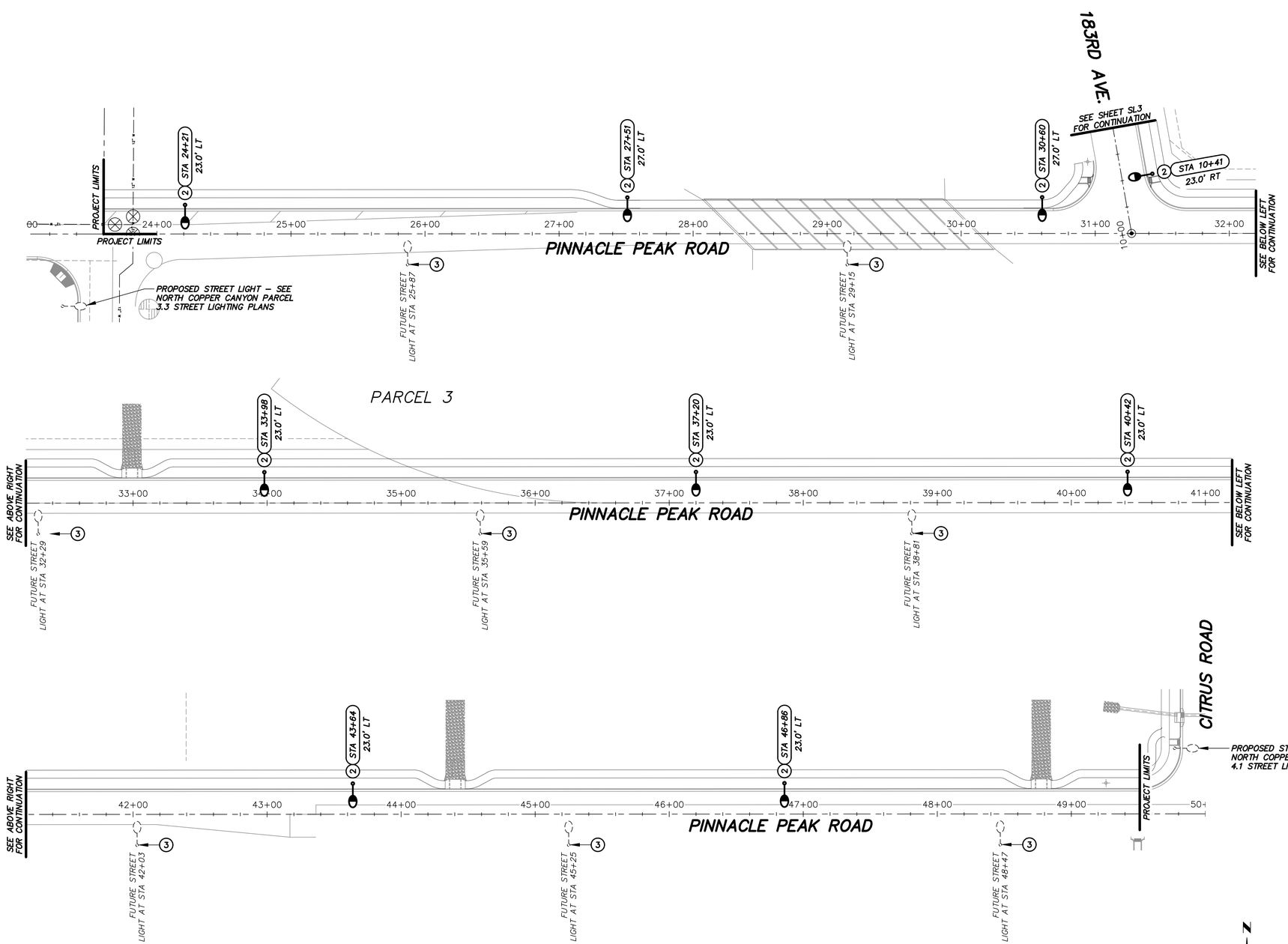
PROJECT TITLE
NORTH COPPER CANYON PARCEL 4.2
SURPRISE, ARIZONA

SHEET TITLE
STREET LIGHTING LAYOUT - II

DATE		DWG No.	SHEET
AUG 2021	DESIGNED: KO	SL3	3
SCALE	DRAWN: KO	PROJ No.	OF
AS SHOWN	CHECKED: DAR	21015	6

FS21-318

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KEY NOTES

1. INSTALL 41W, 3000K LED (4,800 LUMENS) BRONZE COBRAHEAD LUMINAIRE MOUNTED ON A 30'–6" DIRECT BURIED SQUARE STEEL POLE WITH A 2'–0" MAST ARM (25' MOUNTING HEIGHT). SEE APS STANDARD DETAIL 8030 AND APPLICABLE APS DETAILS ON SHEET SL5.
2. INSTALL 88W, 4000K LED (8,500 LUMENS) BRONZE COBRAHEAD LUMINAIRE MOUNTED ON A 38'–0" DIRECT BURIED SQUARE STEEL POLE WITH A 4'–0" MAST ARM (31'–6" MOUNTING HEIGHT). SEE APS STANDARD DETAIL 8030 AND APPLICABLE APS DETAILS ON SHEET SL5.
3. FUTURE STREET LIGHT. ONLY CONDUIT TO BE INSTALLED AS A PART OF THIS PROJECT TO THIS LOCATION. JUNCTION BOXES AND STREET LIGHT INSTALLATION ARE NOT A PART OF THIS PROJECT.

LEGEND

- COBRAHEAD STYLE LUMINAIRE (COLLECTOR – 88W)
- FUTURE STREET LIGHT
- FIRE HYDRANT

NOTE: ALL STREET LIGHTS TO BE 1' CLEAR OF SIDEWALKS

DARCOR ELECTRICAL CONSULTING ENGINEERS
22601 N. 17TH AVE. SUITE 240 PHOENIX, AZ 85027
Ph: (602) 795-2699 WWW.DARCORINC.COM

PROJECT TITLE
NORTH COPPER CANYON PARCEL 4.2
SURPRISE, ARIZONA

SHEET TITLE
STREET LIGHTING LAYOUT - III

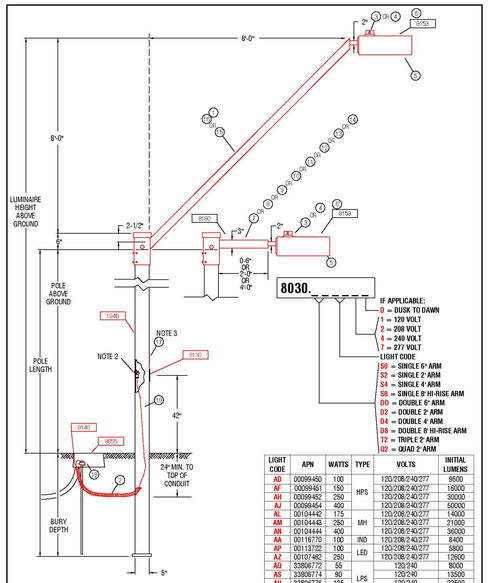
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AUG 2021	KO	SL4	4
	DRAWN: KO		OF
SCALE	CHECKED: DAR	PROJ No.	6
AS SHOWN		21015	

FS21-318

Registered Professional Engineer Certificate No. 30025 DARWIN REYNOLDS 8/9/21 Date Signed

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LIGHT CODE	APN	WATTS	TYPE	VOLTS	INITIAL LUMENS
AD	00099450	100	HPS	120/208/240/277	9500
AF	00099451	150		120/208/240/277	16000
AH	00099452	250		120/208/240/277	30000
AJ	00099454	400		120/208/240/277	50000
AL	00104442	175	MH	120/208/240/277	14000
AM	00104443	250		120/208/240/277	21000
AN	00104444	400		120/208/240/277	36000
AA	00116770	100	IND	120/208/240/277	8400
AP	00113722	100	LED	120/208/240/277	5800
AZ	00107462	250		120/208/240/277	12600
AQ	33806772	55	LPS	120/240	8000
AS	33806774	90		120/240	13500
AU	33806776	135		120/240	22500
AW	33806778	180		120/240	33000

APS ARIZONA PUBLIC SERVICE COMPANY T&D CONSTRUCTION STANDARDS				
BY	LDR.	MGR.	DATE	REV.
KLS	B. MCMINN	R. SMITH	04/2010	9

LIGHTS
ARCHITECTURAL ON
5" SQUARE BROWN PAINTED STEEL POLE
DIRECT BURY

SH 1 OF 2

8030.

NOTES:
1. ADJUST PHOTO EYE TO FACE NORTH.
2. A GROUND ROD IS PROVIDED WITH THE J-BOX. WHERE A GROUND ROD CAN NOT BE DRIVEN ALTERNATE GROUND SHALL BE USED. SEE 2449 THRU 2460 FOR APPROVED ALTERNATES.
3. SIGN, "NOTICE THIS POLE IS OWNED AND MAINTAINED BY APS. DISCONNECT INSIDE", IS REQUIRED ON ALL DUSK-TO-DAWN AND AREA LIGHTING APPLICATIONS.
4. POLES THAT HAVE MORE THAN ONE LUMINAIRE REQUIRE A SEPARATE CIRCUIT WITH FUSING FROM THE J-BOX TO EACH LUMINAIRE.
5. USING THE 20'-0" POLE TO MATCH THE 16'-0" PEDESTRIAN LIGHT MOUNTING HEIGHT REDUCE POLE BURY DEPTH TO 4'-0".
6. THE BROWN PHOTO CONTROL IS A FAIL OFF CONTROL AND SHALL BE USED WITH ALL INDUCTION AND LED LUMINAIRES.
7. ON 277 VOLT STREET LIGHT CIRCUITS, INSTALL A "277 VOLT" MICARTA TAG ON CABLE IN J-BOX. TAG PROVIDED BY SPEC 8129.
8. THE LUMINAIRE SHOWN IS RECOMMENDED FOR THIS MOUNTING HEIGHT. SEE 8153 FOR ADDITIONAL BROWN ARCHITECTURAL LUMINAIRES.
9. THE TWO ARMED TENON BRACKET POSITIONS THE DOUBLE ARM 180 DEGREES APART.
10. TO ACCOMMODATE LESS THAT THE SPECIFIED LUMINAIRE MOUNTING HEIGHT, A SHOP ORDER IS REQUIRED TO HAVE A PORTION FROM THE TOP OF THE POLE CUT OFF. THE TENON ARM BRACKET SLIDES OVER AND COVERS THE CUT PORTION OF THE POLE.
11. IN-LINE FUSE FOR UNDERGROUND FEEDS, SEE 8130-8131.
12. FOR PEDESTRIAN ONLY APPLICATIONS SEE 8030.

POLE CODE	POLE LENGHT	BURY DEPTH	POLE ABOVE GROUND	LUMINAIRE HEIGHT ABOVE GROUND			
				6IN ARM	2FT ARM	4FT ARM	8FT ARM
1940.20	20'-0"	5'-0"*	15'-0"	15'-0"	15'-0"	15'-0"	----
1940.30	30'-6"	5'-0"	25'-0"	25'-0"	25'-0"	25'-0"	33'-0"
1940.34	34'-0"	6'-0"	28'-0"	28'-0"	28'-0"	28'-0"	39'-6"
1940.38	38'-0"	6'-6"	31'-6"	31'-6"	31'-6"	31'-6"	39'-6"

* SEE NOTE 5

CODE	8030.59	8030.52	8030.54	8030.58	8030.072	8030.038	8030.172	8030.02	MATERIAL LIST	
ITEM	QTY	QTY	QTY	QTY	QTY	QTY	QTY	QTY	DESCRIPTION	APN
1	-	-	-	-	1	-	-	-	BRACKET ARCH SLIP BOLTED	00092251
2	10	10	10	10	10	10	10	10	CONDUIT 1" PVC FLEX CORR	32900891
3	1	1	1	1	2	2	3	4	CONTROL PHOTO MULTI BLACK	00063995
4	VAR.	VAR.	VAR.	VAR.	VAR.	VAR.	VAR.	VAR.	CONTROL PHOTO MULTI BR-20	00073241
5	1	1	1	1	2	3	4		LAMP - SEE 8164 - B171	
6	1	1	1	1	2	2	3	4	LUMINAIRE - SEE CHART	
7	1	-	-	-	-	-	-	-	MAST ARM STL T 3" SQ X 2" DBL	88370
8	-	1	-	-	-	-	-	-	MAST ARM STL T 3" SQ X 2" QUAD	33701116
9	-	-	-	-	1	-	-	-	MAST ARM STL T 3" SQ X 2" QUAD	33701117
10	-	-	-	-	-	-	1	-	MAST ARM STL T 3" SQ X 2" SGL	53644
11	-	-	-	-	-	-	-	1	MAST ARM STL T 3" SQ X 2" TPL	00052665
12	-	-	-	-	1	-	-	-	MAST ARM STL T 3" SQ X 4' SGL	00061738
13	-	-	-	1	-	-	-	-	MAST ARM STL T 8" BOLT - ON	33701120
14	1	-	-	-	-	2	-	-	MAST ARM SQ X 6" SGL	00092252
15	1	1	1	1	1	1	1	1	SIGN POLE OWNED BY APS	00050092
16	10	10	10	10	10	10	10	10	WIRE BARE #6 SOLID CU	33007580

APS ARIZONA PUBLIC SERVICE COMPANY T&D CONSTRUCTION STANDARDS				
BY	MGR.	DIR.	DATE	REV.
KLS	B. MCMINN	B. SMITH	04/2010	9

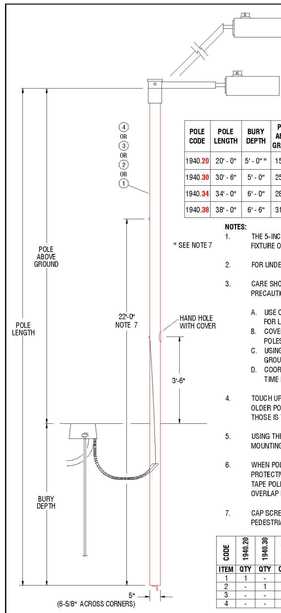
LIGHTS
ARCHITECTURAL ON
5" SQUARE BROWN PAINTED STEEL POLE
DIRECT BURY

SH 2 OF 2

8030

1940.

IF APPLICABLE:
D = DUSK TO DAWN
20 = 20'- 0" POLE
30 = 30'- 6" POLE
34 = 34'- 0" POLE
38 = 38'- 0" POLE



POLE CODE	POLE LENGTH	BURY DEPTH	POLE ABOVE GROUND	WEIGHT	LUMINAIRE HEIGHT ABOVE GROUND			
					6 IN ARM	2 FT ARM	4 FT ARM	8 FT ARM
1940.20	20'- 0"	5'- 0"*	15'- 0"	242	15'- 0"	15'- 0"	15'- 0"	-
1940.30	30'- 6"	5'- 0"	25'- 0"	369	25'- 0"	25'- 0"	25'- 0"	33'- 0"
1940.34	34'- 0"	6'- 0"	28'- 0"	411	28'- 0"	28'- 0"	28'- 0"	28'- 0"
1940.38	38'- 0"	6'- 6"	31'- 6"	460	31'- 6"	31'- 6"	31'- 6"	39'- 6"

* SEE NOTE 7

NOTES:
1. THE 5-INCH BROWN SQUARE STEEL POLE IS FOR THE ARCHITECTURAL FIXTURE ONLY.
2. FOR UNDERGROUND FEED ONLY.
3. CARE SHOULD BE TAKEN TO AVOID DAMAGING POLE PAINT. SPECIFIC PRECAUTIONS TO BE TAKEN INCLUDE:
   A. USE OF NYLON SLINGS RATHER THAN METAL CHAIN OR CHOKER FOR LIFTING.
   B. COVERING FORKS OF LIFT TRUCKS WITH CARPET BEFORE HANDLING POLES.
   C. USING WOOD DUNNAGE TO PREVENT DIRECT CONTACT WITH GROUND.
   D. COORDINATING DELIVERY TO MINIMIZE AS MUCH AS PRACTICAL THE TIME POLES ARE STORED AT THE JOB SITE.
4. TOUCH UP PAINT IS AVAILABLE IN SPRAY CANS (71503553). SOME OLDER POLES WERE A DARKER BROWN. THE TOUCH UP PAINT FOR THOSE IS 71503555.
5. USING THE 20'- 0" POLE TO MATCH THE 16' - 0" PEDESTRIAN LIGHT MOUNTING HEIGHT, REDUCE POLE BURY DEPTH TO 4' - 0".
6. WHEN POLE IS SET DEEPER THAN STANDARD BURY DEPTH AND PROTECTIVE COATING IS BELOW GRADE, CLEAN SURFACE OF POLE AND TAPE POLE WITH STEEL POLE TAPE (APN 53186) FROM 2-INCHES OVERLAP EXISTING COATING TO 6-INCHES ABOVE FINAL GRADE.
7. CAP SCREW IS ONLY PROVIDED WITH 38' - 0" POLE FOR MOUNTING PEDESTRIAN LIGHT, SEE 8027.

CODE	1940.20	1940.30	1940.34	1940.38	MATERIAL LIST	
ITEM	QTY	QTY	QTY	QTY	DESCRIPTION	APN
1	1	-	-	-	POLE STL T 20 FT SQ 5 IN STL	51186
2	-	1	-	-	POLE STL T 30.5 FT SQ 5 IN STL	52080
3	-	-	1	-	POLE STL T 34 FT SQ 5 IN STL	99010
4	-	-	-	1	POLE STL T 38 FT SQ 5 IN STL	33701419

ARIZONA PUBLIC SERVICE COMPANY T&D CONSTRUCTION STANDARDS				
BY	LDR.	MGR.	DATE	REV.
KLS	B. McMINN	S. SIERRA	12/2006	7

POLES
SQUARE STEEL STREET LIGHT POLES
20'-0", 30'-6", 34'-0" AND 38'-0"

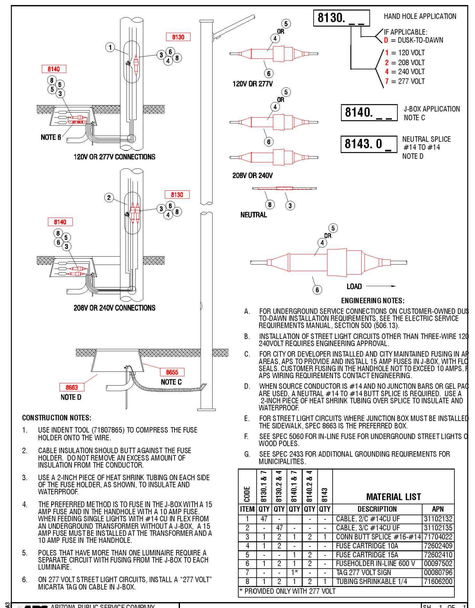
SH 1 OF 1

1940

8130. HAND HOLE APPLICATION
IF APPLICABLE:
D = DUSK-TO-DAWN
1 = 120 VOLT
2 = 208 VOLT
4 = 240 VOLT
7 = 277 VOLT

8140. J-BOX APPLICATION NOTE C

8143. 0 NEUTRAL SPLICE #14 TO #14 NOTE D



CONSTRUCTION NOTES:
1. USE INDENT TOOL (71807865) TO COMPRESS THE FUSE HOLDER ONTO THE WIRE.
2. CABLE INSULATION SHOULD BUTT AGAINST THE FUSE HOLDER. DO NOT REMOVE AN EXCESS AMOUNT OF INSULATION FROM THE CONDUCTOR.
3. USE A 2-INCH PIECE OF HEAT SHRINK TUBING ON EACH SIDE OF THE FUSE HOLDER, AS SHOWN, TO INSULATE AND WATERPROOF.
4. THE PREFERRED METHOD IS TO FUSE IN THE J-BOX WITH A 15 AMP FUSE AND IN THE HANDHOLE WITH A 10 AMP FUSE. WHEN FEEDING SINGLE LIGHTS WITH #14 CU IN FLEX FROM AN UNDERGROUND TRANSFORMER WITHOUT A J-BOX, A 15 AMP FUSE MUST BE INSTALLED AT THE TRANSFORMER AND A 10 AMP FUSE IN THE HANDHOLE.
5. POLES THAT HAVE MORE THAN ONE LUMINAIRE REQUIRE A SEPARATE CIRCUIT WITH FUSING FROM THE J-BOX TO EACH LUMINAIRE.
6. ON 277 VOLT STREET LIGHT CIRCUITS, INSTALL A "277 VOLT" MICARTA TAG ON CABLE IN J-BOX.

ENGINEERING NOTES:
A. FOR UNDERGROUND SERVICE CONNECTIONS ON CUSTOMER-OWNED DUS TO-DAWN INSTALLATION REQUIREMENTS, SEE THE ELECTRIC SERVICE REQUIREMENTS MANUAL, SECTION 500 (506.13).
B. INSTALLATION OF 3 STREET LIGHT CIRCUITS OTHER THAN THREE-WIRE 120 240VOLT REQUIRES ENGINEERING APPROVAL.
C. FOR CITY OR DEVELOPER INSTALLED AND CITY MAINTAINED FUSING IN AP AREAS, APS TO PROVIDE AND INSTALL 15 AMP FUSES IN J-BOX, WITH FLC SEALS. CUSTOMER FUSING IN THE HANDHOLE NOT TO EXCEED 10 AMPS. F APS WIRING REQUIREMENTS CONTACT ENGINEERING.
D. WHEN SOURCE CONDUCTOR IS #14 AND NO JUNCTION BARS OR GEL PAC ARE USED, A NEUTRAL #14 TO #14 BUTT SPLICE IS REQUIRED. USE A 2-INCH PIECE OF HEAT SHRINK TUBING OVER SPLICE TO INSULATE AND WATERPROOF.
E. FOR STREET LIGHT CIRCUITS WHERE JUNCTION BOX MUST BE INSTALLED THE SIDEWALK, SPEC 8663 IS THE PREFERRED BOX.
F. SEE SPEC 5060 FOR IN-LINE FUSE FOR UNDERGROUND STREET LIGHTS C WOOD POLES.
G. SEE SPEC 2433 FOR ADDITIONAL GROUNDING REQUIREMENTS FOR MUNICIPALITIES.

CODE	8130.16.7	8130.24.4	8140.16.7	8140.24.4	8143	MATERIAL LIST	
ITEM	QTY	QTY	QTY	QTY	QTY	DESCRIPTION	APN
1	40'	---	-	-	-	CABLE 3/C #14CU UF	31102132
2	-	40'	-	-	-	CABLE 3/C #14CU UF	31102135
3	1	2	1	2	1	CONN BUTT SPLICE #16-#14	71704022
4	1	2	-	-	-	FUSE CARTRIDGE 10A	72602409
5	-	-	1	2	-	FUSE CARTRIDGE 15A	72602410
6	1	2	1	2	-	FUSEHOLDER IN-LINE 600 V	00097502
7	-	-	1*	-	-	TAG 277 VOLT SIGN	00080796
8	1	2	1	2	1	TUBING SHRINKABLE 1/4	71606200

* PROVIDED ONLY WITH 277 VOLT

APS ARIZONA PUBLIC SERVICE COMPANY T&D CONSTRUCTION STANDARDS				
BY	LDR.	MGR.	DATE	REV.
KLS	B. McMinn	S. Sierra	1/2007	6

LIGHTS
IN-LINE FUSE FOR UNDERGROUND FEEDS

SH 1 OF 1

8130 THRU 8143

NOTE:
DETAILS ON THIS SHEET HAVE BEEN PREPARED AND PROVIDED BY APS

DARCOR ELECTRICAL CONSULTING ENGINEERS
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PHOENIX, AZ 85027
Ph: (602) 795-2899
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Registered Professional Engineer Board
CERTIFICATE NO. 30025
DARWIN REYNOLDS
8/9/21
Signed
ARIZONA U.S.A.

PROJECT TITLE
NORTH COPPER CANYON PARCEL 4.2
SURPRISE, ARIZONA

SHEET TITLE
STREET LIGHTING DETAILS

DATE				SHEET
AUG 2021	DESIGNED: KO	DWG No. SL5		5
SCALE	DRAWN: KO			OF
NONE	CHECKED: DAR	PROJ No. 21015		6

FS21-318

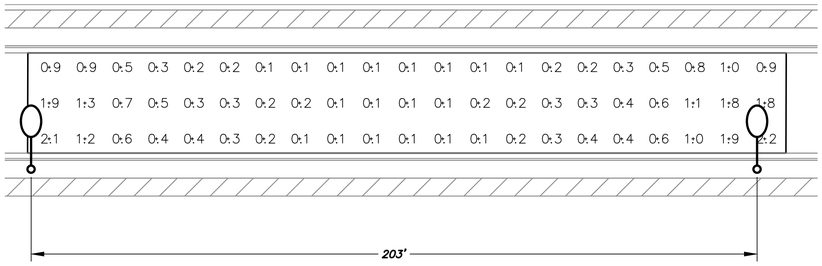
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ROADWAY LOCAL
63 points at z=0, sp 10ft by 10ft
HORIZONTAL FOOTCANDLES

Average	**0.52**
Maximum	2.20
Minimum	0.10
Avg: Min	**5.20**
Max: Min	22.0
Coef Var	1.07
UnifGrad	2.12

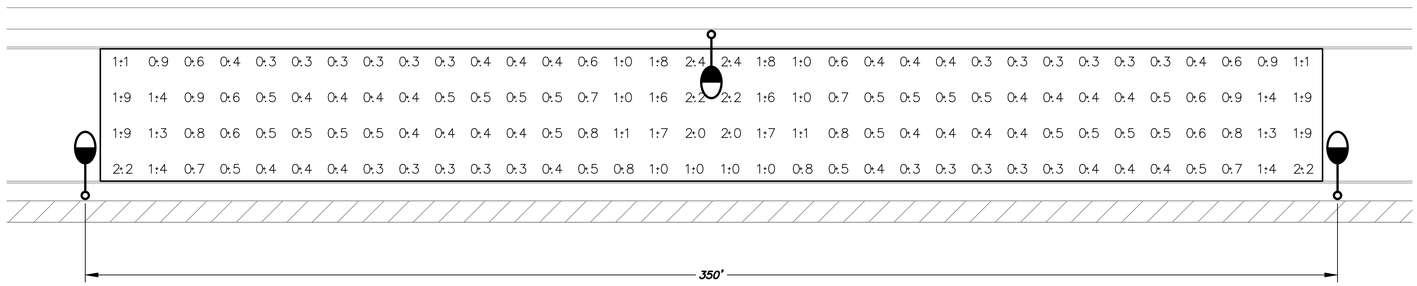
LOCAL

CITY DESIGN CRITERIA	
AVG F/C:	0.5
AVG/MIN	6:1

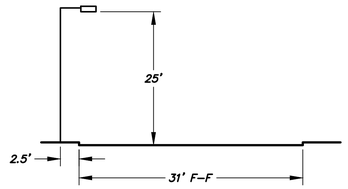


ROADWAY COLLECTOR
163 points at z=0, sp 10ft by 10ft
HORIZONTAL FOOTCANDLES

Average	**0.76**
Maximum	2.40
Minimum	0.30
Avg: Min	**2.53**
Max: Min	8.00
Coef Var	0.72
UnifGrad	2.00

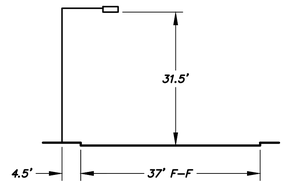


WORST CASE SPACING FOR 30' WIDE ROADWAY (LOCAL) (41W) (25' H)



LUMINAIRE INPUT DATA
GE Lighting Solutions
lamp(s): LED
candela file 'ERL1_05E130-120-277V.IES'
1 lamp(s) per luminaire, 4,800 initial lumens per lamp
Light Loss Factor = 0.9, watts per luminaire = 41
Outreach (from mounting axis to photometric center)= 30 in
mounting height= 25 ft

WORST CASE SPACING FOR 38' WIDE ROADWAY (COLLECTOR) (88W) (31.5' H)



LUMINAIRE INPUT DATA
GE Lighting Solutions
lamp(s): LED
candela file 'ERL1_08E130____.IES'
1 lamp(s) per luminaire, 8,500 initial lumens per lamp
Light Loss Factor = 1.0, watts per luminaire = 88
Outreach (from mounting axis to photometric center)= 54 in
mounting height= 31.5 ft

APS APPROVED LED STREET LIGHTS
AS OF 3-15-18

APN	LIGHT CODE	LAMP	WATTS	LUMENS	CCT	COLOR	G.E. MODEL NUMBER	IES CURVE NUMBER
141047	RL41	LED	32	3,800	3000K	DK BRONZE	ERL1004B130ADKBZGRX	ERL1_04B130-120-277V.IES
141048	RL41	LED	41	4,800	3000K	DK BRONZE	ERL1005E130ADKBZGRX	ERL1_05E130-120-277V.IES
141049	RL42	LED	88	8,200	3000K	DK BRONZE	ERL1008E130ADKBZGRX	ERL1_08E130.IES
141050	RL43	LED	108	11,100	3000K	DK BRONZE	ERLH011E130ADKBZGRX	ERLH_11E130.IES
141040	CL50	LED	32	3,800	3000K	GRAY	ERL1004B130AGRAYGRX	ERL1_04B130-120-277V.IES
141041	CL51	LED	41	4,800	3000K	GRAY	ERL1005E130AGRAYGRX	ERL1_05E130-120-277V.IES
141043	CL52	LED	88	8,200	3000K	GRAY	ERL1008E130AGRAYGRX	ERL1_08E130.IES
141045	CL53	LED	108	11,100	3000K	GRAY	ERLH011E130AGRAYGRX	ERLH_11E130.IES
128251	RL50	LED	32	3,900	4000K	DK BRONZE	ERL1004B140ADKBZGRX	ERL1_04B140-120-277V.IES
126804	RL51	LED	41	5,000	4000K	DK BRONZE	ERL1005E140ADKBZGRX	ERL1_05E140-120-277V.IES
126805	RL52	LED	88	8,500	4000K	DK BRONZE	ERL1008E140ADKBZGRX	ERL1_08E140.IES
	RL53	LED	108	11,500	4000K	DK BRONZE	ERLH011E140ADKBZGRX	ERLH_11E140.IES
128329	CL60	LED	32	3,900	4000K	GRAY	ERL1004B140AGRAYGRX	ERL1_04B140-120-277V.IES
128330	CL61	LED	41	5,000	4000K	GRAY	ERL1005E140AGRAYGRX	ERL1_05E140-120-277V.IES
128331	CL62	LED	88	8,500	4000K	GRAY	ERL1008E140AGRAYGRX	ERL1_08E140.IES
128332	CL63	LED	108	11,500	4000K	GRAY	ERLH011E140AGRAYGRX	ERLH_11E140.IES

ALL PHOTOMETRIC CALCULATIONS ON THESE PLANS REPRESENT ILLUMINANCE VALUES

DARCOR
ELECTRICAL CONSULTING ENGINEERS
22601 N. 17TH AVE. SUITE 240
PHOENIX, AZ 85027
Ph: (602) 795-2699
WWW.DARCORINC.COM

Contact Arizona 811 at least two full working days before you begin excavation
ARIZONA811
Call 811 or click Arizona811.com

PROJECT TITLE
NORTH COPPER CANYON PARCEL 4.2
SURPRISE, ARIZONA

Registered Professional Engineer (Retired)
CERTIFICATE NO.
30025
DARWIN REYNOLDS
8/9/21
Date Signed
ARIZONA U.S.A.

SHEET TITLE
ROADWAY PHOTOMETRIC CALCULATIONS

DATE	AUG 2021	DESIGNED:	KO	DWG No.	P1
		DRAWN:	KO	PROJ No.	21015
SCALE	NONE	CHECKED:	DAR	SHEET	6 OF 6

FS21-318

Saved: Wednesday, March 3, 2021 5:47:36 PM File:Z:\2021\21015-Court (Copper Canyon 2.3, 2.4, 3.0 & 4.2)\Drawings\P4.2\21015-P4.2-P1 Drafter:Kopsahl

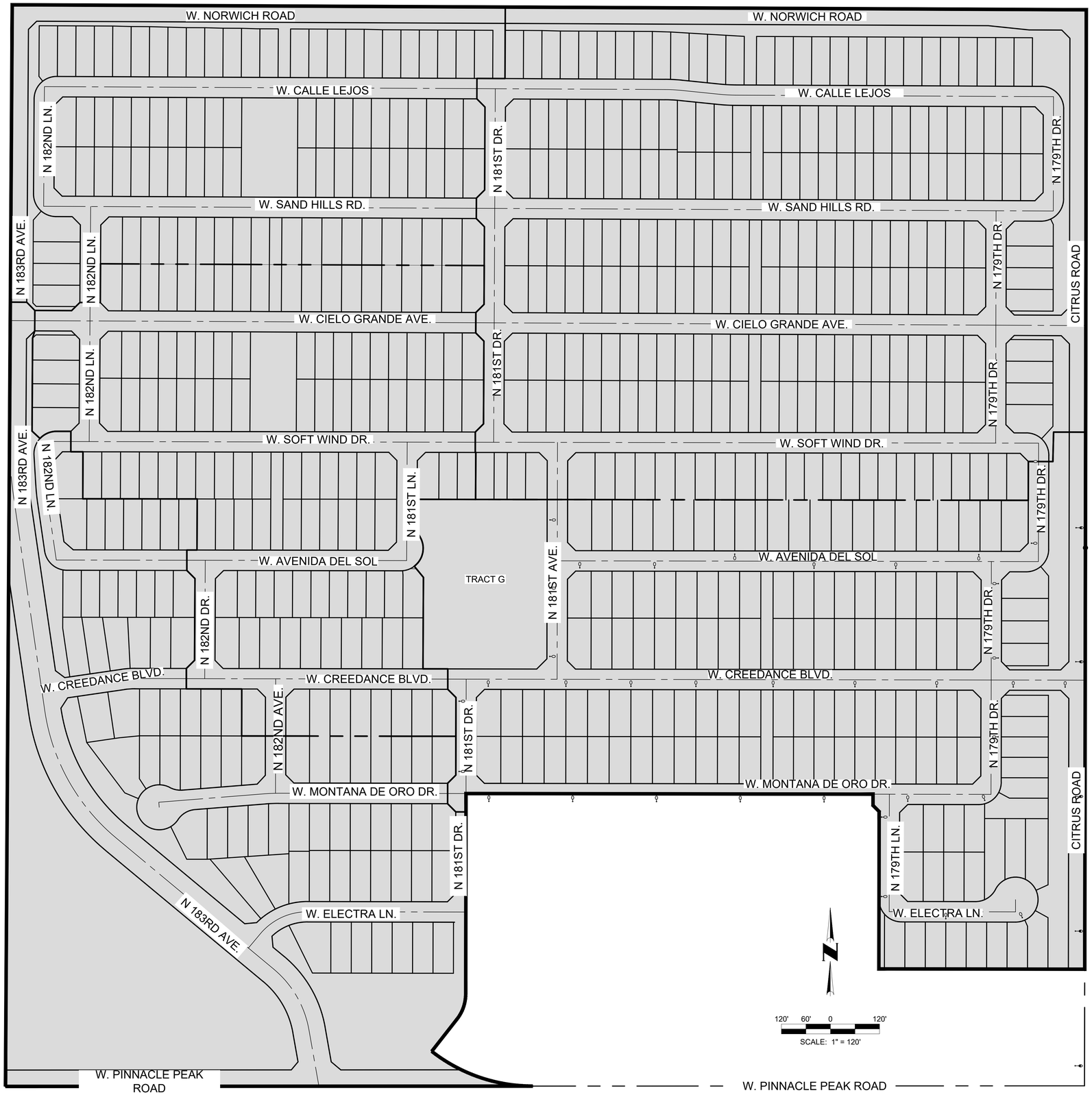
STREET LIGHTS

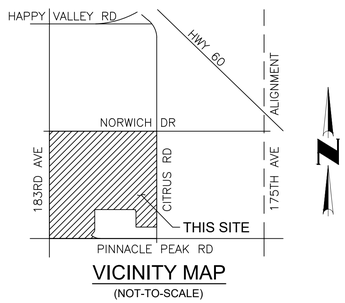
ONSITE STREET LIGHT POLE (PROPOSED)
36 POLES (ESTIMATED)
- ACTUAL POLE NUMBERS MAY VARY ±10%

OFFSITE STREET LIGHT POLE (PROPOSED)
5 POLES (ESTIMATED)

SLID BOUNDARY

RECEIVED
03/09/2021





VICINITY MAP
(NOT-TO-SCALE)

120' 60' 0 120'
SCALE: 1" = 120'

Call at least two full working days before you begin excavation
ARIZONA 811 Arizona Blue Stake, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602) 263-1100

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CVL CONSULTANTS
CELEBRATING 60 YEARS
4550 North 12th Street
Phoenix, Arizona 85014
(602) 264-6831
www.cvlci.com

DATE
REVISION
NO.

Coe & Van Loo Consultants, Inc.

NORTH COPPER CANYON PARCELS 2.1, 2.1, 3, 4.1 & 4.2
PRELIMINARY STREET LIGHT PLAN
NORTH COPPER CANYON
SURPRISE, ARIZONA

Registered Professional Engineer (Civil)
CERTIFICATE NO.
19246
MATTHEW C. OLSEN
Date Signed 02-03-21
ARIZONA, U.S.A.

SHEET 1 OF 1

CVL Contact: MATT OLSEN
CVL Project #: 01-0295201

PROJECT NO. 01-0295201

Printed By: **JustinM** Print Date: **March 3, 2021** Filename: N:\01\0295201\Cadd\Parcel 2, 3, & 4\DB.P-2-3-4_SLID.dwg

CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: November 16, 2021
Submitting Department: Public Works
Staff Recommendations: None

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

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

Agenda Wording:
Consideration and action pertaining to approval of a Fiscal Year 2022 budget amendment moving budget authority in the amount of $100,000 within the Stormwater Capital Fund from Contingency to project P61610: Cactus Road and Cotton Lane Intersection Improvement Project; Resolution # 2021-172.

Motion:
I move to approve Resolution # 2021-172.

Background:
Cactus Road and Cotton Lane are rapidly developing corridors in the western side of Surprise. Several developments and landowners are adjacent to each roadway. There are several drainage and transportation challenges that will exist until the area is fully developed. This project will provide additional funding for utility relocations in connection with new drainage infrastructure to mitigate flooding in the intersection in advance of future development, which may not occur for several years.

Objective Analysis:
Approval of this item supports the Council's Strategic Plan that focuses on improving the City's transportation network, public safety and economic development.

Policy Compliant:
This item is policy compliant as it relates to the City's financial policies for budgetary amendments.

Financial Impact:
The actual costs of the infrastructure improvements are one-time in nature and will be based on service contracts to install the improvements. Anticipated expenses associated with P61610: Cactus Road and Cotton Lane Intersection Improvement are $553,465.

Budget Impact:
If approved, this item will amend the FY2022 adopted budget by moving budget authority in the amount of $100,000 within the Stormwater Capital Fund from Contingency to project P61610: Cactus Road and Cotton Lane Intersection Improvement. 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 2021-172 Cactus Cotton Intersection Improvement Project - APS

RESOLUTION # 2021-172

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, AMENDING THE FISCAL YEAR 2022 BUDGET BY MOVING BUDGET AUTHORITY IN THE AMOUNT OF $100,000 WITHIN THE STORMWATER CAPITAL FUND FROM CONTINGENCY TO PROJECT P61610: THE CACTUS ROAD AND COTTON LANE INTERSECTION IMPROVEMENT PROJECT.

WHEREAS, funding is required in project P61610 in the amount of $100,000 to complete intersection improvements at the Cactus Road and Cotton Lane intersection;

WHEREAS, moving budget authority in the amount of $100,000 within the Stormwater Capital Fund from Contingency to project P61610: Cactus Road Cotton Lane Intersection Improvements is necessary;

WHEREAS, the FY2022 budget was adopted by Council Resolution #2021-87 on June 1, 2021;

WHEREAS, the actions set forth herein 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, 2021 through June 30, 2022.

APPROVED AND ADOPTED this _____day of _____, 2021.

Skip Hall, Mayor

Attest:

Sherry Aguilar, City Clerk

Approved as to form:

Robert Wingo, City Attorney

RESOLUTION # 2021-172

Exhibit A

1. Appropriation- The table below represents a movement of budget authority in the amount of $100,000 within the Stormwater Capital Fund from Contingency to project P61610: Cactus Road and Cotton Lane Intersection Improvement, to establish a budget for infrastructure improvement in the area in advance of future development. 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
Stormwater Capital	Public Works	P61610 Cactus & Cotton Intersection Imp	E	75,000	100,000	175,000
Stormwater Capital	Public Works	Contingency	E	245,700	(100,000)	145,700
				320,700	**-**	**320,700**

CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: November 16, 2021 Contact Person: Lloyd Abrams
Submitting Department: Community Development District: District 5
Staff Recommendations:

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

Agenda Wording:
Consideration and action pertaining to approval of a Quit Claim Deed to Ridgehouse Acquisitions, LLC, for the limited purpose of releasing deed restrictions on a property generally located near Greenway and Bullard Roads.

Motion:
I move to approve the Quit Claim Deed to Ridgehouse Acquisitions, LLC for the purpose of releasing deed restrictions.

Background:
In 2013 the City of Surprise and the City of Phoenix entered into an Intergovernmental Agreement (IGA) for the Assignment and Assumption of Beneficial Interest under Recorded Deed Restrictions. The IGA allows for the removal of deed restrictions placed on the property due to the Luke Auxiliary Field location in the area. The IGA establishes a procedure and price associated with the removal of the restrictions. Ridgehouse Acquisitions, LLC is ready to move forward to remove those restrictions for future development.

Objective Analysis:
The City is granting release of deed restrictions in our ongoing partnership with the surrounding community for future development.

Policy Compliant:
Approval of this item is policy compliant.

Financial Impact:
The cost to remove the restrictions is $107,269.07. This consideration has been tendered directly to the City of Surprise by Ridgehouse Acquisitions, LLC. The City will then remit the payment amount to The City of Phoenix once the deed restrictions are lifted per the IGA recordation #2013-082868.

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. Quit Claim Deed

When recorded return to:
City Clerk
City of Surprise, Arizona
16000 N. Civic Center Plaza
Surprise, AZ 85374

Exempt from Requirement for
Filing Affidavit of Property value
Pursuant to A.R.S. §11-1134(A)(3) and 11-1134(a)(4)

QUIT CLAIM DEED

Pursuant to that certain Intergovernmental Agreement dated December 19, 2013 between the City of Surprise and the City of Phoenix, the City of Surprise, an Arizona municipal corporation (the "City") hereby quit-claims to _____, a _____, all of the City's right, title and interest in the real property situated in the County of Maricopa, State of Arizona, known as Assessor's Parcel No. 509-01-172 and more particularly described in Exhibit "A" attached hereto and incorporated herein by this reference, specifically including the benefit of the deed restrictions recorded as document no. _____ in the office of the County Recorder for Maricopa County, Arizona.

DATED:_____, 20___.

CITY OF SURPRISE, an Arizona Municipal Corporation

By:_____
Name:
Title:

STATE OF ARIZONA)
)ss.
County of Maricopa)

On this _____ day of _____, 20___, Before me personally appeared _____ _____, the _____ of the City of Surprise, an Arizona municipal corporation, whose identity was proven to me on the basis of satisfactory evidence to be the person who he or she claims to be, and acknowledged that he or she signed the foregoing Quitclaim Deed dated _____, 20___, on behalf of the City of Surprise

My Commission Expires:
_____

_____
NOTARY PUBLIC

EXHIBIT A
LEGAL DESCRIPTION

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 4, FROM WHICH THE SOUTH QUARTER CORNER OF SAID SECTION 4 BEARS SOUTH 89 DEGREES 09 MINUTES 13 SECONDS EAST A DISTANCE OF 2636.03 FEET, THENCE ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 4, SOUTH 89 DEGREES 09 MINUTES 13 SECONDS EAST, A DISTANCE OF 343.66 FEET;

THENCE DEPARTING SAID SOUTH LINE, NORTH 00 DEGREES 50 MINUTES 47 SECONDS EAST, A DISTANCE OF 127.29 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 00 DEGREES 50 MINUTES 05 SECONDS EAST, A DISTANCE OF 81.00 FEET;

THENCE SOUTH 89 DEGREES 09 MINUTES 55 SECONDS EAST, A DISTANCE OF 197.42 FEET;

THENCE NORTH 00 DEGREES 50 MINUTES 05 SECONDS EAST, A DISTANCE OF 158.58 FEET;

THENCE SOUTH 89 DEGREES 05 MINUTES 55 SECONDS EAST, A DISTANCE OF 154.72 FEET;

THENCE NORTH 00 DEGREES 50 MINUTES 05 SECONDS EAST, A DISTANCE OF 200.32 FEET;

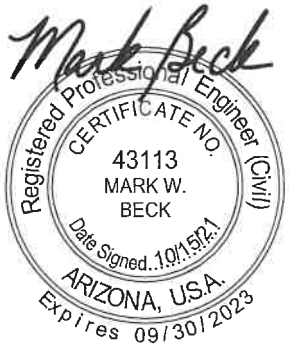
THENCE SOUTH 89 DEGREES 05 MINUTES 55 SECONDS EAST, A DISTANCE OF 237.75 FEET;

THENCE SOUTH 00 DEGREES 50 MINUTES 05 SECONDS WEST, A DISTANCE OF 308.92 FEET;

THENCE NORTH 89 DEGREES 09 MINUTES 55 SECONDS WEST, A DISTANCE OF 237.75 FEET;

THENCE SOUTH 00 DEGREES 50 MINUTES 05 SECONDS WEST, A DISTANCE OF 130.99 FEET;

THENCE NORTH 89 DEGREES 09 MINUTES 55 SECONDS WEST, A DISTANCE OF 277.42 FEET TO THE POINT OF BEGINNING.



Point of Beginning : North: 954208.4545' East: 564969.3457'

Segment #1 : Line
Course: N89° 09' 54.92"W Length: 154.717'
North: 954210.7085' East: 564814.6456'

Segment #2 : Line
Course: S0° 50' 05.08"W Length: 130.990'
North: 954079.7329' East: 564812.7373'

Segment #3 : Line
Course: N89° 09' 54.92"W Length: 277.417'
North: 954083.7744' East: 564535.3502'

Segment #4 : Line
Course: N0° 50' 05.08"E Length: 81.000'
North: 954164.7658' East: 564536.5302'

Segment #5 : Line
Course: S89° 09' 54.92"E Length: 197.417'
North: 954161.8898' East: 564733.9258'

Segment #6 : Line
Course: N0° 50' 05.08"E Length: 158.583'
North: 954320.4563' East: 564736.2362'

Segment #7 : Line
Course: S89° 09' 54.92"E Length: 80.000'
North: 954319.2908' East: 564816.2277'

Segment #8 : Line
Course: S89° 09' 54.92"E Length: 154.717'
North: 954317.0368' East: 564970.9278'

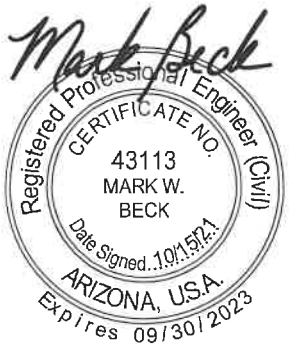
Segment #9 : Line
Course: N0° 50' 05.08"E Length: 200.323'
North: 954517.3383' East: 564973.8462'

Segment #10 : Line
Course: S89° 09' 54.92"E Length: 237.750'
North: 954513.8747' East: 565211.5710'

Segment #11 : Line
Course: S0° 50' 05.08"W Length: 308.917'
North: 954204.9909' East: 565207.0705'

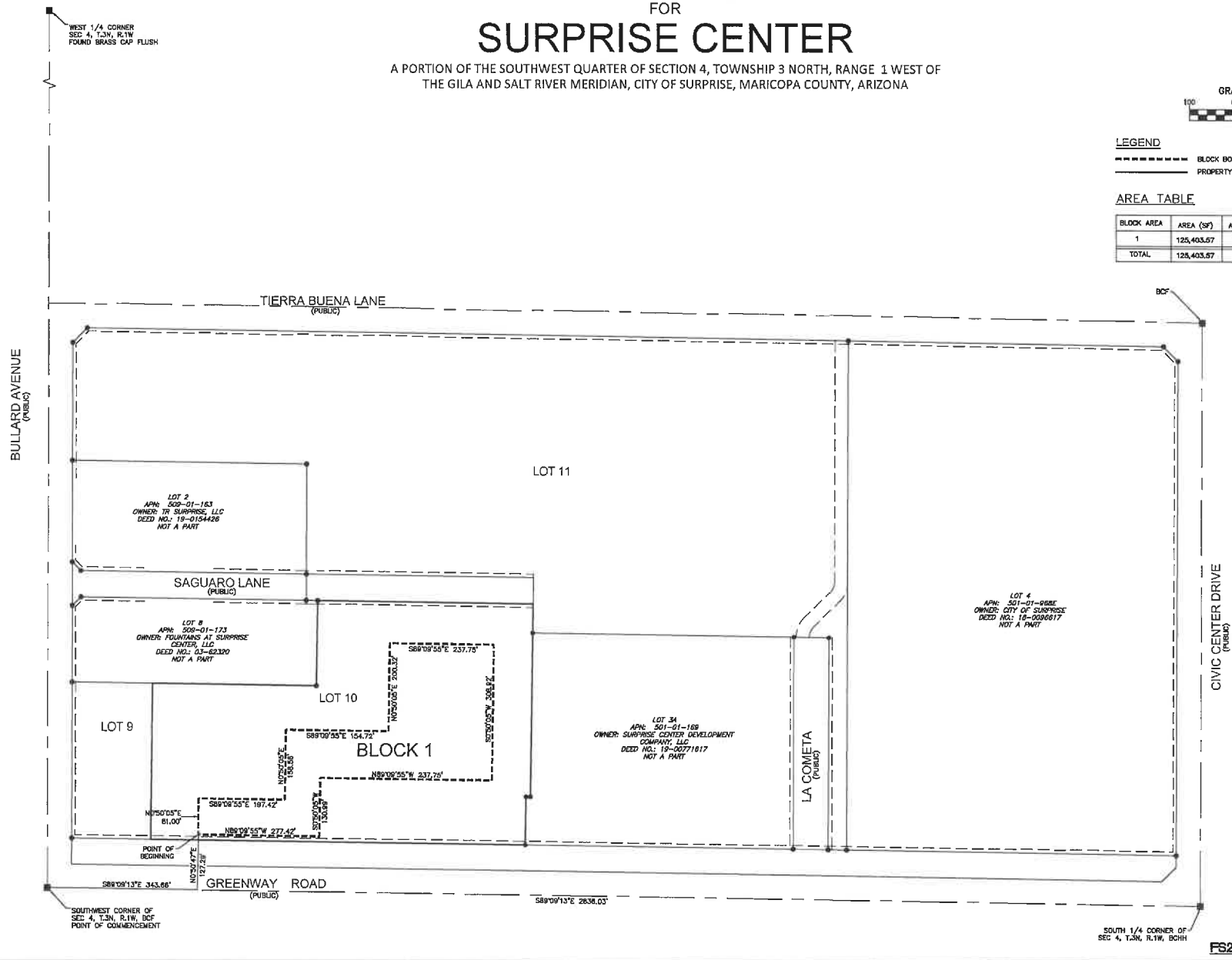
Segment #12 : Line
Course: N89° 09' 54.92"W Length: 237.750'
North: 954208.4545' East: 564969.3457'

Perimeter: 2219.578' Area: 125403.57 Sq. Ft.



DEED RESTRICTED BLOCK AREA
FOR
SURPRISE CENTER

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, CITY OF SURPRISE, MARICOPA COUNTY, ARIZONA



GRAPHIC SCALE
100 0 50 100 200
(IN FEET)

LEGEND
- BLOCK BOUNDARY
- PROPERTY BOUNDARY

AREA TABLE

BLOCK AREA	AREA (SF)	AREA (AC)	ROUND-UP
1	125,403.57	2.88	3 ACRES
TOTAL	125,403.57	2.88	3 ACRES

FS21-

beck
consulting engineers
9534 N. 23RD AVENUE
SUITE #3
PHOENIX, AZ 85021
PHONE: (602) 943-6200
FAX: (602) 943-6201

SCALE (H): 1"=100'
SCALE (V):
DESIGNED BY: HV
DRAWN BY: HV
CHECKED BY: MB
DATE: 06/14/2021

DEED RESTRICTED BLOCK AREAS
RIDGEHOUSE AT SURPRISE CENTER
SURPRISE CENTER
SURPRISE, ARIZONA

NO	REVISION	BY	DATE	APPR.

Registered Professional Engineer
CERTIFICATE NO.
43113
MARK W. BECK
PROJECT NO.
184001
1 OF 1

CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: November 16, 2021

Contact Person: Kendra Pettis, DIR - SPORTS/TOURISM

Submitting Department: Sports and Tourism

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 to Fiscal Year 2022 budget by moving budget authority of $42,500 from Contingency to services within the Tourism Fund to establish budget for Perfect Game Baseball Tournaments; Resolution # 2021-163.

Motion:

I move to approve Resolution # 2021-163.

Background:

In 2018, the City Council approved the Tourism Strategic Plan with a focus area of hosting sporting events that attract visitors from outside the City limits and supports the economic vitality of the community.

Perfect Game was founded in 1995 and has grown to become one of the world's largest elite youth baseball platforms and scouting services. In 2020, they hosted over 1,300 events all over the nation with 37,000+ teams, 445,000 players and 225,000 room nights. Perfect Game has been a valued partner with the City of Surprise and is looking to continue to grow their presence in Surprise and extend the partnership with the Sports and Tourism Department.

On October 19, 2020, the Tourism Fund Subcommittee approved the recommendation of up to $50,000 in reimbursements from the Tourism Fund through December 2021 based on Surprise room night performance measures related to Perfect Game events.

On November 2, 2020, the City Council approved reimbursing up to $50,000 from the Tourism Fund to partner with Perfect Game Baseball Tournaments to host 10+ tournaments in the City of Surprise through December 2021.

In FY21, Perfect Game received $7,500 from the Tourism Fund for Surprise hotel room nights from tournaments held in Spring 2021, leaving a maximum of $42,500 available for reimbursements in FY22.

Objective Analysis:

This request would allow Perfect Game to have the opportunity to be reimbursed for the remainder of the $42,500 for the Summer/Fall 2021 tournaments based on Surprise room night performance measures.

Policy Compliant:

This budget request is consistent with City and Council policy.

Financial Impact:

This action will allow for expenditures up to $42,500 to be paid on a reimbursement basis for tourism activity associated with Perfect Game Baseball Tournaments through December 2021. All tourism activity within the City is anticipated to generate revenue within the Tourism Fund.

Budget Impact:

This action will allow for the reallocation of $42,500 from the Contingency Fund to services within the Tourism Fund. This action represents a transfer of

spending authority and does not increase or decrease the total adopted citywide expenditure limit.

FTE Impact:

The number of full time equivalent (FTE) is not impacted by this item.

ATTACHMENTS:

1. 21.10.25 Res 2021-163 Bdgt Amnd Perfect Game Tournament

RESOLUTION # 2021-163

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, AMENDING THE FISCAL YEAR 2022 BUDGET BY MOVING BUDGET AUTHORITY IN THE AMOUNT OF $42,500 FROM CONTINGENCY TO SERVICES WITHIN THE TOURISM FUND FOR PERFECT GAME BASEBALL TOURNAMENTS.

WHEREAS, the FY2022 City of Surprise Comprehensive Financial Management Policies ("Policy"), were adopted by Council Resolution #2021-49 on May 4, 2021;

WHEREAS, pursuant to the Policy, the City currently imposes a four and fifty-two hundredths percent (4.52%) transaction privilege tax on transient lodging, of which one percent (1.00%) is recorded in the General Fund and the remaining 3.52% is recorded in the City's Tourism Fund;

WHEREAS, of the amount recorded in the Tourism Fund, the Mayor and Council designated that seventy-five percent (75%) be spent for sports tourism facility development and improvement, while twenty-five (25%) be spent on marketing, studies and special events;

WHEREAS, on December 3, 2019, the Mayor and Council adopted a "Strategic Plan" seeking to attract visitors to the City with new and enhanced event and entertainment opportunities;

WHEREAS, on October 19, 2020, pursuant to the Policy and the Strategic Plan, the Tourism Fund Sub-committee recommended to approve the allocation of tourism funds not to exceed $50,000 for the Perfect Game Baseball Tournaments;

WHEREAS, on November 2, 2020, the Mayor and Council approved Resolution #2020-142, designating $50,000 from the Tourism Fund to partner with third-party event organizer Perfect Game Baseball Tournaments to host 10+ tournaments in the City of Surprise through December 31, 2021;

WHEREAS, of the $50,000 approved for this purpose, $7,500 was disbursed to third-party event organizer, Perfect Game Baseball Tournaments, for the baseball tournaments hosted in fiscal year 2021, leaving a balance of $42,500 to be used for tournaments in fiscal year 2022;

WHEREAS, the FY2022 budget was adopted by Council Resolution #2021-87 on June 1, 2021;

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, 2021 through June 30, 2022.

APPROVED AND ADOPTED this _____day of _____, 2021.

_____
Skip Hall, Mayor

Attest:

_____
Sherry Aguilar, City Clerk

Approved as to form:

_____
Robert Wingo, City Attorney

DRAFT

RESOLUTION # 2021-163
Exhibit A

1. Appropriation- The exhibit below represents a movement of budget authority in the amount of $42,500 from Contingency to services within the Tourism Fund to establish a budget for the Perfect Game Baseball Tournaments. 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
Contingency	General Operations	Contingency	E	25,559,700	(42,500)	25,517,200
Tourism	Sports and Tourism	Services	E	-	42,500	42,500
			Expense Total	**25,559,700**	**-**	**25,559,700**

DRAFT

CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: November 16, 2021 Contact Person: Jason Moquin, Planning Manager
Submitting Department: Community Development District: Citywide
Staff Recommendations:

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

Agenda Wording:
Consideration and action pertaining to a proposed Zoning Text Amendment to the Surprise Land Development Ordinances, Chapters 101 and 106, regarding Recreational Marijuana; Ordinance #2021-24.

Motion:
I move to approve Ordinance #2021-24.

Background:
The City of Surprise requests a Text Amendment to Chapter 101 and Chapter 106 of the Land Development Ordinances (LDO) that would allow "dual licensees" (persons or entities holding both a medical marijuana and recreational marijuana license issued by the Arizona Department of Health Services) to sell recreational marijuana within medical marijuana facilities.

Objective Analysis:
This proposed change is in response to the "Smart and Safe Arizona Act," which was approved by Arizona's voters in November 2020 and City Ordinance No. 2020-37, which regulates the use of recreational marijuana within Surprise. Currently, the Surprise Land Development Ordinances only regulate medical marijuana dispensaries under Section 106-10.27. At present, there are no approved medical marijuana dispensaries in Surprise.

Policy Compliant:
Updating the development code furthers the goals of the General Plan 2035. These regulations and standards implement tools to achieve the goals and policies for future development within the City.

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 - FS20-619 Recreational Marijuana ZTA - Staff Report 111621 CC
2. 01 - FS20-619 Recreational Marijuana ZTA - Leg Edit
3. 02 - FS20-619 Recreational Marijuana ZTA - Citizen Participation Report
4. 03 - FS20-619 Recreational Marijuana ZTA - ORD 2021-24
5. FS20-619 Rec Marijuana ZTA 111621 CC

ZONING TEXT AMENDMENT

REPORT TO THE CITY COUNCIL

Case:	**FS20-619**
Project Name:	Recreational Marijuana Zoning Text Amendment (ZTA)
Council District:	Citywide
Meeting Date:	**November 16, 2021**
Planner:	Jason Moquin
Applicant:	City of Surprise
Request:	Amend parts of Chapters 101 and 106 of the Land Development Ordinance as it relates to recreational marijuana facilities
Location:	Citywide
Support/Opposition:	No opposition received. Support summarized in the attached Citizen Participation Report.
Commission Recommendation:	**Approve** the proposed amendment with changes relating to the allowing of drive-through facilities and hours of operation.
Alternative Actions:	**Approve** the proposed amendment without the Commission's changes relating to the allowing of drive-through facilities and hours of operation.
	Deny the proposed amendment based on the Council's findings.

PROJECT DESCRIPTION:

The City of Surprise requests a Text Amendment to parts of Chapters 101 and 106 of the Land Development Ordinances (LDO), allowing dual licensees to sell recreational marijuana within medical marijuana facilities.

BACKGROUND:

This proposed change is in response to the "Smart and Safe Arizona Act," which was approved by Arizona's voters in November 2020 and City Ordinance No. 2020-37, which regulates the use of recreational marijuana within Surprise. Currently, the Surprise Land Development Ordinances only regulate medical marijuana dispensaries under Section 106-10.27. At present, there are no approved medical marijuana dispensaries in Surprise.

On August 17, 2021, the City Council reviewed the proposed text as recommended by the Planning and Zoning Commission during their regular workshop session. Some of the Council Members expressed concerns with that language and requested that staff provide alternative language which addresses Council's concerns.

STAKEHOLDER AND CITIZEN OUTREACH:

Staff hosted a hybrid outreach meeting on June 16, 2021 that had 1 in-person and 3 online attendees. There was no stated opposition, and the in-person attendee suggested that hours of operation be extended to the hours of 8am-9pm in an effort to accommodate more common retail hours of operation.

ANALYSIS AND DISCUSSION:

The proposed text amendment revises parts of the LDO to incorporate new terms in Chapter 101 associated with Prop 207 "Smart and Safe Arizona" initiative and City Ordinance 2020-37. These terms relate to the various products, business types, and licensee requirements associated with both recreational and medical marijuana facilities. The proposed new terms to be added to Chapter 101 are as follows in highlighted text.

MARIJUANA TERMS: THE FOLLOWING TERMS ARE ASSOCIATED WITH THE CREATION, SALES, AND *CONSUMPTION* OF *MARIJUANA*.

1. ***CHEMICAL EXTRACTION***: THE *PROCESS* OF REMOVING A PARTICULAR COMPONENT OF A MIXTURE FROM OTHERS PRESENT, INCLUDING REMOVING RESINOUS TETRAHYDROCANNABINOL FROM *MARIJUANA*.

2. ***CHEMICAL SYNTHESIS***: PRODUCTION OF A NEW PARTICULAR MOLECULE BY ADDING TO, SUBTRACTING FROM, OR CHANGING THE STRUCTURE OF A PRECURSOR MOLECULE.

3. ***CONSUME, CONSUMING, AND CONSUMPTION***: THE ACT OF *SMOKING*, INGESTING, INHALING, OR OTHERWISE INTRODUCING *MARIJUANA* INTO THE HUMAN BODY.

4. ***CONSUMER***: AN INDIVIDUAL WHO IT AT LEAST TWENTY-ONE YEARS OF AGE AND WHO PURCHASES *MARIJUANA* OR *MARIJUANA PRODUCTS*.

5. ***CULTIVATE AND CULTIVATION***: TO PROPAGATE, BREED, GROW, PREPARE, AND PACKAGE *MARIJUANA*.

6. ***DHS:*** THE STATE OF ARIZONA DEPARTMENT OF HEALTH SERVICES OR ITS SUCCESSOR AGENCY.

7. ***DUAL LICENSEE***: AN ENTITY THAT HOLDS BOTH A NONPROFIT *MEDICAL MARIJUANA DISPENSARY* REGISTRATION AND A *MARIJUANA RETAIL ESTABLISHMENT* LICENSE.

8. ***EXTRACTION***: THE *PROCESS* OF REMOVING OR SEPARATING RESIN FROM *MARIJUANA* TO PRODUCE OR *PROCESS* ANY FORM OF *MARIJUANA CONCENTRATES* USING WATER, LIPIDS, GASES, SOLVENTS, OR OTHER CHEMICALS OR CHEMICAL *PROCESSES*.

9. ***MARIJUANA***: ALL PARTS OF THE PLANT OF THE GENUS CANNABIS, WHETHER GROWING OR NOT, AS WELL AS THE SEEDS FROM THE PLANT, THE RESIN *EXTRACTED* FROM ANY PART OF THE PLANT, AND EVERY COMPOUND, *MANUFACTURE*, SALT, DERIVATIVE, MIXTURE, OR PREPARATION OF THE PLANT OR ITS SEEDS OR RESIN.

A. INCLUDES CANNABIS AS DEFINED IN A.R.S. § 13-3401.

B. DOES NOT INCLUDE INDUSTRIAL HEMP, THE FIBER PRODUCED FROM THE STALKS OF THE PLANT OF THE GENUS CANNABIS, OIL, OR CAKE MADE FROM THE SEEDS OF THE PLANT, STERILIZED SEEDS OF THE PLANT THAT ARE INCAPABLE OF GERMINATION, OR THE WEIGHT OF ANY OTHER INGREDIENT COMBINED WITH *MARIJUANA* TO PREPARE TOPICAL OR ORAL ADMINISTRATIONS, FOOD, DRINK, OR OTHER PRODUCTS.

10. ***MARIJUANA CONCENTRATE***:

A. RESIN *EXTRACTED* FROM ANY PART OF A PLANT OF THE GENUS CANNABIS AND EVERY COMPOUND, *MANUFACTURE*, SALT, DERIVATIVE, MIXTURE, OR PREPARATION OF THAT RESIN OR TETRAHYDROCANNABINOL.

B. DOES NOT INCLUDE INDUSTRIAL HEMP OR THE WEIGHT OF ANY OTHER INGREDIENT COMBINED WITH CANNABIS TO PREPARE TOPICAL OR ORAL ADMINISTRATIONS, FOOD, DRINK, OR OTHER PRODUCTS.

11. *MARIJUANA FACILITY:*

A. INCLUDES A *MEDICAL MARIJUANA DISPENSARY;* OR

B. A *MARIJUANA RETAIL ESTABLISHMENT* OPERATED BY A *DUAL LICENSEE* THAT IS CO-LOCATED ON THE SAME PROPERTY WITH A *MEDICAL MARIJUANA DISPENSARY* WHICH HAS AN ACTIVE, VALID *MEDICAL MARIJUANA DISPENSARY* REGISTRATION FROM *DHS* AS WELL AS A *MARIJUANA RETAIL ESTABLISHMENT* LICENSE ISSUED BY *DHS*.

12. *MARIJUANA PRODUCTS*: *MARIJUANA CONCENTRATE* AND PRODUCTS THAT ARE COMPOSED OF *MARIJUANA* AND OTHER INGREDIENTS AND THAT ARE INTENDED FOR USE OR *CONSUMPTION*, INCLUDING SMOKING, EDIBLE PRODUCTS, OINTMENTS, AND TINCTURES.

13. *MARIJUANA RETAIL ESTABLISHMENT*: AN ENTITY LICENSED BY *DHS* TO OPERATE ANY OR ALL THE FOLLOWING:

A. A SINGLE RETAIL LOCATION AT WHICH THE LICENSEE MAY SELL *MARIJUANA* AND *MARIJUANA PRODUCTS* TO *CONSUMERS*.

14. *MARIJUANA TESTING FACILITY/LABORATORY*: *DHS,* OR ANOTHER ENTITY THAT IS LICENSED BY *DHS,* TO ANALYZE THE POTENCY OF *MARIJUANA* AND TEST *MARIJUANA* FOR HARMFUL CONTAMINANTS.

15. *Medical Marijuana Dispensary*: *Medical Marijuana Dispensary*: A not-for-profit entity defined in A.R.S. § 36-2801(11), that acquires, possesses, *cultivates*, *MANUFACTURE*s, delivers, transfers, transports, supplies, sells, dispenses, or otherwise provides medical *MARIJUANA* or related supplies and educational materials to cardholders as defined in A.R.S. § 36-2801(2).

16. *Medical Marijuana Dispensary Off-Site Cultivation Facility*: An enclosed, locked facility where *MARIJUANA* is *cultivated* by a *Medical Marijuana Dispensary* as referenced in A.R.S. § 36-2804(B)(1)(b)(ii).

17. *Medical Marijuana Infusion Facility*: A facility that incorporates medical *MARIJUANA* into consumable/edible goods by the means of cooking or blending.

19. *Process and Processing*: To harvest, dry, cure, trim, or separate parts of the *MARIJUANA* plant.

20. ***Smoke***: To inhale, exhale, burn, carry, or possess any lighted *MARIJUANA* or lighted *MARIJUANA PRODUCTS*, whether natural or synthetic.

Within Chapter 106, this Zoning Text Amendment (ZTA) proposes to amend the Land Use Matrix and Use Specific Standard 106-10.27 to include recreational marijuana facilities to operate with dual licenses issued by the Department of Health Service (DHS).

The Land Use Matrix (Table 106-1c) removes the specific uses "Medical Marijuana Dispensary" and "Medical Marijuana Offsite Cultivation Facility" and adds "Marijuana Facility" and "Marijuana Text Facility/Laboratory" as replacements. Marijuana Facilities are allowed in the same zoning districts and still requires a Conditional Use Permit (CUP). Marijuana Testing Facilities/Laboratories are allowed in the same zoning districts as the "Research Facility – Laboratory and Testing" use already allowed in.

Table 106-1c

Zoning District Uses	C-2	C-3	BP	I-1	I-2
~~Medical Marijuana Dispensary~~	~~CUP~~	~~CUP~~		~~CUP~~	
~~Medical Marijuana Offsite Cultivation Facility~~	~~CUP~~	~~CUP~~		~~CUP~~	~~CUP~~
MARIJUANA FACILITY	CUP	CUP		CUP	CUP
MARIJUANA TESTING FACILITY/LABORATORY			P	P	P

The Use Specific Standard in Section 106-10.27 replaces the specific term "Medical Marijuana" with "Marijuana Facility" and focuses on only allowing recreational marijuana as a dual licensee. The text amendment includes additional regulations related to secure storage area, overall security measures, and disposal of marijuana products.

This section also revises the separation requirements from incompatible uses in Table 106-10c.

Table 106-10c - Separation Distances for any ~~Medical *MARIJUANA FACILITY*~~ *MARIJUANA FACILITY*	
Land Use	*MARIJUANA FACILITY* ~~Dispensaries~~ ~~Off-site Cultivation Facilities~~ ~~Infusion Facilities~~
From any PARCELS THAT ARE residentially zoned ~~property~~ OR DESIGNATED RESIDENTIAL LAND USE WITHIN AN APPROVED PAD	500 feet
From any place of worship	500 feet
From any dwelling unit	500 feet

From any public or private charter, primary, or secondary school	1,500 feet
From any public or private day care, preschool, or kindergarten facility	1,500 feet
From any public park or playground OR USABLE OPEN SPACE	1,500 feet
FROM ANY ENTERTAINMENT ESTABLISHMENT	1,500 FEET
From any other ~~medical *MARIJUANA FACILITY*~~ *MARIJUANA FACILITY* of any type	3,000 feet
From any sexually oriented business	3,000 feet
From any residential substance abuse facility	3,000 feet

CONFORMANCE WITH ADOPTED PLANS:

Surprise General Plan 2035: Updating the development code further the goals of the General Plan 2035. These regulations and standards implement tools to achieve the goals and policies for future development within the City.

REVIEWING AGENCIES:

Staff has not received any feedback from any outside agencies regarding support or opposition related to this text amendment.

ALTERNATIVE LANGUAGE:

During the Commission hearing of July 15, 2021, the Planning and Zoning Commission considered the following alternative language.

Alternative Language #1 – Drive-Thru
This section of alternative language changes paragraph B.3 of section 106-10.27 to allow Marijuana Facilities to have a drive-thru service as an accessory use with the approval of a Conditional Use Permit. It should be noted that allowing or prohibiting drive-thru facilities must be applied to both medical marijuana dispensaries and recreational marijuana establishments since they are required to operate with dual licenses issued by DHS.

106-10.27 Marijuana Facility Uses.
B. Any *marijuana facility* shall meet the following requirements:
3. ~~Not~~ MAY have a drive-thru

The Commission recommendation includes a provision that allows drive-through facilities subject to compliance with the regulations regarding drive-through facilities per Section 106-10.19 of the LDO.

Alternative Language #2 – Hours of Operation

The current LDO does not regulate hours of operation for a medical marijuana dispensary. This paragraph in the Zoning Text Amendment (ZTA) means to ensure marijuana facilities operate within the typical commercial and retail practices.

This section of alternative language changes paragraph B.10 of section 106-10.27 to allow Marijuana Facilities extended hours of operation.

106-10.27 Marijuana Facility Uses.

B. Any *marijuana facility* shall meet the following requirements:

10. The permitted hours of operation of a marijuana facility operated by a dual licensee shall be limited to 8:00 A.M. to ~~7:00~~ 9:00P.M.

The Commission recommendation includes a provision that allows facilities to remain open for business from 8:00 a.m. to 9:00 p.m.

Alternative Language #3 – Separation from PADs with Residential

The current LDO carried over strict separation requirements that prohibited any Medical Marijuana Facility from being within 500 feet of a residentially zoned property. The previous interpretations of this language included separation from the whole PAD (Planned Area Development) if it included any residentially zoned areas. This ZTA proposes to specify that separation requirement for the properties zoned for residential uses within the PAD and not exclude PAD as a whole. A Marijuana Facility may be near or within a PAD if the subject parcel meets the zoning districts and separation requirements, and obtains a CUP.

This section of alternative language changes paragraph E of section 106-10.27 to exclude and separate from any PAD with residential zoning.

Table 106-10c - Separation Distances for any Marijuana Facility

Land Use	Marijuana Facility
From any ~~parcels that are~~ residentially zoned PROPERTY OR PAD WITH RESIDENTIAL USES ~~or designated residential land use within an approved pad~~	500 feet

The Commission recommendation retains the language as originally proposed. No changes were made. The proposed language will set the separation at 500 feet from any residential use within a PAD, but does not remove the entire PAD from consideration.

FINDINGS:

- The proposed Zoning Text Amendment is consistent with Prop 207 "Smart and Safe Arizona" and City Ordinance No. 2020-37, which regulates the use of recreational marijuana within Surprise.
- The proposed changes are consistent with Commission direction.

COMMISSION RECOMMENDATION:

The Planning and Zoning Commission recommends the Council approve the proposed Text Amendment with changes allowing drive-through facilities and hours of operation of 8:00 AM to 9:00 PM.

ATTACHMENTS:

01 Leg Edit
02 Citizen Participation Report
03 Ordinance
PPT

Revise Land Use Matrix to include adding *MARIJUANA FACILITY*

Table 106-1c

Zoning District Uses	C-2	C-3	BP	I-1	I-2
~~Medical Marijuana Dispensary~~	~~CUP~~	~~CUP~~		~~CUP~~	
~~Medical Marijuana Offsite Cultivation Facility~~	~~CUP~~	~~CUP~~		~~CUP~~	~~CUP~~
MARIJUANA FACILITY	CUP	CUP		CUP	CUP
MARIJUANA TESTING FACILITY/LABORATORY			P	P	P

LDO Section 101-2.2(C) (Glossary of Terms)

(From Ord 2020-37)

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1. ***CHEMICAL EXTRACTION***: THE *PROCESS* OF REMOVING A PARTICULAR COMPONENT OF A MIXTURE FROM OTHERS PRESENT, INCLUDING REMOVING RESINOUS TETRAHYDROCANNABINOL FROM *MARIJUANA*.
2. ***CHEMICAL SYNTHESIS***: PRODUCTION OF A NEW PARTICULAR MOLECULE BY ADDING TO, SUBTRACTING FROM, OR CHANGING THE STRUCTURE OF A PRECURSOR MOLECULE.
3. ***CONSUME, CONSUMING, AND CONSUMPTION***: THE ACT OF *SMOKING*, INGESTING, INHALING, OR OTHERWISE INTRODUCING *MARIJUANA* INTO THE HUMAN BODY.
4. ***CONSUMER***: AN INDIVIDUAL WHO IT AT LEAST TWENTY-ONE YEARS OF AGE AND WHO PURCHASES *MARIJUANA* OR *MARIJUANA PRODUCTS*.
5. ***CULTIVATE AND CULTIVATION***: TO PROPAGATE, BREED, GROW, PREPARE, AND PACKAGE *MARIJUANA*.
6. ***DHS:*** THE STATE OF ARIZONA DEPARTMENT OF HEALTH SERVICES OR ITS SUCCESSOR AGENCY.

7. ***DUAL LICENSEE***: AN ENTITY THAT HOLDS BOTH A NONPROFIT *MEDICAL MARIJUANA DISPENSARY* REGISTRATION AND A *MARIJUANA RETAIL ESTABLISHMENT* LICENSE.

8. ***EXTRACTION***: THE *PROCESS* OF REMOVING OR SEPARATING RESIN FROM *MARIJUANA* TO PRODUCE OR *PROCESS* ANY FORM OF *MARIJUANA CONCENTRATES* USING WATER, LIPIDS, GASES, SOLVENTS, OR OTHER CHEMICALS OR CHEMICAL *PROCESSES*.

9. ***MARIJUANA***: ALL PARTS OF THE PLANT OF THE GENUS CANNABIS, WHETHER GROWING OR NOT, AS WELL AS THE SEEDS FROM THE PLANT, THE RESIN *EXTRACTED* FROM ANY PART OF THE PLANT, AND EVERY COMPOUND, *MANUFACTURE*, SALT, DERIVATIVE, MIXTURE, OR PREPARATION OF THE PLANT OR ITS SEEDS OR RESIN.

   A. INCLUDES CANNABIS AS DEFINED IN A.R.S. § 13-3401.

   B. DOES NOT INCLUDE INDUSTRIAL HEMP, THE FIBER PRODUCED FROM THE STALKS OF THE PLANT OF THE GENUS CANNABIS, OIL, OR CAKE MADE FROM THE SEEDS OF THE PLANT, STERILIZED SEEDS OF THE PLANT THAT ARE INCAPABLE OF GERMINATION, OR THE WEIGHT OF ANY OTHER INGREDIENT COMBINED WITH *MARIJUANA* TO PREPARE TOPICAL OR ORAL ADMINISTRATIONS, FOOD, DRINK, OR OTHER PRODUCTS.

10. ***MARIJUANA CONCENTRATE***:

   A. RESIN *EXTRACTED* FROM ANY PART OF A PLANT OF THE GENUS CANNABIS AND EVERY COMPOUND, *MANUFACTURE*, SALT, DERIVATIVE, MIXTURE, OR PREPARATION OF THAT RESIN OR TETRAHYDROCANNABINOL.

   B. DOES NOT INCLUDE INDUSTRIAL HEMP OR THE WEIGHT OF ANY OTHER INGREDIENT COMBINED WITH CANNABIS TO PREPARE TOPICAL OR ORAL ADMINISTRATIONS, FOOD, DRINK, OR OTHER PRODUCTS.

11. ***MARIJUANA FACILITY:***

   A. INCLUDES A *MEDICAL MARIJUANA DISPENSARY;* OR

   B. A *MARIJUANA RETAIL ESTABLISHMENT* OPERATED BY A *DUAL LICENSEE* THAT IS CO-LOCATED ON THE SAME PROPERTY WITH A *MEDICAL MARIJUANA DISPENSARY* WHICH HAS AN ACTIVE, VALID *MEDICAL MARIJUANA DISPENSARY* REGISTRATION FROM *DHS* AS WELL AS A *MARIJUANA RETAIL ESTABLISHMENT* LICENSE ISSUED BY *DHS*.

12. ***MARIJUANA PRODUCTS***: *MARIJUANA CONCENTRATE* AND PRODUCTS THAT ARE COMPOSED OF *MARIJUANA* AND OTHER INGREDIENTS AND THAT ARE INTENDED FOR USE OR *CONSUMPTION*, INCLUDING SMOKING, EDIBLE PRODUCTS, OINTMENTS, AND TINCTURES.

13. ***MARIJUANA RETAIL ESTABLISHMENT***: AN ENTITY LICENSED BY *DHS* TO OPERATE ANY OR ALL THE FOLLOWING:

A. A SINGLE RETAIL LOCATION AT WHICH THE LICENSEE MAY SELL *MARIJUANA* AND *MARIJUANA PRODUCTS* TO *CONSUMERS*.

14. ***MARIJUANA TESTING FACILITY/LABORATORY***: *DHS,* OR ANOTHER ENTITY THAT IS LICENSED BY *DHS,* TO ANALYZE THE POTENCY OF *MARIJUANA* AND TEST *MARIJUANA* FOR HARMFUL CONTAMINANTS.

15. ***Medical Marijuana Dispensary***: *Medical Marijuana Dispensary*: A not-for-profit entity defined in A.R.S. § 36-2801(11), that acquires, possesses, *cultivates*, *MANUFACTURE*s, delivers, transfers, transports, supplies, sells, dispenses, or otherwise provides medical *MARIJUANA* or related supplies and educational materials to cardholders as defined in A.R.S. § 36-2801(2).

16. ***Medical Marijuana Dispensary Off-Site Cultivation Facility***: An enclosed, locked facility where *MARIJUANA* is *cultivated* by a *Medical Marijuana Dispensary* as referenced in A.R.S. § 36-2804(B)(1)(b)(ii).

17. ***Medical Marijuana Infusion Facility***: A facility that incorporates medical *MARIJUANA* into consumable/edible goods by the means of cooking or blending.

19. ***Process and Processing***: To harvest, dry, cure, trim, or separate parts of the *MARIJUANA* plant.

20. ***Smoke***: To inhale, exhale, burn, carry, or possess any lighted *MARIJUANA* or lighted *MARIJUANA PRODUCTS*, whether natural or synthetic.

Current LDO provisions for *MEDICAL MARIJUANA* approved by P&Z on 11/19 and City Council on 12/15.

Proposed changes in legislative format. New text is shown in ALL CAPS AND HIGHLIGHTED and text is be removed is shown with a ~~strikethrough line~~.

106-10.27 ~~Medical~~ *Marijuana FACILITY* Uses.

A. All ~~medical~~ *marijuana FACILITY uses* shall comply with ~~all regulations and~~ laws pursuant to the Arizona Revised Statutes AND ALL REGULATIONS ISSUED BY *DHS*. The following provisions will not be construed as permitting any *use* or act which is otherwise prohibited or made punishable by law.

B. Any ~~*Medical Marijuana Dispensary* facility, *Medical Marijuana Dispensary off-site cultivation* location, and/or a *medical MARIJUANA infusion facility*,~~ *MARIJUANA FACILITY* shall meet the following requirements:

1. Be located in a permanent *building* and may not be located in a trailer, cargo container, storage unit, or motor vehicle.

2. The *business* location shall not exceed a maximum size of 2,500 gross square feet, EXCEPT THAT A CO-LOCATED *MEDICAL MARIJUANA DISPENSARY* AND *MARIJUANA RETAIL ESTABLISHMENT* OPERATED BY A *DUAL LICENSEE* MAY BE A MAXIMUM SIZE OF 5,000 GROSS SQUARE FEET.

3. ~~Not~~ MAY have a drive-through service PER SECTION 106-10.17.

4. Not emit dust, fumes, vapors, or odors into the environment.

5. Not provide *off-site* delivery of ~~medical~~ *MARIJUANA* OR *MARIJUANA PRODUCTS*.

6. Prohibit *consumption* of *MARIJUANA* on the premises.

7. Not have outdoor seating areas.

8. Disposal of *MARIJUANA* remnants, by-products, and/or infused products shall not to be placed within ~~the facilities~~ exterior refuse containers.

9. THE SECURE STORAGE AREA FOR THE *MARIJUANA* STORED AT A *MARIJUANA FACILITY* OPERATED BY A *DUAL LICENSEE* SHALL NOT EXCEED TWENTY PERCENT (20%) OF THE MAXIMUM GROSS FLOOR AREA OF THE *MARIJUANA FACILITY*.

10. THE PERMITTED HOURS OF OPERATION OF A *MARIJUANA FACILITY* OPERATED BY A *DUAL LICENSSEE* SHALL BE LIMITED TO 8:00 A.M. TO 9:00 P.M.

11. THE OPERATOR OF A *MARIJUANA FACILITY* SHALL PROVIDE UNRESTRICTED ACCESS TO CITY CODE ENFORCEMENT OFFICERS OR POLICE OFFICERS WHO REQUEST ADMISSION FOR THE PURPOSE OF DETERMINING COMPLIANCE WITH THESE STANDARDS.

12. WITHIN A *MARIJUANA FACILITY* THERE SHALL BE A SECURE STORAGE AREA SUFFICIENT TO DETER AND PREVENT THEFT.

13. ALL *MARIJUANA* AND *MARIJUANA PRODUCTS* SHALL BE SECURELY LOCKED WITHIN THE SECURE STORAGE AREA AT ANY TIME THE *MEDICAL MARIJUANA DISPENSARY* OR *MARIJUANA FACILITY* OPERATED BY A *DUAL LICENSEE* IS NOT OPEN FOR BUSINESS.

14. A *MEDICAL MARIJUANA DISPENSARY* OR *MARIJUANA FACILITY* OPERATED BY A *DUAL LICENSEE* SHALL HAVE ONLY ONE SECURE ENTRANCE TO THE BUILDING AND ANY OTHER DOORS REQUIRED FOR EXITING SHALL BE LOCKED TO THE OUTSIDE AND HAVE AN ALARM THAT SOUNDS WHEN OPENED FROM THE INSIDE.

15. A *MARIJUANA FACILITY* SHALL HAVE AN ALARM SYSTEM WITH A REDUNDANT POWER SUPPLY AND CIRCUITRY TO PREVENT DEACTIVATION.

16. A *MARIJUANA FACILITY* SHALL HAVE A VIDEO SURVEILLANCE SYSTEM THAT AT ALL TIMES RECORDS ALL INTERIOR AREAS AND THE EXTERIOR PERIMITER.

17. A *MARIJUANA FACILITY* SHALL HAVE ADEQUATE EXTERIOR SECURITY LIGHT, WHICH ALSO COMPLIES WITH CHAPTER 107-ARTICLE 3 OF THIS ORDINANCE.

18. THE OPERATOR OF A *MARIJUANA FACILITY* SHALL DEVELOP AND MAINTAIN A SECURITY PLAN WHICH DEMONSTRATES COMPLIANCE WITH ALL OF THE MINIMUM STANDARDS SPECIFIED HEREIN.

C. Any ~~*Medical Marijuana Dispensary*, *Medical Marijuana Dispensary* off-site cultivation, and/or a medical *MARIJUANA* infusion facility~~ *MARIJUANA FACILITY* shall meet the following minimum separations, measured in a straight line from the boundary of the *parcel* containing the ~~*Medical Marijuana Dispensary, off-site* cultivation, or infusion~~ *MARIJUANA FACILITY* location to the boundary of the *parcel* containing any *uses* as listed below ~~in~~ (see **Table 106-10c**). IF EITHER THE *MARIJUANA FACILITY* OR BUFFERED *USE* IS IN A *COMMERCE CENTER* DEVELOPMENT, THE SEPARATION REQUIREMENTS SHALL BE MEASURED FROM THE BOUNDARY OF THE *COMMERCE CENTER*.

D. ~~A *Medical Marijuana Dispensary off-site cultivation* location or a *medical marijuana infusion facility* not associated with a *Medical Marijuana Dispensary* is prohibited.~~

MARIJUANA RETAIL ESTABLISHMENTS ARE PROHIBITED, EXCEPT THAT A *MARIJUANA RETAIL ESTABLISHMENT* IS PERMITTED WHEN IT IS OPERATED IN THE SAME BUILDING ON THE SAME PROPERTY WITH A *MEDICAL MARIJUANA DISPENSARY* BY A *DUAL LICENSEE* WHO HAS AN ACTIVE, VALID *MEDICAL MARIJUANA DISPENSARY* REGISTRATION FROM *DHS* AS WELL AS A *MARIJUANA RETAIL ESTABLISHMENT* LICENSE ISSUED BY *DHS*.

E. A *MARIJUANA FACILITY* ~~*Medical Marijuana Dispensary*, *off-site cultivation* facility, or an infusion facility~~ lawfully operating is not rendered in violation of these provisions by the subsequent location ~~of a *place of worship*, public or private primary or secondary *school*, public or private *day care*, preschool, kindergarten facility, public *park*, or playground~~ OF A NEW USE ESTABLISHED closer than the outlined below in **Table 106-10c**.

Table 106-10c - Separation Distances for any ~~Medical *MARIJUANA FACILITY*~~ *MARIJUANA FACILITY*	
Land Use	*MARIJUANA FACILITY* ~~Dispensaries~~ ~~Off-site Cultivation Facilities~~ ~~Infusion Facilities~~
From any PARCELS THAT ARE residentially zoned ~~property~~ OR DESIGNATED RESIDENTIAL LAND USE WITHIN AN APPROVED PAD	500 feet
From any place of worship	500 feet
From any dwelling unit	500 feet
From any public or private charter, primary, or secondary school	1,500 feet
From any public or private day care, preschool, or kindergarten facility	1,500 feet
From any public park or playground OR USABLE OPEN SPACE	1,500 feet
FROM ANY ENTERTAINMENT ESTABLISHMENT	1,500 FEET
From any other ~~medical *MARIJUANA FACILITY*~~ *MARIJUANA FACILITY* of any type	3,000 feet
From any sexually oriented business	3,000 feet
From any residential substance abuse facility	3,000 feet

F. Medical *MARIJUANA* designated caregiver *cultivation* and qualifying patient *cultivation* locations shall further comply with the follow requirements:

1. *Cultivation* locations will be an enclosed, locked facility such as a closet, room, greenhouse or other *building* that does not exceed 50 square feet of *cultivation* space.

2. *Cultivation* locations will not be visible from beyond the boundaries of the property on which the *cultivation* location is situated.

3. Medical *MARIJUANA cultivation* as an *accessory use* to the qualifying patient primary residence will only be permitted if the residence is located at least 25 miles from a *Medical Marijuana Dispensary*.

SURPRISE
ARIZONA

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

Citizen Participation Report

Recreational Marijuana Zoning Text Amendment

Case FS20-619

Project Summary:
The City of Surprise requests a Text Amendment to the Surprise Municipal Code to amend parts of Chapter 102 and 106 of the Land Development Ordinance as it relates to recreational marijuana facilities.

Advertising:
Because of the COVID-19 health emergency, a hybrid Neighborhood Outreach Meeting was held with in-person and virtual attendees on June 16, 2021 at 6:00pm.

Attendance:
There was a single attendee in-person and three online attendees to discuss the merits of the proposal.

Feedback:
There was not opposition stated. Support was given towards:

1. allowing a Marijuana Facility on a C-2 commercial property within a PAD so long as the separation distances are met
2. extending the hours of operation to 9pm

ORDINANCE # 2021-24

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, APPROVING A TEXT AMENDMENT TO THE SURPRISE LAND DEVELOPMENT ORDINANCES TO ALLOW DUAL LICENSEES TO SELL RECREATIONAL MARIJUANA WITHIN MEDICAL MARIJUANA DISPENSARIES; INCLUDING SEVERABLITY; ESTABLISHING AN EFFECTIVE DATE; AND REPEALING CONFLICTING ORDINANCES.

WHEREAS, this Ordinance was properly noticed for public hearing and the necessary hearings and opportunity for public input were completed;

WHEREAS, the proposed text amendment is in response to Proposition 207, the Smart and Safe Arizona Act approved by Arizona voters in November 2020, which legalized the sale to and consumption of recreational marijuana and marijuana products for adults 21 years of age and older;

WHEREAS, the Surprise Land Development Ordinances currently only regulate medical marijuana dispensaries under Section 106-10.27;

WHEREAS, on July 15, 2021, the Planning and Zoning Commission recommended approval of the proposed text amendments to the Land Development Ordinances to allow dual licensees to sell recreational marijuana within medical marijuana dispensaries and also recommended that the Land Development Ordinances be amended to revise the separation distances between marijuana facilities and residential uses and to allow drive-through sales at marijuana facilities and hours of operation of 8:00 AM to 9:00 PM for marijuana facilities;

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

Section 1. Chapters 101 and 106 of the Surprise Land Development Ordinances are hereby amended as described on attached ***Exhibit A***, and incorporated by this reference.

Section 2. All ordinances, resolutions or codes in conflict with the provisions of this Ordinance or Code adopted by this Ordinance are repealed.

Section 3. If any section, subsection, sentence, clause, phrase or portion of this Ordinance or any part of these amendments to the municipal code adopted herein is for any reason held to be invalid or unconstitutional by decision of any court of competent jurisdiction, such decision will not be read to affect the validity of the remaining portions thereof.

Section 4. This ordinance shall become effective at the time and manner prescribed by law.

PASSED AND ADOPTED this _____ day of _____, 2021.

Skip Hall, Mayor

Attest:

Sherry Aguilar, City Clerk

Approved as to form:

Robert Wingo, City Attorney

EXHIBIT A

SURPRISE
ARIZONA

Presentation: Recreational Marijuana Zoning Text Amendment (ZTA)

City Council

November 16, 2021

Overview

- Response to the “Smart and Safe Arizona Act”
  - Approved by Arizona’s voters in November 2020
  - City Ordinance No. 2020-37 (amended Chapter 34 of the Surprise Municipal Code)
    - Regulates the use of recreational marijuana within Surprise
- Proposed Recreational Marijuana Zoning Text Amendment
  - Revises parts of the Land Development Ordinances (LDO)
  - Revises the permitted business establishments to include recreational marijuana
    - LDO currently allows Medical Marijuana dispensaries (none currently operate)
  - This ZTA proposes to allow facilities with dual state licensing
    - Both recreational and medical marijuana

Proposed Changes

- Glossary of Terms (Chapter 101)
  - All related terms under the heading "*MARIJUANA TERMS*"
  - Includes terms associated with City Ordinance No. 2020-37
  - Such as MARIJUANA FACILITY:
    A. Includes a medical marijuana dispensary, or
    B. A marijuana retail establishment operated by a dual licensee that is co-located on the same property with a medical marijuana dispensary which has an active, valid medical marijuana dispensary registration from DHS as well as a marijuana retail establishment license issued by DHS.

Proposed Changes

- Table 106-1c Land Use Matrix (Chapter 106)
  - Removes the specific uses “Medical Marijuana Dispensary” and “Medical Marijuana Offsite Cultivation Facility”
  - Adds Marijuana Facility – still requires CUP
  - Adds Marijuana Testing Facility/Laboratory – permitted to mirror “Research Facility – Laboratory and Testing” use

Table 106-1c

Zoning District / Uses	C-2	C-3	BP	I-1	I-2
~~Medical Marijuana Dispensary~~	~~CUP~~	~~CUP~~		~~CUP~~	
~~Medical Marijuana Offsite Cultivation Facility~~	~~CUP~~	~~CUP~~		~~CUP~~	~~CUP~~
MARIJUANA FACILITY	CUP	CUP		CUP	CUP
MARIJUANA TESTING FACILITY/LABORATORY			P	P	P

Proposed Changes

- Use Specific Standard (Section 106-10.27)
  - Replaces specific term “Medical Marijuana” with “Marijuana Facility”
  - Focuses on only allowing recreational marijuana as a dual licensee
  - Additional regulations related to secure storage area, overall security measures, and disposal of marijuana products
  - Revises the separation requirements from incompatible uses

Proposed Changes

- Separation requirements (Table 106-10c)

Table 106-10c - Separation Distances for any ~~Medical MARIJUANA FACILITY~~ MARIJUANA FACILITY	
Land Use	~~Dispensaries~~ ~~Off-site Cultivation Facilities~~ ~~Infusion Facilities~~ *MARIJUANA FACILITY*
From any PARCELS THAT ARE residentially zoned ~~property~~ OR DESIGNATED RESIDENTIAL LAND USE WITHIN AN APPROVED PAD	500 feet
From any place of worship	500 feet
From any dwelling unit	500 feet
From any public or private charter, primary, or secondary school	1,500 feet
From any public or private day care, preschool, or kindergarten facility	1,500 feet
From any public park or playground OR USABLE OPEN SPACE	1,500 feet
FROM ANY ENTERTAINMENT ESTABLISHMENT ~~OR AMUSEMENT FACILITY, SUCH AS A MOVIE THEATER, SPORTS VENUE, BOWLING ALLEY, ARCADE, OR GAMING HALL~~	1,500 FEET
From any other ~~medical MARIJUANA FACILITY~~ *MARIJUANA FACILITY* of any type	3,000 feet
From any sexually oriented business	3,000 feet
From any residential substance abuse facility	3,000 feet

Commission Recommendations:

- Drive-through facilities:
  - Commission recommendation to allow drive-thru
- Hours of operation:
  - 8am – 9pm per Commission recommendation
- Separation distance requirements for PADs:
  - Specific to residential uses per Commission recommendation

SURPRISE
ARIZONA

QUESTIONS OR COMMENTS?

Thank You

CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: November 16, 2021

Contact Person: Kendra Pettis, DIR - SPORTS/TOURISM

Submitting Department: Sports and Tourism

District: Citywide

Staff Recommendations: None

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

Agenda Wording:

Consideration and action pertaining to approval of an amendment to the Fiscal Year 2022 budget by moving budget authority of $300,000 from Contingency to services within the Tourism Fund to establish a budget for the Rib Fest Throwdown "Battle of Texas vs Kansas City BBQ"; Resolution # 2021-176.

Motion:

I move to approve Resolution # 2021-176.

Background:

In 2018, the City Council approved the Tourism Strategic Plan with a focus area of utilizing the Tourism Fund to partner with an event management contractor to host a signature event that attracts visitors from outside the City limits and supports the economic vitality of the community.

HDE Agency is an event production company that has been in business since 2008 and has produced over 300 events in the last decade. HDE has created a number of signature events in the Valley including the KNIX Barbecue & Beer Festival, Rockin' Taco Street Festival in Chandler and Gilbert Oktoberfest.

On February 13, 2020, the Tourism Fund Subcommittee recommended to approve the allocation of tourism funds not to exceed $175,000 for the Rib Fest Throwdown. On February 18, 2020, the City Council approved Resolution #2020-19, designating $175,000 from the Tourism Fund to partner with third-party organizer HDE Agency to host the Rib Fest Throwdown signature event at Mark Coronado Park in April 2020.

The 2020 and 2021 events had to be postponed due to COVID-19. HDE Agency has the intent to host the event in April 2022, however both parties are interested in expanding the event to attract a larger national act. This item will discuss potential partnership options including the minimum City commitment of the original amount of $175,000 up to $300,000 in reimbursements from the Tourism Fund.

Objective Analysis:

This request would allow HDE Agency to have the opportunity to be reimbursed for up to $300,000 for the signature event and the city to receive revenue proportionate to the city's investment.

Policy Compliant:

This budget request is consistent with City and Council policy.

Financial Impact:

This action will allow for expenditures up to $300,000 to be paid on a reimbursement basis for tourism activity associated with HDE Agency.

Budget Impact:

This action will allow for the reallocation of $300,000 from the Contingency Fund to services within the Tourism Fund. This action represents a transfer of

spending authority and dose not increase or decrease the total adopted citywide expenditure limit.

FTE Impact:

The number of full time equivalent (FTE) is not impacted by this item.

ATTACHMENTS:

1. Rib Fest Presentation_2022 Partnership
2. 21.11.08 Res 2021-176 Bdgt Amnd for Rib Fest

SURPRISE
ARIZONA

Signature Event Partnership
Rib Fest Throwdown

Sports & Tourism Department

November 16, 2021

RIB FEST OVERVIEW

- Council and Tourism Strategic Plan Alignment
- Tourism Fund Update
- HDE Agency Overview and Introduction
- Rib Fest Overview and Timeline
- 2022 Partnership Opportunities

Event Partnership Alignment

COUNCIL STRATEGIC PLAN

- **Strategy 2.8**
  Leverage new opportunities to attract visitors with enhanced event and entertainment opportunities

TOURISM STRATEGIC PLAN

- **Goal 1.1**
  Utilize the Tourism Fund to partner with an event management contractor to create an annual magnet event to attract tourists

TOURISM FUND

Derived from the Transient Lodging Tax (Bed Tax)

- 3.52% of the 4.52% goes into the Tourism Fund

Dedicated Funds (not a part of the General Fund)

- Can only be spent on Tourism related items:
  - 75% - Dedicated to Tourism Development / Facility Improvement
  - 25% - Dedicated to Special Events / Marketing / Studies

Current Available Balance = $1,068,000

hde AGENCY

PROFESSIONAL SPECIAL EVENT SERVICES

An innovative leader in creating, producing, booking, and marketing first-class live entertainment experiences – from festivals to concerts, to community outreach festivals and corporate parties.

HDE PRODUCED EVENTS

102.5 KNIX Barbeque and Beer Festival

Chandler, AZ MARCH 26, 2022

- 11th Year
- Arizona's largest BBQ event
- 40,000+ Approx. in attendance
- Live Country music, Dual Stages
- BBQ from 20 Pit Masters
- Brat, wing, rib, and pie eating competitions











HDE PRODUCED EVENTS

Rockin' Taco Street Festival

Chandler, AZ September 25, 2021

- 8th Year
- Arizona's Official Taco Party
- 15,000 Approx. in attendance
- Live Music, Lucha Libre, and Car Show
- Taco Eating competitions
- Tacos from 20+ local restaurants an trucks









RIB FEST THROW DOWN



SURPRISE
ARIZONA

PRESENTS

RIB FEST

THROWDOWN 2022

The Battle of Texas vs. Kansas City Style BBQ
With A Two-Day Large Scale Music Festival

@KANSAS CITY/ TEXAS STADIUM

15850 N. Bullard Ave, Surprise, AZ 85374

SATURDAY APRIL 23, 2022 | 12pm – 10pm

SUNDAY APRIL 24, 2022 | 12pm – 7pm

www.arizonaribfest.com

Professionally Produced By hde

2022 RIB FEST THROWDOWN – EVENT ACTIVITES



NATIONAL TALENT



RIB COMPETITION



CARNIVAL RIDES



CARNIVAL GAMES



FAMILY GAMES



VIP EXPERIENCES



VENDOR FAIR



EATING COMPETITION

Professionally Produced By hde AGENCY

RIB FEST TIMELINE

Feb. 13, 2020 – Tourism Sub Committee Recommendation

Feb. 18, 2020 – Council Approved Resolution #2020-19

- Allocated $175,000 from Tourism Fund to partner with HDE Agency
- 50% Ownership of Event
- Split 50% of Expenses & 50% of Revenues up to total event expenditures of $350,000 ($175,000 – City portion)
- If event expenditures over $350k, additional expenditures paid by HDE Agency and revenues split by percentage of expenditures
- Intent to partner for 3 years

2020 & 2021 Events Postponed

RIB FEST PARTNERSHIP OPPORTUNITIES - 2022

HDE Proposal:

- Expand Event to $900k - $1M with national talent acts

Options:

- Stay at $175k (low-mid range talent, receive approx. 17% of revenue)
- Increase up to $300k (mid-high range talent, receive approx. 30% of revenue)
- Increase up to $500k (mid-high range talent, receive approx. 50% of revenue)

Benefits of enhancing talent:

- Potential increase of ticket sales/attendance
- Attract visitors from outside of Surprise
- Signature event experience

RIB FEST – POTENTIAL ENTERTAINMENT ACTS

350,000-1.5 Mil
Brad Paisley
Brooks & Dunn
Dierks Bentley
Lynyrd Skynyrd
Miranda Lambert
Reba McEntire
Alan Jackson
Chris Stapleton
Eric Church
Florida Georgia Line
Jason Aldean
Luke Bryan
Thomas Rhett
Luke Combs
Morgan Wallen
Zac Brown Band

$100,000-$350,000
Chase Rice
Chris Janson
Gary Allan
Hardy
Kane Brown
Parker McCollum
Riley Green
Big & Rich
Cole Swindell
Dustin Lynch
Justin Moore
Jake Owen
Lee Brice
Trisha Yearwood
Vince Gill
Brantley Gilbert
Brothers Osborne
Chris Young
Hank Williams Jr.
Jason Isbell
Martina McBride

$40,000-$100,000
38 Special
Chris Lane
Dylan Scott
Elle King
Gary Levox
Generation Radio
Jana Kramer
Jordan Davis
Josh Turner
LOCASH
Michael Ray
Mitchell Tenpenny
Randy Rogers Band
Sara Evans
The Marcus King Band
Tracy Lawrence
Walker Hayes
Ashley McBryde
Gabby Barrett
Gretchen Wilson
Randy Houser
Scotty McCreery

$25,000-$40,000
Flatland Calvary
Casey Donahew
Josh Abbott Band
LANCO
Lindsay Ell
Mark Chesnutt
Morgan Evans
RaeLynn
Stoney LaRue
Tenille Arts
The Cadillac Three
Tyler Rich
Cam
Diamond Rio
Joe Nichols
Kidd G
Ryan Hurd
Travis Denning
Tyler Farr
Zach Bryan
Rodney Atkins
Ronnie Milsap
Granger Smith
Ingrid Andress
Nitty Gritty Dirt Band
Parmalee

$20,000 & Under
Jon Langston
Kameron Marlowe
Kyle Park
Caitlyn Smith
Caylee Hammack
Chancey Williams
Chase Bryant
Mike Ryan
Robyn Ottolini
Trey Lewis
Corey Smith
Danielle Bradbery
Eric Paslay
Flatland
Wade Bowen
Adam Doleac
Adam Hambrick
Alexis Wilkins
Angie K
Ashland Craft
Ashley Cooke
Austin Burke
Austin Jenckes
Baker Grissom

SURPRISE
ARIZONA

QUESTIONS OR COMMENTS?

Thank You

RESOLUTION # 2021-176

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, AMENDING THE FISCAL YEAR 2022 BUDGET BY MOVING BUDGET AUTHORITY IN THE AMOUNT OF $300,000 FROM CONTINGENCY TO SERVICES WITHIN THE TOURISM FUND FOR THE RIB FEST THROWDOWN "BATTLE OF TEXAS VS. KANSAS CITY BBQ" SIGNATURE EVENT.

WHEREAS, the FY2022 City of Surprise Comprehensive Financial Management Policies ("Policy"), were adopted by Council Resolution #2021-49 on May 4, 2021;

WHEREAS, pursuant to the Policy, the City currently imposes a four and fifty-two hundredths percent (4.52%) transaction privilege tax on transient lodging, of which one percent (1.00%) is recorded in the General Fund and the remaining 3.52% is recorded in the City's Tourism Fund;

WHEREAS, of the amount recorded in the Tourism Fund, the Mayor and Council designated that seventy-five percent (75%) be spent for sports tourism facility development and improvement, while twenty-five (25%) be spent on marketing, studies and special events;

WHEREAS, on December 3, 2019, the Mayor and Council adopted a "Strategic Plan" seeking to attract visitors to the City with new and enhanced event and entertainment opportunities;

WHEREAS, on February 13, 2020, pursuant to the Policy and the Strategic Plan, the Tourism Fund Sub-Committee recommended approval of a three (3) year partnership with third-party organizer GDI Day Two, LLC d/b/a HDE Agency to host a Rib Fest Throwdown "Battle of Texas vs. Kansas City BBQ" signature event, including an allocation of tourism funds not to exceed $175,000 per year;

WHEREAS, although Mayor and City Council approved the Sub-Committee's recommendation for at least 2020, the 2020 and 2021 events were cancelled due to COVID-19 restrictions, and the event is expected to be rescheduled beginning in 2022;

WHEREAS, in addition to the $175,000 previously recommended for this purpose in 2020, the additional sum of $125,000 is likely needed to fund a nationally well-known musical guest(s), for a total approved budget authority transfer of $300,000 from contingency to services within the Tourism Fund in order to host the 2022 Rib Fest Throwdown "Battle of Texas vs. Kansas City BBQ'" signature event;

WHEREAS, the City is expected to receive revenue from hosting the signature event proportionate to the amount invested into the signature event;

WHEREAS, the FY2022 budget was adopted by Council Resolution #2021-87 on June 1, 2021;

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, 2021 through June 30, 2022.

APPROVED AND ADOPTED this _____day of _____, 2021.

_____
Skip Hall, Mayor

Attest:

_____
Sherry Aguilar, City Clerk

Approved as to form:

_____
Robert Wingo, City Attorney

DRAFT

RESOLUTION # 2021-176
Exhibit A

1. Appropriation- The exhibit below represents a movement of budget authority in the amount of $300,000 from Contingency to services within the Tourism Fund to establish a budget for the Rib Fest Throwdown “Battle of Texas vs. Kansas City BBQ.” 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
Contingency	General Operations	Contingency	E	25,559,700	(300,000)	25,259,700
Tourism	Sports and Tourism	Services	E	-	300,000	300,000
				25,559,700	**-**	**25,559,700**

DRAFT

CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: November 16, 2021

Contact Person: Holly Osborn, DIRECTOR-PARKS & REC

Submitting Department: Parks and Recreation

District: Citywide

Staff Recommendations: None

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

Agenda Wording:

Consideration and action pertaining to amendment of the Surprise Municipal Code chapter 10, Article II, Division 3 by adding section 10-84, Feeding Animals prohibited, to prevent the feeding of wild or feral animals on city property; Ordinance # 2021-23.

Motion:

I move to approve Ordinance # 2021-23.

Background:

Feeding of wild animals raises public health concerns. Too many animals in one space increases chances for disease transmission as well as increases animal feces, debris, and litter. Additionally, animals lose fear of people and may become aggressive and/or a nuisance.

Objective Analysis:

The recommended changes will help provide clean, safe spaces for Surprise residents.

Policy Compliant:

This change is compliant with City policy.

Financial Impact:

None.

Budget Impact:

None.

FTE Impact:

None.

ATTACHMENTS:

1. Proposed Ordinance 2021-23
2. animal feeding ordinance amendment (3)

ORDINANCE # 2021-23

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, AMENDING SURPRISE MUNICIPAL CODE CHAPTER 10, ARTICLE II, DIVISION 3., BY ADDING SECTION 10-84, *FEEDING ANIMALS PROHIBITED*, TO PREVENT THE FEEDING OF ANIMALS ON CITY PROPERTY; INCLUDING SEVERABILITY; ESTABLISHING AN EFFECTIVE DATE; AND REPEALING CONFLICTING ORDINANCES.

WHEREAS, feeding of wild animals raises public health concerns, to wit: too many animals in one place for the purposes of feeding increases the chance of disease transmission to people and amongst the congregating animals, and animals accustomed to being fed by people often lose their fear of people and become aggressive or a nuisance;

WHEREAS, feeding wild animals in city parks or on city property also creates increased animal feces, debris, litter, and/or damage to public property, thereby increasing clean-up and maintenance costs to the city;

WHEREAS, the Surprise Municipal Code is currently silent in regards to prohibiting the public from feeding wild animals in city parks or on city property.

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

Section 1. Chapter 10, Article II., Division 3 of the Surprise Municipal Code is hereby amended to include Section 10-84 which shall read as follows:

Sec. 10-84. – Feeding Animals Prohibited

No person shall feed animals on City-owned property, including but not limited to all parks and recreation areas and facilities.

For purposes of this Section:

(a) *Feed* means to knowingly provide any sustenance, including but not limited to, grain, seeds, greens, bread, breadcrumbs, fishmeal, waste food, food scraps, or other feed nutritive substances including garbage not properly disposed of or contained, to animals within the physical boundaries of any City-owned property.
(b) Animals means and includes any wild animal, bird, livestock, or domesticated animal that is feral or at large.

Section 2. Chapter 10, Article II., Division 3, Sections 10-85 to 10-89 shall be reserved.

Section 3. All ordinances, resolutions or codes in conflict with the provisions of this Ordinance or Code adopted by this Ordinance are repealed.

Section 4. If any section, subsection, sentence, clause, phrase or portion of this Ordinance or any part of these amendments to the municipal code adopted herein is for any reason held to be invalid or unconstitutional by decision of any court of competent jurisdiction, such decision will not be read to affect the validity of the remaining portions thereof.

Section 5. This ordinance will become effective at the time and manner prescribed by law.

PASSED AND ADOPTED this _____ day of _____, 2021.

_____
Skip Hall, Mayor

Attest:

_____
Sherry Aguilar, City Clerk

Approved as to form:

_____
Robert Wingo, City Attorney

SURPRISE
ARIZONA

City Code
Chapter 10 Amendment

Parks and Recreation Department, November, 2021

PROPOSED AMENDMENT:

- **<u>Sec. 10-84- Feeding Animals Prohibited</u>**

No person shall feed animals on City-owned property, including but not limited to all parks and recreation areas and facilities.

RATIONALE

- Feeding of wild animals raises public health concerns.
- Too many animals in one space increases chances for disease transmission.
- Increases animal feces, debris, litter,
- Animals lose fear of people, become aggressive and/or a nuisance.

SURPRISE
ARIZONA

QUESTIONS OR COMMENTS?

Thank You

CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: November 16, 2021

Contact Person: Danielle Osborne, HSCV Administrator

Submitting Department: Human Svcs and Comm Vitality

District: Internal

Staff Recommendations:

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

Agenda Wording:

Consideration and action pertaining to an amendment of Chapter 2, Article X, Section 2-365, One and One-Third Percent for the Public Art Program, by amending the definition of City project, including severability, establishing an effective date, and repealing conflicting ordinances; Ordinance #2021-05.

Motion:

I move to approve Ordinance # 2021-05.

Background:

The Surprise City Council in 2016 adopted the One and One-Third Percent for the Arts ordinance, which allows 1.3% of the funding for Capital Improvement Projects to be allocated to the Municipal Arts Fund. After observing the ordinance in effect for the past five years, a request has been made by the City Council to review and amend the ordinance to exempt certain projects from allocating funds.

Objective Analysis:

Approval of this item will narrow and clarify the definition of what qualifies as a City Project for purposes of the City of Surprise One and One-Third Percent for Public Art Program and will provide staff with needed guidance as to the City Council's intent as to which projects the program should apply.

Policy Compliant:

This item is City and Council policy compliant.

Financial Impact:

None at this time, however future action may lead to financial impact.

Budget Impact:

None at this time, however future action may lead to budget impact.

FTE Impact:

N/A

ATTACHMENTS:

1. Ord 2021-05 -Code Amendment - Legal Revisions
2. Art ORD #2021-05 Overview

ORDINANCE # 2021-05

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, AMENDING CHAPTER 2, ARTICLE X, SECTION 2-365, ONE AND ONE-THIRD PERCENT FOR PUBLIC ART PROGRAM, BY AMENDING THE DEFINITION OF CITY PROJECT*;* INCLUDING SEVERABLITY; ESTABLISHING AN EFFECTIVE DATE; AND REPEALING CONFLICTING ORDINANCES.

WHEREAS, the City of Surprise One and One-Third Percent for Public Art Program was adopted by Ordinance # 2016-13 on August 2, 2016;

WHEREAS, from time to time since the adoption, implementation in relation to certain CIP projects has been difficult due to the nature of said projects; and

WHEREAS, a narrowing and clarification of the definition of what qualifies as a *City Project* for purposes of the City of Surprise One and One-Third Percent for Public Art Program will provide staff with needed guidance as to the City Council's intent as to which projects the program should apply.

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

Section 1. The definition of *City Project*, as set forth in Chapter 2, Article X., Section 2-365 of the Surprise Municipal Code is hereby amended to read as follows:

City Project means any capital improvement plan project exceeding budget of $500,000.00 paid for wholly or in part by the City of Surprise, FOR NEW CONSTRUCTION OF A PUBLICLY ACCESSIBLE FACILITY OR EXPANSION OF AN EXISTING PUBLICLY ACCESSIBLE FACILITY ~~including but not limited to, any building, roads, infrastructure, structure, park, parking facility, or any portion thereof~~ within the limits of the City of Surprise. *City Project* does not include emergency work, minor alterations, ordinary repair or maintenance necessary to preserve a facility or infrastructure, software system development, ASSET ~~or vehicle~~ replacement, LAND ACQUISITION, OR REMEDIAL PROJECTS.

Section 2. All ordinances, resolutions or codes in conflict with the provisions of this Ordinance or Code adopted by this Ordinance are repealed.

Section 3. If any section, subsection, sentence, clause, phrase or portion of this Ordinance or any part of these amendments to the municipal code adopted herein is for any reason held to be invalid or unconstitutional by decision of any court of competent jurisdiction, such decision will not be read to affect the validity of the remaining portions thereof.

Section 4. This ordinance will become effective at the time and manner prescribed by law.

PASSED AND ADOPTED this _____ day of _____, 2021.

Skip Hall, Mayor

Attest:

Sherry Aguilar, City Clerk

Approved as to form:

Robert Wingo, City Attorney

SURPRISE
ARIZONA

One and One-Third Percent for Public Art Program

Regular City Council Meeting | November 16, 2021

Background

- Request by City Council to review and amend the 1.3% for the Arts ordinance, with input from the Arts & Cultural Advisory Commission
- Concerns with public accessibility of art
- Concerns with allocations of funds from certain types of remedial projects
- Specific request to exclude projects that entail land acquisition, asset replacement, and remediation
- In summary: redefine *City Project* relative to the ordinance

ORDINANCE #2021-05

An ordinance of the Mayor and Council of the City of Surprise, Arizona, amending Chapter 2, Article X, Section 2-365, ONE AND ONE-THIRD PERCENT FOR PUBLIC ART PROGRAM, by amending the definition of *City Project*; including severability; establishing an effective date; and repealing conflicting ordinances.

RECITALS

WHEREAS, the City of Surprise One and One-Third Percent for Public Art Program was adopted by Ordinance #2016-13 on August 2, 2016;

WHEREAS, from time to time since the adoption, implementation in relation to certain CIP projects has been difficult due to the nature of said projects; and

WHEREAS, a narrowing and clarification of what qualifies as a *City Project* for purposes of the City of Surprise One and One-Third Percent for Public Art Program will provide staff with needed guidance as to the City Council's intent as to which projects the program should apply.

AMENDMENT

City Project means any capital improvement plan project exceeding budget of $500,000.00 paid for wholly or in part by the City of Surprise, FOR NEW CONSTRUCTION OF A PUBLICLY ACCESSIBLE FACILITY OR EXPANSION OF AN EXISTING PUBLICLY ACCESSIBLE FACILITY ~~including but not limited to, any building, roads, infrastructure, structure, park, parking facility, or any portion thereof~~ within the limits of the City of Surprise. *City Project* does not include emergency work, minor alterations, ordinary repair or maintenance necessary to preserve a facility or infrastructure, software system development, ASSET ~~or vehicle~~ replacement, LAND ACQUISITION, OR REMEDIAL PROJECTS.

SURPRISE
ARIZONA

QUESTIONS OR COMMENTS?

Thank You

CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: November 16, 2021 Contact Person: Trever Fleetham
Submitting Department: Community Development District: District 3
Staff Recommendations: None

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

Agenda Wording:
Consideration and action pertaining to approval of the Preliminary Plat entitled, "Unit I – Phase 3 – Toll at Prasada", dated August 26, 2021, an approximately 20.07 acre property generally located west of Cotton Lane, between Cactus Road and Peoria Avenue; Case FS21-252.

Motion:
I move to approve the Preliminary Plat entitled, "Unit I – Phase 3 – Toll at Prasada" dated August 26, 2021, subject to stipulations "a" through "c" as outlined in the staff report.

Background:
The subject request involves a Preliminary Plat for Unit I of the Toll at Prasada project. The proposed Preliminary Plat contemplates 90 standard lots consisting of four (4) lot products. Unit I was also included in the Phase 2 Infrastructure Plat that was approved under case FS19-061 and was depicted in said Final Plat, a single development parcel.

Objective Analysis:
The subject Preliminary Plat meets the requirements of the Prasada PAD, in addition to other requirements as set forth in the LDO. All city reviewing departments have reviewed the request and expressed no concerns.

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, provided appropriate transitions are made between the various Neighborhood types included within the character area. At 4.49 DU/Ac, the project most closely aligns with the Suburban Neighborhood type and is consistent with the General Plan in this regard. The site also lies within the 0-6 DU/Ac ribbon of the Luke Air Force Base Graduated Density Concept; however, the site is integral to the larger Sterling Grove project, which is approved for 2,207 lots overall and meets the guidance offered by the GDC.

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 - FS21-252 Toll at Prasada Unit I Preliminary Plat - Staff Report - 111621 CC
2. 01 - FS21-252 Toll at Prasada Unit I - Vicinity Map
3. 02 - FS21-252 Toll at Prasada Unit I - Preliminary Plat
4. 03 - FS21-252 Toll at Prasada Unit I - Landscape Plans
5. FS21-252 Toll at Prasada Unit I Preliminary Plat - 111621 CC Presentation

SURPRISE
ARIZONA

PRELIMINARY PLAT

REPORT TO THE CITY COUNCIL

Case:	**FS21-252**
Project Name:	Toll at Prasada Unit I Preliminary Plat
Council District:	3 - Mesquite
Meeting Date:	**November 16, 2021**
Planner:	Trever Fleetham, AICP

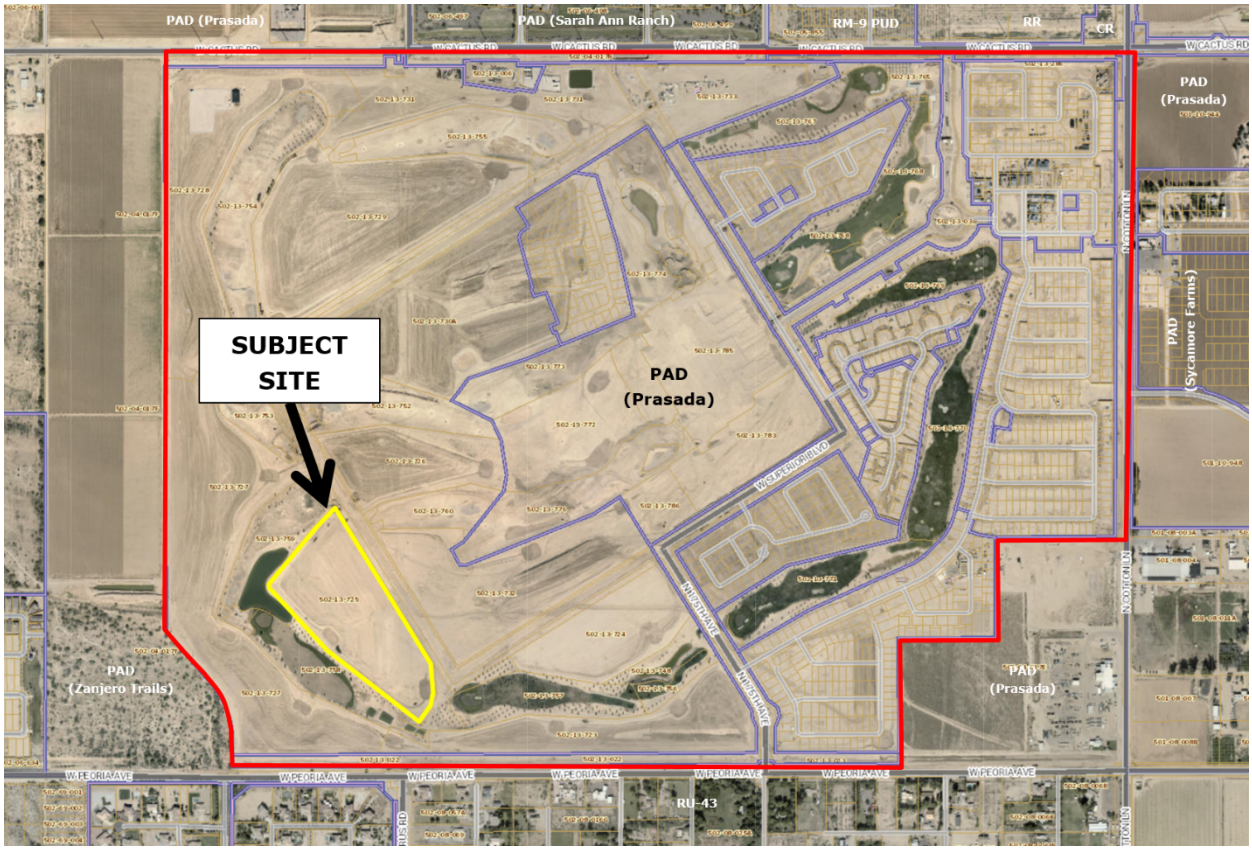
Owner:	Toll Prasada, LLC
Applicant:	Aaron Insco of Toll Bros, Inc.
Request:	Preliminary Plat for Toll at Prasada Unit I in the Prasada PAD
Site Location:	Generally located west of Cotton Lane, between Cactus Road and Peoria Avenue
Lot Yield:	90
Area:	20.07 acres
Density:	4.49 DU/Ac.
General Plan Conformance:	The proposal is consistent with the Surprise General Plan 2035
Support/Opposition:	None known
Commission Recommendation:	The Planning and Zoning Commission recommends the Council **approve** the proposed Preliminary Plat, subject to stipulations "a" through "c".

PROJECT DESCRIPTION:

The subject request involves a Preliminary Plat for a Unit I of the Toll at Prasada project. The proposed Preliminary Plat contemplates 90 standard lots consisting of four (4) lot products. Unit I was also included in the Phase 2 Infrastructure Plat that was approved under case FS19-061 and was depicted in said Final Plat as a single development parcel.

EXISTING ZONING:

The following map depicts the existing zoning of the subject site and its surroundings.



BACKGROUND:

June 22, 2006: The City Council approved the original Prasada PAD under case PAD05-465.

December 21, 2016: Staff approved a Minor Amendment to the Lake Village portion of the Prasada PAD under case FS16-400 for the purpose of revising the Lake Village land plan and development standards.

February 12, 2018: Staff approved a Minor Amendment to the Toll Brothers' portion of the Prasada Lake Village under case FS17-587 for the purpose of revising specific development standards related to the Toll Brothers development.

April 17, 2018: The City Council approved the original Preliminary Plat for Toll at Prasada under case FS17-394.

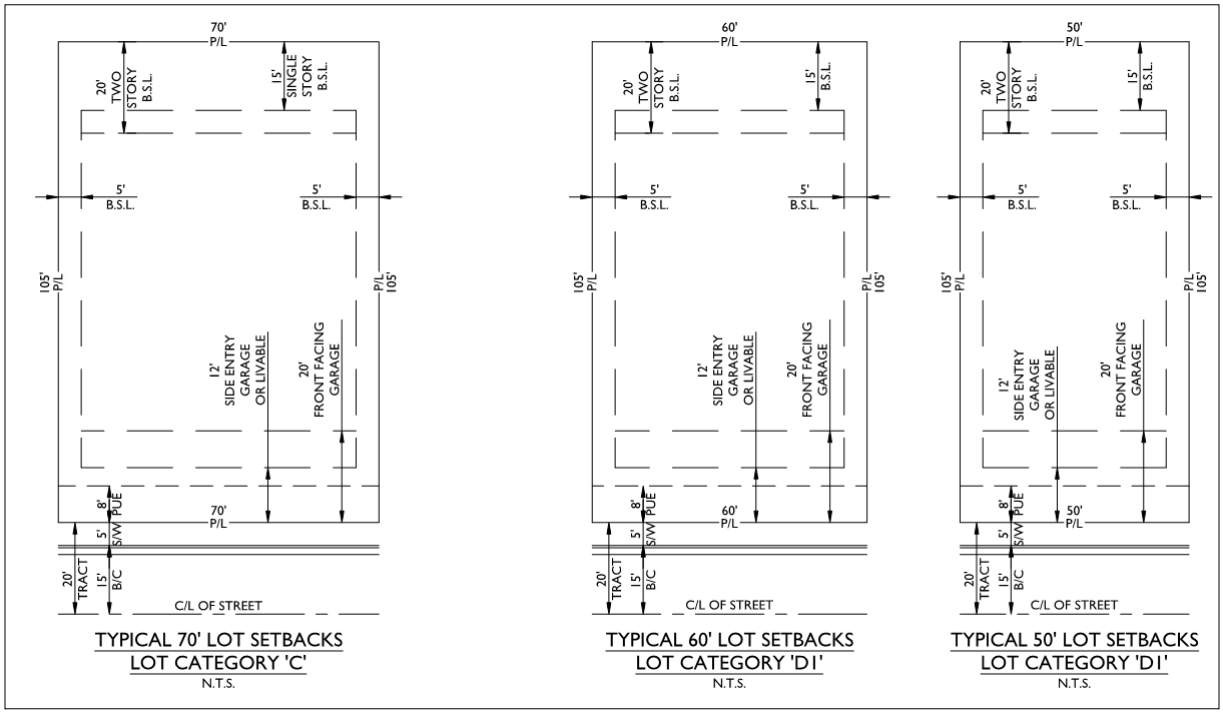
January 15, 2019: The City Council approved the Final Plat for Toll at Prasada Phase I Infrastructure under case FS18-290.

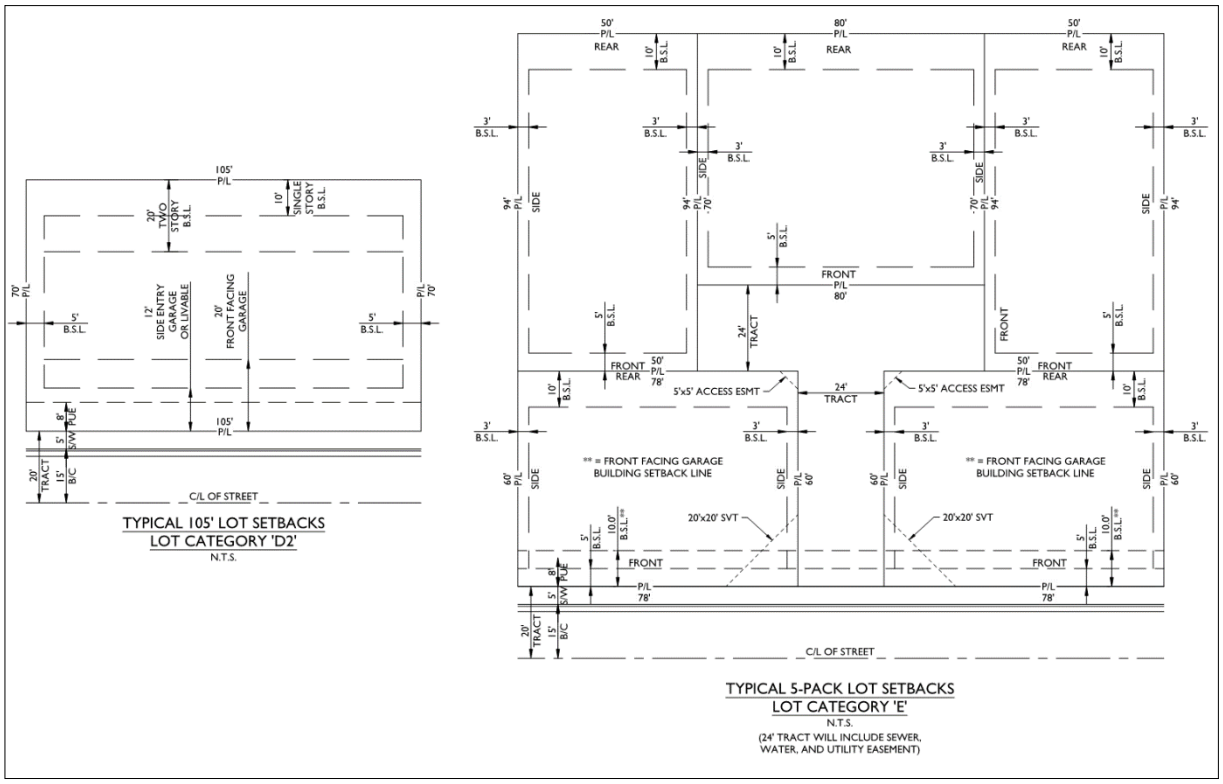
August 6, 2019: The City Council approved the Final Plat for Toll at Prasada Phase 2 Infrastructure under case FS19-061.

March 30, 2021: The applicant filed case FS21-252, the subject case.

ANALYSIS AND DISCUSSION:

The proposed subdivision anticipates four (4) Lot Categories. These include Lot Category C, two (2) configurations of Lot Category D1, Lot Category D2, and a 5-Pack lot configuration under Lot Category E. All of the proposed configurations are consistent with the approved PAD zoning. These configurations are depicted below and on Sheet DT01 of the subject Preliminary Plat.





Primary access to this subdivision will be via N. Grand Haven Boulevard, which runs along the northerly boundary of the site. West Point Loma Drive will act as the primary ingress/egress for the site and a secondary emergency access point will extend from the cul-de-sac of N. Brownsville Lane.

The subject site will also have 1.41 acres of passive and active open space.

UTILITY AND SERVICES TABLE:

Electric:	Arizona Public Service
Water:	EPCOR
Wastewater:	City of Surprise
Refuse:	City of Surprise
Natural Gas:	Southwest Gas
Irrigation:	Maricopa Water District
Schools:	Dysart USD

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 residential development of up to 8 DU/Ac or more, provided appropriate transitions are made between the various Neighborhood types included within the character area. At 4.49 DU/Ac, the project most closely aligns with the Suburban Neighborhood type and is consistent with the General Plan in this regard. The site also lies with the 0-6 DU/Ac. ribbon of the Luke Air Force Base Graduated Density Concept; however, the site is integral to the larger Sterling Grove project, which is approved for 2,207 lots overall and meets the guidance offered by the GDC.

REVIEWING AGENCIES:

The subject request was routed to the standard reviewing agencies, who offered the following comments:

Maricopa Water District (MWD): In an email dated April 1, 2021, MWD stated the project is located within an area included in the Toll at Prasada Development and Water Delivery Agreement between MWD and the original developer/landowner.

Luke Air Force Base (LAFB): In an email dated April 20, 2021, LAFB stated the request will not negatively impact flight operations, but recommends a strong notification program.

Summary:

The subject Preliminary Plat meets the requirements of the Prasada PAD, in addition to other applicable requirements as set forth in the LDO. All city reviewing departments have reviewed the request and expressed no concerns.

Findings:

- The proposed Preliminary Plat is consistent with the Surprise General Plan.
- The proposed Preliminary Plat is consistent with the Prasada PAD.
- The reviewing agencies have indicated no objections.

Recommendation:

Based on the findings noted above, the Planning and Zoning Commission recommends the City Council **approve** the subject Preliminary Plat request, subject to stipulations 'a' through 'c' as outlined below:

a. Development and use of the site shall be consistent with the Preliminary Plat entitled "Preliminary Plat Unit I – Phase 3 – Toll at Prasada", prepared by EPS Group, and received 08/26/2021.

b. Landscaping of the site shall be consistent with the Landscape Plan entitled "Prasada – Unit I", prepared by Greey Pickett, and received 08/26/2021.

c. Non-compliance with the stipulations of approval of this case will be treated as a violation in accordance with the applicable provisions of the Surprise Municipal Code.

However, should the Council wish to recommend denial of the request, the Council should make its own findings and base its decision on those alternative findings.

Attachments:

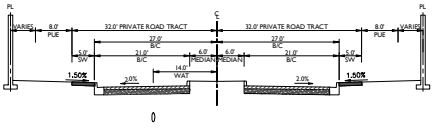
01 Toll at Prasada Unit I Vicinity Map
02 Toll at Prasada Unit I Preliminary Plat
03 Toll at Prasada Unit I Preliminary Landscape Plans

FS21-252 Vicinity Map

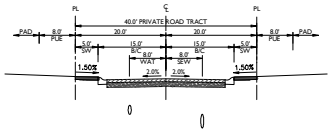


PRELIMINARY PLAT
UNIT I - PHASE 3 - TOLL AT PRASADA

A PORTION OF THE EAST HALF OF SECTION 22 AND WEST HALF OF SECTION 23,
TOWNSHIP 3 NORTH, RANGE 2 WEST,
GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.



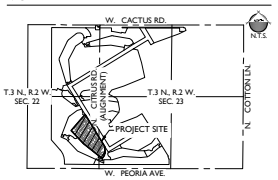
LOCAL ENTRY
RESIDENTIAL LOCAL ENTRY WITH MEDIAN
N.T.S.



LOCAL STREET
TWO-WAY
N.T.S.



VICINITY MAP



PROJECT TEAM

DEVELOPER:
TOLL BROTHERS
8767 E VIA DE VENTURA, SUITE 390
SCOTTSDALE, AZ 85258
TEL: (602) 999-5684
CONTACT: AARON INSCO

CIVIL ENGINEER:
EPS GROUP, INC.
1130 N. ALMA SCHOOL RD, SUITE 120
MESA, AZ 85201
TEL: (480)-503-2250
FAX: (480)-503-2258
CONTACT: JAMES ROGERS, P.E.

PROJECT DATA

A.P.N.	502-04-017P
EXISTING GENERAL PLAN:	NEIGHBORHOOD CHARACTER AREA
EXISTING ZONING:	PLANNED AREA DEVELOPMENT (PAD) (ORDINANCE NO. 06-26)
GROSS AREA:	+/- 20.07 ACRES
NET AREA:	+/- 20.07 ACRES
PRIVATE STREET TRACT AREA:	+/- 4.31 ACRES
LOT AREA:	+/- 14.35 ACRES
TRACT/OPEN SPACE:	+/- 1.41 ACRES

TOLL AT PRASADA LOT & DENSITY TABLE

Development Pad	Acerage	Lot Yield	Net Density	Case #	Case Type
A	32.736	141	4.307 DU/AC	FS18-260	FINAL
B	47.999	230	4.792 DU/AC	FS17-700	FINAL
D	21.939	90	4.102 DU/AC	FS18-289	FINAL
P	17.602	49	2.784 DU/AC	FS19-471	FINAL
E	18.961	81	4.272 DU/AC	FS19-472	FINAL
Unit A, Lot 322/323	N/C	-1	3.57 DU/AC	FS19-508	Re-Plat
F	24.10	114	4.730 DU/AC	FS20-684	FINAL
C	12.70	60	4.720 DU/AC	FS20-684	FINAL
N	15.810	64	4.048 DU/AC	FS20-586	FINAL
COTTAGES	1.498	8	5.340 DU/AC	FS20-719	FINAL
Q (PH1)	12.727	134	10.529 DU/AC	FS20-720	FINAL
Q (PH2)	13.1580	38	2.888 DU/AC	FS21-186	FINAL
G	18.5600	80	4.310 DU/AC	FS21-429	FINAL
H	13.587	61	4.490 DU/AC	FS21-080	Preliminary
I	20.04	90	4.49/AC	FS21-252	Preliminary
K	42.2100	179	4.34/AC	FS21-399	Preliminary
J	13.4420	32	2.38/AC	FS21-331	Preliminary
M	34.5050	169	4.898/AC	FS21-341	Preliminary
Total	361.57	1619	4.48 DU/AC		

THE TOLL AT PRASADA PROJECT IS PLANNED FOR A MAXIMUM OF 2207 UNITS. THE CHART SHALL BE UPDATED TO MAINTAIN A RECORD OF THE REMAINING UNIT COUNT AT EACH PHASE OF THE DEVELOPMENT.

GENERAL NOTES

1. THIS PLAN IS NOT A CONSTRUCTION DOCUMENT.
2. LOT DIMENSIONS ARE APPROXIMATE. FINAL LOT DIMENSIONS SHALL BE PER THE FINAL PLAT.
3. THIS DEVELOPMENT WILL PROVIDE FOR INSTALLATION OF REQUIRED STREET LIGHTS.
4. THE HOMEOWNERS' ASSOCIATION WILL BE RESPONSIBLE FOR MAINTENANCE OF ALL LANDSCAPE TRACTS AND ALL INTERIOR STREETS.
5. THE AREA PLATTED HEREON LIES WITHIN THE DOMESTIC WATER SERVICE AREA OF CITY OF SURPRISE WHICH IS DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT A.R.S. § 45-576.

DEVELOPMENT STANDARDS

THIS DEVELOPMENT SHALL CONFORM TO THE DEVELOPMENT STANDARDS APPROVED IN PRASADA, CASES FS16-400 & FS17-587.

BASIS OF BEARING:

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

LEGAL DESCRIPTION:

A REPLAT OF UNIT I AS PLATTED BY 'TOLL AT PRASADA' PHASE 2
ONSITE INVRA TO BE RECORDED

UTILITIES

WATER	EPCOR WATER
SEWER	CITY OF SURPRISE
GAS	SOUTHWEST GAS
ELECTRIC	ARIZONA PUBLIC SERVICE
TELEPHONE	CENTURYLINK / COX
CABLE TV	CENTURYLINK / COX
FIRE	CITY OF SURPRISE
POLICE	CITY OF SURPRISE

SHEET INDEX

SHEET 1	CS01	COVER SHEET
SHEET 2	CS02	INDEX SHEET
SHEET 3	DT01	LOT DIAGRAMS AND DEVELOPMENT STANDARDS
SHEET 4 - 5	PP01 - PP02	PRELIMINARY PLAT
SHEET 6	TB01	DATA TABLES

100 YEAR ASSURED WATER SUPPLY

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

27-701007.0000 — CERTIFICATE NUMBER
11/14/2018 — DATE

EPS GROUP
1130 N Alma School Road
Suite 120
Mesa, AZ 85201
T | 480.503.2250 | F | 480.503.2258
w w w . e p s g r o u p i n c . c o m

EPS-04

TOLL AT PRASADA
PHASE 3 - Unit I - PRELIMINARY PLAT
SURPRISE, ARIZONA

Cover Sheet

Revisions:
1. REVISED PER 1ST REVIEW COMMENTS 6/21
2. REVISED PER 1ST REVIEW COMMENTS 7/21
3. REVISED PER 1ST REVIEW COMMENTS 8/21

Designer: JMR
Drawn by: JK/BW

Job No.
16-339
CS01
Sheet No.
1
of 6

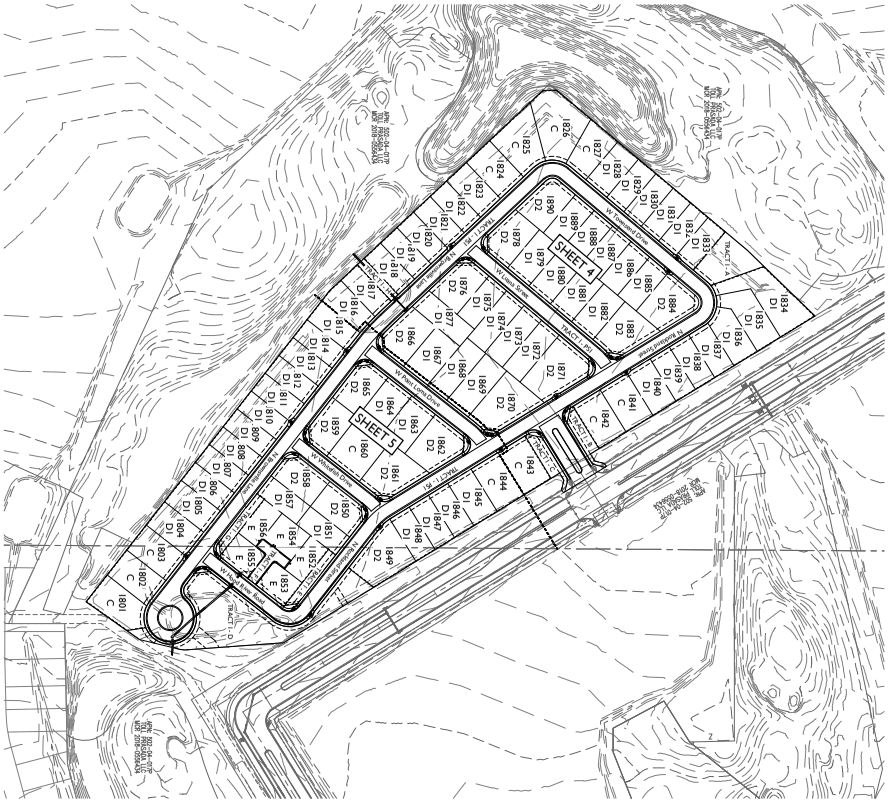
FS21-252

16-339 - Phase 3 - Unit I - PRELIMINARY PLAT

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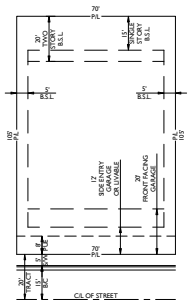
16-339 - Phase 3 - Unit 1 - PRELIMINARY PLAT

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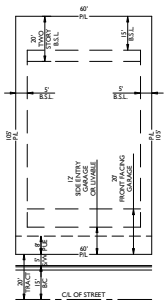


Sheet No. 2 of 6	Job No. 16-339	File No. CS02	Designed: JMR Drawn by: JMR/AW	1. REVISED PER 1ST REVIEW COMMENTS 6/21 2. REVISED PER 1ST REVIEW COMMENTS 7/21 3. REVISED PER 1ST REVIEW COMMENTS 8/21	Project: TOLL AT PRASADA PHASE 3 - Unit 1 - PRELIMINARY PLAT SURPRISE, ARIZONA	1130 N Alma School Road Suite 120 Mesa, AZ 85201 T:480.503.2250 | F:480.503.2258 w w w . e p s g r o u p i n c . c o m
					Preliminary Plat	

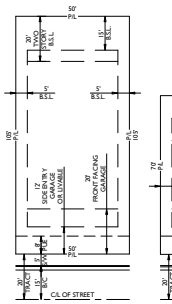
FS21-252 EPS-04



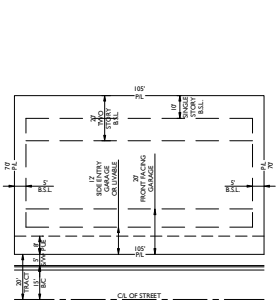
TYPICAL 70' LOT SETBACKS
LOT CATEGORY 'C'
N.T.S.



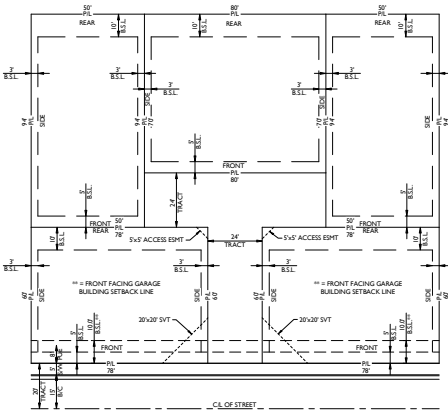
TYPICAL 60' LOT SETBACKS
LOT CATEGORY 'D1'
N.T.S.



TYPICAL 50' LOT SETBACKS
LOT CATEGORY 'D1'
N.T.S.



TYPICAL 105' LOT SETBACKS
LOT CATEGORY 'D2'
N.T.S.



TYPICAL 5-PACK LOT SETBACKS
LOT CATEGORY 'E'
N.T.S.
(24' TRACT WILL INCLUDE SEWER, WATER, AND UTILITY EASEMENT)

Development Standard C - FS16-400

Zoning District:	PLV-1	PLV-2
Minimum Lot Area	7,000 Square Feet	
Minimum Lot Width	65 Feet[1]	
Minimum Building Setbacks:[2]		
Front[4b]		
Front facing garage (measured from back of sidewalk to face of garage door)	20 Feet	
Side entry garage, porch or livable space[3]	12 Feet	
Side[5b,6]	5 Feet / 5 Feet	
Rear[4b,9]	20 Feet (2 Story) 13 Feet (1 Story)	
Maximum Building Height:[7]	35 Feet	

Notes

1. Lot widths may range from 60 feet to 80 feet, with lot areas from 7,000 square feet.
2. Unless stated otherwise, all setbacks are measured from the property line. All setbacks are subject to the requirements of the applicable Building Code and Fire Code adopted by the City of Surprise.
3. The minimum side yard setback for corner lots shall either be 12 feet or the standard 5 foot side setback with a minimum 8 foot landscape tract on the street side adjacent to the lot. The landscape tract shall be maintained by the Home Owner's Association.
4. Architectural features such as, but not limited to, covered patios and porches fireplaces, bay windows, shadow boxes, pot shelves, and other pop-outs, can encroach up to 3 feet into the front or rear setbacks and 2 feet into the side setbacks.
5. Driveways for side entry garages or attached garages that face a corner side shall provide for a minimum 10 foot wide by 20 foot deep driveway parking pad, without encroaching on the sidewalk.
6. Covered patios may encroach up to 5 feet into the rear setback.
7. Building height is measured from the finished floor to the top of the parapet or highest point of the roofline.

Development Standard D1 - FS17-587

Zoning District:	PLV-1	PLV-2
Minimum Lot Area	5,000 Square Feet	
Minimum Lot Width	45 Feet[11]	
Minimum Building Setbacks:[2]		
Front[4b,10]		
Front & side facing garage (measured from back of sidewalk to face of garage door)	20 Feet	
Side entry garage, porch or livable space[3]	12 Feet	
Side[5b,6]	5 Feet / 5 Feet	
Rear[4b,9]	20 Feet (2 Story) 13 Feet (1 Story)	
Maximum Building Height:[7]	35 Feet	

Notes

1. Typical configured lot widths may range from 45 feet to 65 feet, with lot areas from 5,000 square feet.
2. A wide shallow lot configuration is permitted, indicated by the front entry door as part of the front elevations. Driveway could occur on a side or front yard.
3. Unless stated otherwise, all setbacks are measured from the property line. All setbacks are subject to the requirements of the applicable Building Code and Fire Code adopted by the City of Surprise.
4. The minimum side yard setback for corner lots shall either be 12 feet or the standard 5 foot side setback with a minimum 8 foot landscape tract on the street side adjacent to the lot. The landscape tract shall be maintained by the Home Owner's Association.
5. Architectural features such as, but not limited to, covered patios and porches fireplaces, bay windows, shadow boxes, pot shelves, and other pop-outs, can encroach up to 3 feet into the front or rear setbacks and 2 feet into the side setbacks.
6. Driveways for side entry garages or attached garages that face a corner side shall provide for a minimum 10 foot wide by 20 foot deep driveway parking pad, without encroaching on the sidewalk. During review of home products with a side entry garage, the developer shall demonstrate that an adequate lot width exists for vehicular turning movements.
7. Covered patios may encroach up to 5 feet into the rear setback.
8. Building height is measured from the finished floor to the top of the parapet or highest point of the roofline.

Development Standard D2 - FS17-587

Zoning District:	PLV-1	PLV-2
Minimum Lot Area	5,000 Square Feet	
Minimum Lot Width	45 Feet[11]	
Minimum Building Setbacks:[2]		
Front[4b,10]		
Front & side facing garage (measured from back of sidewalk to face of garage door)	20 Feet	
Side entry garage, porch or livable space[3]	12 Feet	
Side[5b,6]	5 Feet / 5 Feet	
Rear[4b,9]	20 Feet (2 Story) 10 Feet (1 Story)	
Maximum Building Height:[7]	35 Feet	

Notes

1. Typical configured lot widths may range from 45 feet to 111 feet, with lot areas from 5,000 square feet.
2. A wide shallow lot configuration is permitted, indicated by the front entry door as part of the front elevations. Driveway could occur on a side or front yard.
3. Unless stated otherwise, all setbacks are measured from the property line. All setbacks are subject to the requirements of the applicable Building Code and Fire Code adopted by the City of Surprise.
4. The minimum side yard setback for corner lots shall either be 12 feet or the standard 5 foot side setback with a minimum 8 foot landscape tract on the street side adjacent to the lot. The landscape tract shall be maintained by the Home Owner's Association.
5. Architectural features such as, but not limited to, covered patios and porches fireplaces, bay windows, shadow boxes, pot shelves, and other pop-outs, can encroach up to 3 feet into the front or rear setbacks and 2 feet into the side setbacks.
6. Driveways for side entry garages or attached garages that face a corner side shall provide for a minimum 10 feet wide by 20 foot deep driveway parking pad, without encroaching on the sidewalk. During review of home products with a side entry garage, the developer shall demonstrate that an adequate lot width exists for vehicular turning movements.
7. Covered patios may encroach up to 5 feet into the rear setback.
8. Building height is measured from the finished floor to the top of the parapet or highest point of the roofline.

Development Standard E - FS17-587

Zoning District:	PLV-1	PLV-2	PLV-3
Minimum Lot Area	2,500 Square Feet		
Minimum Building Setbacks: [1]			
Front [2] [4]			
Front facing garage (measured from back of sidewalk to face of garage door)	10 Feet		
Porch or Living Space	5 Feet		
Side [3] [5]	0 Feet / 3 Feet		
Rear [3] [4] [6]	10 Feet		
Maximum Building Height: [7]	35 Feet		

Notes

1. Unless stated otherwise, all setbacks are measured from the property line. All setbacks are subject to the requirements of the applicable Building Code and Fire Code adopted by the City of Surprise.
2. Architectural features such as, but not limited to, fireplaces, bay windows, shadow boxes, pot shelves, and other pop-outs, can encroach up to 2 feet into front, side and/or rear setbacks.
3. Side setbacks for "Z"-Lots and "0"-Lots shall be 5' aggregate, 0' minimum at shared use easement.
4. 5' Setback from alley R.O.W. or shared driveway to face of garage.
5. Building height is measured from the finished floor to the top of the parapet or highest point of the roofline.
6. Covered patios may encroach up to 2 feet into the rear setback.

EPS GROUP
1130 W Alma School Road
Suite 132
Mesa, AZ 85233
T 480.503.2250 | F 480.503.2258
w w w . e p s g r o u p i n c . c o m

EPS-04

TOLL AT PRASADA
PHASE 3 - Unit I - PRELIMINARY PLAT
SURPRISE, ARIZONA

Lot Diagrams and Development Standards

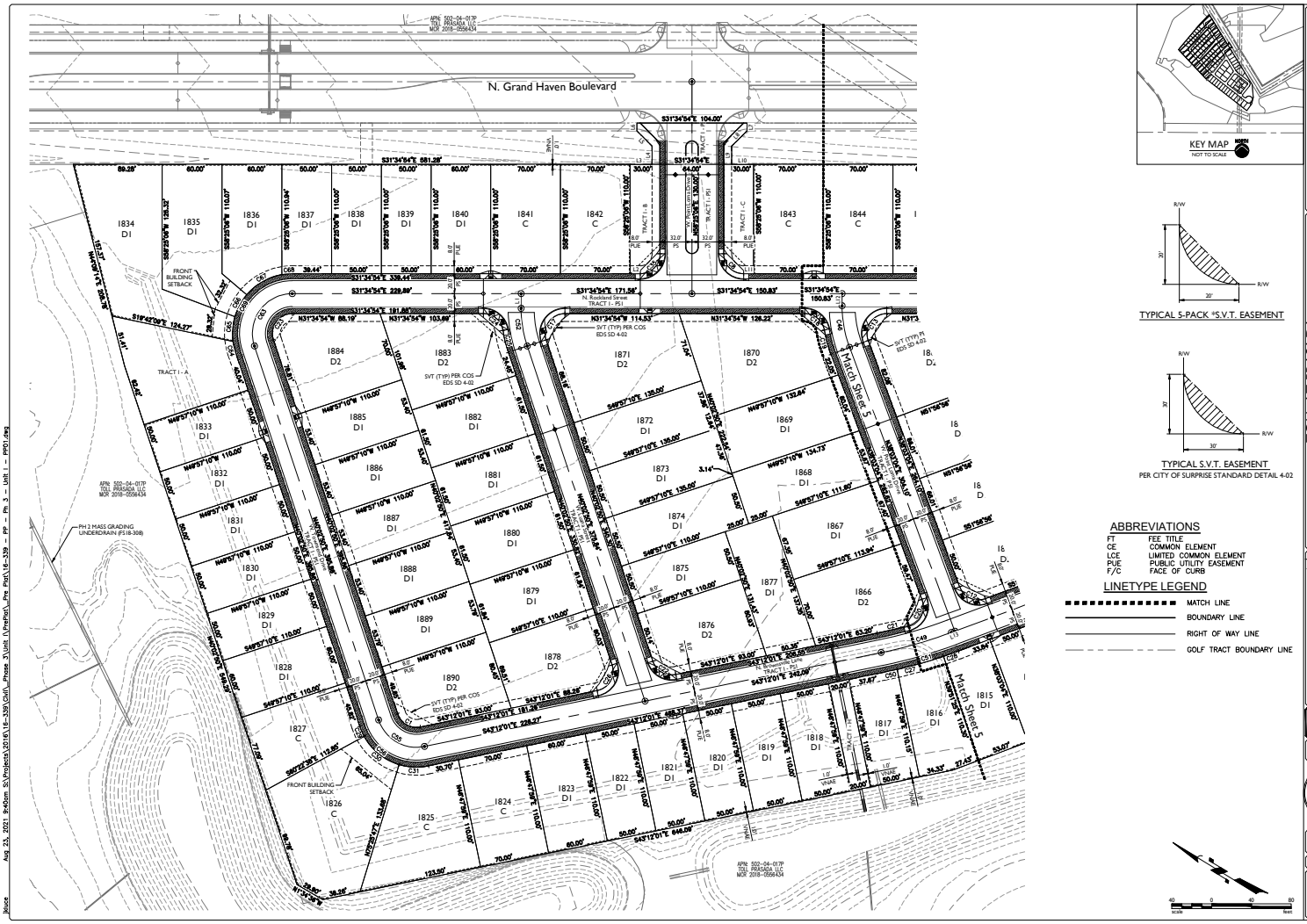
Revisions:
1. REVISED PER 1ST REVIEW COMMENTS 6/21
2. REVISED PER 1ST REVIEW COMMENTS 7/21
3. REVISED PER 1ST REVIEW COMMENTS 8/21

Designer: JMR
Drawn by: JK/BW

Job No.
16-339
DT01
Sheet No.
3
of 6

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Mace



EPS-04

EPS GROUP
1130 W. Horne School Road
Suite 120
Mesa, AZ 85201
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w w w . e p s g r o u p i n c . c o m

TOLL AT PRASADA
PHASE 3 - Unit I - PRELIMINARY PLAT
SURPRISE, ARIZONA

Preliminary Plat

Revisions:
1. REVISED PER 1ST REVIEW COMMENTS 6/21
2. REVISED PER 1ST REVIEW COMMENTS 7/21
3. REVISED PER 1ST REVIEW COMMENTS 8/21

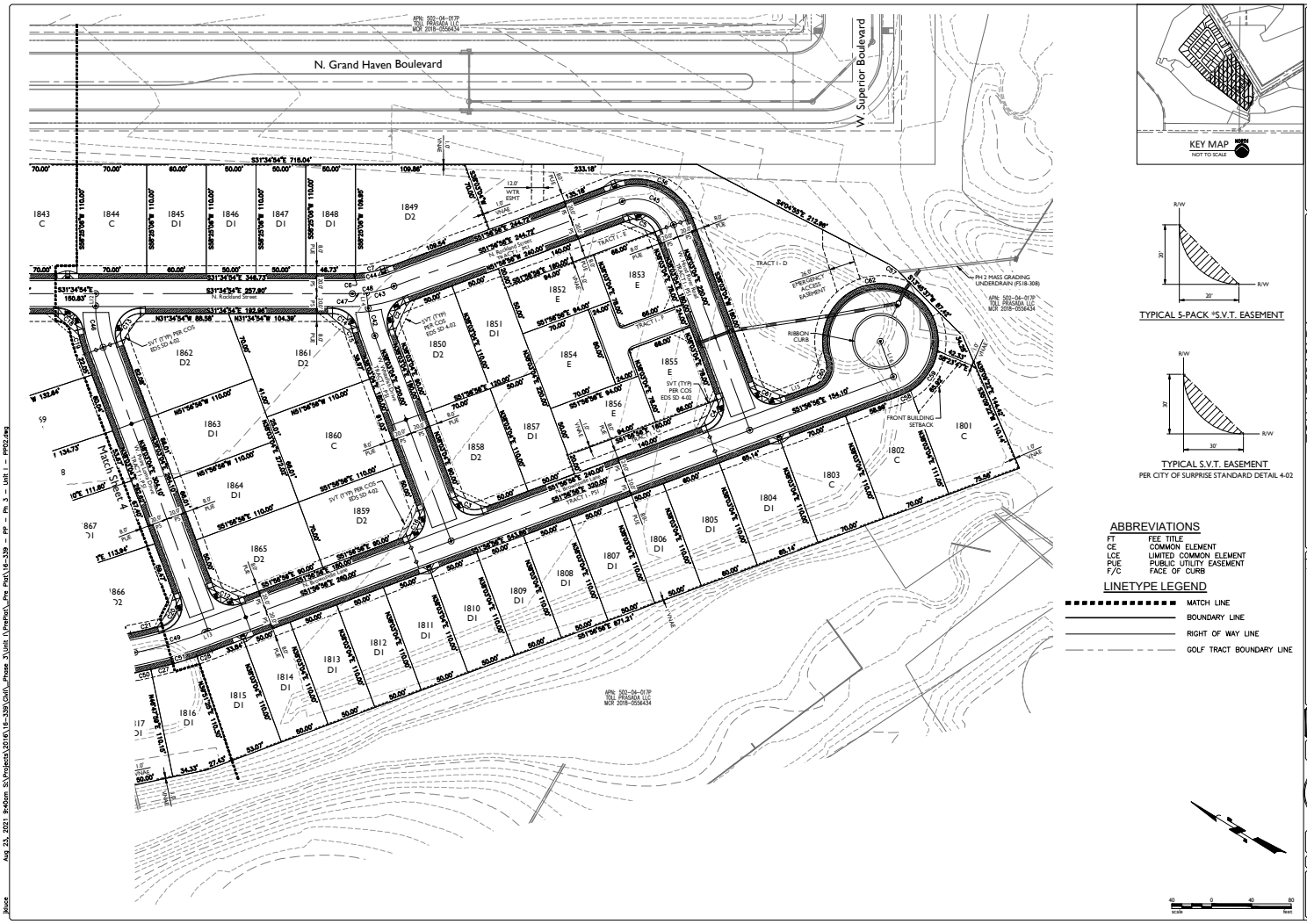
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Drawn by: JK/BW

Job No.
16-339
PP01
Sheet No.
4
of 6

F521-252

16-339 - Phase 3 - Unit I - PRELIMINARY PLAT

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N. Grand Haven Boulevard
W. Superior Boulevard
N. Rockland Street
Match Sheet 4
Match Sheet 6
S31°34'54"E 716.04'
S31°34'54"E 257.80'
N31°34'54"W 88.58'
N31°34'54"W 104.38'
S31°34'54"E 348.73'
S31°34'54"E 344.72'
S31°34'54"E 180.83'
S31°34'54"E 192.95'
S01°04'58"E 215.80'
S01°04'58"E 87.85'
S01°04'58"E 144.45'
S01°04'58"E 110.47'
S01°04'58"E 155.16'
S01°04'58"E 155.14'
S01°04'58"E 155.14'
S01°04'58"E 155.14

16-339 - Phase 3 - Unit I - PRELIMINARY PLAT

Jesse Aug 23, 2021 8:40am S:\Projects\2016\16-339\Civil_Phase 3\Unit I_Pre Plat\16-339 - PP - Ph 3 - Unit I - TB01.dwg

LOT AREA TABLE			
LOT #	AREA (SF)	AREA (AC)	LOT CATEGORY
1801	8,876	0.2038	C
1802	7,704	0.1769	C
1803	7,700	0.1768	C
1804	7,166	0.1645	DI
1805	6,600	0.1515	DI
1806	5,500	0.1263	DI
1807	5,500	0.1263	DI
1808	5,500	0.1263	DI
1809	5,500	0.1263	DI
1810	5,500	0.1263	DI
1811	5,500	0.1263	DI
1812	5,500	0.1263	DI
1813	5,500	0.1263	DI
1814	5,500	0.1263	DI
1815	5,649	0.1297	DI
1816	6,094	0.1399	DI
1817	5,501	0.1263	DI
1818	5,500	0.1263	DI
1819	5,500	0.1263	DI
1820	5,500	0.1263	DI
1821	5,500	0.1263	DI
1822	5,500	0.1263	DI
1823	6,600	0.1515	DI
1824	7,700	0.1768	C
1825	10,365	0.2380	C
1826	13,546	0.3110	C
1827	7,371	0.1692	C
1828	6,600	0.1515	DI
1829	5,500	0.1263	DI
1830	5,500	0.1263	DI
1831	5,500	0.1263	DI
1832	5,500	0.1263	DI
1833	5,500	0.1263	DI
1834	13,185	0.3027	DI
1835	8,830	0.2027	DI
1836	7,156	0.1643	DI
1837	5,503	0.1263	DI
1838	5,500	0.1263	DI
1839	5,500	0.1263	DI
1840	6,600	0.1515	DI
1841	7,700	0.1768	C
1842	7,700	0.1768	C
1843	7,700	0.1768	C
1844	7,700	0.1768	C
1845	6,600	0.1515	DI
1846	5,500	0.1263	DI

LOT AREA TABLE			
LOT #	AREA (SF)	AREA (AC)	LOT CATEGORY
1847	5,500	0.1263	DI
1848	5,500	0.1263	DI
1849	11,294	0.2593	D2
1850	7,614	0.1748	D2
1851	5,500	0.1263	DI
1852	4,700	0.1079	E
1853	5,148	0.1182	E
1854	5,600	0.1286	E
1855	5,148	0.1182	E
1856	4,700	0.1079	E
1857	5,500	0.1263	DI
1858	7,614	0.1748	D2
1859	7,614	0.1748	D2
1860	10,013	0.2299	C
1861	9,947	0.2283	D2
1862	9,756	0.2240	D2
1863	7,261	0.1667	DI
1864	7,261	0.1667	DI
1865	7,614	0.1748	D2
1866	8,709	0.1999	D2
1867	7,596	0.1744	DI
1868	7,276	0.1670	DI
1869	8,021	0.1841	DI
1870	11,480	0.2635	D2
1871	12,441	0.2856	D2
1872	6,818	0.1565	DI
1873	6,818	0.1565	DI
1874	6,818	0.1565	DI
1875	5,555	0.1275	DI
1876	8,122	0.1864	D2
1877	6,720	0.1543	DI
1878	8,250	0.1894	D2
1879	6,803	0.1562	DI
1880	6,765	0.1553	DI
1881	6,765	0.1553	DI
1882	6,765	0.1553	DI
1883	9,222	0.2117	D2
1884	9,533	0.2189	D2
1885	5,874	0.1348	DI
1886	5,874	0.1348	DI
1887	5,874	0.1348	DI
1888	5,874	0.1348	DI
1889	5,917	0.1358	DI
1890	8,068	0.1852	D2

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	DELTA
C1	29.06'	20.00'	26.57'	083°14'51"
C2	31.42'	20.00'	28.28'	090°00'00"
C3	31.42'	20.00'	28.28'	090°00'00"
C4	31.42'	20.00'	28.28'	090°00'00"
C5	31.42'	20.00'	28.28'	090°00'00"
C6	3.27'	100.00'	3.27'	001°52'26"
C7	32.28'	100.00'	32.14'	018°29'37"
C8	31.42'	20.00'	28.28'	090°00'00"
C12	31.42'	20.00'	28.28'	090°00'00"
C13	38.53'	20.00'	32.84'	110°22'03"
C14	26.43'	20.00'	24.55'	075°42'40"
C15	14.85'	140.00'	14.85'	006°04'43"
C16	31.42'	20.00'	28.28'	090°00'00"
C17	37.83'	20.00'	32.44'	108°22'16"
C18	27.92'	20.00'	25.71'	079°58'42"
C19	25.28'	140.00'	25.25'	010°20'45"
C20	33.06'	20.00'	29.42'	094°42'32"
C21	32.43'	460.00'	32.43'	004°02'33"
C22	29.06'	20.00'	26.57'	083°14'51"
C23	37.83'	20.00'	32.44'	108°22'16"
C24	28.25'	20.00'	25.96'	080°55'59"
C25	22.73'	140.00'	22.71'	009°18'16"
C26	33.77'	20.00'	29.90'	096°45'09"
C27	48.26'	500.00'	48.24'	005°31'48"
C28	15.76'	500.00'	15.76'	001°48'24"
C29	10.92'	60.00'	10.90'	010°25'28"
C30	46.28'	60.00'	45.14'	044°11'25"
C31	29.98'	60.00'	29.67'	028°37'49"
C35	31.42'	20.00'	28.28'	090°00'00"
C36	94.25'	60.00'	84.85'	090°00'00"
C42	28.51'	120.00'	28.44'	013°36'45"
C43	28.51'	120.00'	28.44'	013°36'46"
C44	35.55'	100.00'	35.36'	020°22'03"
C45	62.83'	40.00'	56.57'	090°00'00"
C46	42.66'	120.00'	42.43'	020°22'03"
C47	14.15'	120.00'	14.14'	006°45'17"
C48	42.66'	120.00'	42.43'	020°22'03"
C49	73.29'	480.00'	73.22'	008°44'55"
C50	12.33'	500.00'	12.33'	001°24'47"
C51	76.35'	500.00'	76.27'	008°44'55"
C52	38.48'	120.00'	38.31'	018°22'16"
C55	58.12'	40.00'	53.14'	083°14'51"
C56	87.18'	60.00'	79.71'	083°14'51"
C57	20.40'	65.50'	20.31'	017°50'32"
C58	11.07'	58.00'	11.06'	010°56'23"
C59	49.86'	58.00'	48.34'	049°15'08"
C60	30.90'	20.00'	27.92'	088°31'51"

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	DELTA
C61	31.42'	20.00'	28.28'	090°00'00"
C62	210.90'	58.00'	112.47'	208°20'19"
C65	25.18'	60.00'	25.00'	024°02'58"
C66	25.18'	60.00'	25.00'	024°02'58"
C67	41.39'	60.00'	40.57'	039°31'15"
C68	10.61'	60.00'	10.60'	010°07'59"
C69	113.49'	60.00'	97.31'	108°22'16"

TRACT USE TABLE (PS = PRIVATE STREET TRACT)			
TRACT	USE	AREA (SF)	AREA (AC)
TRACT I - A	LANDSCAPE, OPENSPACE	9121	0.209
TRACT I - B	LANDSCAPE, OPENSPACE	3586	0.082
TRACT I - C	LANDSCAPE, OPENSPACE	3586	0.082
TRACT I - D	LANDSCAPE, OPENSPACE, EMERGENCY ACCESS, UTILITY EASEMENT	32902	0.755
TRACT I - E	LANDSCAPE, OPENSPACE	3114	0.071
TRACT I - F	SHARED DRIVEWAY	3504	0.080
TRACT I - G	LANDSCAPE, OPENSPACE	3114	0.071
TRACT I - H	LANDSCAPE, OPENSPACE, DRAINAGE	2200	0.051
TRACT I - PSI	PRIVATE STREET TRACT, PUBLIC UTILITY EASEMENT	184659	4.239

LINE TABLE		
LINE	LENGTH	BEARING
L1	14.79'	N58°25'06"E
L2	10.00'	N31°34'54"W
L3	22.00'	S31°34'54"E
L4	18.19'	N58°25'06"E
L5	21.66'	N13°25'06"E
L6	8.00'	N58°25'06"E
L7	8.00'	N58°25'06"E
L8	21.66'	S76°34'54"E
L9	18.19'	N58°25'06"E
L10	22.00'	S31°34'54"E
L11	10.00'	S31°34'54"E
L12	12.16'	N58°25'06"E
L13	3.88'	S51°56'56"E
L14	15.57'	N51°39'49"E
L15	36.12'	S51°56'56"E
L16	38.00'	S38°03'04"W

Parcel Table		
UNIT NAME	AREA (SF)	AREA (AC)
UNIT I	874171.86	20.07

EPS Group
1130 N Alma School Road
Suite 120
Mesa, AZ 85201
t 480.503.2250 | f 480.503.2258
w w w . e p s g r o u p i n c . c o m

EPS-04

Project:
TOLL AT PRASADA
PHASE 3 - Unit I - PRELIMINARY PLAT
QUEEN CREEK, ARIZONA

Data Tables

Revisions:
1. REVISED PER 1ST REVIEW COMMENTS 6/21
2. REVISED PER 1ST REVIEW COMMENTS 7/21
3. REVISED PER 1ST REVIEW COMMENTS 8/21

Designer: JMR
Drawn by: JK/BW

Job No.
16-339
TB01

Sheet No.
6
of 6

FS21-252

Prasada - Unit I

WEST OF COTTON LANE , SOUTH OF CACTUS ROAD.
CITY OF SURPRISE PRE-PLAT LANDSCAPE PLANS

GENERAL NOTES:

1. THESE CONSTRUCTION DOCUMENTS, INCLUDING ALL PLANS, NOTES, DETAILS, AND SPECIFICATIONS ARE INTENDED TO FACILITATE THE INSTALLATION CONTRACTOR BY PROVIDING GENERAL GUIDELINES FOR DESIGN INTENT. IT IS THE GOAL OF THE DOCUMENTS THAT THE WORK IS TO BE COMPLETED WITHOUT CHANGE ORDERS. ALL QUANTITIES SHOWN IN THE DOCUMENTS ARE ESTIMATES ONLY AND ARE NOT GUARANTEED. THE CONTRACTOR SHALL SUPPLY ALL MATERIALS, LABOR AND EQUIPMENT IN ORDER TO FULFILL THE INTENT OF THE DESIGN DRAWINGS.
2. INTERPRETATION OF THE PLANS AND SPECIFICATIONS SHALL BE MADE BY THE "AUTHOR" OR "ARCHITECT/ENGINEER-OF-RECORD" OF THE RESPECTIVE DOCUMENT AND SHALL BE CONSIDERED FINAL. ANY POSSIBLE AMBIGUITY SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR PRIOR TO SUBMITTING FORMAL BIDS. ALL CLARIFICATIONS SHALL BE PREPARED IN WRITING BY THE "ARCHITECT/ENGINEER-OF-RECORD" PRIOR TO BIDDING. THE CONTRACTOR SHALL ACCEPT THE INTERPRETATION OF THE "ARCHITECT/ENGINEER-OF-RECORD" AS THE CORRECT AND FINAL INTERPRETATION.
3. ANY INCIDENTAL INSTALLATION PROCEDURE, MATERIAL OR EQUIPMENT, NOT MENTIONED IN THESE CONSTRUCTION DOCUMENTS, THE SPECIFICATIONS NOR SHOWN ON THE PLANS, WHICH MAY BE NECESSARY FOR COMPLETION AND SATISFACTORY OPERATION OF THE DESIGN SYSTEM SHALL BE FURNISHED AND INSTALLED (AS BASED ON INDUSTRY STANDARDS) AS THOUGH SHOWN OR PROVIDED FOR.
4. EXISTING CONDITIONS AND BASE INFORMATION ARE BASED ON PLANS PREPARED BY: CIVIL ENGINEER.
5. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE LOCATIONS OF EXISTING AND FUTURE UNDERGROUND SERVICES AND IMPROVEMENTS, WHICH MAY CONFLICT WITH THE WORK TO BE DONE. NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE IMMEDIATELY SHOULD A CONFLICT ARISE.
6. THE 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.
7. FOR UNDERGROUND UTILITY COORDINATION AND 48 HOURS PRIOR TO START OF CONSTRUCTION (DEPENDING ON AREA OR JURISDICTION), THE CONTRACTOR SHALL CONTACT:
   A) BLUE STAKE (ARIZONA) 1-800-782-5348
   B) UNDERGROUND SERVICES ALERT (USA) 1-800-227-2600
   C) ARIZONA PUBLIC SERVICE 1-800-245-2014
8. THESE NOTES ARE TO BE USED FOR GENERAL REFERENCE IN CONJUNCTION WITH AND AS A SUPPLEMENT TO THE WRITTEN SPECIFICATIONS, APPROVED ADDENDUMS, AND THE CHANGE ORDERS AS ASSOCIATED WITH THESE CONSTRUCTION DOCUMENTS.
9. SHOULD THE CONTRACTOR HAVE ANY QUESTIONS REGARDING THESE CONSTRUCTION DOCUMENTS OR SHOULD THERE BE ANY DISCREPANCIES, HE SHALL CONTACT THE LANDSCAPE ARCHITECT FOR CLARIFICATION BEFORE PROCEEDING FURTHER.
10. ALL WORK SHALL CONFORM TO THE CONTRACT DOCUMENTS AND PER GOVERNING CODES AND/OR ORDINANCES.
11. THE CONTRACTOR SHALL PROVIDE BARRICADES AND TRAFFIC CONTROL ALONG PUBLIC STREETS, IF REQUIRED, DURING INSTALLATION.
12. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPORT TO THE LANDSCAPE ARCHITECT AND/OR THE OWNER'S AUTHORIZED REPRESENTATIVE ANY DISCREPANCIES BETWEEN THE CONSTRUCTION DOCUMENTS AND FIELD CONDITIONS PRIOR TO THE START OF WORK.
13. BEFORE WORK BEGINS ON THE PROJECT, THE CONTRACTOR SHALL REVIEW THE PROJECT WITH THE LANDSCAPE ARCHITECT AND/OR THE OWNER'S AUTHORIZED REPRESENTATIVE.
14. THE LANDSCAPE ARCHITECT AND/OR THE OWNER'S AUTHORIZED REPRESENTATIVE SHALL APPROVE ANY OR ALL CHANGES PRIOR TO THE START OF WORK.
15. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND COORDINATING EXISTING SITE CONDITIONS.
16. THE CONTRACTOR SHALL ADHERE TO ALL APPLICABLE LOCAL, STATE, AND/OR FEDERAL LAWS AND/OR REGULATIONS PERTAINING TO THE PROJECT.
17. THE CONTRACTOR SHALL PROPERLY COORDINATE HIS WORK WITH OTHER CONTRACTORS' WORK PRIOR TO INSTALLATION.
18. THE CONTRACTOR SHALL TAKE PRECAUTIONARY MEASURES TO PROTECT EXISTING IMPROVEMENTS AND THE PUBLIC FROM DAMAGE THROUGHOUT CONSTRUCTION.
19. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY DAMAGES IMPOSED, UNINTENTIONALLY OR ACCIDENTALLY TO EXISTING UTILITIES, STRUCTURES, WALLS, OR OTHER AMENITIES, DUE TO THE ACTION OF THE CONTRACTOR, CONTRACTOR'S EMPLOYEES AND/OR THE CONTRACTOR'S SUBCONTRACTORS. DAMAGE OCCURRED DURING THE CONTRACTOR'S OPERATION SHALL BE REPAIRED, AT THE EXPENSE OF THE CONTRACTOR, TO THE SATISFACTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE.
20. MATCH GRADES, LAYOUT AND INTEGRATION OF ADJOINING LANDSCAPE WORK BY OTHERS. NOTIFY THE LANDSCAPE ARCHITECT OF CONFLICTS BEFORE PROCEEDING WITH CONSTRUCTION.

PLANTING GENERAL NOTES:

1. THE CONTRACTOR SHALL REVIEW PLANTING PLAN WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
2. THE LANDSCAPE ARCHITECT OR HIS REPRESENTATIVE RESERVES THE RIGHT TO REFUSE ANY PLANT MATERIALS HE DEEMS UNACCEPTABLE. SEE SPECIFIC ACTIONS.
3. THE CONTRACTOR SHALL SUPPLY AND INSTALL ALL PLANT MATERIAL AS SPECIFIED ON THE PLANTING PLANS, HOWEVER, SHOULD THE PLANT MATERIAL BE TEMPORARILY UNAVAILABLE, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AND INSTALL 5 GALLON NURSERY BUCKETS WITH IRRIGATION AT EACH PLANT LOCATION, AS THE PLANT MATERIAL BECOMES AVAILABLE. THE 5 GALLON BUCKETS SHALL BE REMOVED AND PLANT MATERIAL INSTALLED.
4. ANY AND ALL SUBSTITUTIONS TO BE APPROVED BY DESIGN/BUILDER AND/OR THE LANDSCAPE ARCHITECT.
5. LOCATE PLANTS AWAY FROM SPRINKLER HEADS, LIGHT FIXTURES AND OTHER OBSTRUCTIONS.
6. FINAL LOCATION OF ALL PLANT MATERIAL SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER'S AUTHORIZED REPRESENTATIVE.
7. PLANTING AND IRRIGATION DESIGN MAY BE MODIFIED TO ADAPT TO WALK CONFIGURATIONS THAT DIFFER FROM THESE PLANS, OR BECAUSE OF GRADE LIMITATIONS ON SITE.
8. WATER TEST ALL TREE PLANTING HOLES PRIOR TO PLANTING. IF TREE HOLE DOES NOT DRAIN, DO NOT PLANT. SEE HARDPAN DETAIL.
9. REFER TO THE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS NOT SHOWN ON DRAWINGS.
10. TREES SHALL BE PLANTED A MINIMUM OF 10'-0" FROM STREET LIGHTS / FIRE HYDRANTS, 6'-0" FROM EDGE OF UNDERGROUND PIPELINES AND A MINIMUM OF 4'-0" FROM WALLS, CURBS AND WALLS. SHRUBS SHALL BE PLANTED A MINIMUM OF 2'-0" FROM CURB AND WALKS.
11. ALL SPECIMEN TREES, SHRUBS AND CACTI SHALL BE FIELD LOCATED BY LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE.
12. THE CONTRACTOR SHALL INSTALL "SHAWTOWN ROOT BARRIER PANELS" (OR APPROVED EQUAL) AT ALL TREES WITHIN 7'-0" FEET OF HARDSCAPE ELEMENTS INCLUDING (BUT NOT LIMITED TO) SIDEWALKS, ASPHALT, CONCRETE SLABS / FOOTINGS AND STRUCTURES. CONTRACTOR SHALL SUBMIT SPECIFICATION SHEETS OF PROPOSED ROOT BARRIER PANELS TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.
13. THE CONTRACTOR SHALL INSTALL ARBOR GUARDS AT ALL TREES LOCATED IN TURF AREAS.
14. ON-SITE AND OFF-SITE TOPSOIL SHALL CONFORM TO CONTENT REQUIREMENTS AS SPECIFIED IN PART 2 OF THE PLANTING SPECIFICATIONS. AGRONOMY TEST SUBMITTALS ARE REQUIRED FOR ALL MATERIAL USED FOR TOPSOIL AND BACKFILL. SUBMIT REPORT TO LANDSCAPE ARCHITECT FOR REVIEW.
15. ALL PLANT MATERIAL SHALL BE IN COMPLIANCE WITH THE AMERICAN STANDARDS FOR NURSERY STOCK, LATEST EDITION.
16. THE CONTRACTOR SHALL PROVIDE MAINTENANCE FOR ALL ALL PLANT MATERIAL FROM THE TIME OF INSTALLATION THROUGH SUBSTANTIAL COMPLETION.
17. CACTI SHALL BE PLANTED A MINIMUM OF 5'-0" AWAY FROM ALL PEDESTRIAN ROUTES.
18. CACTI SHALL BE WELL ROOTED AND NON-SCARRED.
19. PLANT MATERIAL MARKED 'SALVAGE' SHALL BE SELECTED FROM ON-SITE SALVAGE INVENTORY. ALL MATERIAL SELECTIONS SHALL BE APPROVED BY LANDSCAPE ARCHITECT AND/OR OWNER'S AUTHORIZED REPRESENTATIVE.
20. IN DISTURBED AREAS INDICATED TO RECEIVE REVEGETATION HYDROSEED AND/OR PLANTING, THE CONTRACTOR SHALL MATCH EXISTING NATURAL DESERT STONE GROUND COVER CONDITIONS ADJACENT TO THE PROJECT.
21. NATIVE REVEGETATION AREAS AND PLANTER BEDS SHALL BE TREATED WITH PRE-EMERGENT AS PER MANUFACTURER'S INSTRUCTIONS. HERBAFIN T AS NECESSARY TO ELIMINATE INVASIVE WEEDS. REMOVE ALL DEAD MATERIAL.
22. THE CONTRACTOR SHALL PROVIDE A 50'-0" BY 50'-0" TYPICAL MOCK-UP OF NATIVE REVEGETATION AREAS FOR REVIEW BY THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE.
23. ALL TREE STAKING SHALL CONFORM TO THE PLANTING DETAILS OR AS NOTED IN THE SPECIFICATIONS. THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE SHALL REVIEW TYPICAL TREE STAKING PRIOR TO FINAL ACCEPTANCE.

INERT GENERAL NOTES:

ANGULAR GRANITE RIP-RAP

1. INSTALL GRANITE RIP-RAP IN ALL DRAINAGE SWALES, AND WHERE INDICATED ON PLANS (TYPICAL). REFER TO MATERIALS SCHEDULE / PLANTING LEGEND FOR COLOR AND SIZE OF GRANITE RIP-RAP.
2. THE CONTRACTOR SHALL SUBMIT SAMPLES TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
3. THE CONTRACTOR SHALL REFER TO CIVIL PLANS FOR ADDITIONAL INFORMATION.

DECOMPOSED GRANITE

1. DECOMPOSED GRANITE IS REQUIRED IN ALL PLANTING AREAS, EXCEPT AREAS OF TURF AND GRANITE RIP-RAP, AND SHALL EXTEND UNDER PLANT MATERIAL UNLESS NOTED OTHERWISE ON PLANS. REFER TO MATERIALS SCHEDULE / PLANTING LEGEND.
2. ALL PLANTING AREAS SHALL RECEIVE A 2" MINIMUM LAYER OF DECOMPOSED GRANITE, THROUGHOUT (TYPICAL).
3. CONTRACTOR SHALL SUBMIT SAMPLES TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

IRRIGATION GENERAL NOTES:

1. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR FULL IRRIGATION COVERAGE OF ALL PLANT MATERIAL.
2. THE LANDSCAPE CONTRACTOR SHALL SUBMIT FULL PIPING PLANS, AFTER FIELD VERIFICATION, DEPICTING POINT OF CONNECTION, METER LOCATION AND SIZE, BACKFLOW PREVENTER LOCATION AND SIZE, AND PIPE ROUTING AND SIZES.
3. THE LANDSCAPE CONTRACTOR SHALL INSTALL THE SPECIFIED SYSTEM IN ACCORDANCE WITH THE ATTACHED SCHEDULES, NOTES, DETAILS, AND SPECIFICATIONS.
4. THE LANDSCAPE CONTRACTOR TO SITE VERIFY PRESSURE AND NOTIFY LANDSCAPE ARCHITECT OF ANY DIFFERENCES PRIOR TO INSTALLATION OR ORDERING OF MATERIALS. IF CONTRACTOR FAILS TO NOTIFY LANDSCAPE ARCHITECT, HE IS FINANCIALLY RESPONSIBLE FOR ANY NECESSARY SYSTEM ALTERATIONS THAT RESULT.
5. THE LANDSCAPE CONTRACTOR SHALL FIELD VERIFY EXISTING TAP LOCATIONS. INSTALL NEW METERS PER THE ATTACHED IRRIGATION SCHEDULE.
6. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR CUTTING AND PATCHING OF ASPHALT AND CONCRETE AS REQUIRED FOR SLEEVE INSTALLATION ACCORDING TO THE IRRIGATION SCHEDULE.
7. CONTROLLER TO BE INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS. CONTROLLER SIZE AND QUANTITIES TO BE DETERMINED BY THE VALVE REQUIREMENTS AND POINTS OF CONNECTION. INSTALL ONE (1) CONTROLLER AT EACH POINT OF CONNECTION.
8. INSTALL PVC MAINLINE AND LATERALS ACCORDING TO THE IRRIGATION AND PIPING SCHEDULES.
9. ALL VALVE FLOWS SHALL NOT EXCEED MANUFACTURER'S SPECIFICATIONS.
10. VALVE BOXES SHALL BE SQUARE TO ADJACENT WALKS OR CURBS AND FLUSH WITH THE FINAL GRADE.
11. WORK SHALL CONFORM TO ALL CONSTRUCTION CODES AND REGULATIONS.
12. THE LANDSCAPE CONTRACTOR SHALL INSTALL GREEN VALVE BOXES IN TURF AREAS AND TAN VALVE BOXES IN DECOMPOSED GRANITE AREAS (TYPICAL).
13. REFER TO THE IRRIGATION NOTES FOR THE CALCULATED PRESSURE AT THE WATER METER. REFER TO NOTE #4 IF PRESSURE DIFFERS FROM THAT NOTED.
14. THE LANDSCAPE CONTRACTOR SHALL VISIT SITE PRIOR TO BIDDING ON PROJECT TO VERIFY INSTALLATION CONDITIONS.
15. PRIOR TO COMMENCEMENT OF ANY WORK, THE CONTRACTOR SHALL CONTACT BLUE STAKE TO VERIFY LOCATIONS AND DEPTHS OF UNDERGROUND UTILITIES THAT MAY BE EFFECTED BY HIS WORK, AND HE SHALL BE RESPONSIBLE FOR DAMAGES TO SUCH UTILITIES CAUSED AS A RESULT OF HIS IRRIGATION INSTALLATION.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPENSATING THE OWNER AND/OR THE OWNER'S REPRESENTATIVE FOR ANY DESIGN CHANGES MADE AS A RESULT OF DEVIATION BY THE CONTRACTOR FROM THE PLANS AND SPECIFICATIONS OR DUE TO ERRORS, FAULTY MATERIAL OR FAULTY WORKMANSHIP.
17. INSTALL ALL MAINLINES WITH A MINIMUM OF 20" OF COVER.
18. INSTALL ALL LATERALS WITH A MINIMUM OF 12" OF COVER.
19. ALL PIPE TO BE INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS AND ASTM STANDARD D 2774.
20. ALL THREADED JOINTS TO BE COATED WITH TEFLON TAPE UNLESS OTHERWISE SPECIFIED BY THE MANUFACTURER. USE LIQUID TEFLON ON METAL PIPE THREADS ONLY.
21. FLUSHING OF ALL LINES PRIOR TO INSTALLATION OF SPRINKLERS AND EMITTERS IS REQUIRED.
22. INSTALL ALL SPRINKLERS, EMITTERS, AND RELATED MATERIAL PER IRRIGATION SYSTEM SPECIFICATIONS AND DETAILS.
23. INSTALL ALL ELECTRICAL JOINTS WITH 3-M WATERPROOF CONNECTORS.
24. ALL ELECTRICAL CONNECTIONS SHALL BE MADE AT THE REMOTE CONTROL VALVE BOXES, CONTROLLER ENCLOSURES AND VALVE BOXES SPECIFICALLY FOR ELECTRICAL CONNECTIONS.
25. A CERTIFIED ELECTRICIAN SHALL BE RESPONSIBLE FOR INSTALLING ALL WIRING FROM THE CIRCUIT BREAKER AT THE 120 VOLT SOURCE LOCATION TO AUTOMATIC CONTROLLER.
26. ALL 120 VOLT VOLT POWER WIRE TO BE INSTALLED PER LOCAL CODE AND THE N.E.C.
27. INSTALL ALL VALVE WIRING IN MAINLINE TRENCH AS DETAILED.
28. INSTALL ALL REMOTE CONTROL VALVES AT HEIGHT INDICATED ON DETAILS, AS HIGH AS POSSIBLE BUT ALLOWING CLEARANCE BETWEEN VALVE BOX LID AND FLOW CONTROL HANDLE ON REMOTE CONTROL VALVE.
29. INSTALL ALL MAINLINE GATE VALVES IN A ROUND PLASTIC VALVE BOX PER DETAILS.
30. ALL PVC SOLVENT WELD FITTINGS SHALL BE LASCO OR APPROVED EQUAL.
31. THE MAINLINE, LATERAL PIPE, AND VALVES ARE SHOWN SCHEMATICALLY AND SHALL BE INSTALLED WITHIN THE LANDSCAPE AREA, OUTSIDE R.O.W. AND P.U.E., ADJACENT TO SIDEWALK OR CURB AND OFFSET 18" WHERE POSSIBLE.
32. SUPPLY THE FOLLOWING MATERIAL TO THE OWNER:
   a) TWO (2) KEYS FOR OPENING AND ADJUSTING OF EACH TYPE OF SPRINKLER HEAD AND CONTROL VALVES.
   b) TWO (2) KEYS FOR EACH OF THE CONTROLLERS.
   c) TWO (2) QUICK COUPLING MATCHING HOSE BIBS AND SHUT-OFF VALVE.
   d) TWO (2) VALVE BOX KEYS.
33. ALL MAINLINE FITTINGS FOR PIPE 3" AND LARGER SHALL BE CAST OR DUCTILE IRON FOR SCH. 80 / SCHEDULE 80 PVC FOR 2 1/2" AND SMALLER.
34. ALL MAINLINE PIPE SHALL BE A MINIMUM OF SCHEDULE 40.
35. SLEEVES SHALL BE A MINIMUM OF TWO TIMES THE DIAMETER OF THE LINE SIZE.
36. ALL MAINLINE AND IRRIGATION EQUIPMENT SHALL BE PLACED IN THE LANDSCAPED AREAS.
37. CONTROLLER WIRES THAT ARE DIRECT BURIED SHALL BE CONTINUOUS AND UNSPLICED OR WRAPPED A MINIMUM OF EVERY TWELVE (12) FEET. DURING INSTALLATION WIRES SHALL MAKE A 24" LOOP EVERY 100 LINEAR FEET OR DIRECTION CHANGES GREATER THAT 30 DEGREES AND BE UNITED PRIOR TO TRENCH FILL IN.
38. DRIP SYSTEM FLUSH CAPS SHALL BE PLACED AT THE END OF ALL DRIP LATERAL RUNS, AS DESCRIBED ON THE DRAWINGS.
39. ALL VALVES, QUICK COUPLING VALVES AND OTHER DEVICES SHALL BE PLACED IN AN APPROPRIATELY SIZED VALVE BOX WITH A MINIMUM OF TWO (2) INCHES OF PEA GRAVEL.
40. PRIOR TO PLACING ANY IRRIGATION SYSTEM IN SERVICE, AN ARIZONA CERTIFIED BACKFLOW DEVICE TESTER SHALL TEST THE BACKFLOW PREVENTION DEVICE AND GIVE A COPY OF THE PASSED TEST RESULTS TO THE MARICOPA COUNTY INSPECTOR OR MAIL IT TO THE MARICOPA COUNTY DEPARTMENT OF PUBLIC WORKS INSPECTION STATION.
41. AFTER INITIAL TESTING, ALL BACKFLOW DEVICES SHALL BE TESTED ANNUALLY.
42. BACKFLOW DEVICES SHALL BE A MINIMUM OF TWO (2) FEET FROM THE WATER METER AND BE THE SAME SIZE AS THE METER SERVICE LINE.
43. ALL BACKFLOW PREVENTION DEVICES SHALL HAVE A MINIMUM 24"x36"x4" CLASS B CONCRETE SLAB WITH PIPE SLEEVES. IF A SECURITY CAGE IS INSTALLED, CONCRETE SHALL BE SIX (6") INCHES LARGER ON ALL SIDES THAN THE SECURITY CAGE.
44. ALL PIPE CROSSINGS IN THE RIGHT-OF-WAY SHALL BE MARKED ON EACH SIDE OF THE CURB WITH A NON-DESTRUCTIBLE MARKING.

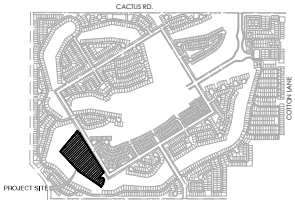
GRADING GENERAL NOTES:

1. CONTRACTOR SHALL GRADE TO MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES. REVIEW ENGINEERS PLAN FOR DRAINAGE.
2. FINISH GRADING SHALL BE BY THE DIRECTION OF THE LANDSCAPE ARCHITECT.
3. LANDSCAPE ARCHITECT SHALL APPROVE GRADING PRIOR TO PLANTING.
4. GRADING FOR THIS PROJECT INCLUDES THE FOLLOWING:
   A) FINE GRADING OF EXISTING ROUGH GRADES IS REQUIRED TO PROVIDE SMOOTH, EVEN GRADE TRANSITION IN LANDSCAPE AREAS.
   B) IMPORTING AND PLACING "OFF-SITE SIB" MINUS TOPSOIL" IN THE FOLLOWING AREAS:
      i) TURF, AND ANNUAL AREAS (6" DEPTH).
      ii) PLANT BACKFILL (CAN BE SCREENED ON-SITE SOIL).
5. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ANY CALICHE ENCOUNTERED ON SITE AT NO COST OR LIABILITY TO THE OWNER. THE CONTRACTOR SHALL COORDINATE A SUITABLE LOCATION ON SITE TO DISPOSE OF THE CALICHE MATERIAL. SHOULD A SUITABLE LOCATION ON SITE NOT EXIST, THE OWNER SHALL BE RESPONSIBLE FOR ALL FEES ASSOCIATED WITH REMOVAL AND DISPOSAL OF THE CALICHE.
6. FINISH GRADE OF ALL PLANTING AREAS IS TO BE 1.5" BELOW ADJACENT PAVING UNLESS NOTED OTHERWISE.
7. REFERENCE CIVIL ENGINEERING DRAWINGS FOR GRADING AND DRAINAGE FLOWS. THE CONTRACTOR SHALL BE RESPONSIBLE THAT THESE ARE PROVIDED FOR AND NOT IMPAIRED WITH OBSTRUCTIONS.
8. THE CONTRACTOR IS RESPONSIBLE FOR GRADING ALL AREAS AT THE DIRECTION OF THE LANDSCAPE ARCHITECT TO CREATE A NATURALLY UNDULATING GROUND PLANE.

CITY OF SURPRISE ENGINEERING NOTES:

1. ALL SVTS WILL COMPLY WITH EDS DETAIL 4-01 AND 4-02
2. THE LOCATION AND HEIGHT OF PLANTS AND TREES SHALL COMPLY WITH COS EDS DETAIL 4-01 AND 4-02

SITE MAP:



HARDSCAPE GENERAL NOTES:

1. FOOTINGS, WALLS AND FENCES SHALL BE PLACED OUTSIDE OF THE PUBLIC RIGHT-OF-WAY.
2. REFER TO CIVIL PLANS, PREPARED BY GOODIN ENGINEERS FOR ALL INFORMATION REGARDING HORIZONTAL AND VERTICAL CONTROLS.
3. ALL DETAILS SHALL BE REVIEWED BY A STRUCTURAL ENGINEER AND MODIFIED (IF NECESSARY) PRIOR TO CONSTRUCTION.
4. ALL DIMENSIONS SHOWN ON THIS PLAN ARE BASED ON THE CIVIL PLAN SUBMITTED BY GOODIN ENGINEERS. SHOULD DISCREPANCIES OCCUR, FIELD REVISIONS SHALL BE REQUIRED.
5. THE CONTRACTOR SHALL HAVE SIDEWALK SURVEYED AND STAKED FOR REVIEW BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
6. IN ADDITION TO SUBMITTING MATERIAL SAMPLES OF ALL SITE RELATED MATERIALS, THE CONTRACTOR SHALL PREPARE A 4'X4' SAMPLE PANEL FOR EACH TYPE OF CONSTRUCTION, I.E., A) CONCRETE PAVERS, B) EXPOSED AGGREGATE PAVING, C) INTEGRAL COLORED CONCRETE, ETC., FOR APPROVAL BY THE LANDSCAPE ARCHITECT AND OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO FINAL CONSTRUCTION.
7. UNLESS NOTED OTHERWISE ON CONSTRUCTION DOCUMENTS OR NOTED IN DETAILS, SIDEWALKS SHALL BE 5'-0" WIDE, 4" THICK, 3,000 PSI CONCRETE ON COMPACTED BASE WITH CONSTRUCTION JOINTS AT 5'-0" ON CENTER AND EXPANSION JOINTS AT 20'-0" ON CENTER. SIDEWALKS SHALL HAVE A MEDIUM BROOM, NON-SEED FINISH WITH 1/2" RADIUS TOOLED EDGES.
8. RADIUS AT SIDEWALK INTERSECTIONS SHALL BE 5'-0" (TYPICAL), UNLESS NOTED OTHERWISE.
9. THE CONTRACTOR SHALL LAYOUT AND VERIFY ALL HARDSCAPE ELEMENTS PRIOR TO CONSTRUCTION FOR REVIEW BY THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE. SHOULD DISCREPANCIES OCCUR, CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE BEFORE PROCEEDING FURTHER.

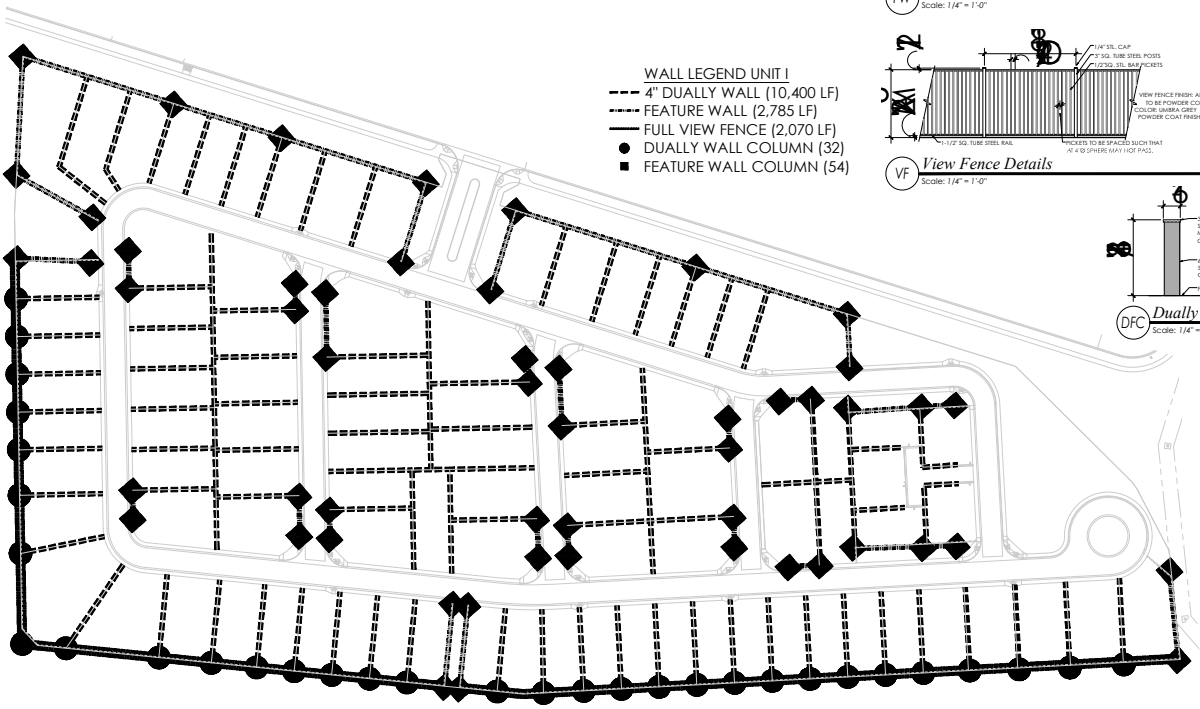
CITY OF SURPRISE LANDSCAPE NOTES:

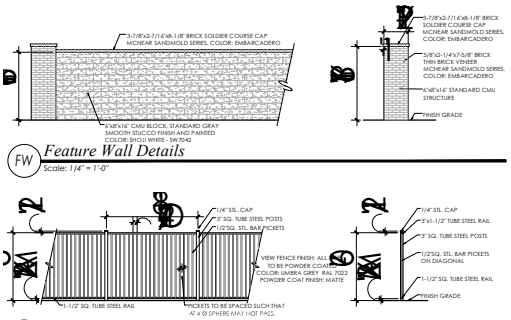
1. ALL LANDSCAPE AND IRRIGATION INSTALLED WITHIN THE PUBLIC RIGHT-OF-WAY OR OTHER CITY MAINTAINED AREAS SHALL BE INSTALLED PER THE APPROVED PLANS. ALL LANDSCAPING APPROVED AS A PART OF THE SITE PLAN PROCESS SHALL BE INSTALLED PER THE APPROVED PLANS. ANY DEVIATIONS TO THE APPROVED PLANS REQUIRED CITY APPROVAL.
2. PERMITS ARE REQUIRED FOR ELECTRICAL CONNECTIONS, INCLUDING ELECTRIC METER INSTALLATION, BACKFLOW PREVENTERS, AND WORK WITHIN THE CITY RIGHT-OF-WAY OR CITY DEDICATED PROPERTY. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING THESE PERMITS PRIOR TO THE COMMENCEMENT OF ANY WORK.
3. ALL IRRIGATION LINES, 1 INCH OR GREATER, WITHIN THE RIGHT-OF-WAY SHALL BE SHOWN ON THE WATER PLANS. A PERMIT IS REQUIRED FOR THIS WORK AND IS SUBJECT TO INSPECTION BY THE CITY OF SURPRISE CIVIL INSPECTOR.
4. ONLY PLANTS ON THE ARIZONA DEPARTMENT OF WATER RESOURCES (ADWR) PHOENIX ACTIVE MANAGEMENT AREA LOW WATER USE DROUGHT TOLERANT PLANT LIST ARE TO BE USED WITHIN CITY RIGHTS-OF-WAY.
5. ALL TREES WILL BE MEASURED AND HAVE A MINIMUM CALIPER SIZE AS DEFINED IN THE ARIZONA NURSERY ASSOCIATION'S CONTAINER GROWN TREE GUIDE IN NO CASE WILL THE CALIPER BE LESS THAN 2 INCHES (MEASURED 18 INCHES FROM THE GROUND). THE HEIGHT OF THE TREE SHALL BE A MINIMUM OF 7 FEET.
6. THE COMMUNITY DEVELOPMENT PLANNING DIVISION AND PUBLIC WORKS LANDSCAPE DIVISION MAY SELECT AND TAG TREES AT THE NURSERY LOCATION AND WILL REVIEW AT PROJECT SITE PRIOR TO INSTALLATION.
7. ALL MEDIANS ARE TO BE DECOMPOSED GRANITE, UNLESS OTHERWISE APPROVED, AND SHALL BE FINISH GRADED TO SLOPE FROM THE CURB LINE TO THE PLANTS. MEDIAN NOSES LESS THAN 5'-0"OT WIDE ARE TO HAVE 1 1/2" - 2" DECOMPOSED GRANITE (#1 RUN ROCK) MIX.
8. TREE ROOT BARRIERS ARE REQUIRED WHEN TREES ARE WITHIN THREE FEET OF PAVEMENT, CURBING, PAVEMENT OR WALLS. REFERENCE EDS 6-14
9. ALL TREES ARE TO BE LOCATED A MINIMUM OF 12 FEET FROM THE WALLS FOR WELL SITES, WATER SUPPLY FACILITIES, LIFT STATIONS, AND WATER RECLAMATION FACILITIES.
10. TREES LOCATED IN MEDIANS MAY BE ALLOWED A MINIMUM OF SEVEN FEET FROM THE CURB. TREES MUST BE CENTERED IN MEDIANS LESS THAN 14' WIDE.
11. ALL LANDSCAPING SHALL BE LOCATED A MINIMUM OF FIVE FEET FROM ANY FIRE HYDRANT, WATER METER, OR VAULT.
12. LANDSCAPING, AT FULL GROWTH, SHALL NOT IMPEDE PEDESTRIAN OR VEHICULAR TRAFFIC. ALL LANDSCAPING SHOWN ON PLANS SHALL BE SHOWN MATURE SIZE.
13. TREES CANNOT BE REMOVED FROM THE RIGHT-OF-WAY WITHOUT WRITTEN AUTHORIZATION FROM THE PUBLIC WORKS AND COMMUNITY DEVELOPMENT DIRECTORS.
14. THE TYPE, COLOR, AND SIZE OF BRICK PAVERS THAT MAY BE USED FOR CITY MEDIANS IN THE CITY OF SURPRISE RIGHT-OF-WAY SHALL BE APPROVED BY THE COMMUNITY DEVELOPMENT PLANNING DIVISION.
15. UTILITY BOXES, METERS, VAULTS, ETC. ARE TO BE LOCATED IN THE RIGHT-OF-WAY OR UTILITY EASEMENT ALONG THE SIDES OF THE ROADS AND NEVER IN THE MEDIAN. HOWEVER, IRRIGATION VALVE BOXES MAY BE LOCATED IN THE MEDIAN PLANTING AREA.
16. DEVELOPERS SHALL USE ONLY IRRIGATION EQUIPMENT THAT IS COMPATIBLE WITH THE EXISTING EQUIPMENT. THE DEVELOPER SHALL REFER TO THE CITY OF SURPRISE FOR THE APPROVED LIST OF EQUIPMENT. EQUIPMENT MANUFACTURED BY HUNTER INDUSTRIES, IS COMPATIBLE WITH THE CITY'S INVENTORY AND HUNTER EQUIPMENT, OR AN APPROVED EQUAL, SHALL BE USED. SOLAR CONTROLLERS ARE PREFERRED AND SHALL BE DIG, LGT SERIES, POST MOUNTED SOLAR CONTROLLER OR AN APPROVED EQUAL.
17. ALL CONTROLLERS, METERS, ETC. MUST BE ENCLOSED BY LOCKING PROTECTIVE COVERS AND SCREENED FROM VIEW.
18. ALL IRRIGATION SYSTEMS WILL BE INSTALLED WITH PURPLE PIPE.
19. MARKING TAPE LABELED AS "RECLAIMED WATER" IS REQUIRED ON ALL NON-POTABLE IRRIGATION SYSTEMS THAT USE OR MAY USE RECLAIMED WATER IN THE FUTURE.
20. PURPLE MARKER BALLS SHALL BE INSTALLED ON ALL IRRIGATION MAINLINES FOUR INCHES AND LARGER WITHIN THE PUBLIC RIGHT-OF-WAY AT ALL FITTINGS AND EVERY 200 FEET IF THE DISTANCE BETWEEN FITTINGS IS GREATER THAN 200 FEET.
21. LANDSCAPE AREAS THAT ARE TO BE MAINTAINED BY THE CITY SHALL HAVE A SEPARATE WATER METER AND ELECTRIC SERVICE FOR SOLAR CONTROLLERS, AS APPROVED BY THE CITY
22. ALL APPROVED BACKFLOW PREVENTION DEVICES SHALL HAVE SEPARATE SERVICES FOR POTABLE WATER, NON-POTABLE WATER AND RECLAIMED WATER AND SHALL MEET EPA LOW LEAD STANDARDS.
23. ALL IRRIGATION MAINLINES AND LATERALS SHALL BE SCHEDULE 40. ALL RISERS, TEES, AND OTHER FIXTURES SHALL BE SCHEDULE 80 IN THE RIGHT-OF-WAY. ALL IRRIGATION MAINLINES IN THE RIGHT-OF-WAY SHALL BE SLEEVED. THE MINIMUM SLEEVE SIZE IS 5 INCHES.
24. ALL TREES WITH AN UPRIGHT GROWTH HABIT, SUCH AS OAK AND ELM TREES, WHICH ARE INSTALLED WITHIN THE PUBLIC RIGHT-OF-WAY OR ADJACENT TO A PEDESTRIAN PATH, SHALL HAVE THEIR MAIN LEADERS INTACT.
25. THE LANDSCAPE AND IRRIGATION DESIGN WILL COMPLY WITH CITY OF SURPRISE EDS PER CHAPTER 8.

CONSULTANT TEAM

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TEL: (480) 314-6711
CONTACT: OSCAR DOMINGUEZ

LANDSCAPE ARCHITECT/PLANNER:
GREEY | PICKETT
7144 E. STETSON DRIVE, SUIT





UNIT I WALL PLAN

0' 40' 120' 180'
Scale: 1" = 60'-0"

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PRASADA
Parcel 1
SURPRISE, ARIZONA

Toll Brothers
ARIZONA'S LUXURY HOME BUILDER

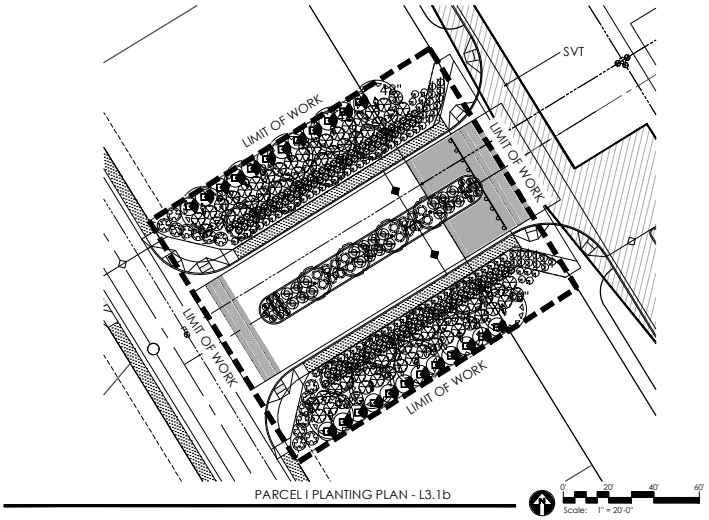
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drawn by: TEAM
date: 08.25.2021
drawing: Wall Plan

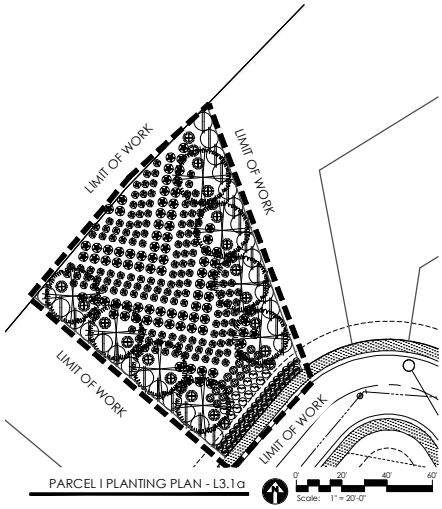
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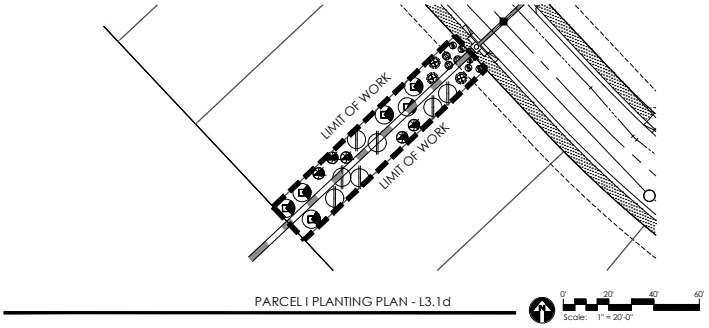
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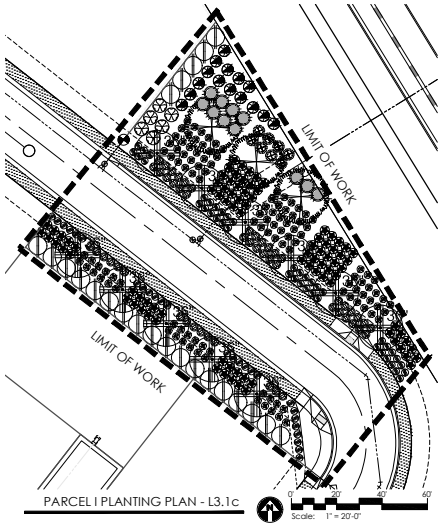
PARCEL I PLANTING PLAN - L3.1b



PARCEL I PLANTING PLAN - L3.1a



PARCEL I PLANTING PLAN - L3.1d



PARCEL I PLANTING PLAN - L3.1c

PLANT MATERIALS LEGEND

Sym.	Plant Name	Size	Qty	
Trees				
	Fraxinus velutina 'Rio Grande' Rio Ash	36" Box	11	Standard
	Olea europaea 'Swan Hill' Swan Hill Olive	48" Box 36" Box	3 11	Multi Standard
	Pistacia x 'Red Push' Red Push Pistache	36" Box	5	Standard
	Schinus terebinthifolius Brazilian Pepper Tree	48" Box	10	Standard
	Vitex agnus-castus Chaste Tree	36" Box	12	Standard
Shrubs				
	Calliandra californica Red Fairy Duster	5 gal.	20	
	Callistemon viminalis 'Little John' Bottlebrush	5 gal.	20	
	Dodonaea viscosa Hop Bush	5 gal.	57	
	Eremophila maculata 'Valentine' Valentine Shrub	5 gal.	78	
	Eremophila hygrophana 'Blue Bells' Blue Bells Eremophila	5 gal.	14	
	Justicia spicigera Mexican Honeysuckle	5 gal.	130	
	Leucophyllum candidum 'Thunder Cloud' Thunder Cloud Sage	5 gal.	16	
	Leucophyllum langmaniae 'Lynn's Legacy' Lynn's Legacy Sage	5 gal.	47	
	Nolina microcarpa Bear Grass	1 gal.	17	
	Ruellia brittoniana Purple Ruellia	5 gal.	267	
	Salvia greggii Autumn Sage	5 gal.	27	
	Tecoma alata 'Orange Jubilee' Orange Jubilee	5 gal.	18	
	Tecoma stans Yellow Bells	5 gal.	30	
Groundcovers				
	Chrysactinia mexicana Damianita	1 gal.	22	
	Eremophila glabra Mingiwee Gold	5 gal.	14	
	Lantana camara 'Dallas Red' Dallas Red Lantana	5 gal.	100	
	Lantana 'New Gold' New Gold Lantana	1 gal.	145	
	Rosmarinus officinalis 'Prostratus' Dwarf Rosemary	1 gal.	120	
Accents				
	Hesperaloe funifera Giant Hesperaloe	5 gal.	20	
	Hesperaloe parviflora-yellow Yellow Hesperaloe	5 gal.	21	
	Muhlenbergia capillaris 'Regal Mist' Regal Mist Tm	5 gal.	175	

INERTS

Sym.	Description
	DECOMPOSED GRANITE.

NOTE: Sight distance requirements on arterials and collectors will adhere to City of Surprise Detail 4-01. Sight visibility within the unobstructed view easement area and in front of stop signs must meet or exceed requirements in Surprise details 4-01 and 4-02

KEY MAP
SCALE: NTS

L3.1a
L3.1b
L3.1c
L3.1d
L3.2

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PRASADA
Parcel I
SURPRISE, ARIZONA

Toll Brothers
AMERICA'S LUXURY HOME BUILDER

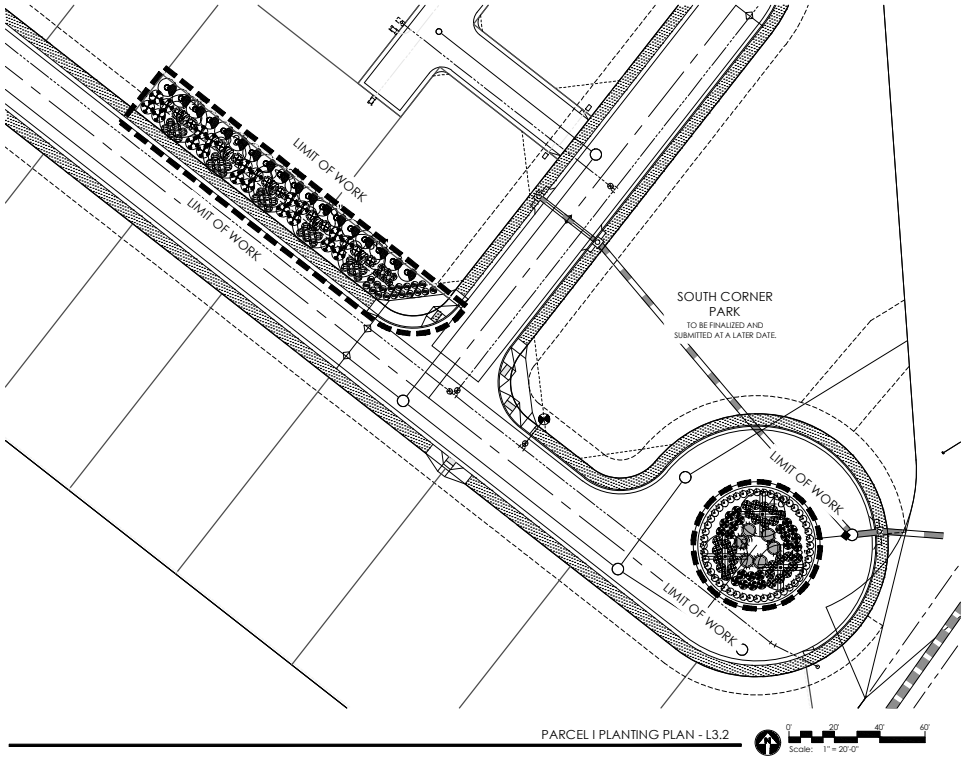
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project #: TOL 2.52
scale: 1" = 20'-0"
issued for: REVIEW
drawn by: TEAM
date: 08.25.2021
drawing: Planting Plan

sheet #
L3.1
03 of 06

FS21-252

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PARCEL I PLANTING PLAN - L3.2

Scale: 1" = 20'-0"

PLANT MATERIALS LEGEND

Sym.	Plant Name	Size	Qty	
Trees				
	Fraxinus velutina 'Rio Grande' Rio Grande Ash	36" Box	11	Standa
	Olea europaea 'Swan Hill' Swan Hill Olive	48" Box 36" Box	3 11	Multi Standa
	Pistacia x 'Red Push' Red Push Pistache	36" Box	5	Standa
	Schinus terebinthifolius Brazilian Pepper Tree	48" Box	10	Standa
	Vitex agnus-castus Chaste Tree	36" Box	12	Standa
Shrubs				
	Callistemon viminalis 'Little John' Bottlebrush	5 gal.	20	
	Dodonaea viscosa Hop Bush	5 gal.	57	
	Eremophila maculata 'Valentine' Valentine Shrub	5 gal.	78	
	Eremophila hygrophana 'Blue Bells' Blue Bells Eremophila	5 gal.	14	
	Justicia spicigera Mexican Honeysuckle	5 gal.	130	
	Leucophyllum candidum 'Thunder Cloud' Thunder Cloud Sage	5 gal.	16	
	Leucophyllum langmaniae 'Lynn's Legacy' Lynn's Legacy Sage	5 gal.	47	
	Nolina microcarpa Bear Grass	1 gal.	17	
	Ruellia brittoniana Purple Ruellia	5 gal.	267	
	Salvia greggii Autumn Sage	5 gal.	27	
	Tecoma alata 'Orange Jubilee' Orange Jubilee	5 gal.	18	
	Tecoma stans Yellow Bells	5 gal.	30	
Groundcovers				
	Chrysactinia mexicana Damianita	1 gal.	22	
	Eremophila glabra Mingirew Gold	5 gal.	14	
	Lantana camara 'Dallas Red' Dallas Red Lantana	5 gal.	100	
	Lantana 'New Gold' New Gold Lantana	1 gal.	145	
	Rosmarinus officinalis 'Prostratus' Dwarf Rosemary	1 gal.	120	
Accents				
	Hesperaloe funifera Giant Hesperaloe	5 gal.	20	
	Hesperaloe parviflora-yellow Yellow Hesperaloe	5 gal.	21	
	Muhlenbergia capillaris 'Regal Mist' Regal Mist Tm	5 gal.	175	

INERTS

Sym.	Description
	DECOMPOSED GRANITE.

NOTE: Sight distance requirements on arterials and collectors will adhere to City of Surprise Detail 4-01. Sight visibility within the unobstructed view easement area and in front of stop signs must meet or exceed requirements in Surprise details 4-01 and 4-02

KEY MAP

SCALE: NTS

L3.1a
L3.1b
L3.1c
L3.1d
L3.2

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PRASADA
Parcel I
SURPRISE, ARIZONA

Toll Brothers
AMERICA'S LUXURY HOME BUILDER

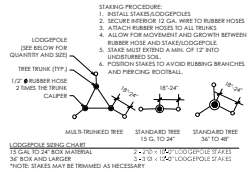
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drawn by: TEAM
date: 09.09.2021
drawing: Planting Plan

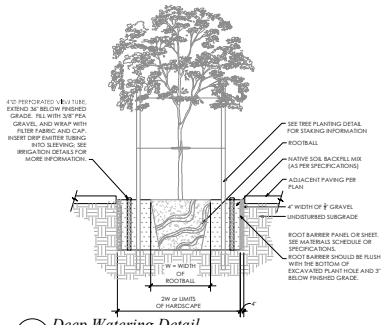
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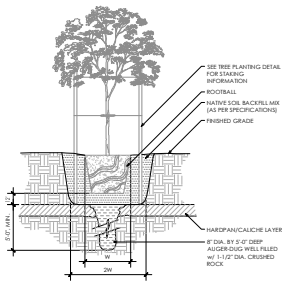
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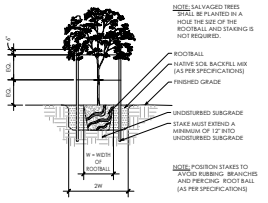
4 *Tree Staking Diagram*
Scale: *NTS*



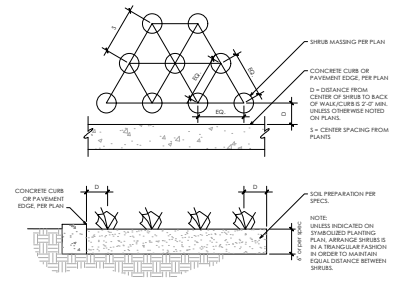
3 *Deep Watering Detail*
Scale: *NTS*



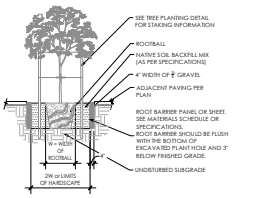
2 *Hard Pan Planting*
Scale: *NTS*



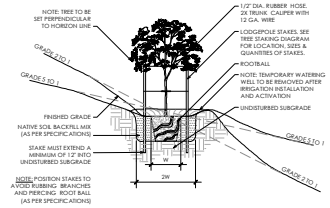
1 *Tree Planting Detail*
Scale: *NTS*



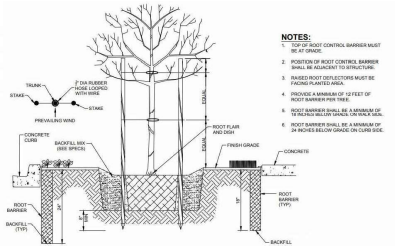
7 *Plant Spacing Detail*
Scale: *NTS*



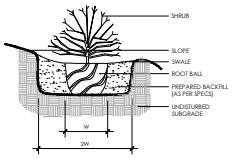
6 *Root Barrier Detail*
Scale: *NTS*



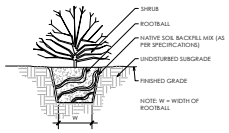
5 *Tree Planting on Slope Detail*
Scale: *NTS*



10 *Root Barrier*
Scale: *NTS*



9 *Shrub Planting on Slope*
Scale: *NTS*



8 *Shrub Planting Detail*
Scale: *NTS*

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480.609.0099 fax 480.609.0291

PRASADA
Parcel 1
SURPRISE, ARIZONA

Toll Brothers
AMERICA'S LUXURY HOME BUILDER

revisions:

project #: TOL252
scale: As Noted
issued for: REVIEW
drawn by: TEAM
date: 08.25.2021
drawing: Planting Details

sheet #
L7.1
05 of 06

FS21-252

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SECTION - 02900 LANDSCAPE

PART 1 - GENERAL

1.01 WORK INCLUDED

- Landscape finish grading.
- Soil preparation
- Tree supports
- Planting
- Watering
- Maintenance

Definitions:

Owner's representative - an authorized agent determined by owner to act on their behalf, in some cases the Landscape Architect may be the owner representative as outlined in these specs.

Plants - all shrubs and cacti other than trees, saguaros, ocotillos, palms and turf.

Plant Material - all trees, saguaros, ocotillos, palms, shrubs, cacti, ground cover, and other plants.

1.02 RELATED WORK

Contractor : Minimum 5 years experience in supply and installation of landscape materials. A Foreman with a minimum of 5 years experience in related work shall be on site at all times.

1.03 SOURCE QUALITY CONTROL

Provide certificates of inspection for all materials as required by law or regulation.

Package standard materials with manufacturers certified analysis. Provide analysis by recognized laboratory made in accordance with methods established by the Association of Official Chemists for all other material.

Provide trees and shrubs grown in a recognized nursery in accordance with good horticultural practice. Provide healthy, undamaged, vigorous stock grown under climatic conditions similar to conditions at project site and free of disease, insects, eggs, larvae and defects such as sun-scald, knots, injuries, abrasions or disfigurements. Provide trees and shrubs of the sizes indicated. Trees and shrubs of sizes larger than those indicated may be used provided roots, root ball, staking and planting pits are increased proportionately.

1.04 REFERENCE STANDARDS

ANSI Z60.1 - American Standards for Nursery Stock.

1.05 SAMPLES

Submit the following material samples to Owner's Representative a minimum of 48 hours prior to start of work.

a. Topsoil for backfill mix (trees and shrubs).
b. Wood Shavings/Mulch.
c. Tree supports.
d. Decomposed granite.
e. Boulders.

The Owner's Representative reserves the right to take and analyse samples of materials for conformity to Specification at any time. Furnish samples upon request by Owner's Representative. Rejected materials shall be immediately removed from the site and replaced at the contractors additional expense.

Submit samples of decomposed granite for approval of graduation and color. Sample shall be representative of variations within size and color to be provided.

1.06 PRODUCT DATA

Submit to Owner's Representative a minimum of 48 hours prior to start of work manufacturers comprehensive product description, including specifications and installation instructions.

1.07 CERTIFICATES AND TEST REPORTS

Provide and pay for all materials testing. Testing agency shall be acceptable to the Landscape Architect. Submit to Owner's Representative a minimum of 48 hours prior to start of work 2 copies of certificates of inspection as required by governmental authorities, and manufacturers' vendors certified analysis for soil amendments, fertilizer materials, and chemicals. Submit other data substantiation that materials comply with specified requirements.

Certificates are required to determine the quality and quantity of all specified soil amendments.

Materials certification to be submitted include, but are not limited to: Topsoil source and nutrient analysis, mulch, fertilizer/soil amendments/chemicals. Test representative material samples proposed for use. Provide the following data:

a. Topsoil and planting backfill.
b. Soil PH.
c. Particle size, percentage soil texture.
d. Percentage organic material.
e. Percolation rate.
f. Nutrient level analysis.
g. All macro, secondary and micro nutrient salinity.
h. ESP.
i. Free lime.

Recommendations on type and quantity of amendments required to bring levels into acceptable ranges as detailed in Part 2 - Products of Materials of these specifications.

Separate recommendations to be submitted for each crop. Crop to be identified as:

a. Irrigated trees and shrubs.
b. Turf.

1.08 MAINTENANCE DATA

Submit to Owner's Representative 2 copies of typewritten instructions, prior to expiration of the initial maintenance period, recommending procedures to be followed by the Owner for the maintenance of landscape work for one full year.

1.09 PRODUCT DELIVERY, STORAGE AND HANDLING

Deliver packaged material in containers showing weight, analysis and identification of manufacturer. Protect materials from deterioration at all times.

Provide protective covers to plant life and trees during delivery. Do not prune trees prior to delivery. Do not bend-tie trees or shrubs in such a manner as to cause damage or destroy shape. Deliver materials after preparation for planting have been completed. Plant immediately. If planting is delayed for more than 6 hours after delivery, set plant material in shade, protect from weather and mechanical damage and keep roots moist.

Do not remove container grown stock including ground cover, from containers until planting time.

1.10 SITE CONDITIONS

Determine location of underground utilities. Execute work as required to prevent damage.

Maintain grade stakes set by others until directed otherwise.

Protect all existing plant life not scheduled for removal. If any plant material that is to remain is damaged, the Contractor, at his expense, will pay for a replacement plant of the same size and species (to be approved by Owner's Representative).

Protect existing utilities, paving and other facilities from damage during landscaping operation.

Coordinate with other contractors.

1.11 WARRANTY

Submit warranty to Owner's Representative.

Trees, Palm Trees, Saguaros and Ocotillos:
Warrant that trees, palm trees, saguaros and ocotillos will be alive and in good health for a period of 1 year after acceptance except for defects resulting from neglect by Owner, abuse or damage by others.

Owner must follow Contractors maintenance schedule and provide current maintenance log to Owner's Representative.

Remove and replace dead, unhealthy or girdled trees, palm trees, saguaros and ocotillos that lose original form and size during warranty period with material equal to that specified. Replace any material which does not meet requirements within fifteen days of notification. All replacement trees, palm trees, saguaros and ocotillos shall be subject to an additional one year maintenance period.

Shrubs and Other Plantings:
Guarantee all other planting will be alive and in satisfactory condition for a period of 90 days from date of acceptance or will be replaced at no additional cost to the Owner. All plant material shall be maintained in a healthy, sturdy condition during the warranty period by the Contractor.

All replacement plants, including shrubs, cacti, groundcovers, vines and perennials shall be subject to an additional 90 day maintenance period.

PART 2 - PRODUCTS AND MATERIALS

2.01 FILL MATERIALS

Provide dry, loose material for fill, backfill, planting backfill and topsoil for planter beds. Frozen or muddy soils are not acceptable. Salts not to exceed 1500 ppm, and material shall be free of debris, noxious weeds, ingredients or objects detrimental to healthy plant growth. Topsoil: Screened, fertile, friable, from well drained arable land, free of nut grass, refuse, rocks, heavy clay, noxious weeds or any material toxic to plant growth; contents as follows:

a. Silt: 20-45 %
b. Clay: 15-20 %
c. Sand: 30-40 %
d. Organic Material (natural or otherwise): 2 % minimum
e. pH: 7.0-8.3
f. Soluble salts: 1,500 ppm.
g. Nutrients: enough to bring levels up to acceptable plant growth.

Percolation rate shall be between 3 to 4 inches per hour.
Existing top soil may be used provided it meets these requirements.

2.02 COMMERCIAL GRADE FERTILIZERS

Agri-Sul, Dispersul - use only for sulfur
Agriculture grade gypsum

2.03 SOIL AMENDMENTS

Wood shavings: nitrogen stabilized fir or pine shavings containing 0.75% total nitrogen and 0.1 to 0.15% total iron, and under 60 ppm total manganese; composted, leached and aged for a minimum of 10 to 12 months. ph factor, 4.0 to 4.5. no soil amendments are required for salvaged plant material and each unless otherwise specified.

2.04 TREE SUPPORTS

Tree Stakes: Copper napthenate impregnated lodge pole 10 feet in length for 5 gallon and 15 gallon, and 12 feet in length for 24 inch box and larger. No tree stakes are required for salvaged plant material.

Tree Ties: Provide a minimum of two per tree; No. 10 gauge, pliable, zinc coated iron wire. Cover wire with hose, cover as specified, where it contacts tree.

Hose Covering: 1/2 inch minimum diameter; 2-ply reinforced rubber, new garden hose.

Tree Guards: 'ArborGard+' by Deep Root, or equal.

Tree Guys: Minimum 3 per tree; No. 10 galvanized wire. Cover wire with hose where it contacts tree for 24, 30 and 36 box tree.

Anchors (Deadmen): 2 inch x 4 inch x 3 feet long; construction grade redwood.

Signals (Flags): For guy wires, 1/2 inch diameter, white or orange plastic tubing 5 feet long over each guy used.

2.05 HERBICIDES

Pre-emergent and contact Herbicides:

Pre-emergent herbicide shall be Surflan as manufactured by Dow/Elanco Chemical Company.

Contact herbicide shall be Round-up as manufactured by Monsanto.

2.06 PLANTING MATERIAL

Plant Material: Healthy, shapely and well rooted. Roots shall show no evidence of having been restricted or deformed at any time. All plants shall be representative of their normal species and variety. They shall have normally developed branch systems. Plants shall be free from disfiguring knots, sun scald injuries and abrasions of bark. Plants not meeting these requirements shall be considered defective and shall be replaced immediately. All plants shall be true to name and shall be tagged, one of each variety. All plant material shall be grown in nurseries inspected by the State Department of Agriculture unless otherwise approved by the Owner's Representative.

Provide "Specimen" plants with a special height, shape or character. Tag at the source of supply prior to notifying Landscape Architect for inspection. The Landscape Architect shall inspect selections at source of supply for suitability and adaptability to selected location. When specimen plants cannot be purchased locally, provide sufficient photographs of proposed material for approval.

Plants may be inspected and approved at place of growth for compliance with specification requirements for quality, size, and variety. Such approval shall not impair the right of inspection and rejection upon delivery at the site or during the progress of the work.

2.07 TURF SOD

As noted on plans.

2.08 DECOMPOSED GRANITE

Decomposed granite coverage shall be a minimum 2-inch thickness unless noted otherwise on plans. Decomposed granite shall be the size and color as specified on plans, and shall be taken from a single quarry.

2.09 BOULDERS

Boulders are to be Surface Select or as noted on the plans. Boulder size as noted on the plans and approved by the Owner's Representative. Boulders are to be harvested, delivered and placed in a manner to avoid marking, scraping or damaging the natural condition of the boulder. All scarred boulders are to be treated with Permeon (or equal) to provide a natural appearance of the desert varnish.

2.09 SEED MIXTURE

As noted on plans.

PART 3 - EXECUTION

3.01 GENERAL

Install in accordance with the methods, techniques and specifications of each representative manufacturer. If a conflict occurs between manufacturers and these specifications, consult with Owner's Representative for a decision.

Do not begin planting until the irrigation system is completely installed, is adjusted for full coverage and is completely operational.

3.02 BACKFILL IMPORTED FILL OR ARTIFICIAL SOIL AND GRAVEL

Inspect the integrity of all damp-proofing and water-proofing membranes which occur over, on or against any construction to be fully or partially concealed by earthwork prior to the placement of any imported soil, backfill, gravel fill or sub-base.

Correct defects prior to proceeding with the work.

3.03 TOPSOIL

Import additional topsoil only as required to bring planting areas up to finish grade. Spread and cultivate soil so that no settling takes place at any time.

3.04 LANDSCAPE FINE GRADING

Allow for the addition of soil amendments, conditioners and any specified top dressing when determining and executing finish grade.

Set finish grade 1-1/2 inches below adjacent paving, curb and headers for shrubs and ground cover beds and areas or as required for installation of decomposed granite or turf sod.

At all planting areas, make entire area smooth and even to finish grade. Cultivate all areas so that there are no bumps or hollows, and the area drains as indicated. Grade and maintain all flow lines, designated or not, to allow free flow of surface water. Cultivate entire area to a depth of 6 inches minimum and remove all rock in excess of 1-1/2 inches diameter, all building rubble, building construction material, waste and any other material that will impair satisfactory growth.

3.05 DECOMPOSED GRANITE

Place 2-inches unless otherwise noted, in all planting areas. Decomposed granite shall extend below all plant material, trees, and cactus. Decomposed granite finish grade 1-1/4-inch below adjacent paving, curbs, and headers.

3.06 HERBICIDE APPLICATION

Apply pre-emergent herbicides in accordance with manufacturer's instructions.

Apply contact herbicides in accordance with manufacturer's recommendations. Prior to application, moisten areas for fourteen days to encourage weed germination and growth. Apply before weeds attain a height of 6 inches. Remove taller weeds manually.

Areas to be landscaped shall be maintained in a weed-free condition at all times during construction and maintenance period.

Do not apply pre-emergent herbicides at locations of revegetation seeding. The contractor shall manually remove invasive weeds within these areas.

3.07 TREE SUPPORT

Guyed Trees: Guy trees as shown immediately after planting as shown on the drawings.
Staked Trees: Stake trees as shown on the drawings within 48-hours of planting.

Tree supports shall be installed to prevent lodging, yet allow for trunk movement. Hoses that encircle trunks shall be large enough to allow for normal growth of the trunk during the first year without girding.

3.08 TREES, SHRUBS, AND VINES

Layout locations with stakes or gypsum. Coordinate with Owner's Representative to assure appropriate location, prior to installation.

Test drainage of plant beds and pits by filling with water. Notify Owner's Representative of areas where water is retained more than 24 hours.

Where rock, underground construction or other detrimental conditions are encountered at plant pits, Owner's Representative may select alternate location.

Do not expose roots to air except during transplanting. Set up of plants at same level when planted as in the container. Cut plant containers on 2 sides without injuring root ball and carefully remove plant. Do not cut container with spade. Damaged plants will be rejected.

Dig pits with perpendicular sides to a minimum of 2 to 3 times the width (see details) of the root ball for containerized trees and shrubs. Dig pits only as deep as the root ball to prevent settling of the tree or shrub.

Place rootball of vines as close to structure or support system as possible. If rootball can't be placed closer than 12" notify Owner's Representative of situation for inspection and remedy.

Tie vines to trellis supports if applicable with green plant tape and remove any staking supplied with plant material.

Planting Mixture: One part wood shavings Two parts excavated soil amended to meet standards in Part 2.

Mix thoroughly outside the hole before start of backfilling.

Tree Guard: Install tree guard on all trees located in turf areas per manufacturer's recommendations.

3.09 BACKFILLING

Backfill plant pits and form shallow basin around the plant to hold enough water to saturate the root ball and backfill (only form basins if specified on details). Water plants immediately after planting and allow backfill to settle in plant pit. Do not water saguaros after planting. Do not raise basin rim above surrounding grade.

Puddle planting mixture when pit is 2/3 full of plant mix. Continue back filling to within 1 inch of surrounding grade.

Finish grade to 2 inches below headers or concrete work.

Top dress planting areas with 2 inches of top dressing after planting.

Treat all planting areas with a pre-emergent.

3.10 GROUND COVER

At time of transplanting, soil in flats shall be sufficient so as not to fall apart when lifting plants. Plant each plant with its proportionate amount of the flat soil in a manner that will ensure a minimum disturbance to the root structure.

Plant flat material sufficiently deep to cover all roots. Firmly tamp the earth around each plant to force out large air pockets.

3.11 TURF SOD

Soil Preparation: Provide soil with an organic matter content of 25-percent to 30-percent. Cultivate entire area to a depth of 6" minimum and remove all rock in excess of 1 1/2", all building rubble, building construction material waste and any other material that will impair satisfactory growth. This top 6" must meet the topsoil requirements noted in Section 2.01.

Soil Amendments: Prior to rototilling, apply gypsum at a rate of 100 lbs per 1,000 sf, phosphate at a rate of 2 lbs per 1,000 sf, , and soil sulfur at 5 lbs per 1,000 sf. Rototill into soil.

Install sod along the straightest edge of turf area. Stagger joints in a brick-like pattern. Avoid gaps and overlapping. Place sod diagonally across, to avoid sliding. Water sod at least every 30 min. during installation. Finish by watering lightly and roll in two directions w/sod roller.

3.12 WATERING

Water all plants immediately after planting, except for saguaros, with hose in planting hole until material about the roots is completely saturated from the bottom of the hole to the top of the ground to avoid drying out until the entire planted area is thoroughly watered and the soil soaked to the full depth of each plant hole. Water stream shall not cause damage to planting hole or plant. Keep exposed roots wet by means of moist sawdust, peat moss or burlap at all times during planting operation. Repeat watering as often as necessary to keep the ground moist but not soaked, well below the root system of the plants.

3.13 CLEAN UP

Keep all areas clean and orderly during and after execution of work. Burning of trash is not permitted.

3.14 ADJUSTMENT

Prune each tree and shrub to preserve the natural character of the plant per American Standards for Nursery stock, as published by the American Association of Nurserymen. Prune only as directed by Owner's Representative and Landscape Architect to remove dieadwood, suckers, or broken or badly bruised branches. Replace all plants damaged by excessive pruning, planting operations or construction damage.

3.15 MAINTENANCE PERIOD

When the Owner's Representative and Landscape Architect determine the work to be substantially complete in accordance with the Conditions of the Contract, Contractor will be advised, in writing, that the maintenance period is to begin.

Landscape contractor shall be responsible for maintenance of landscaped areas for a period of 90 days. Maintenance includes watering, trimming, weeding and cultivating of beds.

Landscape contractor, in order to protect his guarantee, shall give typewritten to Owner, a complete maintenance instruction booklet on the care and feeding of the landscape.

Contractor shall request, in writing, a Final Inspection with Landscape Architect at the completion of the maintenance period. If the Owner's Representative determines the work is satisfactory, the maintenance period will end on the date of the Final Inspection. If the maintenance is unsatisfactory, the maintenance period will be extended, at the Contractors expense, until such time as all corrections are made and the work is inspected and approved by the Owner's Representative and Landscape Architect. Retention will not be released until Final Inspection is made and approval issued by the Owner's Representative.

3.16 FIELD QUALITY CONTROL

Notify Owner's Representative of the requirement for inspection at least 48 hours in advance. Inspections are required, but not limited to, the following:

- Inspection and acceptance of plant material prior to shipping.
- At completion of rough grade and boulder placement
- At completion of landscape finish grading and soil preparation, prior to planting.
- At installation of irrigation system, prior to backfilling trenches and planting.
- During installation of specimen tree, or other specimen plant material.
- After staking locations for plant holes, but prior to planting; for approval.
- During the planting process.
- During the placement and aiming of all light fixtures.
- At Substantial Completion of the Work.
- During warranty period to observe maintenance procedures.
- At final Completion of the Work.

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RUSSELL E. GREY
Expires 09/30/2007

PRASADA
Parcel 1
SURPRISE, ARIZONA

Toll Brothers
AMERICA'S LUXURY HOME BUILDER

revisions:

project #:
TOL 252
scale:
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REVIEW
drawn by:
TEAM
date:
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drawing:
Landscape Spec's

sheet #
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SURPRISE
ARIZONA

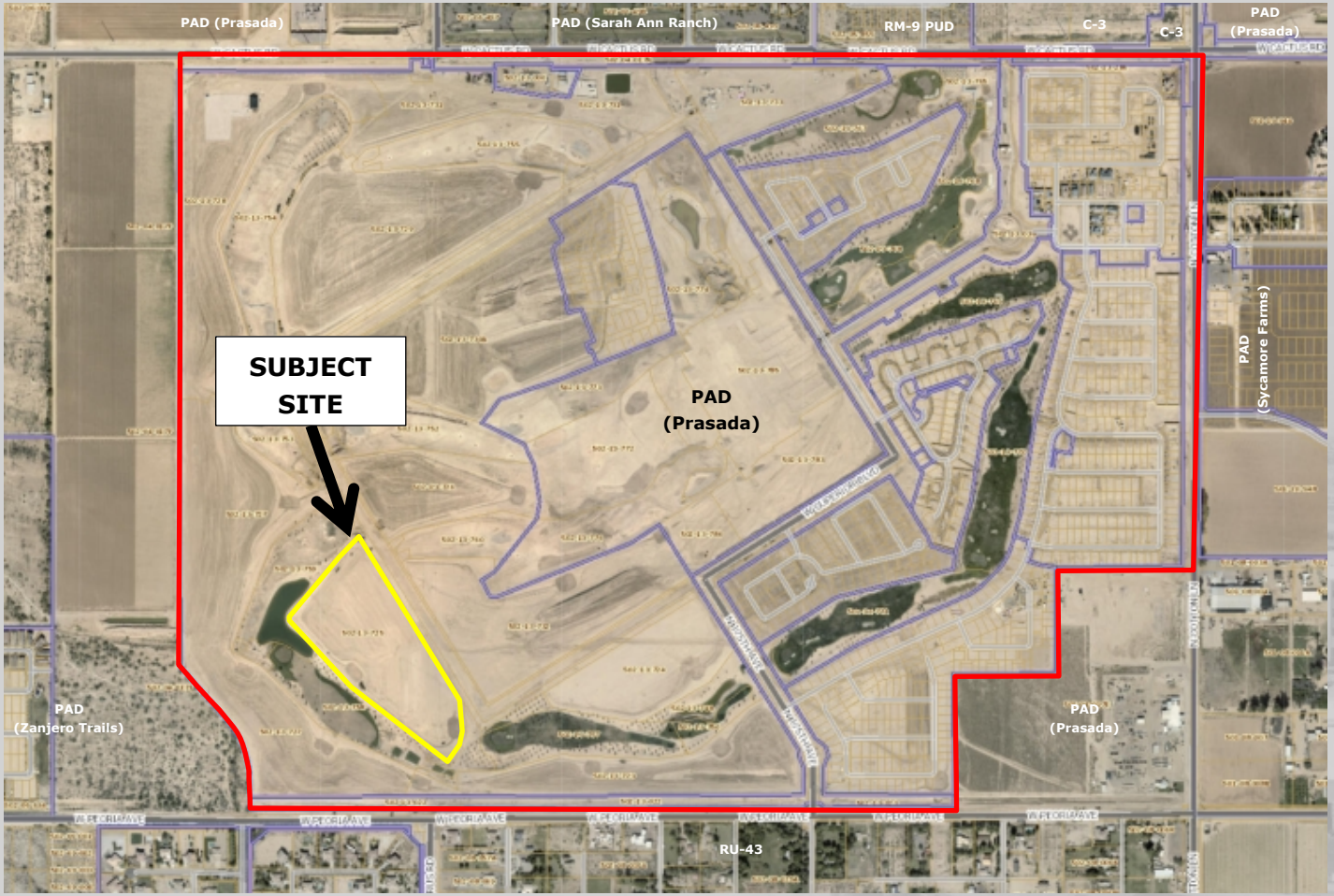
City Council

November 16, 2021

Toll at Prasada
Unit I Preliminary Plat
FS21-252

FS21-252 Vicinity Map





FS21-252 Case Map

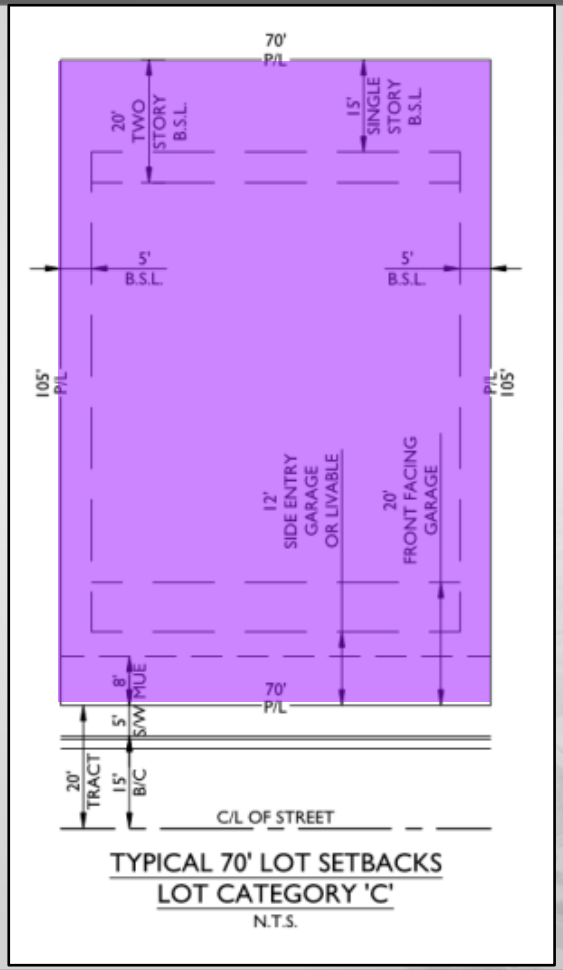
Sterling Grove Master Plan



Sterling Grove Master Plan

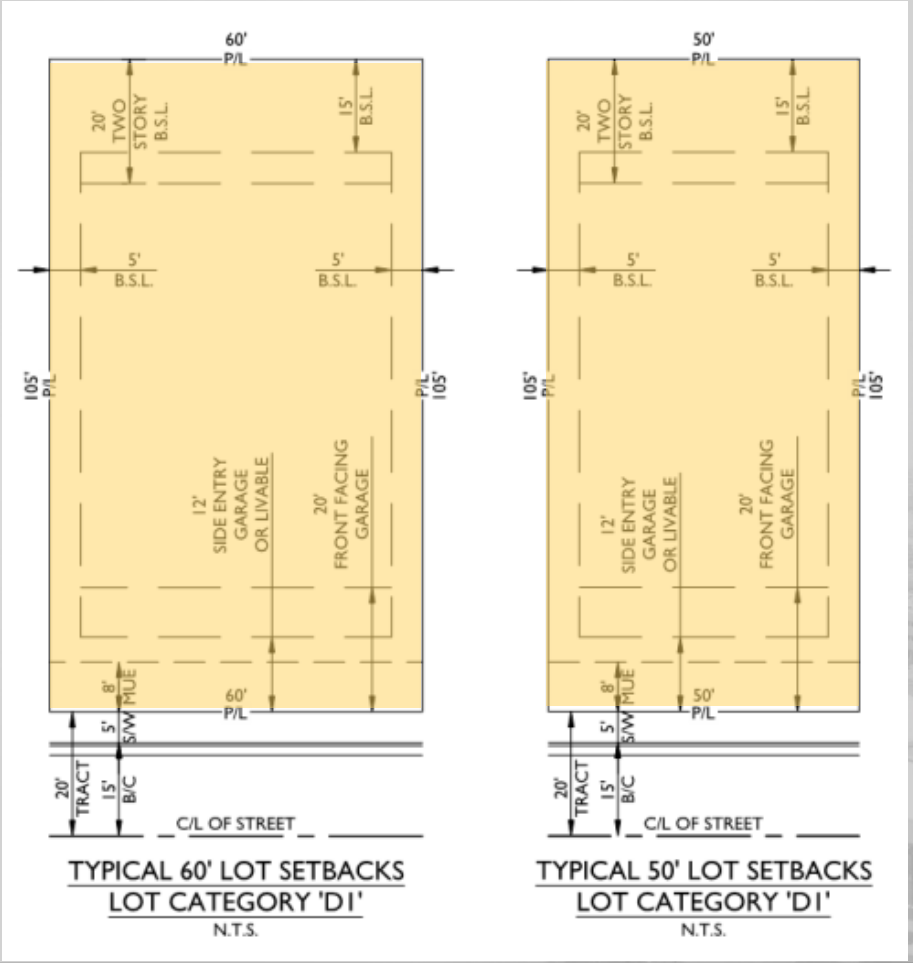


FS21-252 Unit I
Preliminary Plat

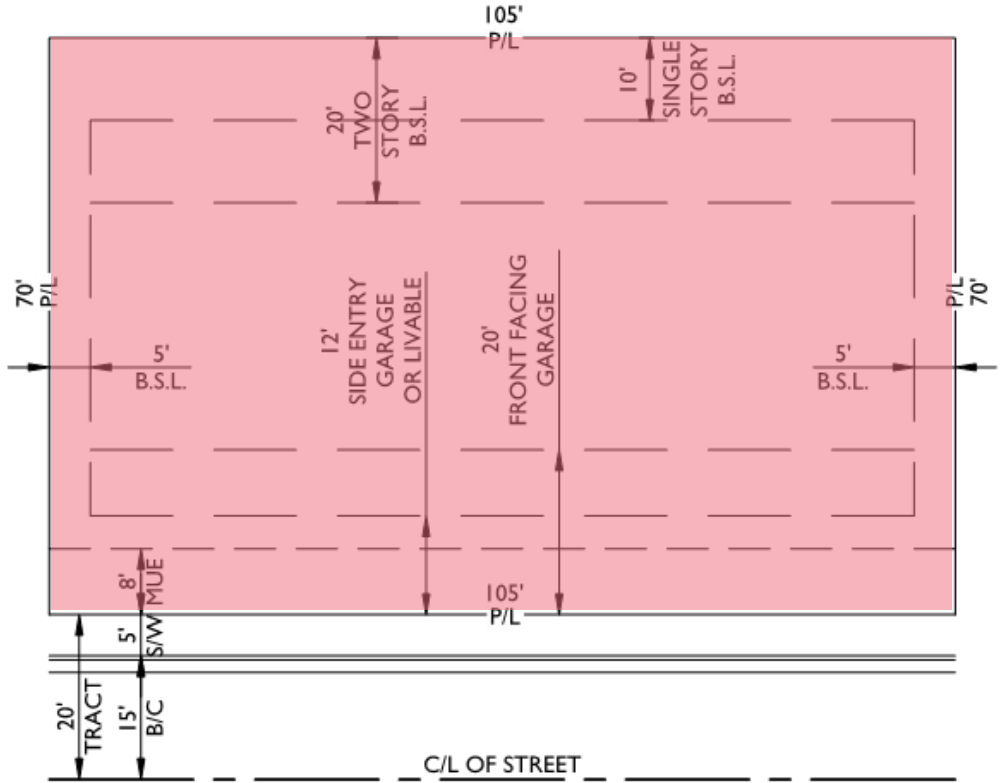


TYPICAL 70' LOT SETBACKS
LOT CATEGORY 'C'
N.T.S.

FS21-252 Unit I
Preliminary Plat

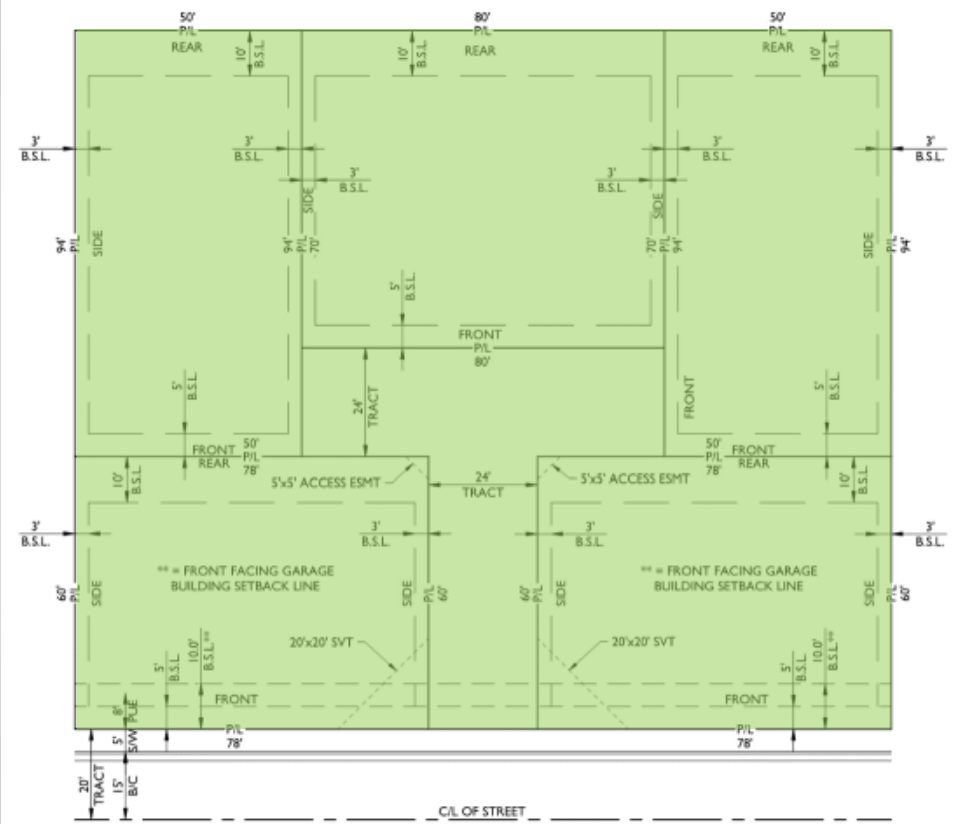


FS21-252 Unit I
Preliminary Plat



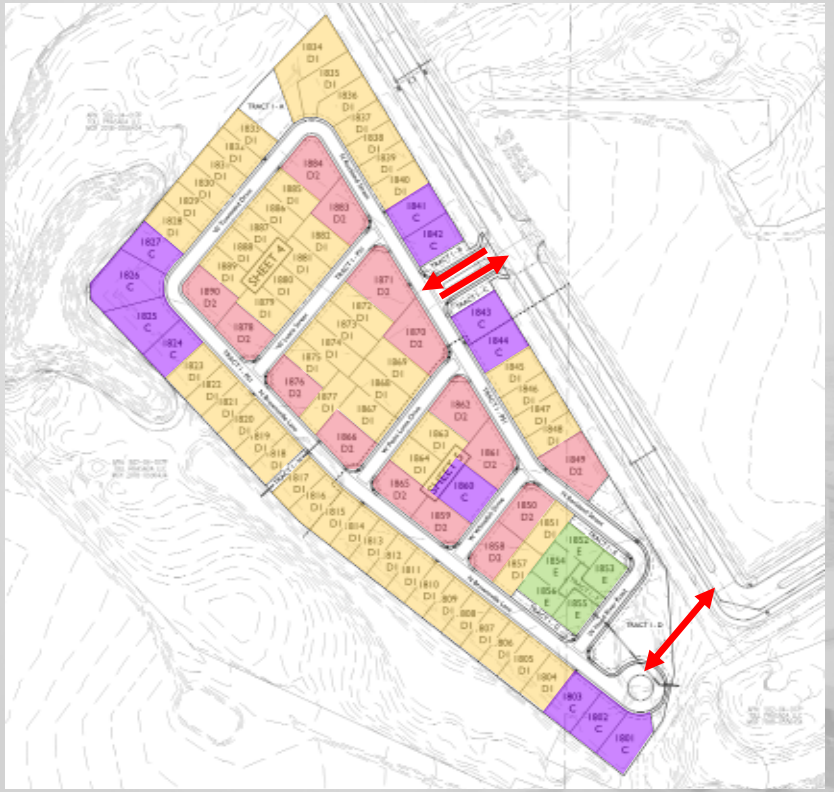
TYPICAL 105' LOT SETBACKS
LOT CATEGORY 'D2'
N.T.S.

FS21-252 Unit I
Preliminary Plat

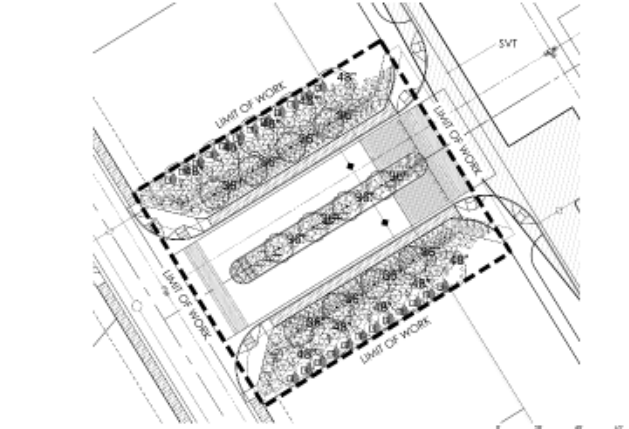


TYPICAL 5-PACK LOT SETBACKS
LOT CATEGORY 'E'
N.T.S.
(24' TRACT WILL INCLUDE SEWER, WATER, AND UTILITY EASEMENT)

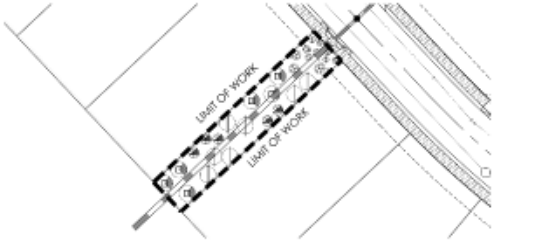
FS21-252 Unit I Preliminary Plat



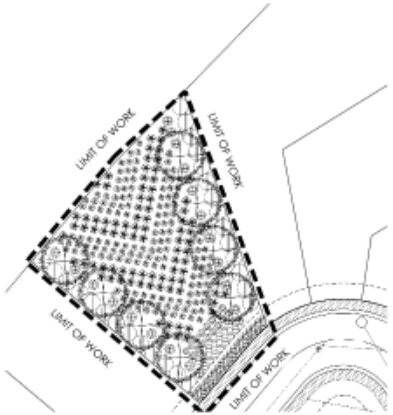
FS21-252 Unit I Landscape



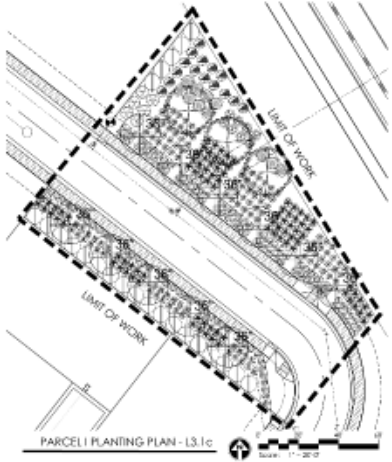
PARCEL I PLANTING PLAN - L3.1b



PARCEL I PLANTING PLAN - L3.1d



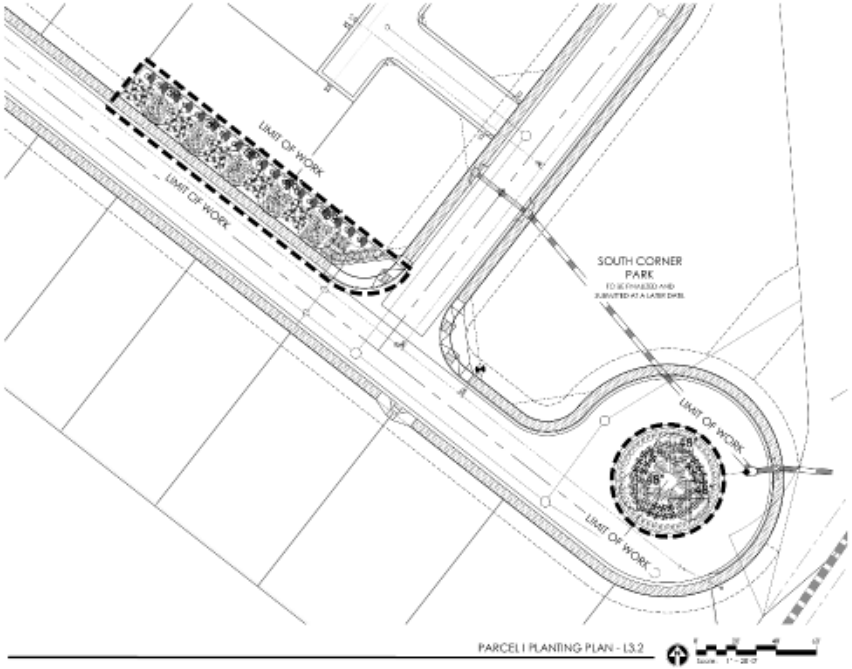
PARCEL I PLANTING PLAN - L3.1a



PARCEL I PLANTING PLAN - L3.1c

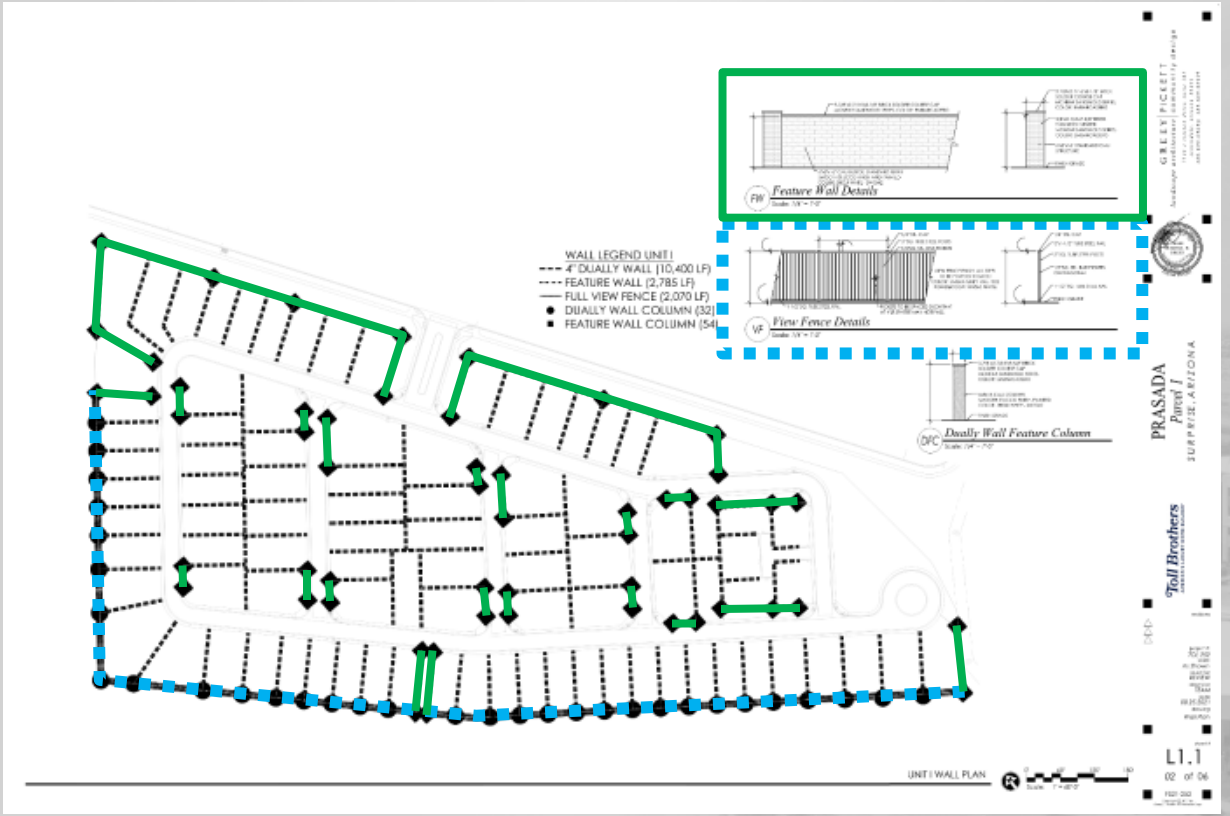


FS21-252 Unit I Landscape





FS21-252 Unit I Landscape



Commission Recommendation:

Approve subject to stipulations ‘a’ through ‘c’

SURPRISE
ARIZONA

QUESTIONS OR COMMENTS?

Thank You

CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: November 16, 2021 Contact Person: Lloyd Abrams
Submitting Department: Community Development District: District 1
Staff Recommendations: None

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

Agenda Wording:
Consideration and action pertaining to approval of the Tierra Rico Development Agreement (Regional Improvements Overlay Agreement) between the City of Surprise and Mattamy Arizona, LLC; Resolution # 2021-162.

Motion:
I move to approve Resolution # 2021-162.

Background:
Mattamy Arizona, LLC, as the successor to Tierra Rico LLC, will be responsible for designing and constructing some regional improvements required by the City to facilitate the development of the Tierra Rico project, as well as the reimbursement mechanisms for these regional improvements and surrounding property. These improvements include, but are not limited to, a 12" water distribution line and parallel 8" water distribution line along a portion of 171st Avenue and Tierra Rico Lane, a 10" to 12" sewer line along a portion of 171st Avenue, Tierra Rico Lane, and a portion of the local roads within the Tierra Rico Project, a fully improved half street from the Tierra Rico Project south to the intersection of Dynamite Boulevard, and a fully improved street extending along the eastern border of the Tierra Rico Project. Therefore, Mattamy Arizona, LLC is seeking the City's assistance in obtaining repayments from those benefited property owners. The City will be responsible to notify Mattamy Arizona, LLC each time an application is received by the City within the Benefited Area for zoning, platting, site planning or a building permit, as applicable. Include as a condition of approval for any application within the Benefited Area a stipulation that requires the applicant to show evidence of payment of all applicable Improvements Buy-in Fees and require a Notice of Payment prior to approving such Benefited Owner's final plat, site plan or building permit.

Objective Analysis:
Potential Positive Impacts Include: Growth is paying for itself; the City is not fully administrating the fees; infrastructure is being built in an area of the City needing public infrastructure.

Potential Negative Impacts: The City will be required to operate and maintain more infrastructure.

Policy Compliant:
The action is compliant with Council policy relative to growth paying for itself.

Financial Impact:

Per the agreement, Mattamy Arizona, LLC, as the successor to Tierra Rico LLC will be responsible for the design, construction, and installation of the various public improvements as listed in Section 1 of the Agreement. The City will be responsible for the operating and maintenance costs of the public infrastructure upon acceptance. The acceptance of infrastructure increases the City's asset base and adds to future maintenance commitments.

Budget Impact:

There is currently no budgetary impact related to approval of this item. However, the anticipated incremental additional maintenance expense associated with the public infrastructure will be incorporated in future budgets.

FTE Impact:

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

ATTACHMENTS:

1. Resolution-FS20-317 -Tierra Rico Repayment Agreement
2. FS20-317 Tierra Rico Regional Repayment Agreement
3. FS20-317 -Tierra Rico Repayment Agreement Presentation

RESOLUTION # 2021-162

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, APPROVING THE TIERRA RICO DEVELOPMENT AGREEMENT (REGIONAL IMPROVEMENTS OVERLAY AGREEMENT) WITH MATTAMY ARIZONA, LLC, FOR PROPERTY GENERALLY LOCATED NORTH OF PATTON ROAD AND EAST OF 166TH AVENUE, AND SOUTH OF DIXILETA DRIVE AND WEST OF 179TH AVENUE.

WHEREAS, Chapter 42, Article I of the City of Surprise Municipal Code authorizes the City to approve repayment agreements for special public improvements constructed by private property owners that also benefit adjacent or nearby private properties, as defined in the repayment agreement as the "Benefited Area";

WHEREAS, Mattamy Arizona, LLC, as the successor to Tierra Rico, LLC, will be designing and constructing various regional improvements necessary to facilitate the development of the Tierra Rico Project that will also serve and benefit other property generally located north of Patton Road and East of 166th Avenue, south of Dixileta Drive, and west of 179th Avenue;

WHEREAS, Mattamy Arizona, LLC seeks reimbursement from the owners of those properties surrounding the Tierra Rico Project property that will benefit from the regional improvements when they develop their respective properties in the future;

WHEREAS, the City agrees to notify Mattamy Arizona, LLC each time an application for zoning, platting, or a building permit is received by the City for property located within the defined "Benefited Area," as required by the terms of the Tierra Rico Development Agreement (Regional Improvements Overlay Agreement); and

WHEREAS, the City also agrees to not approve a final plat, site plan, or building permit for any property within the defined Benefited Area until a Notice of Payment is received by the City from the property owner, as required by the Tierra Rico Development Agreement (Regional Improvements Overlay Agreement).

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

Section 1. That the Tierra Rico Development Agreement (Regional Improvements Overlay Agreement) between the City of Surprise and Mattamy Arizona, LLC attached hereto as ***Exhibit A,*** is approved.

Section 2. That the Mayor is hereby authorized to execute the Tierra Rico Development Agreement (Regional Improvements Overlay Agreement) on behalf of the City, and the Mayor, or designee, may execute all future documents required to implement that Agreement.

APPROVED AND ADOPTED this _____day of _____, 2021.

Skip Hall, Mayor

Attest:

Sherry Aguilar, City Clerk

Approved as to form:

Robert Wingo, City Attorney

EXHIBIT A

TIERRA RICO DEVELOPMENT AGREEMENT
(Regional Improvements Overlay Agreement)

After recording, return to:

City Clerk
City of Surprise
16000 N. Civic Center Plaza
Surprise, AZ 85374

With a copy to:

Matt Stuart
Land Development Manager – Phoenix Division
Mattamy Homes USA
9200 East Pima Center Parkway, Suite 160
Scottsdale, AZ 85258

TIERRA RICO DEVELOPMENT AGREEMENT
(Regional Improvements Overlay Agreement)

THIS TIERRA RICO DEVELOPMENT AGREEMENT (REGIONAL IMPROVEMENTS OVERLAY AGREEMENT) **("Overlay Agreement")** is entered into by and between the City of Surprise, an Arizona municipal corporation **("City")** and Mattamy Arizona, LLC, an Arizona limited liability company **("Mattamy"),** as of the date the last party signs and dates this Overlay Agreement.

RECITALS:

A. The City and Mattamy desire to enter into this Overlay Agreement to address, among other things, the design and construction of various regional improvements necessary to facilitate the development of the Tierra Rico project (the **"Tierra Rico Project"**), as well as the reimbursement mechanisms for these regional improvements. Mattamy acquired the Tierra Rico Project from Tierra Rico, LLC.

B. Because Mattamy will be the party responsible for designing, constructing, and installing the Regional Improvements (as defined below), only the City and Mattamy are parties to this Overlay Agreement.

C. A depiction of the entire area benefited by the Regional Improvements is attached hereto as Exhibit A **("Benefited Area").**

D. The City and Mattamy desire to enter into this Overlay Agreement for the purpose of outlining and setting forth certain obligations and commitments relative to the Regional Improvements, intending this document to be a "Development Agreement" within the meaning of Ariz. Rev. Stat. § 9-500.05.

AGREEMENT:

NOW, THEREFORE, in consideration of the foregoing premises and mutual promises set forth in this Overlay Agreement, the City and Mattamy state, confirm, and agree as follows:

1. **Regional Improvements.** Mattamy shall be responsible for designing, constructing, and installing the following regional improvements (referred to herein individually as a **"Regional Improvement"** and collectively as the **"Regional Improvements"**):

    a. 171st Ave. Water Line Improvements: A 12" water distribution line and parallel 8" water distribution line along a portion of 171st Avenue and Tierra Rico Lane, as depicted on Exhibit B-1 attached hereto.

    b. 171st Ave. Sewer Line Improvements: A 10" to 12" sewer line along a portion of 171st Avenue, Tierra Rico Lane, and a portion of the local roads within the Tierra Rico Project as depicted on Exhibit C-1 attached hereto.

    c. 171st Ave. Street Improvements: A fully improved half street from the Tierra Rico Project south to the intersection of Dynamite Boulevard, as depicted on Exhibit D-1 attached hereto.

    d. Tierra Rico Lane Improvements: A fully improved street extending along the eastern border of the Tierra Rico Project, as depicted on Exhibit E-1 attached hereto.

2. **Design and Construction Costs.** The term "Design and Construction Costs" shall mean the actual costs of labor, materials, and supplies, architectural, engineering, design, and consultant fees and costs, blue printing services, construction, drilling, construction staking, demolition, soil amendments or compaction, right-of-way acquisition costs, legal and engineering services required to obtain permits, costs of insurance and bonds, warranty costs, any corrections, changes or additions to work required by the City of Surprise or necessitated by site conditions, state, county and City of Surprise sales taxes imposed in connection with the construction, City of Surprise permit, plan review and inspection fees and any other costs allowable by City of Surprise Municipal Code.

3. **171st Ave. Water Line Improvements.**

    3.1 Budget. The estimated budget for the 171st Ave. Water Line Improvements is attached hereto as Exhibit B-2. The budget has been reviewed and approved by the City and includes a more comprehensive description of the 171st Ave. Water Line Improvements. The budget may be amended from time to time by Mattamy, subject to the review and approval of the City (such review and approval not to be unreasonably conditioned, delayed, or withheld), and shall thereafter be deemed to have been incorporated into this Overlay Agreement.

    3.2 Benefited Area. The benefited area for the 171st Ave. Water Line Improvements is attached hereto as Exhibit B-3 ("**171st Water Buy-in Area**"). The City acknowledges that all property within the 171st Water Buy-in Area may be required to utilize the 171st Ave. Water Line Improvements to the extent there remains capacity therein, unless water is obtained from a different source by the property owner.

    3.3 Buy-In Fee. Any person developing property within the 171st Water Buy-in Area during the Term of this Overlay Agreement shall be required to pay a buy-in fee for the portion of the 171st Ave. Water Line Improvements being used or to be used by such person's development ("**171st Water Buy-in Fee**"). The 171st Water Buy-in Fee shall be assessed in accordance with the spreadsheet attached hereto

as Exhibit B-4. The initial 171st Water Buy-in Fee is based upon the estimated budget for the 171st Ave. Water Line Improvements and is subject to change upon completion of the 171st Water Line Improvements and the determination of the actual Design and Construction Costs for the 171st Ave. Water Line Improvements, provided these Improvements are completed during the Term of this Overlay Agreement. If the 171st Ave. Water Line Improvements are not completed during the Term, the 171st Water Buy-in Fee will only be based on the estimated budget. If no portion of the construction of the 171st Ave. Water Line Improvements has been approved by the City during the Term, no Buy-in Fee may be assessed against any property within the 171st Water Buy-in Area.

4. **171st Ave. Sewer Line Improvements.**

4.1 Budget. The estimated budget for the 171st Ave. Sewer Line Improvements is attached hereto as Exhibit C-2. The budget has been reviewed and approved by the City and includes a more comprehensive description of the 171st Ave. Sewer Line Improvements. The budget may be amended from time to time by Mattamy, subject to the review and approval of the City (such review and approval not to be unreasonably conditioned, delayed or withheld), and shall thereafter be deemed to have been incorporated into this Overlay Agreement.

4.2 Benefited Area. The benefited area for the 171st Ave. Sewer Line Improvements is attached hereto as Exhibit C-3 ("**171st Sewer Buy-in Area**"). The City acknowledges that all property within the 171st Sewer Water Buy-in Area may be required to utilize the 171st Sewer Water System Improvements to the extent there remains capacity therein, unless the property owner arranges for an alternative means to dispose of wastewater acceptable to the City.

4.3 Buy-In Fee. Any person developing property within the 171st Sewer Buy-in Area during the Term of this Overlay Agreement shall be required to pay a buy-in fee for the portion of the 171st Ave. Sewer Line Improvements being used or to be used by such person's development ("**171st Sewer Buy-in Fee**"). The 171st Sewer Buy-in Fee shall be assessed in accordance with the spreadsheet attached hereto as Exhibit C-4. The initial 171st Sewer Buy-in Fee is based upon the estimated budget for the 171st Ave. Sewer Line Improvements and is subject to change upon completion of the 171st Ave. Sewer Line improvements and the determination of the actual Design and Construction Costs for the 171st Ave. Sewer Line Improvements, provided these Improvements are completed during the Term of this Overlay Agreement. If the 171st Ave. Sewer Line Improvements are not completed during the Term, the 171st Sewer Buy-in Fee will only be based on the estimated budget. If no portion of the construction of the 171st Ave. Sewer Line Improvements has been approved by the City during the Term, no Buy-in Fee may be assessed against any property within the 171st Sewer Buy-in Area.

5. **171st Ave. Street Improvements.**

5.1 Budget. The estimated budget for the 171st Ave. Street Improvements is attached hereto as Exhibit D-2. The budget has been reviewed and approved by the City and includes a more comprehensive description of the 171st Ave. Street Improvements. The budget may be amended from time to time by Mattamy, subject to the review and approval of the City (such review and approval not to be unreasonably conditioned, delayed, or withheld), and shall thereafter be deemed to have been incorporated into this Overlay Agreement.

5.2 Benefited Area. The benefited area for the 171st Ave. Street Improvements is attached hereto as Exhibit D-4 ("**171st Street Buy-in Area**"). Any person developing property in the 171st Street Buy-in Area during the Term of this Overlay Agreement shall be required by the City to utilize and incorporate the 171st Ave. Street Improvements into its plan of development if those plans show 171st Avenue as providing access to the property. A depiction of the 171st Ave. Street Improvements is attached hereto as Exhibit D-1.

5.3 Buy-In Fee. Any person developing property within the 171st Street Buy-in Area that is using 171st Avenue for access shall be required to pay a portion of the 171st Ave. Street Improvements ("**171st Street Buy-in Fee**"). The 171st Street Buy-in Fee shall be assessed on a per gross acre basis measured to the adjacent roadway/right-of-way centerline. The 171st Street Buy-in Fee shall be calculated using the spreadsheet attached hereto as Exhibit D-3. The initial 171st Street Buy-in Fee is based upon the estimated budget for the 171st Ave. Street Improvements and is subject to change upon completion of such improvements and the determination of the actual Design and Construction Costs for the 171st Ave. Street Improvements, provided these Improvements are completed during the Term of this Overlay Agreement. If the 171st Ave. Street Improvements are not completed during the Term, the 171st Street Buy-in Fee will only be based on the estimated budget. If no portion of the construction of the 171st Ave. Street Improvements has been approved by the City during the Term, no Buy-in Fee may be assessed against any property within the 171st Street Buy-in Area.

6. **Tierra Rico Lane Improvements.**

6.1 Budget. The estimated budget for the Tierra Rico Lane Improvements is attached hereto as Exhibit E-2. The budget has been reviewed and approved by the City and includes a more comprehensive description of the Tierra Rico Lane Improvements. The budget may be amended from time to time by Mattamy, subject to the review and approval of the City (such review and approval not to be unreasonably conditioned, delayed or withheld), and shall thereafter be deemed to have been incorporated into this Overlay Agreement.

6.2 Benefited Area. The benefited area for the Tierra Rico Lane Improvements is attached hereto as Exhibit E-4 ("**Tierra Rico Lane Buy-in Area**"). Any person developing property in the Tierra Rico Lane Buy-in Area during the Term of this Overlay Agreement that will be accessed by using Tierra Rico Lane shall be required by the City to utilize and incorporate the Tierra Rico Lane Improvements into its plan of development. A depiction of the Tierra Rico Lane Improvements is attached hereto as Exhibit E-1.

6.3 Buy-In Fee. Any persons developing property within the Tierra Rico Lane Buy-in Area during the Term of this Overlay Agreement and using Tierra Rico Lane for access shall be required to pay a buy-in fee for its proportionate share of the portion of the Tierra Rico Lane Improvements allocated to such person's development ("**Tierra Rico Lane Buy-in Fee**"). The Tierra Rico Lane Buy-in Fee shall be assessed on a per gross acre basis measured to the adjacent roadway/right-of-way centerline. The Tierra Rico Lane Buy- in Fee shall be calculated using the spreadsheet attached hereto as Exhibit E-3.

The initial Tierra Rico Lane Buy-in Fee is based upon the estimated budget for the Tierra Rico Lane Improvements and is subject to change upon completion of the Tierra Rico Lane Improvements and the determination of the actual Design and Construction Costs for the Tierra Rico Lane Improvements,

provided these Improvements are completed during the Term of this Overlay Agreement. If the Tierra Rico Lane Improvements are not completed during the Term, the Tierra Rico Lane Buy-in Fee will only be based on the estimated budget. If no portion of the construction of the Tierra Rico Lane Improvements has been approved by the City during the Term, no Buy-in Fee may be assessed against any property within the Tierra Rico Lane Buy-in Area.

7. **City Duties and Obligations.**

The City shall be responsible for the following duties and obligations, to the extent permitted by law.

a. Notifying Mattamy each time an application is received by the City, during the Term of this Overlay Agreement, from a property owner within the Benefited Area for annexation, zoning, platting, site planning, or a building permit. The notification shall include the name, address, phone number, and email address of the applicant, as well as a general description of the project, including but not limited to its location and size.

b. Including as a condition of approval for any annexation, zoning, final plat, or building permit application received during the Term of this Overlay Agreement for property within the Benefited Area a stipulation that requires the applicant to show evidence of payment of all applicable Regional Improvements Buy-in Fees as set forth herein. The following is a sample stipulation:

> "Prior to the City recording a final plat or approving a site plan or building permit within the property, the applicant shall provide the City with a Notice of Payment from Mattamy that the 171st Water Buy-in Fee, the 171st Sewer Buy-in Fee, the 171st Street Buy-in Fee, and the Tierra Rico Lane Buy-in Fee, as applicable, all as described in the Tierra Rico Development Agreement (Regional Improvements Overlay Agreement), have been paid."

c. During the Term of this Overlay Agreement, requiring a Notice of Payment, a sample of which is attached hereto as Exhibit F, of all applicable Regional Improvements Buy-in Fees by any person developing property in the Benefited Area **("Benefited Owner")** prior to recording such Benefited Owner's final plat or approving such Benefited Owner's site plan or building permit.

d. During the Term of this Overlay Agreement, reviewing and approving the Design and Construction Costs for each Regional Improvement. The City shall have sixty (60) days to review and approve the Design and Construction Costs for each Regional Improvement. Failure by the City to approve or provide Mattamy with any written feedback on the Design and Construction Costs for a Regional Improvement within the sixty (60) day period shall be deemed the City's approval of such Design and Construction Costs. If the City has an issue or concern with the Design and Construction Costs, the City shall immediately notify Mattamy, and the City and Mattamy agree to work in good faith to resolve the issue or concern. If the issue or concern cannot in good faith be resolved by the City and Mattamy, then the unresolved issue or concern shall be submitted to a qualified engineer for a final determination. Any costs

associated with employing a qualified engineer to make a final determination shall be borne equally by the City and Mattamy.

8. **Regional Improvements Buy-in Fees.**

8.1 Review of Calculation Methodology. Upon written request from a Benefited Owner, Mattamy shall promptly provide such Benefited Owner with an excel file copy of the requested Regional Improvements Buy-in Fees spreadsheets (Exhibits B-4, C-4, D-3, and E-3, as applicable).

8.2 Collecting the Buy-in Fees. Mattamy shall provide each Benefited Owner with an invoice showing each of the Regional Improvements Buy-in Fees such Benefited Owner is required to pay as a condition of developing property in the Benefited Area during the Term of this Overlay Agreement. Mattamy shall direct each Benefited Owner to remit payment of its Regional Improvements Buy-in Fees directly to Mattamy. Upon receipt of a Benefited Owner's Regional Improvements Buy-in Fees, Mattamy shall provide such Benefited Owner with a Notice of Payment.

8.2.1 Timing of Collection. During the Term of this Overlay Agreement, the Regional Improvements Buy-in Fees shall be collected from a Benefited Owner utilizing any of the Regional Improvements upon recordation of a final plat or approval of a building permit or site plan for the Benefited Owner's property, or at the time such Benefited Owner begins utilizing any of the Regional Improvements, whichever is the first to occur. Mattamy shall collect the Regional Improvements Buy-in Fees for all Regional Improvements, even Regional Improvements that have not yet been completed by Mattamy. The Regional Improvement Buy-in Fee for a Regional Improvement that has not yet been completed by Mattamy shall be the initial Regional Improvement Buy-in Fee identified in this Overlay Agreement, which is based on the estimated budget for such Regional Improvement.

8.2.1.1 Holding Buy-in Fees. Regional Improvements Buy-in Fees collected by Mattamy during the Term of this Overlay Agreement for Regional Improvements that have been completed and accepted by the City may be deposited into Mattamy's general account. Regional Improvements Buy-in Fees collected by Mattamy for Regional Improvements not yet completed or accepted by the City shall be held by Mattamy in an interest-bearing escrow account to be opened by Mattamy with First American Title. Regional Improvements Buy-in Fees deposited into an escrow account may be withdrawn by Mattamy once construction has begun on the associated Regional Improvement.

8.2.2 Repayment Term. The repayment term for each Regional Improvement Buy- in Fee shall be the Term of this Overlay Agreement as defined in Section 9, provided the City has approved the construction of some portion of the associated Regional Improvement. By way of example the repayment term for the Regional Improvement Buy-in Fee for the 171st Sewer Improvements would begin on the date during the Term of this Overlay Agreement that the City approved the construction of the 171st Sewer Improvements.

8.2.3 Notification to City. During the Term of this Overlay Agreement, Mattamy shall notify the City and provide the City with a copy of the Notice of Payment each time a Benefited Owner pays its Regional Improvements Buy-in Fees. The Notice of Payment shall include a statement of

whether or not all Regional Improvements Buy-in Fees have been paid. The City shall promptly acknowledge receipt of each Notice of Payment and return a signed copy to Mattamy. Mattamy shall promptly forward an updated copy of the Notice of Payment with the City's signature to the applicable Benefited Owner.

8.3 Updating Costs. Upon completion of each Regional Improvement during the Term of this Overlay Agreement, Mattamy shall promptly provide the City with written evidence of the Design and Construction Costs incurred by Mattamy to complete each Regional Improvement. Following the City's approval of the Design and Construction Costs for a Regional Improvement, Mattamy shall promptly update the associated Regional Improvement Buy-in Fee spreadsheet to reflect the actual Design and Construction Costs.

8.3.1 Reconciling Buy-in Fees. Following the completion of a Regional Improvement during the Term of this Overlay Agreement and the approval of its Design and Construction Costs, Mattamy shall "true-up" any Regional Improvements Buy-in Fees paid prior to the completion of such Regional Improvement.

a. Overpayment. In the event a Benefited Owner paid a Regional Improvement Buy-in Fee greater than what the Regional Improvement Buy-in Fee should have been when based on the actual Design and Construction Costs, then Mattamy shall calculate the amount of the overpayment and promptly refund such amount plus any earned interest to the Benefited Owner.

b. Underpayment. In the event a Benefited Owner paid a Regional Improvement Buy-in Fee less than what the Regional Improvement Buy-in Fee should have been when based on the actual Design and Construction Costs, then Mattamy shall calculate the amount of the underpayment and promptly notify both the Benefited Owner and the City of the balance due. The City agrees to treat the balance due just as it would any unpaid Regional Improvement Buy-in Fee and to require Notice of Payment by the Benefited Owner prior to recording such Benefited Owner's final plat, or approving a site plan or building permit submitted by such Benefitted Owner. In the event that the Benefited Owner has already completed full buildout of the property, the balance due shall be waived and payment shall not be required.

9. **Term.** This Overlay Agreement shall become effective upon signature by the City and Mattamy and recordation and shall automatically terminate ten (10) years after the first assessment has been paid on behalf of any Benefited Owner as required by Surprise Municipal Code Section 42-7(C).

10. **Public Bidding.** Mattamy shall be required to publicly bid or comply with the requirements of Arizona Revised Statutes, Title 34, and Surprise Municipal Code Section 42-5(d) for any Regional Improvements for which Mattamy will be seeking reimbursement through either crediting of on-site impact fees or remittance of off-site impact fees; however, Mattamy shall not be required to publicly bid in order to be reimbursed for Regional Improvements if the reimbursement mechanism is solely through the collection of a Regional Improvement Buy-in Fee.

11. **Recordation.** This Overlay Agreement shall be recorded in its entirety in the Official Records of Maricopa County, Arizona, not later than ten (10) days after its full execution.

12. **Notices and Filings.** All notices, filings, consents, approvals and other communications provided for herein or given in connection herewith shall be validly given, filed, made, delivered or served if in writing and delivered personally, emailed or sent by first-class United States Mail to:

City:	City of Surprise 16000 N. Civic Center Plaza Surprise, AZ 85374 Attn: Community Development Director Email: chris.boyd@surpriseaz.gov Phone: 623.222.3020
With Copy to:	City of Surprise 16000 N. Civic Center Plaza Surprise, AZ 85374 Attn: City Attorney Email: robert.wingo@surpriseaz.gov Phone: 623.222.1124
Mattamy:	Mattamy Arizona, LLC Attn: Kevin Rust 9200 E Pima Center Parkway, Suite 160 Scottsdale, AZ 85258 Email: kevin.rust@mattamycorp.com Phone: 480.302.6080
With Copy to:	Marc D. Blonstein 7033 East Greenway Parkway, Suite 210 Scottsdale, AZ 85254 Email: mblonstein@berensblonstein.com Phone: 480.624.2703

or to such other address or addresses as may hereafter be specified by notice given by any of the above for itself to the others. Any notice or other communication directed to either party shall become effective upon the earliest of the following: (a) actual receipt by that party; or (b) four (4) days after deposit with the United States Postal Service with postage pre-paid and addressed to the party.

13. **Default.** Failure or unreasonable delay by either party to perform or otherwise act in accordance with any term or provision hereof shall constitute a breach of this Overlay Agreement. Any breach not cured within thirty (30) days after written notice is received from a non-breaching party, shall constitute a default under this Overlay Agreement; provided, however, that if the failure is such that more than thirty (30) days would reasonably be required to perform such action or comply with any term or provision hereof, then the breaching party shall have such additional time as may be necessary to perform or comply so long as the breaching party commences performance or compliance within said

thirty (30) day period and diligently proceeds to complete such performance or fulfill such obligation. Any notice of a breach shall specify the nature of the alleged breach and the manner in which said breach may be satisfactorily cured, if possible. The thirty (30) day period shall not apply where an ordinance or statute requires City to perform or otherwise act in a period in excess of thirty (30) days. In the event a breach remains uncured following the thirty (30) day period, the only remedy permitted shall be specific performance, except as specifically allowed within this Overlay Agreement.

14. **Dispute Resolution.** In the event that there is a dispute hereunder which the parties cannot resolve between themselves, the parties agree that there shall be a forty-five (45) day moratorium on litigation during which time the parties agree to attempt to settle the dispute by nonbinding mediation before commencement of litigation. The mediation shall be held under the commercial mediation rules of the American Arbitration Association. The matter in dispute shall be submitted to a mediator mutually selected by the parties. In the event that the parties cannot agree upon the selection of a mediator within seven (7) days, then within three (3) days thereafter, the parties shall request the presiding judge of the Superior Court in and for the County of Maricopa, Arizona, to appoint an independent mediator. The mediator selected shall have at least five (5) years' experience in mediating or arbitrating disputes relating to development. The cost of any such mediation shall be divided equally between the parties. The results of the mediation shall be nonbinding on the parties, and either party shall be free to initiate litigation subsequent to the moratorium.

15. **Choice of Law, Venue and Attorneys' Fees.** Any dispute, controversy, claim or cause of action arising out of or related to this Overlay Agreement shall be governed by Arizona law. The venue for any such dispute shall be Maricopa County, Arizona, and each party waives the right to object to venue in Maricopa County for any reason. No party shall be entitled to recover any of its attorneys' fees nor other costs from any other party incurred in any such dispute, controversy, claim or cause of action, but each party shall bear its own attorneys' fees and costs, whether the same is resolved through arbitration, litigation in a court, or otherwise. The only remedies that may be sought by either party by arbitration, litigation, or otherwise are specific performance, declaratory judgment, and injunction. No money damages may be sought or awarded against either party.

16. **Good Standing and Authority.** The parties represent and warrant that each is duly formed and validly existing under applicable law and that the individuals executing this Overlay Agreement on behalf of their respective party are authorized and empowered to bind the party on whose behalf each such individual is signing.

17. **Assignment.** The provisions of this Overlay Agreement are binding upon and shall inure to the benefit of the parties, and all of their successors in interest and assigns. This Overlay Agreement may be assigned in whole or in part by Mattamy, provided written notice of the assignment is provided to the City pursuant to Paragraph 12. In the event of a complete or partial assignment by Mattamy, all or a portion of Mattamy's rights and obligations hereunder shall terminate effective upon the assumption by Mattamy's assignee of such rights and obligations.

18. **Third Parties.** It is not intended by this Overlay Agreement to, and nothing contained in this Overlay Agreement shall, create any partnership, joint venture or other agreement between the parties. No term or provision of this Overlay Agreement is intended to, or shall be for the benefit of any person or entity not a party hereto, and no such other person or entity shall have any right or cause of action hereunder.

19. **Waiver.** No delay in exercising any right or remedy shall constitute a waiver thereof; and no waiver of any breach shall be construed as a waiver of any preceding or succeeding breach of the same or any other covenant, or condition of this Overlay Agreement. No waiver shall be effective unless it is in writing and is signed by the party asserted to have granted such waiver.

20. **Further Documentation.** The parties agree in good faith to execute such further or additional instruments and documents and to take such further acts as may be necessary or appropriate to fully carry out the intent and purpose of this Overlay Agreement.

21. **Fair Interpretation.** The parties have been represented by counsel in the negotiation and drafting of this Overlay Agreement and this Overlay Agreement shall be construed according to the fair meaning of its language. The rule of construction that ambiguities shall be resolved against the party who drafted a provision shall not be employed in interpreting this Overlay Agreement.

22. **Headings.** The headings of this Overlay Agreement are for purposes of reference only and shall not limit or define the meaning of any provision of this Overlay Agreement.

23. **Counterparts.** This Overlay Agreement may be executed in any number of counterparts, each of which shall be an original but all of which shall constitute one and the same instrument. The signature pages from one or more counterparts may be removed from such counterparts and such signature pages all attached to a single instrument so that the signatures of all parties may be physically attached to a single document.

24. **Computation of Time.** Any reference to a "day" in this Overlay Agreement shall mean a City business day unless otherwise noted. In computing any period of time under this Overlay Agreement, the date of the act or event from which the designated period of time begins to run shall not be included. The last day of the period so completed shall be included unless it is a Saturday, Sunday or legal holiday, in which event the period shall run until the end of the next day which is not a Saturday, Sunday or legal holiday. The time for performance of any obligation or taking any action under this Overlay Agreement shall be deemed to expire at 5:00 p.m. (Arizona time) on the last day of the applicable time period provided herein.

25. **Conflict of Interest.** This Overlay Agreement is subject to the terms of ARS § 38-511.

26. **No Obligation to Develop.** Nothing contained herein shall be deemed to obligate Mattamy to complete any part of the development of the Tierra Rico Project, and the responsibility to design and construct the Regional Improvements is contingent upon Mattamy moving forward with the development of the Tierra Rico Project.

27. **Indemnification and Defense of City by Mattamy.** To the fullest extent permitted by law, Mattamy shall indemnify, defend (with counsel acceptable to the City), protect, and hold harmless the City, and its elected officials, appointed officials, employees and agents for, from, and against any and all liability, loss, damage, expense, and legal fees or costs, arising from or related to any claim or action, including but not limited to, claims or actions for takings or constitutionally impermissible exactions, brought by any person or entity in connection with the parties' performance of the duties imposed and

the rights granted by this Overlay Agreement. The scope of this duty to indemnify, defend, protect, and hold harmless shall include, but not be limited to, any claim or cause of action that may be asserted by any property owners within the Benefited Area. Mattamy shall defend the validity of this Overlay Agreement in the event of any proceeding or litigation arising from its terms or implementation that names the City as a party and which challenges the validity of the Agreement or the authority of the City to enter into or perform any of its obligations under the Agreement. Mattamy's obligations and liabilities under this Section 27 shall survive the termination of this Overlay Agreement.

28. **Takings/Exactions.** Nothing in this Overlay Agreement shall require the City to effect a taking, administrative or otherwise, or constitutionally impermissible exaction. To the extent that any provision of this Overlay Agreement is held to be a taking, a constitutionally impermissible exaction, or otherwise unlawful by a court of competent jurisdiction, that provision shall be void and the City shall be released from performance of any obligation under that provision.

29. **Entire Agreement.** This Overlay Agreement, together with the following Exhibits attached hereto (which are incorporated herein by this reference) constitutes the entire Overlay Agreement between the parties.

a.	Exhibit A:	Benefited Area
b.	Exhibit B-1:	Depiction of 171st Ave. Water Improvements
c.	Exhibit B-2:	171st Ave. Water Improvements Budget
d.	Exhibit B-3:	Depiction of 171st Ave. Water Buy-in Area
e.	Exhibit B-4:	171st Ave. Water Buy-in Fee Spreadsheet
f.	Exhibit C-1:	Depiction of 171st Ave. Sewer Line Improvements
g.	Exhibit C-2:	171st Ave. Sewer Line Improvements Budget
h.	Exhibit C-3:	Depiction of 171st Ave. Sewer Buy-in Area
i.	Exhibit C-4:	171st Ave. Sewer Line Buy-in Spreadsheet
j.	Exhibit D-1:	Depiction of 171st Ave. Street Improvements
k.	Exhibit D-2:	171st Ave. Street Improvements Budget
l.	Exhibit D-3:	171st Ave. Street Buy-in Area
m.	Exhibit D-4:	171st Ave. Street Buy-in Fee Spreadsheet
n.	Exhibit E-1:	Depiction of Tierra Rico Lane Improvements
o.	Exhibit E-2:	Tierra Rico Lane Improvements Budget
p.	Exhibit E-3:	Tierra Rico Lane Buy-in Area
q.	Exhibit E-4:	Tierra Rico Lane Buy-in Fee Spreadsheet
r.	Exhibit F:	Sample Notice of Payment

IN WITNESS WHEREOF, the Parties have executed this Overlay Agreement on the date(s) written below.

[SIGNATURES APPEAR ON THE FOLLOWING PAGES]

CITY:

CITY OF SURPRISE, an Arizona municipal corporation

DATED: _____ By: _____

_____ the Mayor

ATTEST:

_____
Sherry Ann Aguilar, City Clerk

APPROVED AS TO FORM:

_____
Robert Wingo, City Attorney

NOTARY FORM for Mayor of City of Surprise:

State of Arizona)
) ss.
County of Maricopa)

The foregoing instrument was acknowledged before me on this _____by _____

_____
Notary

IN WITNESS WHEREOF, Mattamy has executed this Overlay Agreement as of the date set forth adjacent to its signature.

MATTAMY:

MATTAMY ARIZONA, LLC, An Arizona Limited Liability Company

By: _____

Name: Kevin Rust

Title: Vice President

DATED: 10/20/21

NOTARY FORM for Mattamy Arizona, LLC

State of Arizona)
) ss.
County of Maricopa)

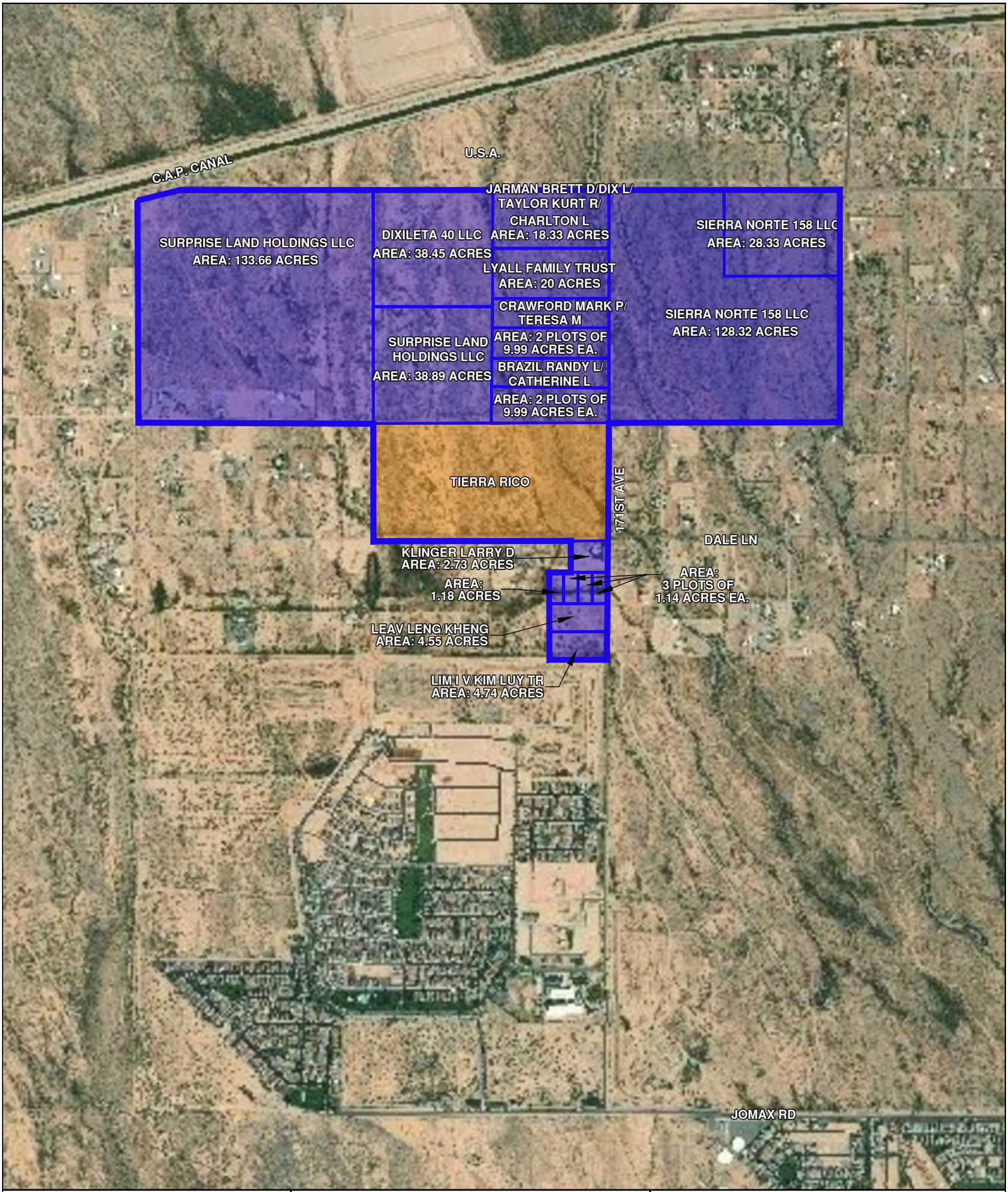
The foregoing instrument was acknowledged before me on this 10/20/21 by Kevin Rust, Vice President of Mattamy Arizona, LLC, an Arizona Limited Liability Company, on behalf of the company.

Notary Public State of Arizona
Maricopa COUNTY
Hillary R Turby
My Commission Expires 5/27/2025
Commission Number 608144

Hillary R Turby
Notary

Exhibit A

Depiction of the Benefited Area



PROJ.NO.:	1308
DATE:	AUG 2020
SCALE:	1" = 1500'
DRAWN BY:	HW
CHECKED BY:	TW

TIERRA RICO

171ST AVE AND PEAK VIEW RD
SURPRISE, ARIZONA

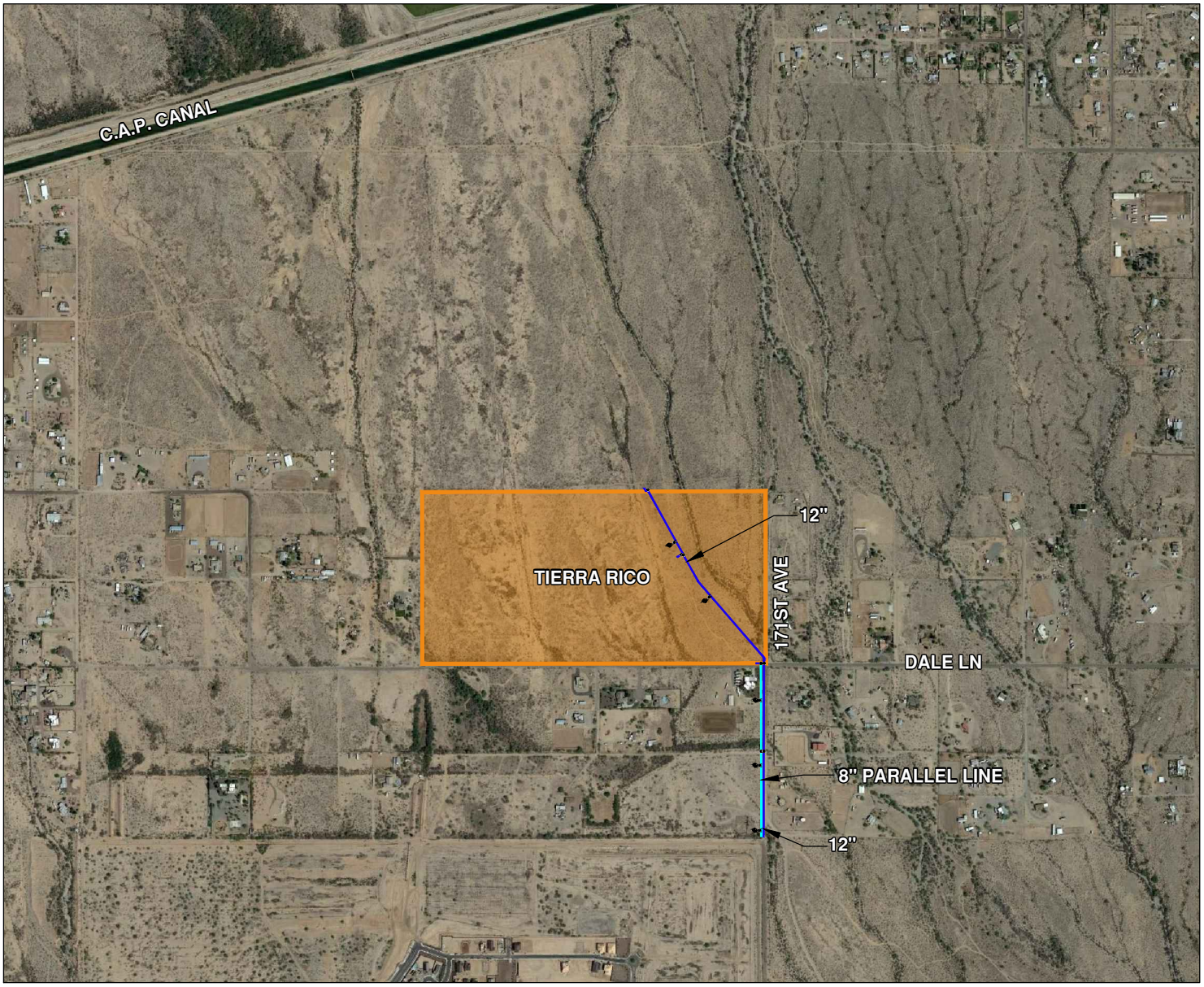
DEPICTION OF BENEFITTED AREA

HILGARTWILSON
2141 E. HIGHLAND AVE., STE. 250
PHOENIX, AZ 85016
P: 602.490.0535 / F: 602.368.2436

© 2020, HILGARTWILSON, LLC

Exhibit B-1

Depiction of 171st Ave. Water Improvements



APPROVAL

REPAYMENT PROJECT # ____

SECTION 26, TOWNSHIP 5 NORTH, RANGE 2 WEST

CITY OF SURPRISE ENGINEER DATE

DEVELOPER DATE

N

PROJ.NO.:	1308
DATE:	JUN 2021
SCALE:	N.T.S.
DRAWN BY:	RM
CHECKED BY:	TW

TIERRA RICO
DALE LANE & 171ST AVENUE
SURPRISE, ARIZONA

WATER INFRASTRUCTURE IMPROVEMENTS

HILGARTWILSON
2141 E. HIGHLAND AVE., STE. 250
PHOENIX, AZ 85016
P: 602.490.0535 / F: 602.368.2436

© 2021 HILGARTWILSON, LLC

Exhibit B-2

171st Ave. Water Improvements Budget

CITY OF SURPRISE

Regional Water Improvements

REPAYMENT PROJECT # ____

Developer Information:
Montage Holdings, LLC

6720 N Scottsdale Road, Suite 230

Scottsdale, AZ 85253

(480) 346-9600

Repayment Zone Calculations:

Project Type:	Single Family Residential
Project Length:	2,950 LF
Project Cost:	See Below

Project Cost:

Engineering & Surveying:	$52,334.53
Construction:	$488,667.49
City & County Fees:	$14,660.02
Total Cost:	$555,662.04

HILGARTWILSON, LLC
2141 E Highland Avenue, Suite 250
Phoenix, Arizona 85016-4736
Phone: 602-490-0535

COST ESTIMATE

PROJECT: Tierra Rico - Regional Water Infrastructure

Original Budget Dated: 8.23.19
Updated 4-Mar-2021
Print Date 11-Mar-2021

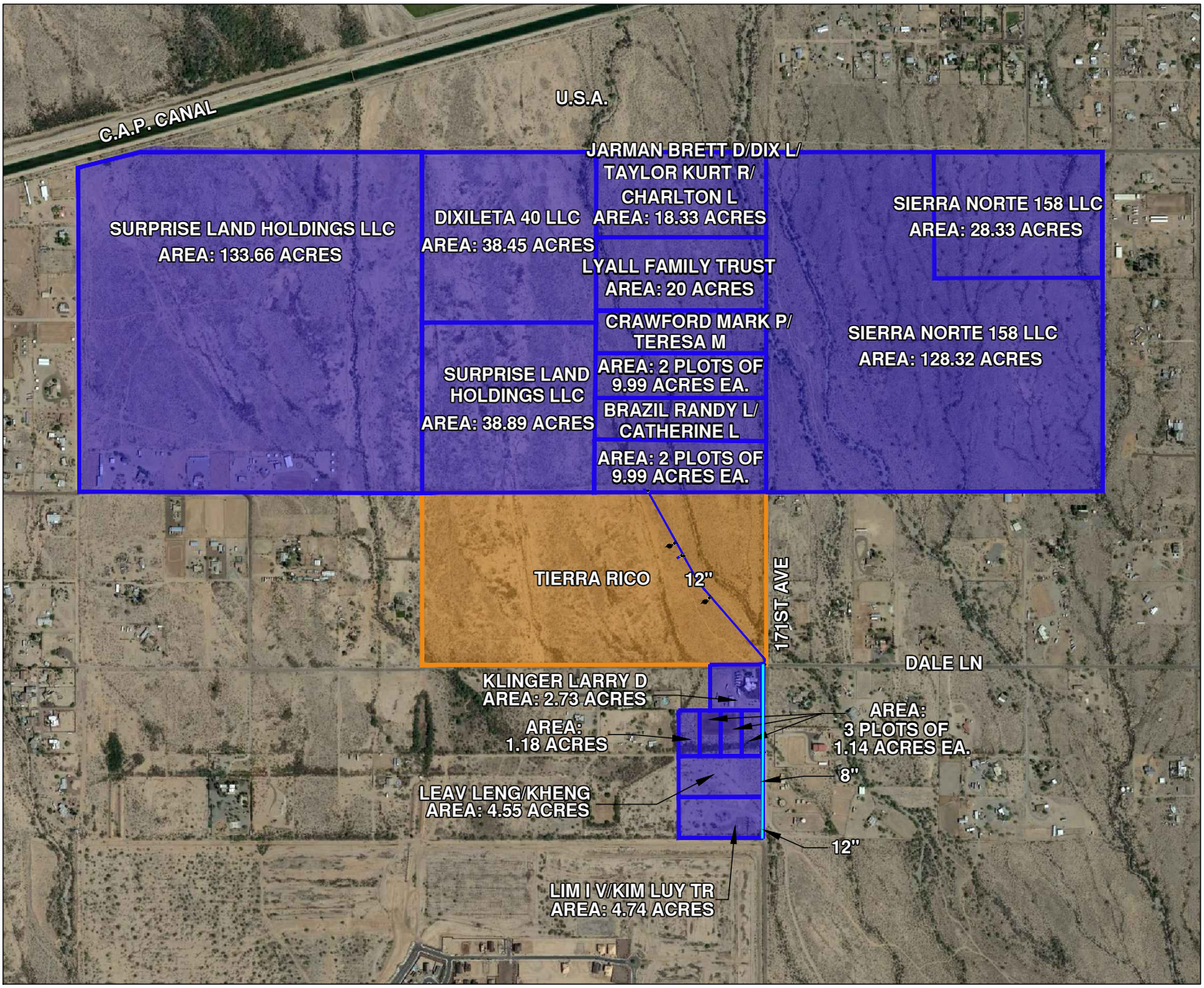
HILGARTWILSON
ENGINEER | PLAN | SURVEY | MANAGE

Action Code	Description	Quantity	Unit	Unit Price	Extension
	DEVELOPMENT COST TOTAL				**444,243.17**
	CONTINGENCY 10%				**44,424.32**
	REVISED DEVELOPMENT COST TOTAL				**488,667.49**
1500	**Development Fees/Permits**				
	NPDES Permit	1	LS	1,500.00	1,500.00
	Dust Control Permit	1	LS	9,635.00	9,635.00
	Water Permit (3%)	1	EA	11,071.11	11,071.11
	Subtotal Development Fees/Permits				22,206.11
1600	**Field Engineering**				
	Offsite Material Testing	1	LS	25,000.00	25,000.00
	Offsite Construction Staking	1	LS	20,000.00	20,000.00
	Construction Staking Extras (10%)	1	LS	2,000.00	2,000.00
	Miscellaneous Inspection Services	1	LS	3,000.00	3,000.00
	Engineer of Record Services	1	LS	3,000.00	3,000.00
	Subtotal Field Engineering				53,000.00
3100	**Water**				
Offsite Water Parcel A					
	12" DIP Class 350 w/Poly Wrap	1,593	LF	70.00	111,510.00
	12" Gate VBC Type "C"	2	EA	3,750.00	7,500.00
	Fire Hydrant–Complete	3	EA	6,500.00	19,500.00
	12" Vertical Realignment	2	EA	5,000.00	10,000.00
	12" Tapped Cap w/Blowoff	1	EA	1,250.00	1,250.00
	Connect to Existing	1	EA	1,500.00	1,500.00
Offsite Water - 171st Ave Phase 2					
	12" DIP Class 350 w/Poly Wrap	1,357	LF	70.00	94,990.00
	8" PVC C900 DR18	1,394	LF	32.00	44,608.00
	12" Gate VBC Type "C"	5	LF	3,750.00	18,750.00
	8" Gate VBC Type "C"	4	EA	1,400.00	5,600.00
	Fire Hydrant–Complete	3	EA	6,500.00	19,500.00
	8" Vertical Realignment	3	EA	2,500.00	7,500.00
	12" Vertical Realignment	1	EA	5,000.00	5,000.00
	8" Tapped Cap w/Blowoff	1	EA	900.00	900.00
	12" Tapped Cap w/Blowoff	1	EA	1,250.00	1,250.00
	Connect to Existing	2	EA	1,500.00	3,000.00
	Remove Existing Valve	1	EA	500.00	500.00
	8"x8" Tee with Restrained Joint	1	EA	750.00	750.00
	Cut Existing Line and Install 8"x8" Tee with Restrained Joints	1	EA	1,000.00	1,000.00
	Water Sales Tax	1	LS	14,429.06	14,429.06
	Subtotal Water				369,037.06

HILGARTWILSON, LLC
2141 E Highland Avenue, Suite 250
Phoenix, Arizona 85016-4736
Phone: 602-490-0535

Exhibit B-3

Depiction of the 171st Ave. Water Buy-in Area



APPROVAL

REPAYMENT PROJECT # ____

SECTION 26, TOWNSHIP 5 NORTH, RANGE 2 WEST

CITY OF SURPRISE ENGINEER DATE

DEVELOPER DATE

N

PROJ.NO.:	1308
DATE:	FEB 2021
SCALE:	N.T.S.
DRAWN BY:	JB
CHECKED BY:	TW

TIERRA RICO
DALE LANE & 171ST AVENUE
SURPRISE, ARIZONA

WATER BUY-IN AREA EXHIBIT

HILGARTWILSON
2141 E. HIGHLAND AVE., STE. 250
PHOENIX, AZ 85016
P: 602.490.0535 / F: 602.368.2436

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J:\1308 TIERRA RICO\Montage Acquisitions\CORRESP\MEMOS_LTRS\Offsite Improvement Repayment Agreements\Offsite Water Repayment Agrmt\21-0218 Water Buy-In Area.dwg 3/9/2021 5:34 PM

Exhibit B-4

171st Ave. Water Buy-in Fee Spreadsheet

Water Repayment Area (Offsite 12" DIP & Parallel 8" PVC WL) **Engineering & Surveying Fees $52,334.53**				
Benefitted Property	**Parcel #**	**Area (ac)**	**% of Total**	**Contribution**
Tierra Rico (excluding 11.74ac Tract K)	503-51-009G 503-51-009H	*67.5*	*12.7%*	*$ 6,663.63*
Surprise Lan Holdings LLC	*503-51-008J*	133.7	25.2%	$ 13,196.93
Dixileta 40 LLC	*503-51-010H*	38.5	7.3%	$ 3,796.36
Surprise Lan Holdings LLC	*503-51-010C*	38.9	7.3%	$ 3,839.81
Jarman Brett D/ DIX L/ TAYLOR KURT R/ CHARLTON L	*503-51-010K*	18.3	3.5%	$ 1,809.81
Lyall Family Trust	*503-51-010F*	20.0	3.8%	$ 1,974.70
Crawford Mark P/ Teresa M	*503-51-010L*	10.0	1.9%	$ 986.36
Crawford Mark P/ Teresa M	*503-51-010M*	10.0	1.9%	$ 986.36
Brazil Randy L/ Catherine L	*503-51-010P*	10.0	1.9%	$ 986.36
Brazil Randy L/ Catherine L	*503-51-010Q*	10.0	1.9%	$ 986.36
Sierra Norte 158 LLC	*503-51-198B*	128.3	24.2%	$ 12,669.69
Sierra Norte 158 LLC	*503-51-198A*	28.3	5.3%	$ 2,797.16
Klinger Larry D	*503-51-941*	2.7	0.5%	$ 269.55
Klinger Larry D	*503-51-943*	1.2	0.2%	$ 116.51
Klinger Larry D	*503-51-944*	1.1	0.2%	$ 112.56
Klinger Larry D	*503-51-945*	1.1	0.2%	$ 112.56
Klinger Larry D	*503-51-946*	1.1	0.2%	$ 112.56
Leav Leng Kheng	*503-51-196A*	4.6	0.9%	$ 449.24
Lim I V/ Kim Luy Tr	*503-51-196B*	4.7	0.9%	$ 468.00
Total		**530.1**	**100.0%**	**$ 52,334.53**

HILGARTWILSON, LLC
2141 E Highland Avenue, Suite 250
Phoenix, Arizona 85016-4736
Phone: 602-490-0535

HILGARTWILSON
ENGINEER | PLAN | SURVEY | MANAGE

Water Repayment Area (Offsite 12" DIP & parallel 8" PVC WL) **Construction Cost: $468,667.49**				
Benefitted Property	**Parcel #**	**Area (ac)**	**% of Total**	**Contribution**
Tierra Rico (excluding 11.74ac Tract K)	503-51-009G 503-51-009H	*67.5*	*12.7%*	*$ 62,220.86*
Surprise Lan Holdings LLC	*503-51-008J*	133.7	25.2%	$ 123,224.78
Dixileta 40 LLC	*503-51-010H*	38.5	7.3%	$ 35,448.10
Surprise Lan Holdings LLC	*503-51-010C*	38.9	7.3%	$ 35,853.75
Jarman Brett D/ DIX L/ TAYLOR KURT R/ CHARLTON L	*503-51-010K*	18.3	3.5%	$ 16,898.92
Lyall Family Trust	*503-51-010F*	20.0	3.8%	$ 18,438.54
Crawford Mark P/ Teresa M	*503-51-010L*	10.0	1.9%	$ 9,210.05
Crawford Mark P/ Teresa M	*503-51-010M*	10.0	1.9%	$ 9,210.05
Brazil Randy L/ Catherine L	*503-51-010P*	10.0	1.9%	$ 9,210.05
Brazil Randy L/ Catherine L	*503-51-010Q*	10.0	1.9%	$ 9,210.05
Sierra Norte 158 LLC	*503-51-198B*	128.3	24.2%	$ 118,301.69
Sierra Norte 158 LLC	*503-51-198A*	28.3	5.3%	$ 26,118.20
Klinger Larry D	*503-51-941*	2.7	0.5%	$ 2,516.86
Klinger Larry D	*503-51-943*	1.2	0.2%	$ 1,087.87
Klinger Larry D	*503-51-944*	1.1	0.2%	$ 1,051.00
Klinger Larry D	*503-51-945*	1.1	0.2%	$ 1,051.00
Klinger Larry D	*503-51-946*	1.1	0.2%	$ 1,051.00
Leav Leng Kheng	*503-51-196A*	4.6	0.9%	$ 4,194.77
Lim I V/ Kim Luy Tr	*503-51-196B*	4.7	0.9%	$ 4,369.93
Total		**530.1**	**100.0%**	**$ 468,667.49**

HILGARTWILSON, LLC
2141 E Highland Avenue, Suite 250
Phoenix, Arizona 85016-4736
Phone: 602-490-0535

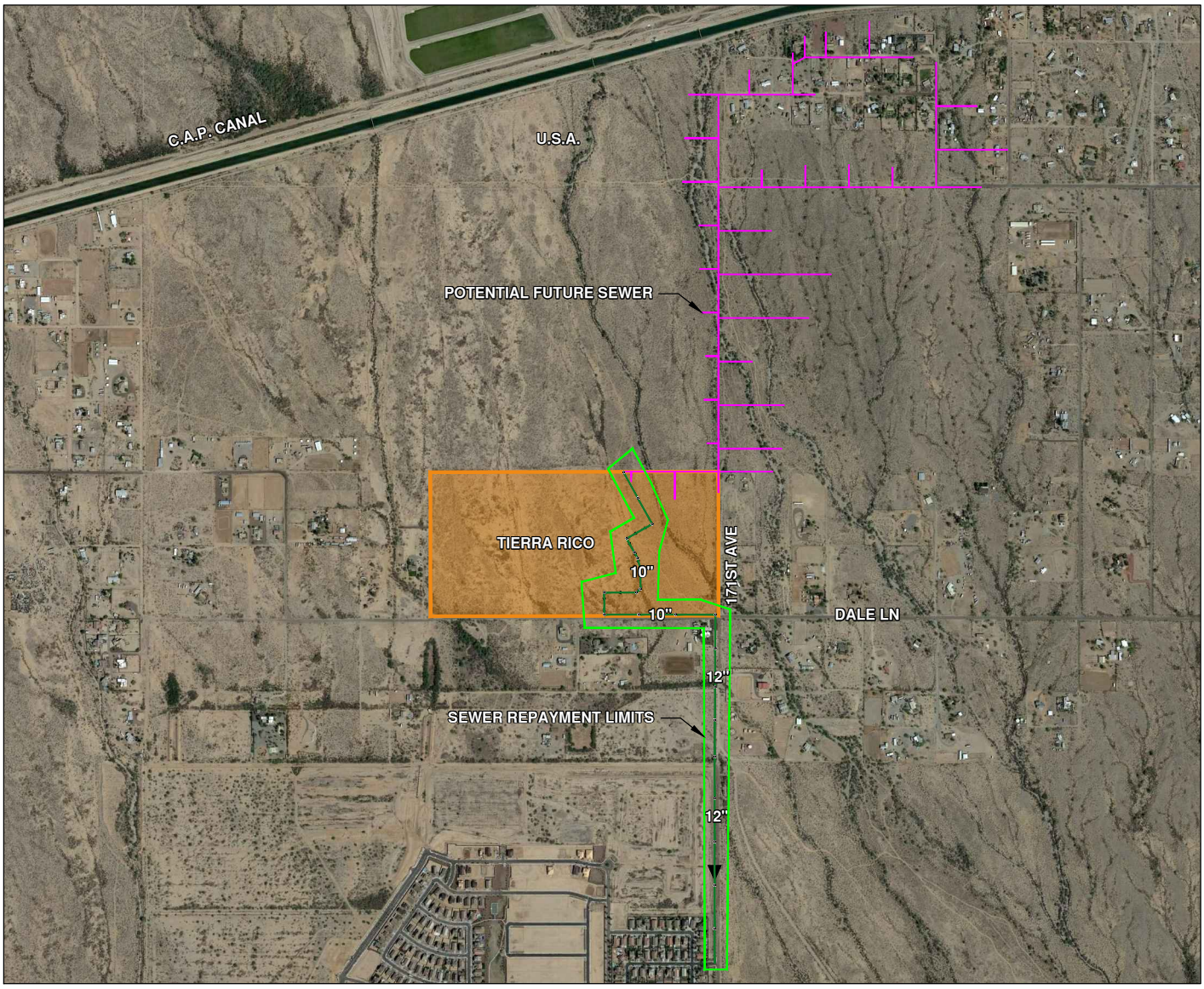
HILGARTWILSON
ENGINEER | PLAN | SURVEY | MANAGE

Water Repayment Area (Offsite 12" DIP & parallel 8" PVC WL) **City & County Fees: $14,660.02**				
Benefitted Property	**Parcel #**	**Area (ac)**	**% of Total**	**Contribution**
Tierra Rico (excluding 11.74ac Tract K)	503-51-009G 503-51-009H	*67.5*	*12.7%*	*$ 1,866.63*
Surprise Lan Holdings LLC	*503-51-008J*	133.7	25.2%	$ 3,696.74
Dixileta 40 LLC	*503-51-010H*	38.5	7.3%	$ 1,063.44
Surprise Lan Holdings LLC	*503-51-010C*	38.9	7.3%	$ 1,075.61
Jarman Brett D/ DIX L/ TAYLOR KURT R/ CHARLTON L	*503-51-010K*	18.3	3.5%	$ 506.97
Lyall Family Trust	*503-51-010F*	20.0	3.8%	$ 553.16
Crawford Mark P/ Teresa M	*503-51-010L*	10.0	1.9%	$ 276.30
Crawford Mark P/ Teresa M	*503-51-010M*	10.0	1.9%	$ 276.30
Brazil Randy L/ Catherine L	*503-51-010P*	10.0	1.9%	$ 276.30
Brazil Randy L/ Catherine L	*503-51-010Q*	10.0	1.9%	$ 276.30
Sierra Norte 158 LLC	*503-51-198B*	128.3	24.2%	$ 3,549.05
Sierra Norte 158 LLC	*503-51-198A*	28.3	5.3%	$ 783.55
Klinger Larry D	*503-51-941*	2.7	0.5%	$ 75.51
Klinger Larry D	*503-51-943*	1.2	0.2%	$ 32.64
Klinger Larry D	*503-51-944*	1.1	0.2%	$ 31.53
Klinger Larry D	*503-51-945*	1.1	0.2%	$ 31.53
Klinger Larry D	*503-51-946*	1.1	0.2%	$ 31.53
Leav Leng Kheng	*503-51-196A*	4.6	0.9%	$ 125.84
Lim I V/ Kim Luy Tr	*503-51-196B*	4.7	0.9%	$ 131.10
Total		**530.1**	**100.0%**	**$ 14,660.02**

HILGARTWILSON, LLC
2141 E Highland Avenue, Suite 250
Phoenix, Arizona 85016-4736
Phone: 602-490-0535

Exhibit C-1

Depiction of 171st Ave. Sewer Line Improvements



APPROVAL

REPAYMENT PROJECT # ____

SECTION 26, TOWNSHIP 5 NORTH, RANGE 2 WEST

CITY OF SURPRISE ENGINEER DATE

DEVELOPER DATE

N

PROJ.NO.:	1308
DATE:	JUN 2021
SCALE:	N.T.S.
DRAWN BY:	RM
CHECKED BY:	TW

TIERRA RICO
DALE LANE & 171ST AVENUE
SURPRISE, ARIZONA

SEWER INFRASTRUCTURE IMPROVEMENTS

HILGARTWILSON
2141 E. HIGHLAND AVE., STE. 250
PHOENIX, AZ 85016
P: 602.490.0535 / F: 602.368.2436

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J:\1308\Design\Montage Acquisitions\CORRESP\MEMOS_LTRS\Offsite Improvement Repayment Agreements\Offsite Sewer Repayment Agrmt\21-0609 Sewer Infrastructure Improvement Exhibit.dwg 6/22/2021 3:57 PM

Exhibit C-2

171ST Ave. Sewer Line Improvements Budget

CITY OF SURPRISE

Regional Sewer Infrastructure

REPAYMENT PROJECT # ____

Developer Information:
Montage Holdings, LLC

6720 N Scottsdale Road, Suite 230

Scottsdale, AZ 85253

(480) 346-9600

Repayment Zone Calculations:

Project Type:	Single Family Residential
Project Length:	6,317 LF
Project Cost:	See Below

Project Cost:

Engineering & Surveying:	$51,356.23
Construction:	$1,089,461.50
City & County Fees:	$32,683.84
Total Cost:	$1,173,501.57

HILGARTWILSON, LLC
2141 E Highland Avenue, Suite 250
Phoenix, Arizona 85016-4736
Phone: 602-490-0535

COST ESTIMATE

PROJECT: Tierra Rico - Regional Sewer Infrastructure

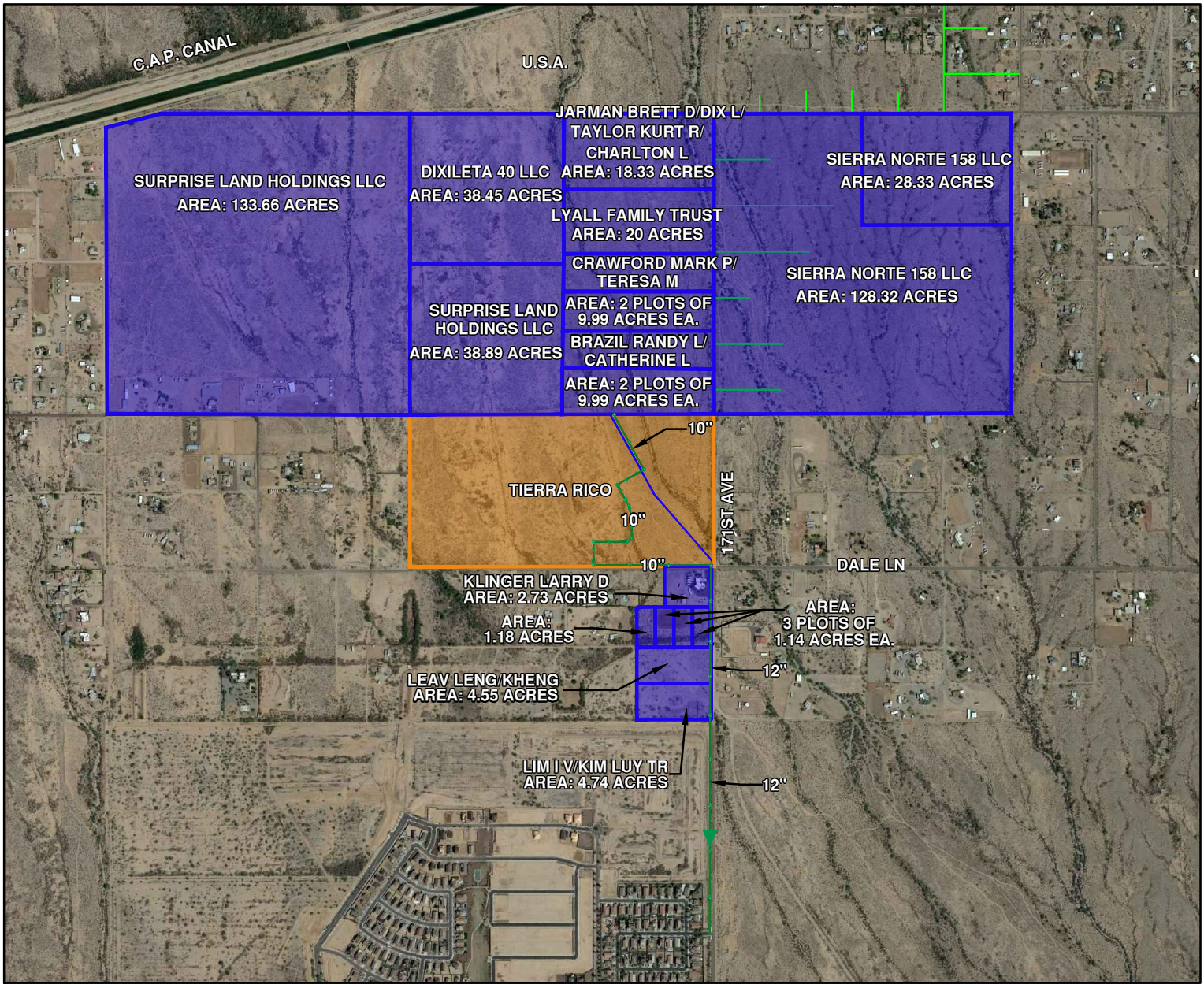
Original Budget Dated: 8.23.19
Updated 11-Mar-2021
Print Date 11-Mar-2021

Action Code	Description	Quantity	Unit	Unit Price	Extension
	DEVELOPMENT COST TOTAL				**990,419.54**
	CONTINGENCY 10%				**99,041.95**
	REVISED DEVELOPMENT COST TOTAL				**1,089,461.50**
1500	**Development Fees/Permits**				
	Sewer Buy-In	1	LS	27,090.68	27,090.68
	NPDES Permit	1	LS	1,500.00	1,500.00
	Dust Control Permit	1	LS	9,635.00	9,635.00
	Sewer Permit (3%)	1	EA	26,190.11	26,190.11
	Subtotal Development Fees/Permits				64,415.79
1600	**Field Engineering**				
	Offsite Material Testing	1	LS	25,000.00	25,000.00
	Offsite Construction Staking	1	LS	20,000.00	20,000.00
	Construction Staking Extras (10%)	1	LS	2,000.00	2,000.00
	Miscellaneous Inspection Services	1	LS	3,000.00	3,000.00
	Engineer of Record Services	1	LS	3,000.00	3,000.00
	Subtotal Field Engineering				53,000.00
3000	**Sewer**				
Onsite Sewer - Parcel A					
	10" SDR-35 PVC	1,029	LF	40.00	41,160.00
	10" SDR-26 PVC	163	LF	45.00	7,335.00
	5' Diameter Manholes	5	EA	5,650.00	28,250.00
	4' Diameter Manholes	2	EA	2,850.00	5,700.00
	Video	1,192	LF	1.50	1,788.00
	Hydro-Vac X 2	2,384	LF	2.00	4,768.00
	Air Test	1,192	LF	1.00	1,192.00
Offsite Sewer - Parcel A					
	10" SDR-35 PVC	644	LF	40.00	25,760.00
	10" SDR-26 PVC	1,047	LF	45.00	47,115.00
	5' Diameter Manholes	6	EA	5,650.00	33,900.00
	Connect to Existing 10" Sewer	1	EA	2,500.00	2,500.00
	Stub & Plug	4	EA	900.00	3,600.00
	Video	1,691	LF	1.50	2,536.50
	Hydro-Vac	3,382	LF	2.00	6,764.00
	Air Test	1,691	LF	1.60	2,705.60
Offsite Sewer - 171st Avenue (Phase 1)					
	12" SDR-35 PVC	1,857	LF	60.00	111,420.00
	8" SDR-35 PVC	241	LF	30.00	7,230.00
	8" Class 350 DIP w/ restrained joints	28	LF	45.00	1,260.00
	4' Diameter Manholes	4	EA	2,850.00	11,400.00
	5' Diameter Manholes	1	EA	5,650.00	5,650.00
	Sewer Plug	1	EA	100.00	100.00
	Tie into Existing Manhole	1	EA	6,000.00	6,000.00
	Concrete Encasement MAG DTL 404	21	LF	40.00	840.00
	Clear and Grub ROW	8,661	SY	1.00	8,661.00
	36" Steel Casing	60	LF	900.00	54,000.00
	Trench, Sawcut Remove & Replace Pavement	1	LS	140,000.00	140,000.00
	Traffic Control	676	LF	10.00	6,760.00
	Video	2,126	LF	1.25	2,657.50
	Hydro-Vac x 2	4,252	LF	2.00	8,504.00
	Air Test	2,126	EA	1.00	2,126.00
	Mobilization	1	EA	6,000.00	6,000.00
Offsite Sewer - 171st Avenue (Phase 2)					
	12" SDR-35 PVC	661	LF	60.00	39,660.00
	12" SDR-26 PVC	664	LF	65.00	43,160.00
	10" SDR-26 PVC	11	LF	45.00	495.00
	5' Diameter Manholes	5	EA	5,650.00	28,250.00
	Sewer Plug	1	EA	100.00	100.00
	Remove Plug & Connect to Existing	1	EA	1,500.00	1,500.00
	36" Steel Casing	70	LF	500.00	35,000.00
	Clear and Grub ROW	8,129	SY	1.00	8,129.00
	Traffic Control	1,000	LF	10.00	10,000.00
	Bore Under Box Culvert	70	LF	1,000.00	70,000.00
	Video	1,336	LF	1.50	2,004.00
	Hydro-Vac x 2	2,672	LF	2.00	5,344.00
	Air Test	1,336	EA	1.00	1,336.00
	Mobilization	1	EA	6,000.00	6,000.00
	Sewer Sales Tax	1	LS	34,343.15	34,343.15
	Subtotal Sewer				873,003.75

HILGARTWILSON, LLC
2141 E Highland Avenue, Suite 250
Phoenix, Arizona 85016-4736
Phone: 602-490-0535

Exhibit C-3

Depiction of 171st Ave. Sewer Buy-in Area



APPROVAL

REPAYMENT PROJECT # ____

SECTION 26, TOWNSHIP 5 NORTH, RANGE 2 WEST

CITY OF SURPRISE ENGINEER DATE

DEVELOPER DATE

N

PROJ.NO.:	1308
DATE:	MAR 2021
SCALE:	N.T.S.
DRAWN BY:	RM
CHECKED BY:	TW

TIERRA RICO

DALE LANE & 171ST AVENUE
SURPRISE, ARIZONA

SEWER BUY-IN AREA EXHIBIT

HILGARTWILSON
2141 E. HIGHLAND AVE., STE. 250
PHOENIX, AZ 85016
P: 602.490.0535 / F: 602.368.2436

© 2021, H\1308\1308.02 – Montage Acquisitions\CORRESP\MEMOS_LTRS\Offsite Improvement Repayment Agreements\Offsite Sewer Repayment Agrmt\21-0309 Sewer Buy-In Exhibit.dwg
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Exhibit C-4

171st Ave. Sewer Line Buy-in Spreadsheet

Sewer Repayment Area (Internal 10" Swr + Offsite Swr) **$51,356.23**				
Benefitted Property	**Parcel #**	**Area (ac)**	**% of Total**	**Contribution**
Tierra Rico (excluding 11.74ac Tract K)	503-51-009G 503-51-009H	*67.5*	*12.7%*	*$ 6,539.07*
Surprise Lan Holdings LLC	*503-51-008J*	133.7	25.2%	$ 12,950.24
Dixileta 40 LLC	*503-51-010H*	38.5	7.3%	$ 3,725.40
Surprise Lan Holdings LLC	*503-51-010C*	38.9	7.3%	$ 3,768.03
Jarman Brett D/ DIX L/ TAYLOR KURT R/ CHARLTON L	*503-51-010K*	18.3	3.5%	$ 1,775.98
Lyall Family Trust	*503-51-010F*	20.0	3.8%	$ 1,937.79
Crawford Mark P/ Teresa M	*503-51-010L*	10.0	1.9%	$ 967.93
Crawford Mark P/ Teresa M	*503-51-010M*	10.0	1.9%	$ 967.93
Brazil Randy L/ Catherine L	*503-51-010P*	10.0	1.9%	$ 967.93
Brazil Randy L/ Catherine L	*503-51-010Q*	10.0	1.9%	$ 967.93
Sierra Norte 158 LLC	*503-51-198B*	128.3	24.2%	$ 12,432.85
Sierra Norte 158 LLC	*503-51-198A*	28.3	5.3%	$ 2,744.88
Klinger Larry D	*503-51-941*	2.7	0.5%	$ 264.51
Klinger Larry D	*503-51-943*	1.2	0.2%	$ 114.33
Klinger Larry D	*503-51-944*	1.1	0.2%	$ 110.45
Klinger Larry D	*503-51-945*	1.1	0.2%	$ 110.45
Klinger Larry D	*503-51-946*	1.1	0.2%	$ 110.45
Leav Leng Kheng	*503-51-196A*	4.6	0.9%	$ 440.85
Lim I V/ Kim Luy Tr	*503-51-196B*	4.7	0.9%	$ 459.26
Total		**530.1**	**100.0%**	**$ 51,356.23**

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Sewer Repayment Area (Internal 10" Swr + Offsite Swr) **Construction Cost: $1,089,461.50**				
Benefitted Property	**Parcel #**	**Area (ac)**	**% of Total**	**Contribution**
Tierra Rico (excluding 11.74ac Tract K)	503-51-009G	*67.5*	*12.7%*	*$ 138,718.53*
	503-51-009H			
Surprise Lan Holdings LLC	*503-51-008J*	133.7	25.2%	$ 274,723.94
Dixileta 40 LLC	*503-51-010H*	38.5	7.3%	$ 79,029.89
Surprise Lan Holdings LLC	*503-51-010C*	38.9	7.3%	$ 79,934.27
Jarman Brett D/ DIX L/ TAYLOR KURT R/ CHARLTON L	*503-51-010K*	18.3	3.5%	$ 37,675.37
Lyall Family Trust	*503-51-010F*	20.0	3.8%	$ 41,107.88
Crawford Mark P/ Teresa M	*503-51-010L*	10.0	1.9%	$ 20,533.38
Crawford Mark P/ Teresa M	*503-51-010M*	10.0	1.9%	$ 20,533.38
Brazil Randy L/ Catherine L	*503-51-010P*	10.0	1.9%	$ 20,533.38
Brazil Randy L/ Catherine L	*503-51-010Q*	10.0	1.9%	$ 20,533.38
Sierra Norte 158 LLC	*503-51-198B*	128.3	24.2%	$ 263,748.14
Sierra Norte 158 LLC	*503-51-198A*	28.3	5.3%	$ 58,229.31
Klinger Larry D	*503-51-941*	2.7	0.5%	$ 5,611.23
Klinger Larry D	*503-51-943*	1.2	0.2%	$ 2,425.36
Klinger Larry D	*503-51-944*	1.1	0.2%	$ 2,343.15
Klinger Larry D	*503-51-945*	1.1	0.2%	$ 2,343.15
Klinger Larry D	*503-51-946*	1.1	0.2%	$ 2,343.15
Leav Leng Kheng	*503-51-196A*	4.6	0.9%	$ 9,352.04
Lim I V/ Kim Luy Tr	*503-51-196B*	4.7	0.9%	$ 9,742.57
Total		**530.1**	**100.0%**	**$ 1,089,461.50**

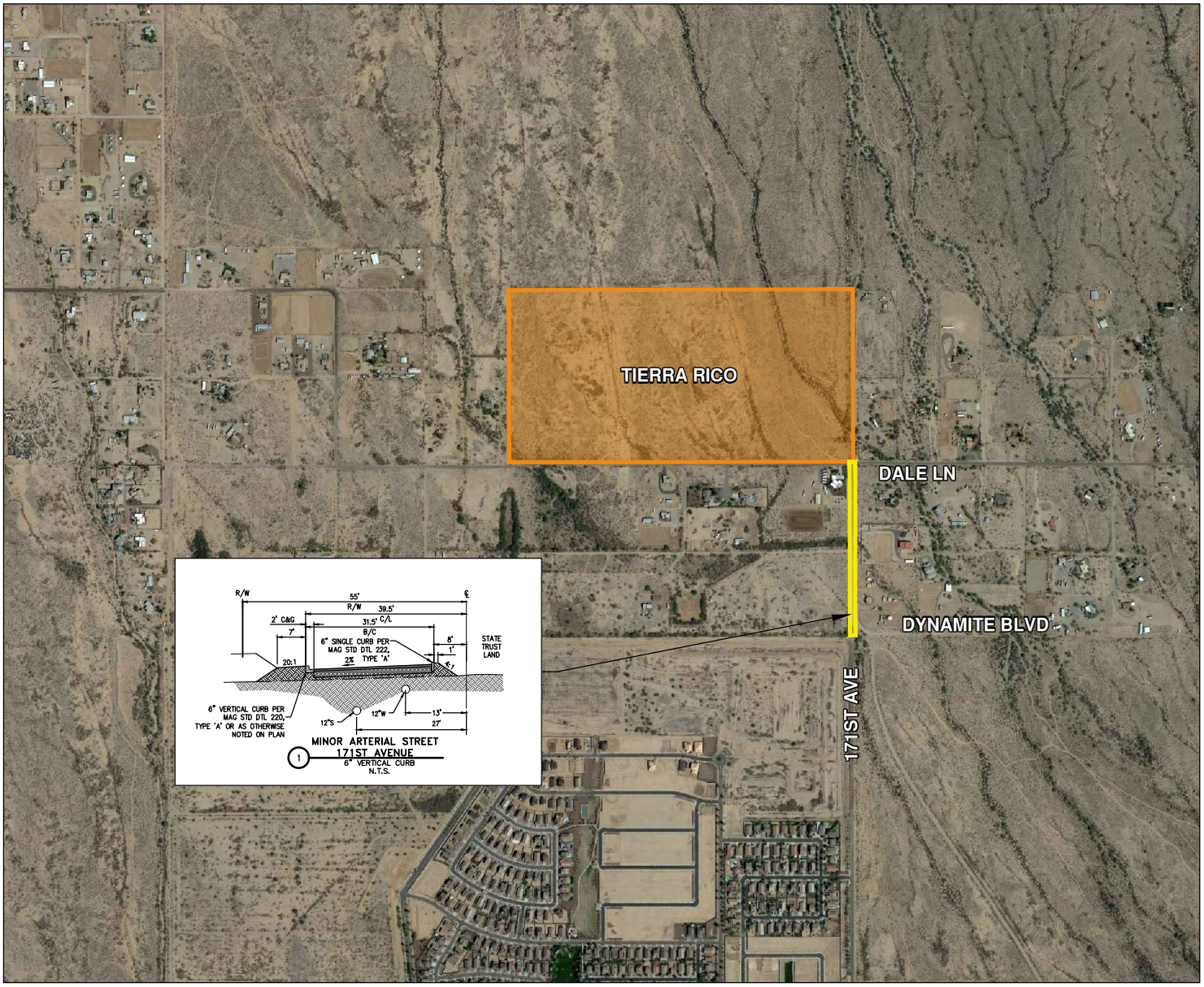
HILGARTWILSON, LLC
2141 E Highland Avenue, Suite 250
Phoenix, Arizona 85016-4736
Phone: 602-490-0535

Sewer Repayment Area (Internal 10" Swr + Offsite Swr) **City & County Fees: $32,683.84**				
Benefitted Property	**Parcel #**	**Area (ac)**	**% of Total**	**Contribution**
Tierra Rico (excluding 11.74ac Tract K)	503-51-009G 503-51-009H	*67.5*	*12.7%*	*$ 4,161.56*
Surprise Lan Holdings LLC	*503-51-008J*	133.7	25.2%	$ 8,241.72
Dixileta 40 LLC	*503-51-010H*	38.5	7.3%	$ 2,370.90
Surprise Lan Holdings LLC	*503-51-010C*	38.9	7.3%	$ 2,398.03
Jarman Brett D/ DIX L/ TAYLOR KURT R/ CHARLTON L	*503-51-010K*	18.3	3.5%	$ 1,130.26
Lyall Family Trust	*503-51-010F*	20.0	3.8%	$ 1,233.24
Crawford Mark P/ Teresa M	*503-51-010L*	10.0	1.9%	$ 616.00
Crawford Mark P/ Teresa M	*503-51-010M*	10.0	1.9%	$ 616.00
Brazil Randy L/ Catherine L	*503-51-010P*	10.0	1.9%	$ 616.00
Brazil Randy L/ Catherine L	*503-51-010Q*	10.0	1.9%	$ 616.00
Sierra Norte 158 LLC	*503-51-198B*	128.3	24.2%	$ 7,912.44
Sierra Norte 158 LLC	*503-51-198A*	28.3	5.3%	$ 1,746.88
Klinger Larry D	*503-51-941*	2.7	0.5%	$ 168.34
Klinger Larry D	*503-51-943*	1.2	0.2%	$ 72.76
Klinger Larry D	*503-51-944*	1.1	0.2%	$ 70.29
Klinger Larry D	*503-51-945*	1.1	0.2%	$ 70.29
Klinger Larry D	*503-51-946*	1.1	0.2%	$ 70.29
Leav Leng Kheng	*503-51-196A*	4.6	0.9%	$ 280.56
Lim I V/ Kim Luy Tr	*503-51-196B*	4.7	0.9%	$ 292.28
Total		**520.76**	**100.0%**	**$ 32,683.84**

HILGARTWILSON, LLC
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Phone: 602-490-0535

Exhibit D-1

Depiction of 171st Ave. Street Improvements



APPROVAL

REPAYMENT PROJECT # ____

SECTION 26, TOWNSHIP 5 NORTH, RANGE 2 WEST

CITY OF SURPRISE ENGINEER DATE

DEVELOPER DATE

N

PROJ.NO.:	1308
DATE:	FEB 2021
SCALE:	N.T.S.
DRAWN BY:	JB
CHECKED BY:	TW

TIERRA RICO

DALE LANE & 171ST AVENUE
SURPRISE, ARIZONA

171st AVE PH2 INFRASTRUCTURE IMPROVEMENTS

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Exhibit D-2

171st Ave. Street Improvements Budget

CITY OF SURPRISE

171st Avenue – Phase 2

Paving and Storm Drain

REPAYMENT PROJECT # ____

Developer Information:
Montage Holdings, LLC

6720 N Scottsdale Road, Suite 230

Scottsdale, AZ 85253

(480) 346-9600

Repayment Zone Calculations:

Project Type:	Single Family Residential
Project Length:	1,300 LF
Project Cost:	See Below

Project Cost:

Right-of-Way Acquisition:	$42,395.00
Engineering & Surveying:	$60,334.65
Construction:	$614,843.15
City & County Fees:	$18,445.29
Total Cost:	$736,018.09

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COST ESTIMATE

PROJECT: Tierra Rico - 171st Ave Phase 2

Original Budget Dated: 8.23.19
Updated 4-Mar-2021
Print Date 4-Mar-2021

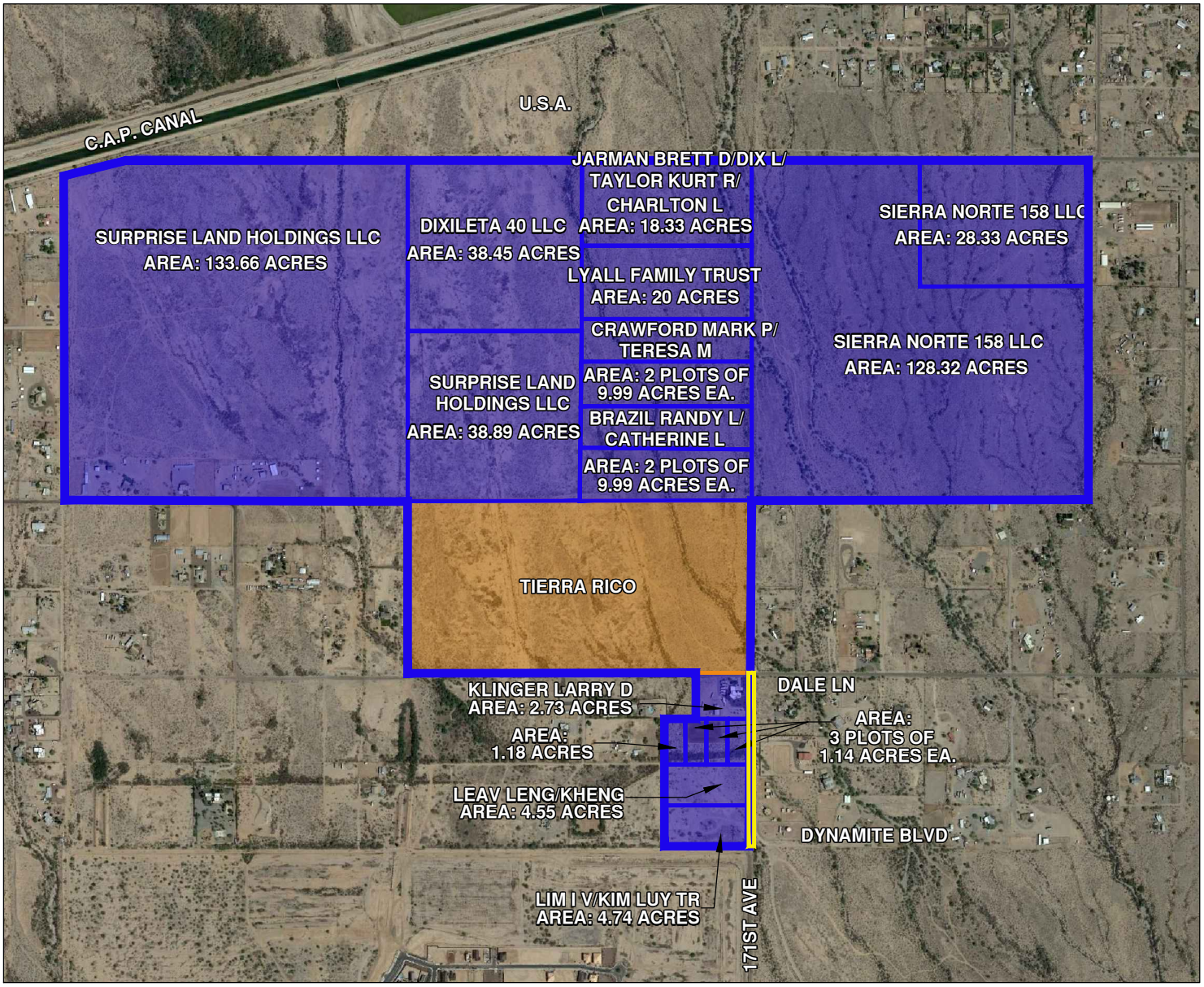
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Action Code	Description	Quantity	Unit	Unit Price	Extension
	DEVELOPMENT COST TOTAL				**558,948.32**
	CONTINGENCY 10%				**55,894.83**
	REVISED DEVELOPMENT COST TOTAL				**614,843.15**
1500	**Development Fees/Permits**				
	NPDES Permit	1	LS	1,500.00	1,500.00
	Dust Control Permit	1	LS	9,635.00	9,635.00
	Concrete Permit (3%)	1	EA	8,316.43	8,316.43
	Paving Permit (3%)	1	EA	6,641.72	6,641.72
	Subtotal Development Fees/Permits				26,093.15
1600	**Field Engineering**				
	Offsite Material Testing	1	LS	6,250.00	6,250.00
	Offsite Construction Staking	1	LS	20,000.00	20,000.00
	Construction Staking Extras (10%)	1	LS	2,000.00	2,000.00
	Miscellaneous Inspection Services	1	LS	3,000.00	3,000.00
	Engineer of Record Services	1	LS	3,000.00	3,000.00
	Subtotal Field Engineering				34,250.00
4000	**Concrete**				
	6" Vertical C&G	1,283	LF	15.50	19,886.50
	Driveway Entrance w/Detached Sidewalk	3	EA	1,850.00	5,550.00
	Riprap D50 = 8", 12" thick	276	SY	11.00	3,036.00
	Riprap D50 = 8", 24" thick	242	SY	13.00	3,146.00
	Riprap D50 = 8", 36" thick	147	SY	15.00	2,205.00
	Riprap D50 = 9", 27" thick	75	SY	18.00	1,350.00
	Box Culvert - 4 -10' x 4' (51 LF)	51	LF	4,100.00	209,100.00
	Box Culvert Excavation and Structural Backfill	51	LF	75.00	3,825.00
	U Type Headwall with access barrier and handrail	1	EA	2,500.00	2,500.00
	L Type Headwall with access barrier and handrail	1	EA	3,000.00	3,000.00
	24" RGRCP	87	LF	87.00	7,569.00
	Parkway Grading	1,283	LF	0.50	641.50
	Mobilization	1	EA	4,500.00	4,500.00
	Concrete Sales Tax	1	LS	10,905.35	10,905.35
	Subtotal Concrete				277,214.35
4100	**Paving**				
	Restore Subgrade Before Concrete	4,138	SY	0.70	2,896.60
	5" AC on 9" ABC	4,138	SY	38.80	160,554.40
	Valve Adjustments	6	EA	375.00	2,250.00
	Manhole Adjustments	4	EA	400.00	1,600.00
	Fire Hydrant Marker	3	EA	45.00	135.00
	Thickened Edge	1,284	LF	3.00	3,852.00
	Turnout	3	EA	2,558.50	7,675.50
	Street Sign Base	1	EA	250.00	250.00
	Street Signs	2	EA	150.00	300.00
	Sawcut, Remove & Replace Pavement	32	SY	33.00	1,056.00
	Striping/Signing	1,284	LF	9.00	11,556.00
	Traffic Control	1,284	LF	9.00	11,556.00
	Mobilization	1	EA	9,000.00	9,000.00
	Paving Sales Tax	1	LS	8,709.31	8,709.31
	Subtotal Paving				221,390.81

HILGARTWILSON, LLC
2141 E Highland Avenue, Suite 250
Phoenix, Arizona 85016-4736
Phone: 602-490-0535

Exhibit D-3

171st Ave. Street Buy-in Area



APPROVAL

REPAYMENT PROJECT # ____

SECTION 26, TOWNSHIP 5 NORTH, RANGE 2 WEST

CITY OF SURPRISE ENGINEER DATE

DEVELOPER DATE

N

PROJ.NO.:	1308
DATE:	FEB 2021
SCALE:	N.T.S.
DRAWN BY:	JB
CHECKED BY:	TW

TIERRA RICO

DALE LANE & 171ST AVENUE
SURPRISE, ARIZONA

171ST AVE PH2 BUY-IN AREA EXHIBIT

HILGARTWILSON
2141 E. HIGHLAND AVE., STE. 250
PHOENIX, AZ 85016
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Exhibit D-4

171st Ave. Street Buy-in Fee Spreadsheet

171st Ave Phase 2 Road Improvements Repayment Area – **Right-of-Way Acquisition: $42,395.00**				
Benefitted Property	**Parcel #**	**Area (ac)**	**% of Total**	**Contribution**
Tierra Rico (excluding 11.74ac Tract K)	503-51-009G 503-51-009H	67.5	12.7%	*$ 5,398.05*
Surprise Lan Holdings LLC	503-51-008J	133.7	25.2%	$ 10,690.53
Dixileta 40 LLC	503-51-010H	38.5	7.3%	$ 3,075.35
Surprise Lan Holdings LLC	503-51-010C	38.9	7.3%	$ 3,110.54
Jarman Brett D/ DIX L/ TAYLOR KURT R/ CHARLTON L	503-51-010K	18.3	3.5%	$ 1,466.09
Lyall Family Trust	503-51-010F	20.0	3.8%	$ 1,599.66
Crawford Mark P/ Teresa M	503-51-010L	10.0	1.9%	$ 799.03
Crawford Mark P/ Teresa M	503-51-010M	10.0	1.9%	$ 799.03
Brazil Randy L/ Catherine L	503-51-010P	10.0	1.9%	$ 799.03
Brazil Randy L/ Catherine L	503-51-010Q	10.0	1.9%	$ 799.03
Sierra Norte 158 LLC	503-51-198B	128.3	24.2%	$ 10,263.42
Sierra Norte 158 LLC	503-51-198A	28.3	5.3%	$ 2,265.92
Klinger Larry D	503-51-941	2.7	0.5%	$ 218.35
Klinger Larry D	503-51-943	1.2	0.2%	$ 94.38
Klinger Larry D	503-51-944	1.1	0.2%	$ 91.18
Klinger Larry D	503-51-945	1.1	0.2%	$ 91.18
Klinger Larry D	503-51-946	1.1	0.2%	$ 91.18
Leav Leng Kheng	503-51-196A	4.6	0.9%	$ 363.92
Lim I V/ Kim Luy Tr	503-51-196B	4.7	0.9%	$ 379.12
Total		**530.1**	**100.0%**	**$ 42,395.00**

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171st Ave Phase 2 Road Improvements Repayment Area **Engineering & Surveying Fees: $60,334.65**			
Benefitted Property	**Area (ac)**	**% of Total**	**Contribution**
Tierra Rico (excluding 11.74ac Tract K)	*67.5*	*12.7%*	*$ 7,682.27*
Surprise Lan Holdings LLC	133.7	25.2%	$ 15,214.28
Dixileta 40 LLC	38.5	7.3%	$ 4,376.70
Surprise Lan Holdings LLC	38.9	7.3%	$ 4,426.78
Jarman Brett D/ DIX L/ TAYLOR KURT R/ CHARLTON L	18.3	3.5%	$ 2,086.47
Lyall Family Trust	20.0	3.8%	$ 2,276.56
Crawford Mark P/ Teresa M	10.0	1.9%	$ 1,137.14
Crawford Mark P/ Teresa M	10.0	1.9%	$ 1,137.14
Brazil Randy L/ Catherine L	10.0	1.9%	$ 1,137.14
Brazil Randy L/ Catherine L	10.0	1.9%	$ 1,137.14
Sierra Norte 158 LLC	128.3	24.2%	$ 14,606.44
Sierra Norte 158 LLC	28.3	5.3%	$ 3,224.75
Klinger Larry D	2.7	0.5%	$ 310.75
Klinger Larry D	1.2	0.2%	$ 134.32
Klinger Larry D	1.1	0.2%	$ 129.76
Klinger Larry D	1.1	0.2%	$ 129.76
Klinger Larry D	1.1	0.2%	$ 129.76
Leav Leng Kheng	4.6	0.9%	$ 517.92
Lim I V/ Kim Luy Tr	4.7	0.9%	$ 539.55
Total	**530.1**	**100.0%**	**$ 60,334.65**

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171st Ave Phase 2 Road Improvements Repayment Area **Construction Cost: $614,843.15**			
Benefitted Property	**Area (ac)**	**% of Total**	**Contribution**
Tierra Rico (excluding 11.74ac Tract K)	*67.5*	*12.7%*	*$ 78,286.51*
Surprise Lan Holdings LLC	133.7	25.2%	$ 155,041.85
Dixileta 40 LLC	38.5	7.3%	$ 44,600.92
Surprise Lan Holdings LLC	38.9	7.3%	$ 45,111.31
Jarman Brett D/ DIX L/ TAYLOR KURT R/ CHARLTON L	18.3	3.5%	$ 21,262.29
Lyall Family Trust	20.0	3.8%	$ 23,199.44
Crawford Mark P/ Teresa M	10.0	1.9%	$ 11,588.12
Crawford Mark P/ Teresa M	10.0	1.9%	$ 11,588.12
Brazil Randy L/ Catherine L	10.0	1.9%	$ 11,588.12
Brazil Randy L/ Catherine L	10.0	1.9%	$ 11,588.12
Sierra Norte 158 LLC	128.3	24.2%	$ 148,847.60
Sierra Norte 158 LLC	28.3	5.3%	$ 32,862.01
Klinger Larry D	2.7	0.5%	$ 3,166.72
Klinger Larry D	1.2	0.2%	$ 1,368.77
Klinger Larry D	1.1	0.2%	$ 1,322.37
Klinger Larry D	1.1	0.2%	$ 1,322.37
Klinger Larry D	1.1	0.2%	$ 1,322.37
Leav Leng Kheng	4.6	0.9%	$ 5,277.87
Lim I V/ Kim Luy Tr	4.7	0.9%	$ 5,498.27
Total	**530.1**	**100.0%**	**$ 614,843.15**

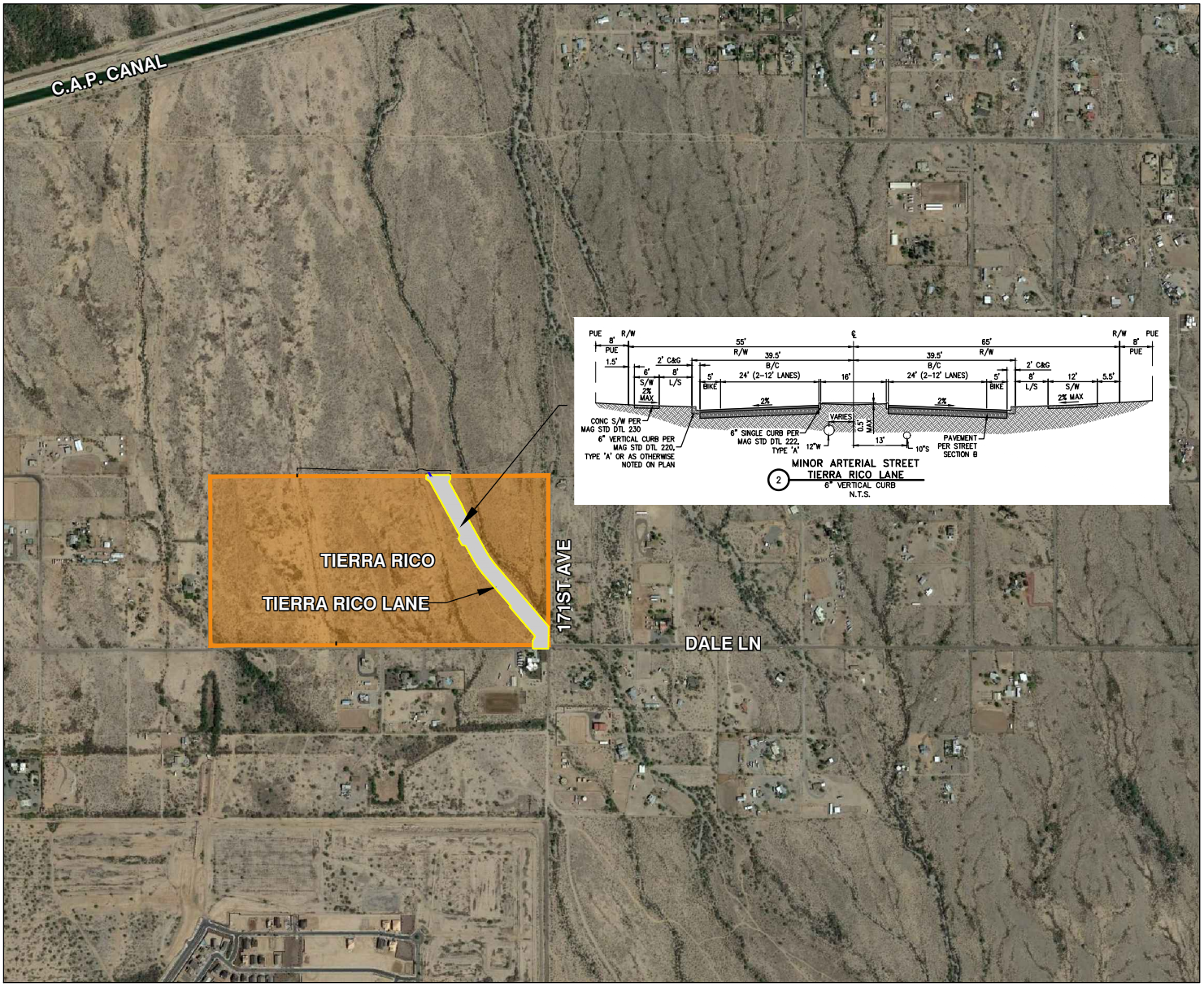
HILGARTWILSON, LLC
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Phoenix, Arizona 85016-4736
Phone: 602-490-0535

171st Ave Phase 2 Road Improvements Repayment Area **City & County Fees: $18,445.29**			
Benefitted Property	**Area (ac)**	**% of Total**	**Contribution**
Tierra Rico (excluding 11.74ac Tract K)	*67.5*	*12.7%*	*$ 2,348.60*
Surprise Lan Holdings LLC	133.7	25.2%	$ 4,651.26
Dixileta 40 LLC	38.5	7.3%	$ 1,338.03
Surprise Lan Holdings LLC	38.9	7.3%	$ 1,353.34
Jarman Brett D/ DIX L/ TAYLOR KURT R/ CHARLTON L	18.3	3.5%	$ 637.87
Lyall Family Trust	20.0	3.8%	$ 695.98
Crawford Mark P/ Teresa M	10.0	1.9%	$ 347.64
Crawford Mark P/ Teresa M	10.0	1.9%	$ 347.64
Brazil Randy L/ Catherine L	10.0	1.9%	$ 347.64
Brazil Randy L/ Catherine L	10.0	1.9%	$ 347.64
Sierra Norte 158 LLC	128.3	24.2%	$ 4,465.43
Sierra Norte 158 LLC	28.3	5.3%	$ 985.86
Klinger Larry D	2.7	0.5%	$ 95.00
Klinger Larry D	1.2	0.2%	$ 41.06
Klinger Larry D	1.1	0.2%	$ 39.67
Klinger Larry D	1.1	0.2%	$ 39.67
Klinger Larry D	1.1	0.2%	$ 39.67
Leav Leng Kheng	4.6	0.9%	$ 158.34
Lim I V/ Kim Luy Tr	4.7	0.9%	$ 164.95
Total	**530.1**	**100.0%**	**$ 18,445.29**

HILGARTWILSON, LLC
2141 E Highland Avenue, Suite 250
Phoenix, Arizona 85016-4736
Phone: 602-490-0535

Exhibit E-1

Depiction of Tierra Rico Lane Improvements



APPROVAL

REPAYMENT PROJECT # ____

SECTION 26, TOWNSHIP 5 NORTH, RANGE 2 WEST

CITY OF SURPRISE ENGINEER DATE

DEVELOPER DATE

N

PROJ.NO.:	1308
DATE:	FEB 2021
SCALE:	N.T.S.
DRAWN BY:	MM
CHECKED BY:	TW

TIERRA RICO
DALE LANE & 171ST AVENUE
SURPRISE, ARIZONA

TIERRA RICO LANE IMPROVEMENTS

HILGARTWILSON
2141 E. HIGHLAND AVE., STE. 250
PHOENIX, AZ 85016
P: 602.490.0535 / F: 602.368.2436

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Exhibit E-2

Tierra Rico Lane Improvements' Budget

CITY OF SURPRISE

Tierra Rico Lane Regional Improvements

Paving and Storm Drain

REPAYMENT PROJECT # ____

Developer Information:
Montage Holdings, LLC

6720 N Scottsdale Road, Suite 230

Scottsdale, AZ 85253

(480) 346-9600

Repayment Zone Calculations:

Project Type:	Single Family Residential
Project Length:	1,600 LF
Project Cost:	See Below

Project Cost:

Engineering & Surveying:	$60,258.32
Construction:	$935,725.42
City & County Fees:	$28,071.76
Total Cost:	$1,024,055.50

HILGARTWILSON, LLC
2141 E Highland Avenue, Suite 250
Phoenix, Arizona 85016-4736
Phone: 602-490-0535

COST ESTIMATE
PROJECT: Tierra Rico Offsites-Tierra Rico Lane

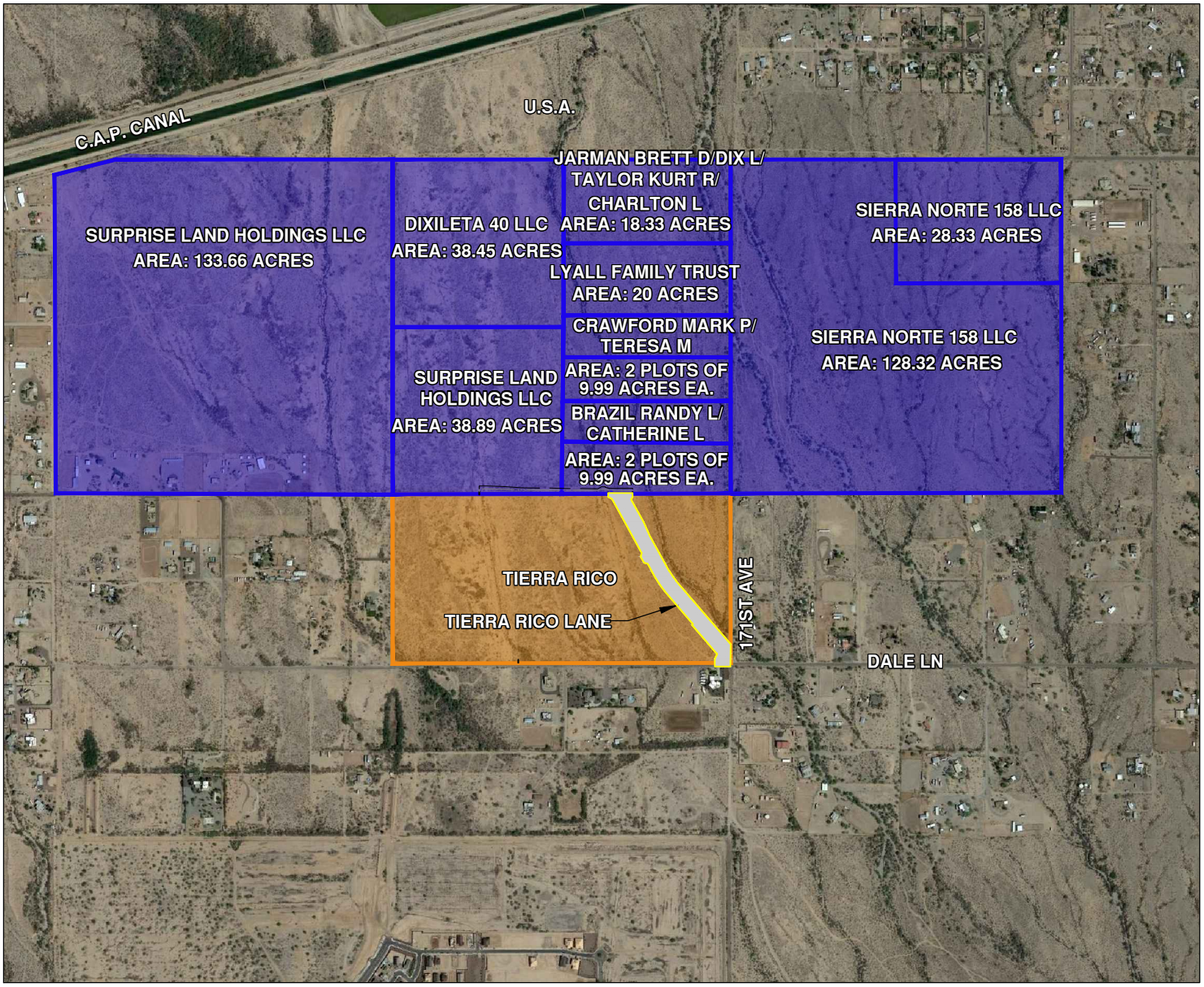
Original Budget Dated: 8.23.19
Updated 4-Mar-2021
Print Date 4-Mar-2021

HILGARTWILSON
ENGINEER | PLAN | SURVEY | MANAGE

Action Code	Description	Quantity	Unit	Unit Price	Extension
	DEVELOPMENT COST TOTAL				**850,659.47**
	CONTINGENCY 10%				**85,065.95**
	REVISED DEVELOPMENT COST TOTAL				**935,725.42**
1500	**Development Fees/Permits**				
	Dust Control Permit	1	LS	9,635.00	9,635.00
	Concrete Permit (3%)	1	EA	8,098.08	8,098.08
	Paving Permit (3%)	1	EA	15,086.71	15,086.71
	Subtotal Development Fees/Permits				32,819.79
1600	**Field Engineering**				
	Offsite Material Testing	1	LS	6,250.00	6,250.00
	Offsite Construction Staking	1	LS	20,000.00	20,000.00
	Construction Staking Extras (10%)	1	LS	2,000.00	2,000.00
	Miscellaneous Inspection Services	1	LS	3,000.00	3,000.00
	Engineer of Record Services	1	LS	3,000.00	3,000.00
	Subtotal Field Engineering				34,250.00
3200	**Storm Water–Pipe**				
Offsite Storm Water– Parcel A					
	18" RGRCP CL IV	136	LF	65.00	8,840.00
	Video Inspection	1	LS	750.00	750.00
	Hydro-Vac	1	LS	750.00	750.00
	Storm Water Sales Tax	1	LS	423.42	423.42
	Subtotal Storm Water				10,763.42
4000	**Concrete**				
Offsite Concrete - Parcel A					
	6" Vertical C&G	3,254	LF	15.50	50,437.00
	6" Single Curb	2,664	LF	22.00	58,608.00
	6' Detached Sidewalk	8,670	SF	4.00	34,680.00
	12' Detached Sidewalk	17,830	SF	4.00	71,320.00
	MAG 236-3 Dual	5	EA	2,500.00	12,500.00
	MAG 236-3 Single	1	EA	2,450.00	2,450.00
	Mid Block MAG 238-1	4	EA	500.00	2,000.00
	6' Valley Gutter & Apron	470	SF	12.50	5,875.00
Offsite Storm Drain Concrete– Parcel A					
	501-1 U Type w/Trash Rack and Handrail	1	EA	4,500.00	4,500.00
	Catch Basin COP 1569-1	2	EA	4,100.00	8,200.00
	Rip-Rap D50=6" (12" Thick)	15	SY	11.00	165.00
	Parkway Grading Both Sides of S/W	8,582	LF	1.00	8,582.00
	Concrete Sales Tax	1	LS	10,619.03	10,619.03
	Subtotal Concrete				269,936.03
4100	**Paving**				
Offsite Paving - Parcel A					
	Restore Subgrade Before Concrete	13,458	SY	0.70	9,420.60
	3.5" AC on 8" ABC	13,458	SY	30.80	414,506.40
	Survey Monuments-"B"	6	EA	185.00	1,110.00
	Valve Adjustments	5	EA	375.00	1,875.00
	Manhole Adjustments	2	EA	400.00	800.00
	Fire Hydrant Marker	6	EA	45.00	270.00
	Striping/Signing	1,605	LF	15.00	24,075.00
	Traffic Control	1,605	LF	10.00	16,050.00
	Mobilization	1	EA	15,000.00	15,000.00
	Paving Sales Tax	1	LS	19,783.23	19,783.23
	Subtotal Paving				502,890.23

Exhibit E-3

Tierra Rico Lane Buy-in Area



APPROVAL

REPAYMENT PROJECT # ____

SECTION 26, TOWNSHIP 5 NORTH, RANGE 2 WEST

CITY OF SURPRISE ENGINEER DATE

DEVELOPER DATE

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TIERRA RICO
DALE LANE & 171ST AVENUE
SURPRISE, ARIZONA

TIERRA RICO LANE BUY-IN AREA

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Exhibit E-4

Tierra Rico Lane Buy-in Fee Spreadsheet

HILGARTWILSON
ENGINEER | PLAN | SURVEY | MANAGE

Tierra Rico Lane Improvements Repayment Area **Engineering & Surveying: $60,258.32**				
Benefitted Property		**Area (ac)**	**% of Total**	**Contribution**
Tierra Rico (excluding 11.74ac Tract K)	503-51-009G 503-51-009H	*67.5*	*13.1%*	*$ 7920.91*
Surprise Lan Holdings LLC	*503-51-008J*	133.7	26.0%	*$ 15,686.90*
Dixileta 40 LLC	*503-51-010H*	38.5	7.5%	*$ 4,512.65*
Surprise Lan Holdings LLC	*503-51-010C*	38.9	7.6%	*$ 4,564.30*
Jarman Brett D/ DIX L/ TAYLOR KURT R/ CHARLTON L	*503-51-010K*	18.3	3.6%	*$ 2,151.29*
Lyall Family Trust	*503-51-010F*	20.0	3.9%	*$ 2,347.28*
Crawford Mark P/ Teresa M	*503-51-010L*	10.0	1.9%	*$ 1,172.47*
Crawford Mark P/ Teresa M	*503-51-010M*	10.0	1.9%	*$ 1,172.47*
Brazil Randy L/ Catherine L	*503-51-010P*	10.0	1.9%	*$ 1,172.47*
Brazil Randy L/ Catherine L	*503-51-010Q*	10.0	1.9%	*$ 1,172.47*
Sierra Norte 158 LLC	*503-51-198B*	128.3	25.0%	*$ 15,060.18*
Sierra Norte 158 LLC	*503-51-198A*	28.3	5.5%	*$ 3,324.93*
Total		**513.4**	**100.0%**	**$ 60,258.32**

HILGARTWILSON, LLC
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Tierra Rico Lane Improvements Repayment Area **Construction Cost: $935,725.42**				
Benefitted Property	**Parcel #**	**Area (ac)**	**% of Total**	**Contribution**
Tierra Rico (excluding 11.74ac Tract K)	503-51-009G 503-51-009H	*67.5*	13.1%	*$ 123,000.43*
Surprise Land Holdings LLC	*503-51-008J*	133.7	26.0%	*$ 243,595.15*
Dixileta 40 LLC	*503-51-010H*	38.5	7.5%	*$ 70,075.07*
Surprise Lan Holdings LLC	*503-51-010C*	38.9	7.6%	*$ 70,876.97*
Jarman Brett D/ DIX L/ TAYLOR KURT R/ CHARLTON L	*503-51-010K*	18.3	3.6%	*$ 33,406.40*
Lyall Family Trust	*503-51-010F*	20.0	3.9%	*$ 36,449.97*
Crawford Mark P/ Teresa M	*503-51-010L*	10.0	1.9%	*$ 18,206.76*
Crawford Mark P/ Teresa M	*503-51-010M*	10.0	1.9%	*$ 18,206.76*
Brazil Randy L/ Catherine L	*503-51-010P*	10.0	1.9%	*$ 18,206.76*
Brazil Randy L/ Catherine L	*503-51-010Q*	10.0	1.9%	*$ 18,206.76*
Sierra Norte 158 LLC	*503-51-198B*	128.3	25.0%	*$ 233,863.01*
Sierra Norte 158 LLC	*503-51-198A*	28.3	5.5%	*$ 51,631.38*
Total		**513.4**	**100.0%**	**$ 935,725.42**

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Tierra Rico Lane Improvements Repayment Area **City & County Fees: $28,071.76**				
Benefitted Property	**Parcel #**	**Area (ac)**	**% of Total**	**Contribution**
Tierra Rico (excluding 11.74ac Tract K)	503-51-009G 503-51-009H	*67.5*	*13.1%*	*$ 3,690.01*
Surprise Lan Holdings LLC	*503-51-008J*	133.7	26.0%	*$ 7,307.85*
Dixileta 40 LLC	*503-51-010H*	38.5	7.5%	*$ 2,102.25*
Surprise Lan Holdings LLC	*503-51-010C*	38.9	7.6%	*$ 2,126.31*
Jarman Brett D/ DIX L/ TAYLOR KURT R/ CHARLTON L	*503-51-010K*	18.3	3.6%	*$ 1,002.19*
Lyall Family Trust	*503-51-010F*	20.0	3.9%	*$ 1,093.50*
Crawford Mark P/ Teresa M	*503-51-010L*	10.0	1.9%	*$ 546.20*
Crawford Mark P/ Teresa M	*503-51-010M*	10.0	1.9%	*$ 546.20*
Brazil Randy L/ Catherine L	*503-51-010P*	10.0	1.9%	*$ 546.20*
Brazil Randy L/ Catherine L	*503-51-010Q*	10.0	1.9%	*$ 546.20*
Sierra Norte 158 LLC	*503-51-198B*	128.3	25.0%	*$ 7,015.89*
Sierra Norte 158 LLC	*503-51-198A*	28.3	5.5%	*$ 1,548.94*
Total		**513.4**	**100.0%**	**$ 28,071.76**

HILGARTWILSON, LLC
2141 E Highland Avenue, Suite 250
Phoenix, Arizona 85016-4736
Phone: 602-490-0535

Exhibit F

Sample Notice of Payment

_____ ("Buyer") has paid Mattamy Arizona, LLC the following Regional Improvements Buy-in Fes. If the buy-in fee is based on the estimated budget it shall be subject to future "true-up" following the completion of the associated Regional Improvement.

		Based on Estimate
$_____	171st Ave. Water Line Improvements	YES/NO
$_____	171ST Ave. Sewer Line Improvements	YES/NO
$_____	171ST Ave. Street Improvements	YES/NO
$_____	Tierra Rico Lane Improvements	YES/NO

(INSERT THE FOLLOWING SENTENCE AND INITIAL IF ALL BUY-IN FEES HAVE BEEN PAID)

_____ Buyer has paid all of its Regional Improvements Buy-in Fees.

(INSERT THE FOLLOWING LANGUAGE AND INITIAL IF BUYER STILL HAS OUTSTANDING BUY-IN FEES)

_____ Buyer still owes the following Regional Improvement Buy-in Fees.

$_____	171st Ave. Water Line Improvements	YES/NO
$_____	171ST Ave. Sewer Line Improvements	YES/NO
$_____	171ST Ave. Street Improvements	YES/NO
$_____	Tierra Rico Lane Improvements	YES/NO

Mattamy Arizona, LLC: _____
Name Date

City Acknowledgement: _____
Name Date

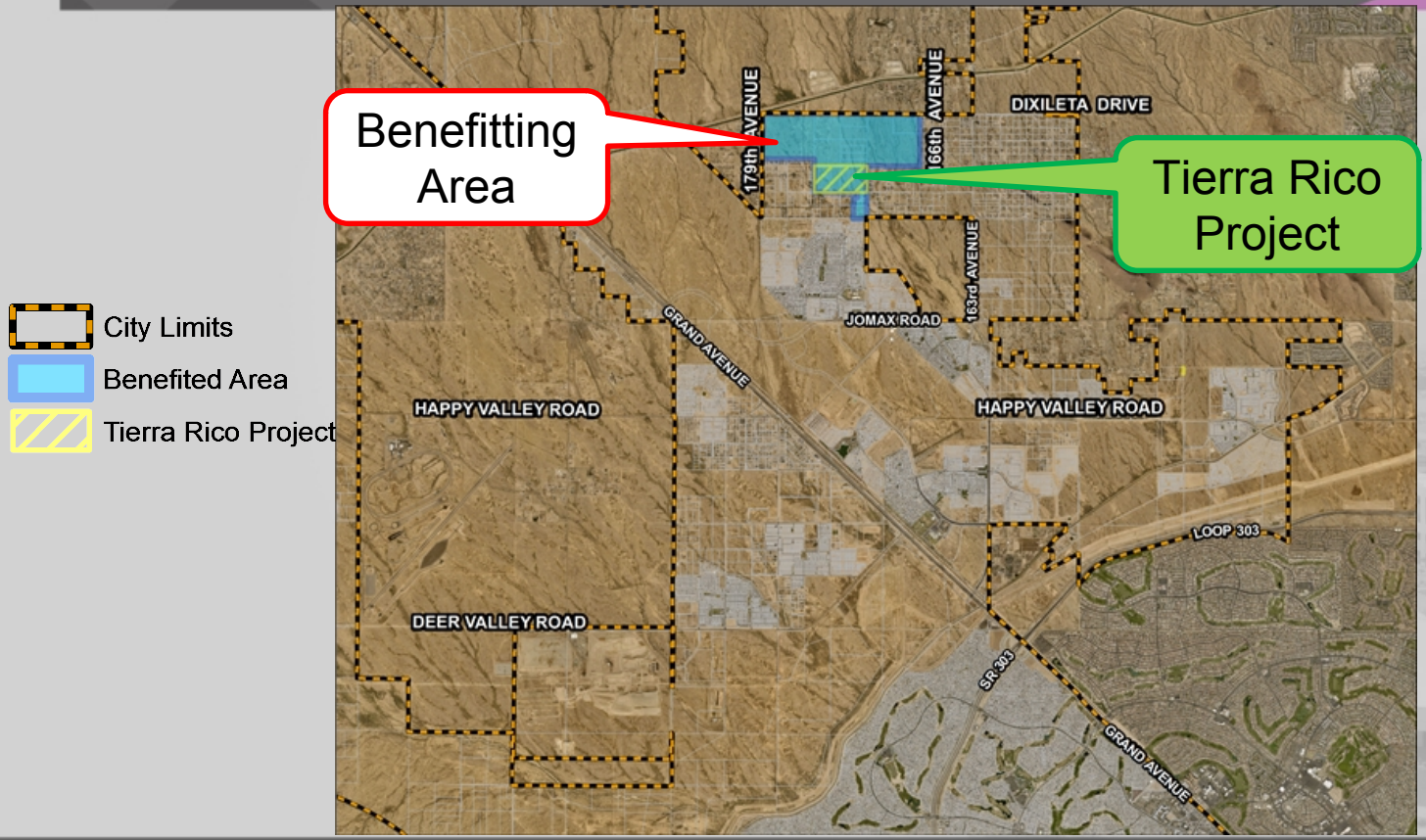
SURPRISE
ARIZONA

Resolution 2021-162 Tierra Rico Repayment Agreement FS20-317

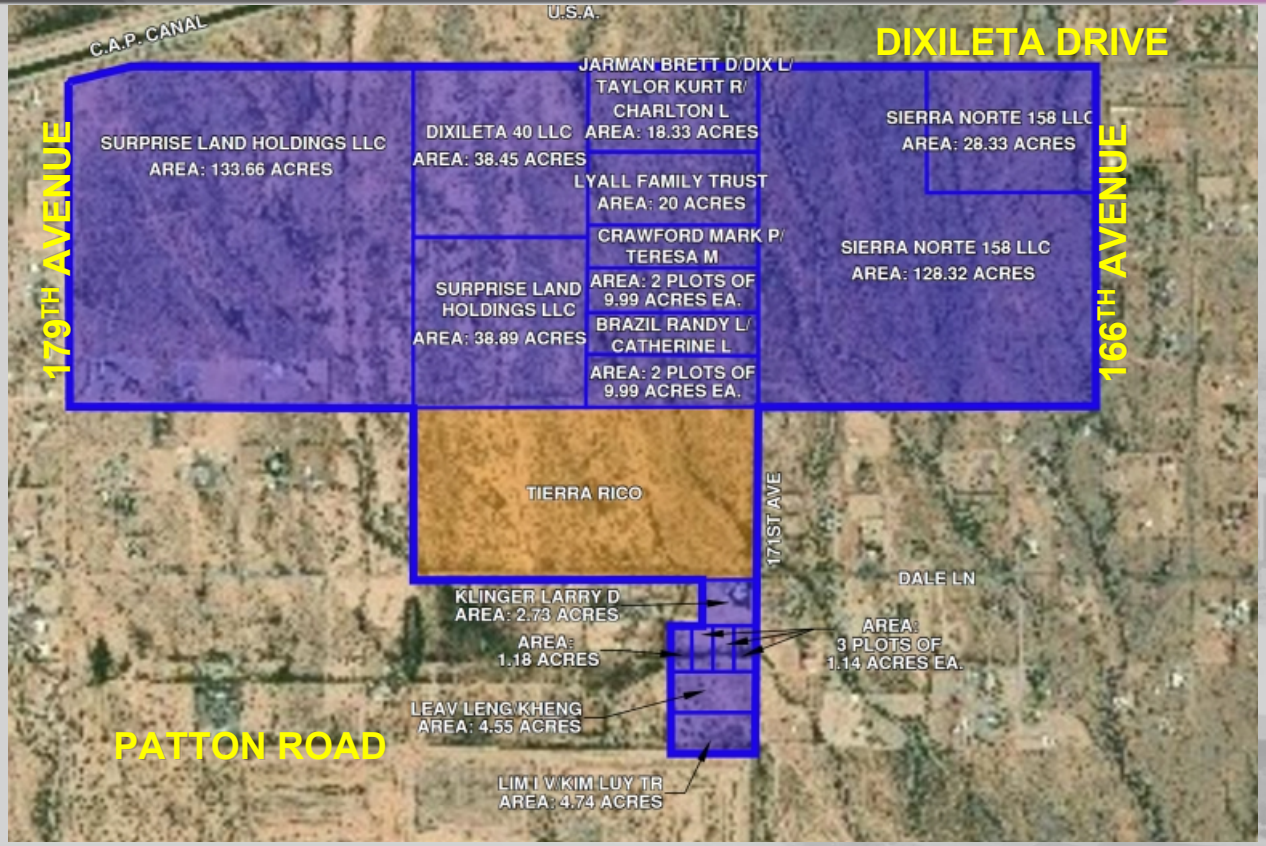
City Council

November 16, 2021

Tierra Rico Project Vicinity Map



Overall Benefited Area



171st Ave. Water Line Improvements

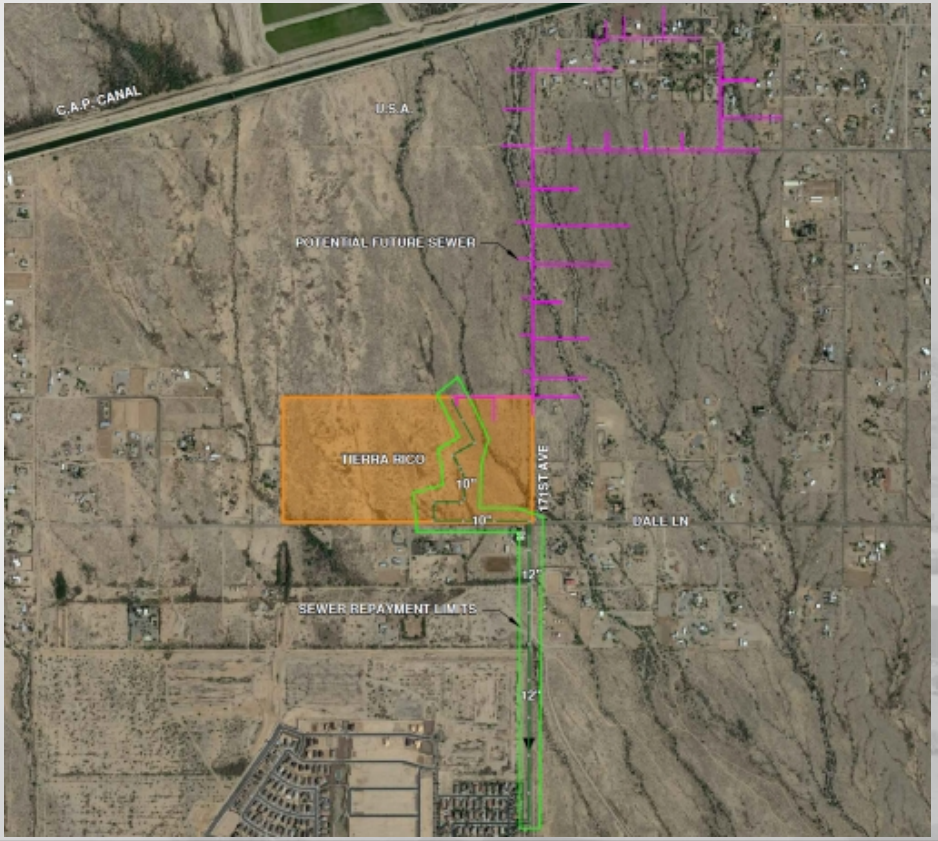
- Improvements include:
  - 12” water distribution line and parallel 8” water distribution line along a portion of 171st Avenue and Tierra Rico Lane
- Estimated total cost of Water improvements $555,663



171st Ave. Sewer Line Improvements

- Improvements include:
  - 10” to 12” sewer line along a portion of 171st Avenue, Tierra Rico Lane, and a portion of the local roads within Tierra Rico Project

- Estimated total cost of Sewer improvements $1,173,502



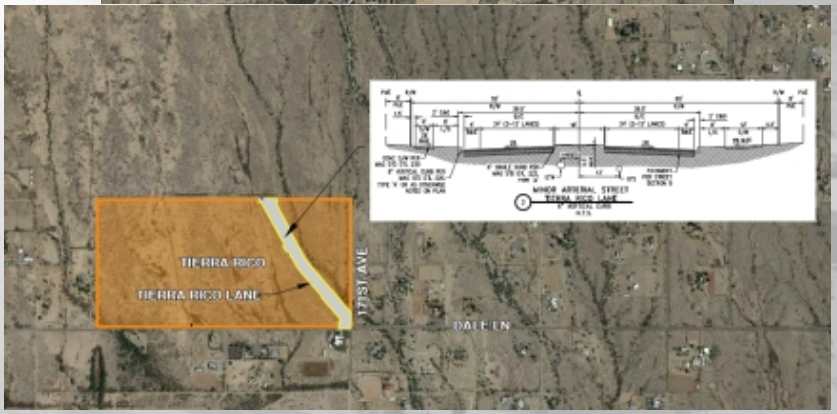
Roadway Improvements

- 171st Ave. Street Improvements include:
  - Fully improved half street from the Tierra Rico Project south to the intersection of Dynamite Boulevard/Patton Road



- Tierra Rico Lane Improvements
  - Fully improved street extending along the eastern border of the Tierra Rico Project.

- Estimated total cost of Roadway improvements - $1,760,074



The City Obligations

- The City is required to do the following:
  - Notify Mattamy Arizona, LLC each time an application is received by the City within the Benefited Area for zoning, platting, site planning or a building permit, as applicable.
  - Require a notice of payment prior to City recording a final plat or approving a site plan or building permit within the benefited area
  - Review and approve the Design and Construction Costs for each Regional Improvement.

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ARIZONA

QUESTIONS OR COMMENTS?

Thank You