



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

Tuesday, February 21, 2023 @ 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

Black History Month Proclamation

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. Internal Consideration and action to approve the Regular Council Meeting Minutes of February 7, 2023.

Sherry Aguilar
City Clerk

- | | | | |
|----|------------|--|---|
| 2. | District 3 | Consideration and action pertaining to approval of the Final Plat entitled, "Final Re-Plat Toll at Prasada, Unit N – Phase 2" and dated December 16, 2022, a property generally located west of Cotton Lane, between Cactus Road and Peoria Avenue; Case FS22-1301. | None

Jessica Brinton
Community
Development |
| 3. | District 1 | Consideration and action pertaining to approval of the Final Plat entitled, "Williams 219" and dated January 6, 2023, a property generally located on the southwest corner of 219th Avenue and Williams Road; Case FS22-1403. | None

Jessica Brinton
Community
Development |
| 4. | District 3 | Consideration and action pertaining to approval of the Final Plat entitled, "Fulton Homes at Prasada – Phase 2" and dated January 4, 2023, a property general located at the southwest corner of Waddell Road and Reems Road; Case FS21-1024. | None

Trevor Fleetham
Community
Development |
| 5. | District 6 | Consideration and action pertaining to approval of the Map of Dedication entitled, "Surprise Industrial" and received October 24, 2022, a property generally located west of the northwest corner of Sweetwater Rd. and Dysart Rd; Case FS22-0975. | None

Leslie Carnie
Community
Development |
| 6. | District 1 | Consideration and action pertaining to acceptance of a Special Warranty Deed for a Fire Station site near Deer Valley and 235th Avenue from Surprise Foothills Master LLC, SLF II Arizona-Deer Valley & 243rd LLC, Deer Valley/243rd Avenue investors LLC, VVL Investors I LLC, BOS Sorte Limited Partnership, 317 Surprise LLC, 317 Acres Partners LLC, The Jeito Foundation and SMT Investors Limited Partnership. | Lloyd Abrams
Community
Development |
| 7. | Internal | Consideration and action pertaining to approval of an amendment to the Intergovernmental Agreement with Maricopa County to facilitate temporary emergency shelter services, to accept additional grant funding, and to amend the Fiscal Year 2023 budget by moving budget authority of \$55,000 within the Grants Fund; Resolution #2023-25. | Seth Dyson
Human Svcs and
Comm Vitality |

REGULAR AGENDA ITEM - PUBLIC HEARING:

- | | | | |
|----|------------|--|--|
| 8. | District 1 | Consideration and action pertaining to a rezone of approximately 4.94 acres of real property generally located on the south side of Grand Avenue, west of 163rd Avenue, from split zoning of Community Commercial (C-2)/Rural Residential (RR) to exclusively Community Commercial (C-2);Case FS22-0207; Ordinance #2023-01. | Chris Sexton
Community
Development |
|----|------------|--|--|

REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

- | | | | |
|----|----------|--|-------------------------------------|
| 9. | Citywide | Presentation and discussion pertaining to proposed updates to the Comprehensive Citywide Fee Schedule. | None

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

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

Consideration and action to recess into executive session for discussion and consultation with the City's attorneys for legal advice, and to consider and instruct the City's attorneys regarding the City Council's position pertaining to opioid litigation pursuant to A.R.S. 38-431.03 (A)(3) and (4).

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: Thursday, February 16, 2023 @ 3:45 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: February 21, 2023
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: February 21, 2023
Submitting Department: City Manager Office
Staff Recommendations:

Contact Person:
District: Citywide

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

Agenda Wording:
Black History Month Proclamation

Motion:

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:



CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: February 21, 2023
Submitting Department: City Clerk
Staff Recommendations:

Contact Person: Sherry Aguilar, City Clerk
District: Internal

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

Agenda Wording:

Consideration and action to approve the Regular Council Meeting Minutes of February 7, 2023.

Motion:

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 02072023 Regular Council Meeting Minutes - DRAFT V1
-

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

Tuesday, February 7, 2023 @ 6:00PM

A. Call To Order

Mayor Hall called the Regular Council Meeting of Tuesday, February 7, 2023 to order at 6:00 p.m., located at Surprise City Hall, 16000 N. Civic Center Plaza, Surprise, AZ. 85374.

1. Invocation

The Invocation was led by Pastor, Randy Bixby

B. Roll Call

In attendance with Mayor Hall were Vice-Mayor Chris Judd, Councilmembers Jack Hastings, Ken Remley, Patrick Duffy, Aly Cline, and Nicholas Haney.

C. Pledge of Allegiance

The pledge was led by Canyon Ridge Elementary School- National Elementary Honor Society

D. Proclamation and Community Acknowledgements

1. Teen Dating Violence Prevention Awareness Month Proclamation

Teen Dating Violence Prevention Awareness Month Proclamation was presented by Mayor Hall to Victim's Advocate Carol Johnson and Assistant Police Chief Charles Morin

E. City Manager Report

Youth Council Reports were given by:
Brooke Wilkins 11th grade Dysart High School
Annaleisa Dixon 10th grade at Shadow Ridge High School

Report by students of Canyon Ridge Elementary School- National Elementary Honor Society

1. Consideration and action to appoint Appellate Judge, the Honorable Brian Y. Furuya, to the Judicial Selection Advisory Commission to replace retiring Appellate Judge, the Honorable Peter Swann, for the term of December 1, 2022 to December 1, 2025.

Councilmember Cline made the motion to approve appointing Appellate Judge, the Honorable Brian Y. Furuya, to the Judicial Selection Advisory Commission to replace retiring Appellate Judge, the Honorable Peter Swann, for the term of December 1, 2022 to December 1, 2025. Councilmember Remley seconded the motion. 7 yes votes. Motion carried.

City Clerk Aguilar issued the oath of office after the appointment.

1. CONSENT AGENDA:

No items were removed from the consent agenda.

Councilmember Duffy made the motion to approve items 1 through 12 on the Consent Agenda. Seconded by Vice-Mayor Judd. 7 yes votes. Motion carried.

Consent items included:

1. Consideration and action to approve the Regular Council Work Session and Regular Council Meeting Minutes of January 17, 2023.

2. Consideration and action to approve a request by Lauren Kay Merritt for a Series 006 (Bar) Liquor License for FAT CATS ENTERTAINMENT CENTER located at 13100 N. Prasada Parkway, Surprise, AZ. 85388.

3. Consideration and action to approve a request by Perry Charles Huellmantel for a Series 010(Beer and Wine Store) Liquor License for QUIKTRIP #415 located at 16821 W. Bell Road, Surprise, AZ. 85388.

4. Consideration and action to approve a request by Jeffrey Craig Miller for a Series 012 (Restaurant) Liquor License for Cooper's Hawk Winery & Restaurant located at 16470 W Alexandria Way, Surprise, AZ. 85388.

5. Consideration and action pertaining to approval of the Final Plat entitled,

“Morgan-Harris Estates”, and dated December 14, 2022, a property located at the southeast corner of 163rd Avenue and Dale Lane; Case FS22-1061.

6. Consideration and action pertaining to approval of the Rancho Vista Alternative Assurance Agreement.

7. Consideration and action pertaining to the conditional acceptance and maintenance of certain streets and public utility improvements at Zanjero Trails Phase 2 Parcel 11A, B, and C; Resolution # 2023-09.

8. Consideration and action pertaining to acceptance of the City's Arizona Lottery Fund (ALF) allotment for FY2023 in the amount of \$364,134; Resolution #2023-11.

9. Consideration and action pertaining to approval of an amendment to the Comprehensive Citywide Fee Schedule by revising and adding new parks and recreation fees; Resolution #2023-13.

10. Consideration and action pertaining to approval of an amendment to the FY2023 Budget by moving budget authority of \$12,800 from the General Contingency to Project G31061 to account for acceptance of Justice Assistance Grant (JAG) funding distributed pursuant to an Intergovernmental Agreement with the City of Phoenix; Resolution #2023-15.

11. Consideration and action pertaining to approval of an amendment to the Fiscal Year 2023 budget by moving budget authority in the amount of \$18,000 from Contingency within the Grants Fund to grant project G31365 FFY23 Joint Law Enforcement Operations (JLEO) and authorizing acceptance of a grant award from U.S. Department of Justice (DOJ), U.S. Marshals Service, to cover overtime expenses associated with the participation of one Surprise Police Officer in the JLEO Task Force from October 2, 2022 to September 30, 2023; Resolution #2023-16.

12. Consideration and action pertaining to adoption of the proposed amendments to the City of Surprise [City Council] Policies & Procedures Manual and Boards & Commissions Handbook.

2. REGULAR AGENDA ITEM - PUBLIC HEARING:

3. REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

13. Presentation and discussion pertaining to the City of Surprise Public Libraries

Arts, Culture and Library Director, Kelsey Lamphier gave a powerpoint presentation on this item.

Councilmember Cline thanked Ms. Lamphier for the presentation and asked when the room reservation process will go live, and will there be a charge for the reservations? Ms. Lamphier commented that we will rely on the current software system, it will be our intentional policy that our services will be free of charge.

No other Council questions or comments received. This item was discussion only, no action taken.

14. Presentation and discussion pertaining to Arizona's Open Meeting Law.

Attorney Wingo introduced Assistant Attorney Jeff Murray to conduct a powerpoint presentation regarding Open Meeting Law and applicable state statutes.

Councilmember Hastings commented that since we have a new Councilmember, Nick Haney, he thought this would be helpful. Councilmember Hastings thanked the Attorney's Office for putting this on the agenda.

Councilmember Remley commented that during the presentation we did not define what a public body is and asked for clarification. He further commented that we have over 60 Home Owners Associations that feel the law doesn't apply to them and within our City some of our commissions as well, do not think this applies. Councilmember Remley asked for clarification on the meaning.

Attorney Murray commented that the definition is statutory of what a public body is. The Arizona Ombudsman's website has a handbook with clear definition and the link is located on our website page. The good news is that any complaints regarding the Homeowner's Associations would have to be handled by the Attorney General. The City would not enforce this as a City. Attorney Wingo commented on the definition relating to Homeowner's Associations, the Cities do not have jurisdiction over such matters. He further

commented that all of our City Boards and Commissions, that this does apply to them, and they receive annual training.

Councilmember Cline commented about the boards and commissions handbook, that it is really important, as a quick review, to go over the process and to make sure that they understand they are representing the City. She thanked Attorney Wingo for the hard work put into the review of the handbooks.

Attorney Murray reminded Council about emails and text messages being a public record.

No further comments were received.

I. Other Business and Future Agenda Items

Councilmember Remley asked to add a future City Manager Report or a work session topic on the Salvation Army building a new community center on Avenue of the Arts. Councilmember Cline seconded this item.

J. City Council Reports

Councilmember Hastings reported on his next Meet and Greet will be on Wed., February 15th 6:45 at State 48.

Councilmember Remley commented that our City is growing so fast and a number of groundbreaking and ribbon cuttings are happening at a fast pace, very humble to be a part of this growing City.

Councilmember Duffy reported on several businesses opening at Prasada, several ribbon cuttings, very exciting for our City.

Councilmember Haney reported on his next community meeting will be at Sonoran Heights on February 16th - 6:00 p.m. If you have a topic for discussion, please reach out to him. The first meeting was a full house and thanked staff for their assistance. Attended a ribbon cutting ceremony at Dutch Bros., also did an interview with the Surprise Youth Council, and mentioned that he was also a member of the Youth Council a few years ago. He reminded everyone to be responsible over the weekend, please be safe. Thanked his grandparents for attending the Council Meetings.

Councilmember Cline commented that she has been very busy with several

community meetings at Sun City Grand and Arizona Traditions. Attended an event for Arizona Special Olympics recognizing Valley Vista as one of the top 25 special Olympic teams. Today attended the West Valley Women's Meeting, take a gentleman to lunch day, Mayor Hall and I attended at Arizona Broadway Theatre. Invited to attend a new meeting tomorrow at Los Solana before their Board. Regular Meeting is on February 28th at 6:00 p.m., Tomorrow night, several city officials will participate in the bookmark contest judging sponsored by Friends of the Library.

Vice-Mayor Judd also mentioned the many ribbon cutting ceremonies, a shout out to Quench Taps and Tapas, really cool little place, wine bar, serves maximum of 4, great mom and pop outfit. Councilmember Duffy and I hosted possibly our last joint community meeting at Spenser's Place, too many people, need a larger meeting space. Next community meeting will be Wednesday in two weeks at the Tap House at 6:00 p.m.

Mayor Hall repeated on many of the ribbon cuttings but the most amazing was the new Sprout's at Prasada at 6:00 a.m., very cold outside but over 400 people in line. It was unbelievable. Reminded residents about the General Plan 2040 meetings and asking for public input, please visit the City website surprisegupdate.com. The 3rd Annual Share and Care Expo will be held on Saturday March 4th, 2023 10:00 a.m. - 1:00 p.m. at the Surprise Aquatic Center parking lot on north Bullard Avenue.

L. Adjournment

Mayor Hall commented that there is no other business to discuss and asked for a motion to adjourn.

Councilmember Hastings made the motion to adjourn. Seconded by Councilmember Cline. Unanimous yes vote to adjourn at 7:09 p.m.

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 Council Meeting of Tuesday, February 7, 2023.

Sherry Ann Aguilar, City Clerk, MMC



CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: February 21, 2023 Contact Person: Jessica Brinton
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 N – Phase 2” and dated December 16, 2022, a property generally located west of Cotton Lane, between Cactus Road and Peoria Avenue; Case FS22-1301.

Motion:

I move to approve the Final Plat entitled, “Final Re-Plat Toll at Prasada, Unit N – Phase 2” and dated December 16, 2022.

Background:

The subject request involves a Re-Plat for Unit N of the Toll at Prasada project. The subject property was included in the Toll at Prasada, Phase 2 Master Plat that was approved under case FS19-061.

Objective Analysis:

The subject Final Re-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. The subject request will not alter the density of the development and Unit N is consistent with the General Plan. 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 - FS22-1301 Toll at Prasada Unit N Phase 2 Final Plat - Staff Report 022123 CC
 2. 01 - FS22-1301 Toll at Prasada Unit N Phase 2 Final Plat - Vicinity Map
 3. 02 - FS22-1301 Toll at Prasada Unit N Phase 2 Final Plat - Case Map
 4. 03 - FS22-1301 Toll at Prasada Unit N Phase 2 Final Plat - Final Plat
 5. FS22-1301 Toll at Prasada Unit N Phase 2 Final Plat 022123 CC
-

FINAL PLAT

REPORT TO THE CITY COUNCIL

Case: FS22-1301

Project Name: Toll at Prasada Unit N Phase 2 Final Plat

Council District: 3 - Mesquite

Meeting Date: February 21, 2023

Planner: Jessica Brinton

Owner: Toll Prasada, LLC

Applicant: Aaron Insco of Toll Bros, Inc.

Request: A Final Plat for Toll at Prasada Unit N Phase 2 in the Prasada PAD

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

Lot Yield: 146

Area: 33.95 acres

Density: 4.30 DU/Ac.

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

Support/Opposition: None known

Findings:

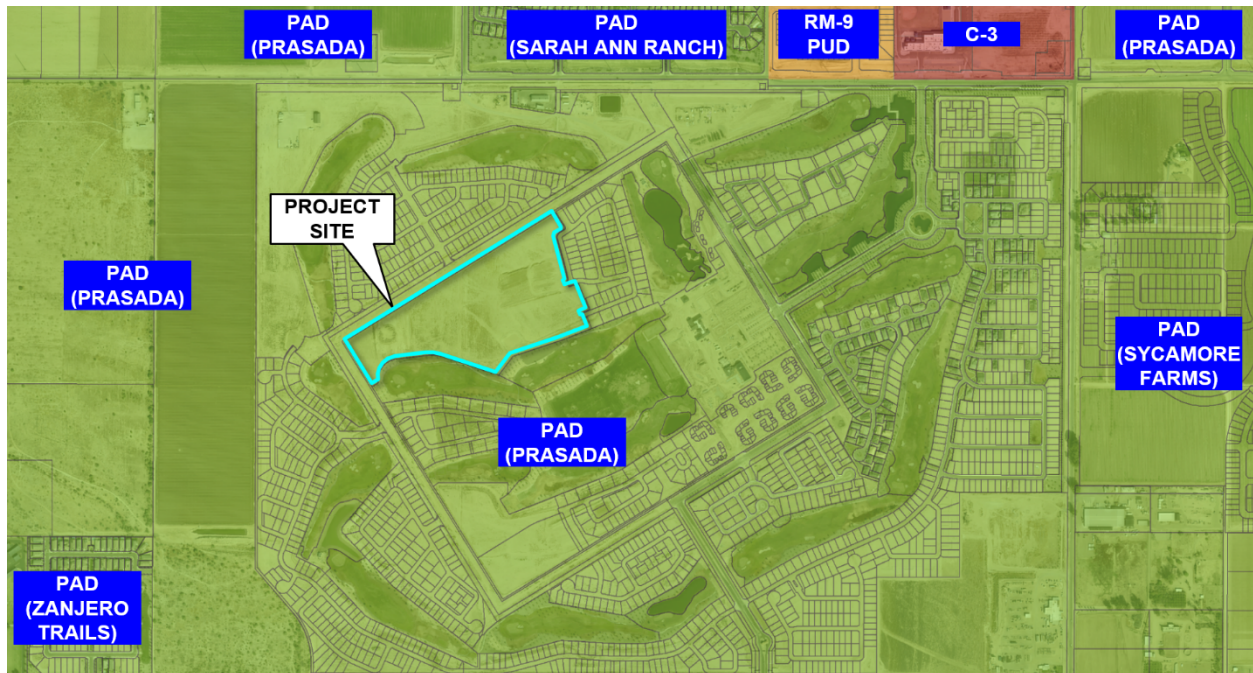
- The proposed Final Plat is consistent with the Prasada PAD.
- The proposed Final Plat is consistent with the Preliminary Plat as approved under FS22-0594.
- The proposed Final Plat is consistent with the applicable City of Surprise regulations.
- The reviewing agencies have indicated no objections to the request.

PROJECT DESCRIPTION:

The subject request involves a Final Plat for Unit N Phase 2 of the Toll at Prasada project. The proposed Final Plat will create 146 standard lots consisting of three (3) lot categories. These include Lot Category C, two (2) configurations of Lot Category D1, and Lot Category D2. Unit N 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.

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

April 20, 2021: The City Council approved a Final Plat for Unit N Phase 1 under case FS20-586.

December 21, 2021: The City Council approved a Re-Plat for Unit N Phase 1 under case FS21-622.

September 15, 2022: The Planning and Zoning Commission approved a Preliminary Plat for Unit N Phase 2 under case FS22-0594.

September 22, 2022: The applicant filed case FS22-1301, the subject case.

ANALYSIS AND DISCUSSION:

The proposed subdivision will create 146 lots with approximately one (1) acre of passive open space. Access to this subdivision will be from the existing collector road of Phase 2 Infrastructure, via West Dana Point Boulevard, at the north and Unit N Phase 1 at the east, via West Piperton Street and West Wildwood Street.

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 N Phase 2. 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 4.3 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.

111 **Summary:**

112

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

116

117 **Attachments:**

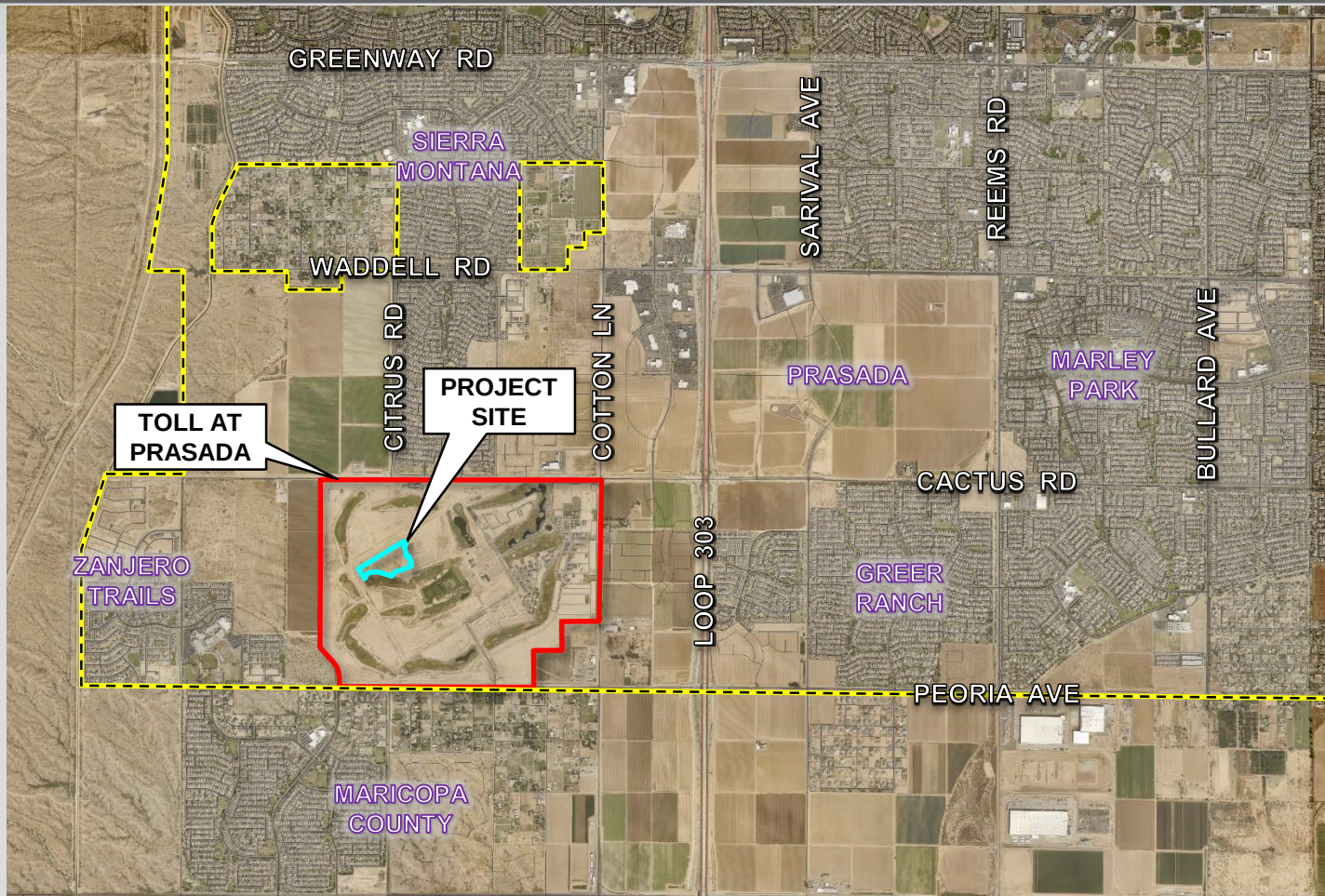
118

119 01 Toll at Prasada Unit N Phase 2 Vicinity Map

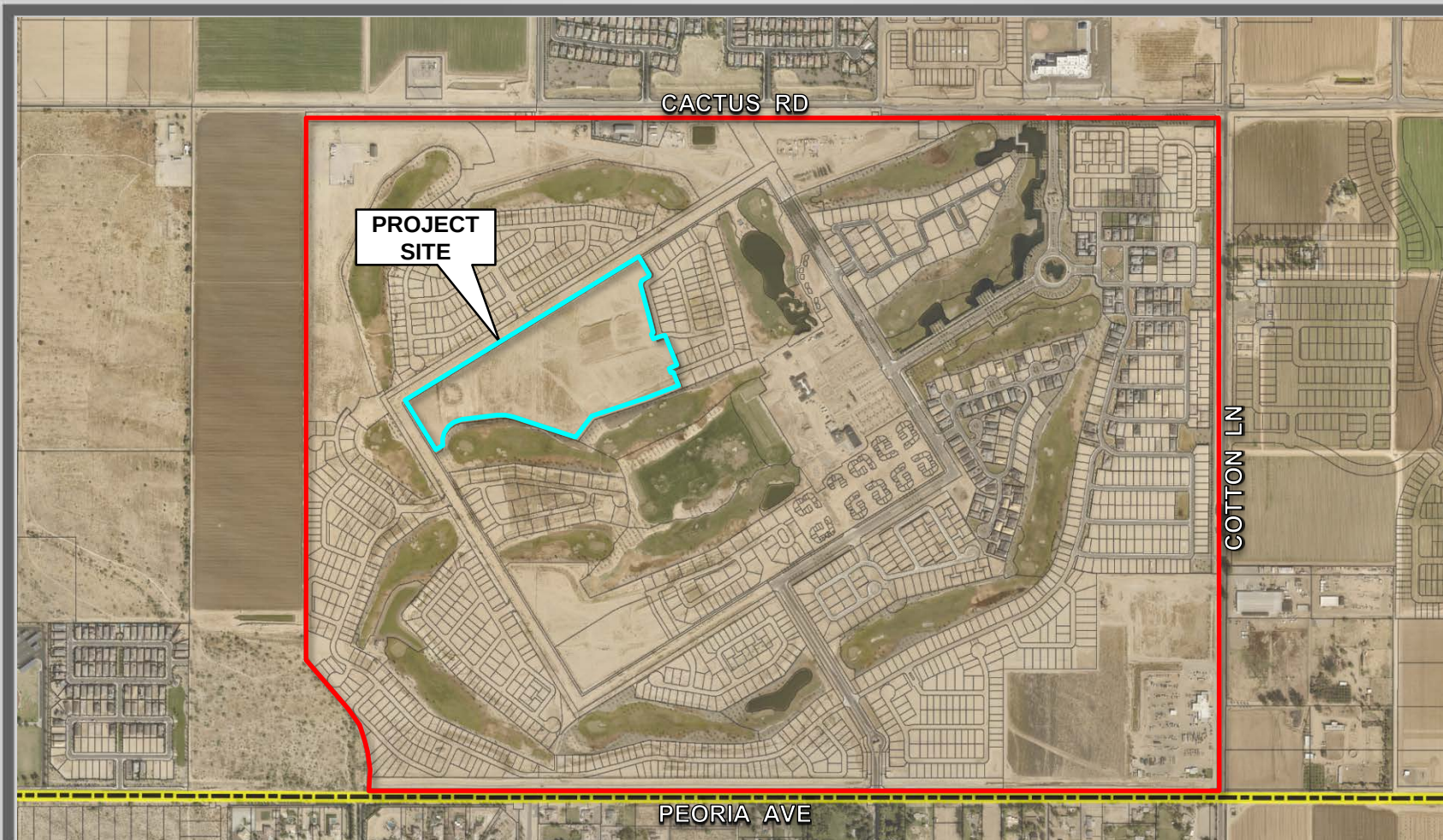
120 02 Toll at Prasada Unit N Phase 2 Case Map

121 03 Toll at Prasada Unit N Phase 2 Final Plat

122 PPT



FS22-1301 VICINITY MAP



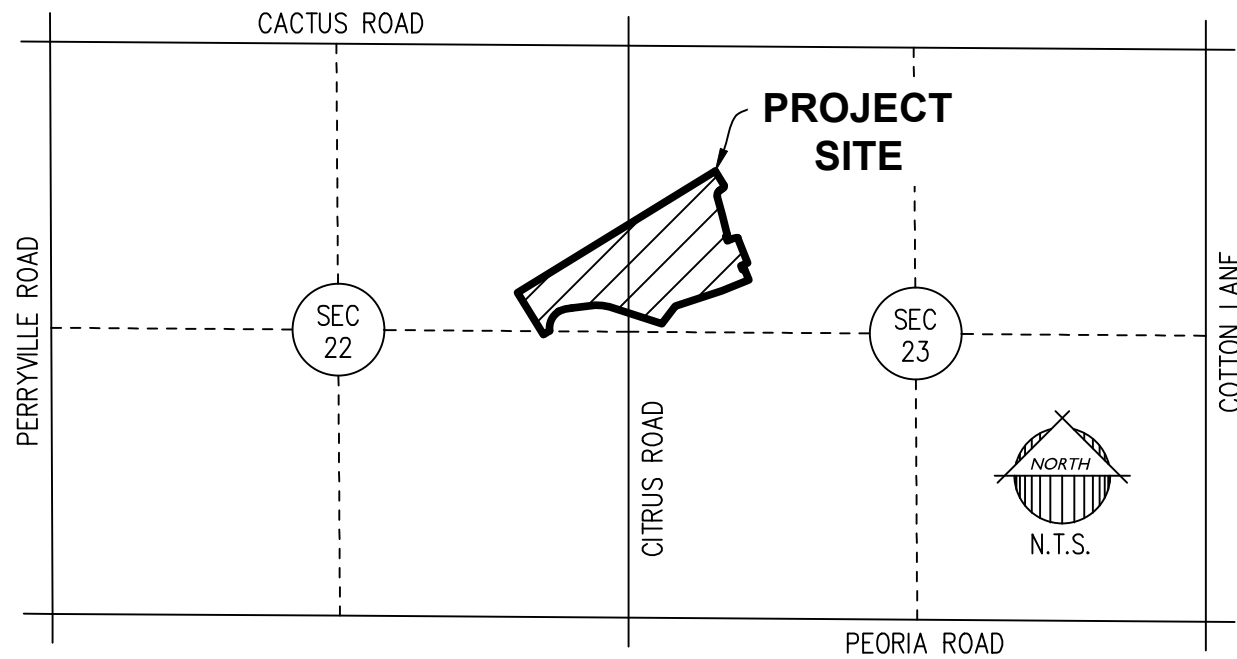
FS22-1301 CASE MAP

Dec 13, 2022 11:17am S:\Projects\2016\16-339\Legal Survey\Draws\Final Plats\Phase 3\Unit N - Phase 2\16-339 - Unit N Ph2 Plat.dwg terotoments

FINAL RE-PLAT

Toll at Prasada, Unit N - Phase 2

BEING A REPLAT OF A PORTION OF PARCEL N, AND A PORTION OF TRACT HOLE 2, TOLL AT PRASADA, PHASE 2 MASTER PLAT AS RECORDED IN BOOK 1576 OF MAPS, PAGE 33, M.C.R., TOGETHER WITH TRACT N-B, TRACT N-C, TRACT N-G, TRACT N-H AND A PORTION OF LOT 1164, TOLL AT PRASADA, UNIT N – PHASE 1 AMENDED AS RECORDED IN BOOK 1636 OF MAPS, PAGE 46, M.C.R., SITUATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 3 NORTH, RANGE 2 WEST AND A PORTION OF THE EAST HALF OF SECTION 22, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



VICINITY MAP

DEDICATION

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

KNOW ALL PERSONS BY THESE PRESENTS: THAT TOLL PRASADA LLC, AN ARIZONA LIMITED LIABILITY COMPANY, "OWNER", HAS SUBDIVIDED UNDER THE NAME TOLL AT PRASADA, UNIT N – PHASE 2, BEING A REPLAT OF A PORTION OF PARCEL N, AND A PORTION OF TRACT HOLE 2, TOLL AT PRASADA, PHASE 2 MASTER PLAT AS RECORDED IN BOOK 1576 OF MAPS, PAGE 33, M.C.R., TOGETHER WITH TRACT N-B, TRACT N-C, TRACT N-G, TRACT N-H AND A PORTION OF LOT 1164, TOLL AT PRASADA, UNIT N – PHASE 1 AMENDED AS RECORDED IN BOOK 1636 OF MAPS, PAGE 46, M.C.R., SITUATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 3 NORTH, RANGE 2 WEST AND A PORTION OF THE EAST HALF OF SECTION 22, 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 N – PHASE 2 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 TRIANGLES.

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 OWNERS 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 "A" THROUGH "F" 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, OWNERS HAVE HEREUNTO CAUSED ITS CORPORATE NAMES TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED BY THE UNDERSIGNED, DULY AUTHORIZED OFFICER THIS _____ DAY OF _____, 20____.

TOLL PRASADA LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY _____ DATE _____

ITS _____

ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

ON THIS ____ DAY OF _____, 20____ 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. 20061238109. AGREEMENT WAS RECENTLY AMENDED AND RECORDED ON JULY 20, 2018, AT THE MARICOPA COUNTY RECORDER'S OFFICE DOCUMENT NO. 20180551464. THE PROPERTIES INVOLVED IN THIS PLAT ARE SUBJECT TO THIS AGREEMENT.

NOTICE OF INTERGOVERNMENTAL AGREEMENT

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

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

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

PUBLIC NOTICE

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

RELEASE OF LIABILITY

TOLL PRASADA LLC, AN ARIZONA LIMITED LIABILITY COMPANY ("OWNER") DOES HEREBY (1) RELEASE AND DISCHARGE THE 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.

IN WITNESS WHEREOF, EPCOR WATER ARIZONA INC. HAS HEREUNTO CAUSED ITS CORPORATE NAME TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED BY THE UNDERSIGNED, DULY AUTHORIZED OFFICER THIS _____ DAY OF _____, 20____.

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

BY _____ DATE _____

ITS _____

GENERAL NOTES

- SPRINKLERS ARE REQUIRED IN ALL ONE AND TWO FAMILY DWELLINGS BUILT IN AREAS WHICH DO NOT HAVE AN ADEQUATE WATER SUPPLY.
- NO ON-SITE GRADING OR EXCAVATION SHALL OCCUR WITHOUT FIRST OBTAINING A PERMIT FROM THE CITY OF SURPRISE.
- THE PROPERTY IS LOCATED WITHIN AN AREA HAVING FLOOD ZONE "ZONE X SHADED," BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, ON FLOOD INSURANCE RATE MAP NO. 04013C1660L, WITH A DATE OF IDENTIFICATION OF OCTOBER 16, 2013, FOR COMMUNITY NO. 040053, IN MARICOPA COUNTY, STATE OF ARIZONA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.
- THE ROADS DESIGNATED AS "PRIVATE" AND ANY APPURTENANCES INCLUDING BUT NOT LIMITED TO ROAD SIGNS, STRIPING, CURB AND GUTTER, AND SIDEWALKS ARE PRIVATE; SUCH ROADS AND APPURTENANCES ARE OWNED, MAINTAINED AND REPAIRED BY OWNER OR THE HOMEOWNER'S ASSOCIATION FORMED BY OWNER. THE CITY OF SURPRISE SHALL NOT MAINTAIN OR REPAIR ANY ROAD DESIGNATED AS "PRIVATE."
- IN ACCORDANCE WITH ARS § 9-461.07, THE CITY OF SURPRISE HAS DETERMINED THAT ALL DEDICATIONS OCCURRING WITH THIS PLAT ARE IN CONFORMANCE WITH THE SURPRISE GENERAL PLAN.
- PURSUANT TO A.R.S. § 42-11102, THE CITY OF SURPRISE, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA, IS EXEMPT FROM ALL TAXES AND ASSESSMENTS BASED ON ASSESSED VALUE EXCEPT FOR SPECIAL DISTRICTS #14751 AND 14710, WHEN APPLICABLE.
- THE MAINTENANCE OF LANDSCAPING WITHIN THE OPEN SPACES, LANDSCAPED TRACTS, RETENTION BASINS AND PARKS SHALL BE THE RESPONSIBILITY OF THE OWNER OR THE HOMEOWNERS' ASSOCIATION FORMED BY THE OWNER.
- THE MAINTENANCE OF LANDSCAPING WITHIN THE ADJACENT PUBLIC RIGHTS-OF-WAY, INCLUDING LANDSCAPED MEDIANS WITHIN COLLECTORS AND LOCAL STREETS AND LANDSCAPED AREAS BETWEEN THE CURB AND THE DETACHED SIDEWALK, SHALL BE THE RESPONSIBILITY OF THE ADJACENT PROPERTY OWNER OR THE HOMEOWNERS' ASSOCIATION FORMED BY THE ADJACENT PROPERTY.
- ZONING OF THE PROPERTY IS PER SURPRISE ZONING CASE FS17-587 OR AS SUBSEQUENTLY AMENDED.
- THE FINAL PLAT IS IN SUBSTANTIAL CONFORMANCE WITH THE PRELIMINARY PLAT AS APPROVED UNDER CITY OF SURPRISE CASE FS22-0594.

AREA SUMMARY TABLE		
DESCRIPTION	AREA (SF)	AREA (ACRES)
LOTS 2801-2851 & 2853-2947 (146 LOTS)	1,147,942	26.3542
TRACTS A – F	58,009	1.3316
PRIVATE STREETS (TRACT N2-P51)	272,928	6.2656
GROSS AREA	1,478,879	33.9514

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 _____, 20____.

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

BY: _____ DATE: _____
CHRISTINE CAIN GLEN VORTHERMS

ITS: PROPERTY & CONTRACTS MANAGER ITS: ASSISTANT SECRETARY

TOLL PRASADA LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: _____

ITS: _____

ENGINEER

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

OWNER/DEVELOPER

TOLL BROTHERS
8767 E VIA DE VENTURA, SUITE 390
SCOTTSDALE, AZ 85258
TEL: (602) 999-5684
CONTACT: AARON INSCO

SHEET INDEX

1	COVER SHEET
2	LOT AREA TABLE, LEGAL DESCRIPTION & CURVE TABLE
3	FINAL PLAT PLAN SHEET & LINE TABLE
4-5	FINAL PLAT PLAN SHEETS

HOMEOWNERS ASSOCIATION RATIFICATION

KNOW ALL MEN BY THESE PRESENTS: THAT STERLING GROVE COMMUNITY ASSOCIATION, INC., AN ARIZONA NONPROFIT CORPORATION, HEREBY RATIFIES, AFFIRMS AND APPROVES THIS PLAT FOR "TOLL AT PRASADA, UNIT N – PHASE 2" AND THE RESPONSIBILITIES IMPOSED UPON IT UNDER THIS PLAT.

IN WITNESS WHEREOF, STERLING GROVE COMMUNITY ASSOCIATION, INC. HAS CAUSED ITS NAME TO BE AFFIXED BY THE UNDERSIGNED, DULY AUTHORIZED OFFICER THIS _____ DAY OF _____, 20____.

STERLING GROVE COMMUNITY ASSOCIATION, INC., AN ARIZONA NON-PROFIT CORPORATION

BY: _____

ITS: _____

ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

ON THIS _____ DAY OF _____, 20____ 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 _____, 20____, BY THE CITY ENGINEER OF SURPRISE, ARIZONA.

APPROVED _____ DATE _____
CITY ENGINEER

CITY OF SURPRISE COUNCIL APPROVAL

APPROVED BY THE CITY COUNCIL OF THE CITY OF SURPRISE, ARIZONA, THIS _____ DAY OF _____, 20____.

ATTEST:

MAYOR DATE

CITY CLERK DATE

CERTIFICATION

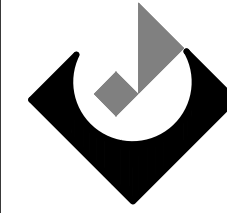
I, ROBERT A. JOHNSTON, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY DIRECTION DURING THE MONTH OF SEPTEMBER, 2022; THAT THE SURVEY IS TRUE AND CORRECT AS SHOWN; THAT ALL MONUMENTS ACTUALLY EXIST OR WILL BE SET 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: 09/12/22 (REVISED NOVEMBER 14, 2022 & REVISED DECEMBER 13, 2022)

1130 N Alma School Rd., Suite 120
Mesa, AZ 85201
T:480.503.2250 | F:480.503.2258
www.epsgroupinc.com

EPS GROUP



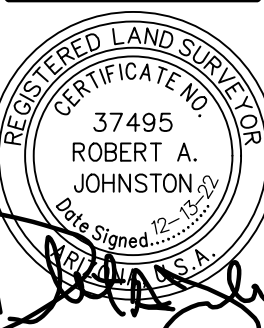
Toll at Prasada,
Unit N - Phase 2
SURPRISE, ARIZONA

FINAL RE-PLAT

Project

Revisions:

Designer: RAJ
Drawn by: TJP



Job No.

16-339

FP01

Sheet No.

1
of 5

CASE NUMBER: FS22-1301

LOT AREA TABLE			
LOT #	AREA (SF)	AREA (AC)	CATEGORY
2801	7,700	0.1768	C
2802	6,600	0.1515	D1
2803	6,600	0.1515	D1
2804	6,600	0.1515	D1
2805	5,500	0.1263	D1
2806	5,500	0.1263	D1
2807	5,500	0.1263	D1
2808	5,529	0.1269	D1
2809	5,500	0.1263	D1
2810	6,600	0.1515	D1
2811	6,600	0.1515	D1
2812	6,594	0.1514	D1
2813	9,021	0.2071	C
2814	14,905	0.3422	D1
2815	14,827	0.3404	D1
2816	6,390	0.1467	D1
2817	5,618	0.1290	D1
2818	5,663	0.1300	D1
2819	5,681	0.1304	D1
2820	5,670	0.1302	D1
2821	6,751	0.1550	D1
2822	8,165	0.1874	D2
2823	6,074	0.1394	D1
2824	12,559	0.2883	C
2825	9,600	0.2204	D2
2826	8,198	0.1882	D1
2827	8,032	0.1844	D1
2828	11,925	0.2738	D1
2829	7,834	0.1799	D2
2830	5,500	0.1263	D1
2831	9,492	0.2179	D2
2832	8,737	0.2006	C
2833	8,737	0.2006	C
2834	8,737	0.2006	C
2835	9,601	0.2204	C
2836	8,159	0.1873	D1
2837	8,111	0.1862	D1
2838	8,111	0.1862	D1
2839	8,111	0.1862	D1
2840	8,110	0.1862	D1
2841	9,606	0.2205	D2
2842	7,700	0.1768	C
2843	7,700	0.1768	C
2844	6,600	0.1515	D1
2845	7,547	0.1733	D1
2846	7,830	0.1798	C
2847	7,700	0.1768	C
2848	7,700	0.1768	C
2849	5,610	0.1288	D1
2850	5,610	0.1288	D1
2851	6,600	0.1515	D1
2853	13,499	0.3099	C
2854	10,165	0.2334	D1
2855	10,171	0.2335	D1
2856	7,691	0.1766	D1
2857	7,601	0.1745	D1
2858	5,601	0.1286	D1
2859	5,514	0.1266	D1
2860	6,620	0.1520	D1
2861	7,727	0.1774	C
2862	8,729	0.2004	C
2863	8,279	0.1901	C
2864	6,960	0.1598	D1
2865	5,518	0.1267	D1
2866	5,513	0.1266	D1
2867	6,609	0.1517	D1
2868	6,901	0.1584	D1
2869	9,531	0.2188	C

LOT AREA TABLE			
LOT #	AREA (SF)	AREA (AC)	CATEGORY
2870	13,476	0.3094	D2
2871	25,932	0.5953	D2
2872	6,644	0.1525	D1
2873	6,600	0.1515	D1
2874	7,889	0.1811	C
2875	7,832	0.1798	D2
2876	8,637	0.1983	D2
2877	6,600	0.1515	D1
2878	5,859	0.1345	D1
2879	10,222	0.2347	D1
2880	17,481	0.4013	D2
2881	10,801	0.2480	D2
2882	7,915	0.1817	D2
2883	6,909	0.1586	D1
2884	6,720	0.1543	D1
2885	6,722	0.1543	D1
2886	9,722	0.2232	D1
2887	9,970	0.2289	D2
2888	8,993	0.2065	D2
2889	11,205	0.2572	D1
2890	6,719	0.1542	D1
2891	10,696	0.2455	C
2892	13,025	0.2990	D1
2893	8,472	0.1945	D1
2894	6,600	0.1515	D1
2895	7,700	0.1768	C
2896	7,615	0.1748	D2
2897	7,041	0.1616	D1
2898	7,068	0.1623	D1
2899	7,038	0.1616	D1
2900	8,998	0.2066	D1
2901	9,682	0.2223	D2
2902	13,915	0.3195	D2
2903	7,579	0.1740	D1
2904	5,787	0.1329	D1
2905	5,860	0.1345	D1
2906	5,891	0.1352	D1
2907	7,097	0.1629	D1
2908	7,065	0.1622	D1
2909	7,689	0.1765	D2
2910	7,689	0.1765	D2
2911	7,094	0.1629	D1
2912	7,101	0.1630	D1
2913	5,987	0.1374	D1
2914	6,052	0.1389	D1
2915	5,779	0.1327	D1
2916	6,720	0.1543	D1
2917	7,168	0.1646	D1
2918	7,754	0.1780	D2
2919	7,754	0.1780	D2
2920	7,840	0.1800	C
2921	7,840	0.1800	C
2922	7,498	0.1721	D1
2923	5,785	0.1328	D1
2924	5,771	0.1325	D1
2925	6,896	0.1583	D1
2926	6,809	0.1563	D1
2927	7,615	0.1748	D2
2928	7,754	0.1780	D2
2929	6,898	0.1584	D1
2930	6,943	0.1594	D1
2931	5,787	0.1329	D1
2932	5,787	0.1329	D1
2933	5,787	0.1329	D1
2934	6,887	0.1581	D1
2935	6,720	0.1543	D1
2936	6,720	0.1543	D1
2937	8,827	0.2026	D2

LOT AREA TABLE			
LOT #	AREA (SF)	AREA (AC)	CATEGORY
2938	8,827	0.2026	D2
2939	8,064	0.1851	C
2940	7,265	0.1668	D1
2941	6,911	0.1587	D1
2942	6,911	0.1587	D1
2943	5,759	0.1322	D1
2944	5,760	0.1322	D1
2945	6,911	0.1587	D1
2946	6,872	0.1578	D1
2947	7,754	0.1780	D2

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BRG
C1	46.49'	868.00'	3'04'07"	23.25'	46.48'	N30'02'50"W
C2	68.13'	868.00'	4'29'50"	34.08'	68.11'	N26'15'51"W
C3	77.70'	868.00'	5'07'45"	38.88'	77.68'	N21'27'04"W
C4	10.02'	868.00'	0'39'42"	5.01'	10.02'	N18'33'20"W
C5	3.78'	1200.00'	0'10'50"	1.89'	3.78'	N31'29'29"W
C6	31.42'	20.00'	90'00'00"	20.00'	28.28'	N13'25'06"E
C7	65.12'	1200.00'	3'06'33"	32.57'	65.11'	N29'50'47"W
C8	66.20'	1200.00'	3'09'39"	33.11'	66.19'	N26'42'41"W
C9	150.72'	515.00'	16'46'06"	75.90'	150.18'	N50'02'03"E
C10	56.04'	1200.00'	2'40'33"	28.02'	56.03'	N23'47'36"W
C11	56.78'	1200.00'	2'42'40"	28.40'	56.78'	N21'05'59"W
C12	31.82'	1200.00'	1'31'10"	15.91'	31.82'	N18'59'04"W
C13	48.26'	1396.00'	1'58'50"	24.13'	48.25'	N19'12'55"W
C14	53.83'	1396.00'	2'12'34"	26.92'	53.83'	N21'18'37"W
C15	53.83'	1396.00'	2'12'34"	26.92'	53.83'	N23'31'10"W
C16	53.83'	1396.00'	2'12'34"	26.92'	53.83'	N25'43'44"W
C17	64.58'	1396.00'	2'39'02"	32.30'	64.58'	N28'09'32"W
C18	51.10'	1396.00'	2'05'50"	25.55'	51.10'	N30'31'59"W
C19	271.83'	58.00'	268'31'51"	59.51'	83.07'	N12'41'02"E
C20	30.90'	20.00'	88'31'51"	19.49'	27.92'	N77'18'58"W
C21	31.42'	20.00'	90'00'00"	20.00'	28.28'	S13'25'06"W
C22	31.42'	20.00'	90'00'00"	20.00'	28.28'	N76'34'54"W
C23	299.32'	1284.00'	13'21'24"	150.34'	298.65'	N24'54'12"W
C24	294.66'	1264.00'	13'21'24"	148.00'	293.99'	N24'54'12"W
C25	290.00'	1244.00'	13'21'24"	145.66'	289.34'	N24'54'12"W
C26	31.42'	20.00'	90'00'00"	20.00'	28.28'	S13'25'06"W
C27	31.42'	20.00'	90'00'00"	20.00'	28.28'	N76'34'54"W
C28	237.78'	1020.00'	13'21'24"	119.43'	237.24'	N24'54'12"W
C29	233.12'	1000.00'	13'21'24"	117.09'	232.59'	N24'54'12"W
C30	228.46'	980.00'	13'21'24"	114.75'	227.94'	N24'54'12"W
C31	30.12'	20.00'	86'16'44"	18.74'	27.35'	N78'26'32"W
C32	30.12'	20.00'	86'16'44"	18.74'	27.35'	S15'16'45"W
C33	31.42'	20.00'	90'00'00"	20.00'	28.28'	S76'34'54"E
C34	31.42'	20.00'	90'00'00"	20.00'	28.28'	N13'25'06"E
C35	94.25'	60.00'	90'00'00"	60.00'	84.85'	S13'25'06"W
C36	117.82'	210.00'	32'08'40"	60.50'	116.28'	S84'22'41"W
C37	63.08'	190.00'	19'01'18"	31.83'	62.79'	S77'49'00"W
C38	62.83'	40.00'	90'00'00"	40.00'	56.57'	S13'25'06"W
C39	28.23'	20.00'	80'53'09"	17.05'	25.95'	N27'51'47"E
C40	359.81'	4439.65'	4'38'36"	180.00'	359.71'	N14'54'06"W
C41	418.81'	4459.65'	5'22'51"	209.56'	418.66'	N14'49'55"W
C42	31.42'	20.00'	90'00'00"	20.00'	28.28'	S13'25'06"W
C43	119.63'	756.00'	9'04'01"	59.94'	119.51'	N27'02'53"W
C44	66.01'	50.00'	75'38'31"	38.81'	61.32'	S20'35'51"W
C45	116.47'	736.00'	9'04'01"	58.36'	116.35'	N27'02'53"W
C46	211.37'	180.00'	67'16'56"	119.78'	199.44'	S25'14'30"W
C47	30.50'	20.00'	87'21'55"	19.10'	27.63'	S24'37'24"W

TRACT USE TABLE			
TRACT	USE	AREA (SF)	AREA (AC)
A	LANDSCAPE, OPEN SPACE & ** PUBLIC UTILITY EASEMENT	2038	0.047
B	LANDSCAPE, OPEN SPACE, ** PUBLIC UTILITY EASEMENT & DRAINAGE EASEMENT	4400	0.101
C	LANDSCAPE, OPEN SPACE, ** PUBLIC UTILITY EASEMENT & DRAINAGE EASEMENT	4418	0.101
D	LANDSCAPE, OPEN SPACE & ** PUBLIC UTILITY EASEMENT	3311	0.076
E	LANDSCAPE, OPEN SPACE, ** PUBLIC UTILITY EASEMENT, ** SIGHT VISIBILITY TRIANGLE EASEMENT & WATER EASEMENT	23610	0.542
F	LANDSCAPE, OPEN SPACE, ** PUBLIC UTILITY EASEMENT & ** SIGHT VISIBILITY TRIANGLE EASEMENT	20231	0.464
N2-PS1	PRIVATE STREET TRACT & PUBLIC UTILITIES EASEMENT	272928	6.266

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.

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BRG
C48	22.54'	1548.00'	0°50'04"	11.27'	22.54'	N18°38'32"W
C49	356.20'	1528.00'	13°21'24"	178.91'	355.40'	N24°54'12"W
C50	31.31'	20.00'	89°42'38"	19.90'	28.21'	S66°50'20"E
C51	259.32'	1548.00'	9°35'53"	129.96'	259.01'	N26°46'57"W
C52	351.54'	1508.00'	13°21'24"	176.57'	350.75'	N24°54'12"W
C53	58.13'	960.00'	3°28'10"	29.07'	58.12'	N70°02'26"E
C54	59.34'	980.00'	3°28'09"	29.68'	59.33'	N70°02'26"E
C55	60.55'	1000.00'	3°28'09"	30.28'	60.54'	N70°02'26"E
C56	31.42'	20.00'	90°00'00"	20.00'	28.28'	N26°46'30"E
C57	31.42'	20.00'	90°00'00"	20.00'	28.28'	S63°13'30"E
C58	31.42'	20.00'	90°00'00"	20.00'	28.28'	N26°46'30"E
C59	31.42'	20.00'	90°00'00"	20.00'	28.28'	S63°13'30"E
C60	31.42'	20.00'	90°00'00"	20.00'	28.28'	N26°46'30"E
C61	31.42'	20.00'	90°00'00"	20.00'	28.28'	S63°13'30"E
C62	30.90'	20.00'	88°31'51"	19.49'	27.92'	S27°30'35"W
C63	179.83'	58.00'	177°38'38"	2820.60'	115.98'	N72°03'59"E
C64	29.41'	20.00'	84°14'50"	18.09'	26.83'	N61°14'07"W
C65	122.47'	39.50'	177°38'38"	1920.93'	78.98'	N72°03'59"E
C66	109.72'	200.00'	31°25'54"	56.28'	108.35'	S87°38'35"E
C67	114.03'	180.00'	36°17'51"	59.00'	112.14'	N89°55'26"E
C68	101.36'	160.00'	36°17'51"	52.45'	99.68'	N89°55'26"E
C69	30.45'	20.00'	87°13'40"	19.05'	27.59'	S28°18'48"E
C70	30.70'	20.00'	87°57'12"	19.30'	27.77'	N59°16'37"E
C71	219.13'	500.00'	25°06'38"	111.35'	217.38'	N84°28'57"W
C72	227.90'	520.00'	25°06'38"	115.81'	226.08'	N84°28'57"W
C73	190.05'	540.00'	20°09'53"	96.02'	189.07'	N86°49'43"W
C74	31.37'	20.00'	89°52'24"	19.96'	28.25'	S51°58'28"E
C75	31.42'	20.00'	90°00'00"	20.00'	28.28'	N37°57'44"E
C76	149.68'	330.00'	25°59'16"	76.15'	148.40'	S69°58'06"W
C77	140.61'	310.00'	25°59'16"	71.53'	139.41'	S69°58'06"W
C78	131.54'	290.00'	25°59'16"	66.92'	130.41'	S69°58'06"W
C79	95.76'	60.00'	91°26'39"	61.53'	85.92'	S77°18'13"E
C80	63.84'	40.00'	91°26'39"	41.02'	57.28'	S77°18'13"E
C81	31.92'	20.00'	91°26'34"	20.51'	28.64'	S77°18'15"E
C82	31.42'	20.00'	90°00'00"	20.00'	28.28'	S13°25'06"W
C83	62.83'	40.00'	90°00'00"	40.00'	56.57'	S13°25'06"W
C84	94.25'	60.00'	90°00'00"	60.00'	84.85'	S13°25'06"W
C85	31.42'	20.00'	90°00'00"	20.00'	28.28'	N76°34'54"W
C86	62.83'	40.00'	90°00'00"	40.00'	56.57'	N76°34'54"W
C87	94.25'	60.00'	90°00'00"	60.00'	84.85'	N76°34'54"W
C88	85.67'	200.00'	24°32'38"	43.50'	85.02'	N19°18'35"W
C89	94.24'	220.00'	24°32'38"	47.85'	93.52'	N19°18'35"W
C90	102.81'	240.00'	24°32'38"	52.21'	102.02'	N19°18'35"W
C91	66.00'	100.00'	37°48'54"	34.25'	64.81'	N03°36'26"W
C92	79.20'	120.00'	37°48'54"	41.10'	77.77'	N03°36'26"W
C93	92.40'	140.00'	37°48'54"	47.95'	90.73'	N03°36'26"W
C94	113.30'	716.00'	9°04'01"	56.77'	113.19'	N27°02'53"W



Dec 13, 2022 11:14am S:\Projects\2016\16-339\Legal Survey\Draws\Final Plats\Phase 3\Unit N Phase 2\16-339 - Unit N Ph2 Plat.dwg

- LEGEND**
- FOUND MONUMENT, AS NOTED
 - CORNER OF SUBDIVISION
 - RIGHT-OF-WAY
 - M.C.R. MARICOPA COUNTY RECORDER
 - PS PRIVATE STREET
 - SVT SIGHT VISIBILITY TRIANGLE EASEMENT
 - PUE PUBLIC UTILITY EASEMENT
 - WE WATER EASEMENT
 - DE DRAINAGE EASEMENT
 - INDICATES STARTING AND ENDING LOT NUMBERING



1130 N Alma School Rd., Suite 120
Mesa, AZ 85201
T:480.503.2350 | F:480.503.2358
www.epsgroupinc.com

EPS GROUP

Toll at Prasad,
Unit N - Phase 2
SURPRISE, ARIZONA

FINAL RE-PLAT

Project:

Revisions:

Designer: RAI
Drawn by: TJP

REGISTERED LAND SURVEYOR
37495
ROBERT A. JOHNSTON
State of Arizona

Job No.
16-339
FP05
Sheet No.
5
of 5

CASE NUMBER: FS22-1301

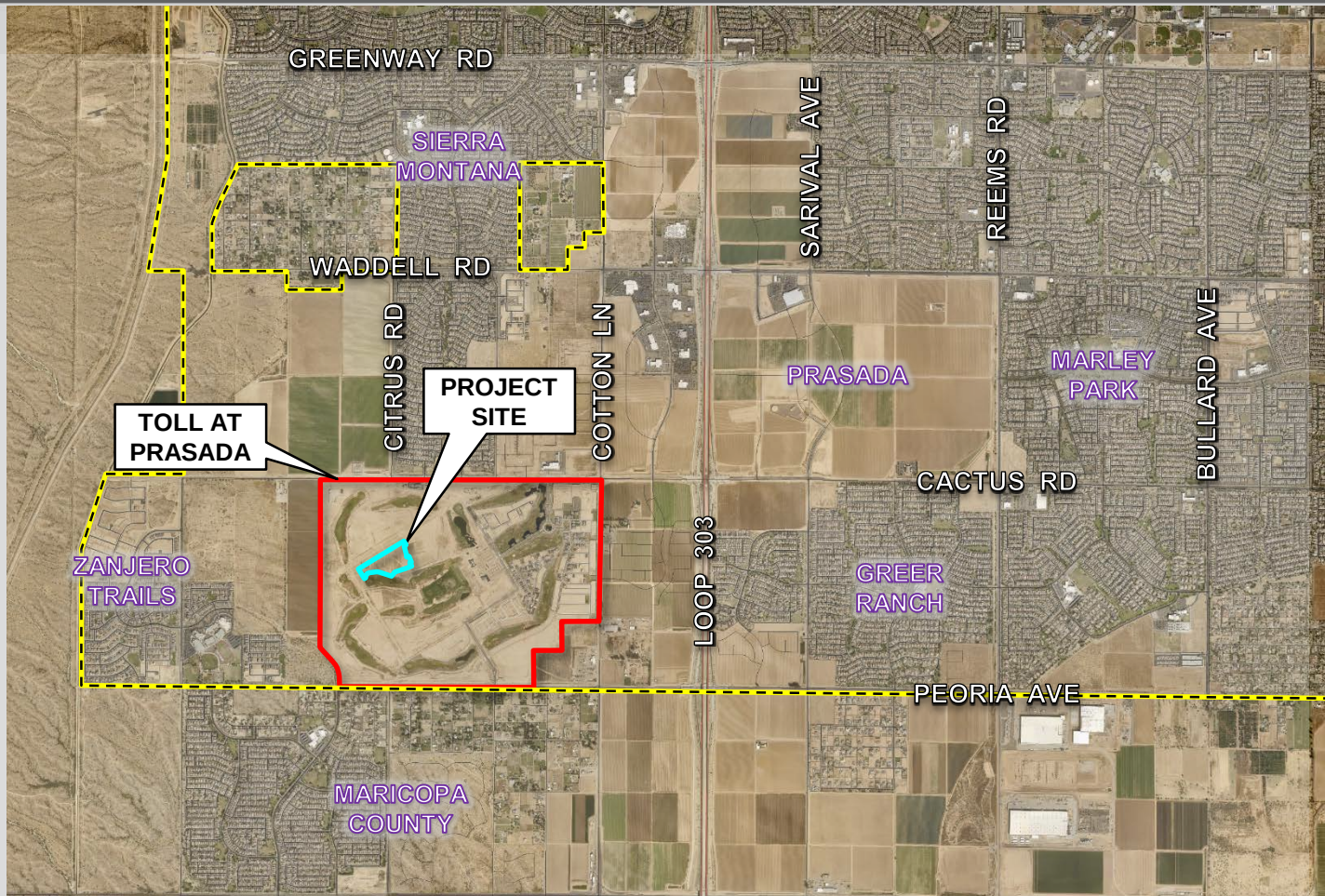


FS22-1301

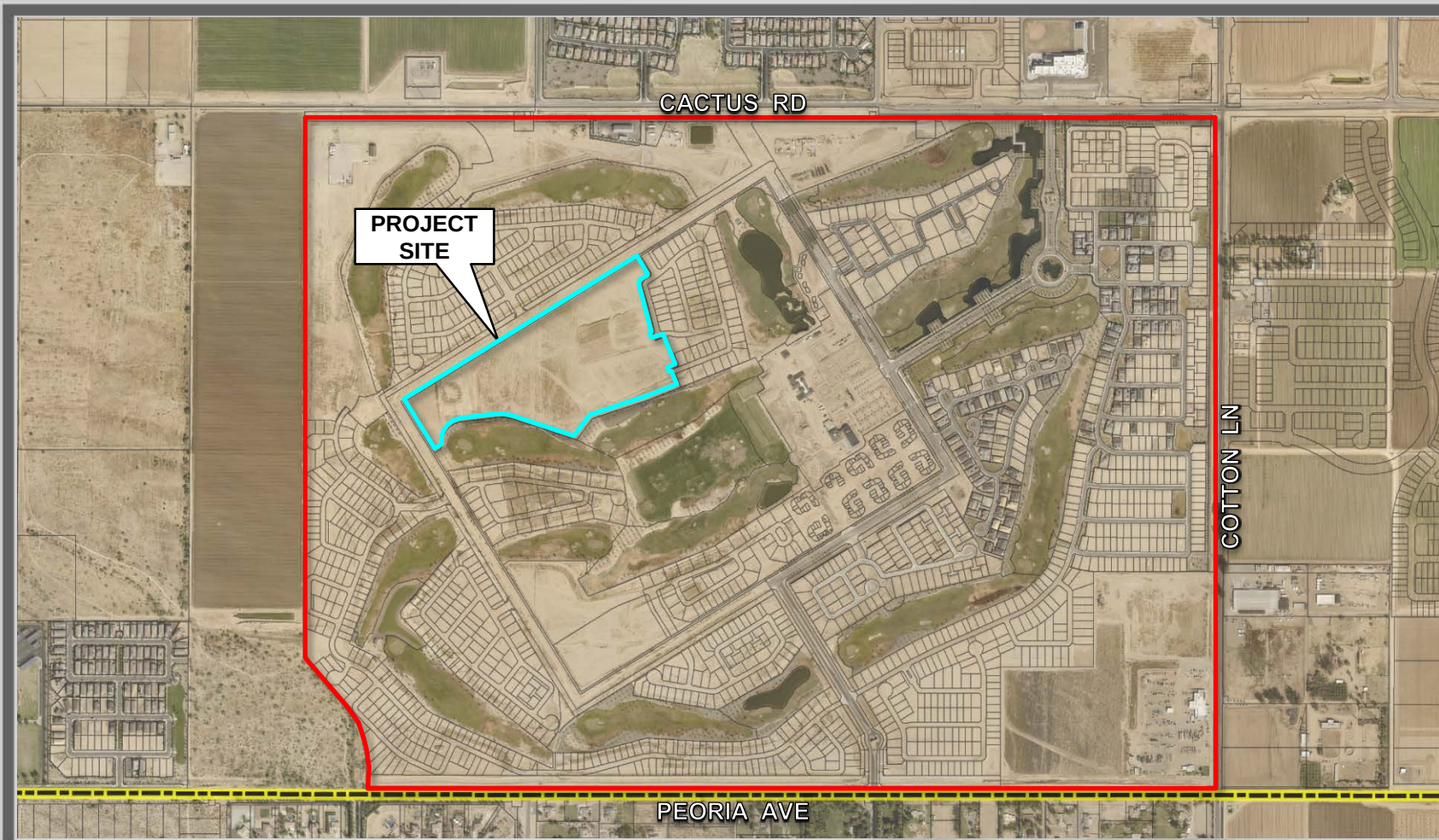
Toll at Prasada Unit N Phase 2

Final Plat

City Council
February 21, 2023



FS22-1301 VICINITY MAP



FS22-1301 CASE MAP

PAD
(PRASADA)

PAD
(SARAH ANN RANCH)

RM-9
PUD

C-3

PAD
(PRASADA)

PAD
(PRASADA)

PROJECT
SITE

PAD
(PRASADA)

PAD
(SYCAMORE
FARMS)

PAD
(ZANJERO
TRAILS)

FS22-1301 ZONING MAP

Sterling Grove Master Plan



LINE TABLE		LINE TABLE		LINE TABLE	
LINE	TABLE	LINE	TABLE	LINE	TABLE
1	100				

INDICATES STARTING AND ENDING LOT NUMBERS



Designer: RAJ
 Drawn by: TP

 37405
 ROBERT A.
 JOHNS TOWN
 16-339
 FP03
 Sheet No.
 3
 of 5

ES22-1301 FINAL PLAT



FS22-1301 FINAL PLAT



SURPRISE
ARIZONA

**QUESTIONS OR
COMMENTS?**

Thank You



CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: February 21, 2023 Contact Person: Jessica Brinton
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, "Williams 219" and dated January 6, 2023, a property generally located on the southwest corner of 219th Avenue and Williams Road; Case FS22-1403.

Motion:

I move to approve the Final Plat entitled, "Williams 219" and dated January 6, 2023.

Background:

Danny Martino seeks approval of a Final Plat of the subject property.

Objective Analysis:

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

Policy Compliant:

This proposed Final Plat is consistent with the Surprise General Plan 2035 and the Land Development Ordinance.

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 - FS22-1403 Martino Project Final Plat - Staff Report

2. 01 - FS22-1403 Martino Project Final Plat - Vicinity Map
 3. 02 - FS22-1403 Martino Project Final Plat - Zoning Map
 4. 03 - FS22-1403 Martino Project Final Plat - Final Plat
 5. 04 - FS22-1403 Martino Project Final Plat - Final Plat Exhibit
 6. 05 - FS22-1403 Martino Project Final Plat - Luke AFB Letter
 7. FS22-1403 Martino Project Final Plat Presentation
-

FINAL PLAT

REPORT TO THE CITY COUNCIL

Case: FS22-1403

Project Name: Martino Project Final Plat

Council District: 1 – Acacia

City Council Date: February 21, 2023

Planner: Jessica Brinton, Planner II

Owner: Danny Martino

Applicant: Richard Egly, Platinum Home Builders

Request: Final Plat to subdivide one (1) lot into four (4) lots in the Rural Residential (RR) zoning district.

Site Location: Generally located on the southwest corner of Williams Road and 219th Avenue

Site Size: 5 acres (approx.) gross
4 acres (approx.) net

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

Findings:

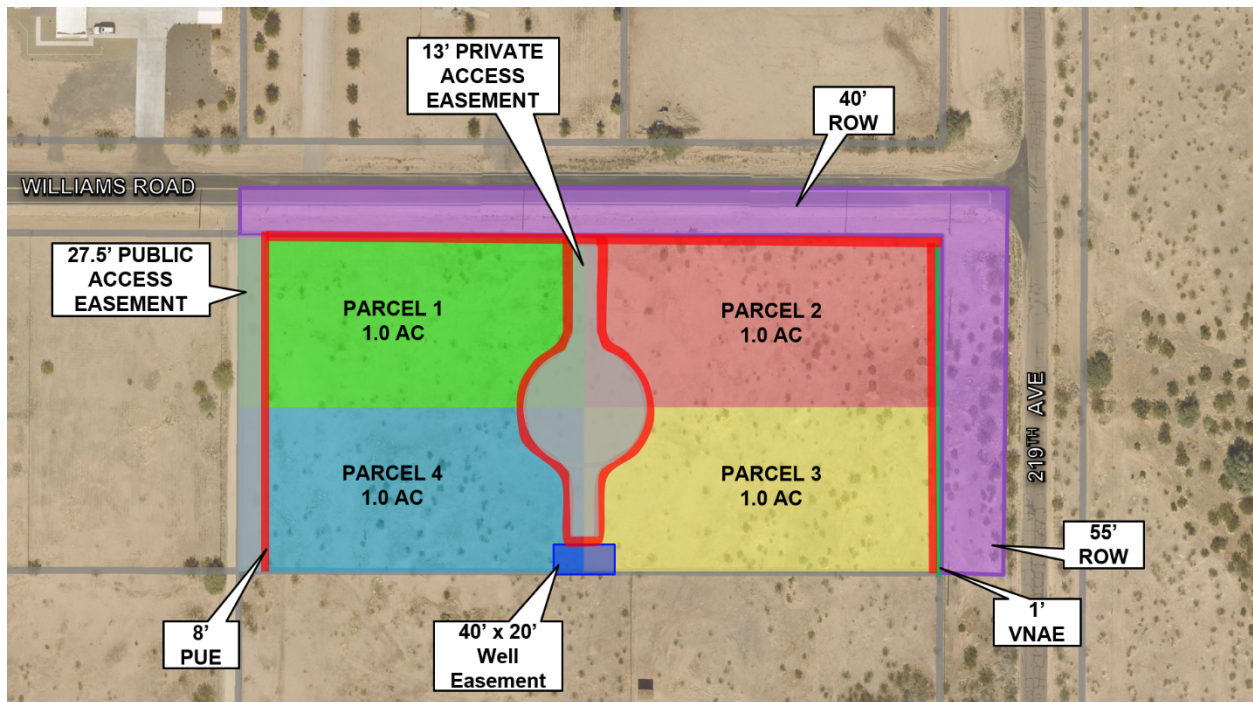
- The proposed Final Plat is consistent with the Surprise General Plan 2035.
- The proposed Final Plat is consistent with the applicable City of Surprise regulations.
- The reviewing agencies have indicated no objections to the request.

Additional Information:

Richard Egly, on behalf of Danny Martino, requests approval of a Final Plat entitled “Williams 219” dated January 6, 2023. The parcel is zoned Rural Residential (RR) and is located at the southwest corner of Williams Road and 219th Avenue. This proposed Final Plat will subdivide one (1) vacant lot of approximately five (5) acres into four (4) lots.

This Final Plat includes dedication of 40 feet of right-of-way (ROW) for Williams Road and 55 feet of ROW for 219th Avenue. A 1-foot vehicular non-access easement is dedicated along the eastern boundaries of lots 2 and 3 adjacent to 219th Avenue. Additionally, a 27.5 foot wide ingress/egress easement is provided along the western boundary of this Final Plat along the 220th Avenue alignment.

A central private ingress/easement cul-de-sac type access, shown in the below Plat Exhibit, is created with this Final Plat to serve each of the created parcels. At the southern end of this cul-de-sac is a 20-foot by 40-foot well easement area. A separate 8-foot public utility easement is provided adjacent to all of the ROW and easements dedicated on the Final Plat, with the exception of the well easement area.



This Final Plat meets the development standards of the Rural Residential (RR) zoning district as outlined in Table 106-2b of the City of Surprise Land Development Ordinance.

Table 106-2b – Rural Residential (RR) Zoning District

Min. lot area (sf)	≥ 43,560
Min. lot width	130
Min. front setback (ft)	30
Min. rear setback ¹ (ft)	30
Min. side setback ¹ (ft)	20
Min. street side setback ¹ (ft)	20
Max. bldg. height (ft)	40
Lot coverage	25%
Open space (% of gross acres of residential development) ²	10%

Notes:

1. Garage face and embellishments shall be setback a minimum of 20 feet measured from the opposing property line except rear, alley loaded garages, which shall be setback nine feet from edge of alley line.
2. The city requires open spaces on a new subdivision; if recorded as metes and bounds or by a minor land division than open space will be required on each individual lot; such as open space of trail easements.

The square footage for each parcel is below:

- Lot 1 – 1.00 acre
- Lot 2 – 1.00 acre
- Lot 3 – 1.00 acre
- Lot 4 – 1.00 acre

The proposed Final Plat dedicates the following:

- *40-foot right-of-way (ROW) along the northern boundary of lots 1 and 2 for Williams Road*
- *55-foot ROW along the eastern boundary of lots 2 and 3 for 219th Avenue*
- *1-foot vehicular non-access easement along the eastern boundaries of lots 2 and 3*
- *27.5-foot public ingress/egress easement along the western boundary of lots 1 and 4 for 220th Avenue*
- *26-foot private ingress/egress easement, which bulbs out to a cul-de-sac, then narrows back down to 26 feet to provide access to the 40-foot by 20-foot well easement area*
- *8-foot public utility easement adjacent to all ROW and easements, exclusive of the well easement*

81 **Reviewing Agencies:**

82
83 In addition to the standard city reviewers, who indicate no objection to the request, Luke
84 Air Force Base and Maricopa Water District were included in the routing of this case.
85 These agencies also indicate no objections.
86

87 **General Plan Conformance:**

88
89 The Planning and Zoning Department is tasked with the review of development proposals
90 for compliance with the General Plan 2035 using the goals, policies, recommendations,
91 and guidelines outlined in the General Plan. This proposal is consistent with the Surprise
92 General Plan 2035 in some of the following ways:
93

94 The proposed development maintains compatibility with or contributes to the quality of
95 existing land uses in the surrounding area in that it continues the Rural Residential
96 development pattern established in the vicinity of this parcel.
97

98 The proposed development adheres to the design guidelines of the applicable Character
99 Areas in that it is within the Neighborhood character area of the General Plan, which allows
100 for residential development.
101

102 **Attachments:**

- 103
104 01 Vicinity Map
105 02 Zoning Map
106 03 Final Plat
107 04 Final Plat Exhibit
108 05 Luke AFB Letter

BUENA
VISTA
RANCH

PINNACLE PEAK ROAD

PROJECT
SITE

SURPRISE
FOOTHILLS

FOX
TRAILS

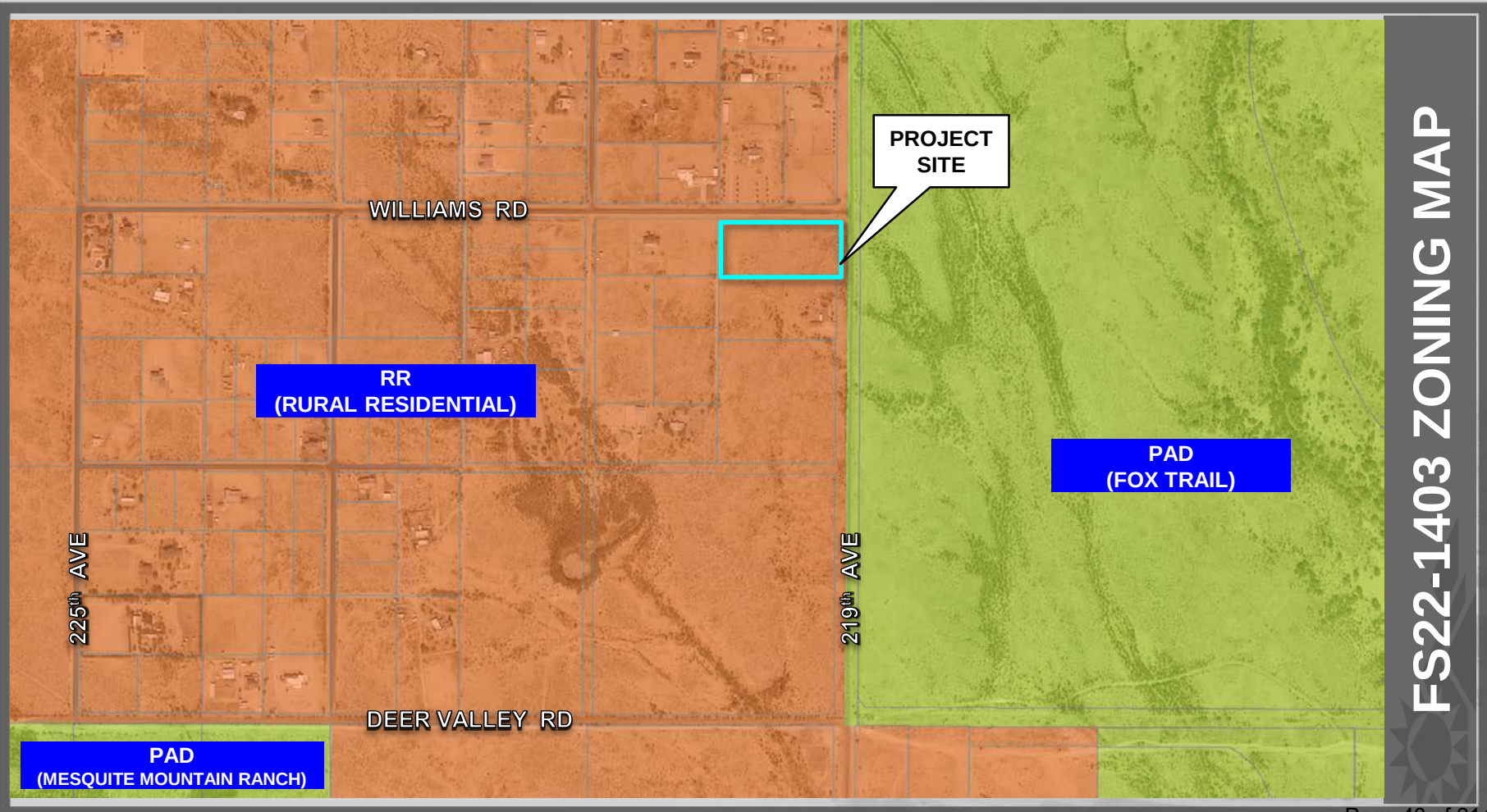
219th AVE

211th AVE

DEER VALLEY ROAD

MESQUITE
MOUNTAIN RANCH

FS22-1403 VICINITY MAP



DEDICATION

STATE OF ARIZONA }
COUNTY OF MARICOPA }

KNOW ALL PERSONS BY THESE PRESENTS:

THAT DANNY (DONATO) MARTINO AND VINCENZA MARTINO CO-TRUSTEES OF, THE DANNY MARTINO FAMILY TRUST DATED APRIL 1, 1977, "OWNER", HAS SUBDIVIDED UNDER THE NAME WILLIAMS 219, A SUBDIVISION LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 4 NORTH, RANGE 3 WEST, MARICOPA COUNTY, ARIZONA AS SHOWN AND PLATTED HEREON AND DOES HEREBY PUBLISH THIS PLAT AS AND FOR THE PLAT OF WILLIAMS 219 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, STREET, AND EASEMENT SHALL BE KNOWN BY THE NUMBER, LETTER, AND/OR NAME GIVEN TO EACH RESPECTIVELY AS SHOWN ON THIS 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.

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 GROSS 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.

OWNERS HEREBY GRANT TO THE PUBLIC A NON-EXCLUSIVE EASEMENT OVER, UPON AND WITHIN THE AREAS DESIGNATED AS PUBLIC ACCESS EASEMENT/PUBLIC UTILITY EASEMENT AS SHOWN ON THE PLAT FOR THE PURPOSE OF PROVIDING THE PUBLIC WITH ACCESS, INGRESS AND EGRESS OVER AND WITHIN THE EASEMENT AREAS.

OWNERS HEREBY GRANT TO THE PUBLIC A NON-EXCLUSIVE EASEMENT OVER, UPON AND ACROSS THE AREAS DESIGNATED AS PUBLIC UTILITY EASEMENTS AND PUBLIC ACCESS EASEMENTS AS SHOWN ON THE PLAT FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, MAINTAINING, REPAIRING, REPLACING AND UTILIZING PUBLIC UTILITIES

ALL IMPROVEMENTS, FOR STREETS AND PUBLIC UTILITIES OWNED AND OPERATED BY THE CITY, INSTALLED OR CONSTRUCTED BY OWNERS 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 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 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

IN WITNESS WHEREOF, OWNER(S) HAS/HAVE HEREUNTO CAUSED HIS/HER/THEIR NAME(S) TO BE SIGNED, THIS ____ DAY OF _____, 2023

DANNY (DONATO) MARTINO AND VINCENZA MARTINO CO-TRUSTEES OF, THE DANNY MARTINO FAMILY TRUST DATED APRIL 1, 1977

BY: _____

ITS: _____

DEDICATION ACKNOWLEDGEMENT:

STATE OF ARIZONA)

COUNTY OF MARICOPA)

ON THIS _____ DAY OF _____, 2023 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 HEREUNTO SET MY HAND AND OFFICIAL SEAL

BY: _____
NOTARY PUBLIC MY COMMISSION EXPIRES

APPROVALS

CITY OF SURPRISE ENGINEER APPROVAL
DATA ON THIS PLAT REVIEWED AND APPROVED THIS ____ DAY OF _____, 2023, BY THE CITY ENGINEER OF SURPRISE, ARIZONA.

APPROVED _____ DATE
CITY ENGINEER

CITY OF SURPRISE COUNCIL APPROVAL
APPROVED BY THE CITY COUNCIL OF THE CITY OF SURPRISE, ARIZONA. THIS ____ DAY OF _____, 2023.

ATTEST:
MAYOR _____ DATE

CITY CLERK _____ DATE

FINAL PLAT
"WILLIAMS 219"

A PORTION OF SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 4 NORTH, RANGE 3 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

SURVEYORS NOTES

- MONUMENTS FOUND DURING THIS FIELD SURVEY WERE ACCEPTED UNLESS OTHERWISE NOTED HEREIN.
- CURRENT MINERAL CLAIMS ON LANDS SHOWN IN THIS SURVEY ARE NOT KNOWN TO THIS SURVEYOR.
- IT IS RECOMMENDED THAT THE CLIENT RETAIN LEGAL CONSULTATION TO THOROUGHLY EXAMINE TITLE FOR ANY CLAIMS, DEFECTS OR LIABILITY UNDISCLOSED BY THIS SURVEY.
- THIS DOCUMENT MUST BE COMPARED TO THE ORIGINAL HARD COPY ISSUE AT THE SURVEY DATE WITH ITS ORIGINAL SEAL TO ENSURE THE ACCURACY OF THE INFORMATION AND TO FURTHER ENSURE THAT NO CHANGES, ALTERATIONS OR MODIFICATIONS HAVE BEEN MADE.
- THIS SURVEY WAS PERFORMED USING GPS (GLOBAL POSITIONING SYSTEMS) TO OPTIMIZE THE RELATIVE POSITIONING OF FOUND CORNERS. EXTREME CARE HAS BEEN TAKEN TO PRODUCE SURFACE MEASUREMENTS OF THE MONUMENTS FOUND.
- ALL BEARINGS AND DISTANCES SHOWN ARE MEASURED (M) FROM MONUMENT TO MONUMENT UNLESS OTHERWISE NOTED.
- EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS PART OF THIS SURVEY IS NOTED HEREON. ONLY THE DOCUMENTS NOTED HEREON WERE SUPPLIED TO OR OBTAINED BY THIS SURVEYOR. NO ABSTRACT OF TITLE WAS FURNISHED TO THIS SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS OF RECORD WHICH WOULD AFFECT THIS PARCEL.

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

DANNY (DONATO) MARTINO AND VINCENZA MARTINO CO-TRUSTEES OF, THE DANNY MARTINO FAMILY TRUST DATED APRIL 1, 1977 "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.

RELEASE OF LIABILITY

DANNY (DONATO) MARTINO AND VINCENZA MARTINO CO-TRUSTEES OF, THE DANNY MARTINO FAMILY TRUST DATED APRIL 1, 1977 ("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 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.

NOTES

THE OWNER OR SUBSEQUENT OWNERS OF ANY EXISTING OR FUTURE WELLS ON THE LAND DESCRIBED IN THIS PLAT SHALL BE REQUIRED TO SIGN A WELL IMPACT WAIVER(S) WITH THE CITY OF SURPRISE.

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.

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.

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

SPRINKLERS ARE REQUIRED IN ALL ONE- AND TWO-FAMILY DWELLINGS BUILT IN AREAS WHICH DO NOT HAVE AN ADEQUATE WATER SUPPLY.

THE PROPERTY OWNER AT THE TIME WHEN CITY OF SURPRISE WATER, AND/OR SEWER INFRASTRUCTURE IS AVAILABLE AT THE PROPERTY, SHALL BE REQUIRED TO CONNECT IN ACCORDANCE WITH SURPRISE MUNICIPAL CODE AND PAY ALL APPLICABLE FEES. ANY OWNER OF THE PROPERTY SHALL NOTIFY PROSPECTIVE BUYERS AND THE PUBLIC OF THIS NOTE, AND ANY SALES CONTRACTS OR SALES REPORTS SHALL INCLUDE SUCH NOTE.

NO ON-SITE GRADING OR EXCAVATION SHALL OCCUR WITHOUT FIRST OBTAINING A PERMIT FROM THE CITY OF SURPRISE.

THE PROPERTY IS LOCATED WITHIN AN AREA HAVING FLOOD ZONE "X AND AE," BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, ON FLOOD INSURANCE RATE MAP NO. 04013C1185L, WITH A DATE OF IDENTIFICATION OF 10/16/2013, FOR COMMUNITY NO. 040053, IN MARICOPA COUNTY, STATE OF ARIZONA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.

THE ROADS DESIGNATED AS "PRIVATE" AND ANY APPURTENANCES, INCLUDING, BUT NOT LIMITED TO, ROAD SIGNS, STRIPING, CURB AND GUTTER, AND SIDEWALKS ARE PRIVATE; SUCH ROADS AND APPURTENANCES ARE OWNED, MAINTAINED, AND REPAIRED BY OWNER OR THE HOMEOWNERS' ASSOCIATION FORMED BY OWNER. THE CITY OF SURPRISE SHALL NOT MAINTAIN OR REPAIR ANY ROAD DESIGNATED AS "PRIVATE."

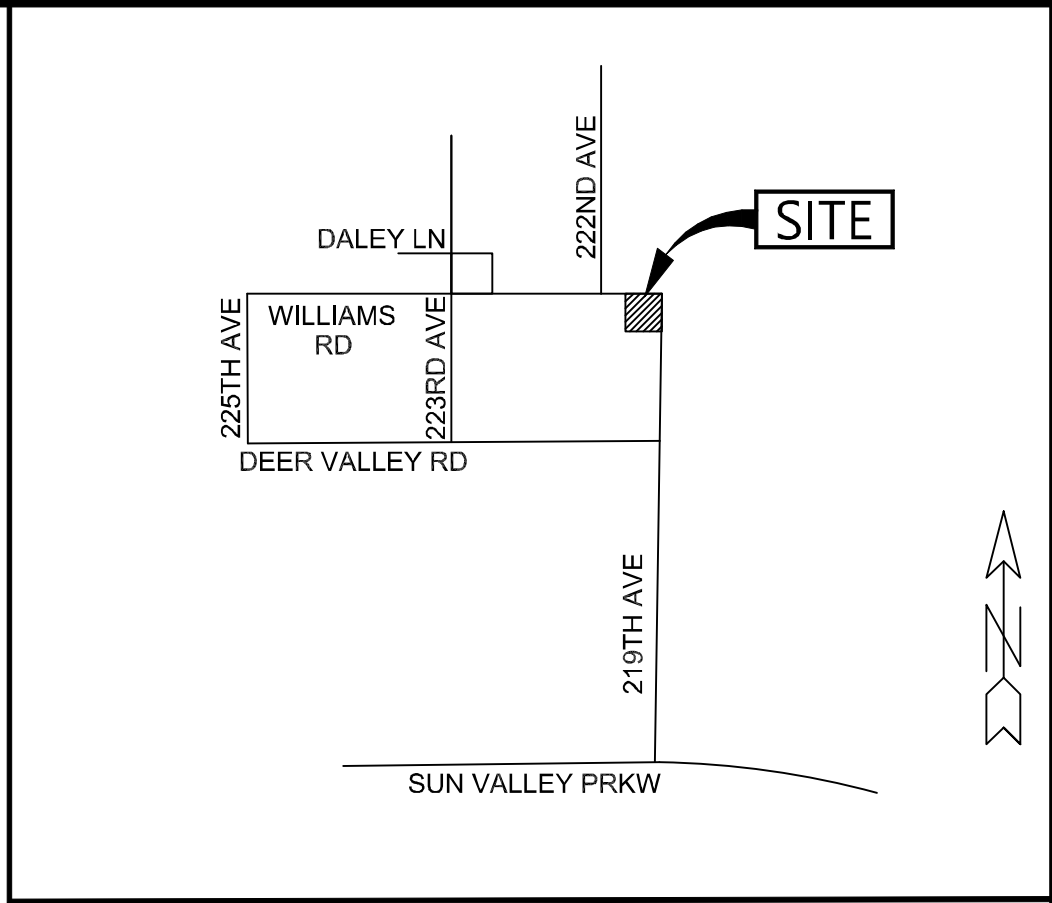
IN ACCORDANCE WITH ARS § 9-461.07, THE CITY OF SURPRISE HAS DETERMINED THAT ALL DEDICATIONS OCCURRING WITH THIS PLAT ARE IN CONFORMANCE WITH THE SURPRISE GENERAL PLAN.

PURSUANT TO A.R.S. § 42-11102, THE CITY OF SURPRISE, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA, IS EXEMPT FROM ALL TAXES AND ASSESSMENTS BASED ON ASSESSED VALUE EXCEPT FOR SPECIAL DISTRICTS #14751 AND 14710, WHEN APPLICABLE.

IN GENERAL, DEVELOPMENT WITHIN OR MODIFICATION OF THE FLOODPLAIN IS DISCOURAGED. DEVELOPMENT SHOULD BE LOCATED OUTSIDE OF THE 100-YEAR FLOODPLAIN. IF DEVELOPMENT WITHIN THE FLOODPLAIN IS NECESSARY, APPROVAL FROM THE FLOOD CONTROL DISTRICT OF MARICOPA COUNTY FOR FLOODPLAIN USE PERMIT IS REQUIRED.

DEVELOPMENT WITHIN THE DESIGNATED FLOOD WAY IS PROHIBITED.

AT THE TIME OF BUILDING PERMIT, THE PROPERTY OWNERS WILL BE RESPONSIBLE FOR IMPROVING AND MAINTAINING THE ADJACENT SEGMENTS OF THE ROAD TO MCDOT RURAL ROAD STANDARDS AND MEET FIRE DEPARTMENT REQUIREMENTS.



VICINITY MAP N.T.S.

OWNER

DANNY (DONATO) MARTINO AND VINCENZA MARTINO Co-Trustees of,
THE DANNY MARTINO FAMILY TRUST dated APRIL 1, 1977
16360 N 109TH ST.
SCOTTSDALE, AZ. 85259

BASIS OF BEARING

THE SOUTH LINE OF THE NORTH HALF OF SECTION 14, TOWNSHIP 4 NORTH, RANGE 3 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

BEARING = N 89°48'36" E (BOOK 1403 PG. 24 MCR)

PARENT PARCEL

THE NORTH ONE HALF OF THE NORTHEAST ONE QUARTER OF THE NORTHEAST ONE QUARTER OF THE SOUTHEAST ONE QUARTER OF SECTION 14, TOWNSHIP 4 NORTH, RANGE 3 WEST OF THE GILA AND SALT RIVER MERIDIAN, IN THE COUNTY OF MARICOPA, STATE OF ARIZONA

SITE AREA

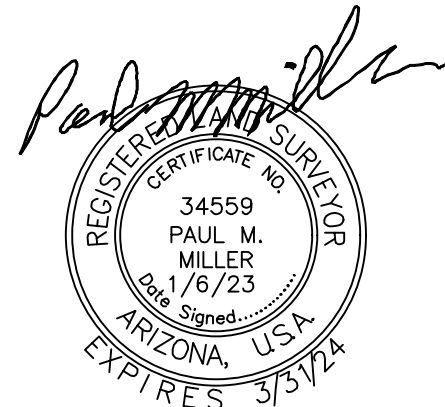
Area	Sq. Feet	Acres
PARCEL 1	43765.73±	1.00±
PARCEL 2	43767.61±	1.00±
PARCEL 3	43776.89±	1.00±
PARCEL 4	43775.01±	1.00±
R/W	42295.73±	0.99±
Total	217380.98±	4.99±

ZONING

RURAL RESIDENTIAL (RR)

LAND SURVEYORS CERTIFICATION

I HEREBY CERTIFY THAT THE SURVEY OF THE PREMISES DESCRIBED AND MAPPED HEREON WERE MADE UNDER MY DIRECTION DURING THE MONTH OF SEPTEMBER 20 , THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT THE MONUMENTS SHOWN ACTUALLY EXIST, THAT THEIR POSITIONS ARE CORRECTLY SHOWN AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.



REGISTRATION NO. 34559, AZ.
REGISTERED LAND SURVEYOR

FS22-1403

FINAL PLAT
"WILLIAMS 219"
A PORTION OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 4 NORTH, RANGE 3 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

REVISIONS:

REV. 1

REV. 2

REV. 3

REV. 4

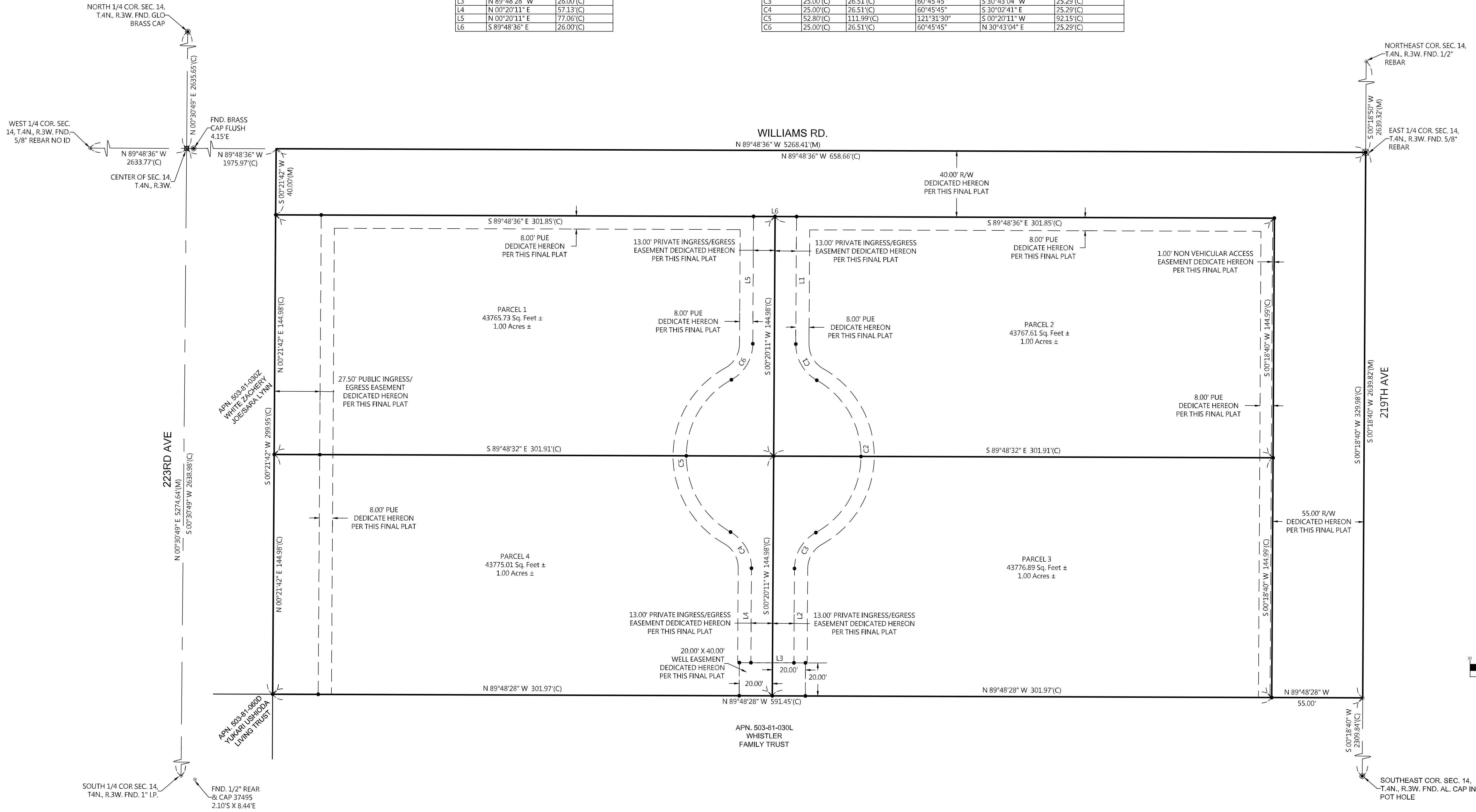
DESIGN BY: N/A
DRAWN BY: MMM
SCALE: N/A
DATE: 1/6/23
JOB NO.
22-104
1 of 2

MILLER & SONS SURVEYING

2432 W PEORIA AVE. STE. 1302 BLDG 17 PHOENIX, AZ. 85029
PH: (623) 875-1200 F: (623) 875-3777
E-MAIL: PAUL@MILLERANDSONSSURVEYING.COM

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 00°20'11" W	77.13'(C)
L2	S 00°20'11" W	57.06'(C)
L3	N 89°48'28" W	26.00'(C)
L4	N 00°20'11" E	57.13'(C)
L5	N 00°20'11" E	77.06'(C)
L6	S 89°48'36" E	26.00'(C)

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	25.00'(C)	26.51'(C)	60°45'45"	S 30°02'41" E	25.29'(C)
C2	52.80'(C)	111.99'(C)	121°31'30"	N 00°20'11" E	92.15'(C)
C3	25.00'(C)	26.51'(C)	60°45'45"	S 30°43'04" W	25.29'(C)
C4	25.00'(C)	26.51'(C)	60°45'45"	S 30°02'41" E	25.29'(C)
C5	52.80'(C)	111.99'(C)	121°31'30"	S 00°20'11" W	92.15'(C)
C6	25.00'(C)	26.51'(C)	60°45'45"	N 30°43'04" E	25.29'(C)



LINETYPE LEGEND (TYPICAL)

—————	PROPERTY LINE
—————	ADJACENT PROPERTY LINE
—————	ROAD CENTERLINE
-----	EASEMENT (AS NOTED)

SYMBOL LEGEND (TYPICAL)

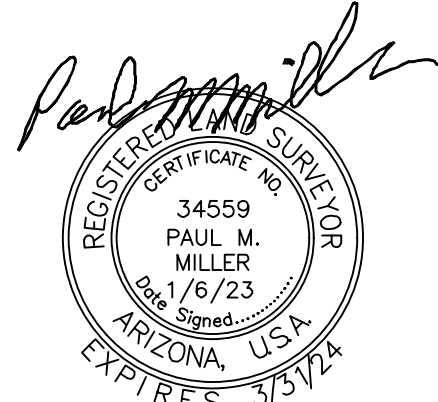
●	BRASS CAP FLUSH (OR AS NOTED)
⊙	BRASS CAP IN HANDHOLE (OR AS NOTED)
⊙	FOUND REBAR (OR AS NOTED)
⊙	SET 1/2" REBAR W/ CAP LS # 34559 (OR AS NOTED)
⊙	NOTHING FOUND OR SET
●	SET MAG NAIL & TAG RLS 34559

ABBREVIATIONS LEGEND

SEC	SECTION
T # R #	TOWNSHIP # RANGE #
DOC # PG #	DOCKET # PAGE #
MCR	MARICOPA COUNTY RECORDER
LS	LAND SURVEYOR
(R)	RECORD DATA
(M)	MEASURED DATA
(C)	CALCULATED DATA
APN	ASSESSOR'S PARCEL NUMBER
FND	FOUND
R/W	RIGHT-OF-WAY
AL	ALUMINUM CAP

REFERENCE DOCUMENTS

BOOK 950, PAGE 17, M.C.R.
BOOK 997, PAGE 07, M.C.R.
BOOK 1027, PAGE 39, M.C.R.
BOOK 1242, PAGE 35, M.C.R.
BOOK 1301, PAGE 28, M.C.R.
BOOK 1408, PAGE 35, M.C.R.



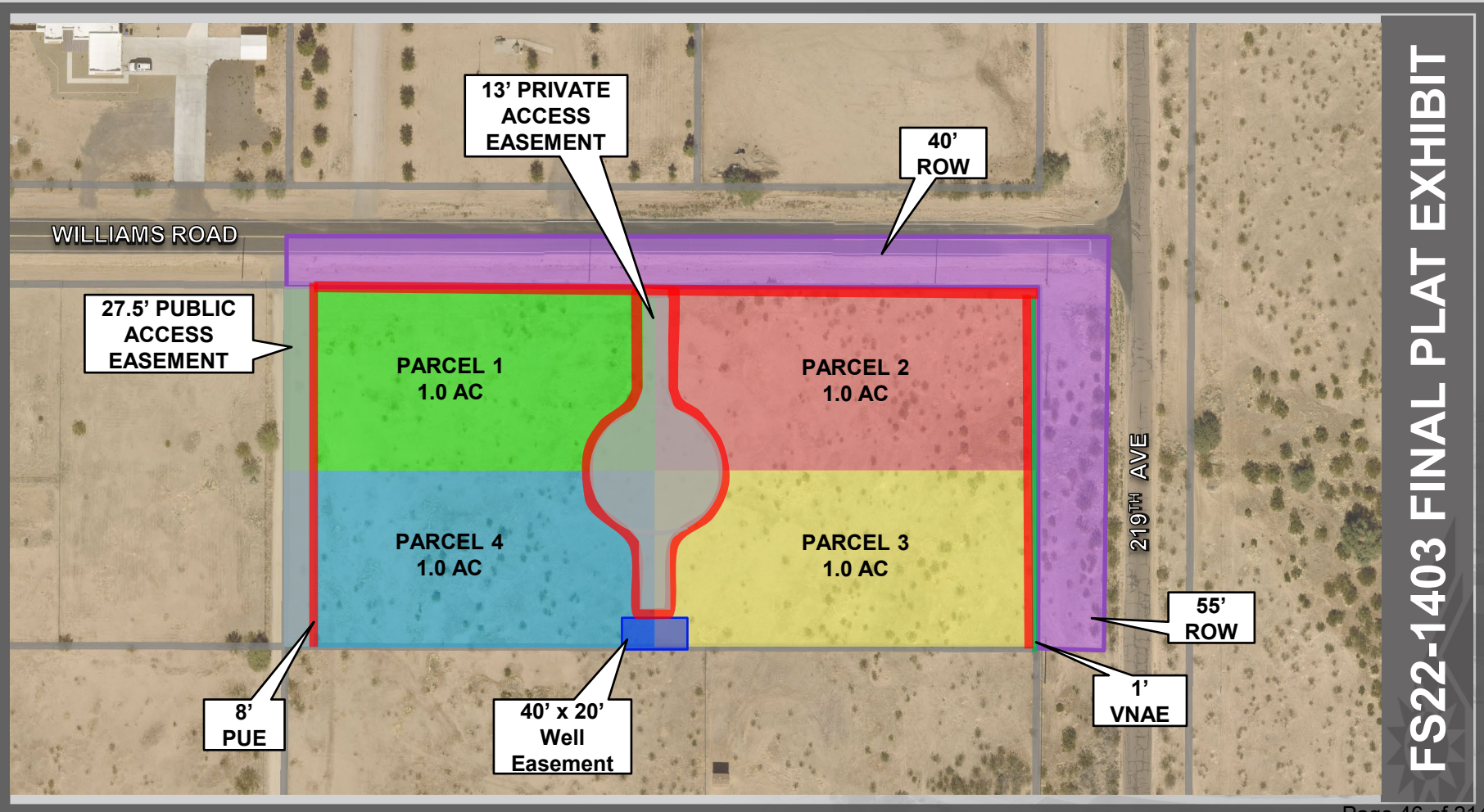
REGISTRATION NO. 34559, AZ.
REGISTERED LAND SURVEYOR

FINAL PLAT
"WILLIAMS 219"
A PORTION OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 4 NORTH, RANGE 3 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

REVISIONS:	DESIGN BY: N/A DRAWN BY: MMM SCALE: 1" = 30' DATE: 1/6/23
REV. 1	
REV. 2	
REV. 3	JOB NO. 22-104
REV. 4	2 of 2

MILLER & SONS SURVEYING

2432 W PEORIA AVE. STE. 1302 BLDG 17 PHOENIX, AZ. 85029
PH: (623) 875-1200 F: (623) 875-3777
E-MAIL: PAUL@MILLERANDSONSSURVEYING.COM



From: [JAMES, MARK C GS-12 USAF AETC 56 FW/CVE](#)
To: [Tierney Farago](#)
Cc: [56 FW/CIT Community Initiative](#)
Subject: RE: FS22-1403 Martino Project New Digital Submittal 10.21.22
Date: Sunday, November 13, 2022 9:37:50 AM
Attachments: [smime.p7s](#)
[ATT00001.txt](#)
[ATT00002.htm](#)
Importance: High

Tierney,

Thank you for the opportunity to provide comments on the Martino Project Lot Split. The site falls approximately 1 mile 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/ac from the 65 Ldn to 1/2 mile, a maximum of 4 du/ac from 1/2 to 1 mile, and a maximum of 6 du/ac from 1 to 3 miles. The proposal for the property as stated in the narrative, consisting of less than 1 du/ac on the property meets the GDC.

The project, as described, will not have a negative impact on Luke AFB flight operations. 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. 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.

Respectfully,

Mark James
56th Fighter Wing, Community Initiatives Team
Luke AFB AZ 85309
Office: 623-856-9981
DSN: 896-9981

-----Original Message-----

From: Tierney Farago <Tierney.Farago@surpriseaz.gov>
Sent: Friday, October 21, 2022 4:04 PM
To: 56 FW/CIT Community Initiative <56FW.CIT.CommunityInitiative@us.af.mil>; Afshin Ahouraiyan (Flood Control District of Maricopa County) <Afshin.Ahouraiyan@Maricopa.Gov>; Alex Garza (Maricopa Assoc of Governments) <AGarza@azmag.gov>; Barbara J Remondini, Ph.D. (Wickenburg School District) <bremondini@wusd9.org>; Chris Cain (Maricopa Water District) <chrisc@mwdaz.com>; Debbie Trasancos (Maricopa Water District) <debbiet@mwdaz.com>; Ernest

(USPS) <Ernest.L.James@usps.gov>; Eva Pierce <eva.pierce@dysart.org>; Ibeth - USPS <Ibeth.L.Roman@usps.gov>; Jerome Choy (ADOT) <jchoy@azdot.gov>; Kevin Shipman <kevin.shipman@dysart.org>; Leslie - MWD <lesliej@mwdaz.com>; Mark Frago <fragom@mail.maricopa.gov>; Mary Orta - Surprise Chamber <mary.orta@surpriseregionalchamber.com>; MCDOT <MCDOTPlanning@maricopa.gov>; Raoul Sada - Surprise Chamber <raoul@surpriseregionalchamber.com>; Victor.Schaum <Victor.Schaum@cox.com>; Yvonne Aguirre <yvonne.aguirre@swgas.com>
Cc: Nichole Flores <Nichole.Flores@surpriseaz.gov>
Subject: [Non-DoD Source] FS22-1403 Martino Project New Digital Submittal 10.21.22

Good afternoon,

Attached please find the application, narrative, and final plat for the above referenced project.

Please feel free to contact us with any questions.

Thanks,

Tierney Farago

Planning Project Coordinator

City of Surprise | Community Development

16000 N. Civic Center Plaza

Surprise, AZ 85374

623-222-3154

PLEASE NOTE: Effective August 3, 2022 we will be adding 2 business days for out-processing notices.

This e-mail and any accompanying files transmitted are intended solely for the use of the individual or entity to whom they are addressed; if you have received this e-mail in error please delete it and notify the sender. In addition, under Arizona law, e-mail communications and e-mail addresses may be public records.

0.1

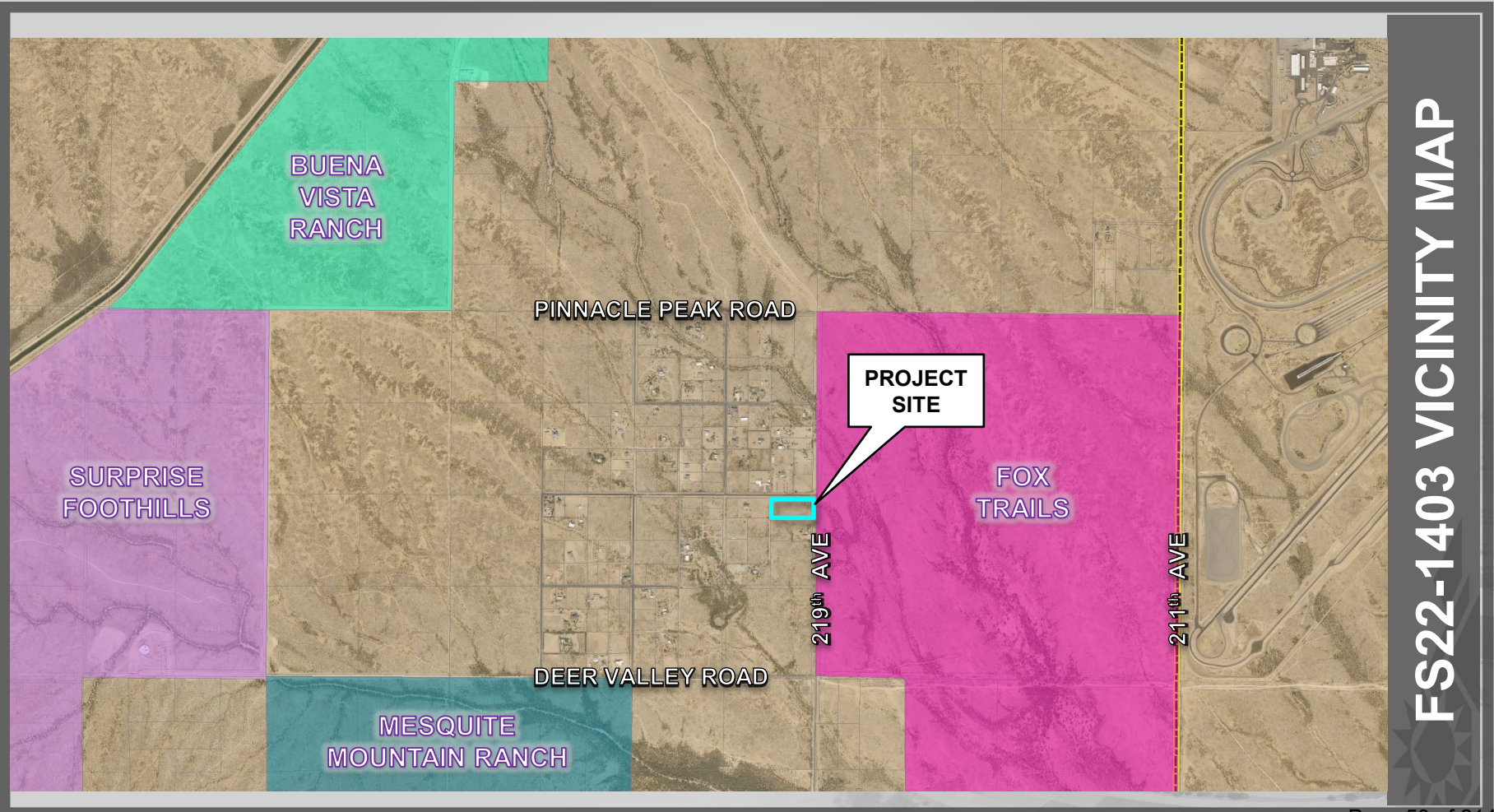


FS22-1403

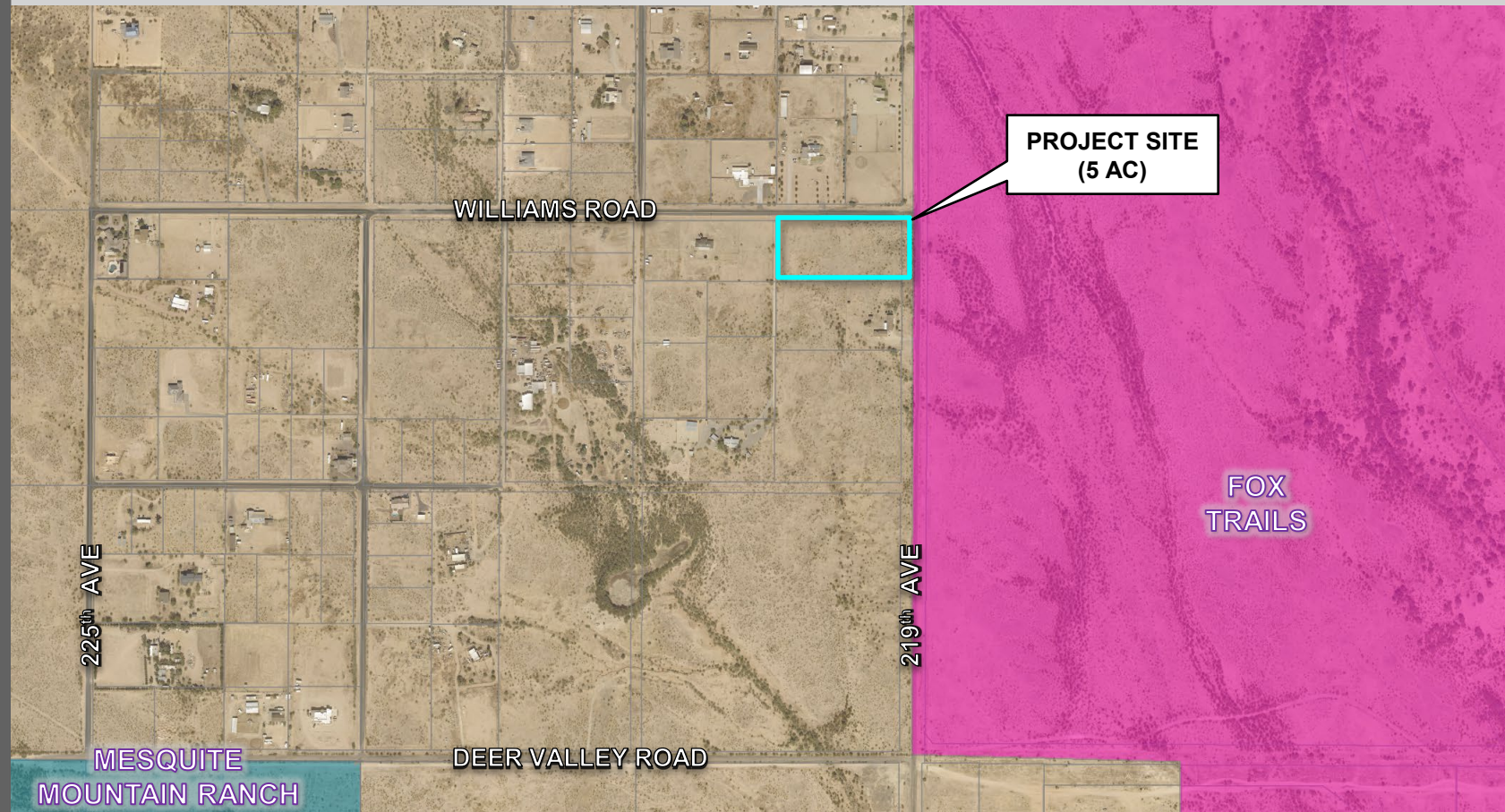
Martino Project

Final Plat

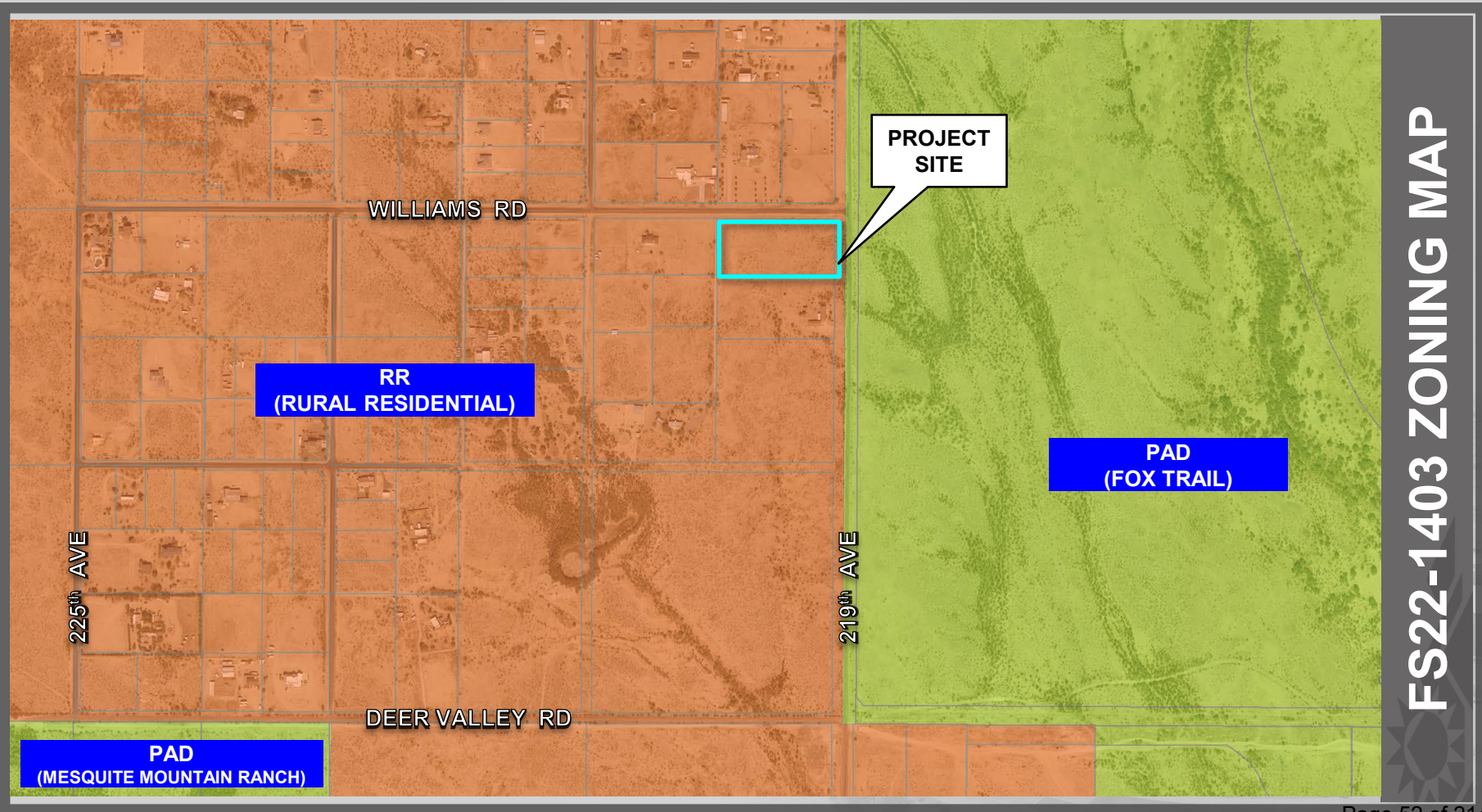
City Council
February 21, 2023

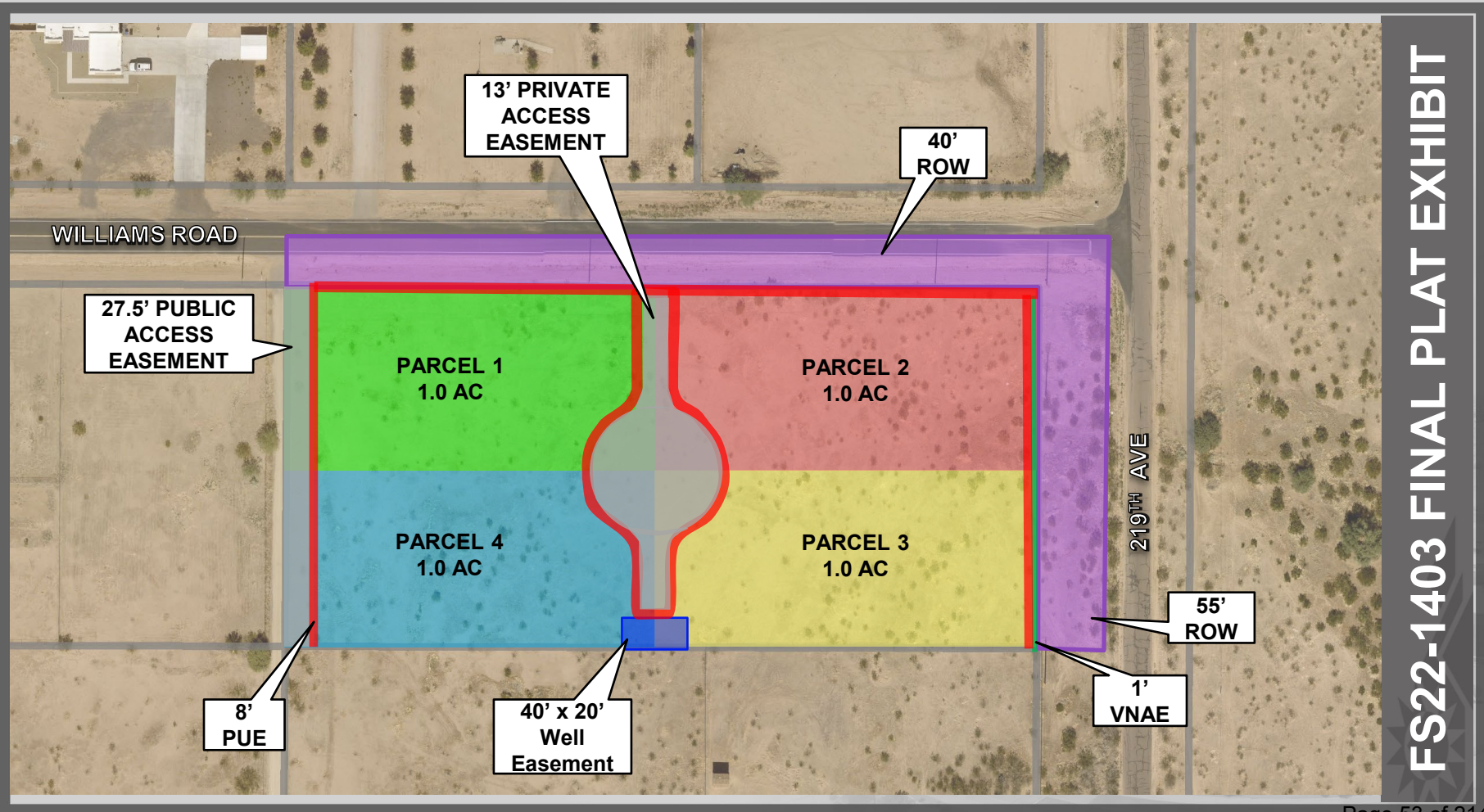


FS22-1403 VICINITY MAP



FS22-1403 VICINITY MAP







SURPRISE
ARIZONA

QUESTIONS OR COMMENTS?

Thank You



CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: February 21, 2023

Contact Person: Trever Fleetham, PLANNER
SENIOR

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, "Fulton Homes at Prasada – Phase 2" and dated January 4, 2023, a property general located at the southwest corner of Waddell Road and Reems Road; Case FS21-1024.

Motion:

I move to approve the Final Plat entitled, "Fulton Homes at Prasada – Phase 2" and dated January 4, 2023.

Background:

Meikle Garrett with EPS Group Inc., on behalf of Fulton Homes, requests approval of a Final Plat for Phase 2 of the Fulton Homes at Prasada development located at the southwest corner of Waddell Road and Reems Road within the Prasada PAD. The subject plat will create 291 single-family residential lots, 22 tracts, and associated right-of-way.

Objective Analysis:

The subject Final Plat meets the requirements of the Prasada PAD, 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 requested Final Plat is consistent with the Prasada PAD and advances the goals and policies of the General Plan.

Financial Impact:

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

Budget Impact:

There is no anticipated budget impact related to this item.

FTE Impact:

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

ATTACHMENTS:

1. 00 - FS21-1024 Fulton Homes at Prasada Phase 2 Final Plat - Staff Report 022123 CC
 2. 01 - FS21-1024 Fulton Homes at Prasada Phase 2 Final Plat - Vicinity Map
 3. 02 - FS21-1024 Fulton Homes at Prasada Phase 2 Final Plat - Zoning Map
 4. 03 - FS21-1024 Fulton Homes at Prasada Phase 2 Final Plat - Final Plat
 5. 04 - FS21-1024 Fulton Homes at Prasada Phase 2 Final Plat - Landscape Plans
 6. 05 - FS21-1024 Fulton Homes at Prasada Phase 2 Final Plat - Phasing Plan
 7. 06 - FS21-1024 Fulton Homes at Prasada Phase 2 Final Plat - Luke Letter
 8. FS21-1024 Fulton Homes at Prasada Phase 2 Final Plat
-

FINAL PLAT

REPORT TO THE CITY COUNCIL

Case: **FS21-1024**

Project Name: Fulton Homes at Prasada Phase 2

Council District: 3 – Mesquite

Meeting Date: **February 21, 2023**

Planner: Trever Fleetham, AICP

Owner: Fulton Homes

Applicant: Meikle Garrett with EPS Group Inc.

Request: Final Plat for Phase 2 of Fulton Homes at Prasada – a single family residential development

Site Location: Generally located at the southwest corner of Waddell Road and Reems Road

Site Size: 49.9 gross acres (approx.)

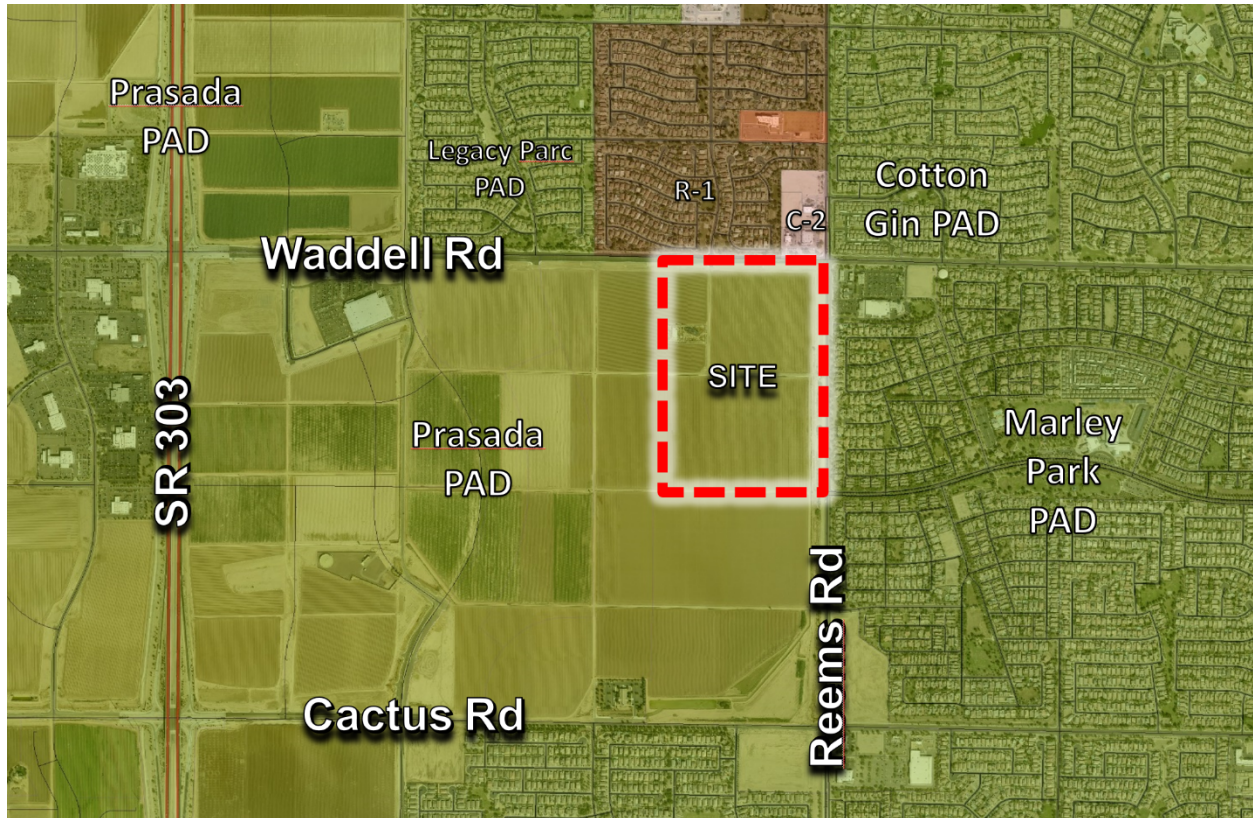
General Plan Conformance: The proposal is consistent with the Surprise General Plan 2035

Support/Opposition: None known

Project Description:

Meikle Garrett with EPS Group Inc., on behalf of Fulton Homes, requests approval of a Final Plat for Phase 2 of the Fulton Homes at Prasada development located at the southwest corner of Waddell Road and Reems Road within the Prasada PAD.

Surrounding Land Zoning:



Background:

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

November 19, 2020: A Minor PAD Amendment to the Prasada Urban Village was administratively approved.

April 20, 2021: The City Council approved the Preliminary Plat for Fulton Homes at Prasada for the subject site under case FS20-363.

June 21, 2022: The City Council approved Final Plats for Phases 1A and 1B of Fulton Homes at Prasada under case numbers FS21-414 and FS21-548, respectively.

December 17, 2021: The applicant filed a Final Plat for Phase 2 of Fulton Homes at Prasada under case FS21-1024, the subject case.

Analysis and Discussion:

The subject plat will replat tracts created within Phase 1A (FS21-414) to create 291 single-family residential lots and 22 tracts. The subject Phase 2 plat makes up approximately 49.9 acres of the overall Fulton Homes at Prasada development. Within this plat, 31.3 acres are dedicated to lot area, 5.7 acres are open space, and 12.9 acres are areas of right-of-way. The subject project will include the construction of local roads to connect to those created under the Phases 1A and 1B plats.

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 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.

Findings:

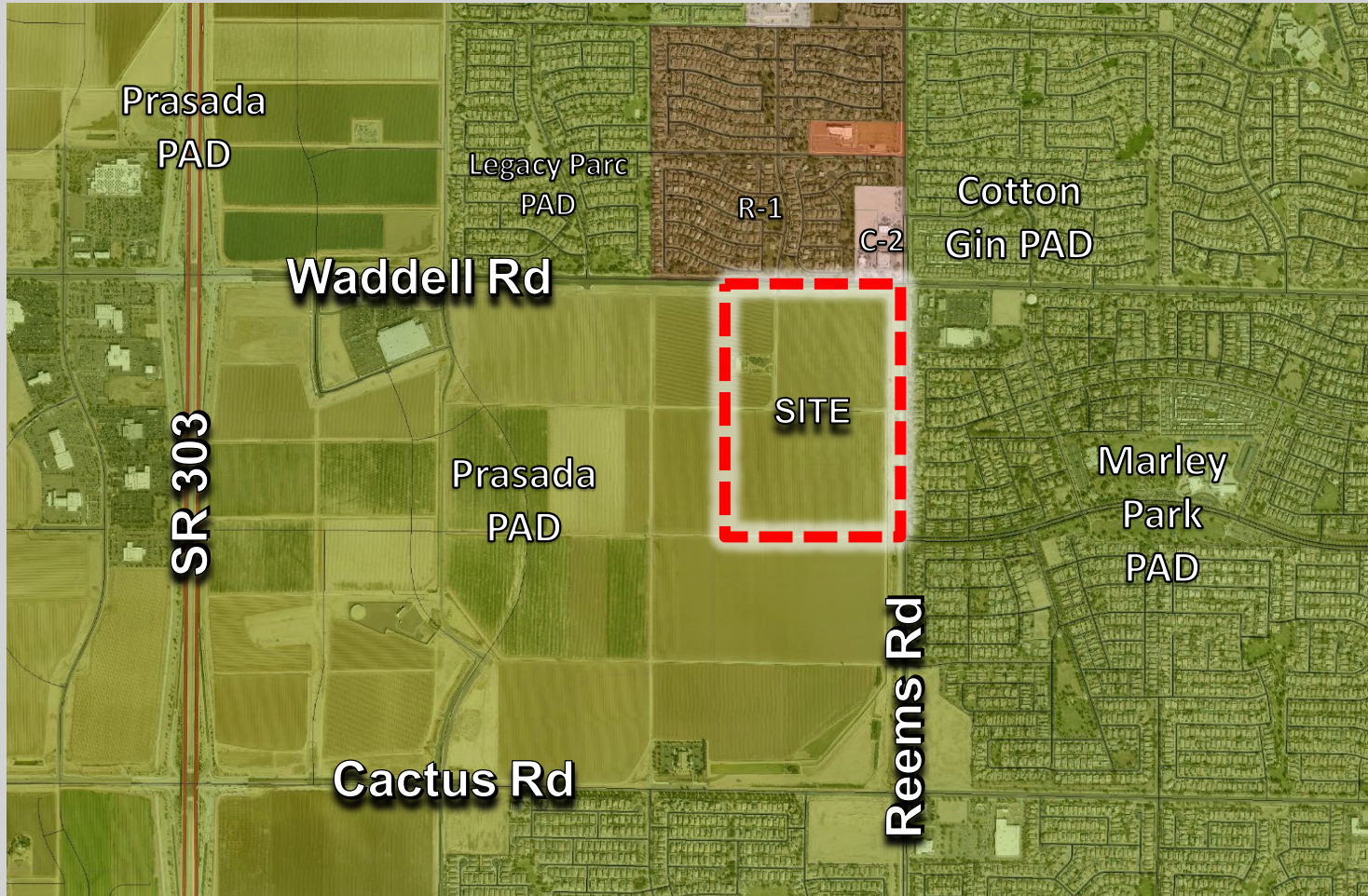
- The proposed Final Plat is consistent with the Surprise General Plan.
- The proposed Final Plat is consistent with the Prasada PAD.
- The reviewing agencies have indicated no objections.

Attachments:

01 Vicinity Map
02 Zoning Map
03 Final Plat
04 Landscape Plans
05 Phasing Plan
06 Luke AFB Comments
PPT



FS21-1024 VICINITY MAP



rjohnston Feb 06, 2023 3:00pm S:\Projects\2019\19-0751\Legal Survey\Draws\19-0751 Final Plat Ph 2.dwg

DEDICATION

STATE OF ARIZONA

COUNTY OF MARICOPA

KNOW ALL MEN BY THESE PRESENTS:

THAT FULTON HOMES CORPORATION, AN ARIZONA CORPORATION, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF FULTON HOMES AT PRASADA – PHASE 2, A PORTION OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF "FULTON HOMES AT PRASADA – PHASE 2", AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS, STREETS AND EASEMENTS CONSTITUTING SAME, AND THAT EACH LOT, TRACT AND STREET SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN EACH RESPECTIVELY ON SAID 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 WATER/SEWER LINES, MANHOLES, FIRE HYDRANTS AND WATER METERS FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, MAINTAINING, REPAIRING, REPLACING, AND UTILIZING THE WATER/SEWER LINES, MANHOLES, FIRE HYDRANTS AND WATER METERS.

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 DEDICATES TO THE PUBLIC, FOR USE AS SUCH, THE STREETS AND EASEMENTS AS SHOWN ON SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES.

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

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

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

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

TRACTS B, C, D, E, F, G, H, II, LL, MM, NN, OO, QQ, RR, SS, TT, UU, VV, WW, XX, YY AND ZZ ARE HEREBY DECLARED AS COMMON AREAS TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

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.

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.

IN WITNESS WHEREOF, _____ AS OWNER HAS HEREUNDER CAUSED ITS NAME TO BE SIGNED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF ITS DULY AUTHORIZED REPRESENTATIVE THIS ____ DAY OF _____, 2023.

BY: _____

ITS: _____

ACKNOWLEDGMENT

STATE OF ARIZONA

COUNTY OF MARICOPA

BEFORE ME THIS ____ DAY OF _____, 2023, _____ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO ACKNOWLEDGED THAT HE/SHE EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSED HEREIN CONTAINED.

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

BY: _____

MY COMMISSION EXPIRES: _____

RELEASE OF LIABILITY

FULTON HOMES CORPORATION, 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.

FINAL PLAT

FULTON HOMES AT PRASADA - PHASE 2

A PORTION OF NORTHEAST 1/4 OF
SECTION 18, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE
GILA AND SALT RIVER MERIDIAN
CITY OF SURPRISE, MARICOPA COUNTY, ARIZONA

NOTICE OF FULTON HOMES AT PRASADA DEVELOPMENT AGREEMENT

LANDOWNER HAS ENTERED INTO THE FULTON HOMES AT PRASADA DEVELOPMENT AGREEMENT DATED APRIL 21, 2022 ("AGREEMENT") WITH MARICOPA COUNTY MUNICIPAL WATER CONSERVATION DISTRICT NUMBER ONE ("MWD") FOR WHICH A MEMORANDUM OF AGREEMENT WAS RECORDED ON APRIL 21, 2022, AT THE MARICOPA COUNTY RECORDER'S OFFICE AT DOCUMENT NO. 2022–0353105. 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 FULTON HOMES CORPORATION AT 9140 S. KYRENE ROAD, SUITE 202, TEMPE, AZ 85284, AND MAY BE REVIEWED AS TO ALL DETAILS, WITH PARTICULAR REFERENCE TO SECTION 7 AND SECTION 9, UPON REASONABLE REQUEST.

DATED THIS ____ DAY OF _____, 2023.

MARICOPA COUNTY MUNICIPAL WATER CONSERVATION DISTRICT NUMBER ONE, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA ("MWD")

BY: _____ CHRISTINE CAIN
ITS: PROPERTY & CONTRACTS MANAGER

BY: _____ GLEN VORTHERMS
ITS: ASSISTANT SECRETARY

FULTON HOMES CORPORATION, AN ARIZONA CORPORATION

BY: _____

ITS: _____

ACKNOWLEDGMENT

STATE OF ARIZONA

COUNTY OF MARICOPA

BEFORE ME THIS ____ DAY OF _____, 2023, CHRISTINE CAIN PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO ACKNOWLEDGED HERSELF TO BE THE PROPERTY AND CONTRACTS MANAGER OF MWD, AND ACKNOWLEDGED THAT SHE EXECUTED THIS INSTRUMENT FOR THE PURPOSED HEREIN CONTAINED.

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

BY: _____

MY COMMISSION EXPIRES: _____

ACKNOWLEDGMENT

STATE OF ARIZONA

COUNTY OF MARICOPA

BEFORE ME THIS ____ DAY OF _____, 2023, GLEN VORTHERMS PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO ACKNOWLEDGED HIMSELF TO BE THE ASSISTANT SECRETARY OF MWD, AND ACKNOWLEDGED THAT HE EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSED HEREIN CONTAINED.

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

BY: _____

MY COMMISSION EXPIRES: _____

ACKNOWLEDGMENT

STATE OF ARIZONA

COUNTY OF MARICOPA

BEFORE ME THIS ____ DAY OF _____, 2023, _____ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO ACKNOWLEDGED THAT HE/SHE TO BE THE _____, OF FULTON HOMES CORPORATION, AND ACKNOWLEDGED THAT HE/SHE EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSED HEREIN CONTAINED.

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

BY: _____

MY COMMISSION EXPIRES: _____

LENDER OWNER STATEMENT

THE UNDERSIGNED, AS BENEFICIARY OF THAT CERTAIN DEED OF TRUST DOCUMENT RECORDED IN DOCUMENT NO. 2022–0784247 OF THE MARICOPA COUNTY RECORDER, HEREBY RELEASES ALL THAT REAL PROPERTY IDENTIFIED AS PUBLIC STREETS, TRACTS B, C, D, E, F, G, H, II, LL, MM, NN, OO, QQ, RR, SS, TT, UU, VV, WW, XX, YY AND ZZ, FROM THE LIEN AND SECURITY INTEREST OF THE DEED OF TRUST DATED AS OF OCTOBER 14, 2022 BY FULTON HOMES CORPORATION, AN ARIZONA CORPORATION, AS TRUSTOR, TO BENEFICIARY AND FIRST AMERICAN TITLE INSURANCE COMPANY, A NEBRASKA CORPORATION, AS TRUSTEE. FURTHER, THE UNDERSIGNED CONSENTS TO THE DRAINAGE, RETENTION, UTILITY AND OTHER EASEMENTS FOR PUBLIC PURPOSES DESCRIBED ON THIS PLAT. THIS PARTIAL RELEASE SHALL IN NO WAY AFFECT OR OPERATE TO DISCHARGE THE LIEN OF THE DEED OF TRUST WITH RESPECT TO ANY OTHER OF THE PREMISES DESCRIBED ON THIS PLAT, BUT SHALL RELEASE THEREFROM ONLY THE REAL ESTATE WHICH IS DESCRIBED ABOVE. THE UNRELEASED REAL ESTATE COVERED BY THE DEED OF TRUST SHALL REMAIN AS SECURITY FOR THE PAYMENT OF THE INDEBTEDNESS AND THE FULL PERFORMANCE OF ALL THE COVENANTS AND OBLIGATIONS SECURED THEREBY.

IN WITNESS WHEREOF, THIS PARTIAL RELEASE AND RECONVEYANCE OF DEED OF TRUST HAS BEEN EXECUTED AND DELIVERED THIS ____ DAY OF _____, 2023.

BY: M&T BANK, A NEW YORK CORPORATION, AS BENEFICIARY

BY: _____ ITS: SENIOR VICE PRESIDENT

THOMAS M. DALY

BY: FULTON HOMES CORPORATION, AN ARIZONA CORPORATION, AS TRUSTOR

BY: _____ ITS: PRESIDENT

ACKNOWLEDGMENT

STATE OF ARIZONA

COUNTY OF MARICOPA

BEFORE ME THIS ____ DAY OF _____, 2023, THOMAS M. DALY PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO ACKNOWLEDGED HIMSELF TO BE THE SENIOR VICE PRESIDENT OF M&T BANK, AND ACKNOWLEDGED THAT HE EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSED HEREIN CONTAINED.

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

BY: _____

MY COMMISSION EXPIRES: _____

ACKNOWLEDGMENT

STATE OF ARIZONA

COUNTY OF MARICOPA

BEFORE ME THIS ____ DAY OF _____, 2023, NORMAN LEE NICHOLLS PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO ACKNOWLEDGED HIMSELF TO BE THE PRESIDENT OF FULTON HOMES, AND ACKNOWLEDGED THAT HE EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSED HEREIN CONTAINED.

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

BY: _____

MY COMMISSION EXPIRES: _____

APPROVALS

CITY OF SURPRISE ENGINEER APPROVAL

DATA ON THIS PLAT REVIEWED AND APPROVED THIS ____ DAY OF _____, 2023, BY THE CITY ENGINEER OF SURPRISE, ARIZONA.

APPROVED:

CITY ENGINEER _____ DATE _____

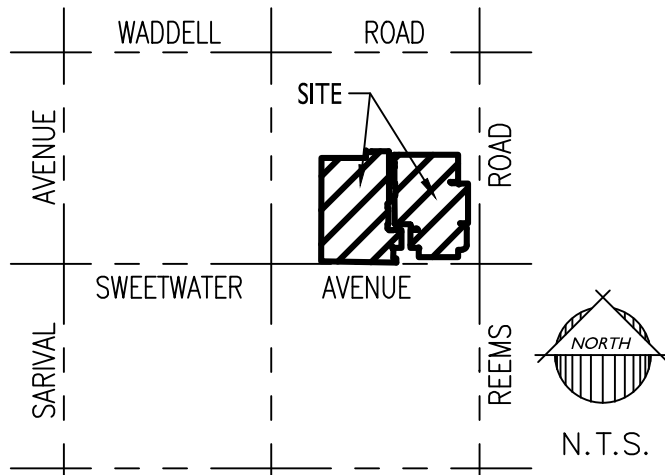
CITY OF SURPRISE COUNCIL APPROVAL

APPROVED BY THE CITY COUNCIL OF THE CITY OF SURPRISE, ARIZONA. THIS ____ DAY OF _____, 2023.

ATTEST:

MAYOR _____ DATE _____

CITY CLERK _____ DATE _____



SEC. 18
T.3 N., R.1 W.

VICINITY MAP

OWNER/DEVELOPER

FULTON HOMES CORPORATION
9140 S KYRENE ROAD
SUITE 202
TEMPE, AZ 85284
TEL: (480) 753–6789
CONTACT: NORM NICHOLLS
EMAIL: NNICHOLLS@FULTONHOMES.COM

SHEET INDEX

1	COVER, DEDICATION, SITE DATA, BASIS OF BEARING, & CERTIFICATIONS	ZONING	PUV–1 (PRASADA URBAN VILLAGE 1)
2	LEGAL DESCRIPTION, NOTES & KEY MAP	NUMBER OF LOTS	291
		NUMBER OF TRACTS	22
3–6	FINAL PLAT	MEAN LOT AREA PER DWELLING UNIT	4678 SF
		NET AREA OPEN SPACE	15% (15.44% PROVIDED)
7	LOT AREA TABLE, TRACT AREA & USE TABLE, AND CURVE TABLE	LOTS AREA	31.2543 ACRES
		OPEN SPACE AREA	5.7050 ACRES
		RIGHT OF WAY AREA	12.9429 ACRES
		TOTAL	49.9003 ACRES

REFERENCE DOCUMENTS

(R1) SPECIAL WARRANTY DEED, INSTRUMENT NO. 2019–0983423, MCR.

BASIS OF BEARINGS

THE MONUMENT LINE OF REEMS ROAD, ALSO BEING THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, THE BEARING OF WHICH IS:

NORTH 00 DEGREES 06 MINUTES 06 SECONDS EAST

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 ROBERT A. JOHNSTON, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THIS PLAT HEREON HAS BEEN PREPARED FROM A SURVEY PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; THAT THIS SURVEY IS TRUE AND ACCURATELY REPRESENTS THE PROPERTY DESCRIBED HEREON. I FURTHER CERTIFY THAT ALL MONUMENTS EXIST OR WILL BE SET AS SHOWN, THAT ALL LOT CORNERS ARE SET OR WILL BE SET, IN ACCORDANCE WITH THE LATEST ADAPTED "ARIZONA BOUNDARY SURVEY MINIMUM STANDARDS"; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

ROBERT A. JOHNSTON REGISTRATION NO. 37495
EPS GROUP INC.
1130 N. ALMA SCHOOL RD.
SUITE 120
MESA, AZ 85201
480–503–2250

NOTE:

A.R.S. 32–151 STATES THAT THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A PERSON OR FIRM THAT IS REGISTERED OR CERTIFIED BY THE BOARD IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING FACTS OR FINDINGS THAT ARE SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE AN EXPRESS OR IMPLIED WARRANTY OR GUARANTEE.

100 YEAR ASSURED WATER SUPPLY

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

27–701190.0000 37495 10–12–2021
CERTIFICATE NUMBER DATE

FS21-1024

1130 N. Alma School Rd, Suite 120
Mesa, AZ 85201
T:480.503.2250 | F:480.835.1799
www.epsgroupinc.com



FULTON HOMES AT PRASADA - PHASE 2

SURPRISE, ARIZONA

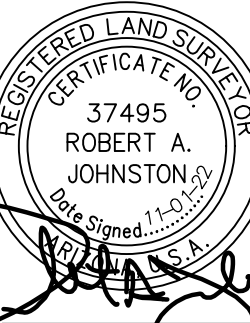
Project:

Revisions:

1ST SUBMITTAL: DECEMBER 17, 2021	
2ND SUBMITTAL: FEBRUARY 25, 2022	
3RD SUBMITTAL: NOVEMBER 01, 2022	

Call at least two full working days before you begin excavation.
ARIZONA
State of Arizona
1001 North 14th Street, Suite 1000
Phoenix, Arizona 85012-1001
In Maricopa County: (602)263-1100

Drawn by: LFT
Reviewed by: RAJ



Job No.
19-0751

COVER

Sheet No.
1
of 7

Jan 04, 2023 9:21am S:\Projects\2019\19-0751\Legal Survey\Draws\19-0751 Final Plat Ph 2.dwg knechero

LEGAL DESCRIPTION

A PORTION OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 3" ALUMINUM CAP AT THE EAST QUARTER CORNER OF SAID SECTION 18, FROM WHICH A CITY OF SURPRISE BRASS CAP IN HAND HOLE AT THE NORTHEAST CORNER OF SAID SECTION 18 BEARS NORTH 0 DEGREES 06 MINUTES 06 SECONDS EAST, 2641.29 FEET;

THENCE ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER, NORTH 89 DEGREES 00 MINUTES 58 SECONDS WEST, 763.44 FEET;

THENCE NORTH 0 DEGREES 59 MINUTES 02 SECONDS EAST, 73.95 FEET TO THE POINT OF BEGINNING;
THENCE NORTH, 99.96 FEET;

THENCE NORTH 43 DEGREES 27 MINUTES 33 SECONDS EAST, 9.80 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHEAST, FROM WHICH THE RADIUS POINT BEARS NORTH 43 DEGREES 27 MINUTES 33 SECONDS EAST A DISTANCE OF 55.00 FEET;

THENCE NORTHWESTERLY 14.26 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 14 DEGREES 51 MINUTES 17 SECONDS;

THENCE ON A NON-TANGENT LINE SOUTH 58 DEGREES 18 MINUTES 50 SECONDS WEST, 9.63 FEET;
THENCE WEST, 92.00 FEET;

THENCE NORTH, 225.06 FEET;

THENCE EAST, 91.76 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHWEST, FROM WHICH THE RADIUS POINT BEARS SOUTH 81 DEGREES 03 MINUTES 19 SECONDS WEST A DISTANCE OF 20.00 FEET;

THENCE NORTHWESTERLY 28.29 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 81 DEGREES 03 MINUTES 19 SECONDS;

THENCE WEST, 67.58 FEET;

THENCE NORTH, 48.50 FEET;

THENCE WEST, 7.51 FEET;

THENCE NORTH, 5.00 FEET;

THENCE WEST, 188.70 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHEAST, HAVING A RADIUS OF 5.00 FEET;

THENCE NORTHWESTERLY 7.83 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 89 DEGREES 45 MINUTES 03 SECONDS;

THENCE NORTH 0 DEGREES 14 MINUTES 57 SECONDS WEST, 354.17 FEET;

THENCE NORTH 89 DEGREES 45 MINUTES 03 SECONDS EAST, 10.14 FEET;

THENCE NORTH, 100.00 FEET;

THENCE WEST, 4.99 FEET;

THENCE NORTH 0 DEGREES 25 MINUTES 50 SECONDS WEST, 55.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHEAST, FROM WHICH THE RADIUS POINT BEARS NORTH A DISTANCE OF 20.00 FEET;

THENCE NORTHWESTERLY 8.14 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 23 DEGREES 18 MINUTES 24 SECONDS;

THENCE ON A NON-TANGENT LINE NORTH, 197.02 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHEAST, FROM WHICH THE RADIUS POINT BEARS SOUTH 21 DEGREES 09 MINUTES 10 SECONDS EAST A DISTANCE OF 20.00 FEET;

THENCE NORTHEASTERLY 7.38 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 21 DEGREES 09 MINUTES 10 SECONDS;

THENCE ON A NON-TANGENT LINE NORTH 0 DEGREES 12 MINUTES 56 SECONDS WEST, 55.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHEAST, FROM WHICH THE RADIUS POINT BEARS NORTH A DISTANCE OF 20.00 FEET;

THENCE NORTHWESTERLY 10.47 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 30 DEGREES 00 MINUTES 00 SECONDS;

THENCE ON A NON-TANGENT LINE NORTH, 97.32 FEET;

THENCE EAST, 800.22 FEET;

THENCE SOUTH, 338.90 FEET;

THENCE WEST, 99.62 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHEAST, FROM WHICH THE RADIUS POINT BEARS NORTH 78 DEGREES 45 MINUTES 06 SECONDS EAST A DISTANCE OF 20.00 FEET;

THENCE SOUTHEASTERLY 27.49 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 78 DEGREES 45 MINUTES 06 SECONDS;

THENCE EAST, 47.09 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHWEST, HAVING A RADIUS OF 55.00 FEET;

THENCE SOUTHEASTERLY 46.18 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 48 DEGREES 06 MINUTES 12 SECONDS;

THENCE ON A NON-TANGENT LINE NORTH 48 DEGREES 06 MINUTES 12 SECONDS EAST, 18.84 FEET;
THENCE EAST, 101.00 FEET;

THENCE SOUTH 0 DEGREES 06 MINUTES 06 SECONDS WEST, 497.00 FEET;

THENCE WEST, 97.40 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHEAST, FROM WHICH THE RADIUS POINT BEARS NORTH 60 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 20.00 FEET;

THENCE SOUTHEASTERLY 20.94 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 60 DEGREES 00 MINUTES 00 SECONDS;

THENCE EAST, 9.20 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHWEST, HAVING A RADIUS OF 55.00 FEET;

THENCE SOUTHEASTERLY 86.39 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS;

THENCE SOUTH, 208.00 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHWEST, HAVING A RADIUS OF 55.00 FEET;

THENCE SOUTHWESTERLY 86.39 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS;

LEGAL DESCRIPTION (CONT'D)

THENCE WEST, 49.58 FEET;

THENCE SOUTH, 92.00 FEET;

THENCE WEST, 495.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

COMMENCING AT A 3" ALUMINUM CAP AT THE EAST QUARTER CORNER OF SAID SECTION 18, FROM WHICH A CITY OF SURPRISE BRASS CAP IN HAND HOLE AT THE NORTHEAST CORNER OF SAID SECTION 18 BEARS NORTH 0 DEGREES 06 MINUTES 06 SECONDS EAST, 2641.29 FEET;

THENCE ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER, NORTH 89 DEGREES 00 MINUTES 58 SECONDS WEST, 1041.66 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 89 DEGREES 00 MINUTES 58 SECONDS WEST, 937.15 FEET;

THENCE NORTH 0 DEGREES 06 MINUTES 49 SECONDS EAST, 1291.07 FEET;
THENCE EAST, 555.97 FEET;

THENCE NORTH, 89.32 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHWEST, FROM WHICH THE RADIUS POINT BEARS SOUTH 30 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 20.00 FEET;

THENCE SOUTHEASTERLY 20.94 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 60 DEGREES 00 MINUTES 00 SECONDS;

THENCE ON A NON-TANGENT LINE EAST, 55.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHEAST, FROM WHICH THE RADIUS POINT BEARS EAST A DISTANCE OF 20.00 FEET;

THENCE NORTHEASTERLY 10.47 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 30 DEGREES 00 MINUTES 00 SECONDS;

THENCE ON A NON-TANGENT LINE EAST, 215.64 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHWEST, FROM WHICH THE RADIUS POINT BEARS SOUTH 60 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 20.00 FEET;

THENCE SOUTHEASTERLY 10.47 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 30 DEGREES 00 MINUTES 00 SECONDS;

THENCE SOUTH, 159.87 FEET;

THENCE SOUTH 0 DEGREES 14 MINUTES 57 SECONDS EAST, 465.05 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHWEST, HAVING A RADIUS OF 20.00 FEET;

THENCE SOUTHWESTERLY 31.50 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 90 DEGREES 14 MINUTES 57 SECONDS;

THENCE ON A NON-TANGENT LINE SOUTH 0 DEGREES 25 MINUTES 50 SECONDS EAST, 55.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHWEST, FROM WHICH THE RADIUS POINT BEARS SOUTH A DISTANCE OF 20.00 FEET;

THENCE SOUTHEASTERLY 10.38 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 29 DEGREES 45 MINUTES 03 SECONDS;

THENCE ON A NON-TANGENT LINE SOUTH 0 DEGREES 14 MINUTES 57 SECONDS EAST, 194.64 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHWEST, FROM WHICH THE RADIUS POINT BEARS NORTH 30 DEGREES 14 MINUTES 57 SECONDS WEST A DISTANCE OF 20.00 FEET;

THENCE SOUTHWESTERLY 10.56 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 30 DEGREES 14 MINUTES 57 SECONDS;

THENCE ON A NON-TANGENT LINE SOUTH 0 DEGREES 12 MINUTES 56 SECONDS EAST, 55.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHWEST, FROM WHICH THE RADIUS POINT BEARS SOUTH A DISTANCE OF 20.00 FEET;

THENCE SOUTHEASTERLY 31.42 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS;

THENCE ON A NON-TANGENT LINE EAST, 55.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE EASTERLY, FROM WHICH THE RADIUS POINT BEARS EAST A DISTANCE OF 20.00 FEET;

THENCE NORTHERLY 3.12 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 8 DEGREES 56 MINUTES 41 SECONDS;

THENCE ON A NON-TANGENT LINE EAST, 99.76 FEET;

THENCE SOUTH, 225.06 FEET;

THENCE WEST, 88.19 FEET;

THENCE NORTH 59 DEGREES 07 MINUTES 10 SECONDS WEST, 23.90 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHWEST, FROM WHICH THE RADIUS POINT BEARS NORTH 57 DEGREES 20 MINUTES 01 SECONDS WEST A DISTANCE OF 55.00 FEET;

THENCE SOUTHWESTERLY 13.10 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 13 DEGREES 38 MINUTES 44 SECONDS;

THENCE ON A NON-TANGENT LINE SOUTH 43 DEGREES 41 MINUTES 17 SECONDS EAST, 21.12 FEET;

THENCE SOUTH 0 DEGREES 09 MINUTES 14 SECONDS WEST, 118.48 FEET;

THENCE SOUTH 89 DEGREES 00 MINUTES 58 SECONDS EAST, 36.96 FEET;

THENCE SOUTH 0 DEGREES 04 MINUTES 35 SECONDS WEST, 50.01 FEET TO THE POINT OF BEGINNING.

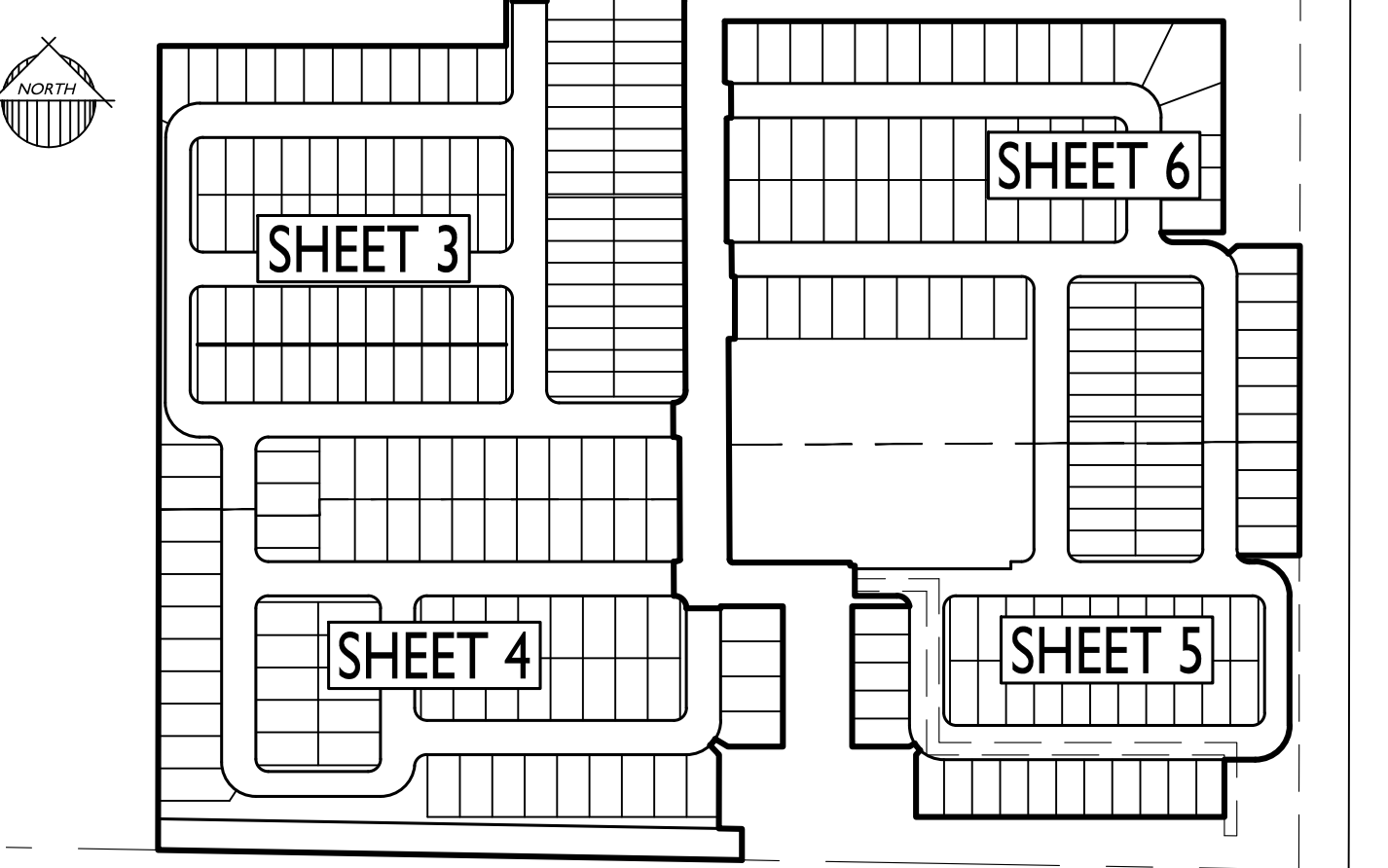
FINAL PLAT
FULTON HOMES AT PRASADA - PHASE 2
A PORTION OF NORTHEAST 1/4 OF
SECTION 18, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE
GILA AND SALT RIVER MERIDIAN
CITY OF SURPRISE, MARICOPA COUNTY, ARIZONA

NOTES

- DEVELOPMENT AND USE OF THIS SITE WILL CONFORM TO ALL APPLICABLE CODES AND ORDINANCES.
- ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
- ANY LIGHTING WILL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM THE ADJACENT RESIDENTIAL DISTRICTS AND WILL NOT EXCEED ONE FOOT CANDLE AT THE PROPERTY LINE. NO NOISE, ODOR OR VIBRATION WILL BE EMITTED SO THAT IT EXCEEDS THE GENERAL LEVEL OF NOISE, ODOR OR VIBRATION EMITTED BY USES OUTSIDE OF THIS SITE.
- OWNERS OF PROPERTY ADJACENT TO PUBLIC RIGHT-OF-WAY WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING WITHIN THE RIGHTS-OF-WAY IN ACCORDANCE WITH APPROVED PLANS.
- STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURING 33' X 33' ALONG THE PROPERTY LINES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'.
- THIS FINAL PLAT IS IN SUBSTANTIAL CONFORMANCE WITH THE PRELIMINARY PLAT FOR FULTON HOMES AT PRASADA, APPROVED ON APRIL 20, 2021, UNDER CASE FS20-363.
- 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.
- 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.
- LANDSCAPING MAINTENANCE OF THE MEDIANS WITHIN THE PUBLIC RIGHT-OF-WAY WITHIN ANY ARTERIAL OR PARKWAY STREET CLASSIFICATION SHALL BE RESPONSIBILITY OF THE CITY OF SURPRISE AFTER ACCEPTANCE.
- IN ACCORDANCE WITH ARS § 9-461.07, THE CITY OF SURPRISE HAS DETERMINED THAT ALL DEDICATIONS OCCURRING WITH THIS PLAT ARE IN CONFORMANCE WITH THE SURPRISE GENERAL PLAN.
- PURSUANT TO A.R.S. 42-11102, THE CITY OF SURPRISE, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA, IS EXEMPT FROM ALL TAXES AND ASSESSMENTS BASED ON ASSESSED VALUE EXCEPT FOR SPECIAL DISTRICTS #14751 AND 14710, WHEN APPLICABLE.
- NO ON-SITE GRADING OR EXCAVATION SHALL OCCUR WITHOUT FIRST OBTAINING A PERMIT FROM THE CITY OF SURPRISE.
- THE PROPERTY IS LOCATED WITHIN AN AREA HAVING FLOOD ZONE DESIGNATIONS "X" AND "A", BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, ON FLOOD INSURANCE RATE MAP NO. 04013C1660L, WITH A DATE OF IDENTIFICATION OF OCTOBER 16, 2013, FOR COMMUNITY NO. 040053, IN MARICOPA COUNTY, STATE OF ARIZONA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.

KEY MAP

NTS



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 DOCUMENT NO. 97-0231759 ("IGA"). CITY AND MWD HAVE FACILITIES AND PROPERTY INTERESTS DESCRIBED AND DELINEATED WITHIN CERTAIN SUBDIVISION PLATS OR, FOR LANDS NOT INCLUDED IN A SUBDIVISION PLAT, DECLARATIONS OF TURF LANDS OR DECLARATIONS OF URBANIZED AREA, THAT HAVE PRIOR AND SUPERIOR RIGHTS TO THE UTILITY SERVICE PROVIDERS, AS DEFINED IN THE IGA. THE IGA PROVIDES FOR THE CITY TO HAVE A PUBLIC UTILITY EASEMENT WITHIN CERTAIN MWD PROPERTY INTERESTS AND FOR MWD TO HAVE AN EASEMENT WITHIN CITY'S PUBLIC RIGHTS-OF-WAY. CITY AND MWD RIGHTS WITHIN THESE EASEMENTS ARE SUBJECT TO AND CONTROLLED BY THE TERMS AND CONDITIONS OF THE IGA.

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

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

RELEASE OF LIABILITY

FULTON HOMES CORPORATION, AN ARIZONA CORPORATION, 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 TO PERSONS OR PROPERTY THAT MAY ARISE AT ANY TIME IN THE FUTURE OVER, OR IN CONNECTION WITH THE AREAS LOCATED WITHIN THE NEWLY DEDICATED RIGHT-OF-WAY AS DEPICTED ON THIS PLAT UNTIL SUCH TIME THE RIGHT-OF-WAY IS IMPROVED TO CITY STANDARDS AND THOSE IMPROVEMENTS ARE APPROVED AND ACCEPTED BY THE CITY COUNCIL. THE MAINTENANCE OF THE AREA WITHIN ANY NEWLY DEDICATED RIGHT-OF-WAY AS SHOWN ON THIS PLAT SHALL BE THE RESPONSIBILITY OF THE ADJACENT OWNER/OR SUBSEQUENT ADJACENT OWNERS WITHIN THE BOUNDARY OF SAID PLAT UNTIL SUCH TIME THAT THE AREA WITHIN THE RIGHT-OF-WAY IS IMPROVED TO CITY STANDARD AND ACCEPTED BY THE CITY OF SURPRISE.

OWNER HEREBY FURTHER AGREES TO INDEMNIFY, DEFEND, AND HOLD HARMLESS THE CITY OF SURPRISE FROM ANY AND ALL CLAIMS FOR DAMAGES OF ANY KIND TO PERSONS OR PROPERTY 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.

FULTON HOMES AT PRASADA - PHASE 2

SURPRISE, ARIZONA

FINAL PLAT

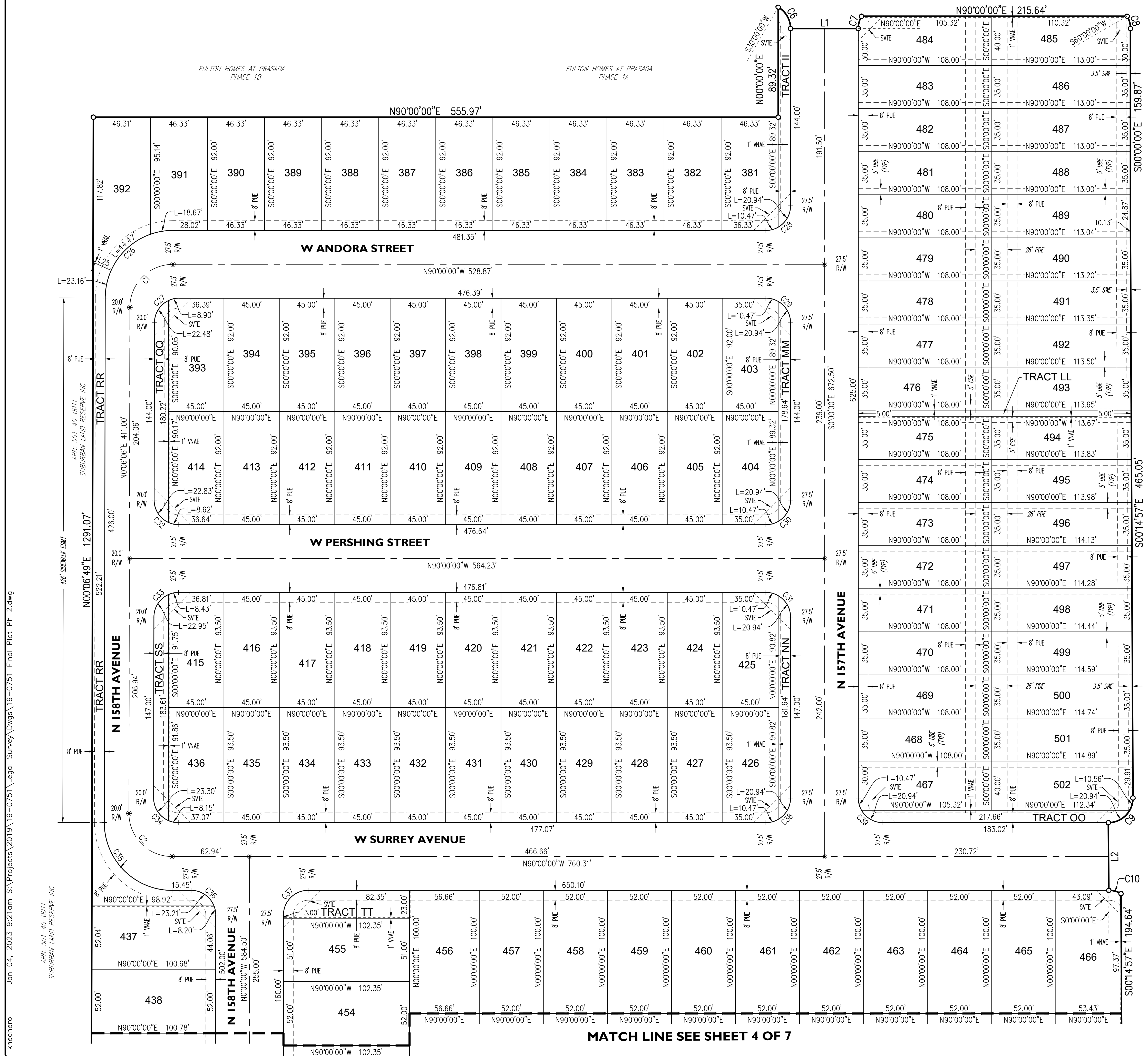
Project:

Revisions:

1ST SUBMITTAL: DECEMBER 17, 2021	
2ND SUBMITTAL: FEBRUARY 25, 2022	
3RD SUBMITTAL: NOVEMBER 01, 2022	

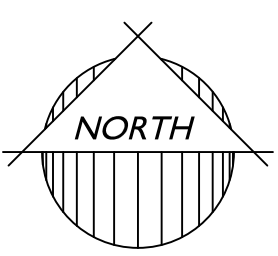
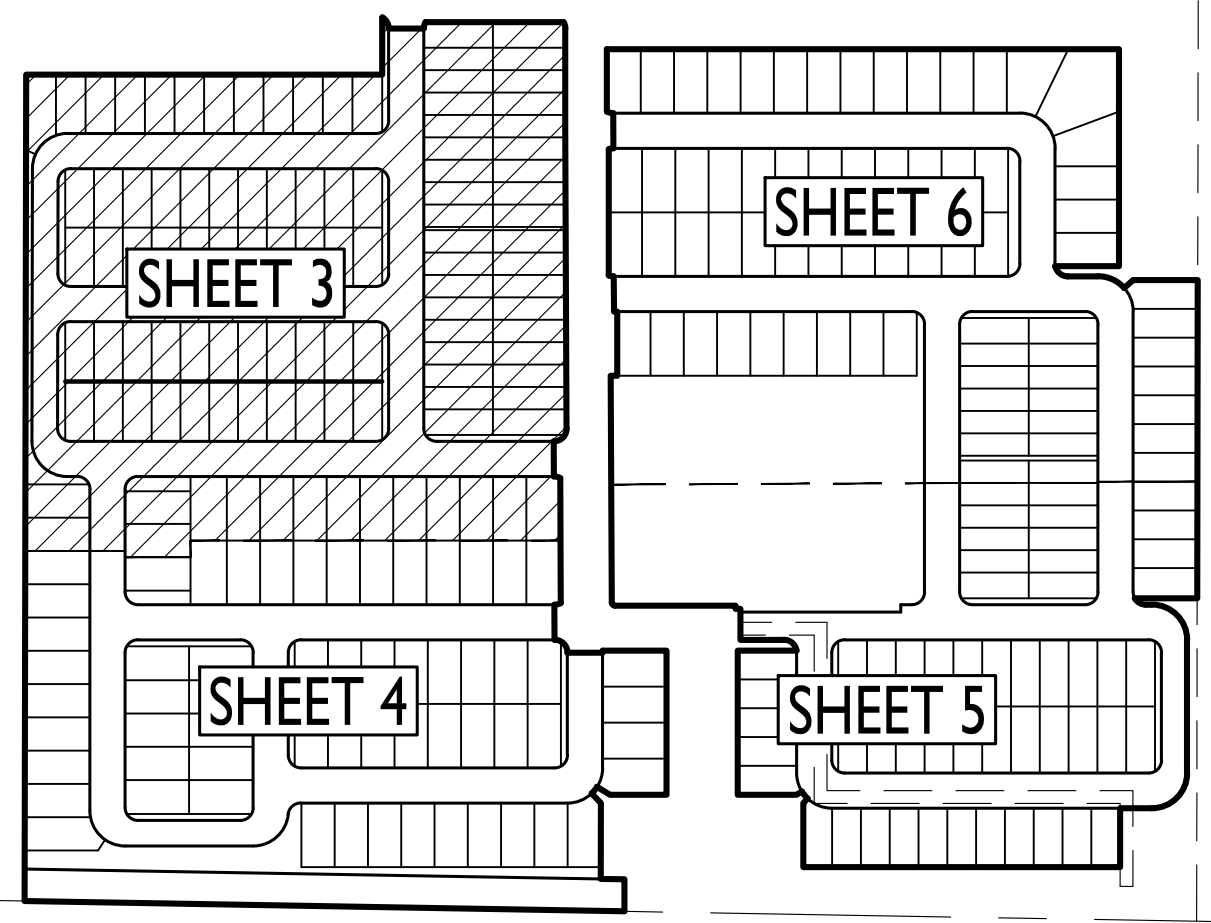


FINAL PLAT
FULTON HOMES AT PRASADA - PHASE 2



- LEGEND**
- FND MON. IN HANDHOLE AS NOTED
 - FND MON. FLUSH AS NOTED
 - IRON PIPE AS NOTED
 - FND MON. AS NOTED
 - SET REBAR WITH CAP, RLS 37495
 - FND FOUND
 - MON. MONUMENT
 - BCHH BRASS CAP IN HAND HOLE
 - BCF BRASS CAP FLUSH
 - BC BRASS CAP
 - IP IRON PIPE
 - SFNF SEARCHED FOR NOT FOUND
 - G&SRM GILA AND SALT RIVER MERIDIAN
 - MCR MARICOPA COUNTY RECORDER
 - DOC. DOCUMENT
 - DKT. DOCKET
 - BK. BOOK
 - PG. PAGE
 - R/W RIGHT OF WAY
 - PUE PUBLIC UTILITY EASEMENT
 - SVTE 30'X30' SIGHT VISIBILITY TRIANGLE EASEMENT
 - ESMT EASEMENT
 - UBE USE AND BENEFIT EASEMENT
 - PRE PRIVATE ROAD EASEMENT
 - PDE PRIVATE DRIVEWAY EASEMENT
 - RE ROADWAY EASEMENT
 - SWE SIDEWALK AND ACCESS EASEMENT
 - CSE COMMON SPACE EASEMENT
 - SSE SANITARY SEWER EASEMENT
- | BOUNDARY LINE |
|----------------------|
| R/W LINE |
| LOT LINE |
| SECTION LINE |
| MID-SECTION LINE |
| CENTER LINE ROAD |
| QUARTER-SECTION LINE |
| EXISTING R/W |
| EASEMENT LINE |

KEY MAP



FS21-1024

1130 N. Alma School Rd, Suite 120
Mesa, AZ 85201
T:480.503.2250 | F:480.835.1799
www.epsgroupinc.com

EPS GROUP

Project: **FULTON HOMES AT PRASADA - PHASE 2**
SURPRISE, ARIZONA

Revisions:

NO.	DATE	DESCRIPTION
1ST	SUBMITTAL: DECEMBER 17, 2021	
2ND	SUBMITTAL: FEBRUARY 25, 2022	
3RD	SUBMITTAL: NOVEMBER 01, 2022	

Call at least two full working days before you begin excavation.

ARIZONA
State of Arizona
In Maricopa County: (602)283-1109

Drawn by: LFT
Reviewed by: RAJ

REGISTERED LAND SURVEYOR
CERTIFICATE NO. 37495
ROBERT A. JOHNSTON
Exp. 12/31/2025

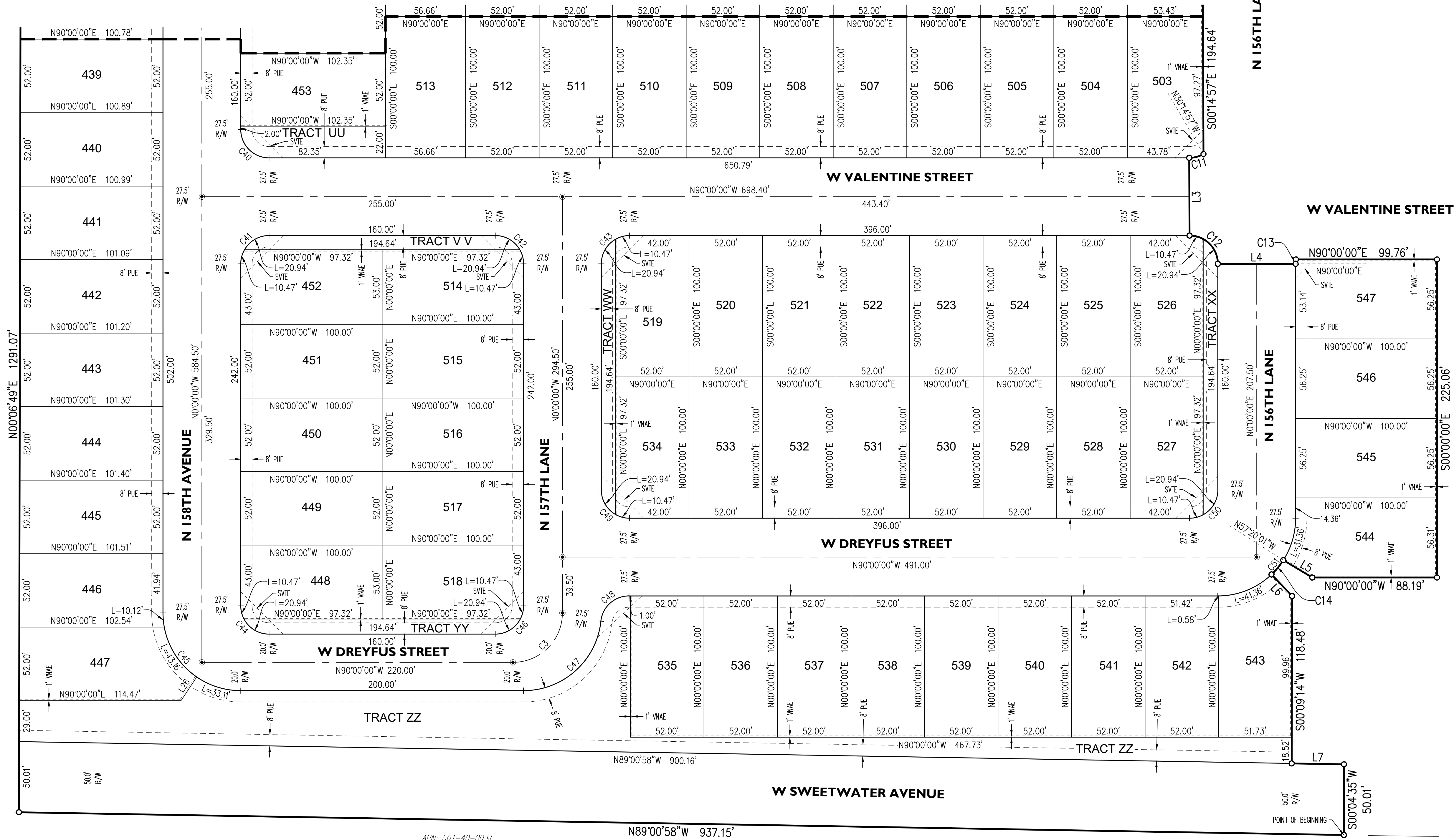
Job No. **19-0751**
PLAT
Sheet No. **3**
of 7

Jan 04, 2023 9:21am S:\Projects\2019\19-0751\Legal Survey\Draws\19-0751 Final Plat Ph 2.dwg

knecher

FINAL PLAT
FULTON HOMES AT PRASADA - PHASE 2

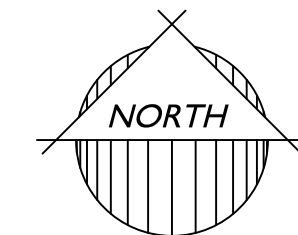
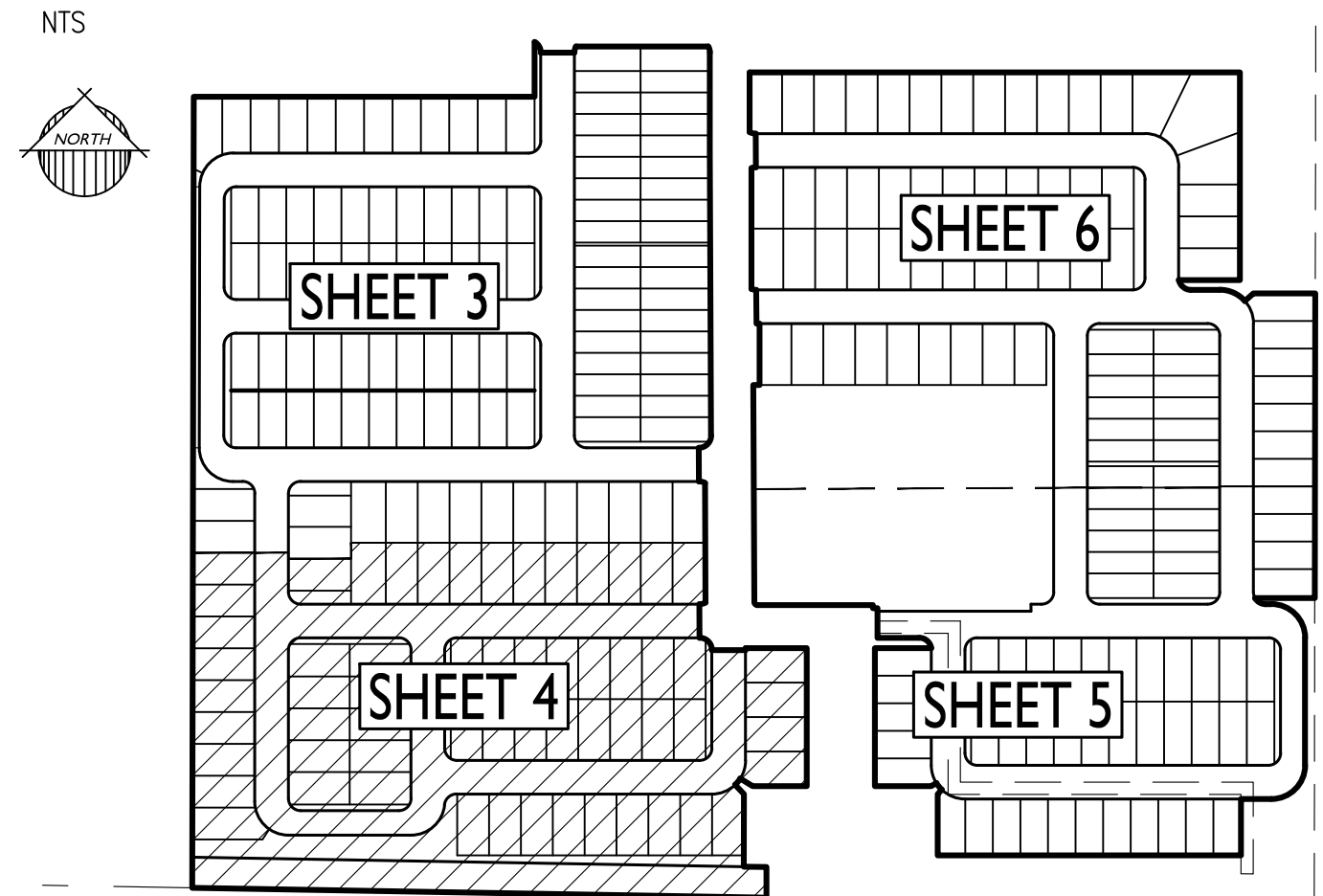
MATCH LINE SEE SHEET 3 OF 7



MATCH LINE SEE SHEET 5 OF 7

KEY MAP

NTS



LEGEND

- FND MON. IN HANDHOLE AS NOTED
- FND MON. FLUSH AS NOTED
- IRON PIPE AS NOTED
- FND MON. AS NOTED
- SET REBAR WITH CAP, RLS 37495
- FND FOUND
- MON. MONUMENT
- BCHH BRASS CAP IN HAND HOLE
- BCF BRASS CAP FLUSH
- BC BRASS CAP

- IP IRON PIPE
- SNF SEARCHED FOR NOT FOUND
- G&SRM GILA AND SALT RIVER MERIDIAN
- MCR MARICOPA COUNTY RECORDER
- DOC. DOCUMENT
- DKT. DOCKET
- BK. BOOK
- PG. PAGE
- R/W RIGHT OF WAY
- PUE PUBLIC UTILITY EASEMENT

- SVTE 30'X30' SIGHT VISIBILITY TRIANGLE EASEMENT
- ESMT EASEMENT
- UBE USE AND BENEFIT EASEMENT
- PRE PRIVATE ROAD EASEMENT
- PDE PRIVATE DRIVEWAY EASEMENT
- RE ROADWAY EASEMENT
- SWE SIDEWALK AND ACCESS EASEMENT
- CSE COMMON SPACE EASEMENT
- SSE SANITARY SEWER EASEMENT

BOUNDARY LINE

R/W LINE

LOT LINE

SECTION LINE

MID-SECTION LINE

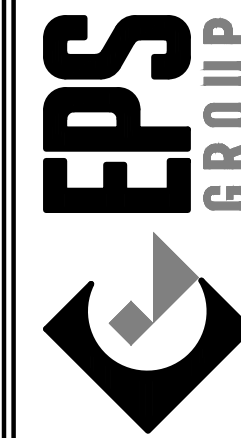
QUARTER-SECTION LINE

CENTER LINE ROAD

EXISTING R/W

EASEMENT LINE

1130 N. Alma School Rd, Suite 120
Mesa, AZ 85201
T:480.503.2250 | F:480.835.1799
www.epsgroupinc.com



FULTON HOMES AT PRASADA - PHASE 2

SURPRISE, ARIZONA

FINAL PLAT

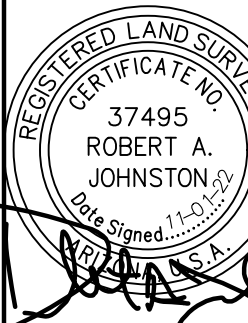
Project:

Revisions:

1ST SUBMITTAL: DECEMBER 17, 2021
2ND SUBMITTAL: FEBRUARY 25, 2022
3RD SUBMITTAL: NOVEMBER 01, 2022



Drawn by: LFT
Reviewed by: RAJ



Job No.
19-0751

PLAT

Sheet No.
4
of 7

FS21-1024

Jan 04, 2023 9:21am S:\Projects\2019\19-0751\Legal Survey\Draws\19-0751 Final Plat Ph 2.dwg knechero

N 156TH LANE

N00°14'57"W 354.17'

W VALENTINE STREET

MATCH LINE SEE SHEET 4 OF 7

N 156TH DRIVE

TRACT E

FINAL PLAT

FULTON HOMES AT PRASADA - PHASE 2

MATCH LINE SEE SHEET 6 OF 7

N 156TH AVENUE

W VALENTINE STREET

W DREYFUS STREET

W SWEETWATER AVENUE

N 155TH DRIVE

N 155TH DRIVE

N REEMS ROAD

N0°06'06"E 2641.29' (BASIS OF BEARING)

DRAINAGE CHANNEL

FULTON HOMES AT PRASADA - PHASE 1A

EAST QUARTER CORNER
SECTION 18, T3N, R1W
FOUND 3" ALUMINUM CAP
POINT OF COMMENCEMENT

NORTHEAST CORNER
SECTION 18, T3N, R1W
FOUND CITY OF SURPRISE BOHH
POINT OF COMMENCEMENT

LEGEND

- FND MON. IN HANDHOLE AS NOTED
- FND MON. FLUSH AS NOTED
- IRON PIPE AS NOTED
- FND MON. AS NOTED
- SET REBAR WITH CAP, RLS 37495
- FND FOUND
- MON. MONUMENT
- BCHH BRASS CAP IN HAND HOLE
- BCF BRASS CAP FLUSH
- BC BRASS CAP

- IP IRON PIPE
- SFNF SEARCHED FOR NOT FOUND
- G&SRM GILA AND SALT RIVER MERIDIAN
- MCR MARICOPA COUNTY RECORDER
- DOC. DOCUMENT
- DKT. DOCKET
- BK. BOOK
- PG. PAGE
- R/W RIGHT OF WAY
- PUE PUBLIC UTILITY EASEMENT

- SVTE 30'X30' SIGHT VISIBILITY TRIANGLE EASEMENT
- ESMT EASEMENT
- UBE USE AND BENEFIT EASEMENT
- PRE PRIVATE ROAD EASEMENT
- PDE PRIVATE DRIVEWAY EASEMENT
- RE ROADWAY EASEMENT
- SWE SIDEWALK AND ACCESS EASEMENT
- CSE COMMON SPACE EASEMENT
- SSE SANITARY SEWER EASEMENT

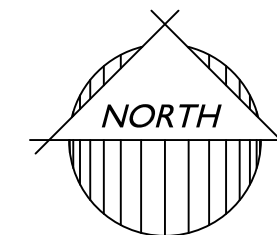
BOUNDARY LINE

- R/W LINE
- LOT LINE
- SECTION LINE
- MID-SECTION LINE
- QUARTER-SECTION LINE

CENTER LINE ROAD

- EXISTING R/W
- EASEMENT LINE

0 40 80
scale feet



FULTON HOMES AT PRASADA - PHASE 2

FINAL PLAT

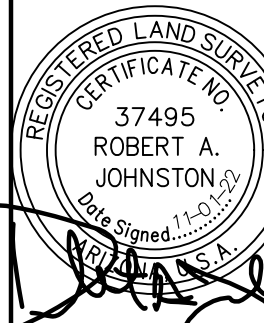
Project:

Revisions:

1ST SUBMITTAL: DECEMBER 17, 2021
2ND SUBMITTAL: FEBRUARY 25, 2022
3RD SUBMITTAL: NOVEMBER 01, 2022

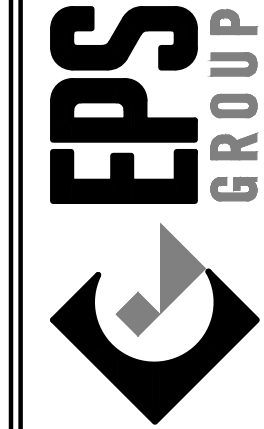


Drawn by: LFT
Reviewed by: RAJ



Job No.
19-0751
PLAT
Sheet No.
5
of 7

1130 N. Alma School Rd, Suite 120
Mesa, AZ 85201
T:480.503.2250 | F:480.835.1799
www.epegroupinc.com



FS21-1024

FINAL PLAT
FULTON HOMES AT PRASADA - PHASE 2

Jan 04, 2023 8:21am S:\Projects\2019\19-0751\Legal Survey\Draws\19-0751 Final Plat Ph 2.dwg knechero

MATCH LINE SEE SHEET 3 OF 7

N 156TH LANE

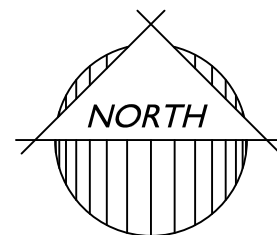


LEGEND

- | | | | |
|------|-------------------------------|-------|--|
| ● | FND MON. IN HANDHOLE AS NOTED | IP | IRON PIPE |
| ○ | FND MON. FLUSH AS NOTED | SFNF | SEARCHED FOR NOT FOUND |
| ⊙ | IRON PIPE AS NOTED | G&SRM | GILA AND SALT RIVER MERIDIAN |
| ● | FND MON. AS NOTED | MCR | MARICOPA COUNTY RECORDER |
| ○ | SET REBAR WITH CAP, RLS 37495 | DOC. | DOCUMENT |
| FND | FOUND | DKT. | DOCKET |
| MON. | MONUMENT | BK. | BOOK |
| BCHH | BRASS CAP IN HAND HOLE | PG. | PAGE |
| BCF | BRASS CAP FLUSH | R/W | RIGHT OF WAY |
| BC | BRASS CAP | PUE | PUBLIC UTILITY EASEMENT |
| | | SVTE | 30'X30' SIGHT VISIBILITY TRIANGLE EASEMENT |
| | | ESMT | EASEMENT |
| | | UBE | USE AND BENEFIT EASEMENT |
| | | PRE | PRIVATE ROAD EASEMENT |
| | | PDE | PRIVATE DRIVEWAY EASEMENT |
| | | RE | ROADWAY EASEMENT |
| | | SWE | SIDEWALK AND ACCESS EASEMENT |
| | | CSE | COMMON SPACE EASEMENT |
| | | SSE | SANITARY SEWER EASEMENT |

MATCH LINE SEE SHEET 5 OF 7

BOUNDARY LINE	CENTER LINE ROAD
R/W LINE	EXISTING R/W
LOT LINE	EASEMENT LINE
SECTION LINE	
MID-SECTION LINE	
QUARTER-SECTION LINE	



N REEMS ROAD

DRAINAGE CHANNEL

EAST QUARTER CORNER
SECTION 18, T3N, R1W
FOUND CITY OF SURPRISE BGH
POINT OF COMMENCEMENT

FULTON HOMES AT PRASADA - PHASE 2

FINAL PLAT

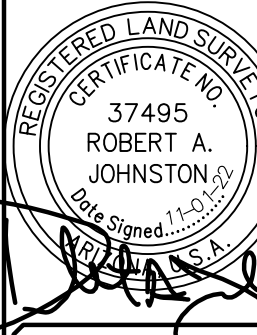
Project:

Revisions:

1ST SUBMITTAL: DECEMBER 17, 2021
2ND SUBMITTAL: FEBRUARY 25, 2022
3RD SUBMITTAL: NOVEMBER 01, 2022



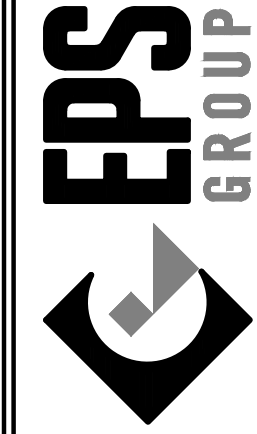
Drawn by: LFT
Reviewed by: RAJ



Job No.
19-0751
PLAT
Sheet No.
6
of 7

FS21-1024

1130 N. Alma School Rd, Suite 120
Mesa, AZ 85201
T:480.503.2250 | F:480.835.1799
www.epsgroupinc.com



LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
1	4,145	0.0952
2	4,140	0.0950
3	4,140	0.0950
4	4,140	0.0950
5	4,237	0.0973
6	4,396	0.1009
7	4,140	0.0950
8	4,140	0.0950
9	4,140	0.0950
10	4,140	0.0950
11	4,140	0.0950
12	4,140	0.0950
13	4,140	0.0950
14	4,140	0.0950
15	4,140	0.0950
16	4,140	0.0950
17	4,671	0.1072
18	4,680	0.1074
19	4,680	0.1074
20	4,680	0.1074
21	4,680	0.1074
22	4,680	0.1074
23	4,680	0.1074
24	4,680	0.1074
25	4,680	0.1074
26	4,680	0.1074
27	4,671	0.1072
28	4,671	0.1072
29	4,680	0.1074
30	4,680	0.1074
31	4,680	0.1074
32	4,680	0.1074
33	4,680	0.1074
34	4,680	0.1074
35	4,680	0.1074
36	4,680	0.1074
37	4,680	0.1074
38	4,671	0.1072
39	4,697	0.1078
40	4,509	0.1035
41	4,513	0.1036
42	4,516	0.1037
43	4,520	0.1038
44	4,524	0.1038
45	4,527	0.1039
46	4,531	0.1040
47	4,534	0.1041
48	4,538	0.1042
49	4,792	0.1100
50	4,311	0.0990
51	3,780	0.0868
52	3,780	0.0868
53	3,780	0.0868
54	3,780	0.0868
55	3,780	0.0868
56	3,780	0.0868
57	3,780	0.0868
58	3,780	0.0868
59	3,780	0.0868
60	3,780	0.0868

LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
61	4,311	0.0990
62	4,311	0.0990
63	3,780	0.0868
64	3,780	0.0868
65	3,780	0.0868
66	3,780	0.0868
67	3,780	0.0868
68	3,780	0.0868
69	3,780	0.0868
70	3,780	0.0868
71	3,780	0.0868
72	3,780	0.0868
73	4,311	0.0990
74	5,196	0.1193
75	5,200	0.1194
76	5,200	0.1194
77	5,200	0.1194
78	5,200	0.1194
79	5,200	0.1194
80	5,200	0.1194
81	5,200	0.1194
82	5,200	0.1194
83	5,196	0.1193
84	5,200	0.1194
85	5,200	0.1194
86	5,200	0.1194
87	5,200	0.1194
88	5,200	0.1194
89	5,200	0.1194
90	5,200	0.1194
91	5,200	0.1194
92	5,200	0.1194
93	5,200	0.1194
94	5,200	0.1194
95	5,200	0.1194
96	5,200	0.1194
97	5,200	0.1194
98	5,200	0.1194
99	5,200	0.1194
100	5,200	0.1194
101	5,200	0.1194
102	5,200	0.1194
103	5,200	0.1194
104	5,200	0.1194
105	5,200	0.1194
106	5,197	0.1193
107	5,291	0.1215
108	5,200	0.1194
109	5,200	0.1194
110	5,200	0.1194
111	5,200	0.1194
112	5,200	0.1194
113	5,200	0.1194
114	5,200	0.1194
115	5,200	0.1194
116	5,200	0.1194
117	5,200	0.1194
118	5,200	0.1194
119	7,207	0.1655
120	12,547	0.2880

LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
121	6,707	0.1540
122	5,200	0.1194
123	5,200	0.1194
124	5,200	0.1194
381	4,254	0.0977
382	4,263	0.0979
383	4,263	0.0979
384	4,263	0.0979
385	4,263	0.0979
386	4,263	0.0979
387	4,263	0.0979
388	4,263	0.0979
389	4,263	0.0979
390	4,263	0.0979
391	4,282	0.0983
392	5,133	0.1178
393	4,135	0.0949
394	4,140	0.0950
395	4,140	0.0950
396	4,140	0.0950
397	4,140	0.0950
398	4,140	0.0950
399	4,140	0.0950
400	4,140	0.0950
401	4,140	0.0950
402	4,140	0.0950
403	4,131	0.0948
404	4,131	0.0948
405	4,140	0.0950
406	4,140	0.0950
407	4,140	0.0950
408	4,140	0.0950
409	4,140	0.0950
410	4,140	0.0950
411	4,140	0.0950
412	4,140	0.0950
413	4,140	0.0950
414	4,135	0.0949
415	4,203	0.0965
416	4,208	0.0966
417	4,208	0.0966
418	4,208	0.0966
419	4,208	0.0966
420	4,208	0.0966
421	4,208	0.0966
422	4,208	0.0966
423	4,208	0.0966
424	4,208	0.0966
425	4,199	0.0964
426	4,199	0.0964
427	4,208	0.0966
428	4,208	0.0966
429	4,208	0.0966
430	4,208	0.0966
431	4,208	0.0966
432	4,208	0.0966
433	4,208	0.0966
434	4,208	0.0966
435	4,208	0.0966
436	4,203	0.0965

LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
437	5,232	0.1201
438	5,238	0.1203
439	5,243	0.1204
440	5,249	0.1205
441	5,254	0.1206
442	5,260	0.1207
443	5,265	0.1209
444	5,270	0.1210
445	5,276	0.1211
446	5,284	0.1213
447	5,912	0.1357
448	5,291	0.1215
449	5,200	0.1194
450	5,200	0.1194
451	5,200	0.1194
452	5,291	0.1215
453	5,322	0.1222
454	5,322	0.1222
455	5,220	0.1198
456	5,666	0.1301
457	5,200	0.1194
458	5,200	0.1194
459	5,200	0.1194
460	5,200	0.1194
461	5,200	0.1194
462	5,200	0.1194
463	5,200	0.1194
464	5,200	0.1194
465	5,200	0.1194
466	5,313	0.1220
467	4,311	0.0990
468	3,780	0.0868
469	3,780	0.0868
470	3,780	0.0868
471	3,780	0.0868
472	3,780	0.0868
473	3,780	0.0868
474	3,780	0.0868
475	3,780	0.0868
476	3,780	0.0868
477	3,780	0.0868
478	3,780	0.0868
479	3,780	0.0868
480	3,780	0.0868
481	3,780	0.0868
482	3,780	0.0868
483	3,780	0.0868
484	4,311	0.0990
485	4,511	0.1036
486	3,955	0.0908
487	3,955	0.0908
488	3,955	0.0908
489	3,955	0.0908
490	3,959	0.0909
491	3,965	0.0910
492	3,970	0.0911
493	3,975	0.0913
494	3,981	0.0914
495	3,987	0.0915
496	3,992	0.0916

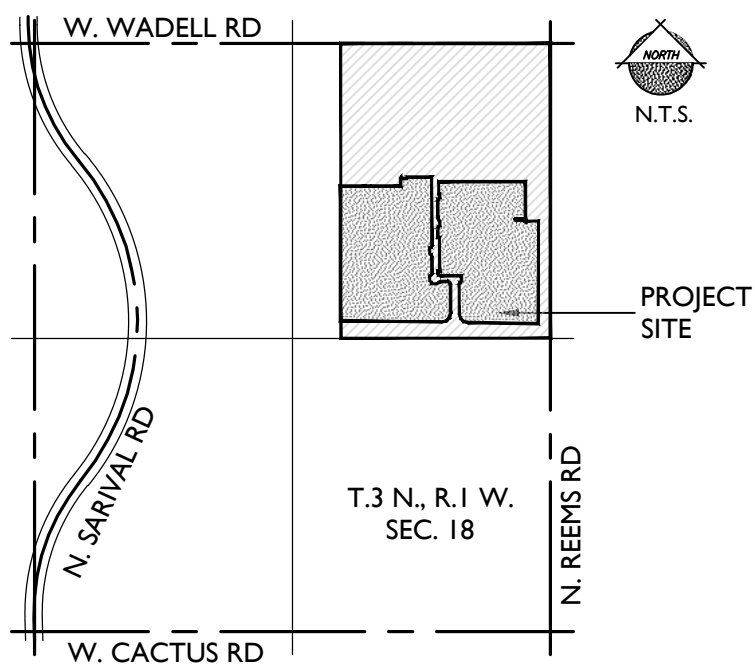
LOT AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
497	3,997	0.0918
498	4,003	0.0919
499	4,008	0.0920
500	4,013	0.0921
501	4,019	0.0923
502	4,590	0.1054
503	5,356	0.1230
504	5,200	0.1194
505	5,200	0.1194
506	5,200	0.1194
507	5,200	0.1194
508	5,200	0.1194
509	5,200	0.1194
510	5,200	0.1194
511	5,200	0.1194
512	5,200	0.1194
513	5,666	0.1301
514	5,291	0.1215
515	5,200	0.1194
516	5,200	0.1194
517	5,200	0.1194
518	5,291	0.1215
519	5,191	0.1192
520	5,200	0.1194
521	5,200	0.1194
522	5,200	0.1194
523	5,200	0.1194
524	5,200	0.1194
525	5,200	0.1194
526	5,191	0.1192
527	5,191	0.1192
528	5,200	0.1194
529	5,200	0.1194
530	5,200	0.1194
531	5,200	0.1194
532	5,200	0.1194
533	5,200	0.1194
534	5,191	0.1192
535	5,200	0.1194
536	5,200	0.1194
537	5,200	0.1194
538	5,200	0.1194
539	5,200	0.1194
540	5,200	0.1194
541	5,200	0.1194
542	5,200	0.1194
543	5,478	0.1258
544	5,695	0.1307
545	5,625	0.1291
546	5,625	0.1291
547	5,625	0.1291

TRACT USE TABLE			
TRACT	USE	AREA (SF)	AREA (AC)
TRACT B	LANDSCAPE / OPEN SPACE / **PUE	1,926	0.0442
TRACT C	LANDSCAPE / OPEN SPACE / **PUE	1,926	0.0442
TRACT D	LANDSCAPE / OPEN SPACE / **PUE	2,006	0.0460
TRACT E	LANDSCAPE / OPEN SPACE / RETENTION / AMENITY / **PUE/ **SWE	179,289	4.1159
TRACT F	LANDSCAPE / OPEN SPACE / **PUE	1,662	0.0381
TRACT G	LANDSCAPE / OPEN SPACE / **PUE	2,006	0.0460
TRACT H	LANDSCAPE / OPEN SPACE / **PUE	3,474	0.0798
TRACT II	LANDSCAPE / OPEN SPACE / **PUE	1,686	0.0387
TRACT LL	LANDSCAPE / OPEN SPACE / **PUE	1,108	0.0254
TRACT MM	LANDSCAPE / OPEN SPACE / **PUE	1,686	0.0387
TRACT NN	LANDSCAPE / OPEN SPACE / **PUE	1,716	0.0394
TRACT OO	LANDSCAPE / OPEN SPACE / **PUE	2,076	0.0477
TRACT QQ	LANDSCAPE / OPEN SPACE / **PUE	1,958	0.0449
TRACT RR	LANDSCAPE / OPEN SPACE / **PUE	6,877	0.1579
TRACT SS	LANDSCAPE / OPEN SPACE / **PUE	2,071	0.0475
TRACT TT	LANDSCAPE / OPEN SPACE / **PUE	2,268	0.0521
TRACT UU	LANDSCAPE / OPEN SPACE / **PUE	2,166	0.0497
TRACT VV	LANDSCAPE / OPEN SPACE / **PUE	1,846	0.0424
TRACT WW	LANDSCAPE / OPEN SPACE / **PUE	1,846	0.0424
TRACT XX	LANDSCAPE / OPEN SPACE / **PUE	1,846	0.0424
TRACT YY	LANDSCAPE / OPEN SPACE / **PUE	1,846	0.0424
TRACT ZZ	LANDSCAPE / OPEN SPACE / RETENTION / ENTRY MONUMENT / **PUE	25,232	0.5792

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 PLAT SHEETS.
3. ** EASEMENTS LISTED ABOVE (SHOWN WITH AN ASTERISK **) ONLY AFFECT A PORTION OF THE TRACT WITH WHICH THEY ARE LISTED, AND ARE FULLY DELINEATED WITHIN THE PLAT. OTHER "USES" LISTED ABOVE AREA COMMON AREA.

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BRG
C1	54.92'	35.00'	89°53'54"	49.45'	S45°03'03"W
C2	55.04'	35.00'	90°06'06"	49.54'	S44°56'57"E
C3	54.98'	35.00'	90°00'00"	49.50'	N45°00'00"E
C4	54.98'	35.00'	90°00'00"	49.50'	N45°00'00"E
C5	54.98'	35.00'	90°00'00"	49.50'	N45°00'00"W
C6	20.94'	20.00'	60°00'00"	20.00'	S30°00'00"E
C7	10.47'	20.00'	30°00'00"	10.35'	N15°00'00"E
C8	10.47'	20.00'	30°00'00"	10.35'	S15°00'00"E
C9	31.50'	20.00'	90°14'57"	28.35'	S44°52'31"W
C10	10.38'	20.00'	29°45'03"	10.27'	S75°07'29"E
C11	10.56'	20.00'	30°14'57"	10.44'	S74°52'31"W
C12	31.42'	20.00'	90°00'00"	28.28'	S45°00'00"E
C13	3.12'	20.00'	8°56'41"	3.12'	N

VICINITY MAP



PROJECT TEAM

DEVELOPER:

FULTON HOMES
9140 S. Kyrene Road, Suite 202
Tempe, AZ 85284
(480) 753-6789
Contact: Norm Nicholls
nnicholls@fultonhomes.com

LANDSCAPE ARCHITECT:

EPS GROUP, INC.
1130 N. Alma School Rd, Suite 120
Mesa, AZ 85201
(480) 503-2250
Contact: Aliza Sabin, RLA LEED AP
aliza.sabin@epsgr oupinc.com

CIVIL ENGINEER:

EPS GROUP, INC.
1130 N. Alma School Rd, Suite 120
Mesa, AZ 85201
(480) 503-2250
Contact: Brian Nicholls, PE
brian.nicholls@epsgr oupinc.com

IRRIGATION DESIGN:

COATES IRRIGATION CONSULTANTS, INC.
1420 S Greenfield Rd #103
Gilbert, Arizona 85234
(480) 481-0682
Contact: Gaylon Coates
gaylon@coatesirrigation.com

STRUCTURAL ENGINEER:

WILLIS ENGINEERING
21410 N. 19th Avenue, Suite 155
Phoenix, Arizona 85207
(623) 565-5970
Contact: Mike Willis, PE
mikew@willisengineeringinc.com

ELECTRICAL ENGINEER:

WRIGHT ENGINEERING CORP.
165 E. Chilton Drive
Chandler, Arizona 85225
(480) 503-2250
Contact: Adam Bowers, PE
abowers@wrightengineering.us

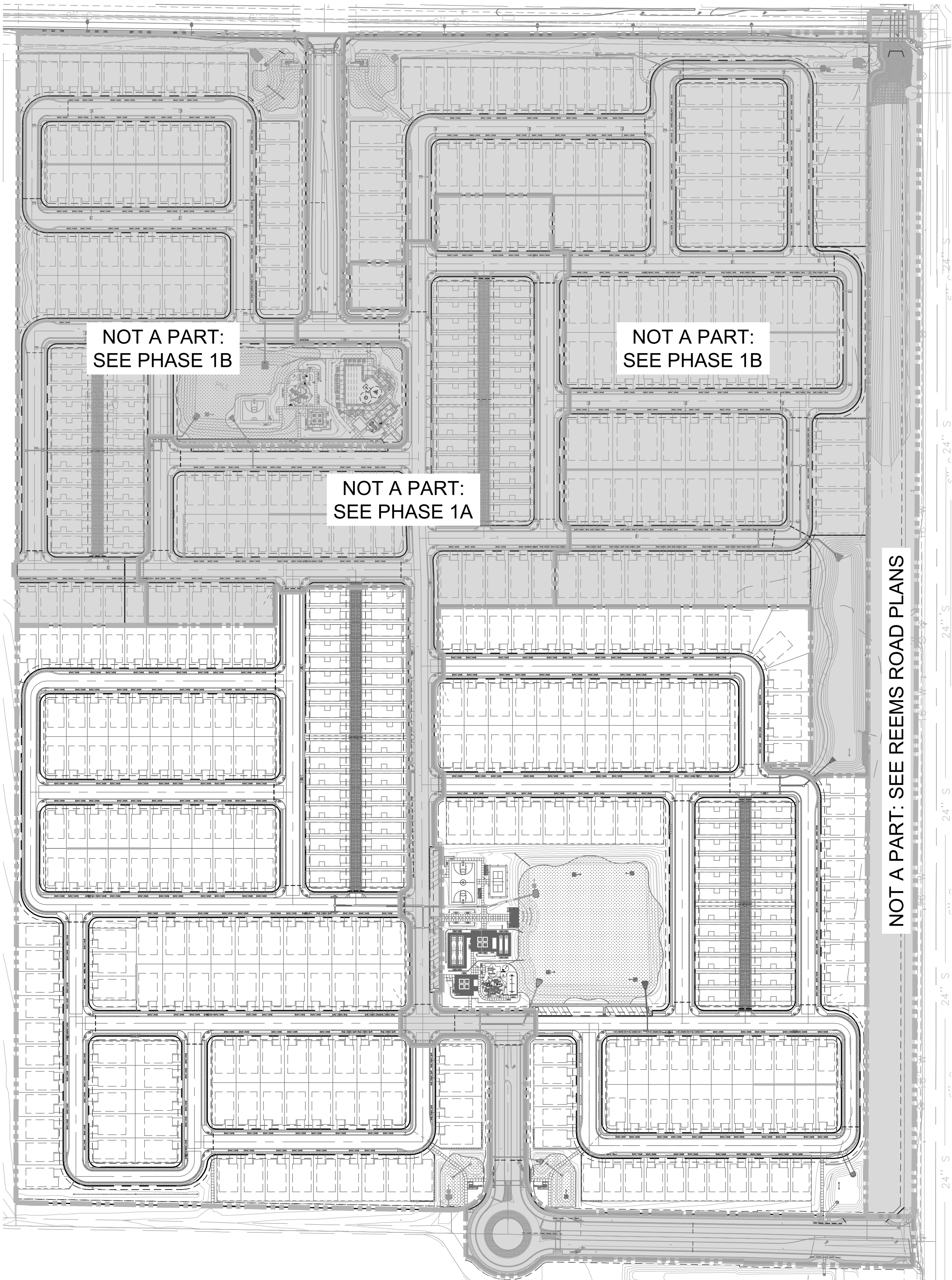
FULTON HOMES PRASADA PHASE 2

Surprise, Arizona

A PORTION OF NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 3 NORTH,
RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN
CITY OF SURPRISE, MARICOPA COUNTY, ARIZONA

LANDSCAPE CONSTRUCTION DOCUMENTS

SUBMITTED: December 10, 2021 RESUBMITTED: December 13, 2022
RESUBMITTED: February 25, 2022
September 27, 2022



SHEET INDEX

SHEET	SHEET TITLE	SHEET NO.
L-CS	Cover Sheet	1
L-0.01 - L-0.02	General Notes & Legends	2 - 3
L-0.03	Landscape Specifications	4
L-1.01	Sheet Layout Key	5
L-2.00	Wall Master Plan	6
L-2.01 - L-2.04	Hardscape Plan	7 - 10
L-2.05 - L-2.07	Hardscape Enlargements	11 - 13
L-3.01 - L-3.06	Material Details	14 - 19
L-3.07 - L-3.08	Ramada	20 - 21
L-3.09 - L-3.11	Sport Courts	22 - 24
L-3.12 - L-3.13	Site Furnishing	25 - 26
L-3.14	Mailbox Plan	27
L-4.01 - L-4.13	Planting Plans	28 - 40
L-5.01	Planting Details	41
L-6.00	Master Irrigation Plan	42
L-7.01 - L-7.13	Irrigation Plan	43 - 55
L-8.01 - L-8.02	Irrigation Details	56 - 57
L-8.03	Booster Pump Sheet	58
L-9.01	Irrigation Specification	59

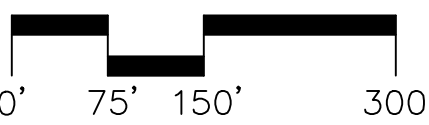
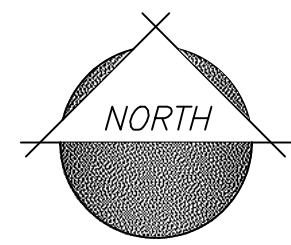
WATER RESOURCE MANAGEMENT
IRRIGATION WATER DEMAND CALCULATIONS (PHASE 1B)

TURF (1.37 AC / 16.41%)
PEAK SEASON DEMAND:
28 GPM (GALLONS PER MINUTE)
11,338 GPD (GALLONS PER DAY)

DECOMPOSED GRANITE AREAS (TREES & SHRUBS) (6.98 AC / 83.59%)
PEAK SEASON DEMAND:
37 GPM (GALLONS PER MINUTE)
20,084 GPD (GALLONS PER DAY)

TOTAL IRRIGATION WATER DEMAND (TURF, TREES, SHRUBS) (8.35 AC)
PEAK SEASON DEMAND:
65 GPM (GALLONS PER MINUTE) MAXIMUM
31,433 GPD (GALLONS PER DAY)

ANNUAL TOTAL DEMAND:
6,334,543 GALLONS



SCALE: 1" = 150'

1130 N Alma School Rd, Ste 120
Mesa, AZ 85201
T:480.503.2250 | F:480.503.2258
www.epsgr oupinc.com

EPS GROUP

Fulton Homes Prasada
Phase 2
Surprise, Arizona

Cover Sheet

Project:
Revisions:
1ST CD SUBMITTAL - 12/10/2021
2ND CD SUBMITTAL - 02/25/2022
3RD CD SUBMITTAL - 09/27/2022
4TH CD SUBMITTAL - 12/13/2022
Call at least two full working days before you begin construction.
ARIZONA
Professional Seal
DESIGNER: AES
DRAWN BY: KZ
REGISTERED LANDSCAPE ARCHITECT
45568
ALIZA E. SABIN
Expires 12-31-2025
19-0751
CONSTRUCTION DOCUMENTATION
Sheet No.
L-CS
1 of 59

SITEWORK GENERAL NOTES:
LAYOUT AND GRADING

- The Contractor shall be responsible for coordinating all concurrent work by other trades. Sleeves have been provided at key locations under roadway and drive aprons from previous work. Most sleeves can be found by locating rebar or an "S" stamped into concrete curb at each location. See Irrigation Plans for more information.
- Verify all conditions at job site and notify Landscape Architect of dimensional errors, omissions or discrepancies before beginning any work. Verify existing elevations.
- Contractor to obtain necessary permits prior to construction.
- All work shall conform to the appropriate agencies. Contractor shall verify location of all existing underground utilities, lines and structures prior to excavation or trenching. Damage shall be repaired by the Contractor at no cost to the Owner. The Landscape Architect does not assume any responsibility for the utilities or structures not shown on the drawings. Contractor to verify the exact location of utilities prior to construction (Call Before You Dig 602-263-1100). Contractor shall use extreme caution when working over or near the existing gas main, water lines and electrical lines.
- All layout dimensions are from plan view calculations. Actual field dimensions may vary from plan due to actual lengths along a sloped surface. Horizontal layout and dimensioning are from face of building unless otherwise noted.
- If there is a conflict with layout in the field, notify Landscape Architect prior to installation.
- Drawing symbols: A system of diagrammatic symbols and notations are used in these drawings. Review notations carefully, notify Landscape Architect and request clarification on any unclear notation or discrepancy prior to commencing work.
- Existing and proposed grades are based on field observations. Verify all grade elevations in field prior to construction.
- All finished grades are to meet and blend smoothly with existing grades at the project limit.
- Work performed without Landscape Architect's approval and/or in compliance with construction documents is subject to removal at Contractor's expense.
- The Landscape Architect is not responsible for the construction means, methods, techniques, sequences or for safety precautions or problems utilized in connection with the work, and will not be responsible for the Contractor's failure to carry out the work in accordance with the Contract Documents.
- Contractor to verify all quantities. In case of any discrepancies, graphically shown material quantities shall take precedence.
- Conditions beyond the property line and contract limits are shown for reference only and are not part of this Landscape Construction Documentation set.
- The Contractor shall take all precautionary measures necessary to protect existing improvements from damage and all such improvements and structures damaged by the Contractor's operations shall be repaired or reconstructed satisfactory to the Landscape Architect at the Contractor's expense.
- Special consideration has been given to the design and intended relationship between building, sitework, and circulation systems.
- The Contractor shall provide positive drainage flow away from all buildings toward drain inlets, retention basins, planting/lawn areas or the street.
- The drawings represent the finished work. All bracing, temporary supports, shoring, etc. is the sole responsibility of the Contractor. Observation visits to the job site by the Landscape Architect do not include inspection of construction methods and safety conditions at the job site. These visits shall not be construed as continuous and detailed inspections.
- Dimensions marked 'verify' are to be field measured. Any discrepancy from the noted dimension is to be brought to the attention of the Landscape Architect prior to further work.

LANDSCAPE PLANTING NOTES:

- Verify all conditions at the job site and notify the Landscape Architect immediately of any dimensional errors, omissions or discrepancies prior to any construction taking place.
- Provide matching sizes and forms for each tree to be installed.
- Plant material to be healthy specimens, free from disease or damage.
- Contractor to verify all quantities. In case of any discrepancies, graphically shown plant and irrigation quantities shall take precedence.
- Stake all tree locations based upon these plans. Obtain Landscape Architect's approval of staked locations prior to planting.
- All materials shall conform to the guidelines established by the current American Standards for Nursery Stock, published by the American Association of Nurserymen.
- All plants shall be boxed, balled and wrapped or container grown. All root wrapping material made of synthetics or plastics shall be entirely removed at time of planting.
- All plant material shall be selected at nurseries that carry specified plants. There shall not be any substitutions of plant material from other non specified plants or nurseries. Plant material is subject to review and approval by Landscape Architect before installation.
- Notify Landscape Architect 48 hours prior to delivery of plant material to coordinate acceptance and approval.
- All plants shall be set plumb unless otherwise noted.
- All plant species shall conform to the Landscape Construction Documents. There will be no plant substitutions, type, or quantity deviations from the approved landscape plans without prior approval from the Landscape Architect & City of Surprise. All rip-rap installed in drainage areas to be installed in such a manner that eliminates the possibility of voids that allow wasps to build nests.
- Walls information in this landscape plan programs wall layout and aesthetic details that include (but are not limited to) material, color, texture, and heights. These landscape plans act as part of the wall permitting submittal which must also include structural plans, details, diagrams and calculations prepared and sealed by a registered structural engineer licensed in the State of Arizona
- Sight distance easements shall be kept clear of landscaping or other visibility obstructions with a height greater than 2' - 6'. Trees within these easements shall have a canopy trimmed and maintained to a height of 7' - 0" upon installation.
- Submit as-built irrigation drawings to owner's representative to reflect changes from original drawings and specifications.
- Submit an operation & maintenance manual to the owner's representative at project completion to include: catalog & parts sheets on all material & equipment installed, installation instructions, suppliers names and contact information complete operating maintenance on all major equipment.
- Maintain a minimum of 5'-0" clearance around fire hydrants.
- All trees, shrubs and cactus having significant spines or thorns shall be placed at least ten feet from all public sidewalks, private pathways and gathering spaces as to not harm pedestrians.
- Any rip-rap installed in drainage areas to be installed in such a manner that eliminates the possibility of voids that allow wasps to build nests.
- All irrigation pipe shall be purple.

CITY OF SURPRISE NOTES:

- All construction must conform to Maricopa Association of Government (MAG) specification and details and latest revisions unless otherwise stated on plans.
- The engineer will not be responsible for construction means, methods, techniques, sequences, or procedures or for safety precautions or programs utilized in connection with the work, and they will not be responsible for the contractor's failure to carry out the work in accordance with the contract documents.
- The contractor shall be responsible for identifying all overhead and underground utility locations where construction occurs. Special care shall be taken to ensure that all utilities 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 dialing 811.
- The City of Surprise engineering services of Public Works shall be notified forty-eight (48) hours prior to commencement of any construction work at (623) -222-6150.
- The engineer and applicable agency must approve, prior to construction, any alteration or variance from these plans. Any variation from these plans shall be proposed and resubmitted for review and approval.
- The contractor shall protect and maintain all existing utilities on the site. any damage to existing utilities, whether shown or not on the drawing, shall be repaired/replaced at the contractor's expense. Existing surface features and fencing shall be replaced in kind.
- Any inspection by the city, county, or the engineer, shall not in any way relieve the contractor from any obligation to perform the work in strict compliance with the applicable codes and agency requirements.
- The contractor is to locate all existing landscaping, landscaping irrigation lines, property monuments, fencing or surface features prior to construction. Anything disturbed during construction shall be replaced in kind at the contractor's expense.
- Nothing contained in the contract documents shall create, nor shall be constructed to create, any contractual relationship between the engineer and the contractor or any subcontractor.
- All construction water used within the City of Surprise Water Service Area requires approval by the City of Surprise Public Works Department and may be subject to volume and time restrictions. Please see the City of Surprise Construction Water Guidelines for additional information. The guidelines can be obtained from the Public Works Department at (623)-222-6000.
- Traffic control shall be maintained in accordance with MAG specification 401. The manual on uniform traffic control devices, and the "temporary work zone traffic management policy" (latest edition).
- Prior to final approval and acceptance of the work, the developer/contractor will be required to clean and repair adjacent (off-project) roadways used or damaged during the course of construction.
- Emergency vehicle access (E.V.A.) must be provided by the developer/contractor at all times. Signage shall be posted at the point of entry to the site and at all locations where a change in direction occurs.
- The plans shall comply with the Americans with Disabilities Act's Accessibility Guidelines, as published in the federal register on September 15, 2010.
- Root barrier per City of Surprise EDS 8-14 is required for any tree located within three (3) feet of any sidewalk, curb, pavement or wall.
- Fire access vertical clearance of 15 feet from finished grade to the lowest point of the tree canopy shall be maintained from curb to curb.
- Sight distance requirements on Arterials and Collectors will adhere to Surprise Details 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. Trees, shrubs, and other landscaping are permitted within the sight visibility triangle provided limbs, leaves, needles or other foliage are kept below 30 inches or above 84 inches, per Surprise EDS Detail 4-01.
- The Landscape and Irrigation design will comply with City of Surprise EDS per Chapter 8.

MAINTENANCE NOTE:

- All landscape areas and materials shall be maintained in a healthy, neat, clean, and weed-free condition. This shall be the responsibility of the Homeowners Association.

SITE ABBREVIATIONS:

ARCH	ARCHITECT	NTS	NOT TO SCALE
BC	BOTTOM OF CURB	OAE	OR APPROVED EQUAL
BW	BOTTOM OF WALL	OC	ON CENTER
CL	CENTER LINE	OS	OFF-SITE
CIP	CAST IN PLACE	PL	PROPERTY LINE
CONC	CONCRETE	QTY	QUANTITY
DIA	DIAMETER	R	RADIUS
DWG	DRAWING	R/W	RIGHT OF WAY
EA	EACH	PUE	PUBLIC UTILITY EASEMENT
ESP	ESPALIER	SDL	SIGHT DISTANCE LINE
FFE	FINISH FLOOR ELEVATION	SF	SQUARE FEET
FG	FINISH GRADE	SPE	SIDEWALK AND
GAL	GALLON	STD	STANDARD
HC	HANDICAP	SVT	SIGHT VISIBILITY TRIANGLE
HP	HIGH POINT	TC	TOP OF CURB
IRRIG	IRRIGATION	TW	TOP OF WALL
LF	LINEAR FOOT	TYP	TYPICAL
LP	LOW POINT	W/	WITH
MAX	MAXIMUM	W/O	WITHOUT
MIN	MINIMUM	'	FOOT (FEET)
NIC	NOT IN CONTRACT	"	INCH (INCHES)

1130 N Alma School Rd, Ste 120
Mesa, AZ 85201
T:480.503.2250 | F:480.503.2258
www.epsgroupinc.com

Fulton Homes Prasad
Phase 2
Surprise, Arizona

General Notes & Legends

Project

Revisions:

1ST CD SUBMITTAL - 12/10/2021
2ND CD SUBMITTAL - 07/25/2022
3RD CD SUBMITTAL - 09/27/2022
4TH CD SUBMITTAL - 12/13/2022

Call at least two full working days before you begin construction.
ARIZONA 811
888-811 or 1-800-STRIKEIT (782-5468)
in Maricopa County (602)263-1100

Designer: AES
Drawn by: KZ

19-0751

CONSTRUCTION DOCUMENTATION

Sheet No.
L-0.01

2 of 59

F321-1024

Page 71 of 214

SITE FURNISHINGS SHEDULE							
ID	ITEM	MANUFACTURER	MODEL	COLOR / FINISH	COMMENTS	CONTACT	QTY
PT	PICNIC TABLE	WABASH VALLEY www.wabashvalley.com	DS101T	FRAME, SEAT & TABLE: DARK BRONZE	SURFACE MOUNT W/ PLATE COVERS, COLOR DARK BRONZE	ANDREW ROSS (480) 892-2266 andrew@davidbang.com	8
LB	LANDSCAPE BENCH	WEBCOAT www.webcoat.com	B6WBCLASSIC WING- LINESM-POLY	FRAME: PATRICIAN BRONZE SEAT: CLAY TEXTURED POLYETHYLENE	SURFACE MOUNT W/ PLATE COVERS, COLOR MATCH FRAME COLOR	LINSDAY NOLAN (480) 788-3177 lindsay@arizonarec.com	28
TR	TRASH RECEPTACLE	WEBCOAT www.webcoat.com	TR32CLASSIC	LID: PATRICIAN BRONZE BASE: CLAY	30"H x 24"W; DOME LID IN-GROUND MOUNT SURFACE MOUNT	LINSDAY NOLAN (480) 788-3177 lindsay@arizonarec.com	3 2
BR	BIKE RACK	WEBCOAT www.webcoat.com	MSBR4	PATRICIAN BRONZE	IN-GROUND MOUNT, COLOR PATRICIAN BRONZE, FOUR LOOP	LINSDAY NOLAN (480) 788-3177 lindsay@arizonarec.com	1
BG	BARBECUE GRILL	WABASH VALLEY www.wabashvalley.com	GR105N	BLACK	IN-GROUND MOUNT	ANDREW ROSS (480) 892-2266 andrew@davidbang.com	6
PW	PET WASTE STATION	ZERO WASTE USA www.zerowasteusa.com	JJB004	GREEN IN-GROUND MOUNT	INSTALL PER MANUFACTURER'S SPECIFICATIONS		2
RA	RAMADA (30' x 30')	CLASSIC RECREATION SYSTEMS INC. www.shadesun.com	MESA	POST COLOR: RAL 1019 ROOF COLOR: PATRICIAN BRONZE	STANDING SEAM STEEL ROOF. INSTALL PER MANUFACTURER'S SPECIFICATIONS SEE DETAILS ON SHEET L-3.09	KEVIN SOLOMON (480) 323-0337 kevin@exerplay.com	2
PS	PLAY STRUCTURE	LANDSCAPE STRUCTURES www.playlsi.com	I166706-02-04	COLOR: PALETTE AD MODIFIED	INSTALL PER MANUFACTURER'S SPECIFICATIONS SEE DETAILS ON SHEET L-3.13	KEVIN SOLOMON (480) 323-0337 kevin@exerplay.com	1
SS	TOT LOT SHADE STRUCTURE	LANDSCAPE STRUCTURES www.playlsi.com	26041 SKYWAYS 50' HEX W/ 14' ENTRANCE	SHADE SAIL COLOR: BOTTOM: TAN; TOP: BLUE POST COLOR: TAN	INSTALL PER MANUFACTURER'S SPECIFICATIONS SEE DETAILS ON SHEET L-3.13	KEVIN SOLOMON (480) 323-0337 kevin@exerplay.com	1
TR	TRELLIS	CLASSIC RECREATION SYSTEMS INC. www.shadesun.com	CUSTOM	POST COLOR: RAL 1019	STANDING SEAM STEEL ROOF. INSTALL PER MANUFACTURER'S SPECIFICATIONS SEE DETAILS ON SHEET L-3.10	KEVIN SOLOMON (480) 323-0337 kevin@exerplay.com	4
CH	CORNHOLE	QCP qcp-corp.com	305_Q-CH	NATURAL, POLISHED	INSTALL PER MANUFACTURER'S SPECIFICATIONS	ANTHONY VARGAS (951) 256-3228 anthony.vargas@pcq-corp.com	4

NOTE:
FURNISHINGS MAY BE SUBSTITUTED WITH AN APPROVED ALTERNATIVE PRODUCT OF EQUAL QUALITY. SUBMIT SAMPLE TO OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO CONSTRUCTION.

COLOR & MATERIALS SCHEDULE

ITEM	COLOR & MANUFACTURER
COLOR A	COLOR SW 7039 VIRTUAL TAUPE BY SHERWIN WILLIAMS OAE
COLOR B	COLOR SW 7040 SMOKEHOUSE BY SHERWIN WILLIAMS OAE
COLOR C	SONORA CAP, COLOR SW 7039 VIRTUAL TAUPE BY SHERWIN WILLIAMS OAE
COLOR D (STEEL)	POWDER COATED, COLOR: RAL 1019 GREY BEIGE OAE
COLOR E	CONCRETE BASE, COLOR SW 7040 SMOKEHOUSE BY SHERWIN WILLIAMS OAE
CONCRETE CAP	COLOR: NUSS BROWN BY MESA PRECAST OAE
STONE VENEER	MINNESOTA FIELDSTONE, COLOR CHABLIS BY CORONADO STONE OAE

GENERAL NOTES:
1. SUBMIT SAMPLES TO LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE FOR APPROVAL.

WALL LEGEND

SYMBOL	ITEM	QTY
	PRIMARY COLUMN	14 EA
	SECONDARY COLUMN	50 EA
	GARDEN WALL COLUMN	22 EA
	PRIMARY THEME WALL	2,789 LF
	SECONDARY THEME WALL	3,347 LF
	TERTIARY WALL	640 LF
	PARTIAL VIEW WALL	466 LF
	BUILDER WALL	156 LF
	GARDEN WALL	595 LF
	RAIL FENCE	512 LF

MATERIALS LEGEND

SYMBOL	ITEM	SIZE	QTY
	Decomposed Granite "Apache Brown" OAE	3/4" Screened 2" Depth, Min.	214,237 SF
	Stabilized Decomposed Granite "Apache Brown" OAE	1/4" Minus 4" Compacted Depth	77 SF
	Standard Concrete Paving		7,052 SF
	Decorative Concrete Paving Integral Color	Salt Rock Finish Davis Sequoia Sand 641 6cm Thick, Color: Sierra Blend by Belgard, Running bond as boarder, Pattern D	5,906 SF
	Decorative Pavers Dublin Cobble		6,028 SF
	Engineered Wood Fiber		5,231 SF
	Rip Rap "Apache Brown" OAE	3" - 6"	312 SF
	Landscape Mow Strip (Extruded)	6" x 6"	3,000 LF
	Concrete Header (Cast in Place)	6" x 12"	127 LF

SITE DETAIL KEYNOTES

PAGE ##/DETAIL #

1.0	PAVEMENTS	
1.1	DECOMPOSED GRANITE	L-3.01/1
1.2	COMPACT DECOMPOSED GRANITE	L-3.01/2
1.3	STANDARD CONCRETE PAVING	L-3.01/4
1.4	CONCRETE HEADER (EXTRUDED)	L-3.01/3
1.5	DECORATIVE CONCRETE PAVING	L-3.01/4
1.6	CONCRETE HEADER (CIP)	L-3.01/5
1.7	DECORATIVE CONCRETE PAVER	L-3.01/6
1.8	PLAYGROUND ENGINEERED WOOD FIBER	L-3.01/7
1.9	PLAYGROUND ADA ACCESS RAMP	L-3.01/8,9
1.10	VEHICULAR ALLEY PAVER	L-3.03/5
1.11	RIPRAP	L-3.04/3
2.0	WALLS / EMBANKMENTS	
2.1	PRIMARY THEME WALL	L-3.02/1
2.2	SECONDARY THEME WALL	L-3.02/2
2.3	PRIMARY THEME WALL COLUMN	L-3.02/3
2.4	SECONDARY THEME WALL COLUMN	L-3.02/4
2.5	TERTIARY WALL	L-3.03/1
2.6	GARDEN WALL	L-3.02/5
2.7	RAIL FENCE	L-3.02/6
2.8	GARDEN WALL COLUMN	L-3.03/2
2.9	PARTIAL VIEW WALL	L-3.03/4
2.10	ENTRY MONUMENT	L-3.05-6
2.11	TYPICAL COLUMN SETBACK	L-2.00
2.12	RETAINING WALL	L-3.04/1
2.13	BUILDER WALL	L-3.03/3
2.14	SEAT WALL	L-3.04/2
2.15	AMPHITHEATER CIP WALL	L-3.06/1,2
3.0	MISCELLANEOUS ELEMENTS	
3.1	MAILBOX	L-3.15
3.2	30' x 30' RAMADA	L-3.07
3.3	LANDSCAPE BENCH	L-3.12/2
3.4	PICNIC TABLE	L-3.12/1
3.5	TRASH RECEPTACLE	L-3.12/3
3.6	BIKE RACK	L-3.12/4
3.7	BARBEQUE GRILL	L-3.12/5
3.8	PET WASTE STATION	L-3.12/6
3.9	TRELLIS	L-3.08
3.10	BASKETBALL COURT	L-3.09; L-3.10/2
3.11	PICKLEBALL COURT	L-3.10
3.12	TOT LOT SHADE STRUCTURE	L-3.13
3.13	BOCCE BALL	L-3.10/1-4
3.14	CORNHOLE	L-3.10/5,6
3.15	PLAY STRUCTURE	L-3.13

VERTICAL CONST. PLANT LEGEND

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE	QTY
TREES				
	Acacia aneura	Mulga	24" Box	30
	Pistacia X 'Red Push'	Red Push Pistacia	24" Box	21
	Quercus virginiana	Live Oak	24" Box	118
	Ulmus parvifolia	Chinese Evergreen Elm	24" Box	88
SHRUBS/ACCENTS				
	Callistemon viminalis 'Little John'	Little John	5 Gal	155
	Carissa macrocarpa 'Boxwood Beauty'	Boxwood Beauty Natal Plum	5 Gal	46
	Eremophila hygrophana 'Blue Bells'	Blue Bells	5 Gal	59
	Hesperaloe parviflora 'Brakelights'	Brakelights Red Yucca	5 Gal	31
	Lantana x 'Dallas Red'	Dallas Red Lantana	5 Gal	49
	Leucophyllum langmaniae 'Rio Bravo'	Rio Bravo Sage	5 Gal	24
	Muhlenbergia capillaris 'Regal Mist'	'Regal Mist' Muhly	5 Gal	114
	Muhlenbergia emersleyi El Toro	Bull Grass	5 Gal	29
	Senna nemophila	Desert Cassia	5 Gal	6
GROUNDCOVERS				
	Convolvulus cneorum	Bush Morning Glory	1 Gal	163
	Lantana montevidensis	Trailing Purple Lantana	1 Gal	76
	Lantana x 'New Gold'	New Gold Lantana	1 Gal	125
	Rosmarinus officialis 'Huntington Carpet'	Trailing Rosemary	1 Gal	260
MATERIALS				
	Decomposed Granite "Apache Brown" OAE	3/4" Screened 2" Depth, Min.	40,032 SF	

NOTES:
1. Dashed tree & plant symbols on planting plans are for reference only and indicate landscape and irrigation to be installed at time of home construction.

PLANT LEGEND

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE	QTY
TREES				
	Acacia salicina	Willow Acacia	24" Box	3
	Caesalpinia cocalaco 'Smoothie'	Thornless Cascalote	36" Box	2
	Chitalpa tashkentensis 'Pink Dawn'	Chitalpa	24" Box 36" Box	48 6
	Phoenix dactylifera	Date Palm	20" Matched	8
	Olea europaea 'Swan Hill'	'Swan Hill' Olive	36" Box	1
	Parkinsonia x 'Sonoran Emerald'	Sonoran Emerald Palo Verde	24" Box	6
	Pinus eldarica	Mondel Pine	24" Box	3
	Pistacia X 'Red Push'	Red Push Pistache	24" Box	55
	Prosopis hybrid 'Phoenix'	Thornless Mesquite	24" Box	9
	Quercus virginiana	Live Oak	24" Box	53
	Ulmus parvifolia	Chinese Evergreen Elm	24" Box 36" Box	141 14
SHRUBS/ACCENTS				
	Agave americana	Century Plant	5 Gal	15
	Bougainvillea 'La Jolla'	'La Jolla' Bougainvillea	5 Gal	124
	Calliandra californica	Baja Fairy Duster	5 Gal	9
	Calliandra eriophylla	Pink Fairy Duster	5 Gal	6
	Callistemon viminalis 'Little John'	Little John	5 Gal	282
	Dasylirion wheeleri	Desert Spoon	5 Gal	64
	Eremophila glabra ssp. Carnosa 'Winter Blaze'	'Winter Blaze' Emu Bush	5 Gal	138
	Eremophila hygrophana 'Blue Bells'	Blue Bells	5 Gal	139
	Euphorbia rigida	Gopher Plant	5 Gal	32
	Gossypium harknessii	San Marcos Hibiscus	5 Gal	54
	Hesperaloe funifera	Giant Hesperaloe	5 Gal	117
	Hesperaloe parviflora 'Brakelights'	Brakelights Red Yucca	5 Gal	195
	Justicia spicigera	Mexican Honeysuckle	5 Gal	83
	Lantana x 'Dallas Red'	Dallas Red Lantana	5 Gal	53
	Leucophyllum zygomphylum 'Cimarron'	Cimarron Sage	5 Gal	69
	Leucophyllum langmaniae 'Rio Bravo'	Rio Bravo Sage	5 Gal	185
	Leucophyllum candidum 'Thunder Cloud'	Thunder Cloud Sage	5 Gal	86
	Muhlenbergia capillaris 'Regal Mist'	'Regal Mist' Muhly	5 Gal	342
	Muhlenbergia lindheimeri 'Autumn Glow'	'Autumn Glow' Muhly	5 Gal	286
	Muhlenbergia rigens	Deer Grass	5 Gal	51
	Muhlenbergia rigida 'Nashville'	Purple Muhly	5 Gal	68
	Myrtus communis 'Compacta'	Dwarf Myrtle	5 Gal	12
	Nerium oleander 'Petite Pink'	Dwarf Pink Oleander	5 Gal	22
	Ruellia brittoniana	Purple Ruellia	5 Gal	26
	Russelia equisetiformis	Coral Fountain	5 Gal	83
	Ruellia peninsularis	Desert Ruellia	5 Gal	152
	Senna artemisioides	Feathery Cassia	5 Gal	63
	Senna nemophila	Desert Cassia	5 Gal	18
	Tecoma stans 'Gold Star'	Yellow Bells	5 Gal	17
	Tecoma x 'Sunrise'	Sunrise Esperanza	5 Gal	33
GROUNDCOVERS				
	Convolvulus cneorum	Bush Morning Glory	1 Gal	671
	Dalea capitata 'Sierra Gold'	Sierra Gold Dalea	1 Gal	48
	Dalea greggii	Trailing Indigo Bush	1 Gal	11
	Eremophila prostrata 'Outback Sunrise'	'Outback Sunrise'	1 Gal	161
	Lantana montevidensis	Trailing Purple Lantana	1 Gal	152
	Lantana x 'New Gold'	New Gold Lantana	1 Gal	566
	Rosmarinus officialis 'Huntington Carpet'	Trailing Rosemary	1 Gal	500
	Sphagneticola trilobata	Yellow Dot	1 Gal	119
TURF & INERT MATERIALS				
	Cynodon dactylon 'Midiron'	Midiron	Sod	100,608 SF
	Decomposed Granite "Apache Brown" OAE	3/4" Screened 2" Depth, Min.	See Material Legend	

SECTION 32 93 00 - LANDSCAPE

PART 1 - GENERAL

1.01 Work Included

- 1. Landscape Fine Grading
- 2. Soil Preparation
- 3. Tree Supports and Headers
- 4. Planting
- 5. Watering
- 6. Maintenance

1.02 Definitions

Plants - all shrubs and cacti other than trees, and turf.
Plant material - all trees, shrubs, succulents, cacti, ground cover, and other plants.

1.03 Related Work

Contractor: minimum 5 years experience in supply and installation of landscape materials.

1.04 Source Quality Control

Provide certificates of inspection for all materials as required by this specification and/or prevailing law or regulation.

Developer's Representative shall review plant material prior to planting. Any material deemed unacceptable shall be removed from the site and not planted.

Provide trees and shrubs grown in a recognized nursery in accordance with good horticultural practice. Provide healthy, undamaged, vigorous stock grown under climactic 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.

1.05 Reference Standards

- Arizona Nursery Association plant standards for nursery stock
- ANSI 60.1 - American Standards for Nursery Stock, International Society of Arboriculture
- American Joint Committee on Horticultural Nomenclature

1.06 Samples

Submit samples to developer's representative a minimum of 2 weeks prior to start of work for the following material:

- 1. Topsoil for backfill mix
- 2. Mulches
- 3. Tree supports
- 4. Inert Groundcovers (1 gallon)
- 5. Boulders
- 6. Steel Edging - 6" sample length

The Developer's Representative reserves the right to take and analyze samples of materials for conformity to specification at any time. Furnish samples upon request by Developer's Representative.

1.07 Products

Submit to Developer's Representative a minimum of 2 weeks prior to start of work manufacturer's comprehensive product description, including specifications and installation instructions.

1.08 Certificates and Test Reports

Provide and pay for all materials testing. Testing agency shall be acceptable to the Developer's Representative.

Submit to Developer's Representative a minimum of 2 weeks prior to start of work 2 copies of certificates of inspection as required by these specifications, jurisdictional authorities, and vendor's 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
- Fertilizers/soil amendments/chemicals

Test representative material samples proposed for use. Provide the following data:

- Topsoil and planting backfill
- Soil PH
- Particle size, percentage soil texture
- Percentage organic material
- Nutrient level analysis
- All macro, secondary and micronutrients
- Salinity
- Percolation rate

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:

- irrigated trees, shrubs, and groundcovers
- turf or lawn

1.09 Maintenance Data

Submit to Developer's Representative 2 copies of written instructions, prior to expiration of the initial maintenance period, recommending procedures to be followed by the developer for the maintenance of landscape work for one full year.

1.10 Product Delivery, Storage and Handling

Deliver packaged materials in containers showing weight, analysis and identification of manufacturer. Protect materials from environmental conditions and deterioration at all times.

Provide protective covers to plant life and trees during delivery. Do not prune trees prior to delivery. Do not bend trees or shrubs in such a manner as to

cause damage or destroy shape.

Deliver materials after preparations for planting have been completed. If planting is delayed for more than 8 hours after delivery, set plant material in shade, protect from weather and mechanical damage and keep roots moist.

Do not remove container grown stock from containers until planting time.

1.11 Site Conditions

Determine location of underground utilities. Use professional services to determine locations. Execute work as required to prevent damage.

Maintain grade stakes set by others until directed otherwise.

Protect of all existing plants to remain:

- 1. Do not store materials or equipment, permitted burning, or operate or park equipment under the branch of any existing plant or plant material to remain except as actually required for construction in those areas
- 2. Provide barricades, fences or other barriers as necessary at the drip line to protect existing plants to remain from damage during construction
- 3. Notify Developer's Representative in any case where contractor feels grading or other construction called for by contract documents may damage existing plants to remain
- 4. If existing plants to remain are damaged during construction, contractor shall replace such plants of the same species and size as those damaged at no cost to Developer. Determination of extent of damage and value of damaged plant shall rest solely with Developer's Representative

1.12 Warranty

Submit warranty to Developer's Representative.

Trees, Saguaros, Yuccas, and Ocotillos
Warrant that trees, saguaros, yuccas and ocotillos will be alive and in good health for a period of one (1) year after acceptance except for defects resulting from neglect by developer or abuse by others.

Developer must follow contractor's maintenance schedule and provide current maintenance log to Developer's Representative.

Remove and replace dead, unhealthy or girdled trees, yuccas 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 thirty days of notification. All replacement material 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 Developer.

All plant material shall be maintained in a healthy, sturdy condition during the warranty period by the contractor. Turf shall be mowed and trimmed weekly after root establishment.

All replacement plants, including shrubs, cacti, groundcovers, vines and perennials shall be subject to an additional 90 day maintenance period.

PART 2 - PRODUCTS

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 are not to exceed 1500 ppm, and soils 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 noxious weeds, refuse, roots, heavy clay or any material toxic to plant growth; contents shall be as follows:

- Silt: 20-45%
- Clay: 15-20%
- Sand: 30-60%
- Ph: 7.0-8.3
- Soluble Salts: 1,500 ppm
- Organic material (natural or otherwise): 2% minimum
- Nutrients: enough to bring levels of acceptable plant growth.

Percolation rate shall be between 3 to 4 inches per hour. Existing topsoil may be used provided it meets these requirements. Imported topsoil must be proven to meet these requirements.

2.02 Commercial Grade Fertilizers

Agri-Sul dispersal - use only for sulfur agriculture grade gypsum, osmacote, 'sierra-blen', apply at mfg. recommended rate for each planting type.

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 cacti unless otherwise specified.

2.04 Tree Supports

Tree stakes: copper naphthenate impregnated lodge pole 12 feet in length for trees 15 gallon to 36" box, 2 lodge poles per tree, 3 poles for multi-trunk trees. Tree stakes are not required for salvaged plant material or 48" box trees or larger, unless determined otherwise by Landscape Architect due to high wind conditions. Tree ties: provide a minimum of two per tree, 18" tree strap by star nursery (www.Starnursery.Com) or approved equal, beige, with grommets. No. 10 gauge pliable zinc coated iron wire to be threaded through grommets and connected to tree stakes. Wire will not make contact with tree.

2.05 Pesticides and Herbicides

Pre-emergent herbicide shall be Surflan as manufactured by Dow/Elanco chemical company or equal.

Pesticies shall be ortho "Lindane Borer and Leaf Miner Spray" by Ortho, Consumer Products Division, Chevron Chemical Company, San Francisco, CA

94119, or "Borer Killer", by Greenlight Company, San Antonio, TX 78217. Contact herbicide shall be submitted by contractor to Developer's Representative.

Types of herbicides to be used and the methods of application will conform to Environmental Protection Agency, state and location requirements and labeling instructions.

2.06 Plant Material

Plant material shall be healthy, shapely and well-rooted. Roots shall show no evidence of having been restricted or deformed at any time. All plants shall have normally developed branching. 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.

Specimen plant material shall be selected and tagged at the growers nursery prior to shipment.

Plants shall be measured when branches are in their normal position. Height and spread dimensions specified refer to main body of plant and not branch tip to tip. Caliper measurement shall be taken at a point on the trunk 6" above natural ground line for trees up to 4" in caliper and at a point 12" above the natural ground line for trees over 4" in caliper. If a range of size is given, no plant shall be less than the minimum size and not less than 40% of the plants shall be large as the maximum size specified. The measurements specified are the minimum size acceptable and are the measurements after pruning, where pruning is required. Plants that meet the measurements specified, but do not possess a normal balance between height and spread shall be rejected.

Container stock, when specified, shall have grown in the containers in which delivered for at least 6 months, but not over 2 years. Samples must prove no rootbound conditions exist. No container plants that have cracked or broken balls of earth when taken from container shall be planted except upon special approval by Developer's Representative.

Container stock shall not be pruned before delivery. Field grown plants recently transplanted into containers will not be accepted.

Sod shall be dense with the grass having been mowed at a height of 1" prior to removal from field. All grass shall be grown on fumigated fields. Sod shall not be stacked for more than 234 hours between time of cutting and time of delivery.

2.07 Inert Groundcover

Inert groundcovers, including but not limited to, decomposed granite (DG), crushed rock, and river rock shall have a minimum 2" coverage depth, unless noted otherwise on plans. Inerts shall be the size and color as per plan, and shall be taken from a single quarry. DG shall be from a single source approved by the Developer's Representative. Screened DG shall be uniform, free of clay lumps, calcereous coatings, caliche, organic matter or deleterious substances.

Boulders will be from a single source approved by the Developer's Representative. Surface Select Boulders to be free of broken areas, scars and scrapes. Boulders for seating shall have a flattened top.

2.08 Edging

Edging, including but not limited to, poly or steel product, shall be of the size (gauge and depth) specified on plans and drawings. Samples shall be submitted by contractor for approval.

PART 3 - EXECUTION

3.01 General

Install all material in accordance with the methods, techniques and specifications of each manufacturer and these specifications.

Do not begin planting until completion of the site grading and installation of a fully functional underground irrigation system is in place.

The Contractor will, prior to the start of construction activities on the site, define the limit boundaries of all areas designated as off-limits to the Contractor. Provide protective fencing for existing landscaped plants from construction activities as noted per drawings.

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.

3.03 Topsoil

Import additional topsoil only as required to bring planting areas up to finish grade or per turf or planting bed requirements. 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 2-1/2 inches below adjacent paving, curb and headers to allow for decomposed granite, groundcover mulch or turf sod.

Complete all finish grading prior to commencing landscape operations. Surface drainage will be away from the building foundation and walls, and will ensure proper drainage of the site as indicated on the drawings. Grade all planting areas to a smooth, even and uniform plane with no abrupt changes to surface, and the area drains as designed. 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 if 1-1/2 inches, all building rubble, building construction material, waste and any other material that may impair satisfactory growth.

Dispose of any unacceptable or excess soil or other materials at a loegal offsite disposal area and pay all dumping fees and charges.

3.05 Inert Groundcovers

Apply inert groundcovers to a 2 inch minimum depth within 1/2 inch of the top of adjacent curb or sidewalk.

Exercise care when placing inert groundcover around plant materials so as not to choke, cover or damage plant. Inert groundcovers will be kept out of the crowns of the plants.

Areas of installation will be completely weed-free before the placement of inert groundcover. Apply pre-emergent according to manufacturer's recommendations before and after groundcover installation. Feather granite to provide a smooth transition to areas not receiving DG. After placing and grading DG, the Contractor will lightly water the granite to remove fine material from the surface.

3.06 Herbicide Application

All areas shall be maintained weed-free at all times during construction. 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

Only stake trees which are delivered with nursery stakes. Remove nursery stakes and install lodgepole per specifications. Install tree supports as shown on the drawings within 48 hours of planting. Bracing stakes will be driven vertically into firm ground and outside the rootball. Tree supports shall be installed to prevent rubbing and girdling, yet allow for trunk movement. Tree ties that encircle trunks shall be large enough to allow for normal growth of the trunk during the first year without girdling.

3.08 Plant Placement

Layout plant locations with stakes or flags prior to planting. Coordinate with developer's representative to assure appropriate location.

Place shrubs no closer than 20 inches from foundations, fences, walls and walks or as far as character of growth deamds, whichever is greater unless directed otherwise by the Developer's Representative.

Place trees no closer than 6 feet to foundations, fences, walls and walks unless directed otherwise by the Developer's Representative.

All plants which settle deeper than the surrounding grade will be rejected and must be raised to correct level.

Where rock, underground construction or other detrimental conditions are encountered at plant pits, Developer's Representative may selective alternate location.

3.09 Container Stock

Test drainage of plant beds and pits by filling with water. Notify developer's representative of areas where water is retained more than 24 hours and request a hardpan planting detail. Any drainage problem must be rectified prior to planting.

Do not expose roots to air except during transplanting.

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.

Unless otherwise specified, place all plants in the center of planting pits, plant upright and face to give the best appearance and relationship to the adjacent plants for structures.

Plants will be set in relation to surrounding grade so they are even with depth at which they were grown in nursery or container.

After removing plant from container, scarify sides of rootball to elimiate root bound condition. Do not plant stock if rootball is cracked or broken.

3.10 Boxed Trees

Branches and rootballs must not be damaged.

Top of rootball will be one ince (1") above adjacent finished grade.

Add soil backfill under the tree if needed to bring rootball to proper height.

Planting pit will be backfilled with clean topsoil as box sides are progressively removed to minimize damage to the rootball and to prevent it from collapsing.

Backfill in bottom of planting pit will be to prevent undue settling.

Water the trees at planting as needed until the permanent automatic irrigation system is installed and operating.

3.11 Backfilling

Backfill plant pits and form a temporary shallow basin around the plant to hold enough water to saturate the root ball and backfill. Water plants immediately after planting and allow backfill to settle in plant pit. Do not water ocotillos after planting. Remove basin prior to installation of inert groundcovers or turf.

Treat all planting areas with a pre-emergent, with the exception of the revegetated seed areas.

3.12 Annuals

At time of transplanting, soil in flats shall be sufficiently moist 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.

3.13 Sod

Soil Preparation
Provide soil with an organic matter content of 25 percent to 30 percent. Incorporate into soil by tilling the soil to a depth of 6 inches thoroughly remove debris, weeds and rocks from soil.

Soil Amendments
Prior to tilling, apply gypsum at a rate of 100 pounds per 1,000 square feet, phosphate at a rate of two pounds per 1,000 square feet and soil sulfur at five pounds per 1,000 square feet.

Sod Installation
install sod along the straightest edge of turf area. Stagger joints in a brick-like pattern. Avoid gaps and overlapping. Place sod diagonally across slopes, so it cannot slide, and so that it provides complete cover with no brown sections or cracks showing. Water sod at least every thirty minutes. After installation, water lightly and roll in two directions with a sod roller.

3.14 Watering

Water all plants immediately after planting to avoid drying out, to the full depth, saturating the root ball of each plant hole repeat watering as often as necessary to keep the ground moist but not soaked, well below the root system of the plants.

3.15 Clean Up

Keep all areas clean and orderly during and after execution of work.

3.16 Pruning

Prune shrubs and trees upon completion of the work, according to standard horticultural practices to preserve the natural character of the species and to repair or replace injured plants at directed. Limit pruning only to remove dead or injured twigs and branches and to compensate for loss of roots as a result of planting operations

3.17 Maintenance Period

Upon substantial completion, as determined by the Developer's Representative, in accordance with the conditions of the contract, the contractor shall be notified 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 trees and grasses, monitoring and adjusting the irrigation system as necessary, mowing and trimming lawn areas, pruning and trimming plant material, weed removal, and cultivating plant beds.

Landscape contractor shall be responsible for maintenance of the sprinkler irrigation system, including monitoring and adjusting the duration and frequency of the watering schedule, adjustment of heads for coverage and elevation, repair of leaks in both main and lateral lines, and all other work required to establish a complete working sprinkler irrigation system.

Landscape contractor shall be responsible for maintenance of new planting, including watering, cultivating, weeding, mulching, re-staking, tightening and repairing guys, resetting plants to proper grades and position, maintenance of temporary tree wells, and furnishing and supplying all fertilizers, herbicides, and pesticides to maintain a thriving landscape.

Landscape contractor, in order to protect his guarantee, shall give typewritten to developer, a complete maintenance manual in the care, maintenance and fertilization of the landscape. Maintenance manual may include, but is not limited to the following: irrigation, fertilization, weeding, pesticide and herbicide application, pruning, resetting unstable plants, mowing, repairing, adjusting or replacing stake and guying, repair damage caused by weather, wildlife and vandalism or other hazards, perform maintenance operations necessary to assure healthy plant growth.

Landscape contractor shall request, in writing, a final inspection at the completion of the maintenance period. If the developer'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 contractor's expense, until such time as all corrections are made and the work is inspected and approved by the developer's representative. Retention will not be released until final inspection is made and approval issued by the developer's representative.

3.18 Field Quality Control

Notify Developer's Representative of the requirement for inspections 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 prior to boulder placement.
- At completion of landscape finish grading and soil preparation, prior to planting.
- At layout of irrigation system, prior to installation of irrigation system.
- A installation of irrigation system, prior to backfilling trenches and planting
- During installation of specimen tree, palm or other specimen plant material.
- After staking locations for plant holes, but prior to planting.
- 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.

1130 N Alma School Rd, Ste 120
Mesa, AZ 85201
T:480.503.2250 | F:480.503.2258
www.epsgroupinc.com

EPS

GROUP

Fulton Homes Prasad
Phase 2
Surprise, Arizona

Landscape Specifications

Project:

Revisions:

1ST CD SUBMITTAL - 12/10/2021
2ND CD SUBMITTAL - 02/25/2022
3RD CD SUBMITTAL - 09/27/2022
4TH CD SUBMITTAL - 12-13-2022

Call us at least two full working days before your final acceptance

ARIZONA

800

904-211 or 1-800-STANLEY (782-6246)

in Maricopa County (928)283-1100

Designer: AES
Drawn by: KZ

REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO. 45568
ALIZA E. SABIN
EXPIRATION 12-31-2026
ARIZONA, U.S.A.

19-0751

CONSTRUCTION DOCUMENTATION

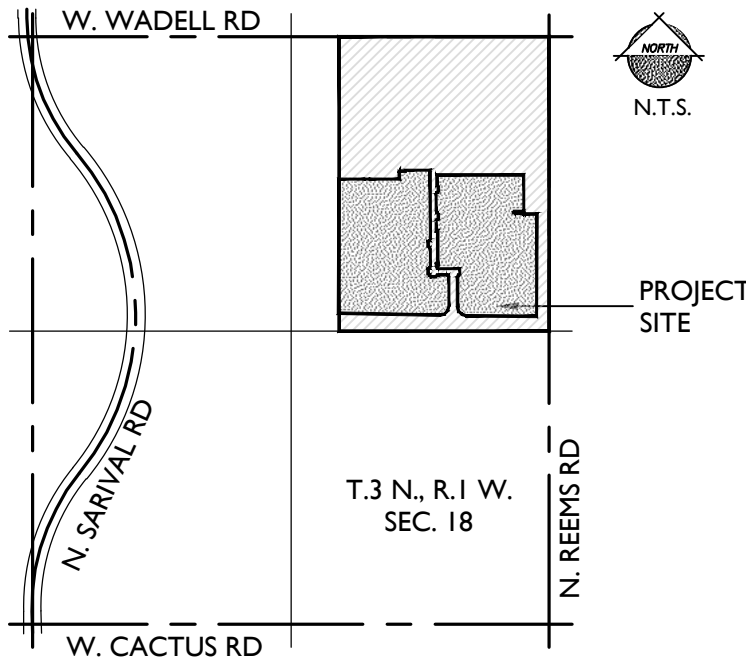
Sheet No.

L-0.03

4 of 59

Page 73 of 214

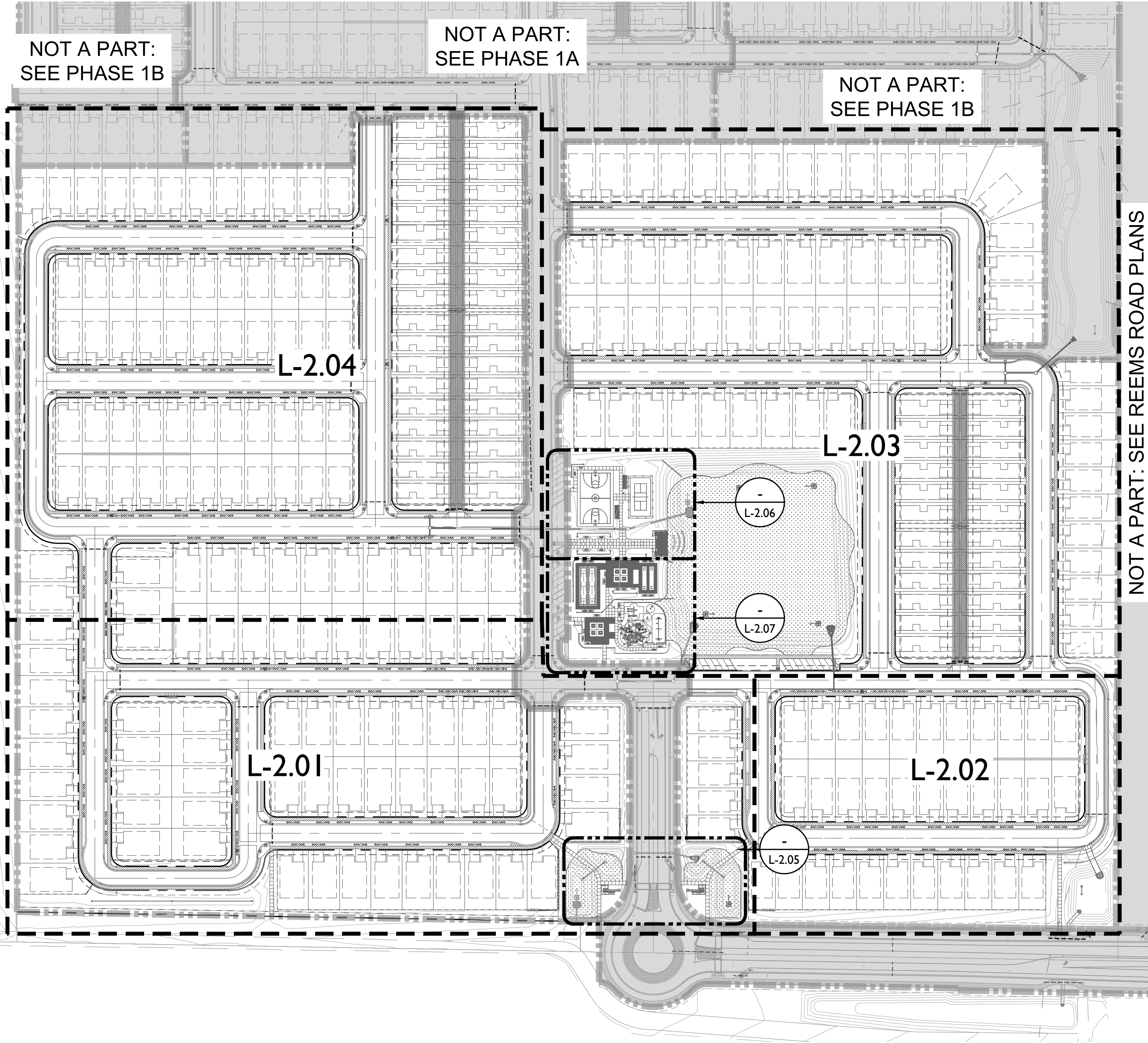
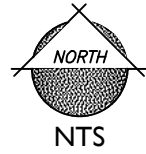
VICINITY MAP



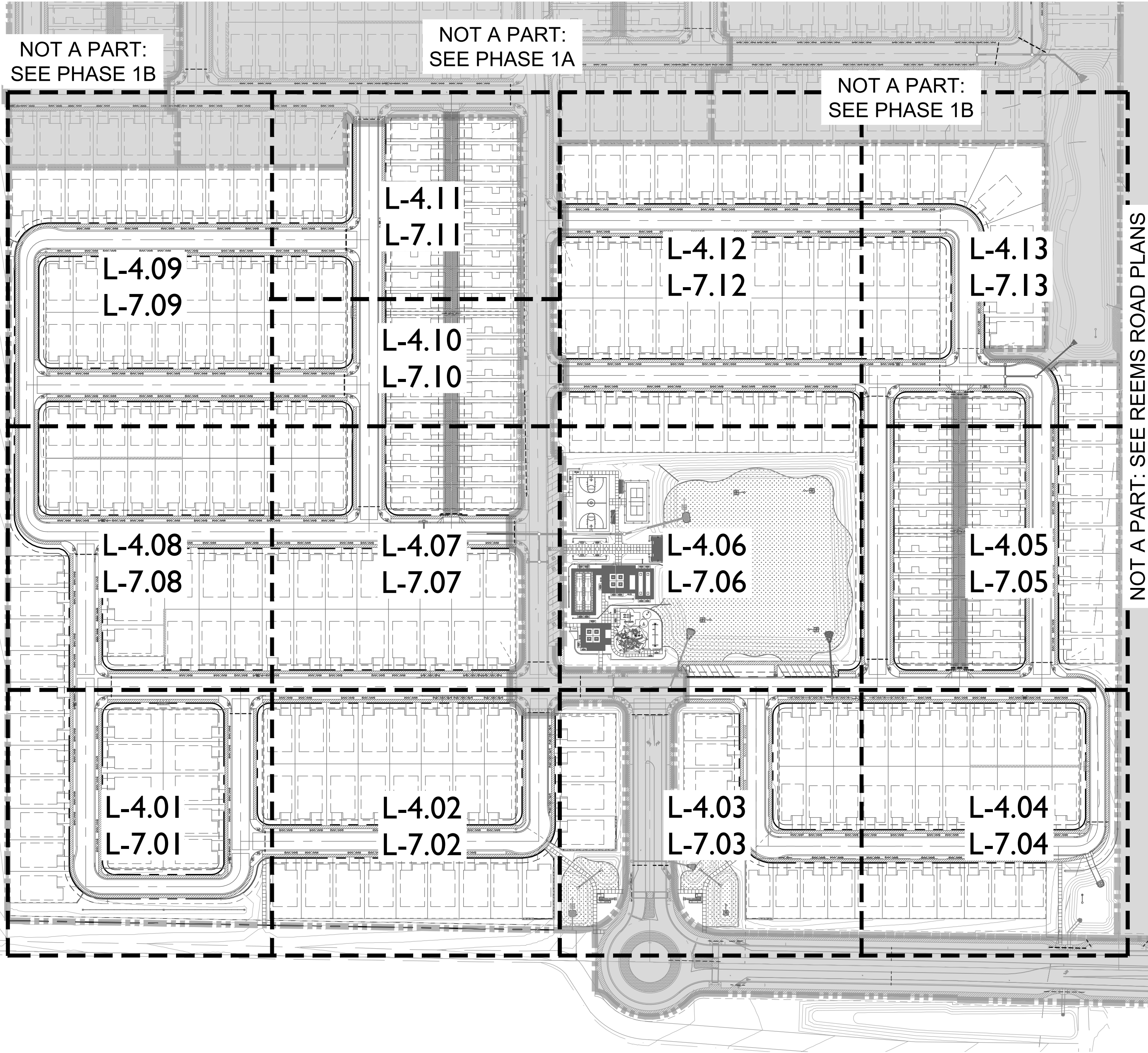
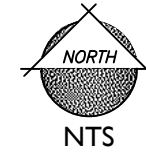
SHEET LAYOUT KEY LEGEND

SHEET TITLE	SHEET NUMBERS
MATERIAL AND WALL PLANS	L-2.01 - L-2.04
PLANTING PLANS	L-4.01 - L-4.13
IRRIGATION PLANS	L-7.01 - L-7.13

HARDSCAPE PLAN



PLANTING AND IRRIGATION PLANS



19-0751

1130 N Alma School Rd, Ste 120
Mesa, AZ 85201
T:480.503.2250 | F:480.503.2258
www.epsgroupinc.com

Project
Fulton Homes Prasada
Phase 2
Surprise, Arizona

Revisions:
1ST CD SUBMITTAL - 12/10/2021
2ND CD SUBMITTAL - 07/25/2022
3RD CD SUBMITTAL - 09/27/2022
4TH CD SUBMITTAL - 12/13/2022

DESIGNER
AES

DRAWN BY
KZ

19-0751

CONSTRUCTION DOCUMENTATION

Sheet No.
L-1.01

5 of 59

Sheet Layout Key

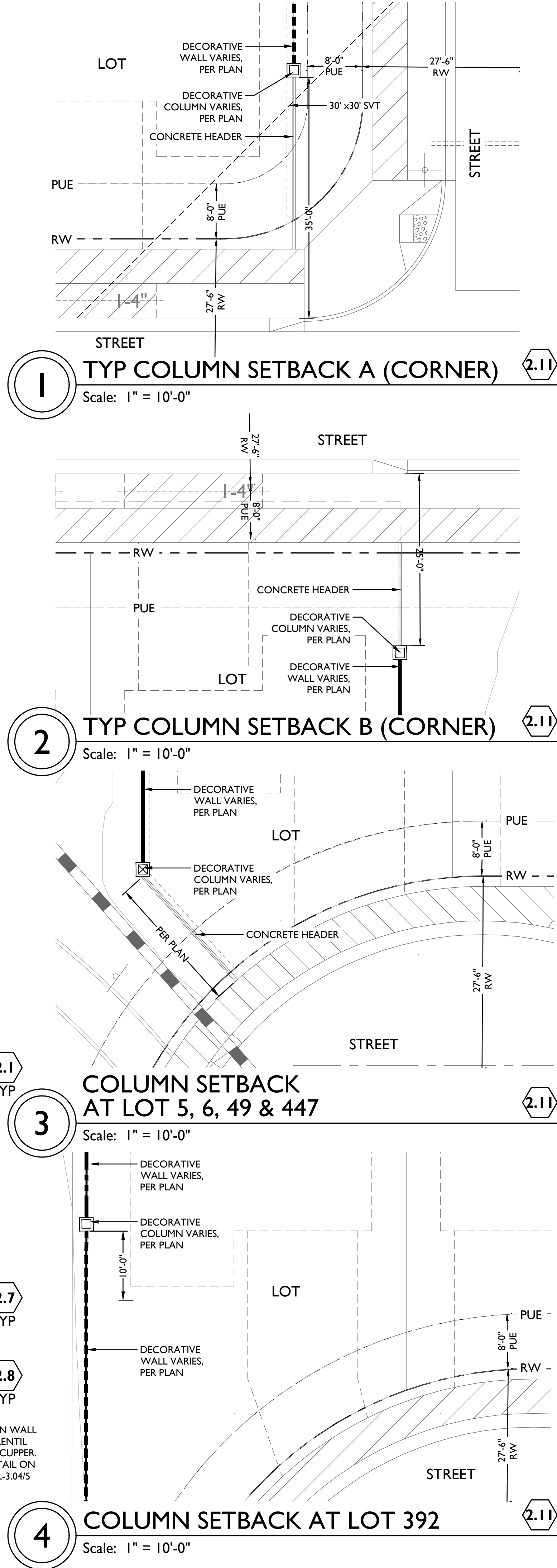
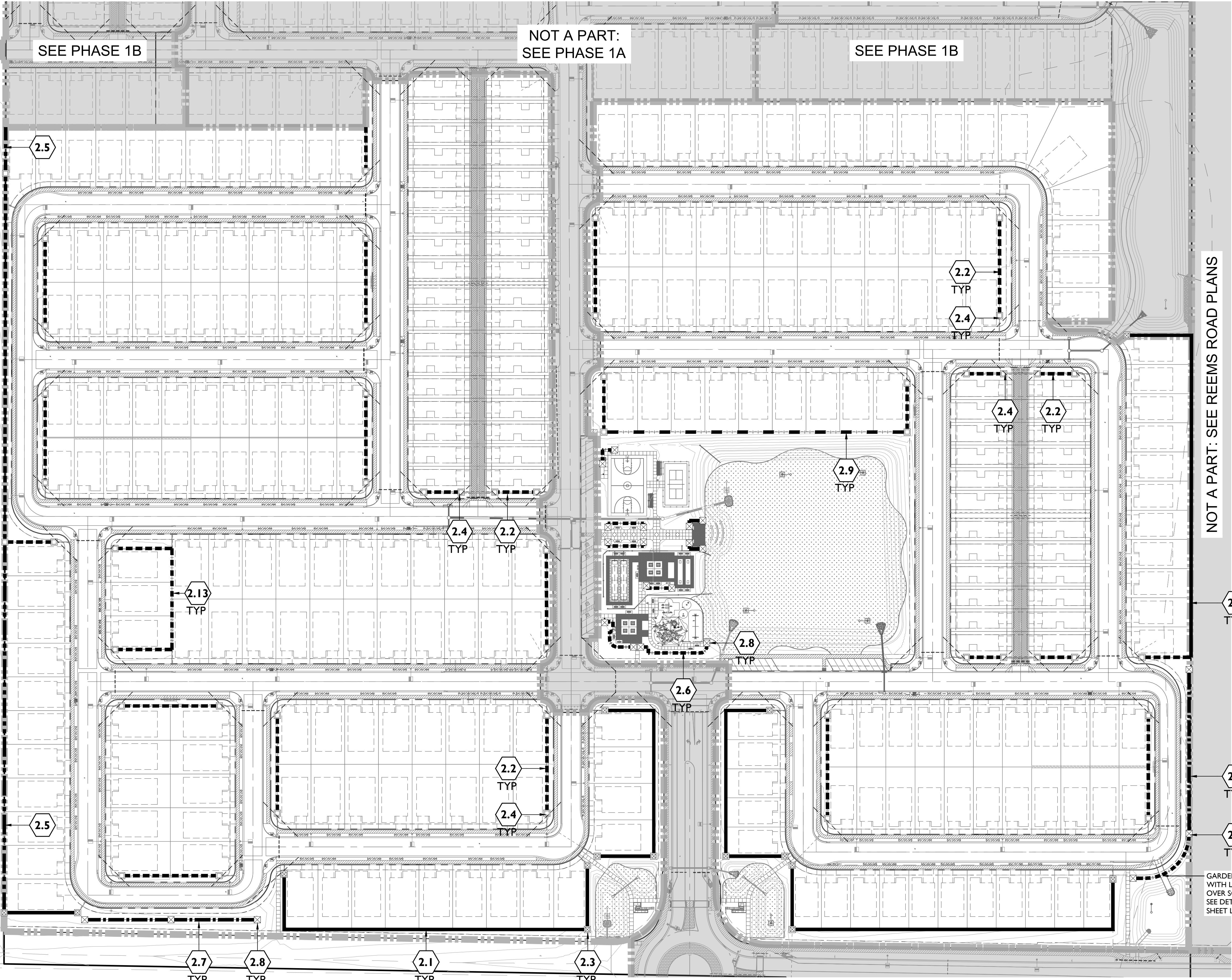
Page 74 of 214

WALL NOTES:

1. THIS PLAN IS FOR A MASTER REFERENCE ONLY. SOME ITEMS MAY NOT BE CLEARLY SHOWN ON THIS PLAN. PLEASE REFER TO ALL DETAIL REFERENCES, WALL NOTES, KEY NOTES, DETAIL SHEETS, PLANTING SHEETS, & FINAL PLAT ENG. PLANS FOR ALL WALL ENLARGED VIEWS, DETAILS & DIMENSIONS.
2. WALLS FOLLOW REBAR AND SIDE LOT PROPERTY LINES UNLESS OTHERWISE SHOWN (SEE ENGINEERING FINAL PLAT FOR DIMENSIONS).
3. A 6"x6" CONCRETE HEADER SHALL BE PLACED BETWEEN THE WALL COLUMN SETBACK & SIDEWALK WHERE PROPERTY LINE OCCUR. SEE TYPICAL COLUMN SETBACK DETAIL.
4. WALL CONTRACTOR IS RESPONSIBLE TO VERIFY ALL SIGHT VISIBILITY LINES AND TO KEEP ALL WALL CONSTRUCTION IN COMPLIANCE WITH THE REQUIRED SITE VISIBILITY ORDINANCE. TYPICAL COLUMN SETBACK NEED TO BE OUT OF THE 30' x 30' SIGHT VISIBILITY TRIANGLE AT ALL CORNERS.
5. WALL CONTRACTOR TO PROVIDE 2" MIN. PVC SLEEVING TO ALL PLANTER AREAS FOR IRRIGATION PIPE (WHERE APPLICABLE. SEE IRRIGATION PLANS).
6. SEE MATERIAL & COLOR SCHEDULE ON SHEET L-002 FOR WALL MATERIALS & COLORS.
7. WALL CONTRACTOR SHALL CONFORM TO ALL STATE AND LOCAL CODES & REQUIREMENTS.
8. WALL CONTRACTOR IS RESPONSIBLE FOR GRADING AND FILL MATERIAL REQUIRED TO ACHIEVE THE FINISH GRADE AT THE BASE OF ALL WALLS, AS INDICATED ON THE PLANS.
9. FOOTINGS, WALLS AND FENCES SHALL BE PLACED OUTSIDE THE PUBLIC RIGHTS OF WAY (R/W) & PUBLIC UTILITY EASEMENTS (P.U.E.)
10. ANY WALL THAT REQUIRES A RADIUS SHALL BE BUILT OUT OF 8" x 8" BLOCK, OR RADIUS BLOCK. CONTRACTOR SHALL ENSURE SMOOTH RADIUS WITH NO EXPOSED EDGES.
11. ALL LOT & PROPERTY LINES (WITHOUT A WALL SYMBOL) THAT REQUIRE A WALL SHALL BE CONSTRUCTED OF BUILDER WALL (OR EQUAL). DETAILS & SPECIFICATIONS OF SUCH WALL SHALL BE PROVIDED BY THE OWNER.

WALL LEGEND

SYMBOL	ITEM	
	PRIMARY COLUMN	2.3
	SECONDARY COLUMN	2.4
	GARDEN WALL COLUMN	2.8
	PRIMARY THEME WALL	2.1
	SECONDARY THEME WALL	2.2
	TERTIARY WALL	2.5
	PARTIAL VIEW WALL	2.9
	BUILDER WALL	2.13
	GARDEN WALL	2.6
	RAIL FENCE	2.7



1130 N Alma School Rd, Ste 120
Mesa, AZ 85201
T: 480.503.2250 | F: 480.503.2258
www.epsgroupinc.com

Fulton Holmes Prasad
Phase 2
Surprise, Arizona

Master Wall Plan

Project:

Revisions:

1ST CD SUBMITTAL - 12/10/2021	
2ND CD SUBMITTAL - 07/25/2022	
3RD CD SUBMITTAL - 09/27/2022	
4TH CD SUBMITTAL - 12-13-2022	

Call at least two full working days before you begin construction.

800-855-8000
In Maricopa County: (602) 953-1100

Designer: AES
Drawn by: KZ

19-0751
CONSTRUCTION DOCUMENTATION
Sheet No. L-2.00
6 of 59

VERTICAL CONST. PLANT LEGEND

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE
--------	-----------------	-------------	------

TREES

	Acacia aneura	Mulga	24" Box
	Pistacia X 'Red Push'	Red Push Pistacia	24" Box
	Quercus virginiana	Live Oak	24" Box
	Ulmus parvifolia	Chinese Evergreen Elm	24" Box

SHRUBS/ACCENTS

SYMBOL	COMMON NAME	SIZE
	Callistemon viminalis 'Little John'	5 Gal
	Carissa macrocarpa 'Boxwood Beauty'	5 Gal
	Eremophila hygrophana 'Blue Bells'	5 Gal
	Hesperaloe parviflora 'Brakelights'	5 Gal
	Lantana x 'Dallas Red'	5 Gal
	Leucophyllum langmaniae 'Rio Bravo'	5 Gal
	'Regal Mist' Muhly	5 Gal
	Bull Grass	5 Gal
	Desert Cassia	5 Gal

GROUNDCOVERS

SYMBOL	COMMON NAME	SIZE
	Bush Morning Glory	1 Gal
	Trailing Purple Lantana	1 Gal
	New Gold Lantana	1 Gal
	Trailing Rosemary	1 Gal

MATERIALS

	Decomposed Granite "Apache Brown" OAE	3/4" Screened 2" Depth, Min.
--	---------------------------------------	------------------------------

NOTES:
1. Dashed tree & plant symbols on planting plans are for reference only and indicate landscape and irrigation to be installed at time of home construction.

MATCHLINE: SEE SHEET L-4.08

MATCHLINE: SEE SHEET L-4.02

PLANT LEGEND

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE
--------	-----------------	-------------	------

TREES

	Acacia salicina	Willow Acacia	24" Box
	Caesalpinia cacalaco 'Smoothie'	Thornless Cascalote	36" Box
	Chitalpa tashkentensis 'Pink Dawn'	Chitalpa	24" Box
	Phoenix dactylifera	Date Palm	20" Matched
	Olea europaea 'Swan Hill'	'Swan Hill' Olive	36" Box
	Parkinsonia x 'Sonoran Emerald'	Sonoran Emerald Palo Verde	24" Box
	Pinus eldarica	Mondel Pine	24" Box
	Pistacia X 'Red Push'	Red Push Pistache	24" Box
	Prosopis hybrid 'Phoenix'	Thornless Mesquite	24" Box
	Quercus virginiana	Live Oak	24" Box
	Ulmus parvifolia	Chinese Evergreen Elm	24" Box

SHRUBS/ACCENTS

SYMBOL	COMMON NAME	SIZE
	Century Plant	5 Gal
	'La Jolla' Bougainvillea	5 Gal
	Baja Fairy Duster	5 Gal
	Pink Fairy Duster	5 Gal
	Little John	5 Gal
	Desert Spoon	5 Gal
	'Winter Blaze' Emu Bush	5 Gal
	Blue Bells	5 Gal
	Gopher Plant	5 Gal
	San Marcos Hibiscus	5 Gal
	Giant Hesperaloe	5 Gal
	Brakelights Red Yucca	5 Gal
	Mexican Honeysuckle	5 Gal
	Dallas Red Lantana	5 Gal
	Cimarron Sage	5 Gal
	Rio Bravo Sage	5 Gal
	Thunder Cloud Sage	5 Gal
	'Regal Mist' Muhly	5 Gal
	'Autumn Glow' Muhly	5 Gal
	Deer Grass	5 Gal
	Purple Muhly	5 Gal
	Dwarf Myrtle	5 Gal
	Dwarf Pink Oleander	5 Gal
	Purple Ruellia	5 Gal
	Coral Fountain	5 Gal
	Desert Ruellia	5 Gal
	Feathery Cassia	5 Gal
	Desert Cassia	5 Gal
	Yellow Bells	5 Gal
	Sunrise Esperanza	5 Gal

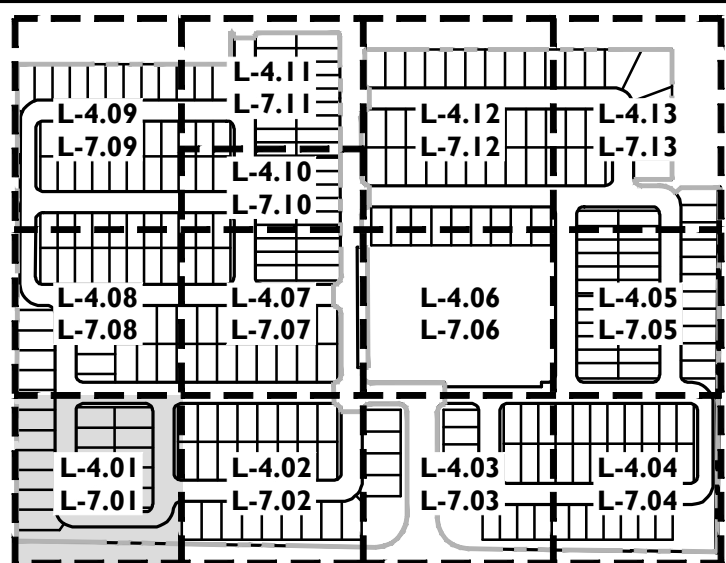
GROUNDCOVERS

SYMBOL	COMMON NAME	SIZE
	Bush Morning Glory	1 Gal
	Sierra Gold Dalea	1 Gal
	Trailing Indigo Bush	1 Gal
	'Outback Sunrise'	1 Gal
	Trailing Purple Lantana	1 Gal
	New Gold Lantana	1 Gal
	Trailing Rosemary	1 Gal
	Yellow Dot	1 Gal

TURF & INERT MATERIALS

	Cymodon dactylon 'Midiron'	Midiron	Sod
	Decomposed Granite "Apache Brown" OAE	3/4" Screened 2" Depth, Min.	

KEY MAP



1130 N Alma School Rd, Ste 120
Mesa, AZ 85201
T:480.503.2250 | F:480.503.2258
www.epsgroupinc.com

EPS GROUP

Fulton Homes Prasad
Phase 2
Surprise, Arizona

Project

Revisions:

1ST CD SUBMITTAL - 12/10/2021	
2ND CD SUBMITTAL - 07/25/2022	
3RD CD SUBMITTAL - 09/27/2022	
4TH CD SUBMITTAL - 12/13/2022	

Call at least two full working days before you begin construction

ARIZONA

REG. LANDSCAPE ARCHITECT
45568
ALIZA E. SABIN
Expires 12-31-2025

DESIGNER: AES
DRAWN BY: KZ

19-0751
CONSTRUCTION DOCUMENTATION
Sheet No.
L-4.01
28 of 59

FS31-1024

MATCHLINE: SEE SHEET L-4.01

MATCHLINE: SEE SHEET L-4.07

MATCHLINE: SEE SHEET L-4.03

VERTICAL CONST. PLANT LEGEND

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE
TREES			

	Acacia aneura	Mulga	24" Box
	Pistacia X 'Red Push'	Red Push Pistacia	24" Box
	Quercus virginiana	Live Oak	24" Box
	Ulmus parvifolia	Chinese Evergreen Elm	24" Box

SHRUBS/ACCENTS	COMMON NAME	SIZE
----------------	-------------	------

	Callistemon viminalis 'Little John'	Little John	5 Gal
	Carissa macrocarpa 'Boxwood Beauty'	Boxwood Beauty Natal Plum	5 Gal
	Eremophila hygrophana 'Blue Bells'	Blue Bells	5 Gal
	Hesperaloe parviflora 'Brakelights'	Brakelights Red Yucca	5 Gal
	Lantana x 'Dallas Red'	Dallas Red Lantana	5 Gal
	Leucophyllum langmaniae 'Rio Bravo'	Rio Bravo Sage	5 Gal
	Muhlenbergia capillaris 'Regal Mist'	'Regal Mist' Muhly	5 Gal
	Muhlenbergia emersleyi El Toro	Bull Grass	5 Gal
	Senna nemophila	Desert Cassia	5 Gal

GROUNDCOVERS	COMMON NAME	SIZE
--------------	-------------	------

	Convolvulus cneorum	Bush Morning Glory	1 Gal
	Lantana montevidensis	Trailing Purple Lantana	1 Gal
	Lantana x 'New Gold'	New Gold Lantana	1 Gal
	Rosmarinus officinalis 'Huntington Carpet'	Trailing Rosemary	1 Gal

MATERIALS		
-----------	--	--

	Decomposed Granite "Apache Brown" OAE	3/4" Screened 2" Depth, Min.
--	---------------------------------------	------------------------------

NOTES:
1. Dashed tree & plant symbols on planting plans are for reference only and indicate landscape and irrigation to be installed at time of home construction.

PLANT LEGEND

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE
TREES			

	Acacia salicina	Willow Acacia	24" Box
	Caesalpinia cacaloe 'Smoothie'	Thornless Cascalote	36" Box
	Chitalpa tashkentensis 'Pink Dawn'	Chitalpa	24" Box
	Phoenix dactylifera	Date Palm	20' Matched
	Olea europaea 'Swan Hill'	'Swan Hill' Olive	36" Box
	Parkinsonia x 'Sonoran Emerald'	Sonoran Emerald Palo Verde	24" Box
	Pinus eldarica	Mondel Pine	24" Box
	Pistacia X 'Red Push'	Red Push Pistache	24" Box
	Prosopis hybrid 'Phoenix'	Thornless Mesquite	24" Box
	Quercus virginiana	Live Oak	24" Box
	Ulmus parvifolia	Chinese Evergreen Elm	24" Box

SHRUBS/ACCENTS	COMMON NAME	SIZE
----------------	-------------	------

	Agave americana	Century Plant	5 Gal
	Bougainvillea 'La Jolla'	'La Jolla' Bougainvillea	5 Gal
	Calliandra californica	Baja Fairy Duster	5 Gal
	Calliandra eriophylla	Pink Fairy Duster	5 Gal
	Callistemon viminalis 'Little John'	Little John	5 Gal
	Dasylirion wheeleri	Desert Spoon	5 Gal
	Eremophila glabra ssp. Carnosa 'Winter Blaze'	'Winter Blaze' Emu Bush	5 Gal
	Eremophila hygrophana 'Blue Bells'	Blue Bells	5 Gal
	Euphorbia rigida	Gopher Plant	5 Gal
	Gossypium harknessii	San Marcos Hibiscus	5 Gal
	Hesperaloe funifera	Giant Hesperaloe	5 Gal
	Hesperaloe parviflora 'Brakelights'	Brakelights Red Yucca	5 Gal
	Justicia spicigera	Mexican Honeysuckle	5 Gal
	Lantana x 'Dallas Red'	Dallas Red Lantana	5 Gal
	Leucophyllum zygothallum 'Cimarron'	Cimarron Sage	5 Gal
	Leucophyllum langmaniae 'Rio Bravo'	Rio Bravo Sage	5 Gal
	Leucophyllum candidum 'Thunder Cloud'	Thunder Cloud Sage	5 Gal
	Muhlenbergia capillaris 'Regal Mist'	'Regal Mist' Muhly	5 Gal
	Muhlenbergia lindheimeri 'Autumn Glow'	'Autumn Glow' Muhly	5 Gal
	Muhlenbergia rigens	Deer Grass	5 Gal
	Muhlenbergia rigida 'Nashville'	Purple Muhly	5 Gal
	Myrtus communis 'Compacta'	Dwarf Myrtle	5 Gal
	Nerium oleander 'Petite Pink'	Dwarf Pink Oleander	5 Gal
	Ruellia brittoniana	Purple Ruellia	5 Gal
	Russelia equisetiformis	Coral Fountain	5 Gal
	Ruellia peninsularis	Desert Ruellia	5 Gal
	Senna artemisioides	Feathery Cassia	5 Gal
	Senna nemophila	Desert Cassia	5 Gal
	Tecoma stans 'Gold Star'	Yellow Bells	5 Gal
	Tecoma x 'Sunrise'	Sunrise Esperanza	5 Gal

GROUNDCOVERS	COMMON NAME	SIZE
--------------	-------------	------

	Convolvulus cneorum	Bush Morning Glory	1 Gal
	Dalea capitata 'Sierra Gold'	Sierra Gold Dalea	1 Gal
	Dalea greggii	Trailing Indigo Bush	1 Gal
	Eremophila prostrata 'Outback Sunrise'	'Outback Sunrise'	1 Gal
	Lantana montevidensis	Trailing Purple Lantana	1 Gal
	Lantana x 'New Gold'	New Gold Lantana	1 Gal
	Rosmarinus officinalis 'Huntington Carpet'	Trailing Rosemary	1 Gal
	Sphagnetocola trilobata	Yellow Dot	1 Gal

TURF & INERT MATERIALS

	Cymodon dactylon 'Midiron'	Midiron	Sod
	Decomposed Granite "Apache Brown" OAE	3/4" Screened 2" Depth, Min.	

KEY MAP



1130 N Alma School Rd, Ste 120
Mesa, AZ 85201
T:480.503.2250 | F:480.503.2258
www.epsgroupinc.com

EPS GROUP

Fulton Homes Prasad
Phase 2
Surprise, Arizona

Landscape Plans

Project:

Revisions:

1ST CD SUBMITTAL - 12/10/2021	Call at least two full working days before your design presentation
2ND CD SUBMITTAL - 07/25/2022	
3RD CD SUBMITTAL - 09/27/2022	
4TH CD SUBMITTAL - 12/13/2022	

ARIZONA 801
REG. 8-1-1 or 1-800-STATE-IT (782-5841)
In Maricopa County, (602)633-1100

DESIGNER: AES
DRAWN BY: KZ

REGISTERED LANDSCAPE ARCHITECT
45568
ALIZA E. SABIN
Expires 12-31-2025

19-0751
CONSTRUCTION DOCUMENTATION
Sheet No.
L-4.02
29 of 59

FS21-1024

MATCHLINE: SEE SHEET L-4.02

MATCHLINE: SEE SHEET L-4.06

MATCHLINE: SEE SHEET L-4.04

NOT A PART: SEE PHASE 1A

PLANT LEGEND

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE
TREES			
	Acacia salicina	Willow Acacia	24" Box
	Caesalpinia cactalaco 'Smoothie'	Thornless Cascalote	36" Box
	Chitalpa tashkentensis 'Pink Dawn'	Chitalpa	24" Box
	Phoenix dactylifera	Date Palm	20" Matched
	Olea europaea 'Swan Hill'	'Swan Hill' Olive	36" Box
	Parkinsonia x 'Sonoran Emerald'	Sonoran Emerald Palo Verde	24" Box
	Pinus eldarica	Mondel Pine	24" Box
	Pistacia X 'Red Push'	Red Push Pistache	24" Box
	Prosopis hybrid 'Phoenix'	Thornless Mesquite	24" Box
	Quercus virginiana	Live Oak	24" Box
	Ulmus parvifolia	Chinese Evergreen Elm	24" Box

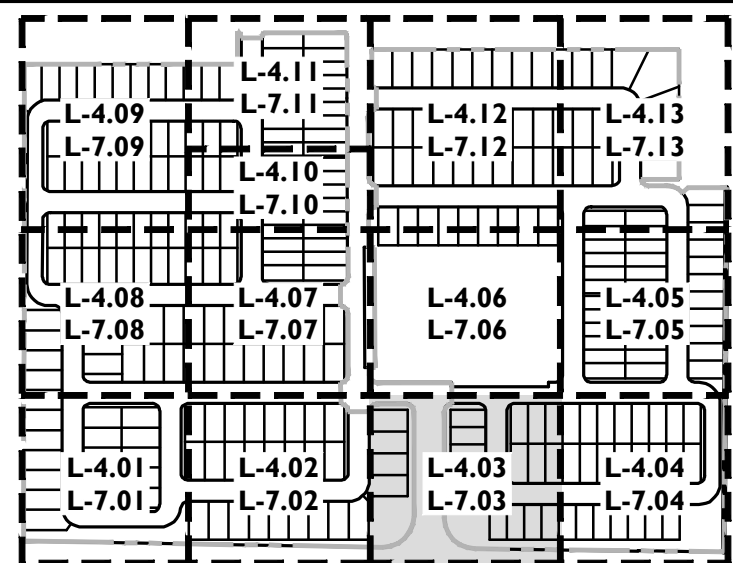
SHRUBS/ACCENTS	COMMON NAME	SIZE
	Agave americana	Century Plant
	Bougainvillea 'La Jolla'	'La Jolla' Bougainvillea
	Calliandra californica	Baja Fairy Duster
	Calliandra eriophylla	Pink Fairy Duster
	Callistemon viminalis 'Little John'	Little John
	Dasylirion wheeleri	Desert Spoon
	Eremophila glabra ssp. Carnosa 'Winter Blaze'	'Winter Blaze' Emu Bush
	Eremophila hygrophana 'Blue Bells'	Blue Bells
	Euphorbia rigida	Gopher Plant
	Gossypium harknessii	San Marcos Hibiscus
	Hesperaloe funifera	Giant Hesperaloe
	Hesperaloe parviflora 'Brakelights'	Brakelights Red Yucca
	Justicia spicigera	Mexican Honeysuckle
	Lantana x 'Dallas Red'	Dallas Red Lantana
	Leucophyllum zygothylum 'Cimarron'	Cimarron Sage
	Leucophyllum langmaniae 'Rio Bravo'	Rio Bravo Sage
	Leucophyllum candidum 'Thunder Cloud'	Thunder Cloud Sage
	Muhlenbergia capillaris 'Regal Mist'	'Regal Mist' Muhly
	Muhlenbergia lindheimeri 'Autumn Glow'	'Autumn Glow' Muhly
	Muhlenbergia rigens	Deer Grass
	Muhlenbergia rigida 'Nashville'	Purple Muhly
	Myrtus communis 'Compacta'	Dwarf Myrtle
	Nerium oleander 'Petite Pink'	Dwarf Pink Oleander
	Ruellia brittoniana	Purple Ruellia
	Russelia equisetiformis	Coral Fountain
	Ruellia peninsularis	Desert Ruellia
	Senna artemisioides	Feathery Cassia
	Senna nemophila	Desert Cassia
	Tecoma stans 'Gold Star'	Yellow Bells
	Tecoma x 'Sunrise'	Sunrise Esperanza

GROUNDCOVERS	COMMON NAME	SIZE
	Convolvulus cneorum	Bush Morning Glory
	Dalea capitata 'Sierra Gold'	Sierra Gold Dalea
	Dalea greggii	Trailing Indigo Bush
	Eremophila prostrata 'Outback Sunrise'	'Outback Sunrise'
	Lantana montevidensis	Trailing Purple Lantana
	Lantana x 'New Gold'	New Gold Lantana
	Rosmarinus officinalis 'Huntington Carpet'	Trailing Rosemary
	Sphagneticola trilobata	Yellow Dot

TURF & INERT MATERIALS

	Cynodon dactylon 'Midiron'	Midiron	Sod
	Decomposed Granite "Apache Brown" OAE	3/4" Screened 2" Depth, Min.	

KEY MAP



VERTICAL CONST. PLANT LEGEND

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE
TREES			
	Acacia aneura	Mulga	24" Box
	Pistacia X 'Red Push'	Red Push Pistacia	24" Box
	Quercus virginiana	Live Oak	24" Box
	Ulmus parvifolia	Chinese Evergreen Elm	24" Box

SHRUBS/ACCENTS	COMMON NAME	SIZE
	Callistemon viminalis 'Little John'	Little John
	Carissa macrocarpa 'Boxwood Beauty'	Boxwood Beauty Natal Plum
	Eremophila hygrophana 'Blue Bells'	Blue Bells
	Hesperaloe parviflora 'Brakelights'	Brakelights Red Yucca
	Lantana x 'Dallas Red'	Dallas Red Lantana
	Leucophyllum langmaniae 'Rio Bravo'	Rio Bravo Sage
	Muhlenbergia capillaris 'Regal Mist'	'Regal Mist' Muhly
	Muhlenbergia emersleyi El Toro	Bull Grass
	Senna nemophila	Desert Cassia

GROUNDCOVERS	COMMON NAME	SIZE
	Convolvulus cneorum	Bush Morning Glory
	Lantana montevidensis	Trailing Purple Lantana
	Lantana x 'New Gold'	New Gold Lantana
	Rosmarinus officinalis 'Huntington Carpet'	Trailing Rosemary

MATERIALS	COMMON NAME	SIZE
	Decomposed Granite "Apache Brown" OAE	3/4" Screened 2" Depth, Min.

NOTES:
1. Dashed tree & plant symbols on planting plans are for reference only and indicate landscape and irrigation to be installed at time of home construction.

1130 N Alma School Rd, Ste 120
Mesa, AZ 85201
T:480.503.2250 | F:480.503.2258
www.epsgroupinc.com

EPS GROUP

Fulton Homes Prasad
Phase 2
Surprise, Arizona

Landscape Plans

Project:

Revisions:

1ST CD SUBMITTAL - 12/10/2021
2ND CD SUBMITTAL - 07/25/2022
3RD CD SUBMITTAL - 09/27/2022
4TH CD SUBMITTAL - 12/13/2022

Call at least two full working days before you begin construction.

ARIZONA

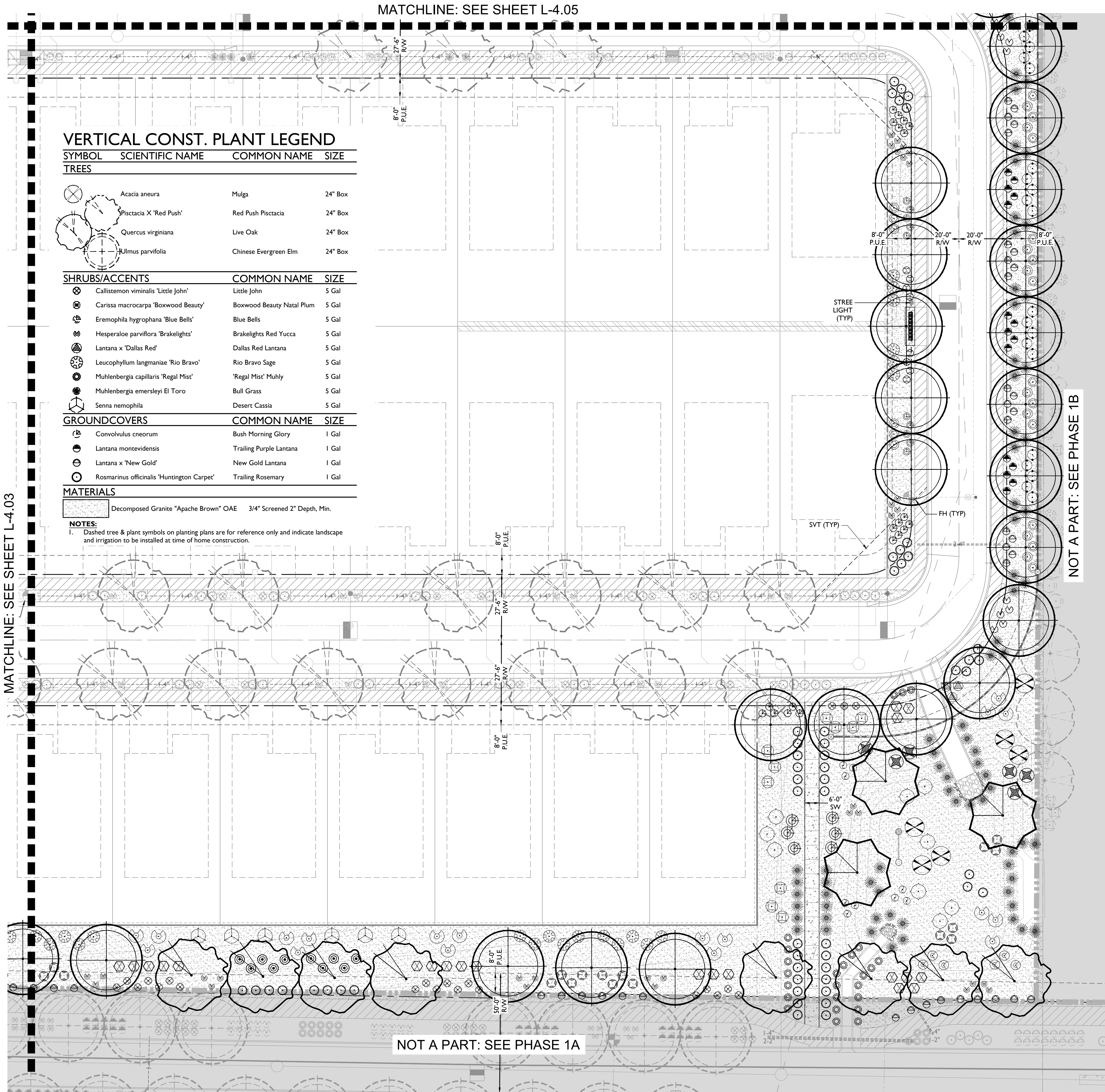
DESIGNER: AES
DRAWN BY: KZ

REGISTERED LANDSCAPE ARCHITECT
45568
ALIZA E. SABIN
EXPIRATION: 12-31-2025

19-0751
CONSTRUCTION DOCUMENTATION
Sheet No.
L-4.03
30 of 59

Page 78 of 214

MATCHLINE: SEE SHEET L-4.03



VERTICAL CONST. PLANT LEGEND

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE
TREES			
	Acacia aneura	Mulga	24" Box
	Pistacia X 'Red Push'	Red Push Pistacia	24" Box
	Quercus virginiana	Live Oak	24" Box
	Ulmus parvifolia	Chinese Evergreen Elm	24" Box
SHRUBS/ACCENTS			
	Callistemon viminalis 'Little John'	Little John	5 Gal
	Carissa macrocarpa 'Boxwood Beauty'	Boxwood Beauty Natal Plum	5 Gal
	Eremophila hygrophana 'Blue Bells'	Blue Bells	5 Gal
	Hesperaloe parviflora 'Brakelights'	Brakelights Red Yucca	5 Gal
	Lantana x 'Dallas Red'	Dallas Red Lantana	5 Gal
	Leucophyllum langmaniae 'Rio Bravo'	Rio Bravo Sage	5 Gal
	Muhlenbergia capillaris 'Regal Mist'	'Regal Mist' Muhly	5 Gal
	Muhlenbergia emersleyi El Toro	Bull Grass	5 Gal
	Senna nemophila	Desert Cassia	5 Gal
GROUNDCOVERS			
	Convolvulus cneorum	Bush Morning Glory	1 Gal
	Lantana montevidensis	Trailing Purple Lantana	1 Gal
	Lantana x 'New Gold'	New Gold Lantana	1 Gal
	Rosmarinus officinalis 'Huntington Carpet'	Trailing Rosemary	1 Gal

MATERIALS

	Decomposed Granite "Apache Brown" OAE	3/4" Screened 2" Depth, Min.
--	---------------------------------------	------------------------------

NOTES:
1. Dashed tree & plant symbols on planting plans are for reference only and indicate landscape and irrigation to be installed at time of home construction.

PLANT LEGEND

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE
TREES			
	Acacia salicina	Willow Acacia	24" Box
	Caesalpinia cacalaco 'Smoothie'	Thornless Cascalote	36" Box
	Chitalpa tashkentensis 'Pink Dawn'	Chitalpa	24" Box
	Phoenix dactylifera	Date Palm	20" Matched
	Olea europaea 'Swan Hill'	'Swan Hill' Olive	36" Box
	Parkinsonia x 'Sonoran Emerald'	Sonoran Emerald Palo Verde	24" Box
	Pinus eldarica	Mondel Pine	24" Box
	Pistacia X 'Red Push'	Red Push Pistache	24" Box
	Prosopis hybrid 'Phoenix'	Thornless Mesquite	24" Box
	Quercus virginiana	Live Oak	24" Box
	Ulmus parvifolia	Chinese Evergreen Elm	24" Box

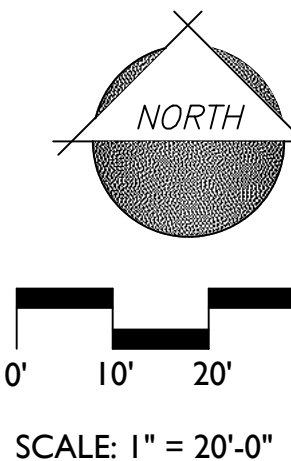
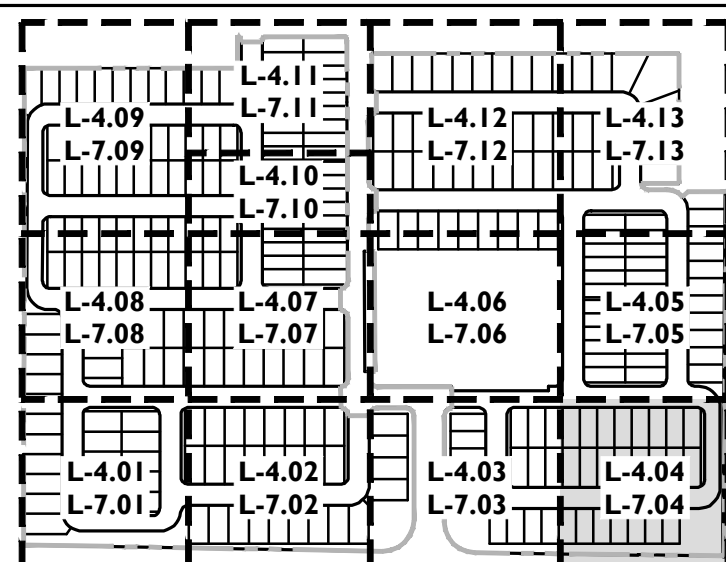
SHRUBS/ACCENTS	COMMON NAME	SIZE	
	Agave americana	Century Plant	5 Gal
	Bougainvillea 'La Jolla'	'La Jolla' Bougainvillea	5 Gal
	Calliandra californica	Baja Fairy Duster	5 Gal
	Calliandra eriophylla	Pink Fairy Duster	5 Gal
	Callistemon viminalis 'Little John'	Little John	5 Gal
	Dasylirion wheeleri	Desert Spoon	5 Gal
	Eremophila glabra ssp. Carnosa 'Winter Blaze'	'Winter Blaze' Emu Bush	5 Gal
	Eremophila hygrophana 'Blue Bells'	Blue Bells	5 Gal
	Euphorbia rigida	Gopher Plant	5 Gal
	Gossypium harknessii	San Marcos Hibiscus	5 Gal
	Hesperaloe funifera	Giant Hesperaloe	5 Gal
	Hesperaloe parviflora 'Brakelights'	Brakelights Red Yucca	5 Gal
	Justicia spicigera	Mexican Honeysuckle	5 Gal
	Lantana x 'Dallas Red'	Dallas Red Lantana	5 Gal
	Leucophyllum zygothallum 'Cimarron'	Cimarron Sage	5 Gal
	Leucophyllum langmaniae 'Rio Bravo'	Rio Bravo Sage	5 Gal
	Leucophyllum candidum 'Thunder Cloud'	Thunder Cloud Sage	5 Gal
	Muhlenbergia capillaris 'Regal Mist'	'Regal Mist' Muhly	5 Gal
	Muhlenbergia lindheimeri 'Autumn Glow'	'Autumn Glow' Muhly	5 Gal
	Muhlenbergia rigens	Deer Grass	5 Gal
	Muhlenbergia rigida 'Nashville'	Purple Muhly	5 Gal
	Myrtus communis 'Compacta'	Dwarf Myrtle	5 Gal
	Nerium oleander 'Petite Pink'	Dwarf Pink Oleander	5 Gal
	Ruella brittoniana	Purple Ruella	5 Gal
	Russelia equisetiformis	Coral Fountain	5 Gal
	Ruella peninsularis	Desert Ruella	5 Gal
	Senna artemisioides	Feathery Cassia	5 Gal
	Senna nemophila	Desert Cassia	5 Gal
	Tecoma stans 'Gold Star'	Yellow Bells	5 Gal
	Tecoma x 'Sunrise'	Sunrise Esperanza	5 Gal

GROUNDCOVERS		COMMON NAME	SIZE
	Convolvulus cneorum	Bush Morning Glory	1 Gal
	Dalea capitata 'Sierra Gold'	Sierra Gold Dalea	1 Gal
	Dalea greggii	Trailing Indigo Bush	1 Gal
	Eremophila prostrata 'Outback Sunrise'	'Outback Sunrise'	1 Gal
	Lantana montevidensis	Trailing Purple Lantana	1 Gal
	Lantana x 'New Gold'	New Gold Lantana	1 Gal
	Rosmarinus officinalis 'Huntington Carpet'	Trailing Rosemary	1 Gal
	Sphagneticola trilobata	Yellow Dot	1 Gal

TURF & INERT MATERIALS

	Cymodon dactylon 'Midiron'	Midiron	Sod
	Decomposed Granite "Apache Brown" OAE	3/4" Screened 2" Depth, Min.	

KEY MAP



1130 N Alma School Rd, Ste 120
Mesa, AZ 85201
T: 480.503.2250 | F: 480.503.2258
www.epsgroupinc.com

EPS GROUP

Fulton Homes Prasad
Phase 2
Surprise, Arizona

Landscape Plans

Project:

Revisions:

1ST CD SUBMITTAL - 12/10/2021
2ND CD SUBMITTAL - 07/25/2022
3RD CD SUBMITTAL - 09/27/2022
4TH CD SUBMITTAL - 12/13/2022

Call at least two full working days before you begin construction.

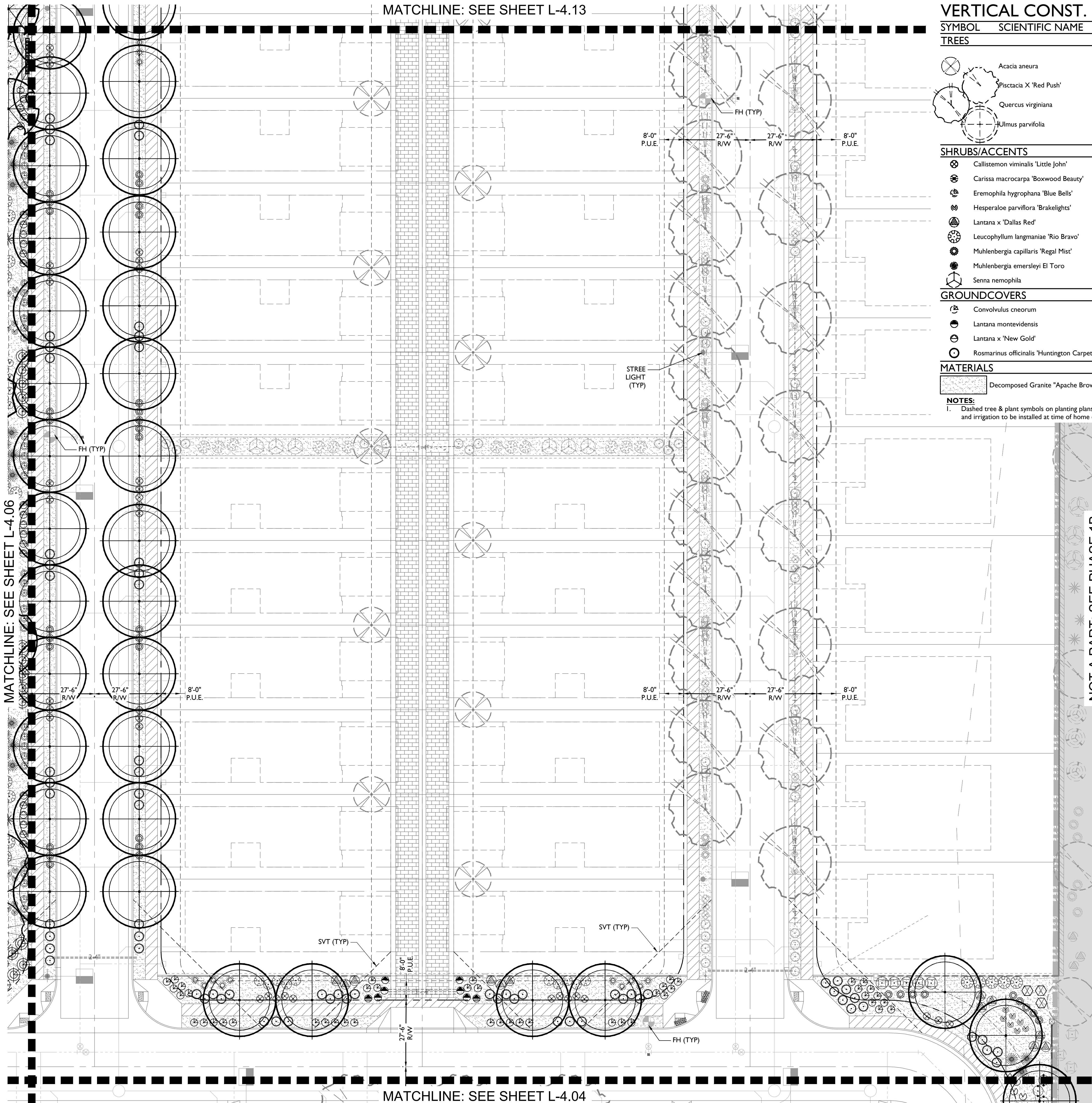
ARIZONA

Map Not to Scale or 1-800-STRAND (776-6244)
In Maricopa County, AZ 85003-1100

Designer: AES
Drawn by: KZ

REGISTERED LANDSCAPE ARCHITECT
45568
ALIZA E. SABIN
Expires 12-31-2025

19-0751
CONSTRUCTION DOCUMENTATION
Sheet No.
L-4.04
31 of 59



VERTICAL CONST. PLANT LEGEND

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE
TREES			
	Acacia aneura	Mulga	24" Box
	Pistacia X 'Red Push'	Red Push Pistacia	24" Box
	Quercus virginiana	Live Oak	24" Box
	Ulmus parvifolia	Chinese Evergreen Elm	24" Box

SHRUBS/ACCENTS		COMMON NAME	SIZE
	Callistemon viminalis 'Little John'	Little John	5 Gal
	Carissa macrocarpa 'Boxwood Beauty'	Boxwood Beauty Natal Plum	5 Gal
	Eremophila hygrophana 'Blue Bells'	Blue Bells	5 Gal
	Hesperaloe parviflora 'Brakelights'	Brakelights Red Yucca	5 Gal
	Lantana x 'Dallas Red'	Dallas Red Lantana	5 Gal
	Leucophyllum langmaniae 'Rio Bravo'	Rio Bravo Sage	5 Gal
	Muhlenbergia capillaris 'Regal Mist'	'Regal Mist' Muhly	5 Gal
	Muhlenbergia emersleyi El Toro	Bull Grass	5 Gal
	Senna nemophila	Desert Cassia	5 Gal

GROUNDCOVERS		COMMON NAME	SIZE
	Convolvulus cneorum	Bush Morning Glory	1 Gal
	Lantana montevidensis	Trailing Purple Lantana	1 Gal
	Lantana x 'New Gold'	New Gold Lantana	1 Gal
	Rosmarinus officinalis 'Huntington Carpet'	Trailing Rosemary	1 Gal

MATERIALS	
	Decomposed Granite "Apache Brown" OAE 3/4" Screened 2" Depth, Min.

NOTES:
1. Dashed tree & plant symbols on planting plans are for reference only and indicate landscape and irrigation to be installed at time of home construction.

PLANT LEGEND

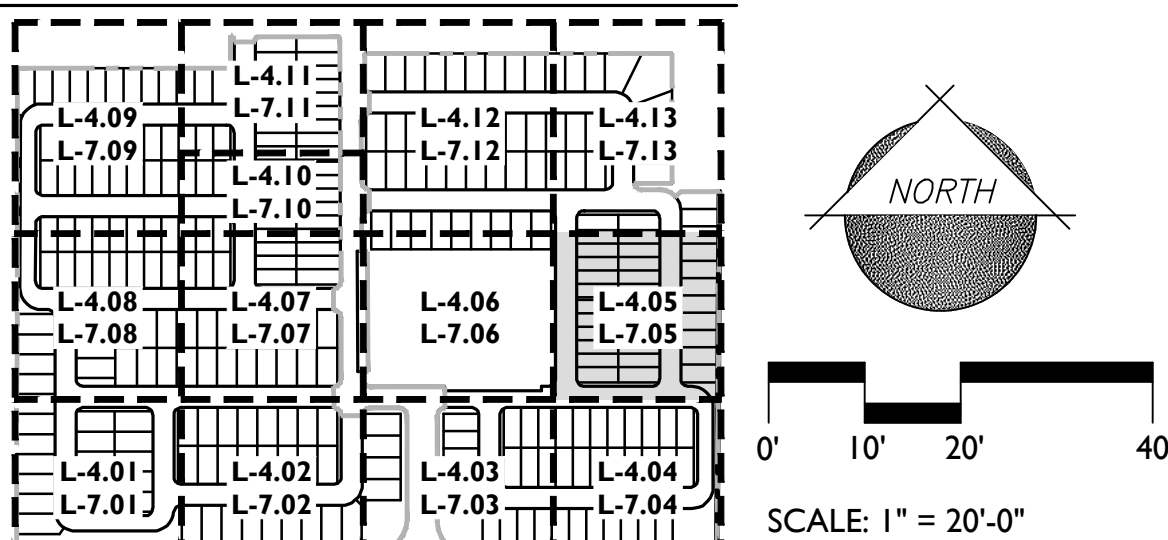
SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE
TREES			
	Acacia salicina	Willow Acacia	24" Box
	Caesalpinia cacalaco 'Smoothie'	Thornless Cascalote	36" Box
	Chitalpa tashkentensis 'Pink Dawn'	Chitalpa	24" Box
	Phoenix dactylifera	Date Palm	20' Matched
	Olea europaea 'Swan Hill'	'Swan Hill' Olive	36" Box
	Parkinsonia x 'Sonoran Emerald'	Sonoran Emerald Palo Verde	24" Box
	Pinus eldarica	Mondel Pine	24" Box
	Pistacia X 'Red Push'	Red Push Pistache	24" Box
	Prosopis hybrid 'Phoenix'	Thornless Mesquite	24" Box
	Quercus virginiana	Live Oak	24" Box
	Ulmus parvifolia	Chinese Evergreen Elm	24" Box

SHRUBS/ACCENTS	COMMON NAME	SIZE	
	Agave americana	Century Plant	5 Gal
	Bougainvillea 'La Jolla'	'La Jolla' Bougainvillea	5 Gal
	Calliandra californica	Baja Fairy Duster	5 Gal
	Calliandra eriophylla	Pink Fairy Duster	5 Gal
	Callistemon viminalis 'Little John'	Little John	5 Gal
	Dasyliiron wheeleri	Desert Spoon	5 Gal
	Eremophila glabra ssp. Carnosa 'Winter Blaze'	'Winter Blaze' Emu Bush	5 Gal
	Eremophila hygrophana 'Blue Bells'	Blue Bells	5 Gal
	Euphorbia rigida	Gopher Plant	5 Gal
	Gossypium harknessii	San Marcos Hibiscus	5 Gal
	Hesperaloe funifera	Giant Hesperaloe	5 Gal
	Hesperaloe parviflora 'Brakelights'	Brakelights Red Yucca	5 Gal
	Justicia spicigera	Mexican Honeysuckle	5 Gal
	Lantana x 'Dallas Red'	Dallas Red Lantana	5 Gal
	Leucophyllum zygothallum 'Cimarron'	Cimarron Sage	5 Gal
	Leucophyllum langmaniae 'Rio Bravo'	Rio Bravo Sage	5 Gal
	Leucophyllum candidum 'Thunder Cloud'	Thunder Cloud Sage	5 Gal
	Muhlenbergia capillaris 'Regal Mist'	'Regal Mist' Muhly	5 Gal
	Muhlenbergia lindheimeri 'Autumn Glow'	'Autumn Glow' Muhly	5 Gal
	Muhlenbergia rigens	Deer Grass	5 Gal
	Muhlenbergia rigida 'Nashville'	Purple Muhly	5 Gal
	Myrtus communis 'Compacta'	Dwarf Myrtle	5 Gal
	Nerium oleander 'Petite Pink'	Dwarf Pink Oleander	5 Gal
	Ruellia brittoniana	Purple Ruellia	5 Gal
	Russelia equisetiformis	Coral Fountain	5 Gal
	Ruellia peninsularis	Desert Ruellia	5 Gal
	Senna artemisioides	Feathery Cassia	5 Gal
	Senna nemophila	Desert Cassia	5 Gal
	Tecoma stans 'Gold Star'	Yellow Bells	5 Gal
	Tecoma x 'Sunrise'	Sunrise Esperanza	5 Gal

GROUNDCOVERS		COMMON NAME	SIZE
	Convolvulus cneorum	Bush Morning Glory	1 Gal
	Dalea capitata'Sierra Gold'	Sierra Gold Dalea	1 Gal
	Dalea greggii	Trailing Indigo Bush	1 Gal
	Eremophila prostrata 'Outback Sunrise'	'Outback Sunrise'	1 Gal
	Lantana montevidensis	Trailing Purple Lantana	1 Gal
	Lantana x 'New Gold'	New Gold Lantana	1 Gal
	Rosmarinus officinalis 'Huntington Carpet'	Trailing Rosemary	1 Gal
	Sphagneticola trilobata	Yellow Dot	1 Gal

TURF & INERT MATERIALS	
	Cynodon dactylon 'Midiron' Midiron Sod
	Decomposed Granite "Apache Brown" OAE 3/4" Screened 2" Depth, Min.

KEY MAP



1130 N Alma School Rd, Ste 120
Mesa, AZ 85201
T:480.503.2250 | F:480.503.2258
www.epsgroupinc.com

EPS GROUP

Fulton Homes Prasad
Phase 2
Surprise, Arizona

Landscape Plans

Project:

Revisions:

1ST CD SUBMITTAL - 12/10/2021
2ND CD SUBMITTAL - 07/25/2022
3RD CD SUBMITTAL - 09/27/2022
4TH CD SUBMITTAL - 12/13/2022

Call at least two full working days
before your landscape installation

ARIZONA
REGISTERED LANDSCAPE ARCHITECT
45568
ALIZA E. SABIN
Expires 12-31-2025

19-0751

CONSTRUCTION DOCUMENTATION

Sheet No.

L-4.05

32 of 59

FS31-1024

MATCHLINE: SEE SHEET L-4.07

MATCHLINE: SEE SHEET L-4.03

PLANT LEGEND

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE
TREES			
	Acacia salicina	Willow Acacia	24" Box
	Caesalpinia cactalaco 'Smoothie'	Thornless Cascalote	36" Box
	Chitalpa tashkentensis 'Pink Dawn'	Chitalpa	24" Box
	Phoenix dactylifera	Date Palm	36" Box
	Olea europaea 'Swan Hill'	'Swan Hill' Olive	20' Matche
	Parkinsonia x 'Sonoran Emerald'	Sonoran Emerald Palo Verde	36" Box
	Pinus eldarica	Mondel Pine	24" Box
	Pistacia X 'Red Push'	Red Push Pistache	24" Box
	Prosopis hybrid 'Phoenix'	Thornless Mesquite	36" Box
	Quercus virginiana	Live Oak	24" Box
	Ulmus parvifolia	Chinese Evergreen Elm	36" Box

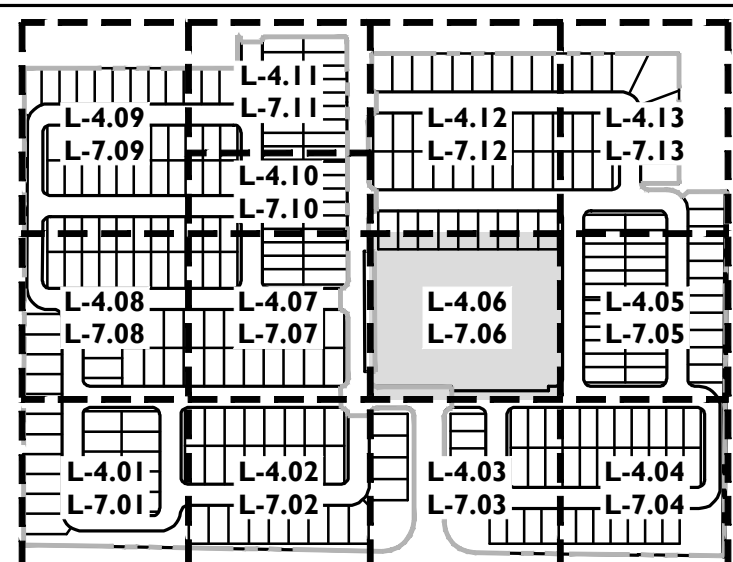
SHRUBS/ACCENTS	COMMON NAME	SIZE
	Agave americana	Century Plant 5 Gal
	Bougainvillea 'La Jolla'	'La Jolla' Bougainvillea 5 Gal
	Calliandra californica	Baja Fairy Duster 5 Gal
	Calliandra eriophylla	Pink Fairy Duster 5 Gal
	Callistemon viminalis 'Little John'	Little John 5 Gal
	Dasylirion wheeleri	Desert Spoon 5 Gal
	Eremophila glabra ssp. Carnosa 'Winter Blaze'	'Winter Blaze' Emu Bush 5 Gal
	Eremophila hygrophana 'Blue Bells'	Blue Bells 5 Gal
	Euphorbia rigida	Gopher Plant 5 Gal
	Gossypium harknessii	San Marcos Hibiscus 5 Gal
	Hesperaloe funifera	Giant Hesperaloe 5 Gal
	Hesperaloe parviflora 'Brakelights'	Brakelights Red Yucca 5 Gal
	Justicia spicigera	Mexican Honeysuckle 5 Gal
	Lantana x 'Dallas Red'	Dallas Red Lantana 5 Gal
	Leucophyllum zygophyllum 'Cimarron'	Cimarron Sage 5 Gal
	Leucophyllum langmaniae 'Rio Bravo'	Rio Bravo Sage 5 Gal
	Leucophyllum candidum 'Thunder Cloud'	Thunder Cloud Sage 5 Gal
	Muhlenbergia capillaris 'Regal Mist'	'Regal Mist' Muhly 5 Gal
	Muhlenbergia lindheimeri 'Autumn Glow'	'Autumn Glow' Muhly 5 Gal
	Muhlenbergia rigens	Deer Grass 5 Gal
	Muhlenbergia rigida 'Nashville'	Purple Muhly 5 Gal
	Myrtus communis 'Compacta'	Dwarf Myrtle 5 Gal
	Nerium oleander 'Petite Pink'	Dwarf Pink Oleander 5 Gal
	Ruella brittoniana	Purple Ruella 5 Gal
	Russelia equisetiformis	Coral Fountain 5 Gal
	Ruella peninsularis	Desert Ruella 5 Gal
	Senna artemisiodes	Feathery Cassia 5 Gal
	Senna nemophila	Desert Cassia 5 Gal
	Tecoma stans 'Gold Star'	Yellow Bells 5 Gal
	Tecoma x 'Sunrise'	Sunrise Esperanza 5 Gal

GROUNDCOVERS		COMMON NAME	SIZE
	Convulvulus cneorum	Bush Morning Glory	1 Gal
	Dalea capitata'Sierra Gold'	Sierra Gold Dalea	1 Gal
	Dalea greggii	Trailing Indigo Bush	1 Gal
	Eremophila prostrata 'Outback Sunrise'	'Outback Sunrise'	1 Gal
	Lantana montevidensis	Trailing Purple Lantana	1 Gal
	Lantana x 'New Gold'	New Gold Lantana	1 Gal
	Rosmarinus officinalis 'Huntington Carpet'	Trailing Rosemary	1 Gal
	Sphagneticola trilobata	Yellow Dot	1 Gal

TURF & INERT MATERIALS

	Cynodon dactylon 'Midiron'	Midiron	Sod
	Decomposed Granite "Apache Brown" OAE	3/4" Screened 2" Depth, Min.	

KEY MAP



Fulton Homes Prasada

Phase 2

Landscape Plans

Project:

Revisions:

IST CD SUBMITTAL - 12/10/2021
2ND CD SUBMITTAL - 02/25/2022

Call at least two full working days
before you begin excavation.

ARIZONA 811
Advanced Mass Shoring, Inc.

Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
in Maricopa County: (602)263-1100

Designer: AES
Drawn by: KZ



Job No.
19 0751

CONSTRUCTION DOCUMENTATION

Sheet No. 104

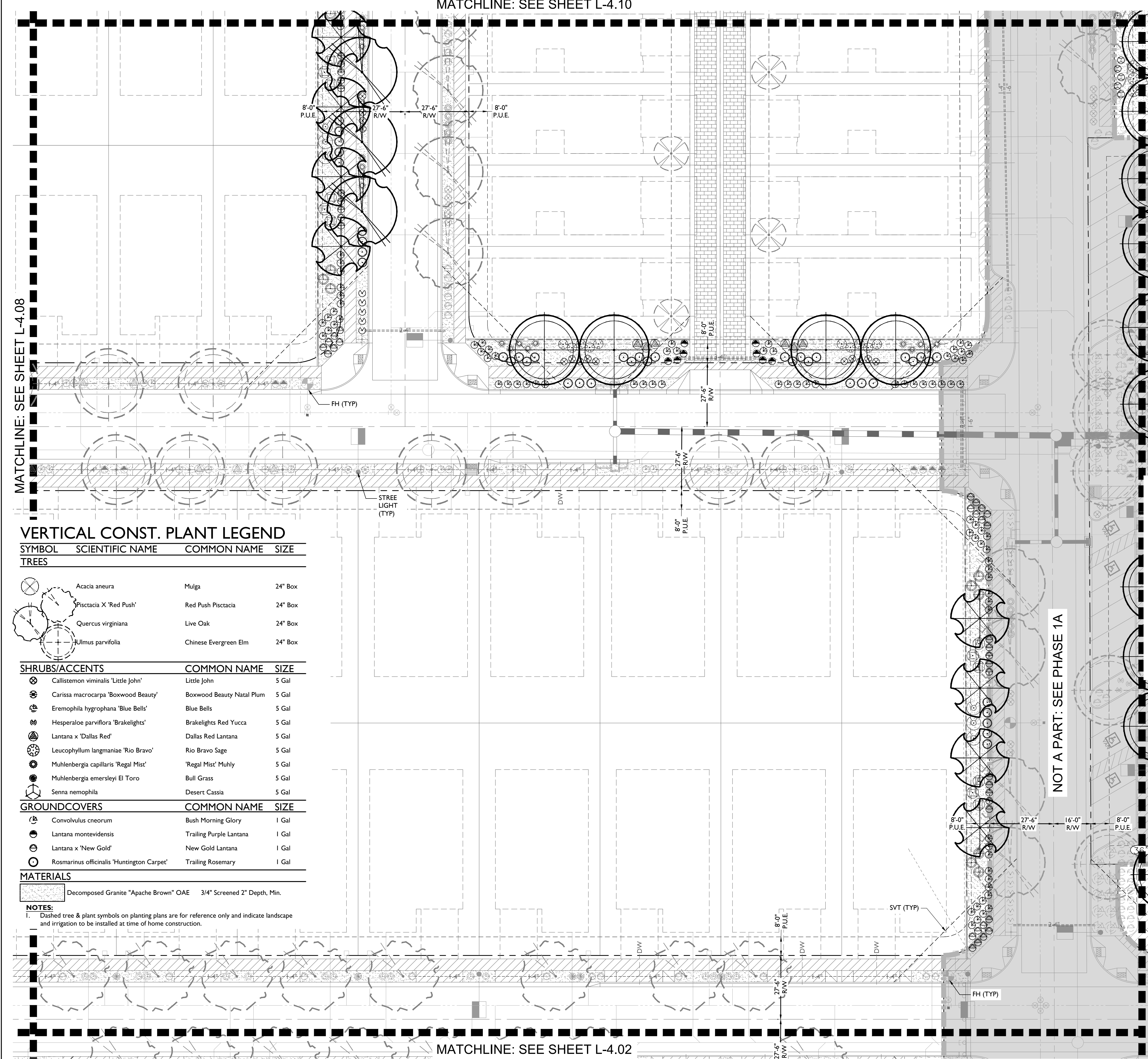
L-4.06

33 of 59

1130 N Alma School Rd, Ste 120
Mesa, AZ 85201
T:480.503.2250 | F:480.503.2258
www.epsgroupinc.com



06
f 59
S21-1024



PLANT LEGEND

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE
TREES			
	Acacia salicina	Willow Acacia	24" Box
	Caesalpinia cacaloe 'Smoothie'	Thornless Cascalote	36" Box
	Chitalpa tashkentensis 'Pink Dawn'	Chitalpa	24" Box
	Phoenix dactylifera	Date Palm	20' Matched
	Olea europaea 'Swan Hill'	'Swan Hill' Olive	36" Box
	Parkinsonia x 'Sonoran Emerald'	Sonoran Emerald Palo Verde	24" Box
	Pinus eldarica	Mondel Pine	24" Box
	Pistacia X 'Red Push'	Red Push Pistache	24" Box
	Prosopis hybrid 'Phoenix'	Thornless Mesquite	24" Box
	Quercus virginiana	Live Oak	24" Box
	Ulmus parvifolia	Chinese Evergreen Elm	24" Box

SHRUBS/ACCENTS

SYMBOL	COMMON NAME	SIZE
	Century Plant	5 Gal
	'La Jolla' Bougainvillea	5 Gal
	Baja Fairy Duster	5 Gal
	Pink Fairy Duster	5 Gal
	Little John	5 Gal
	Desert Spoon	5 Gal
	'Winter Blaze' Emu Bush	5 Gal
	Blue Bells	5 Gal
	Gopher Plant	5 Gal
	San Marcos Hibiscus	5 Gal
	Giant Hesperaloe	5 Gal
	Brakelights Red Yucca	5 Gal
	Mexican Honeysuckle	5 Gal
	Dallas Red Lantana	5 Gal
	Cimarron Sage	5 Gal
	Rio Bravo Sage	5 Gal
	Thunder Cloud Sage	5 Gal
	'Regal Mist' Muhly	5 Gal
	'Autumn Glow' Muhly	5 Gal
	Deer Grass	5 Gal
	Purple Muhly	5 Gal
	Dwarf Myrtle	5 Gal
	Dwarf Pink Oleander	5 Gal
	Purple Ruellia	5 Gal
	Coral Fountain	5 Gal
	Desert Ruellia	5 Gal
	Feathery Cassia	5 Gal
	Desert Cassia	5 Gal
	Yellow Bells	5 Gal
	Sunrise Esperanza	5 Gal

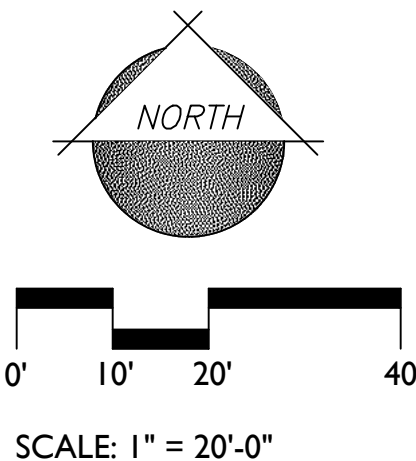
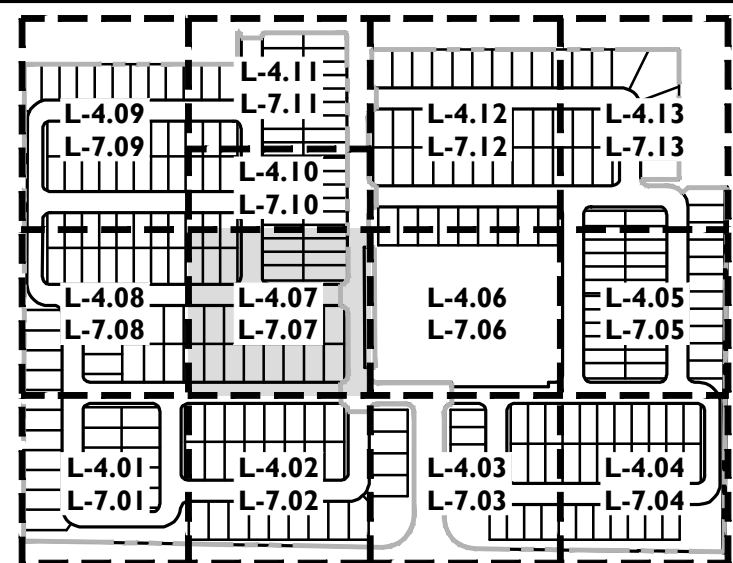
GROUNDCOVERS

SYMBOL	COMMON NAME	SIZE
	Bush Morning Glory	1 Gal
	Sierra Gold Dalea	1 Gal
	Trailing Indigo Bush	1 Gal
	'Outback Sunrise'	1 Gal
	Trailing Purple Lantana	1 Gal
	New Gold Lantana	1 Gal
	Trailing Rosemary	1 Gal
	Yellow Dot	1 Gal

TURF & INERT MATERIALS

	Cymodon dactylon 'Midiron'	Midiron	Sod
	Decomposed Granite "Apache Brown" OAE	3/4" Screened 2" Depth, Min.	

KEY MAP



1130 N Alma School Rd, Ste 120
Mesa, AZ 85201
T:480.503.2250 | F:480.503.2258
www.epsgroupinc.com

EPS GROUP

Fulton Homes Prasad
Phase 2
Surprise, Arizona

Landscape Plans

Project:

Revisions:

1ST CD SUBMITTAL - 12/10/2021	Call or text two full working days before you begin construction
2ND CD SUBMITTAL - 07/25/2022	
3RD CD SUBMITTAL - 09/27/2022	
4TH CD SUBMITTAL - 12-13-2022	

ARIZONA 8000
Blue 8x11 or 11x8.5 STAMP (11x8.5 only)
In Maricopa County, 08/01/2013-11/01

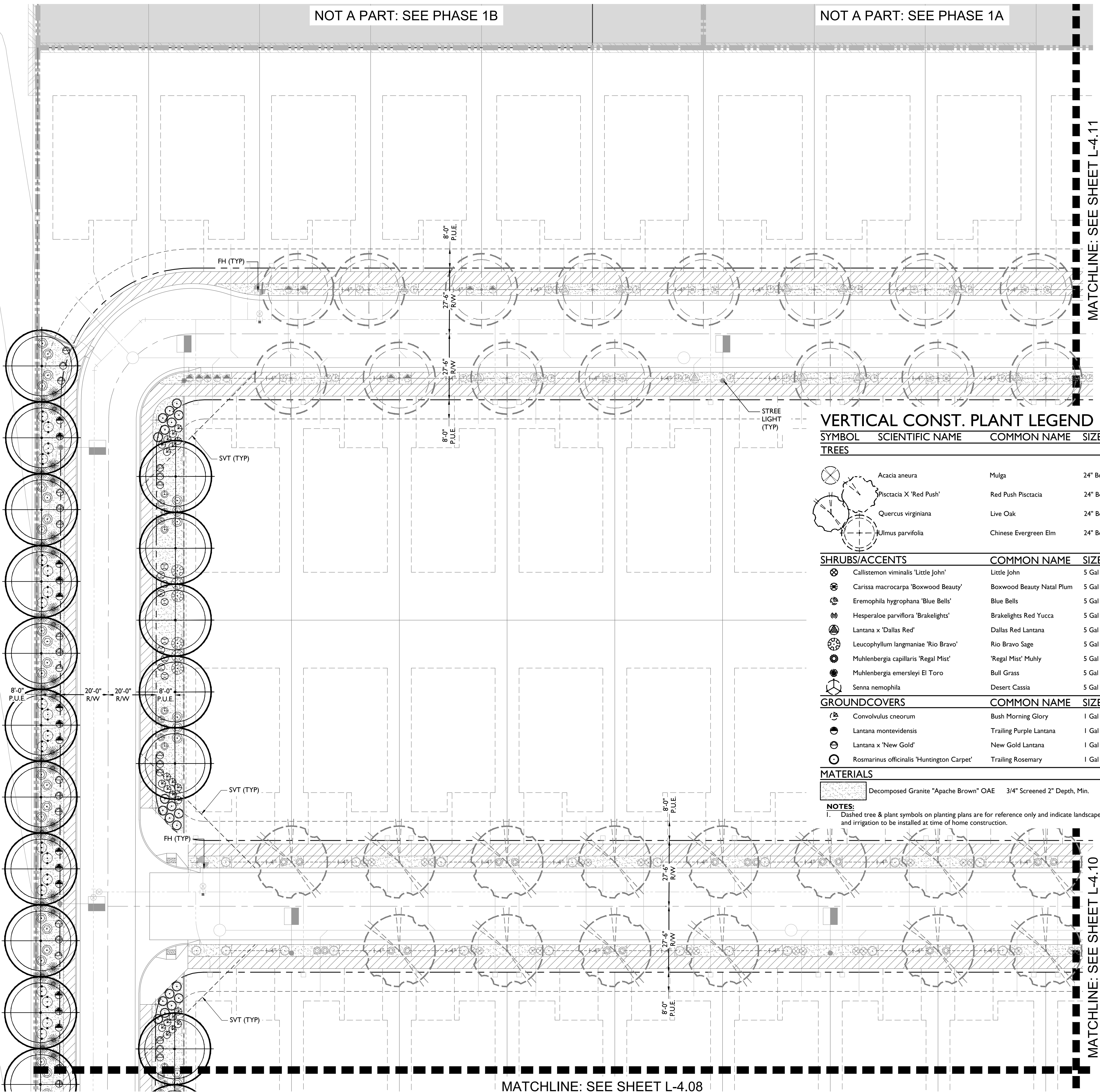
DESIGNER: AES
DRAWN BY: KZ

REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO. 45568
ALIZA E. SABIN
EXPIRATION: 12-31-2025

19-0751
CONSTRUCTION DOCUMENTATION
Sheet No.
L-4.07
34 of 59

FS21-1024

Page 82 of 214



VERTICAL CONST. PLANT LEGEND

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE
TREES			

	Acacia aneura	Mulga	24" Box
	Pistacia X 'Red Push'	Red Push Pistacia	24" Box
	Quercus virginiana	Live Oak	24" Box
	Ulmus parvifolia	Chinese Evergreen Elm	24" Box

SHRUBS/ACCENTS

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE
	Callistemon viminalis 'Little John'	Little John	5 Gal
	Carissa macrocarpa 'Boxwood Beauty'	Boxwood Beauty Natal Plum	5 Gal
	Eremophila hygrophana 'Blue Bells'	Blue Bells	5 Gal
	Hesperaloe parviflora 'Brakelights'	Brakelights Red Yucca	5 Gal
	Lantana x 'Dallas Red'	Dallas Red Lantana	5 Gal
	Leucophyllum langmaniae 'Rio Bravo'	Rio Bravo Sage	5 Gal
	Muhlenbergia capillaris 'Regal Mist'	'Regal Mist' Muhly	5 Gal
	Muhlenbergia emersleyi El Toro	Bull Grass	5 Gal
	Senna nemophila	Desert Cassia	5 Gal

GROUNDCOVERS

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE
	Convolvulus cneorum	Bush Morning Glory	1 Gal
	Lantana montevidensis	Trailing Purple Lantana	1 Gal
	Lantana x 'New Gold'	New Gold Lantana	1 Gal
	Rosmarinus officinalis 'Huntington Carpet'	Trailing Rosemary	1 Gal

MATERIALS

	Decomposed Granite "Apache Brown" OAE	3/4" Screened 2" Depth, Min.
--	---------------------------------------	------------------------------

NOTES:

1. Dashed tree & plant symbols on planting plans are for reference only and indicate landscape and irrigation to be installed at time of home construction.

PLANT LEGEND

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE
TREES			

	Acacia salicina	Willow Acacia	24" Box
	Caesalpinia cacalaco 'Smoothie'	Thornless Cascalote	36" Box
	Chitalpa tashkentensis 'Pink Dawn'	Chitalpa	24" Box
	Phoenix dactylifera	Date Palm	20' Matched
	Olea europaea 'Swan Hill'	'Swan Hill' Olive	36" Box
	Parkinsonia x 'Sonoran Emerald'	Sonoran Emerald Palo Verde	24" Box
	Pinus eldarica	Mondel Pine	24" Box
	Pistacia X 'Red Push'	Red Push Pistache	24" Box
	Prosopis hybrid 'Phoenix'	Thornless Mesquite	24" Box
	Quercus virginiana	Live Oak	24" Box
	Ulmus parvifolia	Chinese Evergreen Elm	24" Box

SHRUBS/ACCENTS

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE
	Agave americana	Century Plant	5 Gal
	Bougainvillea 'La Jolla'	'La Jolla' Bougainvillea	5 Gal
	Calliandra californica	Baja Fairy Duster	5 Gal
	Calliandra eriophylla	Pink Fairy Duster	5 Gal
	Callistemon viminalis 'Little John'	Little John	5 Gal
	Dasylirion wheeleri	Desert Spoon	5 Gal
	Eremophila glabra ssp. Carnosa 'Winter Blaze'	'Winter Blaze' Emu Bush	5 Gal
	Eremophila hygrophana 'Blue Bells'	Blue Bells	5 Gal
	Euphorbia rigida	Gopher Plant	5 Gal
	Gossypium harknessii	San Marcos Hibiscus	5 Gal
	Hesperaloe funifera	Giant Hesperaloe	5 Gal
	Hesperaloe parviflora 'Brakelights'	Brakelights Red Yucca	5 Gal
	Justicia spicigera	Mexican Honeysuckle	5 Gal
	Lantana x 'Dallas Red'	Dallas Red Lantana	5 Gal
	Leucophyllum zygothallum 'Cimarron'	Cimarron Sage	5 Gal
	Leucophyllum langmaniae 'Rio Bravo'	Rio Bravo Sage	5 Gal
	Leucophyllum candidum 'Thunder Cloud'	Thunder Cloud Sage	5 Gal
	Muhlenbergia capillaris 'Regal Mist'	'Regal Mist' Muhly	5 Gal
	Muhlenbergia lindheimeri 'Autumn Glow'	'Autumn Glow' Muhly	5 Gal
	Muhlenbergia rigens	Deer Grass	5 Gal
	Muhlenbergia rigida 'Nashville'	Purple Muhly	5 Gal
	Myrtus communis 'Compacta'	Dwarf Myrtle	5 Gal
	Nerium oleander 'Petite Pink'	Dwarf Pink Oleander	5 Gal
	Ruellia brittoniana	Purple Ruellia	5 Gal
	Russelia equisetiformis	Coral Fountain	5 Gal
	Ruellia peninsularis	Desert Ruellia	5 Gal
	Senna artemisioides	Feathery Cassia	5 Gal
	Senna nemophila	Desert Cassia	5 Gal
	Tecoma stans 'Gold Star'	Yellow Bells	5 Gal
	Tecoma x 'Sunrise'	Sunrise Esperanza	5 Gal

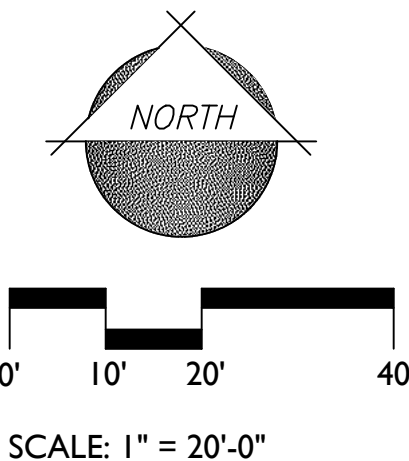
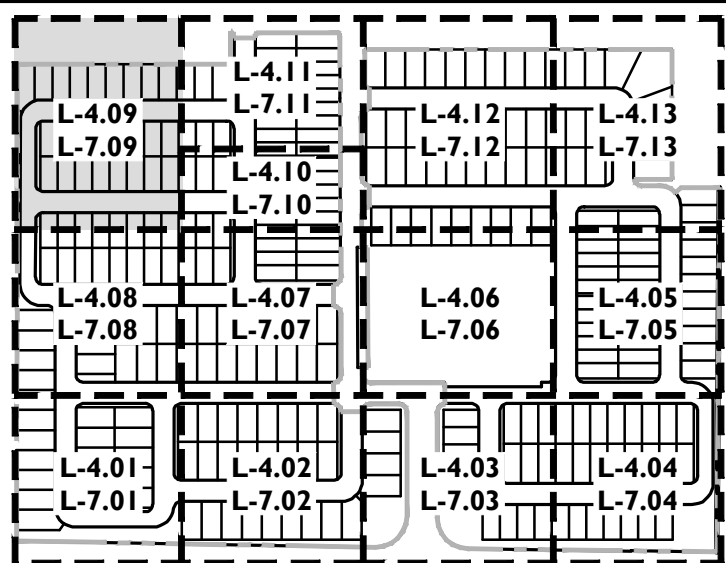
GROUNDCOVERS

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE
	Convolvulus cneorum	Bush Morning Glory	1 Gal
	Dalea capitata 'Sierra Gold'	Sierra Gold Dalea	1 Gal
	Dalea greggii	Trailing Indigo Bush	1 Gal
	Eremophila prostrata 'Outback Sunrise'	'Outback Sunrise'	1 Gal
	Lantana montevidensis	Trailing Purple Lantana	1 Gal
	Lantana x 'New Gold'	New Gold Lantana	1 Gal
	Rosmarinus officinalis 'Huntington Carpet'	Trailing Rosemary	1 Gal
	Sphagneticola trilobata	Yellow Dot	1 Gal

TURF & INERT MATERIALS

	Cynodon dactylon 'Midiron'	Midiron	Sod
	Decomposed Granite "Apache Brown" OAE	3/4" Screened 2" Depth, Min.	

KEY MAP



1130 N Alma School Rd, Ste 120
Mesa, AZ 85201
T: 480.503.2250 | F: 480.503.2258
www.epsgroupinc.com

EPS GROUP

Fulton Homes Prasad
Phase 2
Surprise, Arizona

Project:

Revisions:

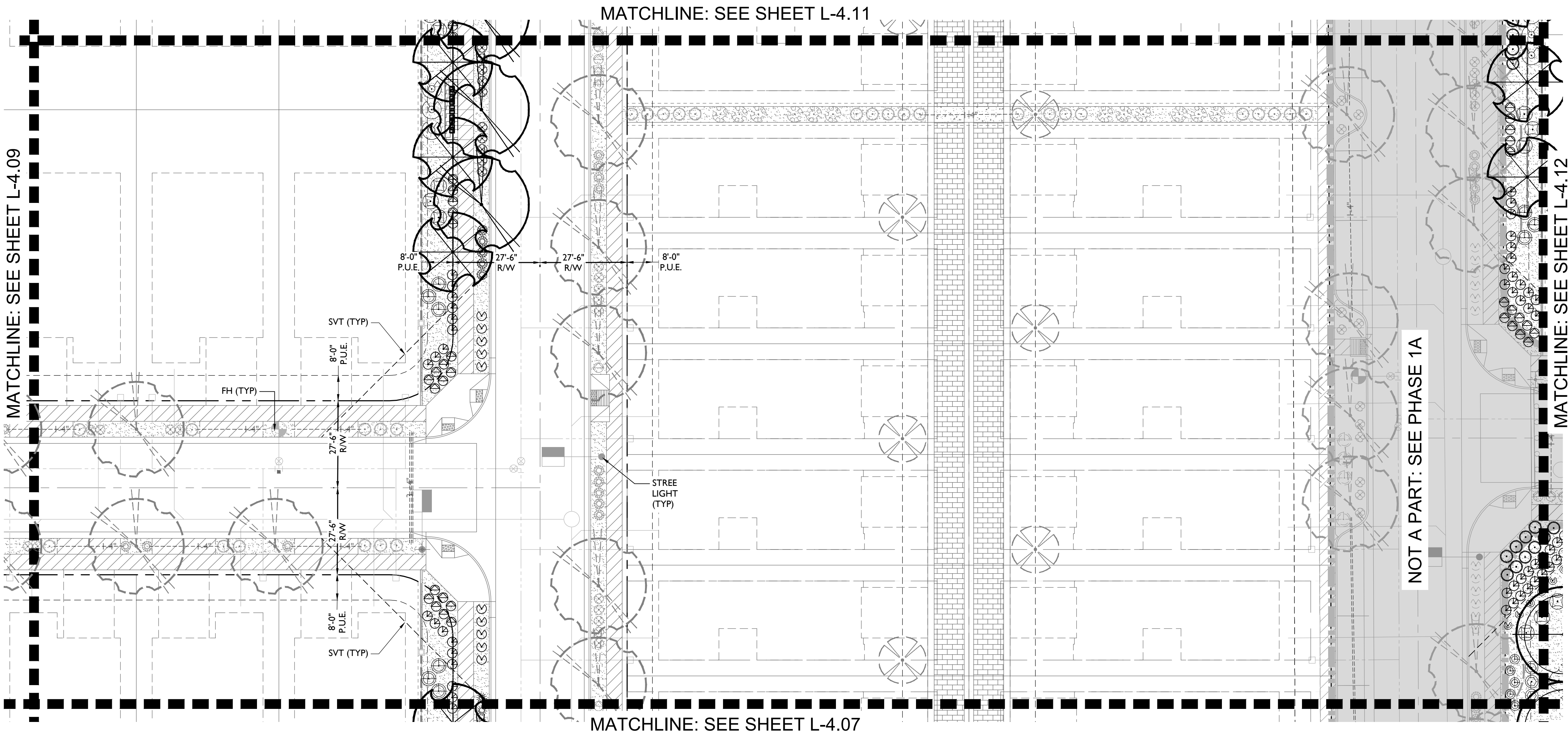
1ST CD SUBMITTAL - 12/10/2021	Call at least two full working days before your final construction
2ND CD SUBMITTAL - 07/25/2022	
3RD CD SUBMITTAL - 09/27/2022	
4TH CD SUBMITTAL - 12/13/2022	

DESIGNER: AES
DRAWN BY: KZ

REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO. 45568
ALIZA E. SABIN
EXPIRATION: 12-31-2025

19-0751
CONSTRUCTION DOCUMENTATION
Sheet No.
L-4.09
36 of 59

FS21-1024



VERTICAL CONST. PLANT LEGEND

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE
TREES			

	Acacia aneura	Mulga	24" Box
	Pistacia X 'Red Push'	Red Push Pistacia	24" Box
	Quercus virginiana	Live Oak	24" Box
	Ulmus parvifolia	Chinese Evergreen Elm	24" Box

SHRUBS/ACCENTS

	Callistemon viminalis 'Little John'	Little John	5 Gal
	Carissa macrocarpa 'Boxwood Beauty'	Boxwood Beauty Natal Plum	5 Gal
	Eremophila hygrophana 'Blue Bells'	Blue Bells	5 Gal
	Hesperaloe parviflora 'Brakelights'	Brakelights Red Yucca	5 Gal
	Lantana x 'Dallas Red'	Dallas Red Lantana	5 Gal
	Leucophyllum langmaniae 'Rio Bravo'	Rio Bravo Sage	5 Gal
	Muhlenbergia capillaris 'Regal Mist'	'Regal Mist' Muhly	5 Gal
	Muhlenbergia emersleyi El Toro	Bull Grass	5 Gal
	Senna nemophila	Desert Cassia	5 Gal

GROUNDCOVERS

	Convolvulus cneorum	Bush Morning Glory	1 Gal
	Lantana montevidensis	Trailing Purple Lantana	1 Gal
	Lantana x 'New Gold'	New Gold Lantana	1 Gal
	Rosmarinus officialis 'Huntington Carpet'	Trailing Rosemary	1 Gal

MATERIALS

	Decomposed Granite "Apache Brown" OAE	3/4" Screened 2" Depth, Min.
--	---------------------------------------	------------------------------

NOTES:
1. Dashed tree & plant symbols on planting plans are for reference only and indicate landscape and irrigation to be installed at time of home construction.

PLANT LEGEND

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE
TREES			

	Acacia salicina	Willow Acacia	24" Box
	Caesalpinia cocaloe 'Smoothie'	Thornless Cascalote	36" Box
	Chitalpa tashkentensis 'Pink Dawn'	Chitalpa	24" Box
	Phoenix dactylifera	Date Palm	20' Matched
	Olea europaea 'Swan Hill'	'Swan Hill' Olive	36" Box
	Parkinsonia x 'Sonoran Emerald'	Sonoran Emerald Palo Verde	24" Box
	Pinus eldarica	Mondel Pine	24" Box
	Pistacia X 'Red Push'	Red Push Pistache	24" Box
	Prosopis hybrid 'Phoenix'	Thornless Mesquite	24" Box
	Quercus virginiana	Live Oak	24" Box
	Ulmus parvifolia	Chinese Evergreen Elm	24" Box

SHRUBS/ACCENTS

	Agave americana	Century Plant	5 Gal
	Bougainvillea 'La Jolla'	'La Jolla' Bougainvillea	5 Gal
	Calliandra californica	Baja Fairy Duster	5 Gal
	Calliandra eriophylla	Pink Fairy Duster	5 Gal
	Callistemon viminalis 'Little John'	Little John	5 Gal
	Dasylirion wheeleri	Desert Spoon	5 Gal
	Eremophila glabra ssp. Carnosa 'Winter Blaze'	'Winter Blaze' Emu Bush	5 Gal
	Eremophila hygrophana 'Blue Bells'	Blue Bells	5 Gal
	Euphorbia rigida	Gopher Plant	5 Gal
	Gossypium harknessii	San Marcos Hibiscus	5 Gal
	Hesperaloe funifera	Giant Hesperaloe	5 Gal
	Hesperaloe parviflora 'Brakelights'	Brakelights Red Yucca	5 Gal
	Justicia spicigera	Mexican Honeysuckle	5 Gal
	Lantana x 'Dallas Red'	Dallas Red Lantana	5 Gal
	Leucophyllum zygothallum 'Cimarron'	Cimarron Sage	5 Gal
	Leucophyllum langmaniae 'Rio Bravo'	Rio Bravo Sage	5 Gal
	Leucophyllum candidum 'Thunder Cloud'	Thunder Cloud Sage	5 Gal
	Muhlenbergia capillaris 'Regal Mist'	'Regal Mist' Muhly	5 Gal
	Muhlenbergia lindheimeri 'Autumn Glow'	'Autumn Glow' Muhly	5 Gal
	Muhlenbergia rigens	Deer Grass	5 Gal
	Muhlenbergia rigida 'Nashville'	Purple Muhly	5 Gal
	Myrtus communis 'Compacta'	Dwarf Myrtle	5 Gal
	Nerium oleander 'Petite Pink'	Dwarf Pink Oleander	5 Gal
	Ruella brittoniana	Purple Ruella	5 Gal
	Russelia equisetiformis	Coral Fountain	5 Gal
	Ruella peninsularis	Desert Ruella	5 Gal
	Senna artemisioides	Feathery Cassia	5 Gal
	Senna nemophila	Desert Cassia	5 Gal
	Tecoma stans 'Gold Star'	Yellow Bells	5 Gal
	Tecoma x 'Sunrise'	Sunrise Esperanza	5 Gal

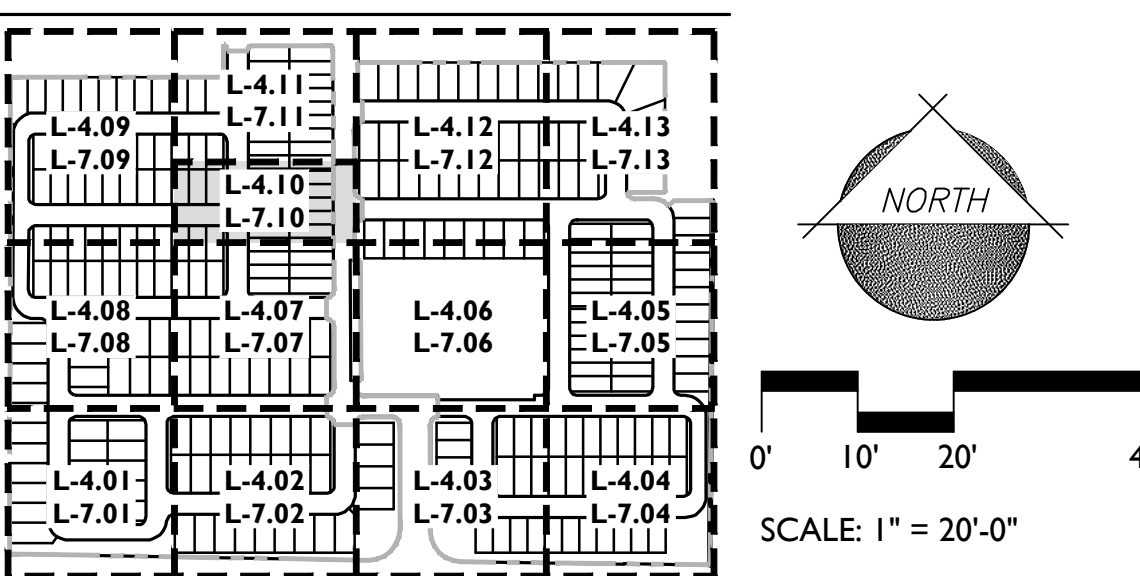
GROUNDCOVERS

	Convolvulus cneorum	Bush Morning Glory	1 Gal
	Dalea capitata 'Sierra Gold'	Sierra Gold Dalea	1 Gal
	Dalea greggii	Trailing Indigo Bush	1 Gal
	Eremophila prostrata 'Outback Sunrise'	'Outback Sunrise'	1 Gal
	Lantana montevidensis	Trailing Purple Lantana	1 Gal
	Lantana x 'New Gold'	New Gold Lantana	1 Gal
	Rosmarinus officinalis 'Huntington Carpet'	Trailing Rosemary	1 Gal
	Sphagneticola trilobata	Yellow Dot	1 Gal

TURF & INERT MATERIALS

	Cymodon dactylon 'Midiron'	Midiron	Sod
	Decomposed Granite "Apache Brown" OAE	3/4" Screened 2" Depth, Min.	

KEY MAP



1130 N Alma School Rd, Ste 120
Mesa, AZ 85201
T:480.503.2250 | F:480.503.2258
www.epsgroupinc.com

Fulton Homes Prasad
Phase 2
Surprise, Arizona

Landscape Plans

Project:

Revisions:

1ST CD SUBMITTAL - 12/10/2021
2ND CD SUBMITTAL - 07/25/2022
3RD CD SUBMITTAL - 09/27/2022
4TH CD SUBMITTAL - 12/13/2022

Call at least two full working days before you begin construction.

800-841-1 or 1-800-STANDARD (782-6241) in Maricopa County (000203)-1100

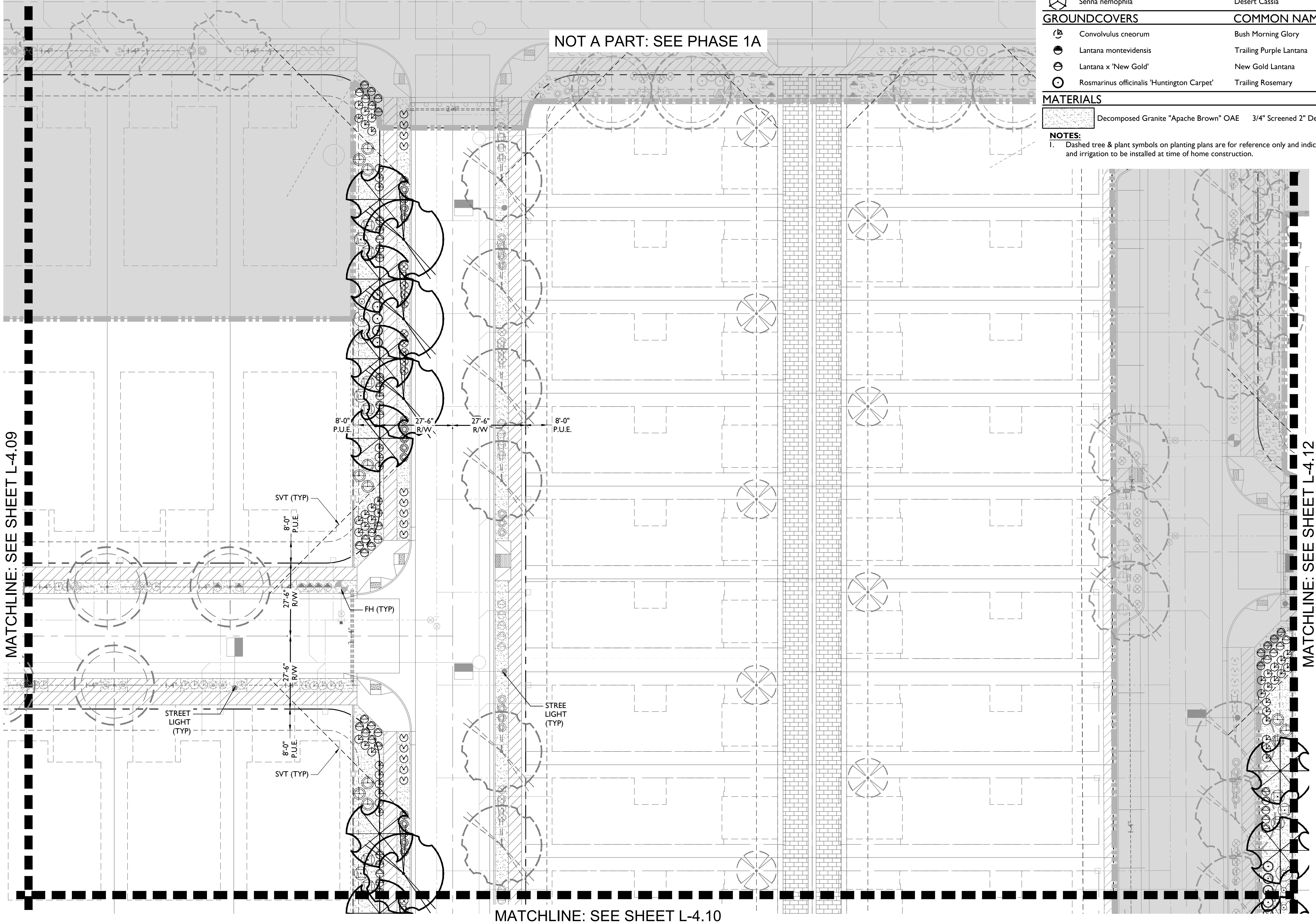
Designer: AES
Drawn by: KZ

Job No.
19-0751
CONSTRUCTION DOCUMENTATION
Sheet No.
L-4.10
37 of 59

FS31-1024

Page 85 of 214

MATCHLINE: SEE SHEET L-4.09



VERTICAL CONST. PLANT LEGEND

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE
TREES			
	Acacia aneura	Mulga	24" Box
	Pistacia X 'Red Push'	Red Push Pistacia	24" Box
	Quercus virginiana	Live Oak	24" Box
	Ulmus parvifolia	Chinese Evergreen Elm	24" Box
SHRUBS/ACCENTS			
	Callistemon viminalis 'Little John'	Little John	5 Gal
	Carissa macrocarpa 'Boxwood Beauty'	Boxwood Beauty Natal Plum	5 Gal
	Eremophila hygrophana 'Blue Bells'	Blue Bells	5 Gal
	Hesperaloe parviflora 'Brakelights'	Brakelights Red Yucca	5 Gal
	Lantana x 'Dallas Red'	Dallas Red Lantana	5 Gal
	Leucophyllum langmaniae 'Rio Bravo'	Rio Bravo Sage	5 Gal
	Muhlenbergia capillaris 'Regal Mist'	'Regal Mist' Muhly	5 Gal
	Muhlenbergia emersleyi 'El Toro'	Bull Grass	5 Gal
	Senna nemophila	Desert Cassia	5 Gal
GROUNDCOVERS			
	Convolvulus cneorum	Bush Morning Glory	1 Gal
	Lantana montevidensis	Trailing Purple Lantana	1 Gal
	Lantana x 'New Gold'	New Gold Lantana	1 Gal
	Rosmarinus officialis 'Huntington Carpet'	Trailing Rosemary	1 Gal

MATERIALS	COMMON NAME	SIZE
	Decomposed Granite "Apache Brown" OAE	3/4" Screened 2" Depth, Min.

NOTES:
1. Dashed tree & plant symbols on planting plans are for reference only and indicate landscape and irrigation to be installed at time of home construction.

PLANT LEGEND

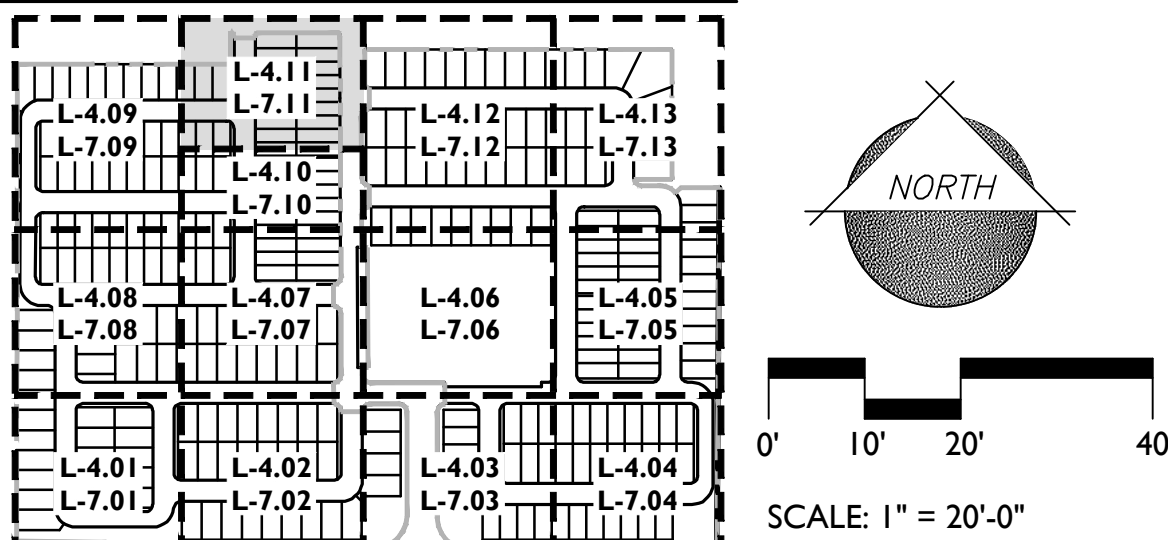
SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE
TREES			
	Acacia salicina	Willow Acacia	24" Box
	Caesalpinia cacalaco 'Smoothie'	Thornless Cascalote	36" Box
	Chitalpa tashkentensis 'Pink Dawn'	Chitalpa	24" Box
	Phoenix dactylifera	Date Palm	20' Matched
	Olea europaea 'Swan Hill'	'Swan Hill' Olive	36" Box
	Parkinsonia x 'Sonoran Emerald'	Sonoran Emerald Palo Verde	24" Box
	Pinus eldarica	Mondel Pine	24" Box
	Pistacia X 'Red Push'	Red Push Pistache	24" Box
	Prosopis hybrid 'Phoenix'	Thornless Mesquite	24" Box
	Quercus virginiana	Live Oak	24" Box
	Ulmus parvifolia	Chinese Evergreen Elm	24" Box
SHRUBS/ACCENTS			
	Agave americana	Century Plant	5 Gal
	Bougainvillea 'La Jolla'	'La Jolla' Bougainvillea	5 Gal
	Calliandra californica	Baja Fairy Duster	5 Gal
	Calliandra eriophylla	Pink Fairy Duster	5 Gal
	Callistemon viminalis 'Little John'	Little John	5 Gal
	Dasylirion wheeleri	Desert Spoon	5 Gal
	Eremophila glabra ssp. Carnosa 'Winter Blaze'	'Winter Blaze' Emu Bush	5 Gal
	Eremophila hygrophana 'Blue Bells'	Blue Bells	5 Gal
	Euphorbia rigida	Gopher Plant	5 Gal
	Gossypium harknessii	San Marcos Hibiscus	5 Gal
	Hesperaloe funifera	Giant Hesperaloe	5 Gal
	Hesperaloe parviflora 'Brakelights'	Brakelights Red Yucca	5 Gal
	Justicia spicigera	Mexican Honeysuckle	5 Gal
	Lantana x 'Dallas Red'	Dallas Red Lantana	5 Gal
	Leucophyllum zygothylum 'Cimarron'	Cimarron Sage	5 Gal
	Leucophyllum langmaniae 'Rio Bravo'	Rio Bravo Sage	5 Gal
	Leucophyllum candidum 'Thunder Cloud'	Thunder Cloud Sage	5 Gal
	Muhlenbergia capillaris 'Regal Mist'	'Regal Mist' Muhly	5 Gal
	Muhlenbergia lindheimeri 'Autumn Glow'	'Autumn Glow' Muhly	5 Gal
	Muhlenbergia rigens	Deer Grass	5 Gal
	Muhlenbergia rigida 'Nashville'	Purple Muhly	5 Gal
	Myrtus communis 'Compacta'	Dwarf Myrtle	5 Gal
	Nerium oleander 'Petite Pink'	Dwarf Pink Oleander	5 Gal
	Ruella brittoniana	Purple Ruella	5 Gal
	Russelia equisetiformis	Coral Fountain	5 Gal
	Ruella peninsularis	Desert Ruella	5 Gal
	Senna artemisioides	Feathery Cassia	5 Gal
	Senna nemophila	Desert Cassia	5 Gal
	Tecoma stans 'Gold Star'	Yellow Bells	5 Gal
	Tecoma x 'Sunrise'	Sunrise Esperanza	5 Gal

SHRUBS/ACCENTS	COMMON NAME	SIZE	
	Agave americana	Century Plant	5 Gal
	Bougainvillea 'La Jolla'	'La Jolla' Bougainvillea	5 Gal
	Calliandra californica	Baja Fairy Duster	5 Gal
	Calliandra eriophylla	Pink Fairy Duster	5 Gal
	Callistemon viminalis 'Little John'	Little John	5 Gal
	Dasyliiron wheeleri	Desert Spoon	5 Gal
	Eremophila glabra ssp. Carnosa 'Winter Blaze'	'Winter Blaze' Emu Bush	5 Gal
	Eremophila hygrophana 'Blue Bells'	Blue Bells	5 Gal
	Euphorbia rigida	Gopher Plant	5 Gal
	Gossypium harknessii	San Marcos Hibiscus	5 Gal
	Hesperaloe funifera	Giant Hesperaloe	5 Gal
	Hesperaloe parviflora 'Brakelights'	Brakelights Red Yucca	5 Gal
	Justicia spicigera	Mexican Honeysuckle	5 Gal
	Lantana x 'Dallas Red'	Dallas Red Lantana	5 Gal
	Leucophyllum zygochryllum 'Cimarron'	Cimarron Sage	5 Gal
	Leucophyllum langmaniae 'Rio Bravo'	Rio Bravo Sage	5 Gal
	Leucophyllum candidum 'Thunder Cloud'	Thunder Cloud Sage	5 Gal
	Muhlenbergia capillaris 'Regal Mist'	'Regal Mist' Muhly	5 Gal
	Muhlenbergia lindheimeri 'Autumn Glow'	'Autumn Glow' Muhly	5 Gal
	Muhlenbergia rigens	Deer Grass	5 Gal
	Muhlenbergia rigida 'Nashville'	Purple Muhly	5 Gal
	Myrtus communis 'Compacta'	Dwarf Myrtle	5 Gal
	Nerium oleander 'Petite Pink'	Dwarf Pink Oleander	5 Gal
	Ruella brittoniana	Purple Ruellia	5 Gal
	Russelia equisetiformis	Coral Fountain	5 Gal
	Ruella peninsularis	Desert Ruellia	5 Gal
	Senna artemisioides	Feathery Cassia	5 Gal
	Senna nemophila	Desert Cassia	5 Gal
	Tecoma stans 'Gold Star'	Yellow Bells	5 Gal
	Tecoma x 'Sunrise'	Sunrise Esperanza	5 Gal

GROUNDCOVERS	COMMON NAME	SIZE	
	Convolvulus cneorum	Bush Morning Glory	1 Gal
	Dalea capitata 'Sierra Gold'	Sierra Gold Dalea	1 Gal
	Dalea greggii	Trailing Indigo Bush	1 Gal
	Eremophila prostrata 'Outback Sunrise'	'Outback Sunrise'	1 Gal
	Lantana montevidensis	Trailing Purple Lantana	1 Gal
	Lantana x 'New Gold'	New Gold Lantana	1 Gal
	Rosmarinus officialis 'Huntington Carpet'	Trailing Rosemary	1 Gal
	Sphagneticola trilobata	Yellow Dot	1 Gal

TURF & INERT MATERIALS	COMMON NAME	SIZE
	Cymodon dactylon 'Midiron'	Midiron Sod
	Decomposed Granite "Apache Brown" OAE	3/4" Screened 2" Depth, Min.

KEY MAP



1130 N Alma School Rd, Ste 120
Mesa, AZ 85201
T:480.503.2250 | F:480.503.2258
www.epsgroupinc.com

EPS

GROUP

Fulton Homes Prasada

Phase 2

Surprise, Arizona

Project:

Revisions:

1ST CD SUBMITTAL - 12/10/2021

2ND CD SUBMITTAL - 07/25/2022

3RD CD SUBMITTAL - 09/27/2022

4TH CD SUBMITTAL - 12/13/2022

Call at least two full working days before you begin construction

ARIZONA

REG. NO. 1 or 1-800-STAMP-IT (782-6847) in Maricopa County only (002083-1100)

DESIGNER: AES

DRAWN BY: KZ

REGISTERED LANDSCAPE ARCHITECT

45568

ALIZA E. SABIN

Expiring 12-15-25

ARIZONA, U.S.A.

Job No.

19-0751

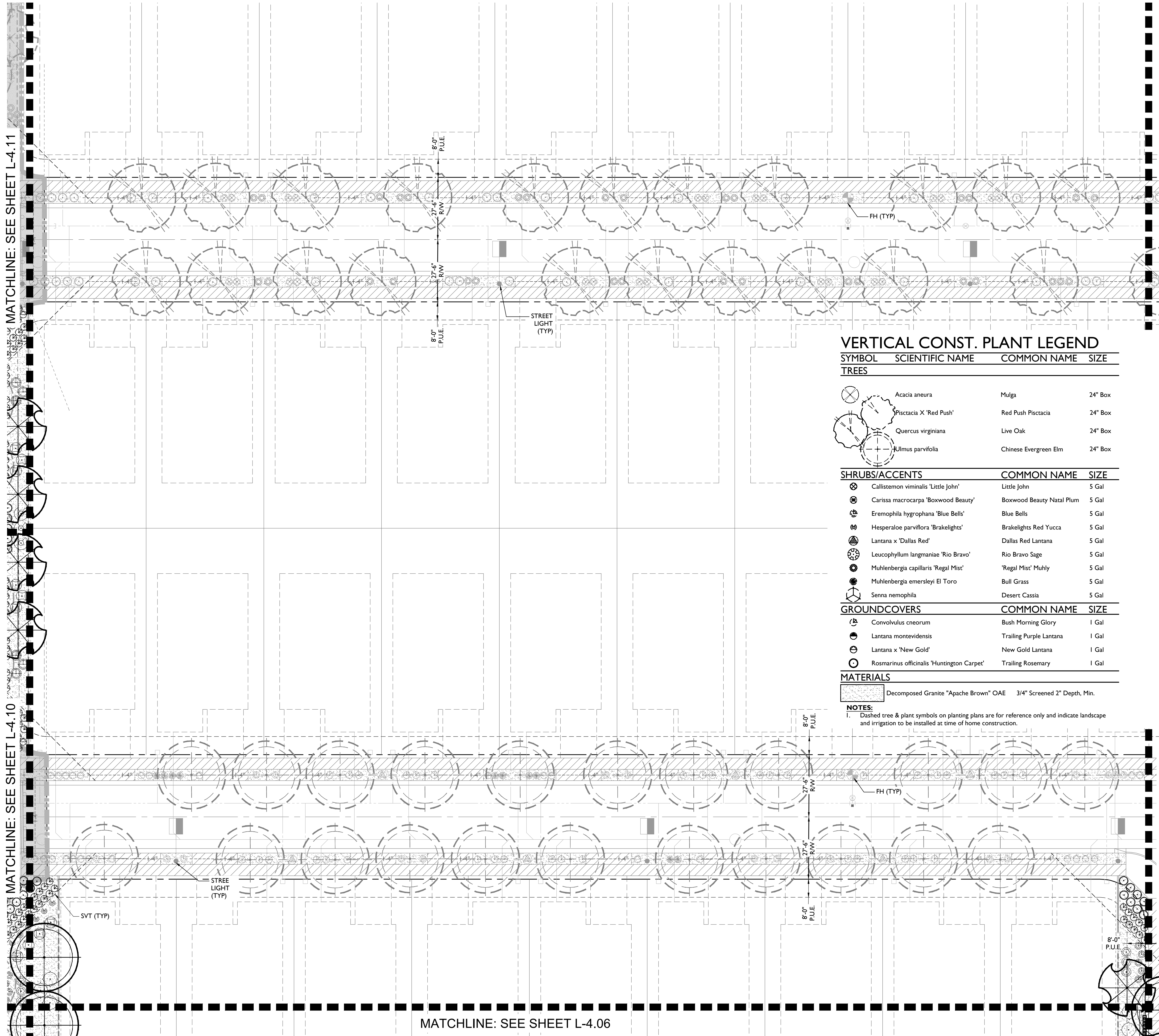
CONSTRUCTION DOCUMENTATION

Sheet No.

L-4.11

38 of 59

Page 86 of 214



VERTICAL CONST. PLANT LEGEND

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE
TREES			
	Acacia aneura	Mulga	24" Box
	Pistacia x 'Red Push'	Red Push Pistacia	24" Box
	Quercus virginiana	Live Oak	24" Box
	Ulmus parvifolia	Chinese Evergreen Elm	24" Box
SHRUBS/ACCENTS			
	Callistemon viminalis 'Little John'	Little John	5 Gal
	Carissa macrocarpa 'Boxwood Beauty'	Boxwood Beauty Natal Plum	5 Gal
	Eremophila hygrophana 'Blue Bells'	Blue Bells	5 Gal
	Hesperaloe parviflora 'Brakelights'	Brakelights Red Yucca	5 Gal
	Lantana x 'Dallas Red'	Dallas Red Lantana	5 Gal
	Leucophyllum langmaniae 'Rio Bravo'	Rio Bravo Sage	5 Gal
	Muhlenbergia capillaris 'Regal Mist'	'Regal Mist' Muhly	5 Gal
	Muhlenbergia emersleyi 'El Toro'	Bull Grass	5 Gal
	Senna nemophila	Desert Cassia	5 Gal
GROUNDCOVERS			
	Convolvulus cneorum	Bush Morning Glory	1 Gal
	Lantana montevidensis	Trailing Purple Lantana	1 Gal
	Lantana x 'New Gold'	New Gold Lantana	1 Gal
	Rosmarinus officinalis 'Huntington Carpet'	Trailing Rosemary	1 Gal
MATERIALS			
	Decomposed Granite "Apache Brown" OAE	3/4" Screened 2" Depth, Min.	

NOTES:
1. Dashed tree & plant symbols on planting plans are for reference only and indicate landscape and irrigation to be installed at time of home construction.

PLANT LEGEND

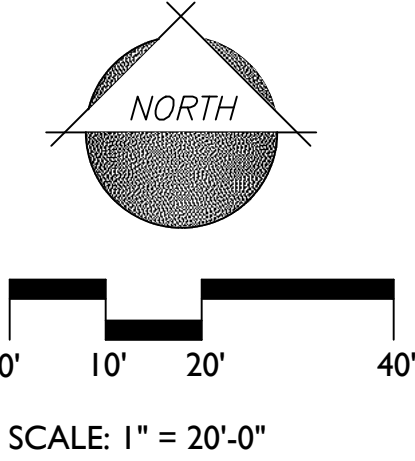
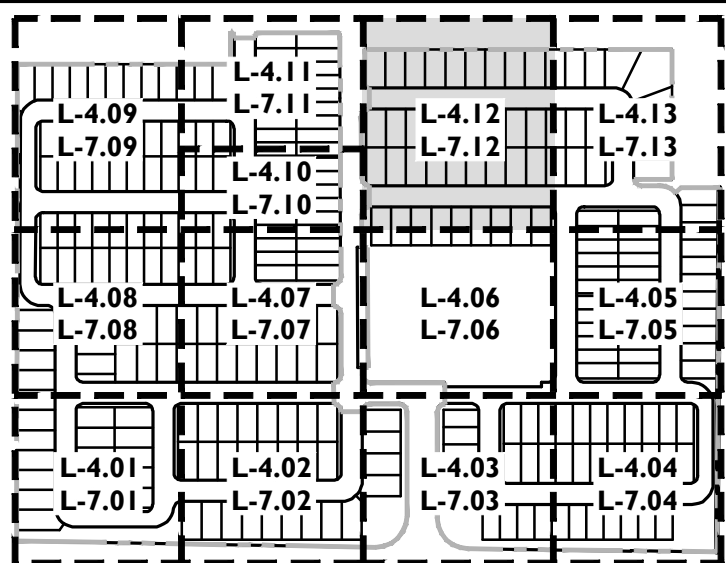
SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE
TREES			
	Acacia salicina	Willow Acacia	24" Box
	Caesalpinia cacalaco 'Smoothie'	Thornless Cascalote	36" Box
	Chitalpa tashkentensis 'Pink Dawn'	Chitalpa	24" Box
	Phoenix dactylifera	Date Palm	20' Matched
	Olea europaea 'Swan Hill'	'Swan Hill' Olive	36" Box
	Parkinsonia x 'Sonoran Emerald'	Sonoran Emerald Palo Verde	24" Box
	Pinus eldarica	Mondel Pine	24" Box
	Pistacia X 'Red Push'	Red Push Pistache	24" Box
	Prosopis hybrid 'Phoenix'	Thornless Mesquite	24" Box
	Quercus virginiana	Live Oak	24" Box
	Ulmus parvifolia	Chinese Evergreen Elm	24" Box

SHRUBS/ACCENTS	COMMON NAME	SIZE
	Century Plant	5 Gal
	'La Jolla' Bougainvillea	5 Gal
	Baja Fairy Duster	5 Gal
	Pink Fairy Duster	5 Gal
	Little John	5 Gal
	Desert Spoon	5 Gal
	'Winter Blaze' Emu Bush	5 Gal
	Blue Bells	5 Gal
	Gopher Plant	5 Gal
	San Marcos Hibiscus	5 Gal
	Giant Hesperaloe	5 Gal
	Brakelights Red Yucca	5 Gal
	Mexican Honeysuckle	5 Gal
	Dallas Red Lantana	5 Gal
	Cimarron Sage	5 Gal
	Rio Bravo Sage	5 Gal
	Thunder Cloud Sage	5 Gal
	'Regal Mist' Muhly	5 Gal
	'Autumn Glow' Muhly	5 Gal
	Deer Grass	5 Gal
	Purple Muhly	5 Gal
	Dwarf Myrtle	5 Gal
	Dwarf Pink Oleander	5 Gal
	Purple Ruellia	5 Gal
	Coral Fountain	5 Gal
	Desert Ruellia	5 Gal
	Feathery Cassia	5 Gal
	Desert Cassia	5 Gal
	Yellow Bells	5 Gal
	Sunrise Esperanza	5 Gal

GROUNDCOVERS	COMMON NAME	SIZE
	Bush Morning Glory	1 Gal
	Sierra Gold Dalea	1 Gal
	Trailing Indigo Bush	1 Gal
	'Outback Sunrise'	1 Gal
	Trailing Purple Lantana	1 Gal
	New Gold Lantana	1 Gal
	Trailing Rosemary	1 Gal
	Yellow Dot	1 Gal

TURF & INERT MATERIALS	COMMON NAME	SIZE
	Midiron	Sod
	Decomposed Granite "Apache Brown" OAE	3/4" Screened 2" Depth, Min.

KEY MAP



1130 N Alma School Rd, Ste 120
Mesa, AZ 85201
T:480.503.2250 | F:480.503.2258
www.epsgroupinc.com

EPS GROUP

Fulton Homes Prasad
Phase 2
Surprise, Arizona

Project

Revisions:

1ST CD SUBMITTAL - 12/10/2021	
2ND CD SUBMITTAL - 07/25/2022	
3RD CD SUBMITTAL - 09/27/2022	
4TH CD SUBMITTAL - 12/13/2022	

Call at least two full working days before your final landscape plan is required.

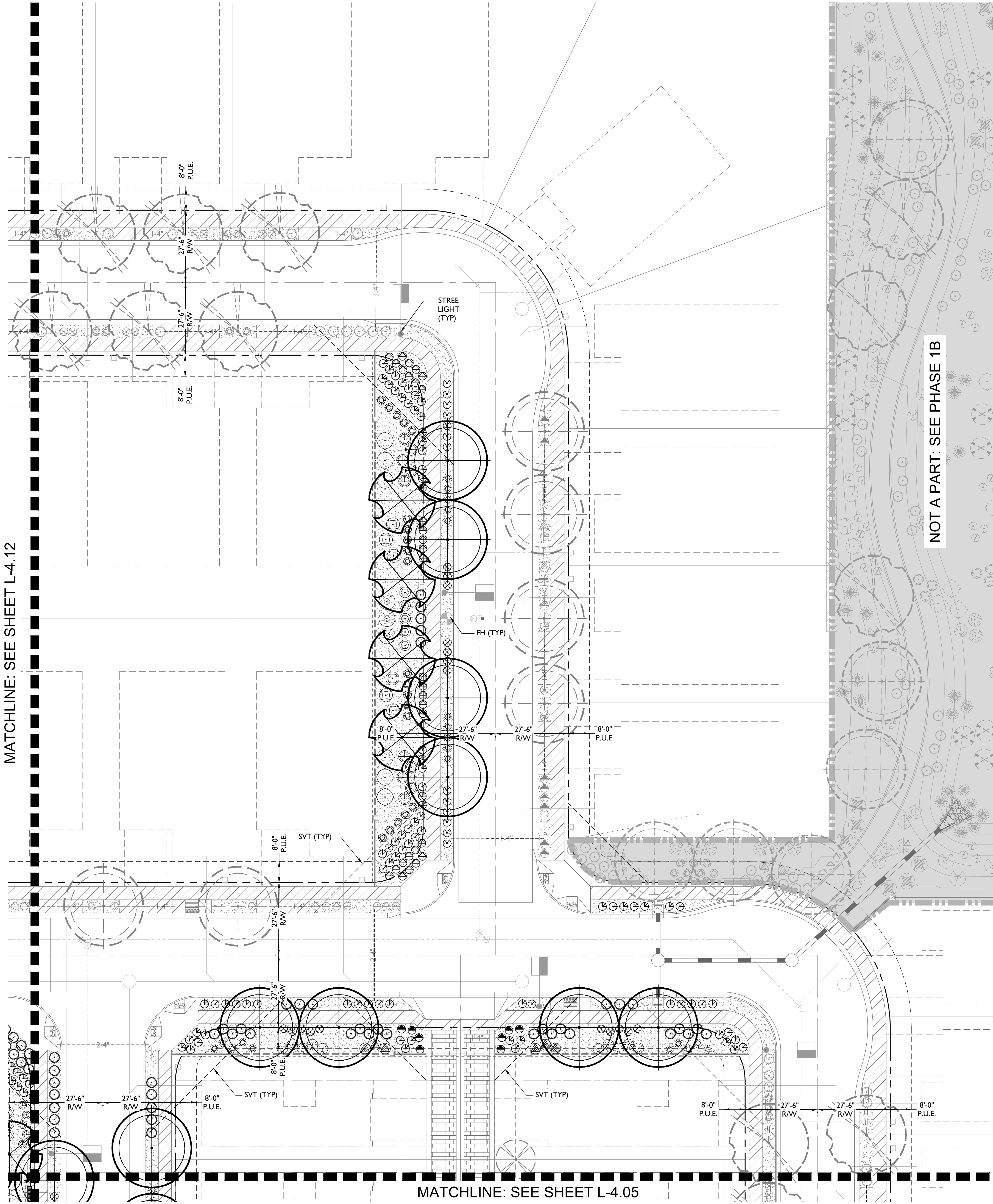
ARIZONA

REG. LANDSCAPE ARCHITECT
45568
ALIZA E. SABIN
Expires 12-31-2025

DESIGNER: AES
DRAWN BY: KZ

608 No.
19-0751
CONSTRUCTION DOCUMENTATION
Sheet No.
L-4.12
39 of 59

Page 87 of 214



VERTICAL CONST. PLANT LEGEND

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE
TREES			
	Acacia aneura	Mulga	24" Box
	Pistacia X 'Red Push'	Red Push Pistacia	24" Box
	Quercus virginiana	Live Oak	24" Box
	Ulmus parvifolia	Chinese Evergreen Elm	24" Box
SHRUBS/ACCENTS			
	Callistemon viminalis 'Little John'	Little John	5 Gal
	Carissa macrocarpa 'Boxwood Beauty'	Boxwood Beauty Natal Plum	5 Gal
	Eremophila hygrophana 'Blue Bells'	Blue Bells	5 Gal
	Hesperaloe parviflora 'Brakelights'	Brakelights Red Yucca	5 Gal
	Lantana x 'Dallas Red'	Dallas Red Lantana	5 Gal
	Leucophyllum langmaniae 'Rio Bravo'	Rio Bravo Sage	5 Gal
	Muhlenbergia capillaris 'Regal Mist'	'Regal Mist' Muhly	5 Gal
	Muhlenbergia emersleyi El Toro	Bull Grass	5 Gal
	Senna nemophila	Desert Cassia	5 Gal
GROUNDCOVERS			
	Convolvulus cneorum	Bush Morning Glory	1 Gal
	Lantana montevidensis	Trailing Purple Lantana	1 Gal
	Lantana x 'New Gold'	New Gold Lantana	1 Gal
	Rosmarinus officinalis 'Huntington Carpet'	Trailing Rosemary	1 Gal

SYMBOL	COMMON NAME	SIZE
	Decomposed Granite "Apache Brown" OAE	3/4" Screened 2" Depth, Min.

NOTES:
1. Dashed tree & plant symbols on planting plans are for reference only and indicate landscape and irrigation to be installed at time of home construction.

PLANT LEGEND

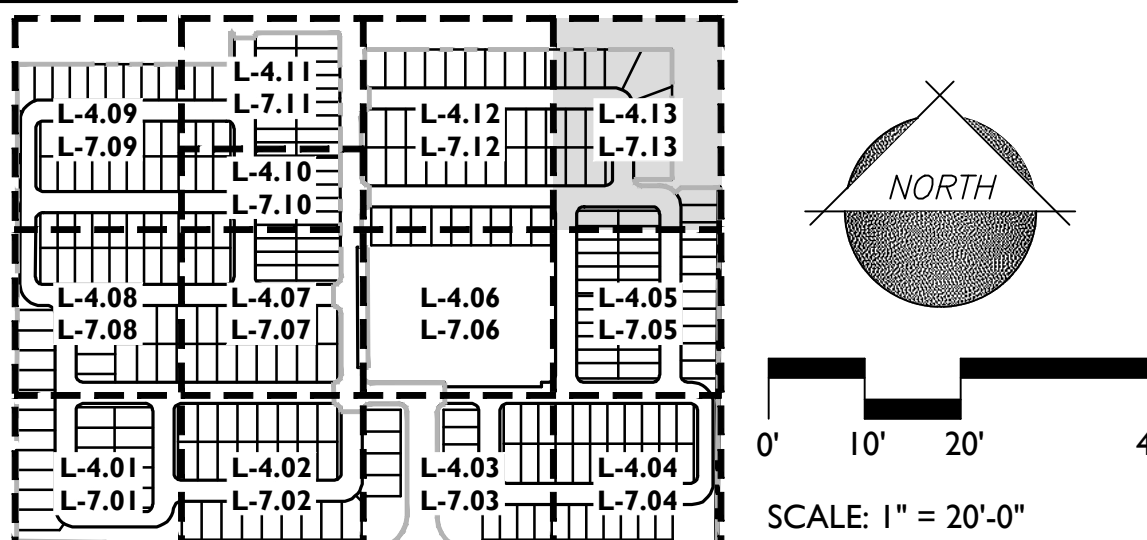
SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE
TREES			
	Acacia salicina	Willow Acacia	24" Box
	Caesalpinia cacaloe 'Smoothie'	Thornless Cascalote	36" Box
	Chitalpa tashkentensis 'Pink Dawn'	Chitalpa	24" Box
	Phoenix dactylifera	Date Palm	20' Matched
	Olea europaea 'Swan Hill'	'Swan Hill' Olive	36" Box
	Parkinsonia x 'Sonoran Emerald'	Sonoran Emerald Palo Verde	24" Box
	Pinus eldarica	Mondel Pine	24" Box
	Pistacia X 'Red Push'	Red Push Pistache	24" Box
	Prosopis hybrid 'Phoenix'	Thornless Mesquite	24" Box
	Quercus virginiana	Live Oak	24" Box
	Ulmus parvifolia	Chinese Evergreen Elm	24" Box
SHRUBS/ACCENTS			
	Agave americana	Century Plant	5 Gal
	Bougainvillea 'La Jolla'	'La Jolla' Bougainvillea	5 Gal
	Calliandra californica	Baja Fairy Duster	5 Gal
	Calliandra eriophylla	Pink Fairy Duster	5 Gal
	Callistemon viminalis 'Little John'	Little John	5 Gal
	Dasylirion wheeleri	Desert Spoon	5 Gal
	Eremophila glabra ssp. Carnosa 'Winter Blaze'	'Winter Blaze' Emu Bush	5 Gal
	Eremophila hygrophana 'Blue Bells'	Blue Bells	5 Gal
	Euphorbia rigida	Gopher Plant	5 Gal
	Gossypium harknessii	San Marcos Hibiscus	5 Gal
	Hesperaloe funifera	Giant Hesperaloe	5 Gal
	Hesperaloe parviflora 'Brakelights'	Brakelights Red Yucca	5 Gal
	Justicia spicigera	Mexican Honeysuckle	5 Gal
	Lantana x 'Dallas Red'	Dallas Red Lantana	5 Gal
	Leucophyllum zygomphyllum 'Cimarron'	Cimarron Sage	5 Gal
	Leucophyllum langmaniae 'Rio Bravo'	Rio Bravo Sage	5 Gal
	Leucophyllum candidum 'Thunder Cloud'	Thunder Cloud Sage	5 Gal
	Muhlenbergia capillaris 'Regal Mist'	'Regal Mist' Muhly	5 Gal
	Muhlenbergia lindheimeri 'Autumn Glow'	'Autumn Glow' Muhly	5 Gal
	Muhlenbergia rigens	Deer Grass	5 Gal
	Muhlenbergia rigida 'Nashville'	Purple Muhly	5 Gal
	Myrtus communis 'Compacta'	Dwarf Myrtle	5 Gal
	Nerium oleander 'Petite Pink'	Dwarf Pink Oleander	5 Gal
	Ruellia brittoniana	Purple Ruellia	5 Gal
	Russelia equisetiformis	Coral Fountain	5 Gal
	Ruellia peninsularis	Desert Ruellia	5 Gal
	Senna artemisioides	Feathery Cassia	5 Gal
	Senna nemophila	Desert Cassia	5 Gal
	Tecoma stans 'Gold Star'	Yellow Bells	5 Gal
	Tecoma x 'Sunrise'	Sunrise Esperanza	5 Gal

SHRUBS/ACCENTS	COMMON NAME	SIZE	
	Agave americana	Century Plant	5 Gal
	Bougainvillea 'La Jolla'	'La Jolla' Bougainvillea	5 Gal
	Calliandra californica	Baja Fairy Duster	5 Gal
	Calliandra eriophylla	Pink Fairy Duster	5 Gal
	Callistemon viminalis 'Little John'	Little John	5 Gal
	Dasyliiron wheeleri	Desert Spoon	5 Gal
	Eremophila glabra ssp. Carnosa 'Winter Blaze'	'Winter Blaze' Emu Bush	5 Gal
	Eremophila hygrophana 'Blue Bells'	Blue Bells	5 Gal
	Euphorbia rigida	Gopher Plant	5 Gal
	Gossypium harknessii	San Marcos Hibiscus	5 Gal
	Hesperaloe funifera	Giant Hesperaloe	5 Gal
	Hesperaloe parviflora 'Brakelights'	Brakelights Red Yucca	5 Gal
	Justicia spicigera	Mexican Honey-suckle	5 Gal
	Lantana x 'Dallas Red'	Dallas Red Lantana	5 Gal
	Leucophyllum zygochryllum 'Cimarron'	Cimarron Sage	5 Gal
	Leucophyllum langmaniae 'Rio Bravo'	Rio Bravo Sage	5 Gal
	Leucophyllum candidum 'Thunder Cloud'	Thunder Cloud Sage	5 Gal
	Muhlenbergia capillaris 'Regal Mist'	'Regal Mist' Muhly	5 Gal
	Muhlenbergia lindheimeri 'Autumn Glow'	'Autumn Glow' Muhly	5 Gal
	Muhlenbergia rigens	Deer Grass	5 Gal
	Muhlenbergia rigida 'Nashville'	Purple Muhly	5 Gal
	Myrtus communis 'Compacta'	Dwarf Myrtle	5 Gal
	Nerium oleander 'Petite Pink'	Dwarf Pink Oleander	5 Gal
	Ruellia brittoniana	Purple Ruellia	5 Gal
	Russelia equisetiformis	Coral Fountain	5 Gal
	Ruellia peninsularis	Desert Ruellia	5 Gal
	Senna artemisioides	Feathery Cassia	5 Gal
	Senna nemophila	Desert Cassia	5 Gal
	Tecoma stans 'Gold Star'	Yellow Bells	5 Gal
	Tecoma x 'Sunrise'	Sunrise Esperanza	5 Gal

GROUNDCOVERS		COMMON NAME	SIZE
	Convolvulus cneorum	Bush Morning Glory	1 Gal
	Dalea capitata 'Sierra Gold'	Sierra Gold Dalea	1 Gal
	Dalea greggii	Trailing Indigo Bush	1 Gal
	Eremophila prostrata 'Outback Sunrise'	'Outback Sunrise'	1 Gal
	Lantana montevidensis	Trailing Purple Lantana	1 Gal
	Lantana x 'New Gold'	New Gold Lantana	1 Gal
	Rosmarinus officinalis 'Huntington Carpet'	Trailing Rosemary	1 Gal
	Sphagneticola trilobata	Yellow Dot	1 Gal

TURF & INERT MATERIALS			
	Cynodon dactylon 'Midiron'	Midiron	Sod
	Decomposed Granite "Apache Brown" OAE	3/4" Screened 2" Depth, Min.	

KEY MAP



1130 N Alma School Rd, Ste 120
Mesa, AZ 85201
T:480.503.2250 | F:480.503.2258
www.epsgroupinc.com

EPS GROUP

Fulton Homes Prasad
Phase 2
Surprise, Arizona

Landscape Plans

Project:

Revisions:

1ST CD SUBMITTAL - 12/10/2021
2ND CD SUBMITTAL - 07/25/2022
3RD CD SUBMITTAL - 09/27/2022
4TH CD SUBMITTAL - 12/13/2022

Call at least two full working days before you begin construction.

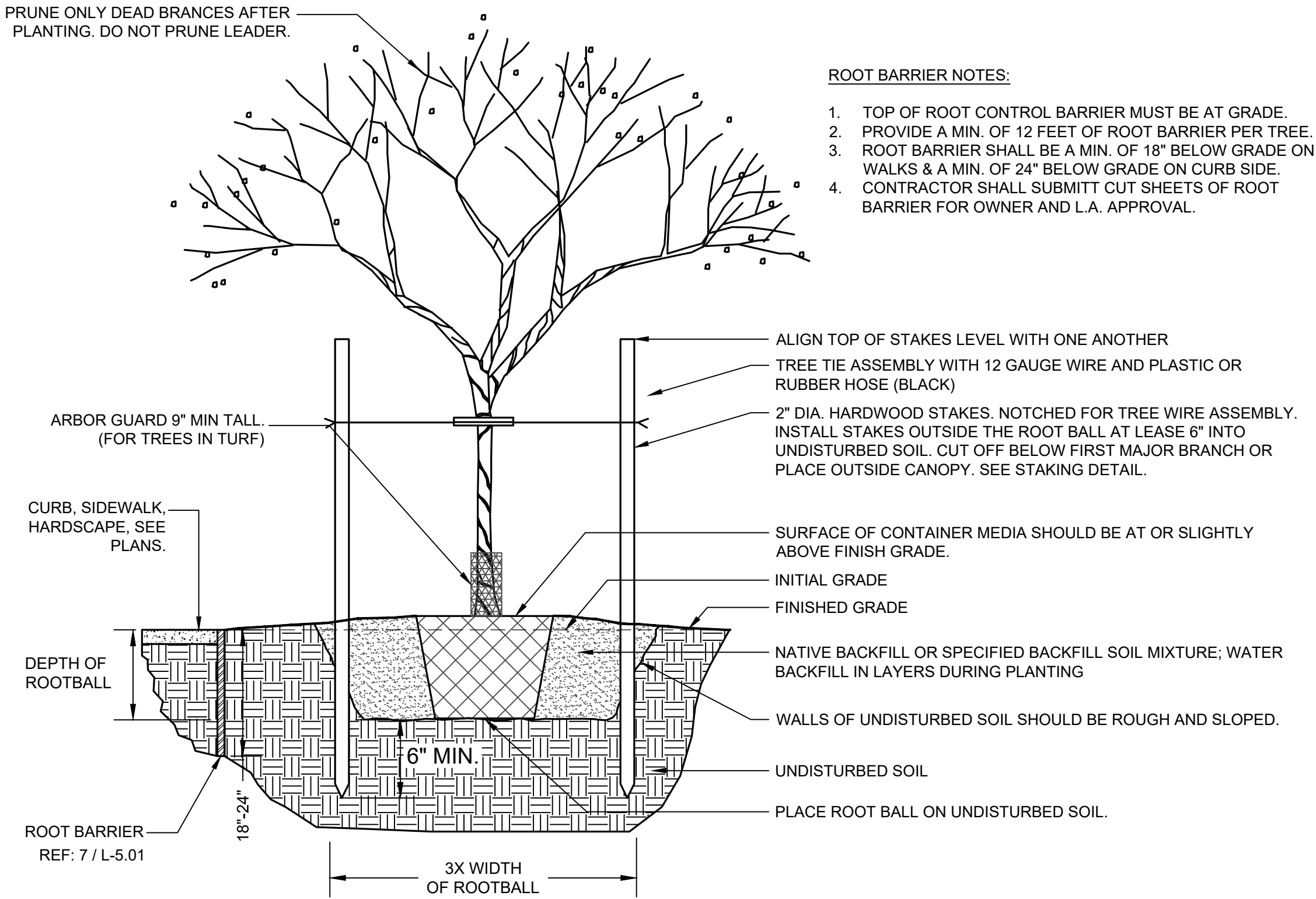
ARIZONA

DESIGNER: AES
DRAWN BY: KZ

REGISTERED LANDSCAPE ARCHITECT
45568
ALIZA E. SABIN
EXPIRATION: 12-31-2026

19-0751
CONSTRUCTION DOCUMENTATION
Sheet No.
L-4.13
40 of 59

FS31-1024

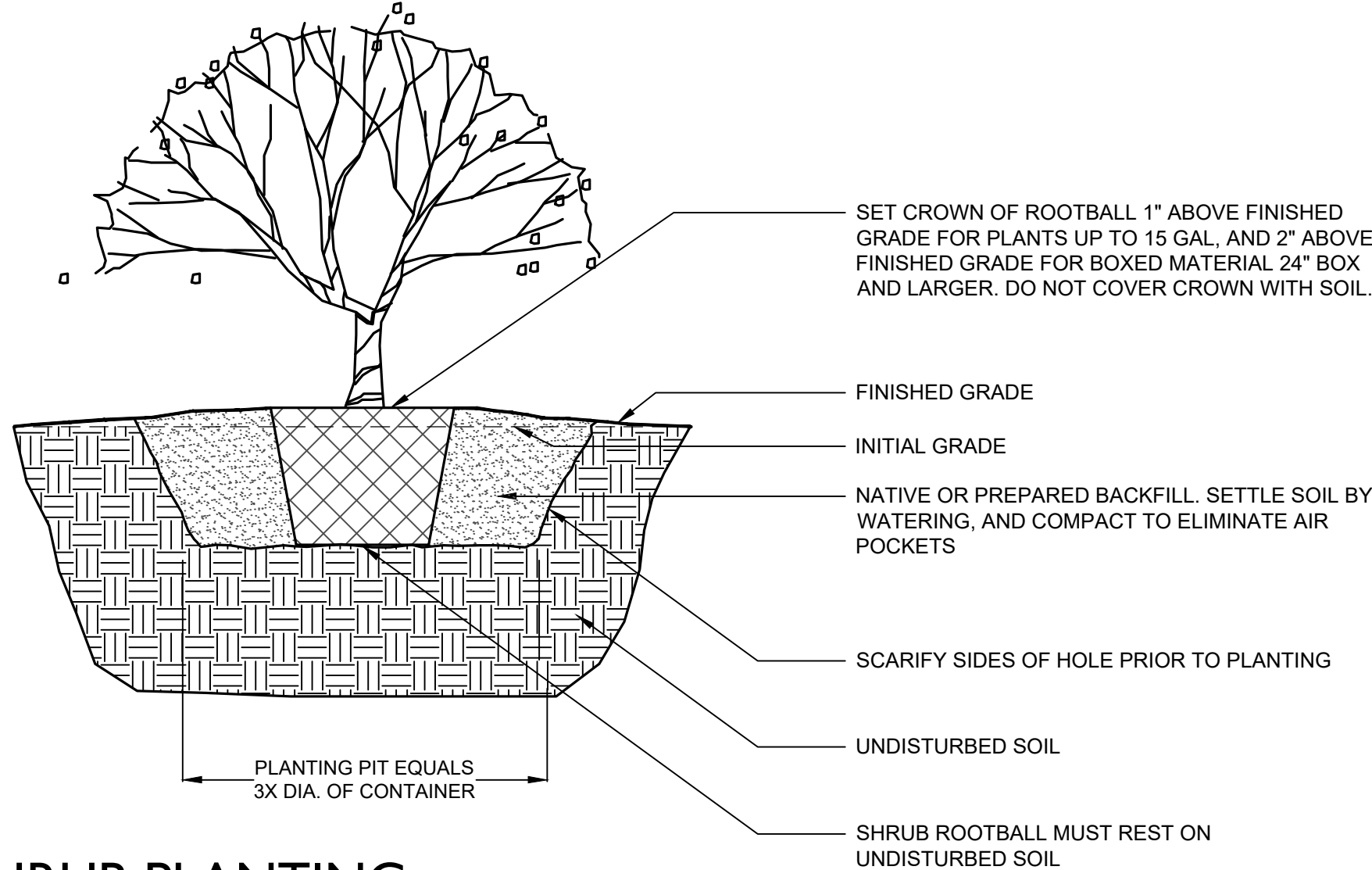


GENERAL NOTES:

1. SET CROWN OF ROOTBALL 2" ABOVE FINISH GRADE AFTER SETTLEMENT. DO NOT COVER CROWN WITH SOIL.
2. FOR TREES ADJACENT TO SIDEWALK, LOWER MOST BRANCH HEIGHT SHALL BE 7'-0" MIN FROM SIDEWALK GRADE.
3. HANDLE BY ROOTBALL ONLY. DO NOT HANDLE TREE TOP.
4. 1" MAX DEPTH OF DECOMPOSED GRANITE OVER PLANT ROOTBALL. PROTECT PLANT FROM DAMAGE DURING PLACEMENT OF GRANITE. DO NOT COVER OR CHOKE PLANT BASE.
5. TREES THAT ARE LOCATED WITHIN VEHICULAR SIGHTLINE AREAS (SHOWN ON PLANS) SHALL HAVE AN INITIAL 7'-0" HEIGHT CLEARANCE MEASURED FROM THE TOP OF CURB AND SHALL BE PRUNED AS NECESSARY, UNDER THE DIRECTION OF THE CONTRACT ADMINISTRATOR, TO MAINTAIN THE 7'-0" HEIGHT. SMALLER STREETS TO BE PRUNED AS DIRECTED BY THE LANDSCAPE ARCHITECT AT INSTALLATION.

1 TREE PLANTING & STAKING

Scale: 3/4" = 1'-0"

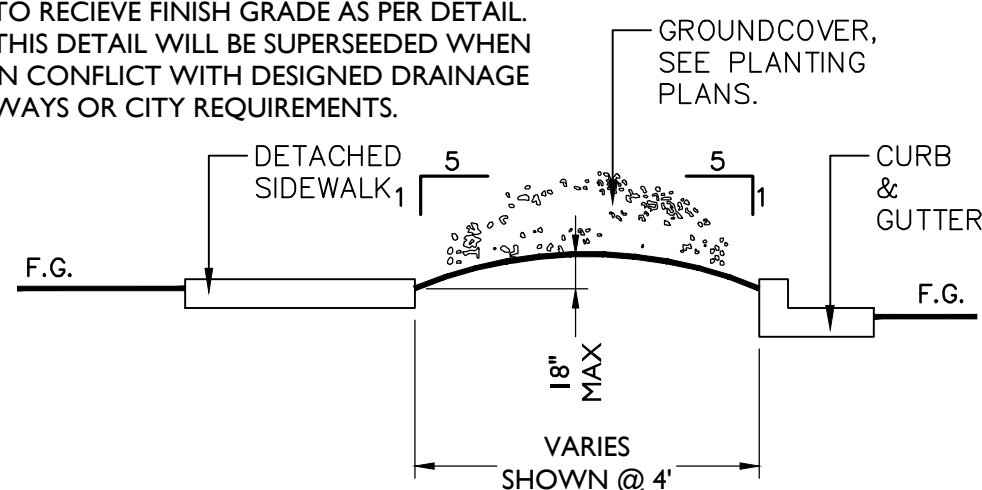


4 SHRUB PLANTING

Scale: 3/4" = 1'-0"

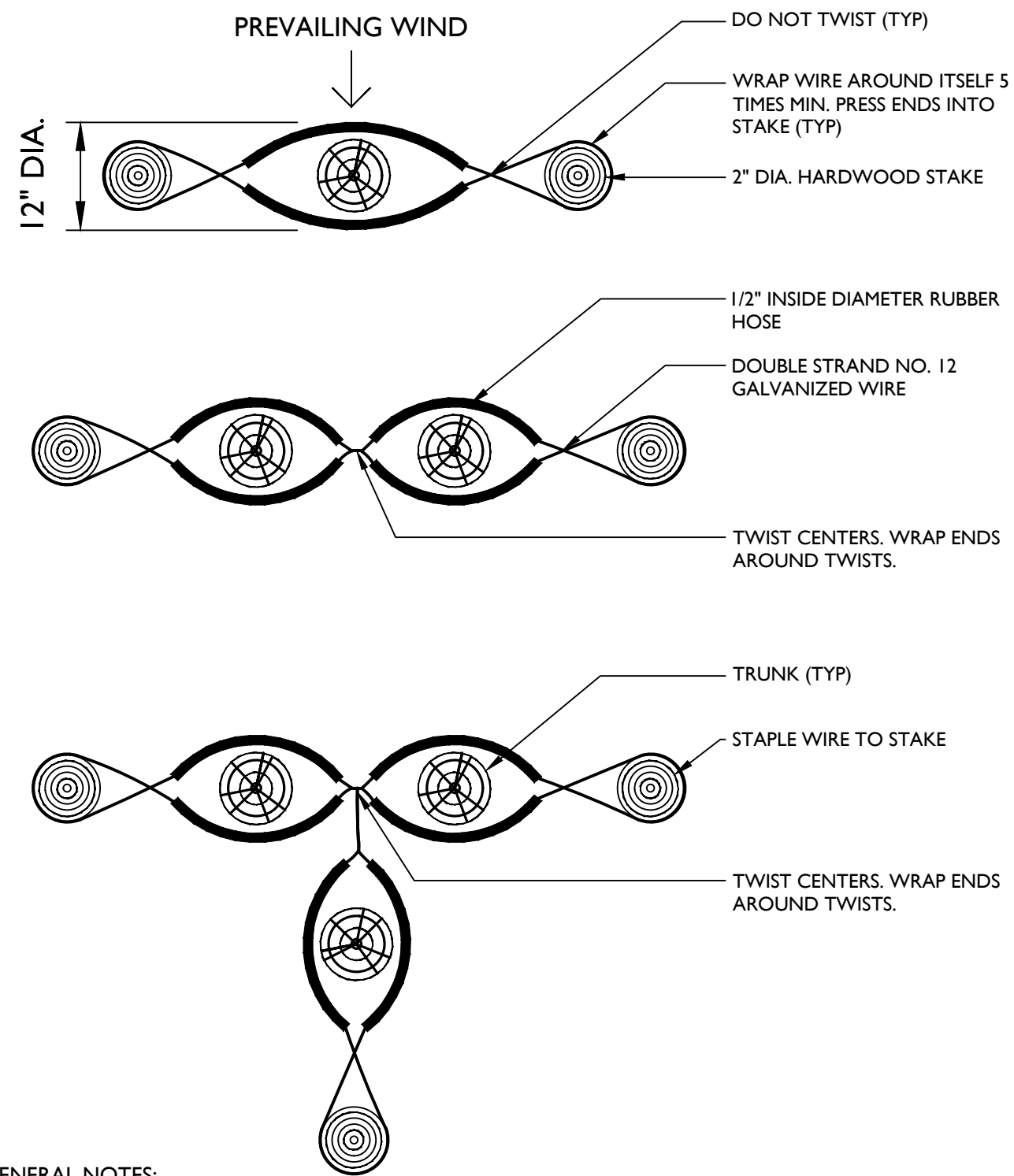
NOTE:

1. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR AREA BETWEEN SIDEWALK AND CURB TO RECEIVE FINISH GRADE AS PER DETAIL.
2. THIS DETAIL WILL BE SUPERSEDED WHEN IN CONFLICT WITH DESIGNED DRAINAGE WAYS OR CITY REQUIREMENTS.



6 DETACHED SIDEWALK LANDSCAPE GRADE DETAIL

Scale: 1" = 1'-0"



GENERAL NOTES:

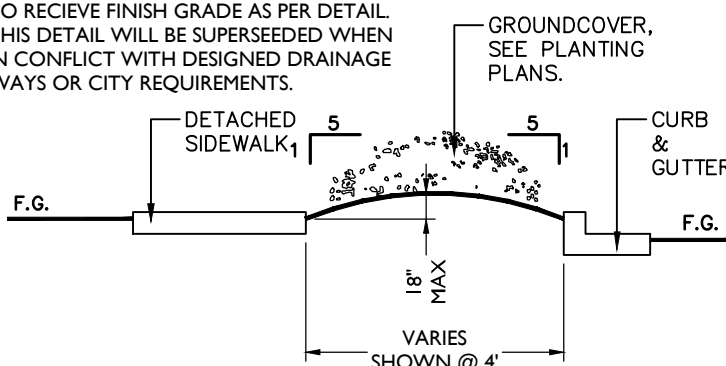
1. MULTI-TRUNK TREES TO HAVE ALL MAJOR LEADERS STAKED OR SUPPORTED.
2. ONLY STAKE TREES GROWN WITH NURSERY STAKES.
3. ENDS OF WIRE AROUND STAKE TO BE PRESSED INTO STAKE.
4. ENDS OF WIRE AT CENTER TWISTS TO BE FOLDED AROUND TWISTS.
5. MAINTAIN ENOUGH SLACK AROUND TREE TRUNK TO ALLOW GENTLE MOVEMENT.

2 TREE STAKING

Scale: 3/4" = 1'-0"

NOTE:

1. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR AREA BETWEEN SIDEWALK AND CURB TO RECEIVE FINISH GRADE AS PER DETAIL.
2. THIS DETAIL WILL BE SUPERSEDED WHEN IN CONFLICT WITH DESIGNED DRAINAGE WAYS OR CITY REQUIREMENTS.



5 GROUNDCOVER PLANTING

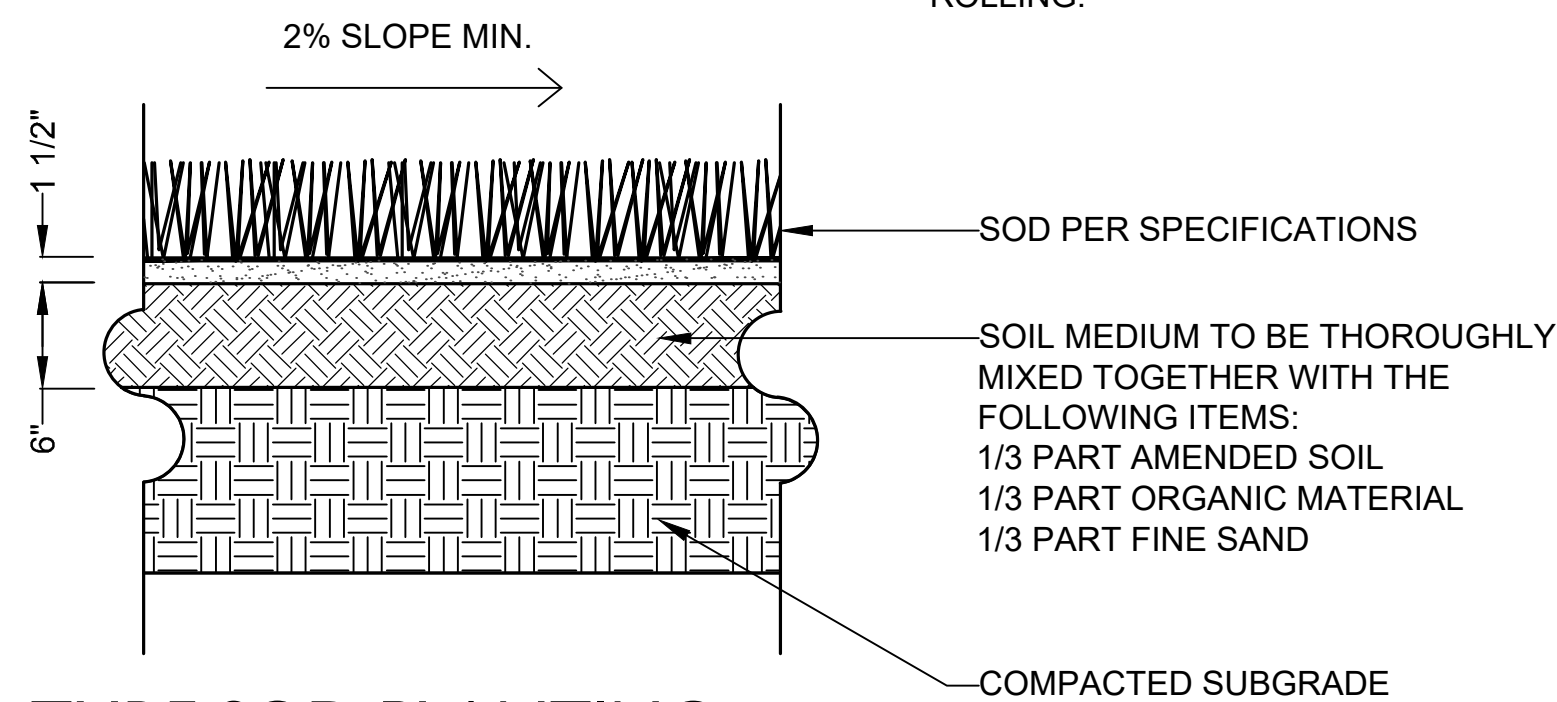
Scale: 3/4" = 1'-0"

NOTE:

CONTRACTOR TO PERFORM A SOIL ANALYSIS PRIOR TO TURF PLANTING. PROVIDE ANALYSIS TO FULTON HOMES. SOIL TO BE TREATED PER SOIL ANALYSIS RECOMMENDATION.

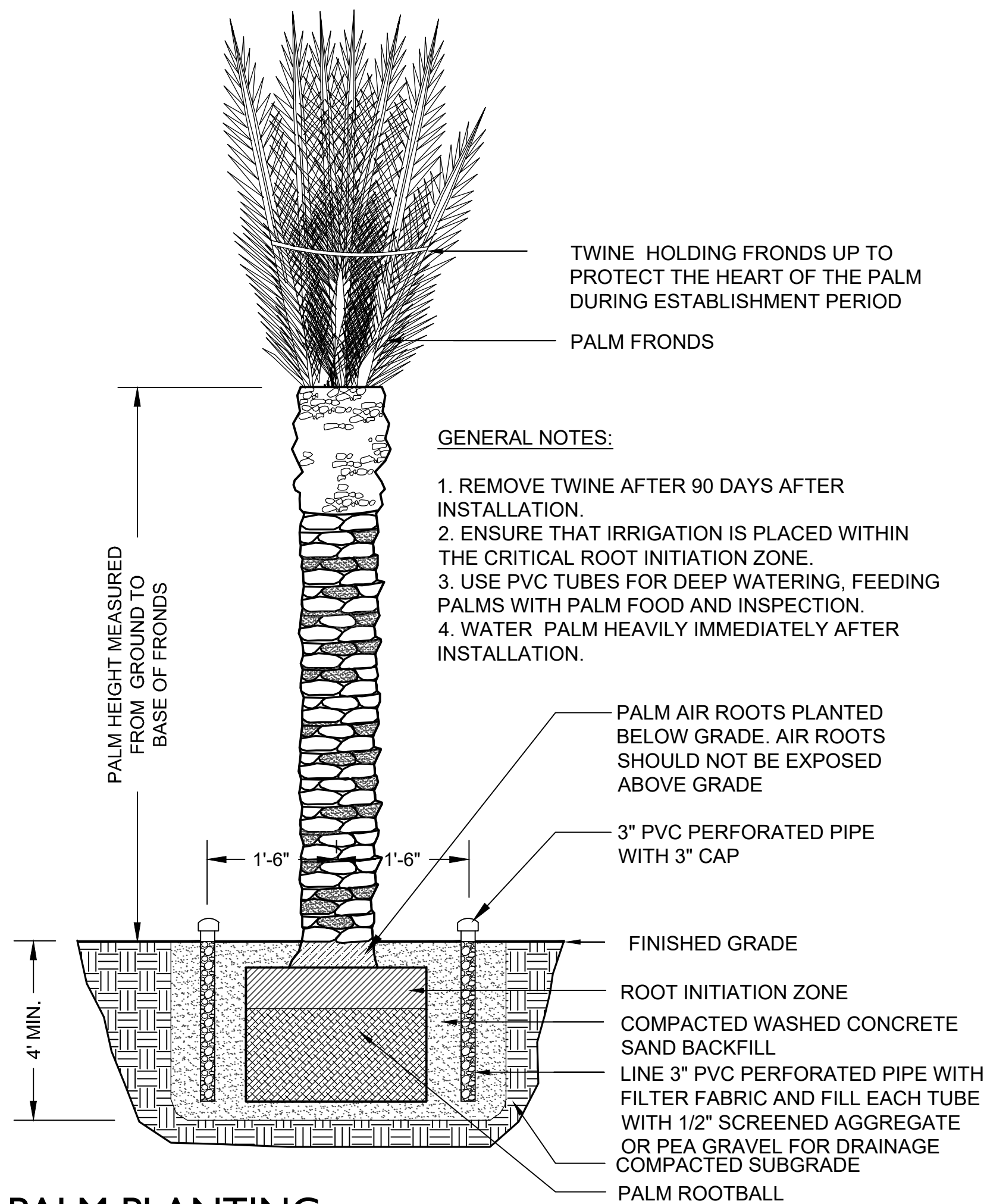
GENERAL NOTES:

1. SLOPE MAY VARY, SEE GRADING PLAN.
2. USE HEAVY SOD ROLLER TO ROLL SOD FLAT AND EVENLY. SOD SHOULD NOT HAVE BUMPS, HILLS OR VALLEYS.
3. WATER SOD IN THOROUGHLY AFTER ROLLING.



7 TURF SOD PLANTING

Scale: 1" = 1'-0"

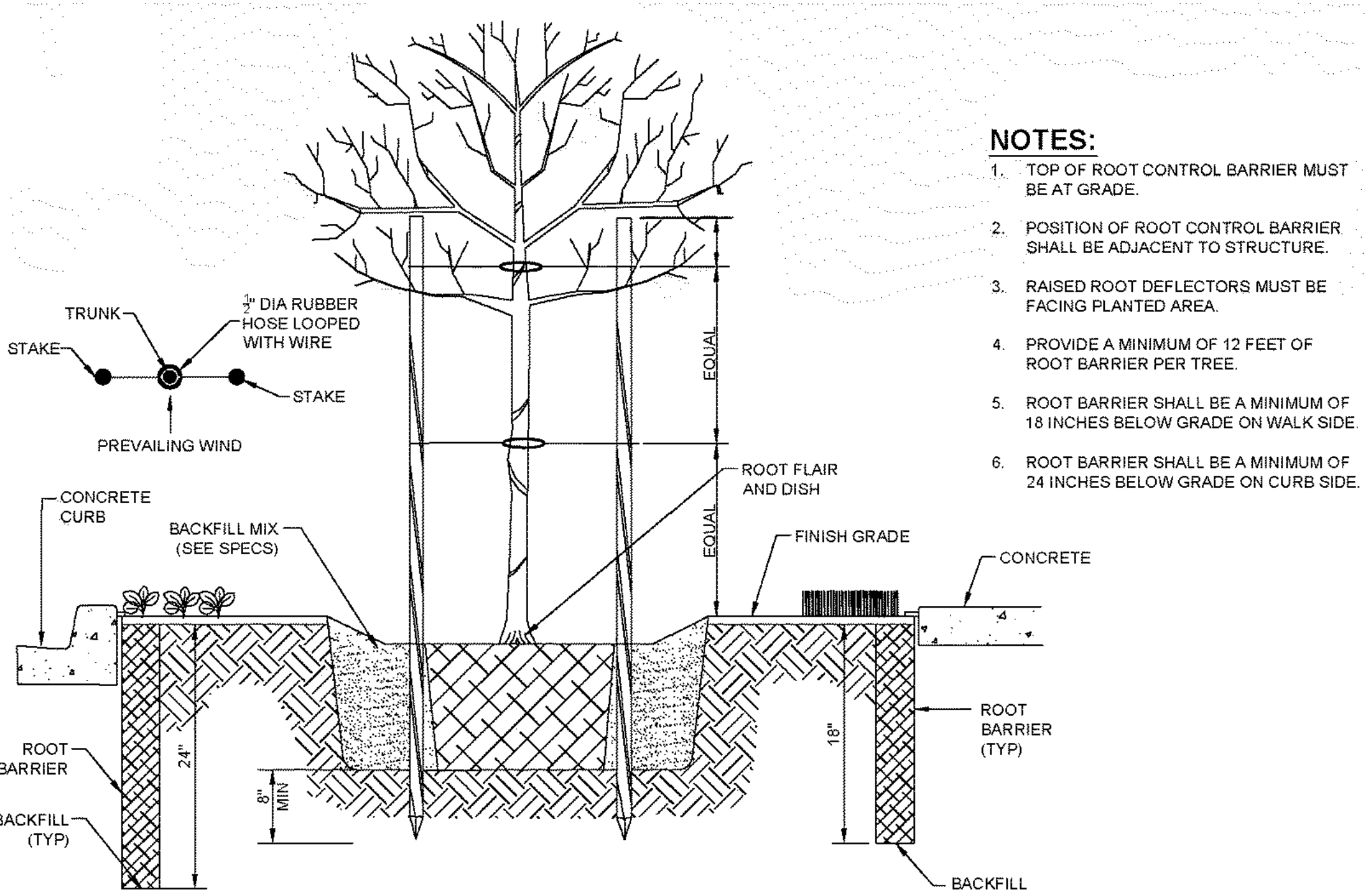


GENERAL NOTES:

1. REMOVE TWINE AFTER 90 DAYS AFTER INSTALLATION.
2. ENSURE THAT IRRIGATION IS PLACED WITHIN THE CRITICAL ROOT INITIATION ZONE.
3. USE PVC TUBES FOR DEEP WATERING, FEEDING PALMS WITH PALM FOOD AND INSPECTION.
4. WATER PALM HEAVILY IMMEDIATELY AFTER INSTALLATION.

3 PALM PLANTING

Scale: 3/4" = 1'-0"



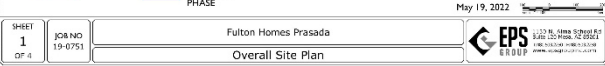
NOTES:

1. TOP OF ROOT CONTROL BARRIER MUST BE AT GRADE.
2. POSITION OF ROOT CONTROL BARRIER SHALL BE ADJACENT TO STRUCTURE.
3. RAISED ROOT DEFLECTORS MUST BE FACING PLANTED AREA.
4. PROVIDE A MINIMUM OF 12 FEET OF ROOT BARRIER PER TREE.
5. ROOT BARRIER SHALL BE A MINIMUM OF 18 INCHES BELOW GRADE ON WALK SIDE.
6. ROOT BARRIER SHALL BE A MINIMUM OF 24 INCHES BELOW GRADE ON CURB SIDE.

8 ROOT BARRIER IN RIGHT OF WAY

Scale: 3/4" = 1'-0"

FS21-1024 PHASING PLAN

[illegible]



**DEPARTMENT OF THE AIR FORCE
AIR EDUCATION AND TRAINING COMMAND**

3 June 2020

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

Ms. Nichole Flores
Planning Project Coordinator
Community Development
16000 N. Civic Center Plaza
Surprise AZ 85374

Re: FS20-363, Fulton Homes at Prasada (APNs: 501-40-001G, 501-40-001N, 501-40-001P, 501-40-002E, 501-40-002F, 501-40-003J, 501-40-004D, 501-40-004F, 501-40-989)

Dear Ms. Flores

Thank you for the opportunity to provide comments on the Preliminary Plat for Fulton Homes at Prasada. The site sits on approximately 110 acres of vacant land located on the southwest corner of Waddell Rd and Reems Rd in Surprise AZ and is part of a larger 4,000 acre Master Planned Community which, was commented on via our letter dated 15 May 2006 (see attached) with an overall density of approximately 5 du/ac. This request is for 547 lots with a density of 5 du/ac. The site is approximately 1 ml outside the Luke AFB 1988 JLUS 65 Ldn, "high noise or accident potential zone" as defined by A.R.S. § 28-8461 and is inside 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. Fulton Homes at Prasada with a density of 5 falls within these guidelines.

As stated in the narrative, this request will not have a negative impact on Luke AFB Flight Operations as long as the above GDC guidance is followed. Since 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 about Luke AFB operations.

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

Sincerely

A handwritten signature in black ink, appearing to read "Ch. P. Toale".

CHRISTOPHER P. TOALE

Attachment:

Prasada Letter, dated 15 May 2006

cc:

Colonel Scott W. Walker, Vice Commander, 56th Fighter Wing

Mr. James R. Mitchell, GS-14, 56th Fighter Wing

Ms. Cindy L. Allen, GS-13, General and Environmental Law Attorney, 56th Fighter Wing



**DEPARTMENT OF THE AIR FORCE
AIR EDUCATION AND TRAINING COMMAND**

15 May 2006

Mr. James R. Mitchell
Director, Community Initiatives Team
56th Fighter Wing
14185 West Falcon Street
Luke AFB AZ 85309-1629

Ms. Cindy Coen
City of Surprise Planning Department
12425 West Bell Road
Surprise AZ 85374

Re: Case #PAD05-465 Prasada
Our Cactus Lane Ranch Letters dated 19 Apr 04, 27 May 04, 29 Jun 04 and 12 Nov 2004

Dear Ms. Coen

Thank you for the opportunity to provide comments on the Prasada Planned Area Development (PAD) application. The Prasada PAD is a comprehensive master planned development encompassing approximately 4,000 acres. The project includes an area that stretches from Greenway Road south to Olive Avenue and from Reems Road west towards Perryville Road. Approximately 3,488 acres are within the special planning area in the City of Surprise, while 580 acres are within the City of Glendale planning area. This area is located from 1 to 3 1/2 miles outside the 1988 JLUS 65 Ldn, "high noise or accident potential zone" as defined by A.R.S. §28-8461 and is within the "territory in the vicinity of a military airport" also defined by A.R.S. §28-8461.

This PAD includes a wide variety of land uses. The southwestern portion which includes portions of sections 15, 22 and 23 is planned to be Low Density Residential (3-5 du/acre), High Density Residential (15-21 du/acre) and Mixed Use Gateway land use categories. The northeastern portion, located along the future proposed 303, encompasses all of sections 12, 13 and 18. This area will include substantial commercial development and significant areas of employment as well as higher density, urban style residential development. Plans call for residential densities in the southwestern portion (Sections 15, 22 and 23) to not have more than 6,500 residential dwelling units (du). The total acreage of this area is 1,359 acres, resulting in a maximum density of 4.78 du/acre. The northeastern portion (Sections 12, 13 and 18) shall not have more than 7,680 units. The total acreage of this area is 1,751 acres, resulting in a maximum density of 4.38 du/acre.

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 southwestern portion, with a restricted density of 4.78 du/acre and the northeastern portion, with a restricted density of 4.38 du/acre falls within the guidelines of the GDC.

As described, the Prasada PAD will not negatively impact the flying operations at Luke AFB. Since Prasada 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. 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 is essential to inform potential tenants and residents about Luke AFB operations. We also recommend a review of the Luke AFB web site at <http://www.luke.af.mil>, Community Interests and Community Initiatives links, for further information.

If there are any questions, please contact my Community Planner, Mr. Bob Dubsky, at (623) 856-6195.

Sincerely



JAMES R. MITCHELL

cc:

Colonel Randell S. Meyer, Vice Commander, 56th Fighter Wing



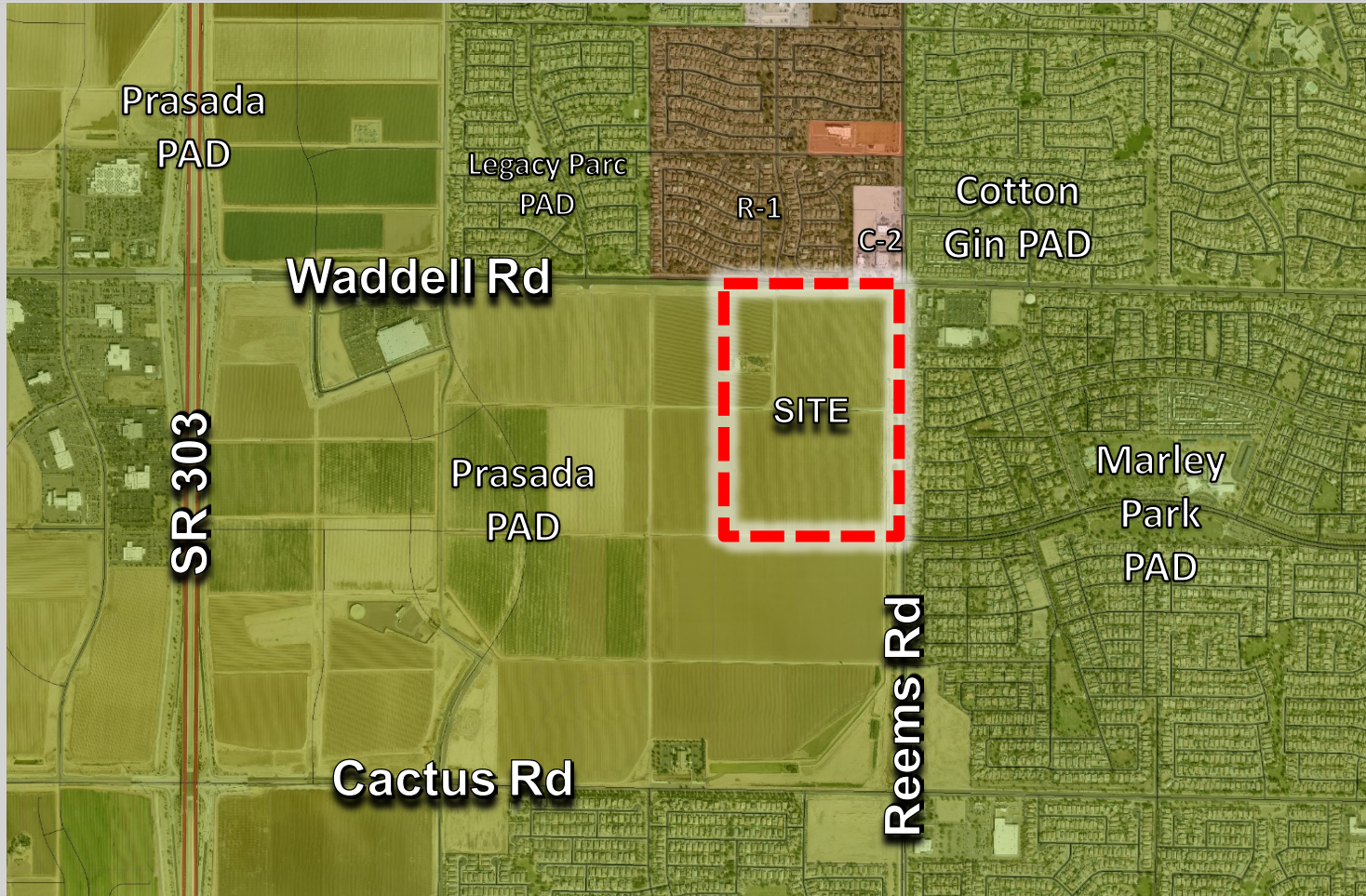
SURPRISE
ARIZONA

FS21-1024
Fulton Homes at Prasada
Phase 2 Final Plat

City Council
February 21, 2023



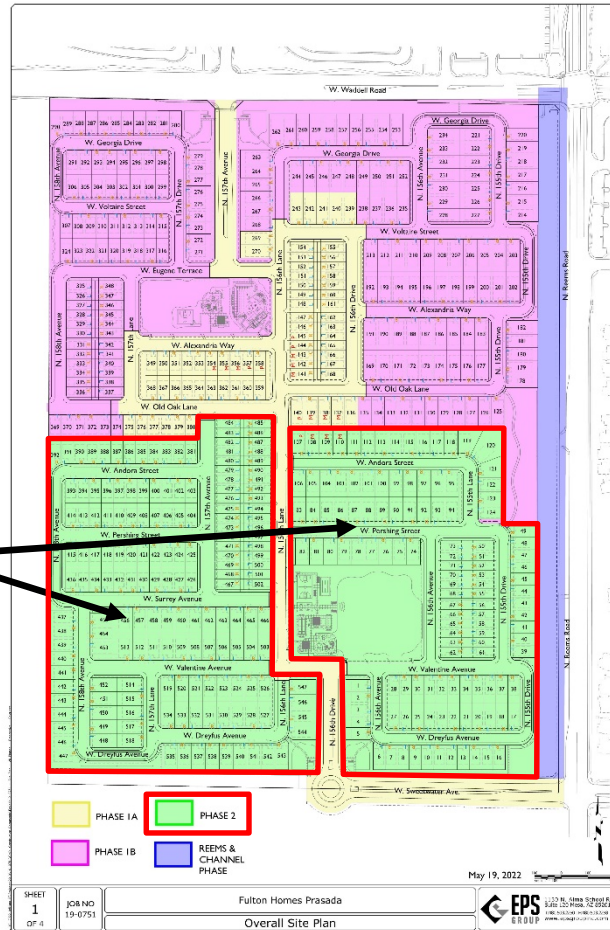
FS21-1024 VICINITY MAP



FS21-1024 ZONING MAP

FS21-1024 PHASING PLAN

This phase



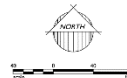
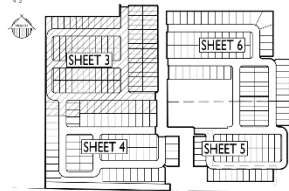
FULTON HOMES AT PRASADA - PHASE 2



N 156TH LANE

MATCH LINE SEE SHEET 6 OF 7

KEY MAP



- [illegible]

BOUNDARY LINE
R/W LINE
LOT LINE
SECTION LINE
WD-SECTION LINE
CENTER LINE ROAD
QUARTER-SECTION LINE
DISTING R/W
CASHEMONT LINE

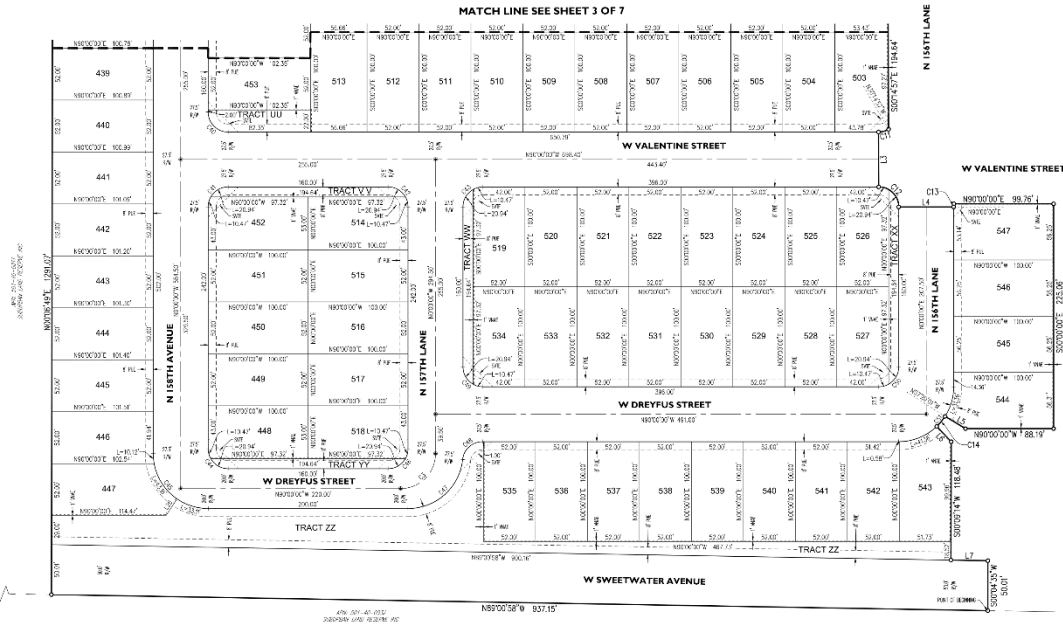
FS21-1024

FULTON HOMES AT PRASADA - PHASE 2

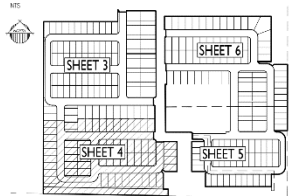
FINAL PLAT

19-075
PLAT
Sheet No.
3
of 7

MATCH LINE SEE SHEET 3 OF 7



NTS



FS21-1024

FULTON HOMES AT PRASADA - PHASE 2

11310 N. 44th Street, Suite 120
 Mesa, AZ 85021
 480.433.2374
 WWW.FULTONHOMESAZ.COM



EPS
 EQUAL OPPORTUNITY
 REALTOR

FINANCIAL PLAN

11310 N. 44th Street, Suite 120
 Mesa, AZ 85021
 480.433.2374
 WWW.FULTONHOMESAZ.COM



EPS
 EQUAL OPPORTUNITY
 REALTOR

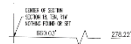
FINANCIAL PLAN

11310 N. 44th Street, Suite 120
 Mesa, AZ 85021
 480.433.2374
 WWW.FULTONHOMESAZ.COM



EPS
 EQUAL OPPORTUNITY
 REALTOR

MATCH LINE SEE SHEET 6 OF 7



- | LEGEND | |
|--------|---------------------------------|
| ✱ | PIPE NOT IN HORIZONTAL AS NOTED |
| ✱ | PIPE NOT TIGHT AS NOTED |
| ✱ | PIPE NOT AS NOTED |
| ✱ | PIPE NOT AS NOTED |
| ○ | PIPE MARKED BY CAP, SEE 32115 |
| FOUND | |
| MCPL | MATERIAL |
| BCHP | BRASS CAP IN HAND HOLE |
| DCT | BRASS CAP TIGHT |
| MC | BRASS CAP |
| IP | IRON PIPE |
| SPFL | SEWERAGE FOR NOT FOUND |
| CANAL | CANAL DATA AND SALT RICH MEDIUM |
| MCR | MARICOPA COUNTY RECORDER |
| DOC | DOCUMENT |
| WCT | WATER |
| RC | ROCK |
| PG | PIPE |
| R/W | RIGHT OF WAY |
| PUE | PUBLIC UTILITY EASEMENT |

- SVTE 30'X30' SIGN WEARABLE TRIMBLE EASEMENT
 CSMT EASEMENT
 UDE USE AND BENEFIT EASEMENT
 PRE PRIVATE ROAD EASEMENT
 PDE PRIVATE DRIVEWAY EASEMENT
 RE ROADWAY EASEMENT
 SDE SIDEWALK AND ACCESS EASEMENT
 OSC COMMON SPACE EASEMENT
 SSP SANITARY SPILLER EASEMENT

- | |
|----------------------|
| BOUNDARY LINE |
| R/W LINE |
| LOT LINE |
| SECTION LINE |
| ME-SECTION LINE |
| QUARTER-SECTION LINE |

-
- Diagram illustrating the layout of the center line road, existing right-of-way, and easement line.
- Center Line Road
- Existing R/W
- Easement Line



WESTERN OWNER
FROM THE U.S. THE
OF THE STATE OF
OF OREGON

N REEMS ROAD

DRAINAGE CHANNEL

END COME
RETURN S
TEND 2 ALL
PLAT OF COM

FS21-1024



FULTON HOMES AT PRASADA - PHASE 2

FINAL PLAT

Revisions:

NO SUBMITAL: DECEMBER 17, 2022
NO SUBMITAL: FEBRUARY 25, 2022
NO SUBMITAL: DECEMBER 01, 2022



Drawn by: LHT
Reviewed by: RAJ

37488
FRUIT A.

19-0751
PLAT

Sheet No.
5

of /

FS21-1024 FINAL PLAT

FULTON HOMES AT PRASADA - PHASE 2



FS21-102

Page 102 of 214



FS21-1024 FINAL PLAT



SURPRISE
ARIZONA

QUESTIONS OR COMMENTS?

Thank You



CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: February 21, 2023 Contact Person: Leslie Carnie
Submitting Department: Community Development District: District 6
Staff Recommendations: None

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

Agenda Wording:

Consideration and action pertaining to approval of the Map of Dedication entitled, "Surprise Industrial" and received October 24, 2022, a property generally located west of the northwest corner of Sweetwater Rd. and Dysart Rd; Case FS22-0975.

Motion:

I move to approve the Map of Dedication entitled, "Surprise Industrial" and dated October 19, 2022.

Background:

Brandon Henry with Ware Malcomb on behalf of Iconic Equities seeks approval of a Map of Dedication that abandons a cul-de-sac ROW and associated 8' PUE and dedicates an 8' PUE along Sweetwater Ave.

Objective Analysis:

Approval of the proposed Map of Dedication will provide the applicant with the ability to add a driveway to access the property.

Policy Compliant:

This proposed Final Plat is consistent with the Surprise General Plan 2035 and the Land Development Ordinance.

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-FS22-0975 Surprise Pointe Industrial MOD Staff Report
 2. 01 – FS22-0975 Surprise Pointe Industrial – Vicinity Map
 3. 02 – FS22-0975 Surprise Pointe Industrial – Zoning Map
 4. 03 – FS22-0975 Surprise Pointe Industrial – Map of Dedication
 5. FS22-0975 Surprise Pointe Industrial MOD- Powerpoint Presentation
-

Map of Dedication

REPORT TO THE CITY COUNCIL

Case: FS22-0975

Project Name: Surprise Point Industrial

Council District: 6 – Palo Verde

City Council Date: February 21, 2023

Planner: Leslie Carnie

Owner: Iconic Equities

Applicant: Brandon Henry with Ware Malcomb

Request: Map of Dedication for

Site Location: Generally located west of the northwest corner of Sweetwater Road and Dysart Road

Site Size: 24.47 acres (approx.)

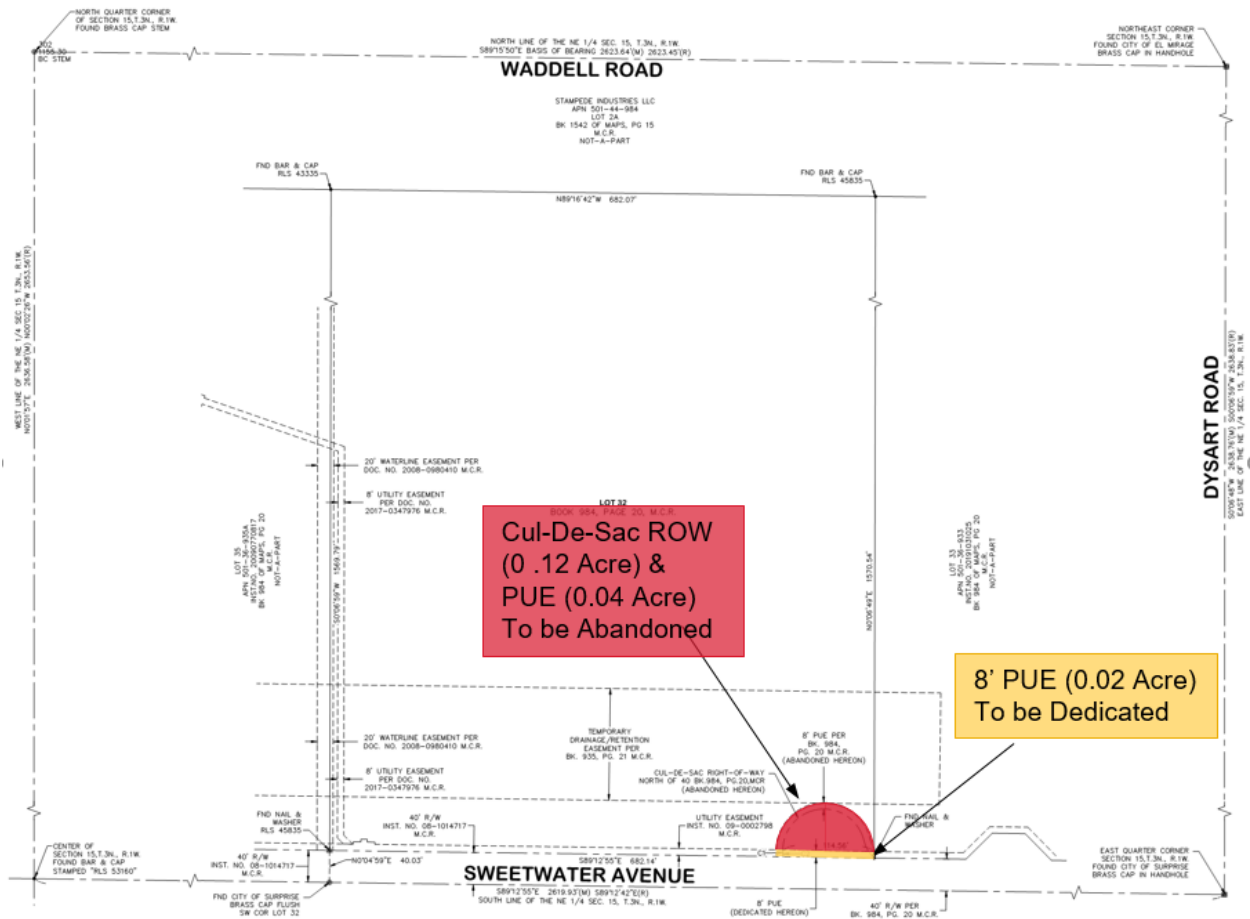
Density: N/A

Findings:

- The proposed Map of Dedication is consistent with the Surprise General Plan 2035.
- The proposed Map of Dedication is consistent with the Surprise Pointe PAD.
- The proposed Map of Dedication is consistent with the Surprise Municipal Code.

Additional Information:

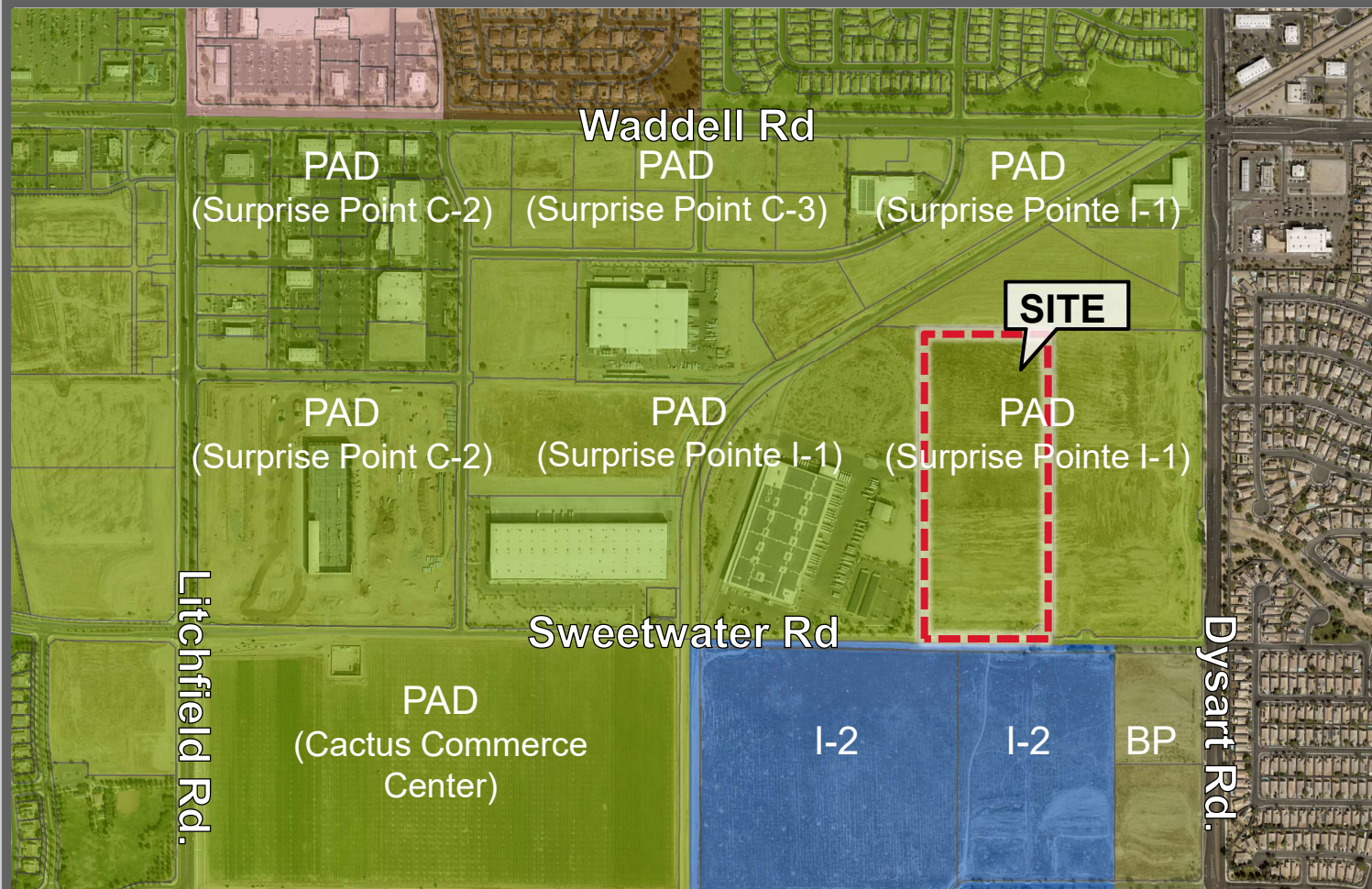
Brandon Henry with Ware Malcomb, on behalf of Iconic Equities, seeks approval of a Map of Dedication entitled "Map of Dedication Surprise Industrial" received October 24, 2022, that abandons a Cul-de-sac ROW (0.12 Acre) and associated 8' PUE (0.04 Acre) and dedicates an 8' PUE (0.02 Acre) along Sweetwater Ave. This will allow for the construction of a driveway off of Sweetwater Ave and provide access to a new industrial project site on the 24.47 Net Acre parcel being reviewed concurrently under the subject case number.



Attachments:
 01 Vicinity Map
 02 Map of Dedication
 PPT



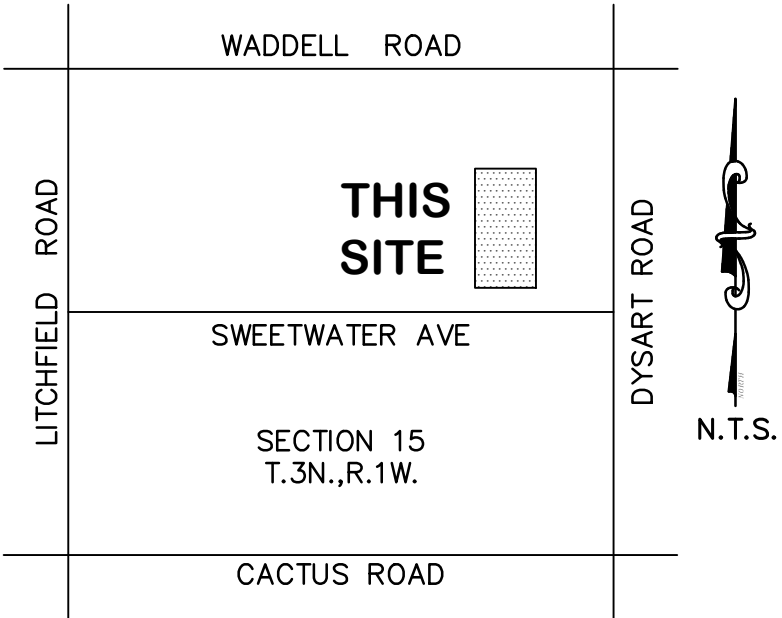
FS22-0975 VICINITY MAP



FS22-0975 ZONING MAP

MAP OF DEDICATION SURPRISE INDUSTRIAL

LOT 32, AMENDED FINAL PLAT OF SURPRISE POINTE, AS RECORDED IN BOOK 984 OF MAPS, PAGE 20
OF MARICOPA COUNTY, ARIZONA, LOCATED WITHIN THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 3 NORTH, RANGE 1 WEST,
OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.



VICINITY MAP:

DEDICATION:

STATE OF _____)
COUNTY OF _____) SS

KNOW ALL PERSONS BY THESE PRESENTS:

KNOW ALL PERSONS BY THESE PRESENTS: THAT CCD REAL ESTATE HOLDINGS LLC, A LOUISIANA LIMITED LIABILITY COMPANY, AS OWNER, HAS PRODUCED THIS MAP OF DEDICATION UNDER THE NAME SURPRISE INDUSTRIAL, A MAP OF DEDICATION LOCATED IN A PORTION OF NORTH HALF OF SECTION 15, TOWNSHIP 3 NORTH, RANGE 1 WEST, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON AND DOES HEREBY PUBLISH THIS MAP OF DEDICATION AS AND FOR SURPRISE INDUSTRIAL AND DECLARES THAT THIS MAP OF DEDICATION SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF EACH STREET AND EASEMENT CONSTITUTING SAME, AND THAT EACH STREET AND EASEMENT SHALL BE KNOWN BY THE NUMBER, LETTER, AND/OR NAME GIVEN TO EACH RESPECTIVELY AS SHOWN ON THIS MAP OF DEDICATION.

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

OWNERS HEREBY GRANTS TO THE ULTIMATE OWNER OF EACH PARCEL CREATED BY THIS PLAT AN EASEMENT OVER, UPON AND ACROSS THE ENTIRE PLAT FOR THE PURPOSE OF PROVIDING CONTINUOUS AND UNINTERRUPTED INGRESS AND EGRESS TO EACH PARCEL CREATED BY THIS PLAT.

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 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.

OWNER HEREBY GRANTS TO THE CITY OF SURPRISE A PERPETUAL NONEXCLUSIVE 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 CITY OF SURPRISE AN ODOR EASEMENT OVER, UPON, AND ACROSS THIS PLAT AND EVERY LOT AND PARCEL THEREOF, WHICH EASEMENT SHALL INCLUDE, BUT NOT BE LIMITED TO, THE RIGHT TO INVADE WITH ODORS, FUMES, SMELLS, AND PHYSICAL AIRBORNE PARTICULATES CAUSED BY THE OPERATION AND MAINTENANCE OF THE CITY'S WATER RECLAMATION FACILITIES.

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.

IN WITNESS WHEREOF CCD REAL ESTATE HOLDINGS, LLC, A LOUISIANA LIMITED LIABILITY COMPANY HAS CAUSED ITS NAME TO BE AFFIXED BY THE UNDERSIGNED, DULY AUTHORIZED PERSONS AND ENTITIES, THIS _____ DAY OF _____, 2023.

BY: _____

ITS: _____

ACKNOWLEDGEMENT:

State of Louisiana
Parish of _____

On this _____ day of _____, 2023, before me personally appeared _____

to me known to be the person (or persons) described in and who executed the foregoing instrument, and

acknowledged that he (or they) executed it as his (or their) free act and deed.

(Signature of notarial officer)

Title (and Rank): _____

Notary ID Number: _____, or

Attorney Bar Roll Number: _____

DECLARANT:

CCD REAL ESTATE HOLDINGS, LLC, A
LOUISIANA LIMITED LIABILITY
COMPANY,
C/O ICONIC EQUITIES
1508 BAY ROAD
MIAMI BEACH, FLORIDA 33139
PHONE: (484) 560-4982
CONTACT: TY WIEST

SURVEYOR:

HUNTER ENGINEERING, INC.
10450 NORTH 74TH STREET
SCOTTSDALE, AZ 85258
PHONE (480) 991-3985
CONTACT: JAMES A. BRUCCI, RLS
EMAIL: jbrucci@hunterengineeringpc.com

NOTES:

- THIS MAP OF DEDICATION IS LOCATED WITHIN THE CITY OF SURPRISE WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
- ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND, EXCEPT 69 KV OVERHEAD.
- NO STRUCTURE OF ANY KIND MAY BE CONSTRUCTED ON, OVER, OR PLACED WITHIN THE EASEMENTS REFERENCED HEREIN EXCEPT WOOD, WIRE, OR REMOVABLE SECTION FENCING AND OR PAVING. IT SHALL BE FURTHER UNDERSTOOD THAT THE CITY OF SURPRISE SHALL NOT BE REQUIRED TO REPLACE ANY OBSTRUCTION THAT MUST BE REMOVED DURING THE COURSE OF MAINTENANCE, CONSTRUCTION, OR RECONSTRUCTION OF CITY OWNED IMPROVEMENTS OR UTILITIES, OTHER THAN THE EXCEPTIONS LISTED ABOVE.
- RIGHTS--OF--WAY AND EASEMENTS OUTSIDE THE MAP OF DEDICATION BOUNDARY ARE FROM AVAILABLE PUBLIC RECORDS AND ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY; NO WARRANTY IS EXPRESSED OR IMPLIED.
- IN ACCORDANCE WITH ARS § 9-461.07, THE CITY OF SURPRISE HAS DETERMINED THAT ALL DEDICATIONS OCCURRING WITH THIS MAP ARE IN CONFORMANCE WITH THE SURPRISE GENERAL PLAN.
- THE PROPERTY OWNERS, OR ANY SUBSEQUENT OWNERS SHALL NOT PROCEED WITH ANY ON SITE GRADING OR EXCAVATION WITHOUT FIRST OBTAINING A PERMIT FROM THE CITY OF SURPRISE ENGINEERING DEPARTMENT.
- THE PROPERTY DEPICTED ON THE MAP OF DEDICATION IS LOCATED WITHIN AN AREA DESIGNATED AS OTHER FLOOD AREAS ZONE 'X' BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, ON FLOOD INSURANCE RATE MAP NO. 1680L, 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 MAPS FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.
- PURSUANT TO ARS §4211102, THE CITY OF SURPRISE, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA, IS EXEMPT FROM ALL TAXES AND ASSESSMENTS BASED ON ASSESSED VALUE EXCEPT FOR SPECIAL DISTRICTS #14751 AND 14710, WHEN APPLICABLE.
- THE MAINTENANCE OF LANDSCAPING WITHIN THE OPEN SPACES, LANDSCAPED TRACTS, RETENTION BASINS, AND PARKS SHALL BE THE RESPONSIBILITY OF THE OWNER OR THE HOMEOWNERS' ASSOCIATION FORMED BY THE OWNER.
- THE MAINTENANCE OF LANDSCAPING WITHIN THE ADJACENT PUBLIC RIGHTS--OF--WAY, INCLUDING LANDSCAPED MEDIANS WITHIN COLLECTORS AND LOCAL STREETS, AND LANDSCAPED AREAS BETWEEN THE CURB AND THE DETACHED SIDEWALK, SHALL BE THE RESPONSIBILITY OF THE ADJACENT PROPERTY OWNER OR THE HOMEOWNERS' ASSOCIATION FORMED BY THE ADJACENT PROPERTY.
- LANDSCAPING MAINTENANCE OF THE MEDIANS WITHIN THE PUBLIC RIGHT--OF--WAY WITHIN ANY ARTERIAL OR PARKWAY STREET CLASSIFICATION SHALL BE RESPONSIBILITY OF THE CITY OF SURPRISE AFTER ACCEPTANCE.

APPROVALS:

DATA ON THIS MAP OF DEDICATION REVIEWED AND APPROVED THIS _____ DAY OF _____,

2023 BY THE CITY ENGINEER OF SURPRISE, ARIZONA.

CITY ENGINEER DATE

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

_____, 2023.

MAYOR DATE

ATTEST:

CITY CLERK DATE

LEGAL DESCRIPTION:

LOT 32, AMENDED FINAL PLAT OF SURPRISE POINTE, AS RECORDED IN BOOK 984 OF MAPS, PAGE 20, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA.

BASIS OF BEARINGS:

BASIS OF BEARINGS IS S89°15'50"E, ALONG NORTH LINE OF THE NORTHEAST QUARTER OF 15, T.3N., R.1W., AS DEPICTED ON THE AMENDED FINAL PLAT "SURPRISE POINTE" RECORDED IN BOOK 984, PAGE 20, OFFICIAL RECORDS OF MARICOPA COUNTY RECORDS.

DATA TABLE:

LOT 32: 24.468 AC± NET (EXCLUDING CUL-DE SAC RIGHT OF WAY)
24.587 AC± GROSS (INCLUDING CUL-DE-SAC RIGHT OF WAY BEING ABANDONED)

RIGHT OF WAY ABANDONMENT: 0.119 AC±, 5,183 S.F.±

PUE ABANDONMENT: 0.035 AC±, 1,524 S.F.±

PUE DEDICATION: 0.022 AC±, 958 S.F.±

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:

CCD REAL ESTATE HOLDINGS LLC, A LOUISIANA 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.

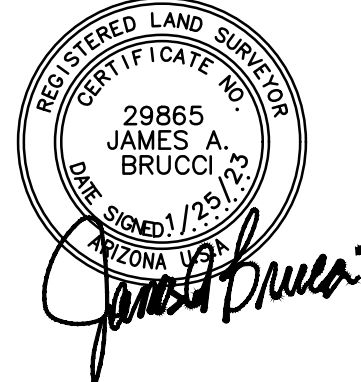
OWNER HEREBY FURTHER AGREES TO INDEMNIFY, DEFEND, AND HOLD HARMLESS THE CITY OF SURPRISE FROM ANY AND ALL CLAIMS FOR DAMAGES OF ANY KIND TO PERSONS OR PROPERTY LOCATED WITHIN THE RIGHT OF WAY THAT MAY ARISE IN CONNECTION WITH THE USE OF THE SIDEWALKS LOCATED WITHIN THE RIGHT--OF--WAY, UNTIL SUCH TIME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

CCD REAL ESTATE HOLDINGS LLC, A LOUISIANA LIMITED LIABILITY COMPANY 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 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

SURVEYORS CERTIFICATION:

I, JAMES A BRUCCI, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THIS MAP OF DEDICATION CONSISTING OF TWO (2) SHEETS REPRESENTS A SURVEY PERFORMED BY HUNTER ENGINEERING, INC., DURING THE MONTH OF SEPTEMBER OF 2022; THAT THE SURVEY IS CORRECT AND ACCURATE; THAT THE BOUNDARY MONUMENTS SHOWN ACTUALLY EXIST AS SHOWN AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

JAMES A BRUCCI, AZ RLS 29865
HUNTER ENGINEERING, INC
107450 NORTH 74TH STREET
SCOTTSDALE, AZ 85258



NO.	DATE	REVISION	BY

DRAWN BY: PJE
CHECKED BY: jab

HUNTER
ENGINEERING

CIVIL AND SURVEY

10450 N. 74TH ST., SUITE 200
SCOTTSDALE, AZ 85258
T 480 991 3985
F 480 991 3986

MAP OF DEDICATION
SURPRISE INDUSTRIAL

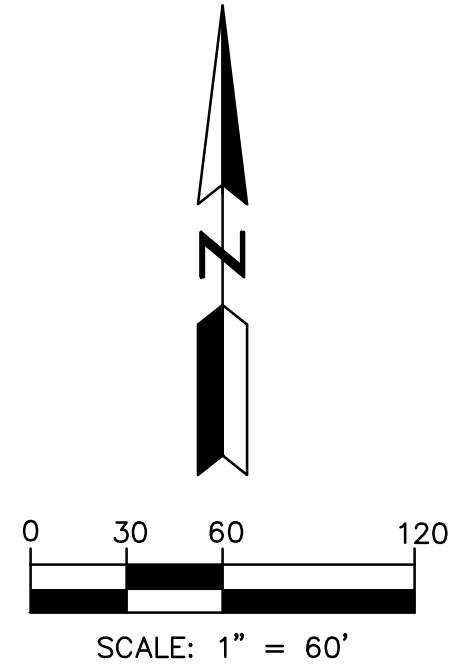
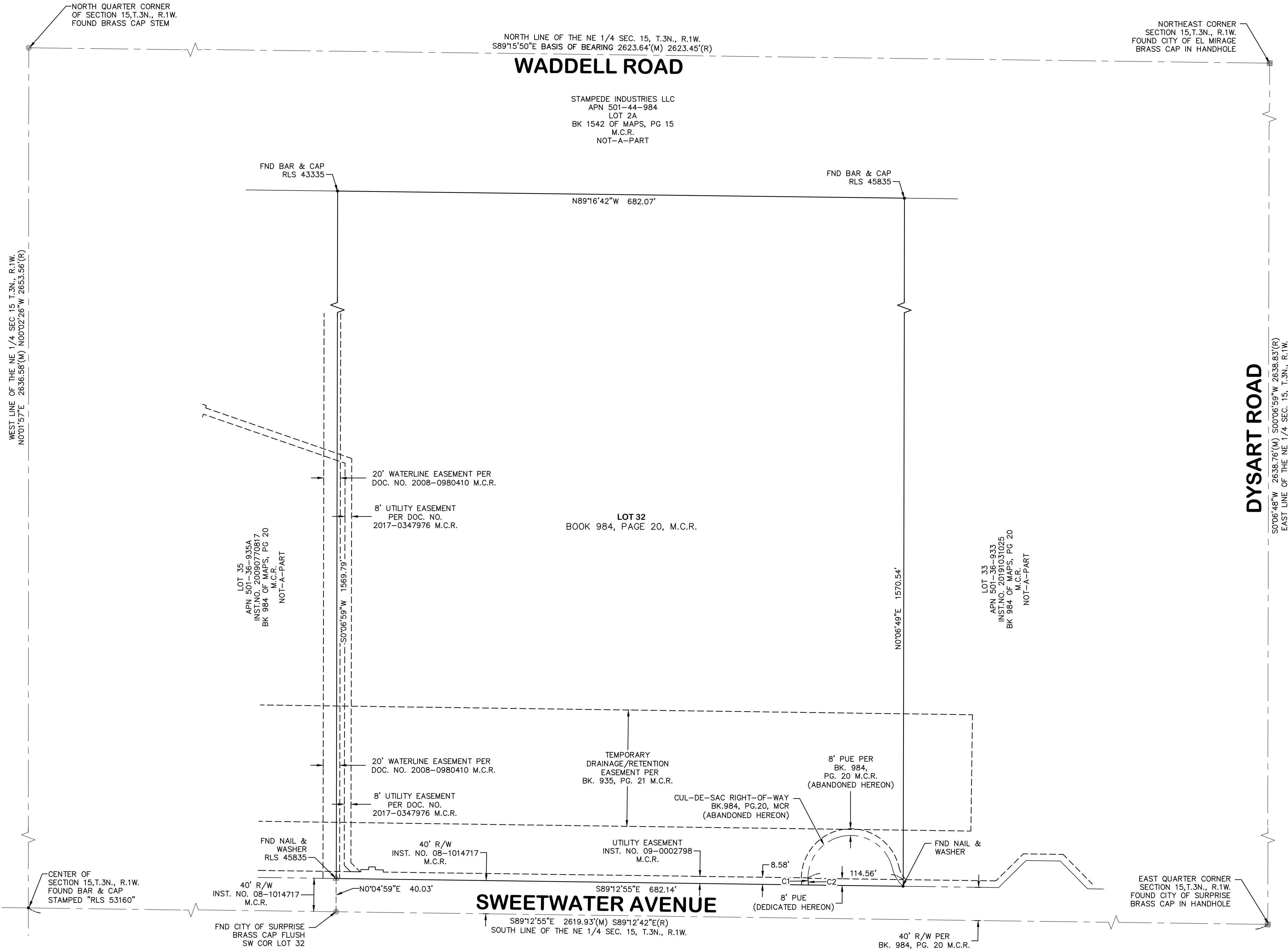
LOT 32, AMENDED FINAL PLAT OF SURPRISE POINTE, AS RECORDED IN BOOK 984 OF MAPS, PAGE 20, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED WITHIN THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 3 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

SECTION: 15
TWNHP: 3N
RANGE: 1W

JOB NO.:
WEIS001--MOD

SCALE
NTS

SHEET
1 OF 2



LEGEND:

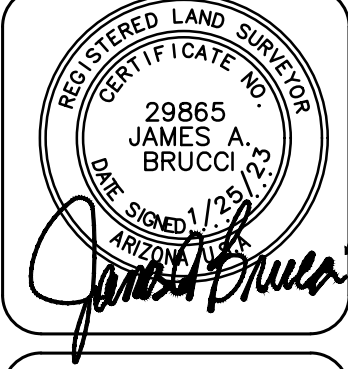
△	PK/WASHER
⊠	ALUMINUM CAP IN HANDHOLE
⊠	BRASS CAP IN HANDHOLE
●	FOUND AS NOTED
⊙	BRASS CAP FLUSH
⊙	ALUMINUM CAP FLUSH
(R)	RECORD
(M)	MEASURED
(C)	CALCULATED
M.C.R.	MARICOPA COUNTY RECORDER
DOC	DOCUMENT
INST. NO.	INSTRUMENT NUMBER
BK.	BOOK
PG.	PAGE
R/W	RIGHT OF WAY
FND	FOUND
PUE	PUBLIC UTILITY EASEMENT
---	MONUMENT LINE
---	PROPERTY LINE
---	EASEMENT LINE
---	RIGHT-OF-WAY LINE

NO.	DATE	REVISION	BY

PURPOSE:
MAP OF DEDICATION

DRAWN BY: PJE
CHECKED BY: jab

HUNTER
ENGINEERING
CIVIL AND SURVEY
10450 N. 74TH ST., SUITE 200
SCOTTSDALE, AZ 85258
T 480 991 3986
F 480 991 3986



**MAP OF DEDICATION
SURPRISE INDUSTRIAL**
LOT 32, AMENDED FINAL PLAT OF SURPRISE POINTE, AS RECORDED IN BOOK 984 OF MAPS, PAGE 20 OF MARICOPA COUNTY, ARIZONA, LOCATED WITHIN THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 3 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

SECTION: 15
TOWNSHIP: 3N
RANGE: 1W

JOB NO.:
WEIS001-SA

SCALE
1"=60'

SHEET
2 OF 2



SURPRISE
ARIZONA

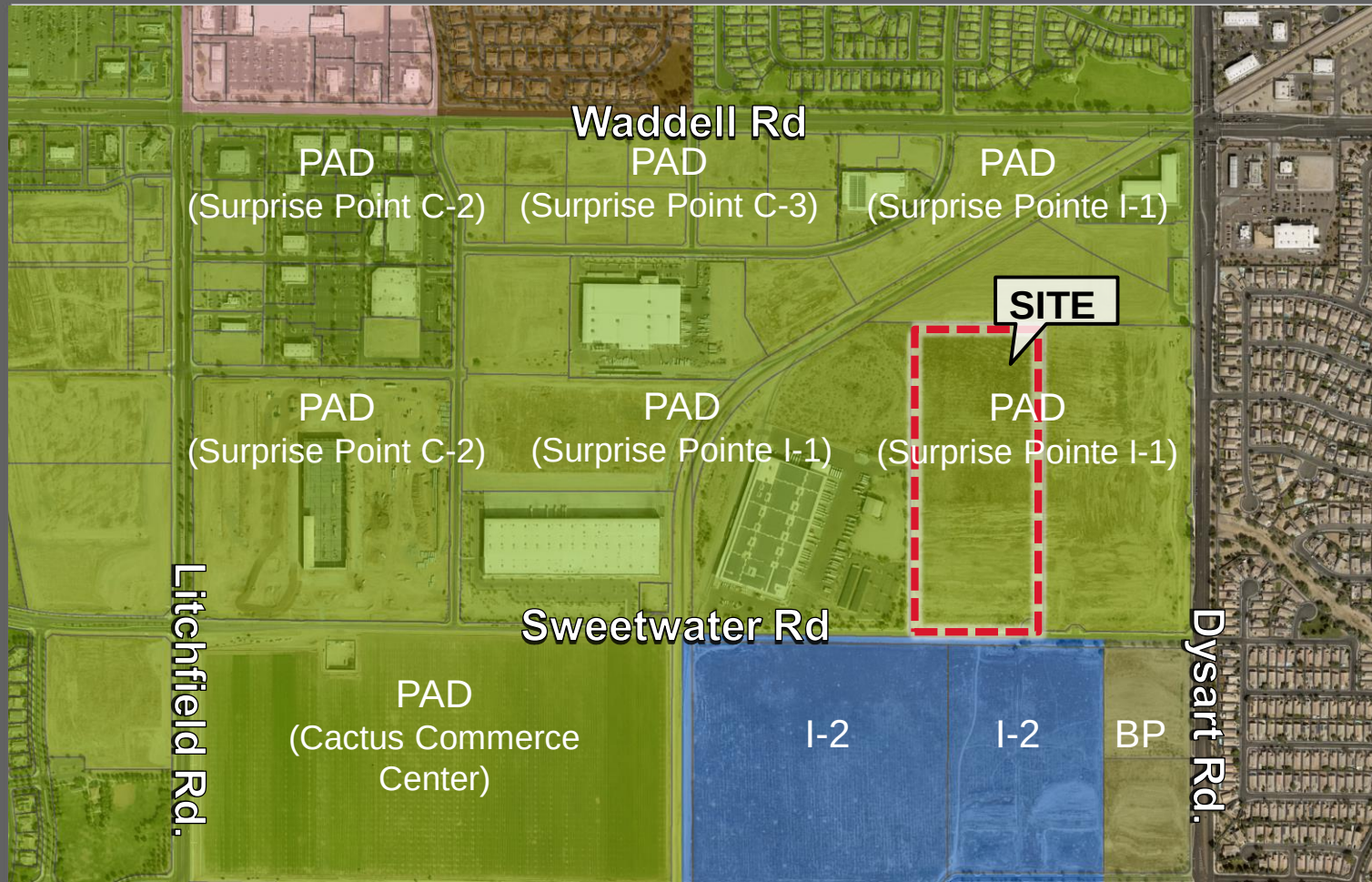
FS22-0975

Surprise Pointe Industrial Map of Dedication

City Council

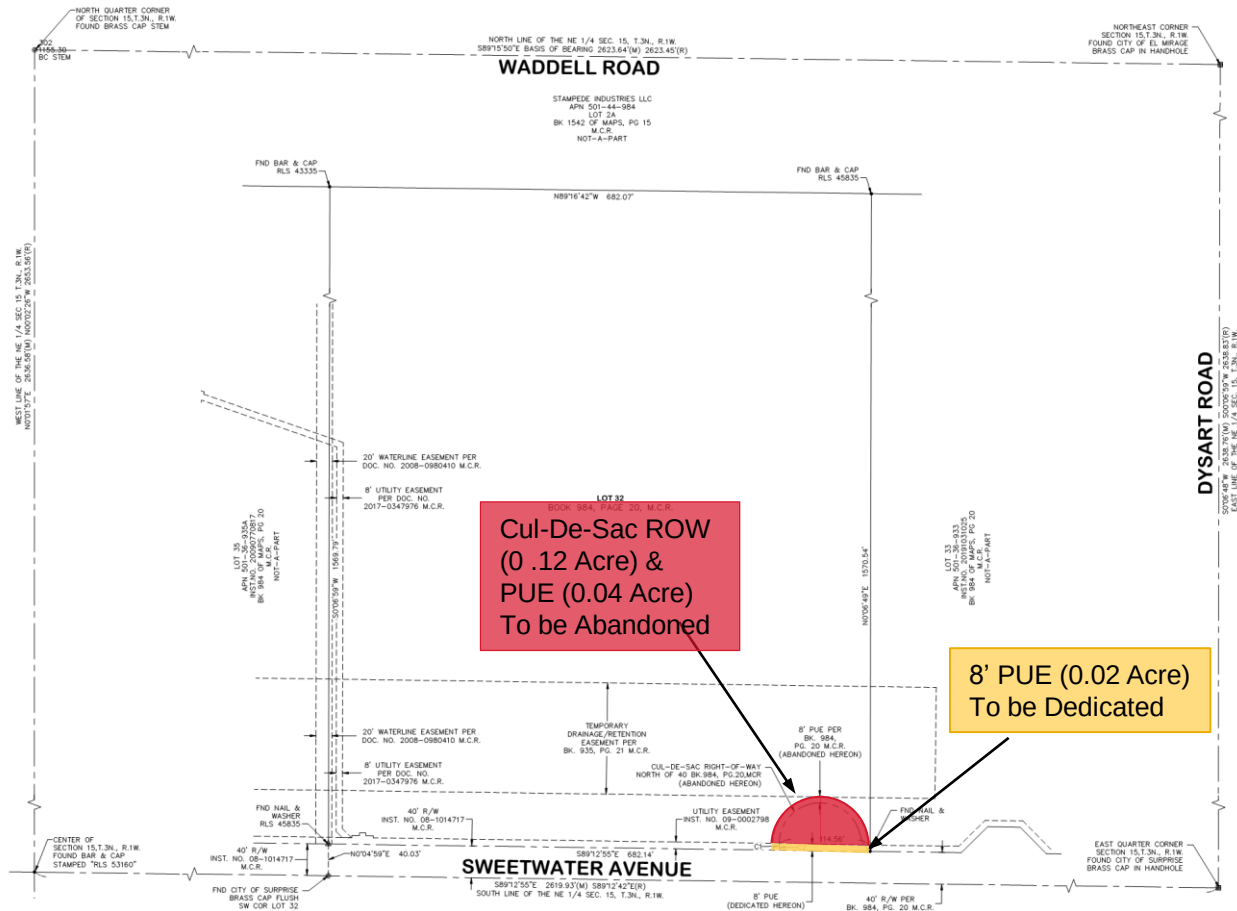
February 21, 2023

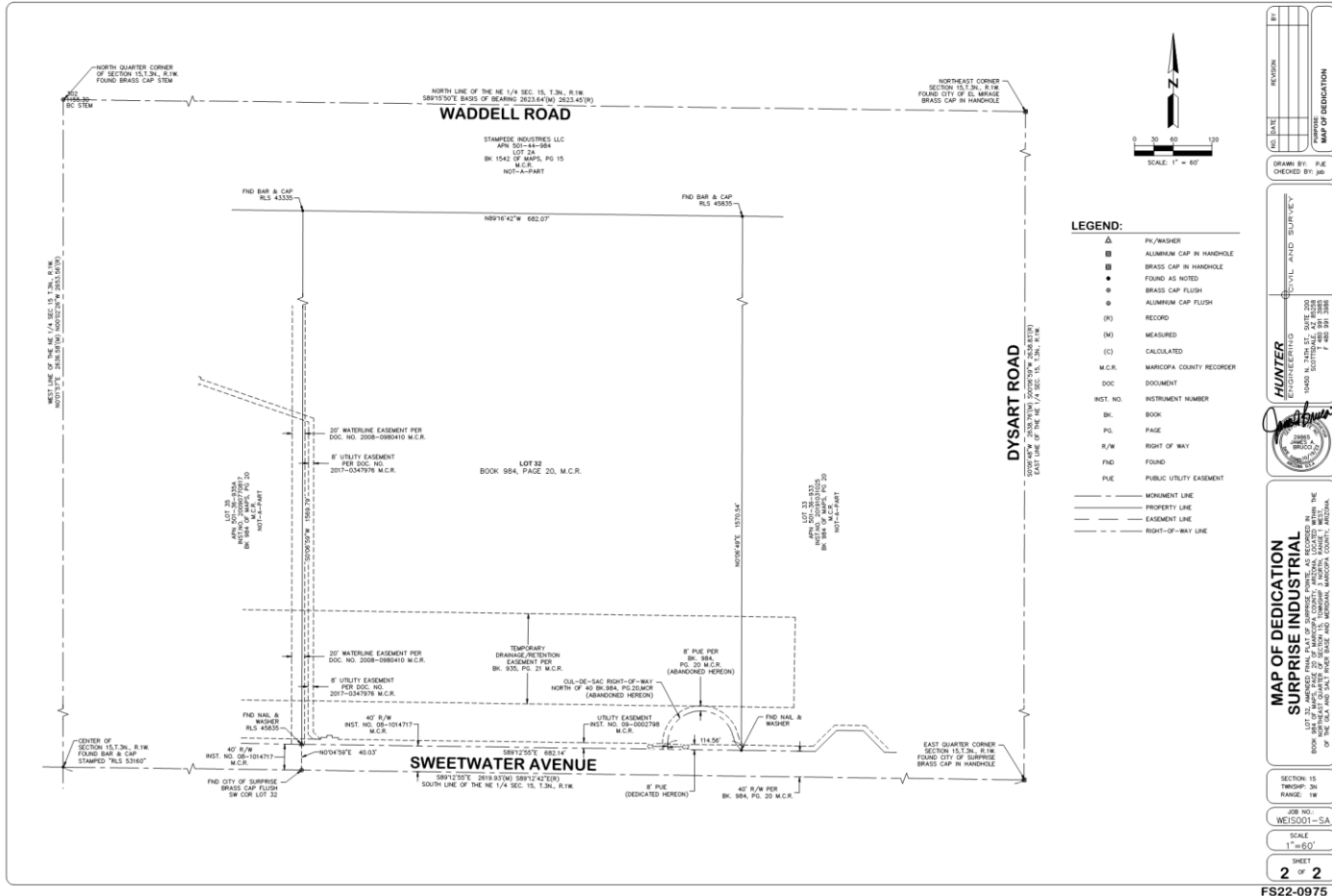




FS22-0975 ZONING MAP

**FS22-0975 MAP OF
DEDICATION EXHIBIT**

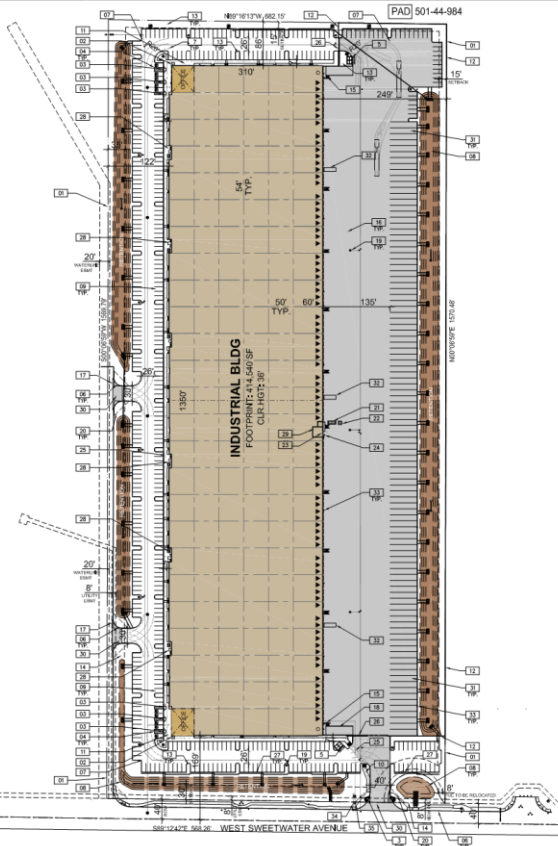




FS22-0975 MAP OF DEDICATION

PAD
501-36-935A

PAD
501-36-933



GENERAL NOTES

- CONC RADIO SURVEY TEST WILL BE CONDUCTED FROM 15' TO 15' IF THE TEST FAILS, NO CONC RADIO SYSTEM SHALL BE INSTALLED - R/C 310
- IMPERVIOUS TABLE:
TOTAL AREA OF THE SITE: 1,086,918 SF
TOTAL IMPERVIOUS AREA: 780,855 SF
PERCENTAGE OF IMPERVIOUS AREA: 71.8%

SITE LEGEND

- ▲ DOCK HIGH TRUCK DOOR
- ▲ GRADE LEVEL TRUCK DOOR
- ▨ FINE LINE HATCH (20' WIDE, TYP.)
- ▨ CONCRETE PAVING
- ▨ BACKFILL PREVENTER
- ▨ TRUCK TURN RADIUS 36.4' MIN. WIDE RADIUS, 5' OUTSIDE
- ▨ ROOF ACCESS HATCH

SITE PLAN
SCALE: 1/4"=1'-0"

PROPERTY DATA

SECTION: 10-11-12-13-14-15-16-17-18-19-20-21-22-23-24-25-26-27-28-29-30-31-32-33-34-35-36-37-38-39-40-41-42-43-44-45-46-47-48-49-50-51-52-53-54-55-56-57-58-59-60-61-62-63-64-65-66-67-68-69-70-71-72-73-74-75-76-77-78-79-80-81-82-83-84-85-86-87-88-89-90-91-92-93-94-95-96-97-98-99-100-101-102-103-104-105-106-107-108-109-110-111-112-113-114-115-116-117-118-119-120-121-122-123-124-125-126-127-128-129-130-131-132-133-134-135-136-137-138-139-140-141-142-143-144-145-146-147-148-149-150-151-152-153-154-155-156-157-158-159-160-161-162-163-164-165-166-167-168-169-170-171-172-173-174-175-176-177-178-179-180-181-182-183-184-185-186-187-188-189-190-191-192-193-194-195-196-197-198-199-200-201-202-203-204-205-206-207-208-209-210-211-212-213-214-215-216-217-218-219-220-221-222-223-224-225-226-227-228-229-230-231-232-233-234-235-236-237-238-239-240-241-242-243-244-245-246-247-248-249-250-251-252-253-254-255-256-257-258-259-260-261-262-263-264-265-266-267-268-269-270-271-272-273-274-275-276-277-278-279-280-281-282-283-284-285-286-287-288-289-290-291-292-293-294-295-296-297-298-299-300-301-302-303-304-305-306-307-308-309-310-311-312-313-314-315-316-317-318-319-320-321-322-323-324-325-326-327-328-329-330-331-332-333-334-335-336-337-338-339-340-341-342-343-344-345-346-347-348-349-350-351-352-353-354-355-356-357-358-359-360-361-362-363-364-365-366-367-368-369-370-371-372-373-374-375-376-377-378-379-380-381-382-383-384-385-386-387-388-389-390-391-392-393-394-395-396-397-398-399-400-401-402-403-404-405-406-407-408-409-410-411-412-413-414-415-416-417-418-419-420-421-422-423-424-425-426-427-428-429-430-431-432-433-434-435-436-437-438-439-440-441-442-443-444-445-446-447-448-449-450-451-452-453-454-455-456-457-458-459-460-461-462-463-464-465-466-467-468-469-470-471-472-473-474-475-476-477-478-479-480-481-482-483-484-485-486-487-488-489-490-491-492-493-494-495-496-497-498-499-500-501-502-503-504-505-506-507-508-509-510-511-512-513-514-515-516-517-518-519-520-521-522-523-524-525-526-527-528-529-530-531-532-533-534-535-536-537-538-539-540-541-542-543-544-545-546-547-548-549-550-551-552-553-554-555-556-557-558-559-560-561-562-563-564-565-566-567-568-569-570-571-572-573-574-575-576-577-578-579-580-581-582-583-584-585-586-587-588-589-590-591-592-593-594-595-596-597-598-599-600-601-602-603-604-605-606-607-608-609-610-611-612-613-614-615-616-617-618-619-620-621-622-623-624-625-626-627-628-629-630-631-632-633-634-635-636-637-638-639-640-641-642-643-644-645-646-647-648-649-650-651-652-653-654-655-656-657-658-659-660-661-662-663-664-665-666-667-668-669-670-671-672-673-674-675-676-677-678-679-680-681-682-683-684-685-686-687-688-689-690-691-692-693-694-695-696-697-698-699-700-701-702-703-704-705-706-707-708-709-710-711-712-713-714-715-716-717-718-719-720-721-722-723-724-725-726-727-728-729-730-731-732-733-734-735-736-737-738-739-740-741-742-743-744-745-746-747-748-749-750-751-752-753-754-755-756-757-758-759-760-761-762-763-764-765-766-767-768-769-770-771-772-773-774-775-776-777-778-779-780-781-782-783-784-785-786-787-788-789-790-791-792-793-794-795-796-797-798-799-800-801-802-803-804-805-806-807-808-809-810-811-812-813-814-815-816-817-818-819-820-821-822-823-824-825-826-827-828-829-830-831-832-833-834-835-836-837-838-839-840-841-842-843-844-845-846-847-848-849-850-851-852-853-854-855-856-857-858-859-860-861-862-863-864-865-866-867-868-869-870-871-872-873-874-875-876-877-878-879-880-881-882-883-884-885-886-887-888-889-890-891-892-893-894-895-896-897-898-899-900-901-902-903-904-905-906-907-908-909-910-911-912-913-914-915-916-917-918-919-920-921-922-923-924-925-926-927-928-929-930-931-932-933-934-935-936-937-938-939-940-941-942-943-944-945-946-947-948-949-950-951-952-953-954-955-956-957-958-959-960-961-962-963-964-965-966-967-968-969-970-971-972-973-974-975-976-977-978-979-980-981-982-983-984-985-986-987-988-989-990-991-992-993-994-995-996-997-998-999-1000-1001-1002-1003-1004-1005-1006-1007-1008-1009-1010-1011-1012-1013-1014-1015-1016-1017-1018-1019-1020-1021-1022-1023-1024-1025-1026-1027-1028-1029-1030-1031-1032-1033-1034-1035-1036-1037-1038-1039-1040-1041-1042-1043-1044-1045-1046-1047-1048-1049-1050-1051-1052-1053-1054-1055-1056-1057-1058-1059-1060-1061-1062-1063-1064-1065-1066-1067-1068-1069-1070-1071-1072-1073-1074-1075-1076-1077-1078-1079-1080-1081-1082-1083-1084-1085-1086-1087-1088-1089-1090-1091-1092-1093-1094-1095-1096-1097-1098-1099-1100-1101-1102-1103-1104-1105-1106-1107-1108-1109-1110-1111-1112-1113-1114-1115-1116-1117-1118-1119-1120-1121-1122-1123-1124-1125-1126-1127-1128-1129-1130-1131-1132-1133-1134-1135-1136-1137-1138-1139-1140-1141-1142-1143-1144-1145-1146-1147-1148-1149-1150-1151-1152-1153-1154-1155-1156-1157-1158-1159-1160-1161-1162-1163-1164-1165-1166-1167-1168-1169-1170-1171-1172-1173-1174-1175-1176-1177-1178-1179-1180-1181-1182-1183-1184-1185-1186-1187-1188-1189-1190-1191-1192-1193-1194-1195-1196-1197-1198-1199-1200-1201-1202-1203-1204-1205-1206-1207-1208-1209-1210-1211-1212-1213-1214-1215-1216-1217-1218-1219-1220-1221-1222-1223-1224-1225-1226-1227-1228-1229-1230-1231-1232-1233-1234-1235-1236-1237-1238-1239-1240-1241-1242-1243-1244-1245-1246-1247-1248-1249-1250-1251-1252-1253-1254-1255-1256-1257-1258-1259-1260-1261-1262-1263-1264-1265-1266-1267-1268-1269-1270-1271-1272-1273-1274-1275-1276-1277-1278-1279-1280-1281-1282-1283-1284-1285-1286-1287-1288-1289-1290-1291-1292-1293-1294-1295-1296-1297-1298-1299-1300-1301-1302-1303-1304-1305-1306-1307-1308-1309-1310-1311-1312-1313-1314-1315-1316-1317-1318-1319-1320-1321-1322-1323-1324-1325-1326-1327-1328-1329-1330-1331-1332-1333-1334-1335-1336-1337-1338-1339-1340-1341-1342-1343-1344-1345-1346-1347-1348-1349-1350-1351-1352-1353-1354-1355-1356-1357-1358-1359-1360-1361-1362-1363-1364-1365-1366-1367-1368-1369-1370-1371-1372-1373-1374-1375-1376-1377-1378-1379-1380-1381-1382-1383-1384-1385-1386-1387-1388-1389-1390-1391-1392-1393-1394-1395-1396-1397-1398-1399-1400-1401-1402-1403-1404-1405-1406-1407-1408-1409-1410-1411-1412-1413-1414-1415-1416-1417-1418-1419-1420-1421-1422-1423-1424-1425-1426-1427-1428-1429-1430-1431-1432-1433-1434-1435-1436-1437-1438-1439-1440-1441-1442-1443-1444-1445-1446-1447-1448-1449-1450-1451-1452-1453-1454-1455-1456-1457-1458-1459-1460-1461-1462-1463-1464-1465-1466-1467-1468-1469-1470-1471-1472-1473-1474-1475-1476-1477-1478-1479-1480-1481-1482-1483-1484-1485-1486-1487-1488-1489-1490-1491-1492-1493-1494-1495-1496-1497-1498-1499-1500-1501-1502-1503-1504-1505-1506-1507-1508-1509-1510-1511-1512-1513-1514-1515-1516-1517-1518-1519-1520-1521-1522-1523-1524-1525-1526-1527-1528-1529-1530-1531-1532-1533-1534-1535-1536-1537-1538-1539-1540-1541-1542-1543-1544-1545-1546-1547-1548-1549-1550-1551-1552-1553-1554-1555-1556-1557-1558-1559-1560-1561-1562-1563-1564-1565-1566-1567-1568-1569-1570-1571-1572-1573-1574-1575-1576-1577-1578-1579-1580-1581-1582-1583-1584-1585-1586-1587-1588-1589-1590-1591-1592-1593-1594-1595-1596-1597-1598-1599-1600-1601-1602-1603-1604-1605-1606-1607-1608-1609-1610-1611-1612-1613-1614-1615-1616-1617-1618-1619-1620-1621-1622-1623-1624-1625-1626-1627-1628-1629-1630-1631-1632-1633-1634-1635-1636-1637-1638-1639-1640-1641-1642-1643-1644-1645-1646-1647-1648-1649-1650-1651-1652-1653-1654-1655-1656-1657-1658-1659-1660-1661-1662-1663-1664-1665-1666-1667-1668-1669-1670-1671-1672-1673-1674-1675-1676-1677-1678-1679-1680-1681-1682-1683-1684-1685-1686-1687-1688-1689-1690-1691-1692-1693-1694-1695-1696-1697-1698-1699-1700-1701-1702-1703-1704-1705-1706-1707-1708-1709-1710-1711-1712-1713-1714-1715-1716-1717-1718-1719-1720-1721-1722-1723-1724-1725-1726-1727-1728-1729-1730-1731-1732-1733-1734-1735-1736-1737-1738-1739-1740-1741-1742-1743-1744-1745-1746-1747-1748-1749-1750-1751-1752-1753-1754-1755-1756-1757-1758-1759-1760-1761-1762-1763-1764-1765-1766-1767-1768-1769-1770-1771-1772-1773-1774-1775-1776-1777-1778-1779-1780-1781-1782-1783-1784-1785-1786-1787-1788-1789-1790-1791-1792-1793-1794-1795-1796-1797-1798-1799-1800-1801-1802-1803-1804-1805-1806-1807-1808-1809-1810-1811-1812-1813-1814-1815-1816-1817-1818-1819-1820-1821-1822-1823-1824-1825-1826-1827-1828-1829-1830-1831-1832-1833-1834-1835-1836-1837-1838-1839-1840-1841-1842-1843-1844-1845-1846-1847-1848-1849-1850-1851-1852-1853-1854-1855-1856-1857-1858-1859-1860-1861-1862-1863-1864-1865-1866-1867-1868-1869-1870-1871-1872-1873-1874-1875-1876-1877-1878-1879-1880-1881-1882-1883-1884-1885-1886-1887-1888-1889-1890-1891-1892-1893-1894-1895-1896-1897-1898-1899-1900-1901-1902-1903-1904-1905-1906-1907-1908-1909-1910-1911-1912-1913-1914-1915-1916-1917-1918-1919-1920-1921-1922-1923-1924-1925-1926-1927-1928-1929-1930-1931-1932-1933-1934-1935-1936-1937-1938-1939-1940-1941-1942-1943-1944-1945-1946-1947-1948-1949-1950-1951-1952-1953-1954-1955-1956-1957-1958-1959-1960-1961-1962-1963-1964-1965-1966-1967-1968-1969-1970-1971-1972-1973-1974-1975-1976-1977-1978-1979-1980-1981-1982-1983-1984-1985-1986-1987-1988-1989-1990-1991-1992-1993-1994-1995-1996-1997-1998-1999-2000-2001-2002-2003-2004-2005-2006-2007-2008-2009-2010-2011-2012-2013-2014-2015-2016-2017-2018-2019-2020-2021-2022-2023-2024-2025-2026-2027-2028-2029-2030-2031-2032-2033-2034-2035-2036-2037-2038-2039-2040-2041-2042-2043-2044-2045-2046-2047-2048-2049-2050-2051-2052-2053-2054-2055-2056-2057-2058-2059-2060-2061-2062-2063-2064-2065-2066-2067-2068-2069-2070-2071-2072-2073-2074-2075-2076-2077-2078-2079-2080-2081-2082-2083-2084-2085-2086-2087-2088-2089-2090-2091-2092-2093-2094-2095-2096-2097-2098-2099-2100-2101-2102-2103-2104-2105-2106-2107-2108-2109-2110-2111-2112-2113-2114-2115-2116-2117-2118-2119-2120-2121-2122-2123-2124-2125-2126-2127-2128-2129-2130-2131-2132-2133-2134-2135-2136-2137-2138-2139-2140-2141-2142-2143-2144-2145-2146-2147-2148-2149-2150-2151-2152-2153-2154-2155-2156-2157-2158-2159-2160-2161-2162-2163-2164-2165-2166-2167-2168-2169-2170-2171-2172-2173-2174-2175-2176-2177-2178-2179-2180-2181-2182-2183-2184-2185-2186-2187-2188-2189-2190-2191-2192-2193-2194-2195-2196-2197-2198-2199-2200-2201-2202-2203-2204-2205-2206-2207-2208-2209-2210-2211-2212-2213-2214-2215-2216-2217-2218-2219-2220-2221-2222-2223-2224-2225-2226-2227-2228-2229-2230-2231-2232-2233-2234-2235-2236-2237-2238-2239-2240-2241-2242-2243-2244-2245-2246-2247-2248-2249-2250-2251-2252-2253-2254-2255-2256-2257-2258-2259-2260-2261-2262-2263-2264-2265-2266-2267-2268-2269-2270-2271-2272-2273-2274-2275-2276-2277-2278-2279-2280-2281-2282-2283-2284-2285-2286-2287-2288-2289-2290-2291-2292-2293-2294-2295-2296-2297-2298-2299-2300-2301-2302-2303-2304-2305-2306-2307-2308-2309-2310-2311-2312-2313-2314-2315-2316-2317-2318-2319-2320-2321-2322-2323-2324-2325-2326-2327-2328-2329-2330-2331-2332-2333-2334-2335-2336-2337-2338-2339-2340-2341-2342-2343-2344-2345-2346-2347-2348-2349-2350-2351-2352-2353-2354-2355-2356-2357-2358-2359-2360-2361-2362-2363-2364-2365-2366-2367-2368-2369-2370-2371-2372-2373-2374-2375-2376-2377-2378-2379-2380-2381-2382-2383-2384-2385-2386-2387-2388-2389-2390-2391-2392-2393-2394-2395-2396-2397-2398-2399-2400-2401-2402-2403-2404-2405-2406-2407-2408-2409-2410-2411-2412-2413-2414-2415-2416-2417-2418-2419-2420-2421-2422-2423-2424-2425-2426-2427-2428-2429-2430-2431-2432-2433-2434-2435-2436-2437-2438-2439-2440-2441-2442-2443-2444-2445-2446-2447-2448-2449-2450-2451-2452-2453-2454-2455-2456-2457-2458-2459-2460-2461-2462-2463-2464-2465-2466-2467-2468-2469-2470-2471-2472-2473-2474-2475-2476-2477-2478-2479-2480-2481-2482-2483-2484-2485-2486-2487-2488-2489-2490-2491-2492-2493-2494-2495-2496-2497-2498-2499-2500-2501-2502-2503-2504-2505-2506-2507-2508-2509-251



SURPRISE
ARIZONA

**QUESTIONS OR
COMMENTS?**

Thank You



CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: February 21, 2023 Contact Person: Lloyd Abrams
Submitting Department: Community Development District: District 1
Staff Recommendations:

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

Agenda Wording:

Consideration and action pertaining to acceptance of a Special Warranty Deed for a Fire Station site near Deer Valley and 235th Avenue from Surprise Foothills Master LLC, SLF II Arizona-Deer Valley & 243rd LLC, Deer Valley/243rd Avenue investors LLC, VVL Investors I LLC, BOS Sorte Limited Partnership, 317 Surprise LLC, 317 Acres Partners LLC, The Jeito Foundation and SMT Investors Limited Partnership.

Motion:

I move to accept the Special Warranty Deed from Surprise Foothills Master LLC, SLF II Arizona-Deer Valley & 243rd LLC, Deer Valley/243rd Avenue investors LLC, VVL Investors I LLC, BOS Sorte Limited Partnership, 317 Surprise LLC, 317 Acres Partners LLC, The Jeito Foundation and SMT Investors Limited Partnership.

Background:

The City worked with the developers of Mesquite Mountain Ranch and Surprise Foothills to amend an agreement regarding the Fire Station and fees for this area. The City and owners agreed that the owners would dedicate 3 fire stations to the City, one 5 acre parcel and two 3 acre parcels. This special warranty deed is for a 3 acre parcel near Deer Valley Road and 243rd Avenue.

Objective Analysis:

The dedication of the fire station will assist the City in meeting the safety needs of the growing City. It allows for the City to build a station near incoming development and allow for quicker response times.

Policy Compliant:

Approval of this item is policy compliant. The proposed dedication will advance the goals and policies of the Surprise General Plan and the City Council's Strategic Plan.

Financial Impact:

All activity related to ongoing development of the City of Surprise has an economic and fiscal impact on the City and the region.

Budget Impact:

There is no budget impact at this time.

FTE Impact:

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

ATTACHMENTS:

1. Surprise Foothills Fire Station Special Warranty Deed
 2. Surprise Foothills Fire Station
-

WHEN RECORDED MAIL TO:

Surprise Foothills Master LLC
Attention: Elliott Pollack
5111 N. Scottsdale Road, Suite 202
Scottsdale, AZ 85250

THIS CONVEYANCE IS EXEMPT
FROM THE AFFIDAVIT AND FEE
REQUIREMENT PURSUANT TO
A.R.S. SECTION 11-1134(A)(3)

SPECIAL WARRANTY DEED

For the consideration of Ten Dollars, and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the undersigned, **SURPRISE FOOTHILLS MASTER LLC**, an Arizona limited liability company; **SLF II ARIZONA-DEER VALLEY & 243RD, LLC**, an Arizona limited liability company, which acquired title as a Texas limited liability company; **DEER VALLEY/243RD AVENUE INVESTORS LLC**, an Arizona limited liability company; **VVL INVESTORS I, LLC**, an Arizona limited liability company; **BOA SORTE LIMITED PARTNERSHIP**, an Arizona limited partnership; **317 SURPRISE, L.L.C.**, an Arizona limited liability company; **317 ACRES PARTNERS LLC**, an Arizona limited liability company; Patrick Cardon as Trustee(s) of **THE JEITO FOUNDATION**; and **SMT INVESTORS LIMITED PARTNERSHIP**, an Arizona limited partnership (together, the "Grantors"), do hereby convey to the City of Surprise, an Arizona municipal corporation (the "Grantee"), the following real property together with all rights and privileges appurtenant thereto, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN
BY THIS REFERENCE.

SUBJECT TO all general and special real property taxes and other assessments, reservations in patents, water rights, claims or title to water and all easements, rights of way, covenants, conditions, restrictions, reservations, declarations, encumbrances, liens, obligations, liabilities and other matters appearing of record as of the date hereof and any matters that would be revealed by a survey of the property.

AND the Grantors hereby bind themselves and their successors to warrant and defend the title as against all acts of the Grantors herein and no other, subject to the matters above set forth.

[THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

DATED this 16th day of December, 2022.

GRANTORS

SURPRISE FOOTHILLS MASTER LLC, an Arizona limited liability company

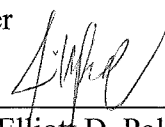
By: Surprise Foothills Development LLC, an Arizona limited liability company, Manager

By: 

Elliott D. Pollack, Member

SLF II ARIZONA-DEER VALLEY & 243RD, LLC,
an Arizona limited liability company, which acquired title
as a Texas limited liability company
DEER VALLEY/243RD AVENUE INVESTORS LLC,
an Arizona limited liability company
VVL INVESTORS I, LLC,
an Arizona limited liability company
BOA SORTE LIMITED PARTNERSHIP,
an Arizona limited partnership
317 SURPRISE, L.L.C.,
an Arizona limited liability company
317 ACRES PARTNERS LLC,
an Arizona limited liability company
THE JEITO FOUNDATION,
SMT INVESTORS LIMITED PARTNERSHIP,
an Arizona limited partnership

By: **Management 317 LLC**,
an Arizona limited liability company, Property
Manager

By: 

Name: Elliott D. Pollack, Member

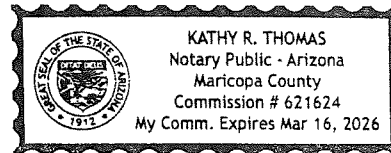
STATE OF ARIZONA)
) ss.
County of Maricopa)

The foregoing instrument was acknowledged before me this 16th day of December, 2022, by Elliott D. Pollack, the Member of Surprise Foothills Development LLC, the Manager of Surprise Foothills Master LLC, an Arizona limited liability company, on behalf of the company.

Kathy R. Thomas
Notary Public

My Commission Expires:

3-16-2026



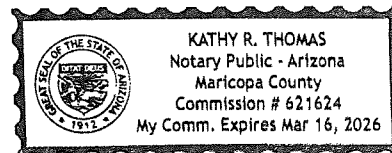
STATE OF ARIZONA)
) ss.
COUNTY OF MARICOPA)

The foregoing instrument was acknowledged before me this 16th day of December, 2022, by Elliott D. Pollack, the member of Management 317 LLC, an Arizona limited liability company, on behalf of the company as property manager.

Kathy R. Thomas
Notary Public

My Commission Expires:

3-16-2026



GRANTEE:

CITY OF SURPRISE,
An Arizona municipal corporation

By: _____

 Skip Hall
Its: Mayor

Attest:

Sherry Aguilar, City Clerk

STATE OF ARIZONA)
)SS.
County of Maricopa)

The foregoing instrument was acknowledged before me this ____ day of _____,
2023, by Skip Hall, known by me as the Mayor of the City of Surprise an Arizona municipal
corporation.

Notary Public

My Commission Expires:

**EXHIBIT A
TO THE SPECIAL WARRANTY DEED**

Legal Description of the Property
(See attached)

Wood, Patel & Associates, Inc.
602.335.8500
www.woodpatel.com

Revised September 12, 2022
May 9, 2022
WP# 215236
Page 1 of 2
See Exhibit "A"

**LEGAL DESCRIPTION
Surprise Foothills
Proposed Fire Station**

A portion of those certain parcels of land recorded in Document 2005-0140902 Maricopa County Records (MCR) and Document 2009-0660996, MCR, lying within Sections 16 and 21, Township 4 North, Range 3 West, of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

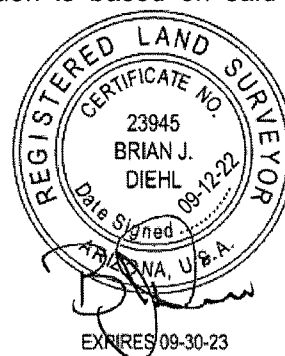
COMMENCING at the northeast corner of said Section 21, a General Land Office (GLO) brass cap, from which the east quarter corner of said Section 21, a GLO brass cap, bears South 00°26'35" West (basis of bearing), a distance of 2640.49 feet;
THENCE along the north line of said Section 21, North 89°41'51" West, a distance of 1622.68 feet, to the **POINT OF BEGINNING**;
THENCE leaving said north line, South 00°27'49" West, a distance of 173.90 feet;
THENCE North 89°51'43" West, a distance of 361.51 feet;
THENCE North 00°27'49" East, a distance of 174.94 feet, to said north line;
THENCE leaving said north line, North 00°27'49" East, a distance of 186.57 feet;
THENCE South 89°51'43" East, a distance of 361.51 feet;
THENCE South 00°27'49" West, a distance of 187.60 feet, to the **POINT OF BEGINNING**.

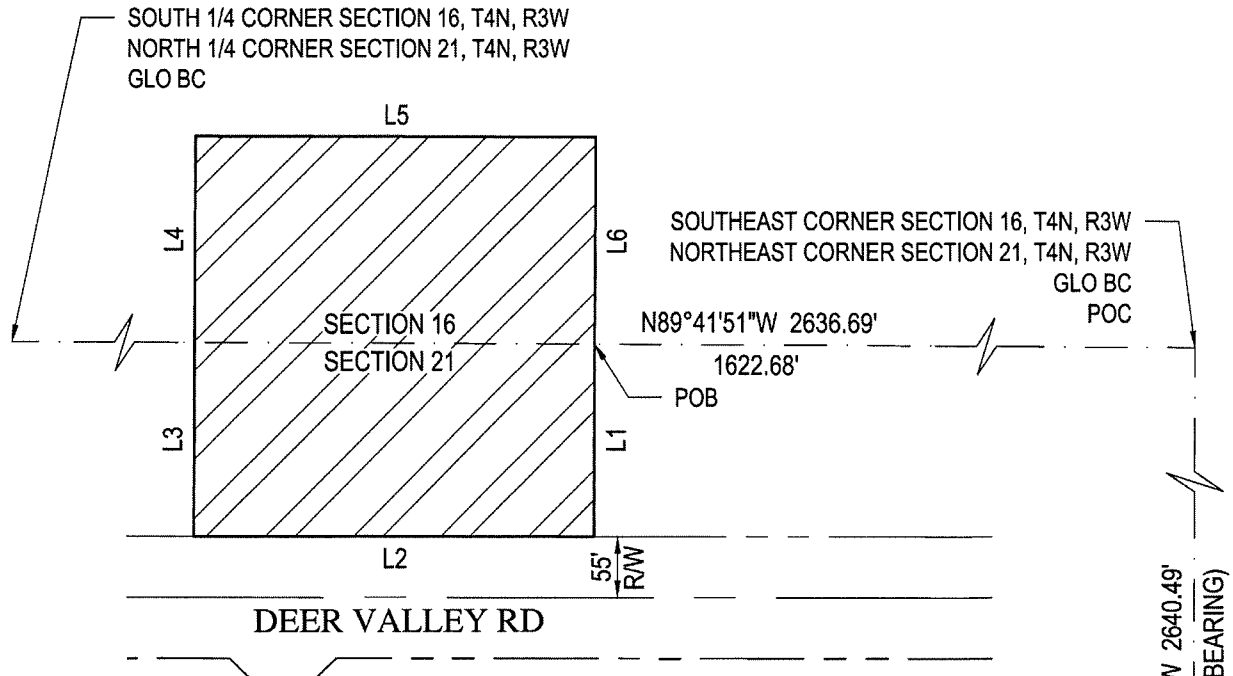
Containing 130,684 square feet or 3.0001 acres, more or less.

Subject to existing right-of-ways and easements.

This parcel description was prepared without the benefit of survey fieldwork and is based on client provided information. Any monumentation noted in this parcel description is based on said information.

Y:\WP\Parcel Descriptions\2021\215236 Surprise Foothills Proposed Fire Station L02R01 09-12-22.docx





LINE TABLE		
LINE	BEARING	DISTANCE
L1	S00°27'49"W	173.90'
L2	N89°51'43"W	361.51'
L3	N00°27'49"E	174.94'
L4	N00°27'49"E	186.57'
L5	S89°51'43"E	361.51'
L6	S00°27'49"W	187.60'

EAST 1/4 CORNER
SECTION 21, T4N, R3W
GLO BC

S00°26'35"W 2640.49'
(BASIS OF BEARING)

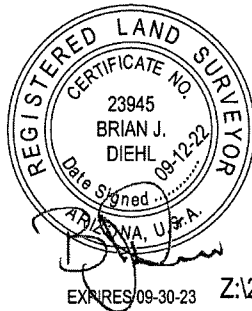
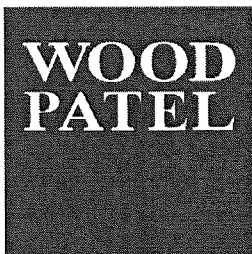


EXHIBIT "A"
SURPRISE FOOTHILLS
PROPOSED FIRE STATION
REVISED 09/12/2022
WP# 215236
PAGE 2 OF 2
NOT TO SCALE

Z:\2021\215236\Survey\Legal\5236-L02R01.dwg

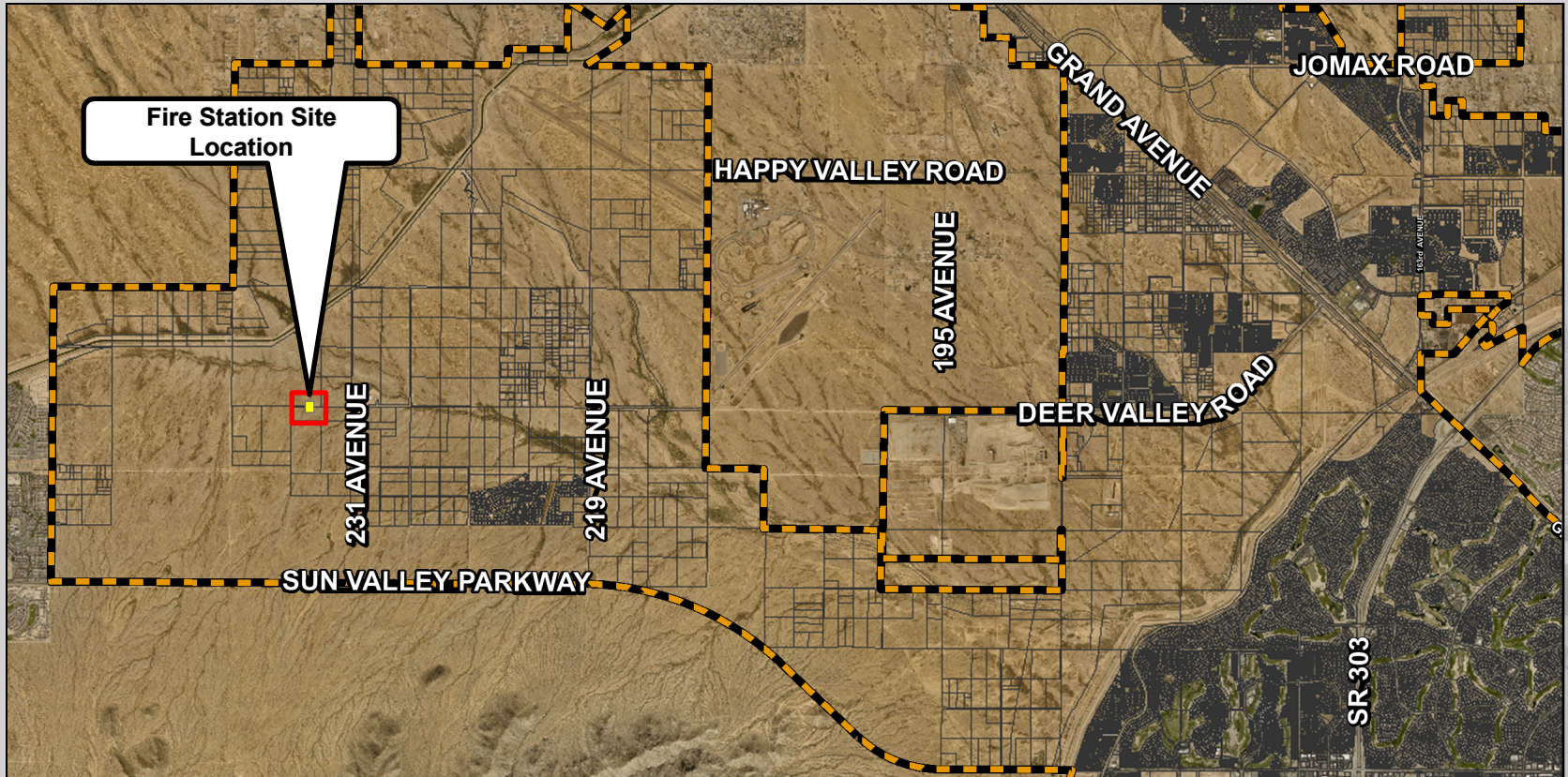
28334575/076110.0509



Special Warranty Deed for a Fire Station site near Deer Valley and 235th

City Council – February 21, 2022

VICINITY MAP





QUESTIONS / COMMENTS?

Thank You



CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: February 21, 2023
Submitting Department: Human Svcs and Comm
Vitality
Staff Recommendations:

Contact Person: Seth Dyson, DIRECTOR - HSCV
District: Internal

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

Agenda Wording:

Consideration and action pertaining to approval of an amendment to the Intergovernmental Agreement with Maricopa County to facilitate temporary emergency shelter services, to accept additional grant funding, and to amend the Fiscal Year 2023 budget by moving budget authority of \$55,000 within the Grants Fund; Resolution #2023-25.

Motion:

I move to approve Resolution #2023-25.

Background:

The Parties have previously executed through Council Resolution 2020-84, 2021-102 and 2022-71 three amendments to extend the Agreement for three additional one-year terms through June 30, 2023.

Amendment No. 4 will increase the Fiscal Year 2023 funding by \$55,000 for continued emergency shelter services for individuals and families experiencing homelessness.

Objective Analysis:

This action will allow the Human Service & Community Vitality Department to continue to facilitate temporary emergency shelter services within the Northwest Valley through a contracted program operator.

Policy Compliant:

This item is compliant with City and Council Policies.

Financial Impact:

All service expenditures will be on a monthly reimbursement basis. Services will be provided by a non-profit partner through a pass-through one-time grant effective through 6/30/2023 in an amount not to exceed \$155,000. There is no city-match requirement.

Budget Impact:

This action will require movement of budget authority in the amount of \$55,000 within the Grants Fund from contingency to project G51693 to cover the projected expenses associated with the program. This

action represents a transfer of spending authority and does not increase or decrease the total adopted citywide expenditure budget.

FTE Impact:

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

ATTACHMENTS:

1. Res 2023-25 IGA Amend 4 Homeless Services
 2. City of Surprise Amendment No. 4
-

RESOLUTION # 2023-25

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA APPROVING AMENDMENT NO. 4 TO THE INTERGOVERNMENTAL AGREEMENT WITH MARICOPA COUNTY TO FACILITATE TEMPORARY EMERGENCY SHELTER SERVICES, ACCEPTING GRANT FUNDING, AND AMENDING THE FISCAL YEAR 2023 BUDGET BY MOVING BUDGET AUTHORITY OF \$55,000 WITHIN THE GRANTS FUND.

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

WHEREAS, the City and County (collectively, the “Parties”) previously entered into an IGA in 2019 in order to facilitate the services to include temporary emergency shelter services in the Northwest Valley from July 1, 2019 through June 30, 2020;

WHEREAS, the Parties have previously executed through Council Resolution 2020-84, 2021-102 and 2022-71 three amendments to extend the Agreement for three additional one-year terms through June 30, 2023;

WHEREAS, the Parties desire to enter into Amendment No. 4 to increase the Fiscal Year 2023 funding by \$55,000 for continued emergency shelter services for individuals and families experiencing homelessness;

WHEREAS, all other terms and conditions of the Agreement, as amended by Amendment No. 1, 2, and 3, remain in full force and effect;

WHEREAS, all service expenditures are on a reimbursement basis, up to \$155,000;

WHEREAS, the FY2023 budget was adopted by Council Resolution #2022-56 on June 7, 2022;

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, 2022 through June 30, 2023.

Section 2. Amendment No. 4 to the Intergovernmental Agreement between the City of Surprise and the Maricopa County, attached as *Exhibit B*, is approved.

Section 3. The City Manager, or his designee, is hereby authorized to execute and submit all documents and other necessary or desirable instruments in connection with said agreement.

APPROVED AND ADOPTED this ____ day of _____, 2023.

Skip Hall, Mayor

Attest:

Approved as to form:

Sherry Aguilar, City Clerk

Robert Wingo, City Attorney

EXHIBIT A

1. Appropriation - The allocations below represent the moving of budget authority in the amount of \$55,000 within the Grants Fund to cover projected expenditures associated with temporary emergency shelter services. This action represents a transfer of spending authority and does not increase or decrease the total adopted citywide expenditure budget.

Fund	Department	Project/Category	Rev/ Exp	Current Budget	Increase/ (Decrease)	Amended Budget
Grants	Human Svcs and Comm Vitality	#G51693 FY23 Maricopa Homelessness Grant	E	100,000	55,000	155,000
Grants	Human Svcs and Comm Vitality	#G51693 FY23 Maricopa Homelessness Grant	R	100,000	55,000	155,000
Grants/Contingency	General Operations	Contingency	E	2,636,100	(55,000)	2,581,100
Grants/Contingency	General Operations	Other	R	2,642,900	(55,000)	2,587,900

EXHIBIT B

AMENDMENT NO. 4 TO
INTERGOVERNMENTAL AGREEMENT BETWEEN
THE CITY OF SURPRISE AND MARICOPA COUNTY

AMENDMENT NO. 4
TO THE
AGREEMENT
BETWEEN MARICOPA COUNTY
ADMINISTERED BY ITS
HUMAN SERVICES DEPARTMENT
AND
CITY OF SURPRISE

- I. Maricopa County ("County") administered by its Human Services Department and the City of Surprise (Contractor) fully executed a financial Intergovernmental Agreement ("Agreement") on or about July 25, 2019. The County provided the Contractor with \$100,000 in Community Service Block Grant (CSBG) funds for the provision of temporary emergency shelter services, outreach, and case management to people experiencing homelessness in the Contractor's area. The Agreement contained a Start Date of July 1, 2019, and a Termination Date of June 30, 2020. The Agreement also provided the term may be extended for three additional one-year terms upon written agreement of the County and the Contractor. The County and the Contractor are referred to as the "Parties."

The Parties fully executed Amendment No. 1 on or about September 3, 2020. Among other things, it extended the Agreement term from July 1, 2020, through June 30, 2021 ("Renewal Period No. 1"), and provided the Contractor with a not-to-exceed amount of \$100,000 in CSBG fiscal year 2021 funding for the period of July 1, 2020, through June 30, 2021.

The Parties fully executed Amendment No. 2 on or about September 15, 2021. Among other things, it extended the Agreement term from July 1, 2021, through June 20, 2022 ("Renewal Period No. 2"), and provided the Contractor with a not-to-exceed amount of \$100,000 in CSBG fiscal year 2022 funding for the period of July 1, 2021 through June 30, 2022.

The Parties fully executed Amendment No. 3 on or about August 10, 2022. Among other things, it extended the Agreement term from July 1, 2022, through June 20, 2023 ("Renewal Period No. 3"), and provided the Contractor with a not-to-exceed amount of \$100,000 in CSBG fiscal year 2023 funding for the period of July 1, 2022 through June 30, 2023.

- II. The Parties agree to enter into this Amendment No. 4 to amend the Agreement as follows:
- A. The County shall provide the Contractor with an additional \$55,000 in County General Funds. The period of funding availability for Amendment No. 4 is through June 30, 2023 for continued emergency shelter services for individuals and families experiencing homelessness in Maricopa County. Fiscal year 2023 funding is now increased to \$155,000.
- B. Add the following new paragraph to Section I (GENERAL PROVISIONS):
- 48.0 UYGHUR FORCED LABOR PREVENTION ACT (UFLPA)
- 48.1 The Contractor warrants and certifies that it does not currently, and agrees for the duration of the agreement that it will not, use:

- 48.1.1 the forced labor of ethnic Uyghurs in the People's Republic of China.
- 48.1.2 any goods or services produced by the forced labor of ethnic Uyghurs in the People's Republic of China.
- 48.1.3 any contractors, subcontractors or suppliers that use the forced labor or any goods or services produced by the forced labor of ethnic Uyghurs in the People's Republic of China.
- 48.2 If the Contractor becomes aware during the term of the Agreement that the Contractor is not in compliance with this paragraph, the Contractor shall notify the County within five business days after becoming aware of the noncompliance. Failure of the Contractor to provide a written certification that the Contractor has remedied the noncompliance within one hundred eighty (180) days after notifying the County of its noncompliance, this Agreement shall terminate unless the Term of this Agreement shall end prior to said one hundred eighty (180) day period.

C. Revise Section III (Work Statement) by adding paragraph 2.0 (Emergency Hotel Services) as follows:

2.0 Emergency Hotel Services

- 2.1 Located in the Surprise Community Action Program cities of operation, to include Surprise, Sun City, Sun City West, Waddell, Wittmann and El Mirage.
- 2.2 Provide emergency hotel services for individuals experiencing homelessness, regardless of origin of residence, 365 days a year, 7 nights a week including holidays.
- 2.3 Maintain adequate staff to always provide for the supervision and wellbeing of all clients.
- 2.4 Provide equal access to programs and services for individuals with disabilities in compliance with the Americans with Disabilities Act. Contractor shall provide reasonable accommodation for clients in the following categories: visual impairments, hearing impairments, mobility impairments and/or mental impairments.
- 2.5 Program Requirements
 - 2.5.1 The Contractor shall:
 - 2.5.1.1 Maintain a daily census of individuals utilizing the emergency hotel program.
 - 2.5.1.2 Share aggregate data at the request of the County within 7 days.
 - 2.5.1.3 Maintain hotel program policy and procedures.
- 2.6 Program Reports
 - 2.6.1 Monthly reporting to be submitted no later than the 15th calendar day following the close of the prior month (i.e., February 15th for January report) to include:
 - 2.6.1.1 Contract Payment Request Form
 - 2.6.1.2 Program Report:
 - 2.6.1.2.1 Outcome report using an agreed upon template that reports progress on outcomes/ performance measures, and indicators listed in the sections above.

2.6.1.2.2 Report will include at minimum the following:

2.6.1.2.2.1 Total bed nights used per month.

2.6.1.2.2.2 Number of unduplicated clients served in overnight hotel program.

2.6.1.2.2.3 Number of clients exited from the program.

2.6.1.2.2.4 Number of clients exited to permanent housing destinations.

2.6.2 Provide Quarterly report indicating the expenditure percentage of the yearly budget with a budget narrative describing the status and any programmatic or financial issues. This report is to include all funding sources.

III. Section II above contains all the changes to the Agreement made by this Amendment No. 4. All other terms and conditions of the Agreement and previously approved Amendments shall remain unchanged and in full force and effect as executed by the Parties.

IV. The Parties have authorized the undersigned to execute this Amendment No. 4, and it shall be effective upon approval and signature by both Parties.

(Signatures are contained on the following page)

IN WITNESS, the Parties have approved and signed this Amendment No. 4:

FOR CITY OF SURPRISE:**FOR MARICOPA COUNTY:**

Skip Hall
Mayor

Date

Clint Hickman
Chairman of the Board of Supervisors

Date

Attested To:

Attested To:

City Clerk

Date

Juanita Garza
Clerk of the Board

Date

IN ACCORDANCE WITH A.R.S. §§ 9-240 AND 11-952, THIS AMENDMENT NO. 4 HAS BEEN REVIEWED BY THE UNDERSIGNED ATTORNEY WHO HAS DETERMINED IT IS PROPER IN FORM AND WITHIN THE POWERS AND AUTHORITY GRANTED TO THE CITY OF SURPRISE UNDER THE LAWS OF THE STATE OF ARIZONA.

IN ACCORDANCE WITH A.R.S. §§ 11-201, 11-251, AND 11-952, THIS AMENDMENT NO. 4 HAS BEEN REVIEWED BY THE UNDERSIGNED ATTORNEY WHO HAS DETERMINED IT IS PROPER IN FORM AND WITHIN THE POWERS AND AUTHORITY GRANTED TO MARICOPA COUNTY UNDER THE LAWS OF THE STATE OF ARIZONA.

APPROVED AS TO FORM:

APPROVED AS TO FORM:

City Attorney

Date

Deputy County Attorney

Date



CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: February 21, 2023 Contact Person: Chris Sexton
Submitting Department: Community Development District: District 1
Staff Recommendations:

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

Agenda Wording:

Consideration and action pertaining to a rezone of approximately 4.94 acres of real property generally located on the south side of Grand Avenue, west of 163rd Avenue, from split zoning of Community Commercial (C-2)/Rural Residential (RR) to exclusively Community Commercial (C-2); Case FS22-0207; Ordinance #2023-01.

Motion:

I move to approve Ordinance #2023-01.

Background:

The subject request involves a rezone from split zoning of Community Commercial/Rural Residential (RR) to exclusively Community Commercial (C-2) on approximately 4.94 acres generally located on the south side of Grand Avenue, west of 163rd Avenue. Rezoning the entire vacant parcel to C-2 supports the intended proposed use of a vehicle fueling station with a convenience store.

Objective Analysis:

The subject parcel is in harmony with the purposes and intent of the Land Development Ordinance, in addition to other applicable City of Surprise regulations. All city reviewing departments have reviewed the request and expressed no concerns.

Policy Compliant:

The subject parcel is consistent with the intent of the Surprise Unified Development Code and advances the goals and policies of the General Plan.

Financial Impact:

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

Budget Impact:

There is no anticipated budget impact related to this item.

FTE Impact:

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

ATTACHMENTS:

1. 00 - FS22-0207 QuikTrip 464 Rezone - Staff Report
 2. 01 FS22-0207 QuikTrip 464 Rezone - Vicinity Map
 3. 02 FS22-0207 QuikTrip 464 Rezone - Existing Zoning Map
 4. 03 FS22 0207 QuikTrip 464 Rezone - Proposed Zoning Map
 5. 04 FS22-0207 QuikTrip 464 Rezone - Zoning Document
 6. 05 FS22-0207 QuikTrip 464 Rezone - Conceptual Site Plan
 7. 06 FS22-0207 Quick Trip 464 Rezone - Affidavit of Site Posting
 8. 07 FS22-0207 QuikTrip 464 Rezone - Citizen Outreach Report - REDACTED
 9. 08 FS22-0207 QuikTrip 464 Rezone - Ordinance
 10. FS22-0207 QuikTrip 464 Rezone - PowerPoint
-

ZONE CHANGE

REPORT TO THE CITY COUNCIL

Case: FS22-0207

Project Name: QuikTrip 464

Council District: 1- Acacia

**Planning Commission
Date:** January 19, 2023

City Council Date: February 21, 2023

Planner: Chris Sexton, Planner II

Owner: QuikTrip Corporation

Applicant: Lauren Proper Potter with Huellmantel & Associates

Request: Zone Change from split zoning of Community Commercial (C-2)/Rural Residential (RR) to exclusively Community Commercial (C-2).

Site Location: Generally, located on the south side of Grand Avenue, west of 163rd Avenue.

Site Size: 4.94 acres (approx.)

Density: N/A

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

Support/Opposition: Refer to the attached Citizen Participation Report.

**Commission
Recommendation:** Planning and Zoning Commission recommends approval of the subject Zone Change, Case # FS22-0207.

Project Description:

Lauren Proper Potter with Huellmantel & Associates on behalf of QuikTrip Corporation, requests a Zone Change of approximately 4.94 acres from split zoning of Community Commercial (C-2)/Rural Residential (RR) to exclusively Community Commercial (C-2). The project site is generally located on the south side of Grand Avenue, west of 163rd Avenue.

Background:

May 23, 1987: The City Council approved the annexation of the subject property under Ordinance 87-03.

April 23, 2009: The City Council approved an amendment to the Surprise 2020 General Plan changing the land use designation of the subject property from Open Space to Employment under GPA08-331.

May 14, 2013: The City Council adopted the Surprise 2035 General Plan under, Resolution 2013-39.

December 19, 2015: The City Council approved a Major Amendment to the 2035 General Plan, which removed the Village Plan requirement and adopted the “Character Area” approach under Resolution 2015-120.

June 26, 2019: The applicant applied for a Site Plan for QuikTrip under case FS19-452.

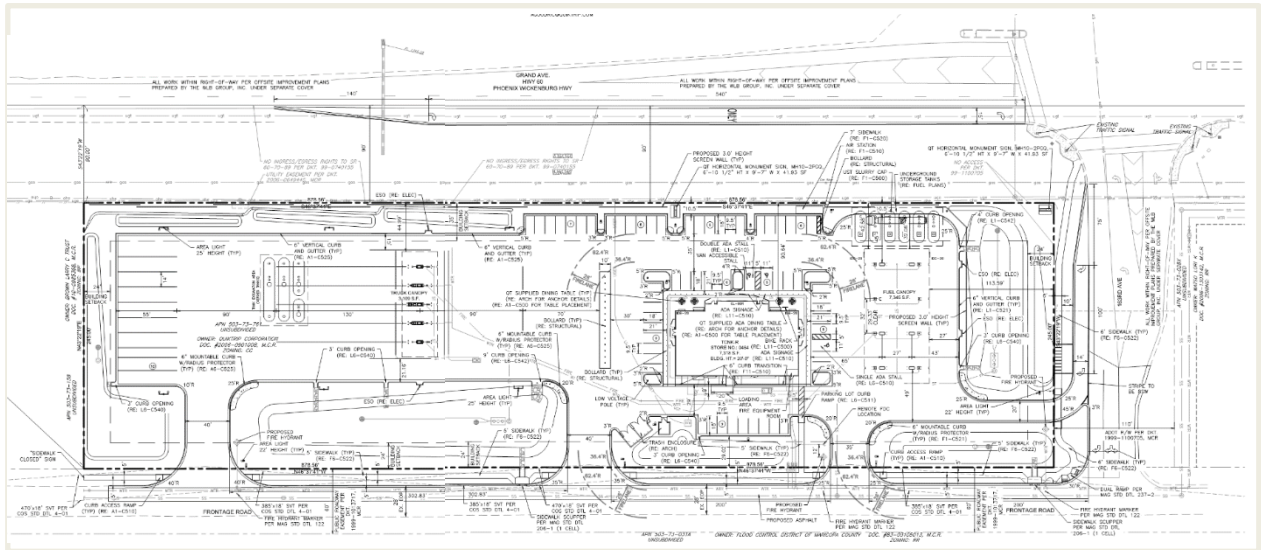
February 3, 2022: The applicant applied for the subject request under case FS22-0207.

January 19, 2023: Planning and Zoning Commission recommend approval of the project to City Council.

Analysis and Discussion:

The subject request involves a rezone from split zoning of Community Commercial (C-2)/Rural Residential (RR) to exclusively Community Commercial (C-2) on a vacant 4.94 acres lot generally located on the south side of Grand Avenue, west of 163rd Avenue. When the improvement plans were submitted with the Site Plan for review, city staff requested that the applicant apply for the rezone. Rezoning the entire vacant parcel to C-2 supports the intended proposed use of a vehicle fueling station with convenience store.

Below is the site plan that illustrates the proposed development:



The project involves the construction of a 7,318 square foot convenience store, a 7,345 square foot fueling canopy, and a 3,019 square foot diesel fuel facility. Ultimately, the fueling canopy will serve 16 automobiles at a time plus 4 diesel bays.

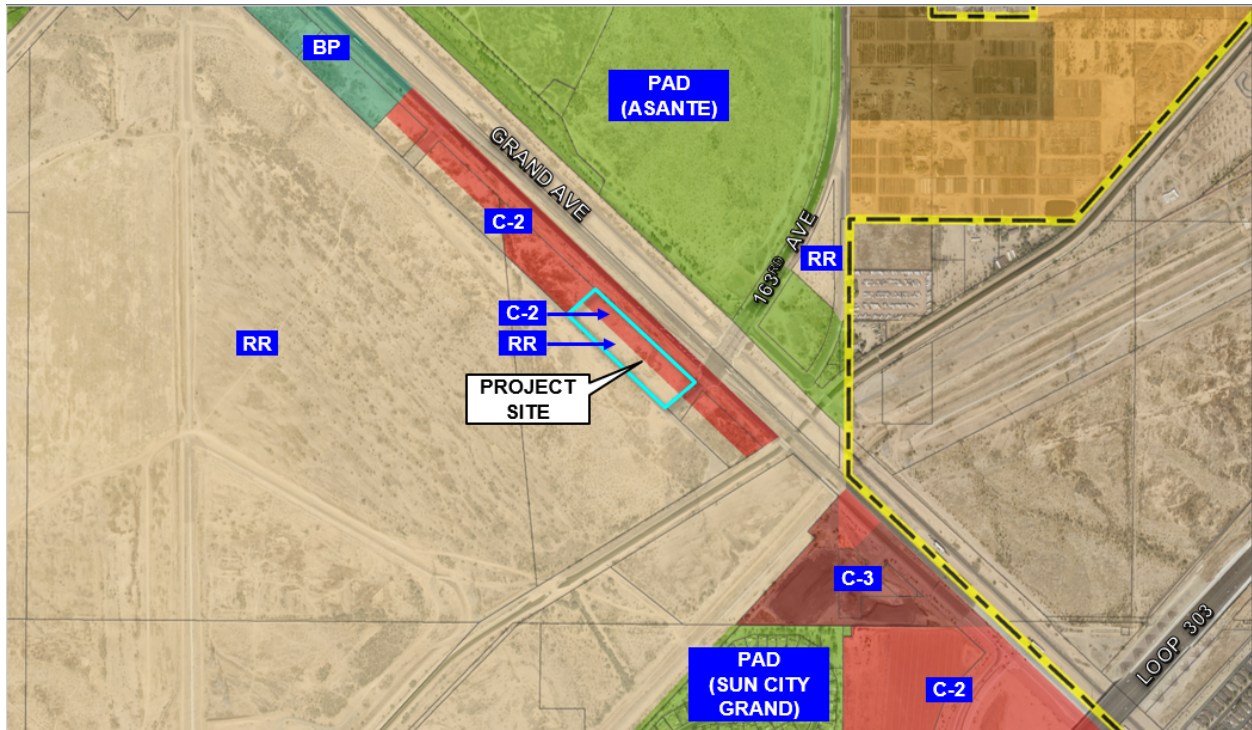
Access to the site is provided primarily off of Grand Avenue and 163rd Avenue. Three driveways will provide ingress and egress to the site from a frontage road off of 163rd Avenue.

Below are the development standards for the project. The site plan was submitted on June 26, 2019, therefore will follow the Surprise Unified Development Code (SUDC) which was the code in effect at the time of application submittal.

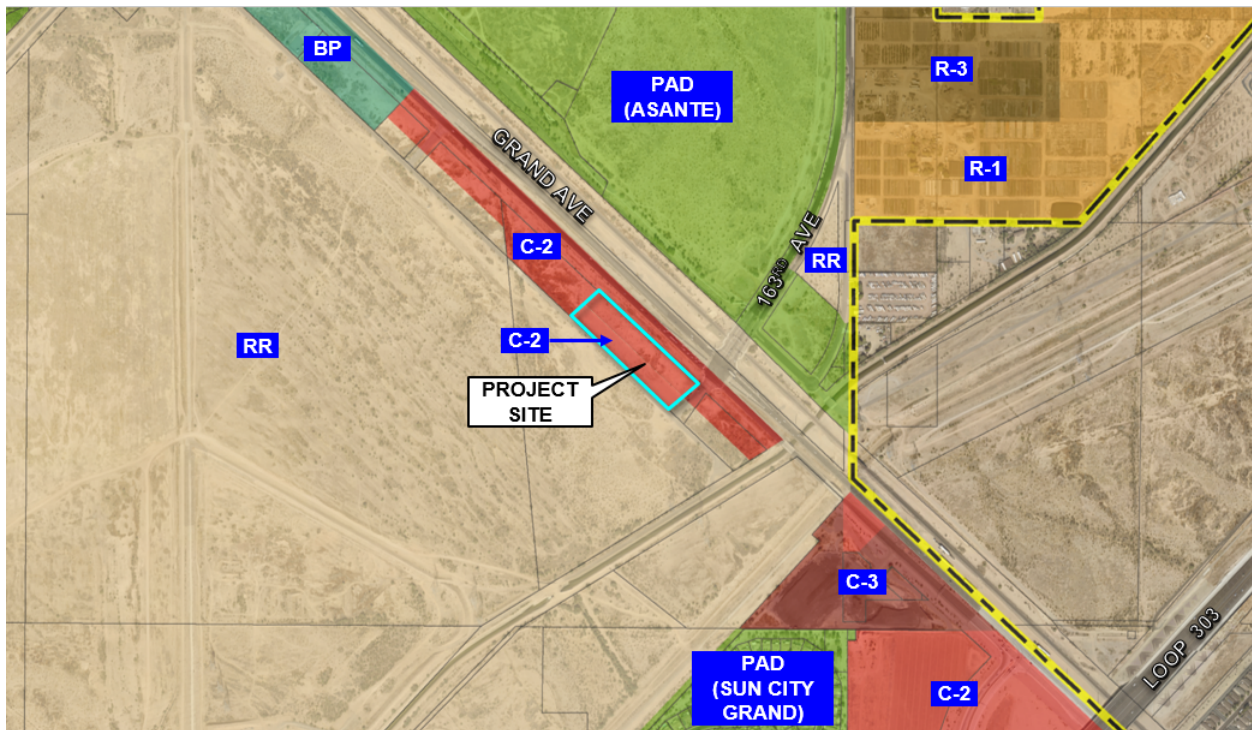
SUDC C-2 DEVELOPMENT STANDARDS

	REQUIRED	PROVIDED
Front setback:	35'	90'
Side setback:	24'	221'/275'
Rear Setback:	24'	48'
Building Height	40'	20' store
		22'6" fuel canopies

The comprehensive development of the project site is subject to review and approval of a comprehensive site plan, in which the site design, architecture, parking, setbacks, and landscaping will be reviewed in accordance with the requirements prescribed by the city's aforementioned SUDC requirements.



Existing Zoning



Proposed Zoning

Utility and Services Table:

Water:	Beardsley Water / Liberty Utilities
Wastewater:	City of Surprise
Refuse:	TBD
School District	Dysart USD

Conformance with Adopted Plans:

The current General Plan designates the area as Open Space with a Transit Oriented Development (TOD) Overlay. Different from the 2020 General Plan and that of typical General Plan parcel based designations, the 2035 General Plan establishes Land Use Character Areas to establish the basic framework that guides development within Surprise. The broad nature of development possibilities within these Character Areas allow for flexibility in creating cohesive neighborhoods while promoting the goals and policies of the General Plan. Furthermore, the Land Use Character Area Map is designed to be used in conjunction with the city's zoning map and should be referenced as a guide for future development and zoning decisions. Therefore, given the flexibility in the Character Area the use as proposed is consistent with the Open Space designation with TOD Overlay, as the prominent land use adjacent to the site is likely to be maintained as Open Space as part of the existing flood control facilities while promoting commercial and service related uses along Grand Avenue which is a prominent east west commercial corridor extending west from the Loop 303. Additionally, Arizona Revised Statutes 9-461.06(N) states a municipality cannot designate private land as open space without the landowner's permission. The landowner proposes to develop the site as a commercial use instead of an open space use.

The project site's C-2 Zoning when established was deemed to be consistent with the 2020 General Plan; however, subsequent to the 2020 General Plan, the 2035 General Plan also established the TOD Overlay. The overlay is intended to serve as a guide and like the Character Areas discussed above, is designed to allow for flexibility in its application to facilitate the incorporation of safe and convenient walking and biking connections to current and future planned transit operations. Strict application of the TOD Overlay would not result in or promote safe walking or biking connections as intended, as neither of these features are associated with this type of development or within the vicinity of the project site. Serving as guidance, the mere absence of these features does not render the project inconsistent with the Surprise General Plan as adopted.

Reviewing Agencies:

The subject request was routed to the standard internal and external reviewing agencies, who indicated no objections to the request.

165 **Citizen Outreach:**

166
167 The applicant held two separate meetings (In-Person & Virtual) for the project on August 31,
168 2022, and September 12, 2022, respectively. The In-Person meeting was held at the
169 Countryside Recreation Center located on Parkview Place. One person was in attendance
170 and stated concerns regarding the change in land use from residential to commercial and
171 traffic. The applicant addressed both concerns. During the Virtual meeting, one person was
172 in attendance for information purposes only but did state they were pleased with the use of
173 drought tolerant landscape for the project. A summary of the meeting can be found in the
174 attached Citizen Outreach Report.

175
176 **Summary:**

177
178 Staff concludes the proposed Zone Change is consistent with the Surprise General Plan
179 2035, and all applicable zoning codes.

180
181 **Findings:**

- 182
183
 - The proposed Rezone is consistent with the Surprise 2035 General Plan
 - 184 • The existing C-2 zoning was deemed to be consistent with the Surprise 2020
185 General Plan as amended by GPA08-331
 - 186 • The proposed Rezone is consistent with the applicable provisions of the Surprise
187 Unified Development Code.
 - 188 • The reviewing agencies have indicated no objections

189
190 **Commission Recommendation:**

191
192 Based on the findings noted above, the Commission moved to recommend **approval** of case
193 FS22-0207 to the City Council subject to stipulations 'a' and 'b' as follows

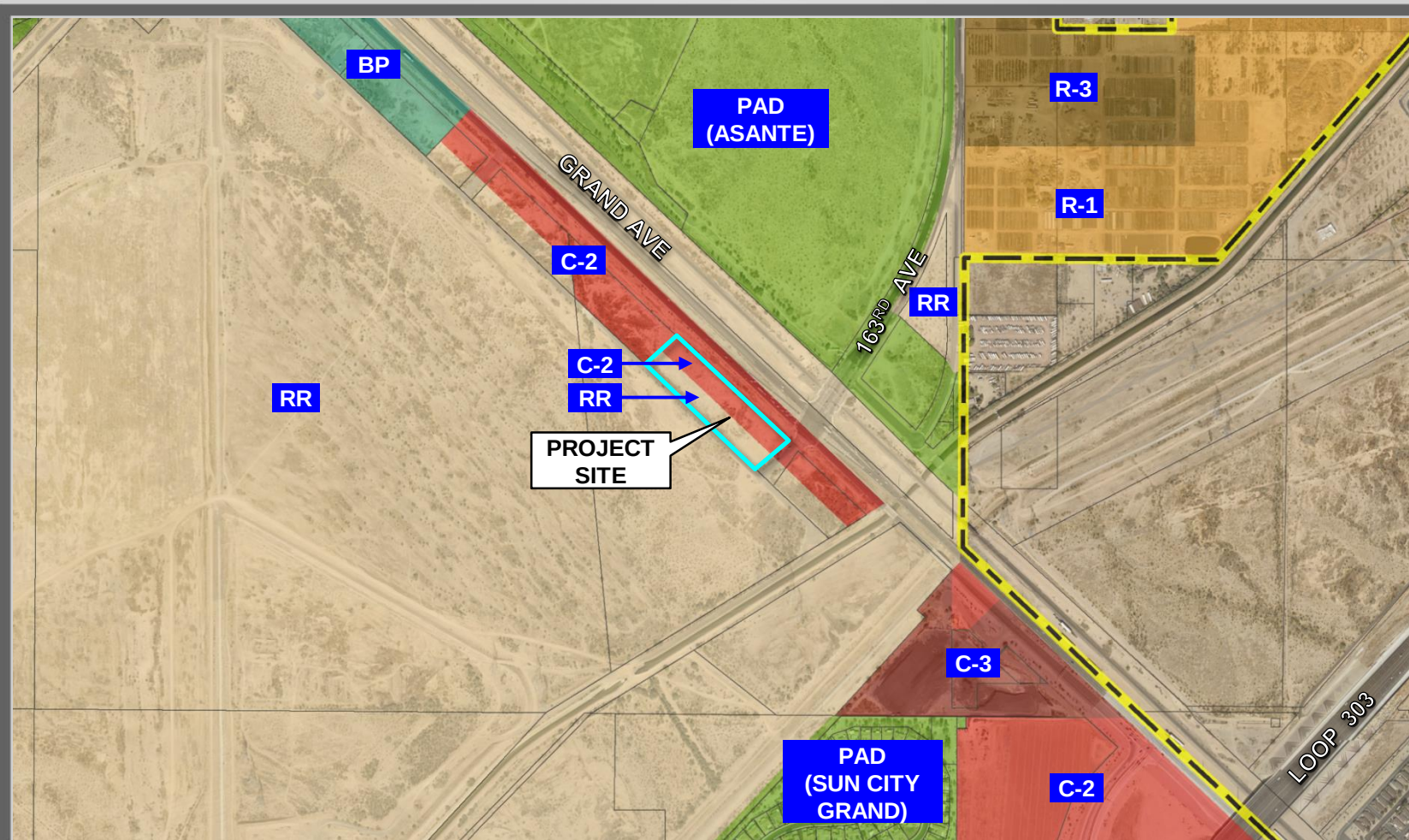
- 194
195 a. Development and use of the site shall be consistent with the narrative entitled
196 "Rezone for QuikTrip" dated December 15, 2022.
197
198 b. Non-compliance with the stipulations of approval of this case will be treated as a
199 violation in accordance with the applicable provisions of the Surprise Municipal
200 Code.

201
202 **Attachments:**

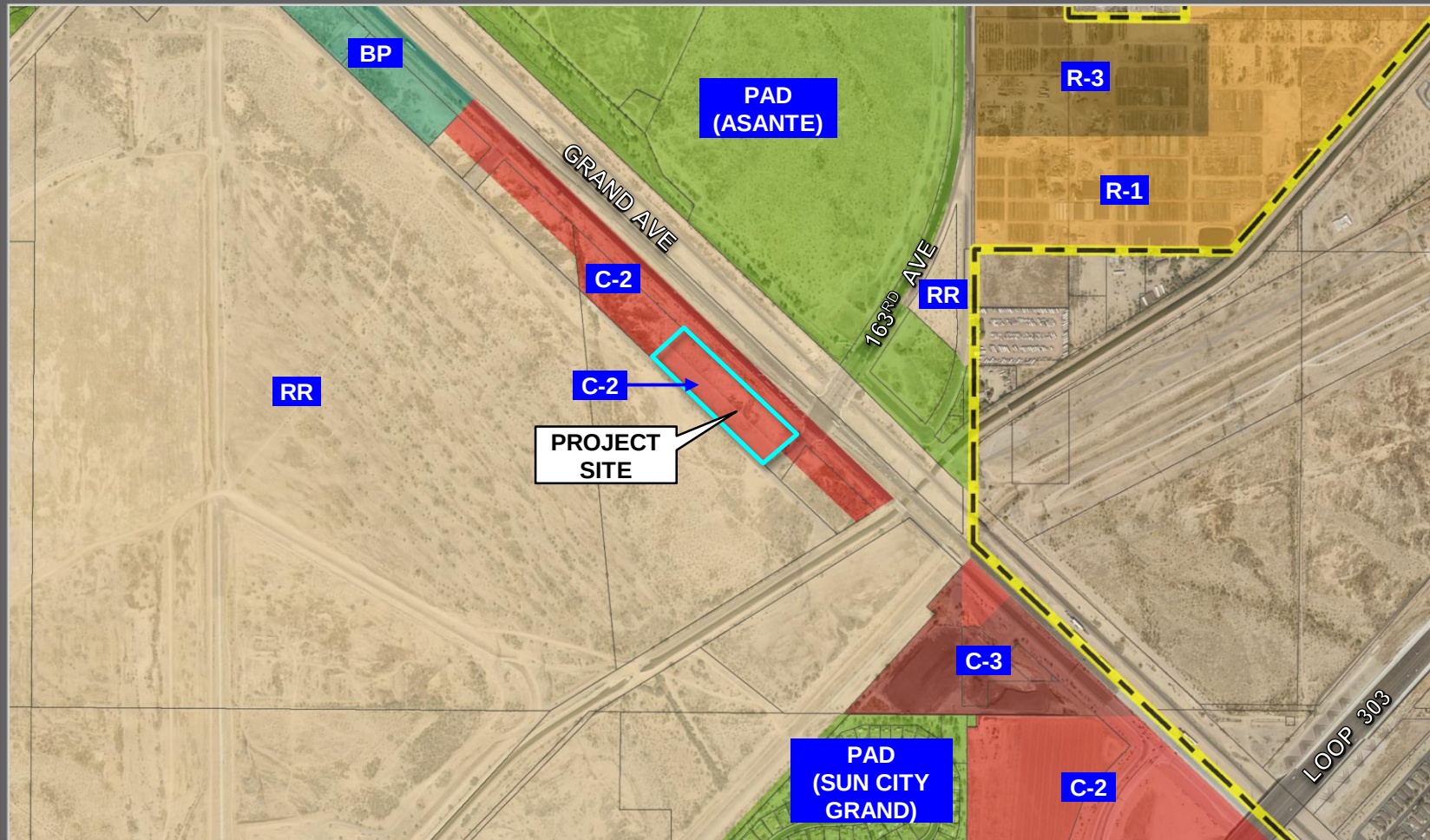
- 203 01 Vicinity Map
204 02 Existing Zoning Map
205 03 Proposed Zoning Map
206 04 Zoning Document
207 05 Conceptual Site Plan
208 06 Affidavit of Site Posting
209 07 Citizen Outreach Report - REDACTED
210 08 Ordinance



FS22-0207 VICINITY MAP



FS22-0207 EXISTING ZONING



FS22-0207 PROPOSED ZONING

REZONE FOR QUIKTRIP

#464 – 163RD AND GRAND AVENUES

CASE #: FS22-0207

DECEMBER 15TH, 2022



REPRESENTATIVE:

HUELLMANTEL
AFFILIATES

Huellmantel & Affiliates
P.O. Box 1833
Tempe, Arizona 85280-1833
(480) 921-2800
charles@huellmantel.com

APPLICANT:



Jon Naut
QuikTrip Corporation
(480) 446-6318
jnaut@quiktrip.com

Scope of Request

The City of Surprise has notified QuikTrip of the existence of split zoning on the property APN 503-73-761 ("Property"). In General Plan Amendment GPA07-016, the Property was designated with two zoning categories – CC (Community Commercial / also C-2 under the LDO) and RR (Rural Residential) zoning. While processing the Property's Improvement Plans under application FS19-452, the City requested a Rezone application be concurrently submitted to correct the small portion of the site that has RR zoning prior to Planning Commission approvals. Future development will adhere to the Surprise Municipal Code as may be amended from time to time.

Approval of the proposed zoning will allow the proposed QuikTrip use to occur on the property at an intensity greater than that currently allowed in the Residential zoning district. Collectively, this will facilitate in keeping with the City's economic and planning goals.

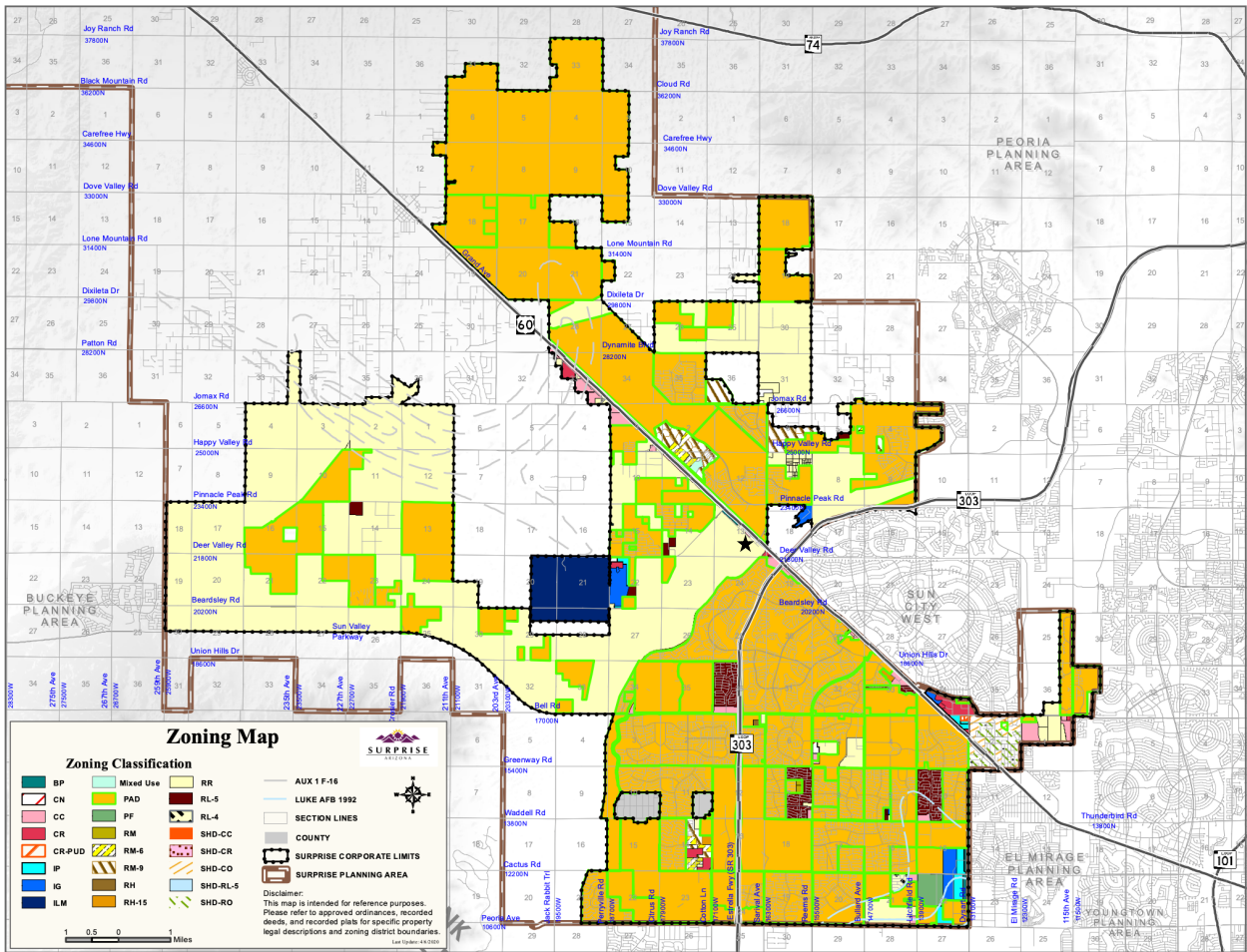
Properties Involved

The subject property includes APN 503-73-761; 4.94 acres total.

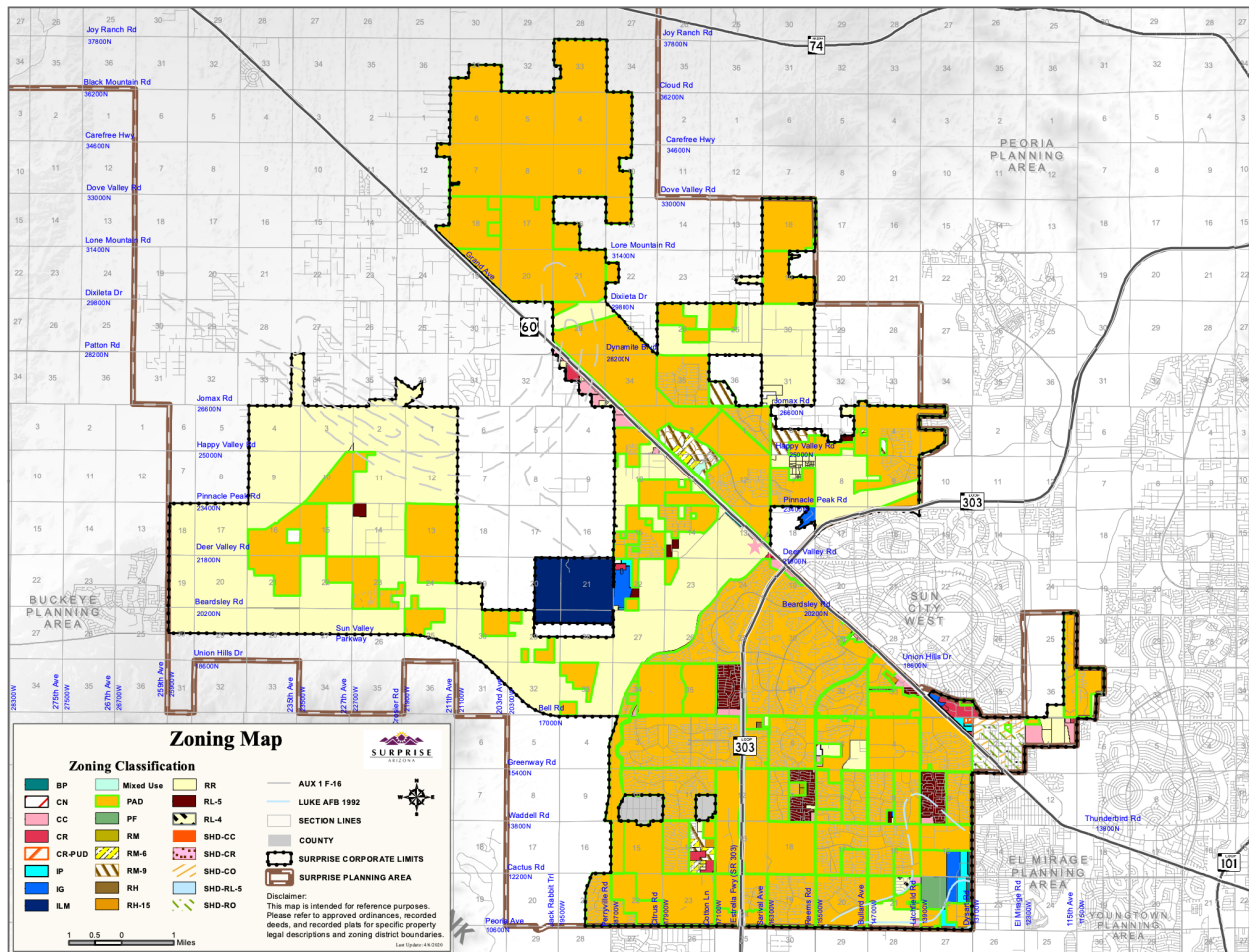
Existing and Adjacent Zoning

As noted above, the subject site consists of one (1) parcel. The property to the north along the south side of Grand Avenue is zoned CC. The property to the south along the south side of Grand Avenue is zoned CC with current split RR zoning. To the west is property owned by Flood Control District of Maricopa County. East of the site along the north side of Grand Avenue is zoned residential.

Existing Zoning



Proposed Zoning



Permitted Uses

The subject rezone does not seek to amend the list of allowed uses as currently stated in the Land Development Ordinance (LDO). The list of permitted uses will evolve as the code is amended from time to time. Further, this list is not intended to supersede the list of uses allowed under state statute. In the event there are any conflicts between the SMC and state statute, state statute will prevail.

Development Standards

As with the list of uses, the subject rezone does not seek to amend the development standards associated with the CC/C-2 zoning district; however, the CC/C-2 development standards provide for a greater maximum intensity than the RR zoning. The following table compares the Development Standards of the Existing RR zoning district with those of the proposed CC/C-2 zoning district.

DEVELOPMENT STANDARD	ZONING DISTRICT	
	RR	CC
Minimum Lot Area	≥20,000 sq. ft.	20,000 sq. ft.
Minimum Lot Width	130'	100'
Minimum Setbacks		
Front	30'	35'
Rear	30'	24'
Side	20'	24'
Maximum Building Height	40'	35'

Conformance with the General Plan

This project is located within the Open Space Character Area of the Surprise General Plan 2035. The majority of this parcel is zoned CC for commercial use, with only a small remnant zoned RR for rural residential use. The character of the surrounding area is planned to be commercial in nature, and therefore the General Plan designation of Open Space does not match the actual character of this area. Rather, the use of the property for commercial purposes is more consistent with the plans for growth in this area which have recently been approved (and some of which are under construction).

Additionally, it is worth noting that A.R.S. 9-461.06N states that “In applying an open space element or a growth element of a general plan, a municipality shall not designate private land or state trust land as open space . . . unless the municipality receives the written consent of the landowner or provides an alternative, economically viable designation in the general plan or zoning ordinance, allowing at least one residential dwelling per acre.” Here, although the General Plan character is “Open Space,” because the land is privately owned, it cannot be forced to function as Open Space because there is no property owner consent. The economically viable option here is to allow this small portion of land to be rezoned consistent with the adjacent

property's zoning of CC as it is not feasible for a single residence to be constructed adjacent to the freeway on a remnant parcel.

Summary

The proposed rezone is consistent with the Surprise General Plan 2035. The proposed zoning does not seek to amend any development standards, or the list of uses that would otherwise be permitted in the CC zoning district.

Exhibits

Exhibit A – Rezone Legal Description

Exhibit B – Rezone Boundary Exhibit

Exhibit C – General Plan Land Use Map

EXHIBIT A
REZONE LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

That portion of Section 13, Township 4 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows;

COMMENCING at a Maricopa County aluminum cap, the Northwest corner of Section 13, from which a Maricopa County aluminum cap at the North quarter corner of said Section 13 bears South 89 degrees 32 minutes 29 seconds East, a distance of 2635.42 feet;

THENCE South 89 degrees 32 minutes 29 seconds East along the North line of Section 13, a distance of 503.48 feet to the previously dedicated Southwesterly right of way line of U.S. Route 60-70-89;

THENCE South 46 degrees 37 minutes 41 seconds East along said right of way line, a distance of 4423.22 feet;

THENCE South 43 degrees 22 minutes 19 seconds West, a distance of 90.00 feet to the POINT OF BEGINNING;

THENCE South 46 degrees 37 minutes 41 seconds East along the current Southwesterly right of way line of U.S. Route No. 60-70-89, a distance of 878.56 feet;

THENCE South 43 degrees 22 minutes 19 seconds West, a distance of 245.00 feet;

THENCE North 46 degrees 37 minutes 41 seconds West, a distance of 878.56 feet;

THENCE North 43 degrees 22 minutes 19 seconds East, a distance of 245.00 feet to the POINT OF BEGINNING.

APN: 503-73-761

EXHIBIT B

REZONE BOUNDARY EXHIBIT

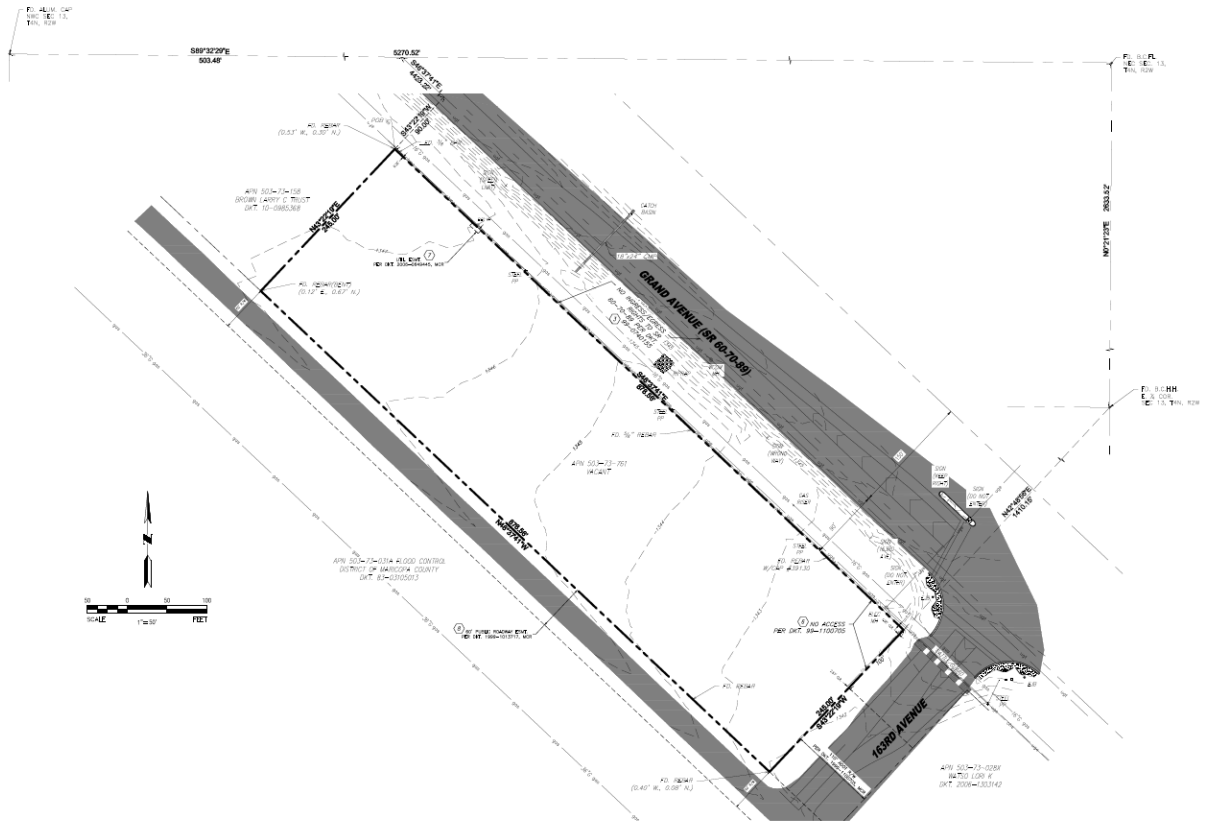
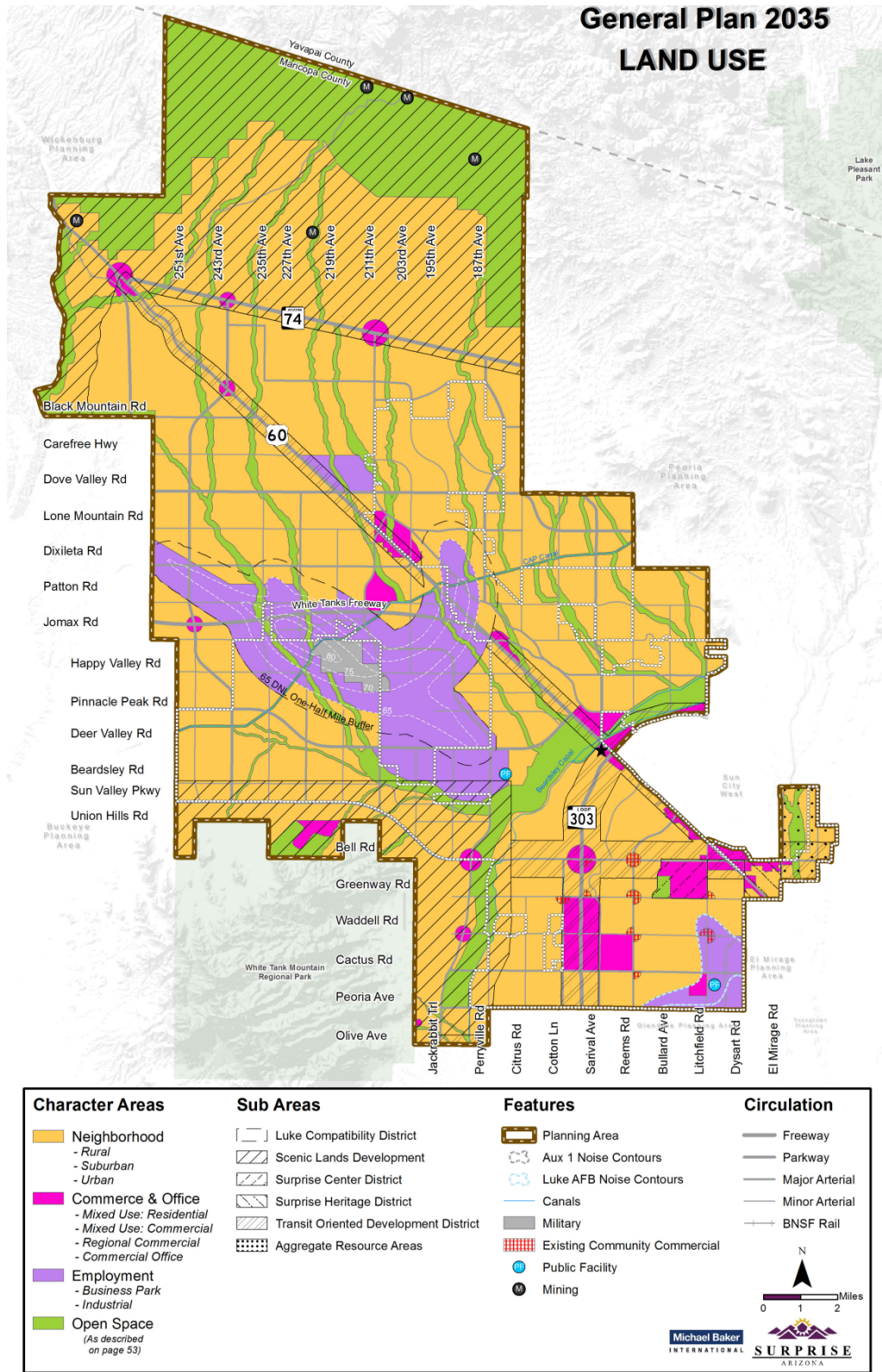


EXHIBIT C

GENERAL PLAN LAND USE MAP



SURVEYOR OF RECORD
THE WLB GROUP, INC.
DON WALDING, R.L.S.
1600 W BROADWAY RD, STE 150
TEMPE, AZ, 85282
TEL: (480) 736-1600
FAX: (480) 736-1602
DWALDING@WLBGROUP.COM

ENGINEER OF RECORD
THE WLB GROUP, INC.
DON WALDING, P.E.
1600 W BROADWAY RD, S
TEMPE, AZ, 85282
TEL: (480) 736-1600
FAX: (480) 736-1602
DWALDING@WLBGROUP.COM

QT REAL ESTATE PROJECT
MANAGER
QUIKTRIP CORPORATION—
PHOENIX DIVISION
JONATHAN NAUT
1116 E BROADWAY RD
TEMPE, AZ 85282
TEL: (480) 446-6318
FAX: (480) 921-1927
JNAUT@QUIKTRIP.COM

QT CIVIL PROJECT MANAGER
QUIKTRIP CORPORATION
ASHLEY GOODRICH
4705 SOUTH 129TH EAST AVE.
TULSA, OK 74134
TEL: (918) 615-7273
AGOODRIC@QUIKTRIP.COM

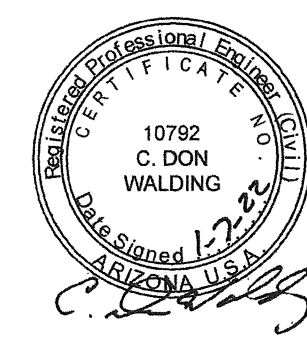
1. EXISTING ZONING: C-2
PROPOSED ZONING: C-2
2. NO EXISTING BUILDINGS ON SITE.
PROPOSED BUILDING HEIGHT: 20'-0"
PROPOSED BUILDING SQUARE FOOTAGE: 7,318 SQ. FT.
FUEL CANOPY AREA (TOTAL): 10,454 SQ. FT.
3. PARKING SPACES REQUIRED: 17 SPACES
PARKING SPACES PROVIDED: 62 SPACES (3 ADA PARKING SPACES)
4. GROSS SITE AREA:
APN 503-73-761 AREA = 215,247 SQ. FT. (4.94 ACRES)
5. TOTAL LOT COVERAGE: 17,772 SQ. FT. (0.41 ACRES)
6. TOTAL AREA OF DISTURBANCE = 334,655 SQ. FT. (7.68 ACRES)
7. CONSTRUCTION TYPE = V-B
8. OCCUPANCY CLASSIFICATION = GROUP M

CUT: 2,915 CY
FILL: 9,975 CY
NET: 7,060 CY (IMPORT)

THIS IS AN ESTIMATE ONLY FOR PERMITTING. CONTRACTOR IS TO CALCULATE HIS/HER OWN QUANTITIES BASED ON THE SOILS REPORT PROVIDED, INCLUSIVE OF ANY OVER-EXCAVATION THAT MAY BE REQUIRED.

TYPE	HEIGHT	QUANTITY
	22'	9
	22'	4
	25'	6
	12'	3

----	BOUNDARY LINE
=====	CONCRETE CURB AND GUTTER
=====	ADA
-----	ADA ACCESSIBLE ROUTE
	MOUNTABLE CURB W/RADIUS PROTECTOR
	PARKING SPACE INDICATOR
	AREA LIGHT
	MULTIPLE PRODUCT DISPENSER WITH CANOPY COLUMNS AND BOLLARDS
	TRANSFORMER
	FUEL SYSTEM ACCESS MANWAY



PROJECT NO.:05-0464

The WLB Group

Engineering Planning Surveying
Landscape Architecture Urban Design
Offices located in Tucson, Phoenix, NV,
Flagstaff, AZ and Las Vegas.
1600 West Broadway Rd, Ste 150
Tempe, Arizona (480) 736-1600
P.E. REG. NO. 217025 E. 002

QuikTrip No. 0464

3RD AVE. & GRAND AVE.
SURPRISE, ARIZONA



© COPYRIGHT QUIKTRIP CORPORATION 2011.
ANY UNAUTHORIZED USE, REPRODUCTION,
PUBLICATION, DISTRIBUTION, OR SALE IN
WHOLE OR IN PART, IS STRICTLY FORBIDDEN.

PROTOTYPE: P-97 (02/01/19)

DIVISION: 05

VERSION: 00

DESIGNED BY: JAL

DESIGNED BY: JAW

DRAWN BY: JAW

REVIEWED BY: CD

[illegible]

ORIGINAL ISSUE DATE: 10-25-2017

SHEET TITLE:

SITE PLAN SHEET 1

SHEET NUMBER

CITY SET: 6 OF 35

C100

6 OF 55

FS19-452

AFFIDAVIT OF POSTING

Application No: FS22-0207

Applicant Name: Huellmantel & Affiliates

Location: SWC 163rd Ave & Grand Ave

Date Site Posted: 12/22/22

In order to assist in providing adequate notice to interested parties, the applicant for any *type of public hearing* in the City of Surprise shall erect two (2) signs giving notice of the *date, time and place* of the scheduled hearings. These signs must be erected not less than **fifteen (15) days prior** to the date of the first hearing. The signs shall also include the nature of the request as contained on the formal zoning application. The size and format of this sign shall meet requirements established by the Planning and Zoning Department (see page 2).

Such notice shall be clearly legible and placed at a prominent location on the site – Generally adjacent and perpendicular to the public right-of-way. It shall be the *responsibility of the applicant* to erect and to maintain the sign on the subject property and to maintain the hearing information on the sign until final disposition of the case.

It shall also be the *responsibility of the applicant* to remove the signs within one week after the final disposition of the case.

I confirm that the site has been posted as required above, for the case noted above. A picture of the site posting, and photos of any subsequent changes/updates made to the sign, have also been submitted.

Meghan Liggett 12/22/22
Applicant/Representative Signature Date

This instrument was acknowledged before me on 12/22/22, by Meghan Liggett. I witness whereof I hereunto set my hand and official seal.



Marybeth Conrad
Notary Public
10-25-24
My commission expires

*Return completed and notarized **affidavit** and all relevant **photos** to the Planning and Zoning Department at least fifteen (15) days **prior to** the scheduled meeting(s).*

City of Surprise

Neighborhood Meeting

Planning & Zoning

City Council

Date: January 19, 2023

Date: February 21, 2023

Time: 6:00 P.M.

Time: 6:00 P.M.

- Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

6:00 p.m.

Case number: FS22-0207



Notice of Public Hearing City of Surprise

In-Person and Virtual

Neighborhood Meeting

In Person: August 31, 2022

Time: 6:00 P.M.

Location: Countryside Recreation Center
15038 N Parkview Place,
Surprise, AZ 85379

Virtual - September 12, 2022

6:00 p.m.

<https://attendee.gotowebinar.com/register/8123939998914508556>

Planning & Zoning

Date: January 19, 2023

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

City Council

Date: February 21, 2023

Time: 6:00 P.M.

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

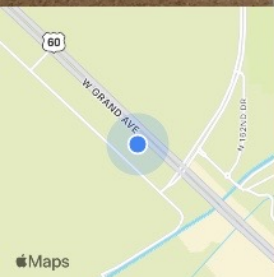
Case number: FS22-0207

Request: A Rezone of a property with Rural Residential (RR) and Community Commercial (C-2) split zoning to Community Commercial (C-2). The property is approximately 4.94 acres and located north of the intersection of 163rd Avenue and Grand Avenue.

Please call to confirm dates: 623-222-3011 Surpriseaz.gov



Map 10.0000
Section 10.0000
163rd Avenue and Grand Avenue
Maricopa County, Arizona



Dec 22, 2022 11:05AM
16327-16369 W Grand Ave
Maricopa County

Notice of Public Hearing City of Surprise

In-Person and Virtual

Neighborhood Meeting

Planning & Zoning

City Council

In Person: August 31, 2022

Date: January 19, 2023

Date: February 21, 2023

Time: 6:00 P.M.

Time: 6:00 P.M.

Time: 6:00 P.M.

Location: Countryside Recreation Center
15038 N Parkview Place,
Surprise, AZ 85379

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Virtual - September 12, 2022

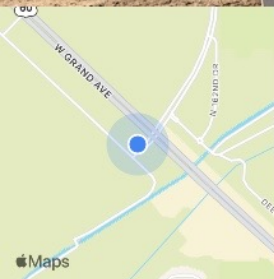
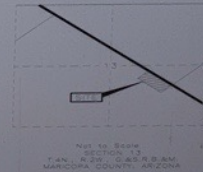
6:00 p.m.

<https://attendee.gotowebinar.com/register/8123939998914508556>

Case number: FS22-0207

Request: A Rezone of a property with Rural Residential (RR) and Community Commercial (C-2) split zoning to Community Commercial (C-2). The property is approximately 4.94 acres and located north of the intersection of 163rd Avenue and Grand Avenue.

Please call to confirm dates: 623- 222-3011 Surpriseaz.gov



Dec 22, 2022 10:59AM
163rd Ave
Maricopa County

Notice of Public Hearing

City of Surprise

In-Person and Virtual

Neighborhood Meeting

Planning & Zoning

City Council

In Person: August 31, 2022

Date: January 19, 2023

Date: February 21, 2023

Time: 6:00 P.M.

Time: 6:00 P.M.

Time: 6:00 P.M.

Location: Countryside Recreation Center
15038 N Parkview Place,
Surprise, AZ 85379

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Virtual - September 12, 2022

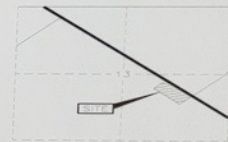
6:00 p.m.

<https://attendee.gotowebinar.com/register/8123939998914508556>

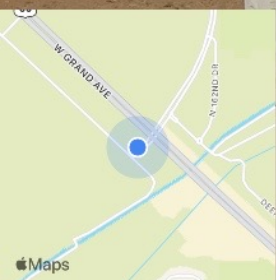
Case number: FS22-0207

Request: A Rezone of a property with Rural Residential (RR) and Community Commercial (C-2) split zoning to Community Commercial (C-2). The property is approximately 4.94 acres and located north of the intersection of 163rd Avenue and Grand Avenue.

Please call to confirm dates: 623- 222-3011 Surpriseaz.gov



NOT TO SCALE
SECTION 13
T. 1N. R. 9E. S. 36E B. 14M
MARICOPA COUNTY, ARIZONA



Dec 22, 2022 10:59AM
163rd Ave
Maricopa County

NEIGHBORHOOD OUTREACH REPORT

FS22-0207

QUIKTRIP #464

GRAND AVENUE (U.S. 60) & 163RD AVENUE

REPRESENTATIVE:

HUELLMANTEL
AFFILIATES

Lauren Proper Potter
Huellmantel & Affiliates
P.O. Box 1833
Tempe, Arizona 85280-1833
(480) 921-2800
lauren.proper@huellmantel.com

APPLICANT:



Jonathan Naut
QuikTrip Corporation
1116 East Broadway Road
Tempe, AZ 85282
(480) 446-6318
jnaut@quiktrip.com

SUMMARY

QuikTrip is requesting to rezone a portion of land from RR (Rural Residential) to CC (Community Commercial or C-2 under the newly-adopted Land Development Ordinance) at Grand Avenue (U.S. 60) and 163rd Avenue on approximately 4.94 acres of vacant land.

The site was initially posted with two signs on August 12th for two neighborhood meetings to be held in-person on August 30th, 2022, and virtually on September 12th, 2022.

We hosted the in-person meeting as advertised on August 30th at 6:00 p.m. at the Countryside Recreation Center located at 15038 N. Parkview Place in Surprise, AZ 85379. Planner Chris Sexton and Planning Manager Jason Moquin attended from the City.

One resident [REDACTED] attended the meeting after seeing it advertised on the City's website. [REDACTED] not live nearby but attended for informational purposes and noted she is looking to be more involved in the City's public process. [REDACTED] noted general concerns with land in the City that is zoned for rural residential being converted to multi-family or other non-residential purposes. We explained that in this situation, most of the property is zoned for commercial except for a small sliver of land left over from the development of the U.S. 60 remained residential but that it is not reflective of the character of the surrounding area. [REDACTED] questioned whether the development of a new QuikTrip would contribute to traffic in the area. We explained that QuikTrip is designed to capture traffic that is already passing by the store and furthermore, we have worked with both the City and ADOT to ensure safe circulation in the area utilizing signalized access as well as the addition of a right-turn deceleration lane. The meeting concluded at approximately 6:35 p.m. with no additional attendees arriving.

A virtual second neighborhood meeting was held on September 12th at 6:00 p.m. via the GoToWebinar platform. One member of the public [REDACTED] attended the meeting after seeing it advertised on the City's website. He attended for information purposes only as he has recently relocated to Surprise and is interested in learning about developments in the City. [REDACTED] noted that he thought it was great that the project utilized low-water plantings. No other members of the public attended, and the meeting ended at approximately 6:20 p.m.

ORDINANCE # 2023-01

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, APPROVING A ZONING AMENDMENT FROM SPLIT ZONING OF COMMUNITY COMMERCIAL (C-2) AND RURAL RESIDENTIAL (RR) TO EXCLUSIVELY COMMUNITY COMMERCIAL (C-2) FOR QUIKTRIP, A PROPERTY LOCATED ON THE SOUTH SIDE OF GRAND AVENUE, WEST OF 163RD AVENUE .

WHEREAS, this Ordinance was properly noticed for public hearing and the necessary hearings and opportunity for public input were completed;

WHEREAS, the subject site is located on the south side of Grand Avenue, west of 163rd Avenue;

WHEREAS, the subject site is approximately 4.94 acres and is currently zoned Community Commercial (C-2) and Residential Rural (RR);

WHEREAS, the proposed use of the subject site requires modification of the applicable zoning regulations;

WHEREAS, the proposed zoning amendment to Community Commercial (C-2), satisfies the requirements set forth in Chapter 122 of the Surprise Municipal Code;

WHEREAS, this zoning amendment is in harmony with the purposes and intent of the Surprise zoning ordinance and the Surprise General Plan; and

WHEREAS, on January 19, 2023, the Planning and Zoning Commission recommended approval of the zoning amendment for QuikTrip.

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

Section 1. *Zoning amendment.* The zoning for the parcel legally described on ***Exhibit A*** and depicted on ***Exhibit B***, known as “QuikTrip” is changed from Community Commercial (C-2) and Rural Residential (RR) to all Community Commercial (C-2) subject to the following stipulations:

- a. Development and use of the site shall be consistent with the narrative entitled “Rezone for QuikTrip” dated December 15, 2022.

- b. 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.

Section 2. *Amendment of Zoning Map.* The City of Surprise zoning map is herewith amended to reflect the change in districts referred to in Section 1 above.

Section 3. *Codification.* This Ordinance is not of a general nature and shall not be codified.

Section 4. *Repeal of Conflicting Ordinances.* All ordinances or parts of ordinances in conflict with the provisions of this ordinance or any part of the code adopted herein by reference are hereby repealed, upon the effective date of this Ordinance.

Section 5. *Severability.* If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

Section 6. *Effective Date.* This ordinance shall become effective at the time and in the manner prescribed by law.

PASSED AND ADOPTED this _____ day of _____ 2023.

Skip Hall, Mayor

Attest:

Approved as to form:

Sherry Aguilar, City Clerk

Robert Wingo, City Attorney

EXHIBIT A
LEGAL DESCRIPTION FOR PROPERTY

EXHIBIT A
LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

THAT PORTION OF SECTION 13, TOWNSHIP 4 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT A MARICOPA COUNTY ALUMINUM CAP, THE NORTHWEST CORNER OF SECTION 13, FROM WHICH A MARICOPA COUNTY ALUMINUM CAP AT THE NORTH QUARTER CORNER OF SAID SECTION 13 BEARS SOUTH 89 DEGREES 32 MINUTES 29 SECONDS EAST, A DISTANCE OF 2635.42 FEET;

THENCE SOUTH 89 DEGREES 32 MINUTES 29 SECONDS EAST ALONG THE NORTH LINE OF SECTION 13, A DISTANCE OF 503.48 FEET TO THE PREVIOUSLY DEDICATED SOUTHWESTERLY RIGHT OF WAY LINE OF U.S. ROUTE 60-70-89;

THENCE SOUTH 46 DEGREES 37 MINUTES 41 SECONDS EAST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 4423.22 FEET;

THENCE SOUTH 43 DEGREES 22 MINUTES 19 SECONDS WEST, A DISTANCE OF 90.00 FEET TO THE **POINT OF BEGINNING**;

THENCE SOUTH 46 DEGREES 37 MINUTES 41 SECONDS EAST ALONG THE CURRENT SOUTHWESTERLY RIGHT OF WAY LINE OF U.S. ROUTE NO. 60-70-89, A DISTANCE OF 878.56 FEET;

THENCE SOUTH 43 DEGREES 22 MINUTES 19 SECONDS WEST, A DISTANCE OF 245.00 FEET;

THENCE NORTH 46 DEGREES 37 MINUTES 41 SECONDS WEST, A DISTANCE OF 878.56 FEET;

THENCE NORTH 43 DEGREES 22 MINUTES 19 SECONDS EAST, A DISTANCE OF 245.00 FEET TO THE **POINT OF BEGINNING**

PREPARED BY:
THE WLB GROUP, INC.
1600 W. BROADWAY ROAD, STE. 150
TEMPE, AZ 85282

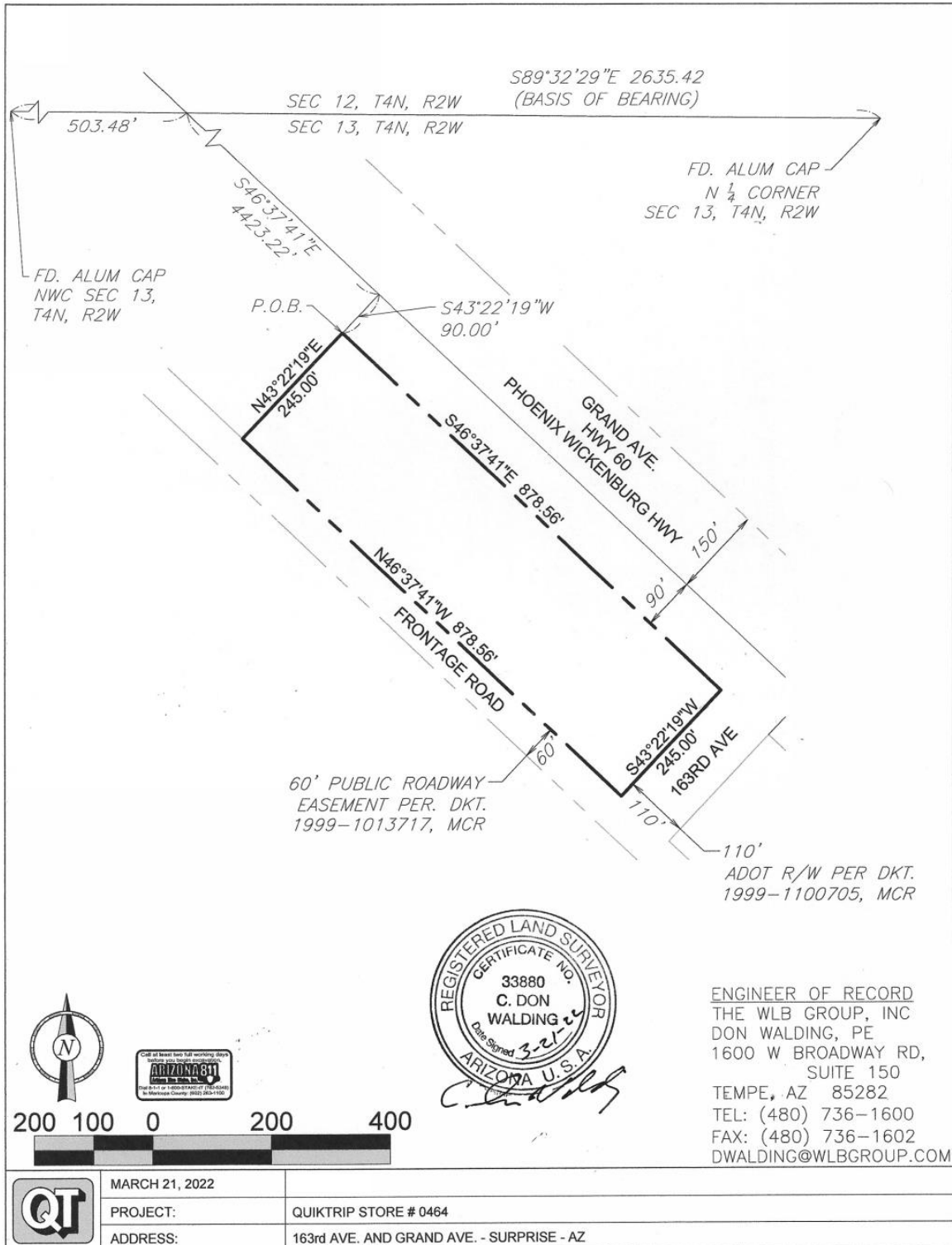


N:\110007\Store 0464\DOC



PAGE 1 OF 1

EXHIBIT B DEPICTION OF THE PROPERTY TO BE RE-ZONED

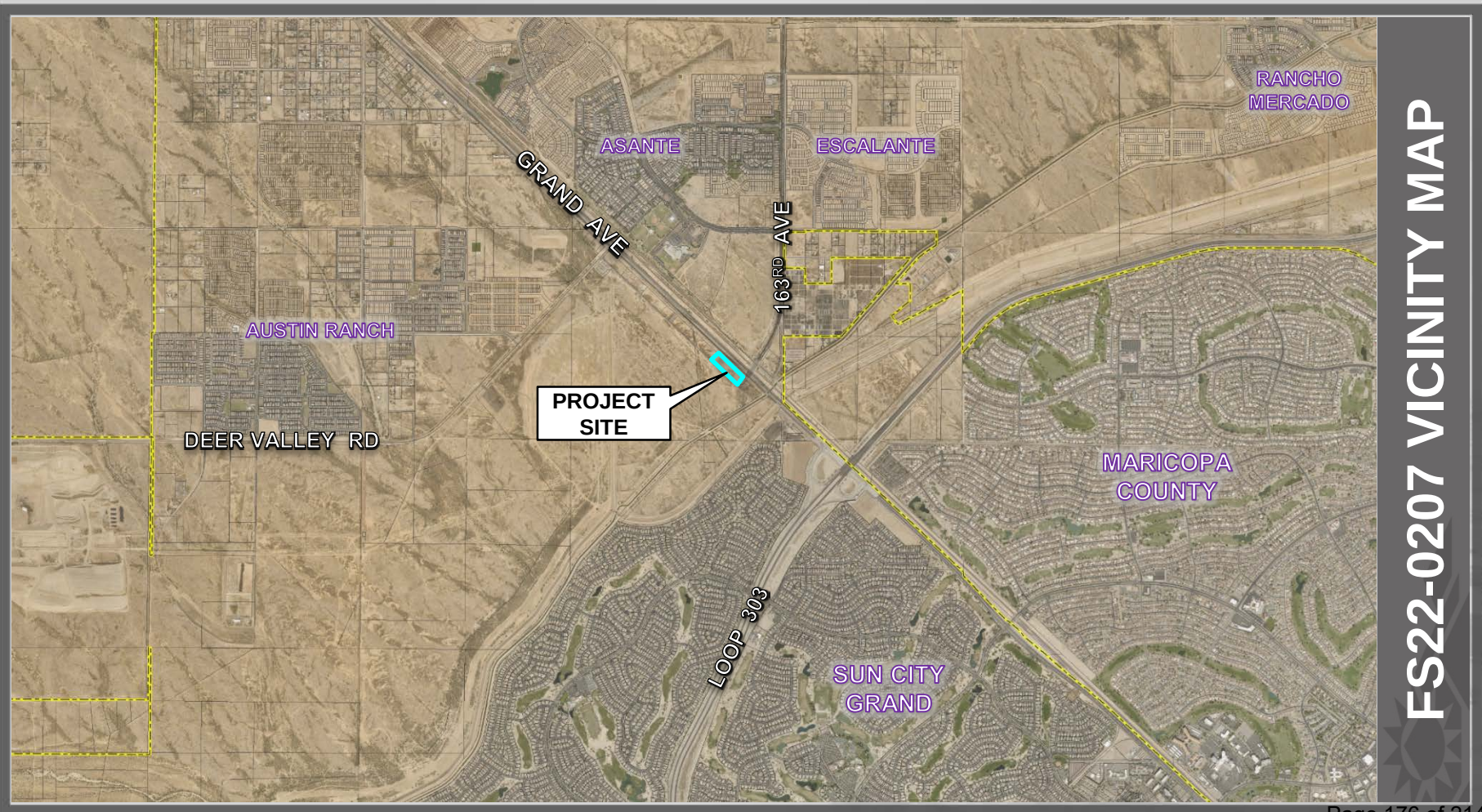


Ordinance No. 2023-01
RFLS 8665
Rev 01/21



FS22-0207
QuikTrip #464
Rezone

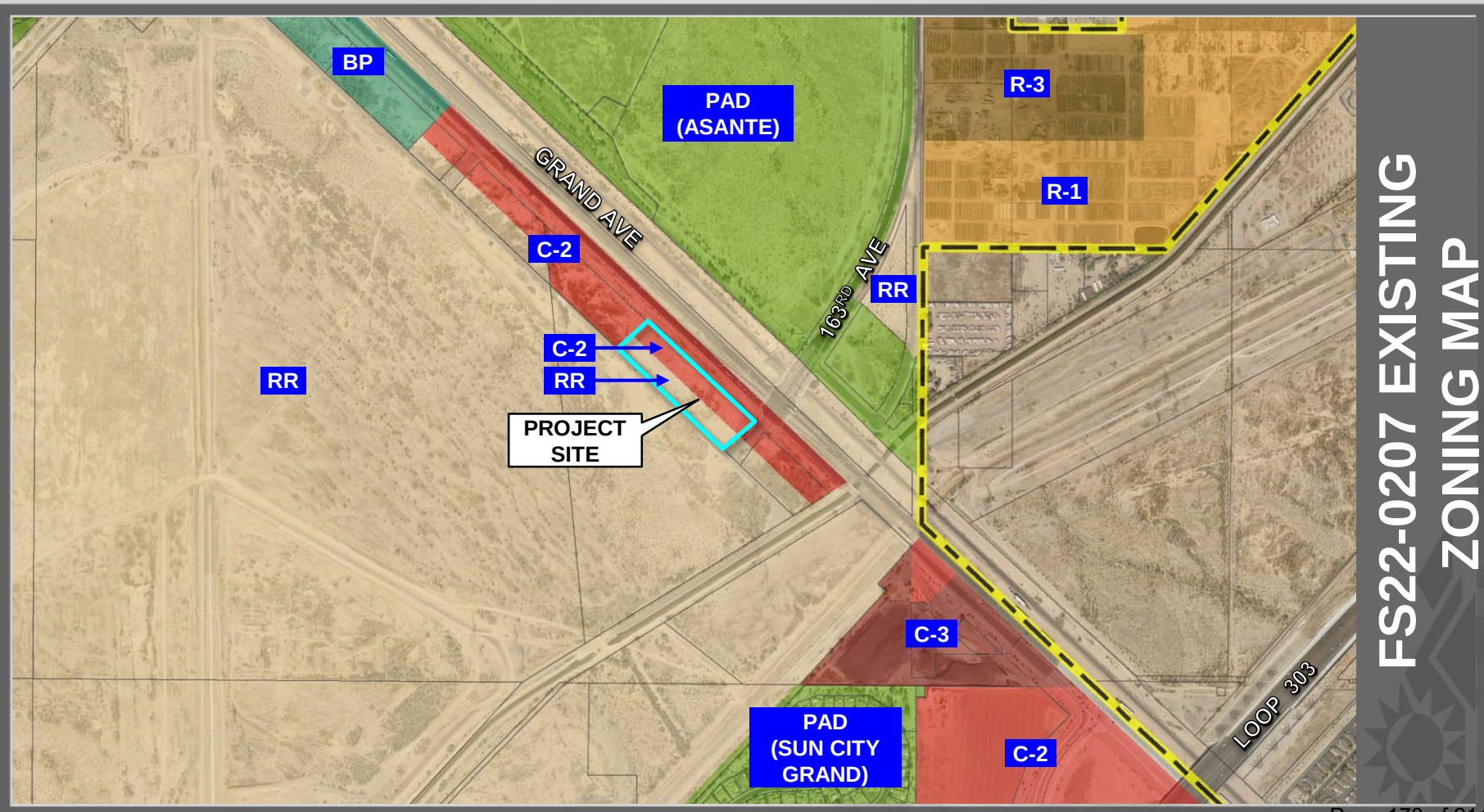
City Council
February 21, 2023



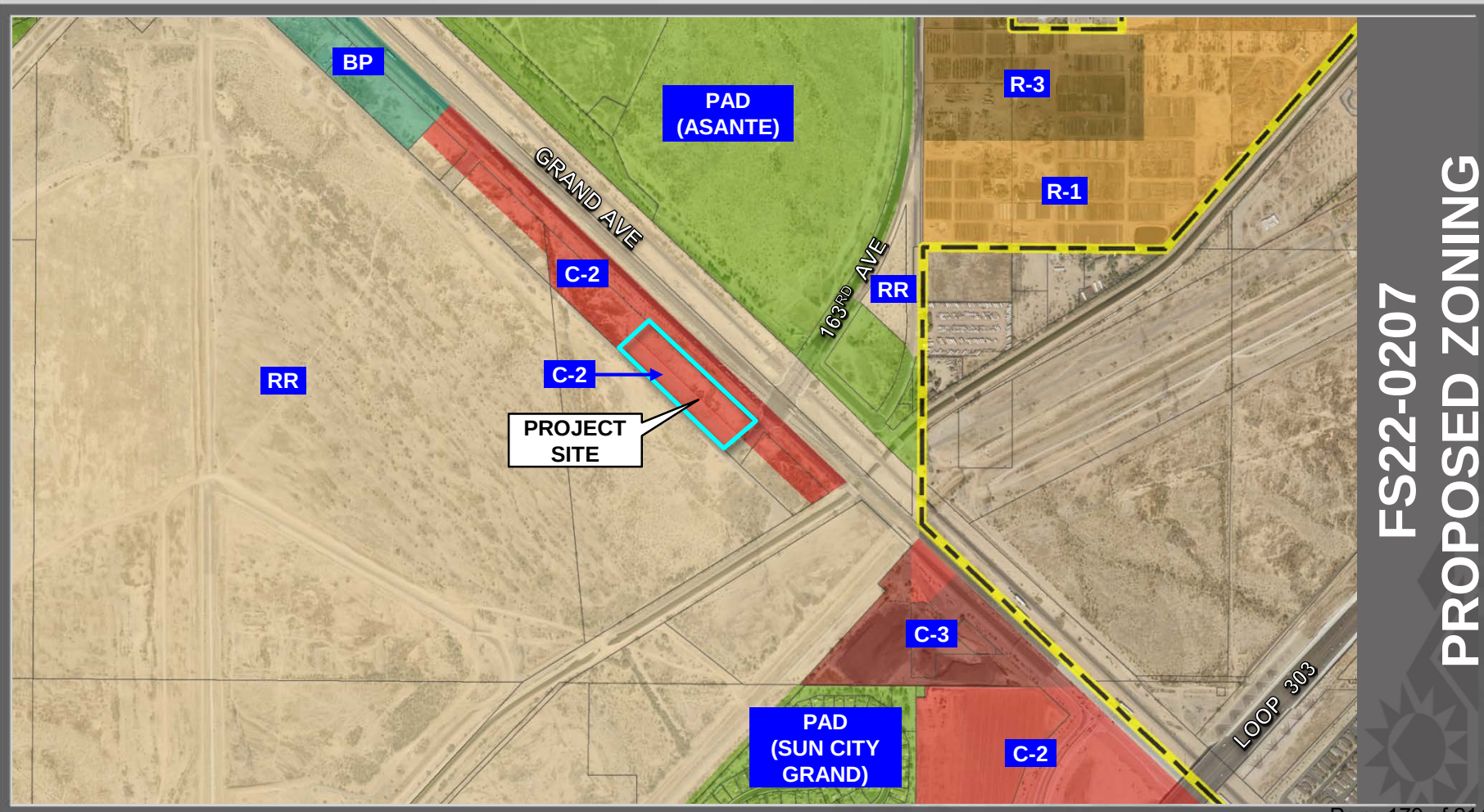
FS22-0207 VICINITY MAP



FS22-0207 VICINITY MAP



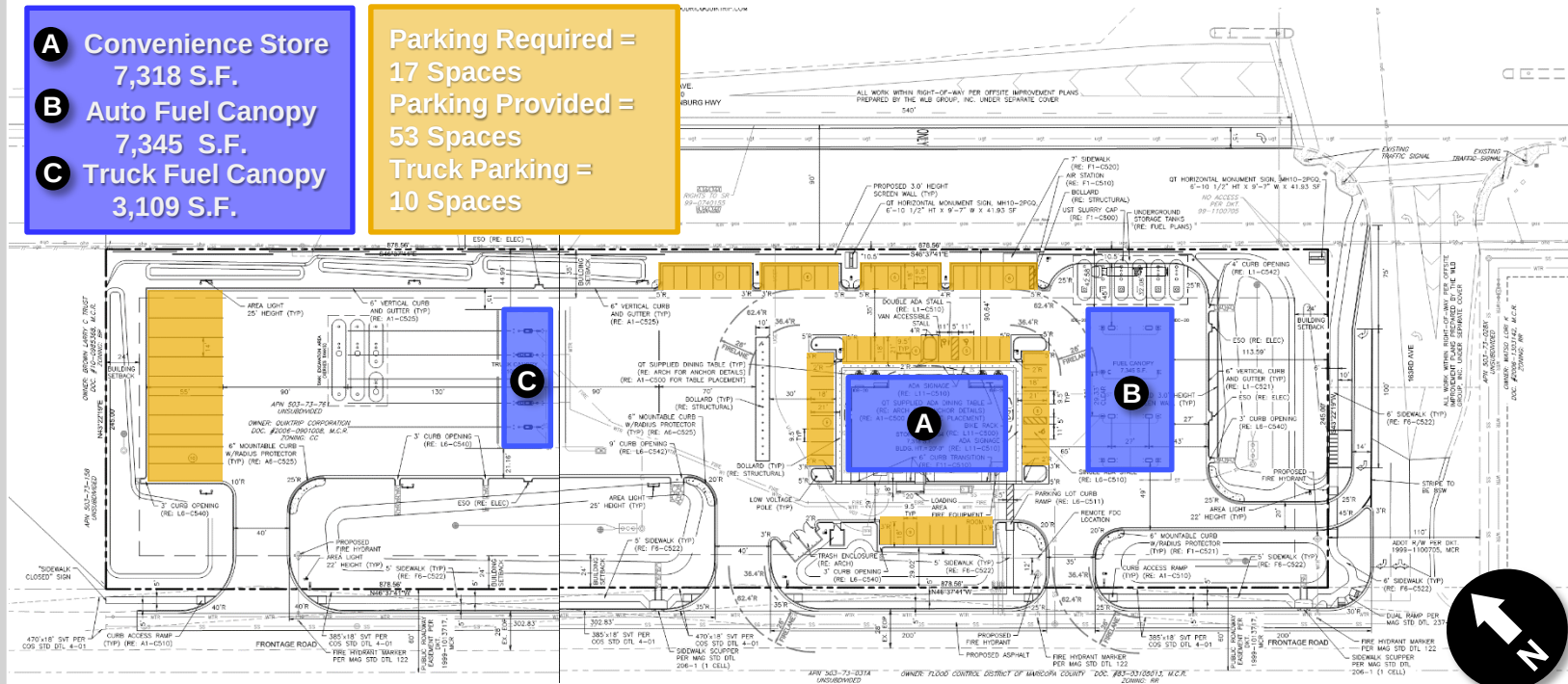
FS22-0207 EXISTING ZONING MAP



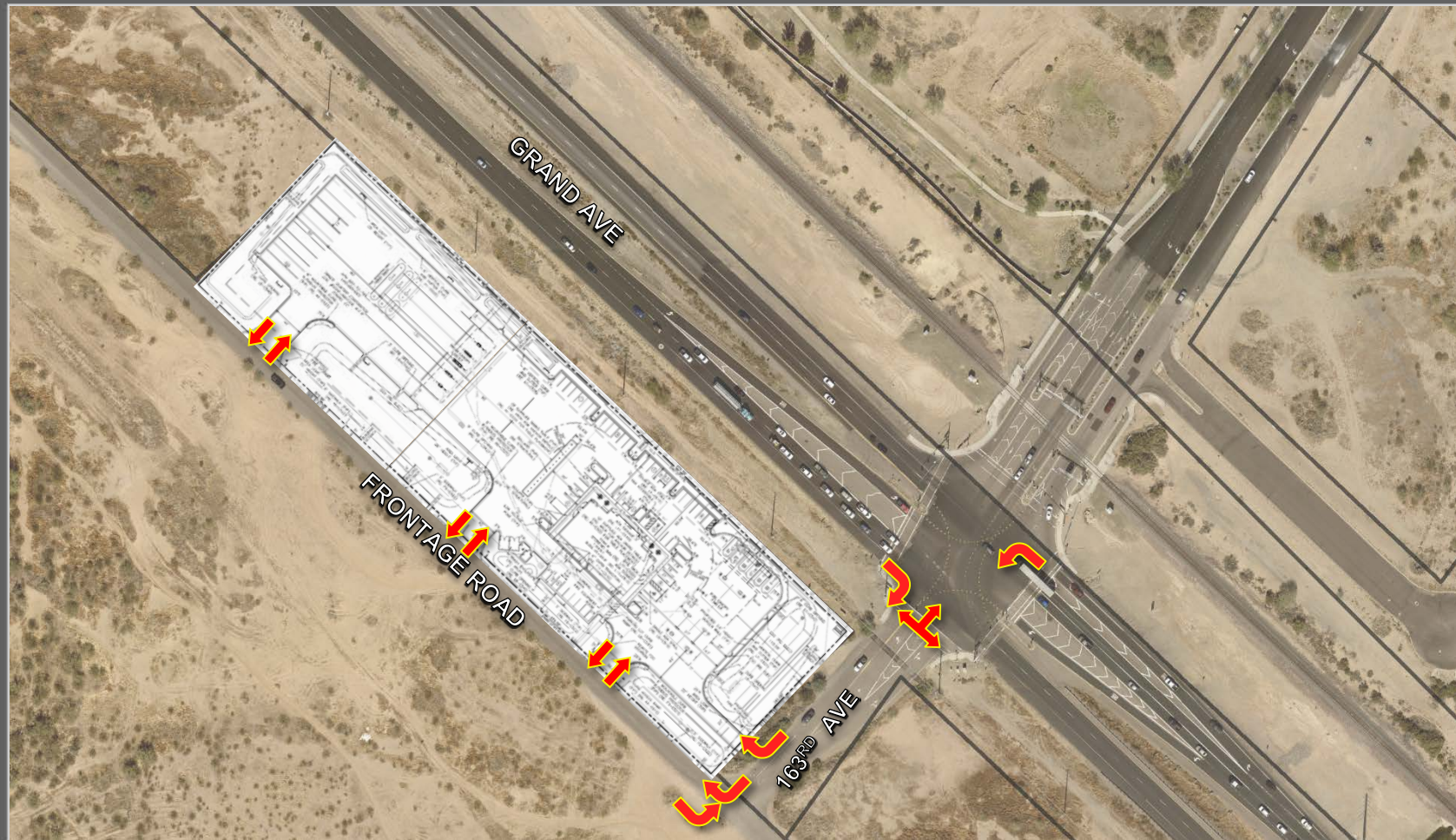
FS22-0207 PROPOSED ZONING

- A** Convenience Store
7,318 S.F.
- B** Auto Fuel Canopy
7,345 S.F.
- C** Truck Fuel Canopy
3,109 S.F.

Parking Required =
17 Spaces
Parking Provided =
53 Spaces
Truck Parking =
10 Spaces



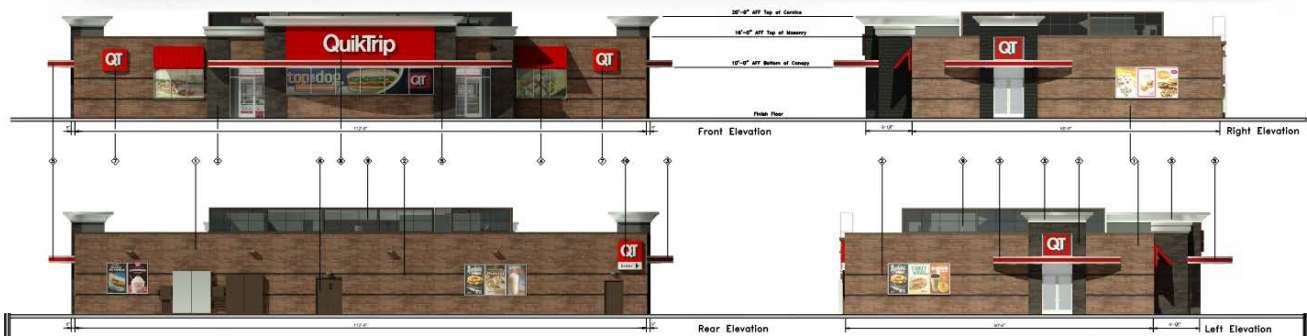
CONCEPTUAL SITE PLAN



FS22-0207 ACCESS PLAN

SUDC C-2 DEVELOPMENT STANDARDS

	REQUIRED	PROVIDED
Front setback:	35'	90'
Side setback:	24'	221'/275'
Rear Setback:	24'	48'
Maximum Building Height	40'	20' store
		22'6" fuel canopy



	QuikTrip		Store # 464 TCNK-L Building Elevations		Address: SWC of 163rd Ave & Grand		City, State: Surprise, AZ		1. FINISH 2. MATERIALS 3. SPECIFICATIONS		
	4700 South 129th East Ave. Tulsa, OK 74116-2100 P.O. Box 5673 Tulsa, OK 74116-5673 (918) 918-1700		Serial # 05-0464-TCNK		Scale: 1/8"=1'-0"		Issue Date: 04.11.19		Drawn By: JK		
						Copyright © 2011 QuikTrip Corporation. DESIGN PATENT. QuikTrip, QuikTrip Logo, and QuikTrip are trademarks of QuikTrip Corporation, Tulsa, Oklahoma. THESE PLANS ARE PROTECTED BY THEIR OWNERSHIP BY QUIKTRIP CORPORATION AND PATENT RIGHTS. ANY REPRODUCTION, PUBLICATION, DISTRIBUTION OR SALE IN WHOLE OR IN PART, IS STRICTLY FORBIDDEN.				4. ELEVATIONS 5. SECTIONS 6. DETAILS 7. NOTES 8. SCHEDULES 9. FINISHES 10. MATERIALS 11. SPECIFICATIONS 12. LEGEND 13. INDEX 14. REVISIONS 15. APPENDICES 16. EXHIBITS 17. REFERENCES 18. BIBLIOGRAPHY 19. GLOSSARY 20. ACRONYMS 21. ABBREVIATIONS 22. SYMBOLS 23. DIMENSIONS 24. TOLERANCES 25. UNITS 26. SCALE 27. ORIENTATION 28. LOCATION 29. DATE 30. DRAWN BY 31. CHECKED BY 32. APPROVED BY 33. PROJECT NO. 34. SHEET NO. 35. TOTAL SHEETS 36. PROJECT NAME 37. PROJECT ADDRESS 38. PROJECT CITY 39. PROJECT STATE 40. PROJECT ZIP 41. PROJECT PHONE 42. PROJECT FAX 43. PROJECT EMAIL 44. PROJECT WEBSITE 45. PROJECT URL 46. PROJECT LOGO 47. PROJECT PHOTO 48. PROJECT VIDEO 49. PROJECT AUDIO 50. PROJECT TEXT 51. PROJECT IMAGE 52. PROJECT GRAPH 53. PROJECT TABLE 54. PROJECT FORM 55. PROJECT LIST 56. PROJECT INDEX 57. PROJECT MAP 58. PROJECT PLAN 59. PROJECT SECTION 60. PROJECT DETAIL 61. PROJECT NOTE 62. PROJECT SCHEDULE 63. PROJECT FINISH 64. PROJECT MATERIAL 65. PROJECT SPECIFICATION 66. PROJECT LEGEND 67. PROJECT INDEX 68. PROJECT APPENDIX 69. PROJECT EXHIBIT 70. PROJECT REFERENCE 71. PROJECT BIBLIOGRAPHY 72. PROJECT GLOSSARY 73. PROJECT ACRONYMS 74. PROJECT ABBREVIATIONS 75. PROJECT SYMBOLS 76. PROJECT DIMENSIONS 77. PROJECT TOLERANCES 78. PROJECT UNITS 79. PROJECT SCALE 80. PROJECT ORIENTATION 81. PROJECT LOCATION 82. PROJECT DATE 83. PROJECT DRAWN BY 84. PROJECT CHECKED BY 85. PROJECT APPROVED BY 86. PROJECT PROJECT NO. 87. PROJECT SHEET NO. 88. PROJECT TOTAL SHEETS 89. PROJECT PROJECT NAME 90. PROJECT PROJECT ADDRESS 91. PROJECT PROJECT CITY 92. PROJECT PROJECT STATE 93. PROJECT PROJECT ZIP 94. PROJECT PROJECT PHONE 95. PROJECT PROJECT FAX 96. PROJECT PROJECT EMAIL 97. PROJECT PROJECT WEBSITE 98. PROJECT PROJECT URL 99. PROJECT PROJECT LOGO 100. PROJECT PROJECT PHOTO 101. PROJECT PROJECT VIDEO 102. PROJECT PROJECT AUDIO 103. PROJECT PROJECT TEXT 104. PROJECT PROJECT IMAGE 105. PROJECT PROJECT GRAPH 106. PROJECT PROJECT TABLE 107. PROJECT PROJECT FORM 108. PROJECT PROJECT LIST 109. PROJECT PROJECT INDEX 110. PROJECT PROJECT MAP 111. PROJECT PROJECT PLAN 112. PROJECT PROJECT SECTION 113. PROJECT PROJECT DETAIL 114. PROJECT PROJECT NOTE 115. PROJECT PROJECT SCHEDULE 116. PROJECT PROJECT FINISH 117. PROJECT PROJECT MATERIAL 118. PROJECT PROJECT SPECIFICATION 119. PROJECT PROJECT LEGEND 120. PROJECT PROJECT INDEX 121. PROJECT PROJECT APPENDIX 122. PROJECT PROJECT EXHIBIT 123. PROJECT PROJECT REFERENCE 124. PROJECT PROJECT BIBLIOGRAPHY 125. PROJECT PROJECT GLOSSARY 126. PROJECT PROJECT ACRONYMS 127. PROJECT PROJECT ABBREVIATIONS 128. PROJECT PROJECT SYMBOLS 129. PROJECT PROJECT DIMENSIONS 130. PROJECT PROJECT TOLERANCES 131. PROJECT PROJECT UNITS 132. PROJECT PROJECT SCALE 133. PROJECT PROJECT ORIENTATION 134. PROJECT PROJECT LOCATION 135. PROJECT PROJECT DATE 136. PROJECT PROJECT DRAWN BY 137. PROJECT PROJECT CHECKED BY 138. PROJECT PROJECT APPROVED BY 139. PROJECT PROJECT PROJECT NO. 140. PROJECT PROJECT SHEET NO. 141. PROJECT PROJECT TOTAL SHEETS 142. PROJECT PROJECT PROJECT NAME 143. PROJECT PROJECT PROJECT ADDRESS 144. PROJECT PROJECT PROJECT CITY 145. PROJECT PROJECT PROJECT STATE 146. PROJECT PROJECT PROJECT ZIP 147. PROJECT PROJECT PROJECT PHONE 148. PROJECT PROJECT PROJECT FAX 149. PROJECT PROJECT PROJECT EMAIL 150. PROJECT PROJECT PROJECT WEBSITE 151. PROJECT PROJECT PROJECT URL 152. PROJECT PROJECT PROJECT LOGO 153. PROJECT PROJECT PROJECT PHOTO 154. PROJECT PROJECT PROJECT VIDEO 155. PROJECT PROJECT PROJECT AUDIO 156. PROJECT PROJECT PROJECT TEXT 157. PROJECT PROJECT PROJECT IMAGE 158. PROJECT PROJECT PROJECT GRAPH 159. PROJECT PROJECT PROJECT TABLE 160. PROJECT PROJECT PROJECT FORM 161. PROJECT PROJECT PROJECT LIST 162. PROJECT PROJECT PROJECT INDEX 163. PROJECT PROJECT PROJECT MAP 164. PROJECT PROJECT PROJECT PLAN 165. PROJECT PROJECT PROJECT SECTION 166. PROJECT PROJECT PROJECT DETAIL 167. PROJECT PROJECT PROJECT NOTE 168. PROJECT PROJECT PROJECT SCHEDULE 169. PROJECT PROJECT PROJECT FINISH 170. PROJECT PROJECT PROJECT MATERIAL 171. PROJECT PROJECT PROJECT SPECIFICATION 172. PROJECT PROJECT PROJECT LEGEND 173. PROJECT PROJECT PROJECT INDEX 174. PROJECT PROJECT PROJECT APPENDIX 175. PROJECT PROJECT PROJECT EXHIBIT 176. PROJECT PROJECT PROJECT REFERENCE 177. PROJECT PROJECT PROJECT BIBLIOGRAPHY 178. PROJECT PROJECT PROJECT GLOSSARY 179. PROJECT PROJECT PROJECT ACRONYMS 180. PROJECT PROJECT PROJECT ABBREVIATIONS 181. PROJECT PROJECT PROJECT SYMBOLS 182. PROJECT PROJECT PROJECT DIMENSIONS 183. PROJECT PROJECT PROJECT TOLERANCES 184. PROJECT PROJECT PROJECT UNITS 185. PROJECT PROJECT PROJECT SCALE 186. PROJECT PROJECT PROJECT ORIENTATION 187. PROJECT PROJECT PROJECT LOCATION 188. PROJECT PROJECT PROJECT DATE 189. PROJECT PROJECT PROJECT DRAWN BY 190. PROJECT PROJECT PROJECT CHECKED BY 191. PROJECT PROJECT PROJECT APPROVED BY 192. PROJECT PROJECT PROJECT PROJECT NO. 193. PROJECT PROJECT PROJECT SHEET NO. 194. PROJECT PROJECT PROJECT TOTAL SHEETS 195. PROJECT PROJECT PROJECT PROJECT NAME 196. PROJECT PROJECT PROJECT PROJECT ADDRESS 197. PROJECT PROJECT PROJECT PROJECT CITY 198. PROJECT PROJECT PROJECT PROJECT STATE 199. PROJECT PROJECT PROJECT PROJECT ZIP 200. PROJECT PROJECT PROJECT PROJECT PHONE 201. PROJECT PROJECT PROJECT PROJECT FAX 202. PROJECT PROJECT PROJECT PROJECT EMAIL 203. PROJECT PROJECT PROJECT PROJECT WEBSITE 204. PROJECT PROJECT PROJECT PROJECT URL 205. PROJECT PROJECT PROJECT PROJECT LOGO 206. PROJECT PROJECT PROJECT PROJECT PHOTO 207. PROJECT PROJECT PROJECT PROJECT VIDEO 208. PROJECT PROJECT PROJECT PROJECT AUDIO 209. PROJECT PROJECT PROJECT PROJECT TEXT 210. PROJECT PROJECT PROJECT PROJECT IMAGE 211. PROJECT PROJECT PROJECT PROJECT GRAPH 212. PROJECT PROJECT PROJECT PROJECT TABLE 213. PROJECT PROJECT PROJECT PROJECT FORM 214. PROJECT PROJECT PROJECT PROJECT LIST 215. PROJECT PROJECT PROJECT PROJECT INDEX 216. PROJECT PROJECT PROJECT PROJECT MAP 217. PROJECT PROJECT PROJECT PROJECT PLAN 218. PROJECT PROJECT PROJECT PROJECT SECTION 219. PROJECT PROJECT PROJECT PROJECT DETAIL 220. PROJECT PROJECT PROJECT PROJECT NOTE 221. PROJECT PROJECT PROJECT PROJECT SCHEDULE 222. PROJECT PROJECT PROJECT PROJECT FINISH 223. PROJECT PROJECT PROJECT PROJECT MATERIAL 224. PROJECT PROJECT PROJECT PROJECT SPECIFICATION 225. PROJECT PROJECT PROJECT PROJECT LEGEND 226. PROJECT PROJECT PROJECT PROJECT INDEX 227. PROJECT PROJECT PROJECT PROJECT APPENDIX 228. PROJECT PROJECT PROJECT PROJECT EXHIBIT 229. PROJECT PROJECT PROJECT PROJECT REFERENCE 230. PROJECT PROJECT PROJECT PROJECT BIBLIOGRAPHY 231. PROJECT PROJECT PROJECT PROJECT GLOSSARY 232. PROJECT PROJECT PROJECT PROJECT ACRONYMS 233. PROJECT PROJECT PROJECT PROJECT ABBREVIATIONS 234. PROJECT PROJECT PROJECT PROJECT SYMBOLS 235. PROJECT PROJECT PROJECT PROJECT DIMENSIONS 236. PROJECT PROJECT PROJECT PROJECT TOLERANCES 237. PROJECT PROJECT PROJECT PROJECT UNITS 238. PROJECT PROJECT PROJECT PROJECT SCALE 239. PROJECT PROJECT PROJECT PROJECT ORIENTATION 240. PROJECT PROJECT PROJECT PROJECT LOCATION 241. PROJECT PROJECT PROJECT PROJECT DATE 242. PROJECT PROJECT PROJECT PROJECT DRAWN BY 243. PROJECT PROJECT PROJECT PROJECT CHECKED BY 244. PROJECT PROJECT PROJECT PROJECT APPROVED BY 245. PROJECT PROJECT PROJECT PROJECT PROJECT NO. 246. PROJECT PROJECT PROJECT PROJECT SHEET NO. 247. PROJECT PROJECT PROJECT PROJECT TOTAL SHEETS 248. PROJECT PROJECT PROJECT PROJECT PROJECT NAME 249. PROJECT PROJECT PROJECT PROJECT PROJECT ADDRESS 250. PROJECT PROJECT PROJECT PROJECT PROJECT CITY 251. PROJECT PROJECT PROJECT PROJECT PROJECT STATE 252. PROJECT PROJECT PROJECT PROJECT PROJECT ZIP 253. PROJECT PROJECT PROJECT PROJECT PROJECT PHONE 254. PROJECT PROJECT PROJECT PROJECT PROJECT FAX 255. PROJECT PROJECT PROJECT PROJECT PROJECT EMAIL 256. PROJECT PROJECT PROJECT PROJECT PROJECT WEBSITE 257. PROJECT PROJECT PROJECT PROJECT PROJECT URL 258. PROJECT PROJECT PROJECT PROJECT PROJECT LOGO 259. PROJECT PROJECT PROJECT PROJECT PROJECT PHOTO 260. PROJECT PROJECT PROJECT PROJECT PROJECT VIDEO 261. PROJECT PROJECT PROJECT PROJECT PROJECT AUDIO 262. PROJECT PROJECT PROJECT PROJECT PROJECT TEXT 263. PROJECT PROJECT PROJECT PROJECT PROJECT IMAGE 264. PROJECT PROJECT PROJECT PROJECT PROJECT GRAPH 265. PROJECT PROJECT PROJECT PROJECT PROJECT TABLE 266. PROJECT PROJECT PROJECT PROJECT PROJECT FORM 267. PROJECT PROJECT PROJECT PROJECT PROJECT LIST 268. PROJECT PROJECT PROJECT PROJECT PROJECT INDEX 269. PROJECT PROJECT PROJECT PROJECT PROJECT MAP 270. PROJECT PROJECT PROJECT PROJECT PROJECT PLAN 271. PROJECT PROJECT PROJECT PROJECT PROJECT SECTION 272. PROJECT PROJECT PROJECT PROJECT PROJECT DETAIL 273. PROJECT PROJECT PROJECT PROJECT PROJECT NOTE 274. PROJECT PROJECT PROJECT PROJECT PROJECT SCHEDULE 275. PROJECT PROJECT PROJECT PROJECT PROJECT FINISH 276. PROJECT PROJECT PROJECT PROJECT PROJECT MATERIAL 277. PROJECT PROJECT PROJECT PROJECT PROJECT SPECIFICATION 278. PROJECT PROJECT PROJECT PROJECT PROJECT LEGEND 279. PROJECT PROJECT PROJECT PROJECT PROJECT INDEX 280. PROJECT PROJECT PROJECT PROJECT PROJECT APPENDIX 281. PROJECT PROJECT PROJECT PROJECT PROJECT EXHIBIT 282. PROJECT PROJECT PROJECT PROJECT PROJECT REFERENCE 283. PROJECT PROJECT PROJECT PROJECT PROJECT BIBLIOGRAPHY 284. PROJECT PROJECT PROJECT PROJECT PROJECT GLOSSARY 285. PROJECT PROJECT PROJECT PROJECT PROJECT ACRONYMS 286. PROJECT PROJECT PROJECT PROJECT PROJECT ABBREVIATIONS 287. PROJECT PROJECT PROJECT PROJECT PROJECT SYMBOLS 288. PROJECT PROJECT PROJECT PROJECT PROJECT DIMENSIONS 289. PROJECT PROJECT PROJECT PROJECT PROJECT TOLERANCES 290. PROJECT PROJECT PROJECT PROJECT PROJECT UNITS 291. PROJECT PROJECT PROJECT PROJECT PROJECT SCALE 292. PROJECT PROJECT PROJECT PROJECT PROJECT ORIENTATION 293. PROJECT PROJECT PROJECT PROJECT PROJECT LOCATION 294. PROJECT PROJECT PROJECT PROJECT PROJECT DATE 295. PROJECT PROJECT PROJECT PROJECT PROJECT DRAWN BY 296. PROJECT PROJECT PROJECT PROJECT PROJECT CHECKED BY 297. PROJECT PROJECT PROJECT PROJECT PROJECT APPROVED BY 298. PROJECT PROJECT PROJECT PROJECT PROJECT PROJECT NO. 299. PROJECT PROJECT PROJECT PROJECT PROJECT SHEET NO. 300. PROJECT PROJECT PROJECT PROJECT PROJECT TOTAL SHEETS	



OUTREACH

Neighborhood Meeting

- Site Posting, 300' Mailers, Newspaper Publishings, Project Website
- August 30, 2022 – In-Person at Countryside Recreation Center – 1 attendee
 - o Questions:
 - Land Use
 - Traffic
- September 12, 2022 – Virtual – 1 attendee
 - o Comments:
 - Low-water plantings



RECOMMENDATION



Planning & Zoning Commission recommend Approval subject to stipulations “a” and “b”



SURPRISE
ARIZONA

**QUESTIONS OR
COMMENTS?**

Thank You



CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: February 21, 2023

Contact Person: Andrea Davis, DIRECTOR -
FINANCE

Submitting Department: Finance

District: Citywide

Staff Recommendations: None

Consent: No

Regular: Yes

Public Hearing: No

Report/Discussion: No

Agenda Wording:

Presentation and discussion pertaining to proposed updates to the Comprehensive Citywide Fee Schedule.

Motion:

None, Discussion only.

Background:

Per the City of Surprise Comprehensive Financial Management Policies, user fees and charges will be examined periodically. Various city departments have reviewed their fees to ensure they align with current costs of service. Approval of the proposed updates will allow the city to recover operational and supply costs of providing services.

Objective Analysis:

The City charges a range of user fees for services provided to residents and businesses. These fees are imposed to support the City's costs of providing various programs and services, reducing the impact to the City's General Fund. Notice of fees requiring public notice will be posted for 60 days. After public notice, the proposed changes will be presented to council for final approval/adoption.

Policy Compliant:

Proposed updates to the citywide fee schedule are in compliance with the City of Surprise Comprehensive Financial Management Policy and User Fees Standard Operating Procedures.

Financial Impact:

None at this time; however, if the proposed fees are adopted, increases in fees will be used to offset costs associated with providing programs/services.

Budget Impact:

None at this time; however, if the proposed fees are adopted, anticipated increases will be incorporated in future year budgets.

FTE Impact:

The number of full time equivalents (FTE) is not impacted by this item.

ATTACHMENTS:

1. Combined Public Notice / Notice of Intent
 2. Comprehensive Fee Schedule_Changes_REDLINE
 3. User Fees Council Presentation 02.21.23
-

Notice of Intent for New and Increased Fees

Pursuant to Arizona Revised Statutes (A.R.S) § 9-499.15 notice is hereby given that the City of Surprise intends to discuss and take action to establish/increase fees at the Regular City Council Meeting on February 7, 2023 at 6:00 p.m. at the Surprise City Council Chambers, 16000 N. Civic Center Plaza Surprise, AZ 85374. A schedule of the proposed fee including the amount of the fee and a written report or data that supports the fee is available on the home page of the City's website located at <https://www.surpriseaz.gov/> and at the City Clerk's Office, 16000 N. Civic Center Plaza Surprise, AZ 85374.

Fee Name	Current Amount	Proposed Amount	Unit of Measure
HUMAN SERVICE & COMMUNITY VITALITY			
Senior Center Rental - Entire Building	-	\$125.00	Per Hour
FIRE-MEDICAL			
Resuscitation Training - Instructor Fee	-	Per HR Compensation Plan (see COS website)	Per Hour
CPR/AED Course Materials	-	\$20.00	Per Student
CPR/AED/First Aid Course Materials	-	\$30.00	Per Student
PARKS AND RECREATION			
Surprise Aquatic Center ≤100	\$250.00	\$280.00	Per Hour

Financial Justification

Human Services and Community Vitality

Senior Center Rental - Entire Building:

The entire building was not previously available for rental. Renters were required to rent each room in the Center separately, which would result in a much higher fee. This new fee represents a lower rate than the previous dining hall, classroom, kitchen, and multipurpose room/game room rents combined.

Additional information may be obtained by contacting DeAnn Blandford, Senior Financial Analyst, Human Service and Community Vitality., 623.222.3250.

Fire-Medical

The justification for updating the Surprise Fire-Medical Resuscitation Training Fees is to partially recover costs associated with overtime wages and materials costs. The proposed fees will consist of an instructor hourly rate, per the City's compensation plan on the Human Resource website, and a cost per student for purchased materials. The fees will also be condensed from eight listed courses, down to two course categories, CPR/AED and CPR/AED/First Aid.

1. The instructor hourly rate reimburses the City of Surprise for overtime costs associated with duties performed outside of regular assigned duties, such as, teaching a resuscitation class to the public.
2. The materials costs charged per student is to reimburse the City of Surprise for direct cost associated with purchasing the certification materials for each student.

Additional information may be obtained by contacting Jennifer Felton, (Financial Management Analyst - Senior, Fire - Medical) at 623-222-5012.

Parks and Recreation

Pool Rental Rates:

The Parks & Recreation Department is requesting to increase the private rental rates for the Surprise Aquatic Center. Several lifeguards are required for pool rentals to ensure the safety of participants. Additional lifeguards are required as the number of attendees for the rental increases. The annual minimum wage increases have impacted the cost to provide lifeguards. In addition, the costs for pool chemicals and other maintenance supplies have continued to increase impacting the cost recovery for this service. (The fee increase approved in February 2023 for Surprise Aquatic Center rentals listed the rate incorrectly for rentals under 100 persons. This entry is to correct that rate.)

Additional information may be obtained by contacting Holly Osborn, Parks & Recreation Director at 623-222-2218.



Citywide Fee Schedule

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

FEE	AMOUNT	UNIT OF MEASURE	SUMMARY OF CHANGES
CITY CLERK			
Passports			
Execution*	\$35.00	Per Card or Book	Remove fee
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			
Aquatics Admissions			
Special Event Admissions/Aquatics	\$0-\$25.00	Per Person/Per Event	
Open Swim & Lap Swim			
Youth- Resident	\$2.00-\$5.00	Per Person/Per Day	
Adult- Resident	\$3.00-\$6.00	Per Person/Per Day	
Youth/Adult- Non-Resident	\$5.00-\$8.00	Per Person/Per Day	
Swim Passes (Residents Only)			
Youth Individual	\$30.00-\$50.00	Per Season	
Adult Individual	\$50.00-\$80.00	Per Season	
Family (Up to 5)	\$100.00-\$160.00	Per Season	
Family (Additional persons over 5)	\$10.00-\$20.00	Per Person/Per Season	
Racquet/Paddle Sports Admissions			
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 Court Fees-Day			
Day 90 min - Resident	\$2.00-\$4.00	Per Person/Per 90 min	
Day 120 min - Resident	\$3.00-\$5.00	Per Person/Per 120 min	
Day 90 min - Non-Resident	\$3.00-\$5.00	Per Person/Per 90 min	
Day 120 min - Non-Resident	\$4.00-\$6.00	Per Person/Per 120 min	
Tennis Court Fees-Night			
After 4pm 90 min - Resident	\$3.00-\$5.00	Per Person/Per 90 min	
After 4pm 120 min - Resident	\$4.00-\$6.00	Per Person/Per 120 min	
After 4pm 90 min - Non-Resident	\$4.00-\$6.00	Per Person/Per 90 min	
After 4pm 120 min - Non-Resident	\$5.00-\$7.00	Per Person/Per 120 min	
Racquetball/Paddleball Court Fees			
Racquetball/Paddleball Court Fees 60 min - Resident	\$3.00-\$5.00	Per Person/Per 60 min	
Racquet Sports Organized Play			

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	SUMMARY OF CHANGES
Racquet Sports Organized Play (Drop –In) Day- Resident	\$3.00-\$5.00	Per Person/Per 120 min	
Racquet Sports Organized Play (Drop –In) After 4pm- Resident	\$4.00-\$6.00	Per Person/Per 120 min	
Racquet Sports Organized Play (Drop –In) Day- Non-Resident	\$4.00-\$6.00	Per Person/Per 120 min	
Racquet Sports Organized Play (Drop –In) After 4pm-Non- Resident	\$5.00-\$7.00	Per Person/Per 120 min	
Tennis League Group Rates			
Day 90 min - Resident	\$10.00-\$12.00	Per Person/Per 90 min	
Day 120 min - Resident	\$14.00-\$16.00	Per Person/Per 120 min	
Day 90 min - Non-Resident	\$12.00-\$14.00	Per Person/Per 90 min	
Day 120 min - Non-Resident	\$16.00-\$18.00	Per Person/Per 120 min	
After 4pm 90 min - Resident	\$14.00-\$16.00	Per Person/Per 90 min	
After 4pm 120 min - Resident	\$18.00-\$20.00	Per Person/Per 120 min	
After 4pm 90 min - Non-Resident	\$16.00-\$18.00	Per Person/Per 90 min	
After 4pm 120 min - Non-Resident	\$20.00-\$22.00	Per Person/Per 120 min	
Warm-up Fee	\$4.00-\$5.00	Per Person/Per 30 min	
Basket of Tennis Balls	\$2.00	Per Person/ Per Day	
Racquet Stringing Services	\$15.00 - \$35.00	Per Item	
Backboard Rental	\$1.00	Per Person/ Per 30 Minutes	
Special Events Admissions			
Special Event Admissions/Teens	\$0-\$25.00	Per Person/Per Event	
Event & Promotion Activity Tickets (Fees vary depending on event)	\$1.00-\$50.00	Per Ticket	
Aquatics Rentals			
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)	\$25.00	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	
Aquatic Private Rental Fees (2 Hr. Min.)- Category* III			
Lap Lane Rental	\$50.00	Per Hour	
Diving Well Rental	\$50.00	Per Hour	
Surprise Aquatic Center			
≤100	\$250.00 \$280.00	Per Hour	Increase fee amount
101-150	\$310.00	Per Hour	
151-200	\$330.00	Per Hour	
201-250	\$350.00	Per Hour	
251-400	\$450.00	Per Hour	
Hollyhock Community Pool			
≤100	\$230.00	Per Hour	
101-150	\$260.00	Per Hour	
151-200	\$280.00	Per Hour	
Municipal Pools Birthday Party (Residents only)			
Surprise Aquatic Center (SAC)			
≤15	\$120.00	Per 2 Hour Rental	
16-20	\$140.00	Per 2 Hour Rental	
21-25	\$160.00	Per 2 Hour Rental	
26-30	\$180.00	Per 2 Hour Rental	
31-50	\$240.00	Per 2 Hour Rental	
Hollyhock Community Pool			
≤15	\$40.00	Per 2 Hour Rental	
16-20	\$45.00	Per 2 Hour Rental	
21-25	\$50.00	Per 2 Hour Rental	
26-30	\$55.00	Per 2 Hour Rental	
31-50	\$75.00	Per 2 Hour Rental	



Citywide Fee Schedule

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

<u>FEE</u>	<u>AMOUNT</u>	<u>UNIT OF MEASURE</u>	<u>SUMMARY OF CHANGES</u>
Facility Rentals			
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	Remove Fee
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	
Field Rentals			
All City Fields (excluding Surprise Recreation Campus fields and the Fields at Countryside)			
Sport Field w/o Lights			
Category** II (A) (B)	\$15.00	Per Hour	
Category** III	\$30.00	Per Hour	
Sport Field w/ Lights	\$15.00	Per Hour	
Field Rentals- Mon-Thurs- Before 3pm	\$7.50	Per Hour	
Field Prep Fee	\$15.00-\$150.00	Per Field	
Fields at Countryside			
Category II (B) – Before 6pm	\$50.00	Per Hour	
Category II (B) – After 6pm	\$65.00	Per Hour	
Category III – Before 6pm	\$75.00	Per Hour	
Category III – After 6pm	\$90.00	Per Hour	
Field Prep Fee	\$15.00-\$150.00	Per Field	
Surprise Tennis & Racquet Complex Rentals			
Tennis Courts w/o Lights			
Category** II (A)	\$5.00-\$8.00	Per Hour	
Category** II (B)	\$6.00-\$11.00	Per Hour	
Category** III	\$12.00-\$18.00	Per Hour	
Tennis Courts w/ Lights			
Category** II (A)	\$7.00-\$11.00	Per Hour	
Category** II (B)	\$8.00-\$12.00	Per Hour	
Category** III	\$15.00-\$21.00	Per Hour	
Tennis Classroom			
Category** II (A) (B)	\$30.00-\$40.00	Per Hour	
Category** III	\$35.00-\$45.00	Per Hour	
Tennis Ping Pong Room			
Category** II (A) (B)	\$25.00-\$35.00	Per Hour	
Category** III	\$30.00-\$40.00	Per Hour	
Racquetball Courts/Sand Volleyball Courts/Pickleball Courts Rentals-All Categories			
Category** II (A) (B) & III	\$5.00-\$9.00	Per Hour	

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	SUMMARY OF CHANGES
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	\$20.00	Per 4 Hour Block	
Non-Resident	\$35.00	Per 4 Hour Block	
Ramada Large			
Resident	\$30.00	Per 4 Hour Block	
Non-Resident	\$55.00	Per 4 Hour Block	
Ramada Heritage Park Pavillion (Special event premiums may apply.)			
Resident	\$65.00	Per 4 Hour Block	
Non-Resident	\$125.00	Per 4 Hour Block	
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	
Admin Fee	\$250.00	Per Event	
Staff Required- See Staffing Fees			
Staffing (2 Hr. Min. Requirements Based On Specific Event, Attendance, And Required Personnel For Safety.)			
Category** I (No charges apply)			
Recreation/ Campus Staff/Aquatic Staff /Maintenance/Tennis Pro	\$20.00	Per Hour/Per Staff Member	Remove fee - Campus staff applies to Sports & Tourism ..Aquatic staff covered under aquatics rentals
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	Remove fee
Aquatics/Sports Cleaning or Maintenance	\$20.00	Per Hour	Remove fee
COMMUNITY DEVELOPMENT			
Community Facilities District (CFD)			
CFD Application (per A.R.S. § 48-708 (E))	\$15,000.00	Per CFD	

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

<u>FEE</u>	<u>AMOUNT</u>	<u>UNIT OF MEASURE</u>	<u>SUMMARY OF CHANGES</u>
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 Intergovernmenta l Agreement	Each	
Deferred Permit Submittal	\$165.00	Per Deferral	
Designated Slum Property Inspection (2 hr. min. outside normal business hours)	\$150.00	Per Inspection	
Finished Floor Elevation Verification	\$415.00	Per Verification	
Re-Inspection	\$100.00	Per Hour (\$200.00 min.)	
After Hour Inspection	\$100.00	Per Hour (\$200.00 min.)	
After Hour Inspection - Weekends/Holidays/3rd Shift	\$100.00	Per Hour (\$300.00 min.)	
Manufactured Home	Per Arizona Department of Housing Intergovernmenta l Agreement	Each	
Residential Factory Built Building	Per Arizona Department of Housing Intergovernmenta l 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 Per Permit	Change Unit of Measure
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 \$25.00	Per Hour Per 15 mins.	Change Unit of Measure / Fee amount. No increase
Civil Engineering Permit And Inspections			



Citywide Fee Schedule

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

<u>FEE</u>	<u>AMOUNT</u>	<u>UNIT OF MEASURE</u>	<u>SUMMARY OF CHANGES</u>
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 Civil Plan Review			Rename Category
1st and 2nd Review	\$380.00	Per Sheet	
3rd and Subsequent Review / Revisions to Approved Plans	\$190.00	Per Hour	Add "Revisions to approved plans"
Dry Utility Plan Review	Per Franchise / License Agreement	Per Hour	Name change - Add "Dry" to fee name and "License" to amount
Development Review Fees			
404 Documentation/Phase 1 Environmental Assessment/Title Report	\$180.00	Per Report	Rename Category
Administrative Use Permit (AUP)	\$400.00	Each	
Alta Survey	\$95.00	Per Sheet	
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	

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	SUMMARY OF CHANGES
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	
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

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

<u>FEE</u>	<u>AMOUNT</u>	<u>UNIT OF MEASURE</u>	<u>SUMMARY OF CHANGES</u>
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

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 ~~\$25.00~~ ~~Per License~~

Remove fee - Repealed 8/1/2022 Ordinance 2022-17/RFLS 8304

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

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

<u>FEE</u>	<u>AMOUNT</u>	<u>UNIT OF MEASURE</u>	<u>SUMMARY OF CHANGES</u>
Online Development Services Payment Processing Fee for Credit Card/Debit Transactions	2.8% or \$1.25 minimum	Per Transaction Amount	
FIRE-MEDICAL			
Fire Suppression			
Engine Company/Ladder Tender	\$427.00	Per Hour	
Ladder Company	\$514.00	Per Hour	
Command Vehicle	\$244.00	Per Hour	
Brush Truck/Support Truck	\$228.00	Per Hour	
Water Tender	\$184.00	Per Hour	
Staff Vehicle	\$148.00	Per Hour	
Fire Code Compliance			
Annual Fire Inspections- 3rd, 4th, and 5th Re-Inspection	\$150.00	Per Inspection	
Electronic Filing- Fire Code Compliance	\$12.00	Per Inspection	
License Inspection			
Adult/Child Day Care Facility	\$100.00	Per Inspection	
Residential Group Homes/Nursing Care/Supervisory Care/Behavioral Health and Assisted Living Facilities	\$150.00	Per Inspection	
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			
Instructor Fee (required for all classes/training)	Per HR Compensation Plan (see COS website)	Per Hour	New Fee
Adult/Infant/Child: CPR/AED Digital Certification Card with Access to Digital Book (G2015)- (6 Student Minimum)	\$59.00 \$20.00	Materials Per Student	Update to materials only
BLS Digital Certification Card with Access to Digital Book (G2015)- (6 Student Minimum)	\$59.00	Per Student	Remove
Adult/Infant/Child: CPR/AED and Basic First Aid Digital Certification Card with Access to Digital Book (G2015)- (6 Student Minimum)	\$87.00 \$30.00	Materials Per Student	Update to materials only.
Pediatric (All Ages) CPR/AED and First Aid Digital Certification with Access to Digital Book- (G2015)- (6 Student Minimum)	\$87.00	Per Student	Remove
BLS Blended Course (G2015) DC- (2 Student Minimum)	\$76.00	Per Student	Remove



Citywide Fee Schedule

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

FEE	AMOUNT	UNIT OF MEASURE	SUMMARY OF CHANGES
CPR and AED Blended Course (G2015) DC - All Ages - (2 Student Minimum)	\$76.00	Per Student	Remove
CPR/AED and Basic First Aid Blended Course (G2015) DC - All Ages - (2 Student Minimum)	\$96.00	Per Student	Remove
Pediatric (All Ages) CPR/AED and First Aid Blended Course (G2015) DC - (2 Student Minimum)	\$96.00	Per Student	Remove
Firefighter Service Fire-Medical Staffing	Per HR Compensation Plan (see COS website)	Per Hour	Update Amount.
Firefighter - Contractual (Fire Suppression)	\$50.00	Per Hour	Remove - See Fire-Medical Staffing above
Firefighter - Contractual Special Event (Non-Fire Suppression)	\$70.00	Per Hour	Remove - See Fire-Medical Staffing above
HUMAN SERVICE & COMMUNITY VITALITY			
Senior Center Rentals			
Category** I	No charges apply		Remove Categories
Classroom	\$30.00	Per Hour	Remove Categories; Keep Category** II (A) (B) rate
Category** II (A) (B)	\$30.00	Per Hour	Remove Categories
Category** III	\$35.00	Per Hour	Remove Categories
Study Room			Remove
Category** II (A) (B)	\$25.00	Per Hour	Remove Categories
Category** III	\$30.00	Per Hour	Remove Categories
Senior Center Dining Hall	\$80.00	Per Hour	Removing Categories; Proposed rate of \$80 is within the current Category** II (A) (B) & Category** III ranges. No increase.
Category** II (A) (B)	\$60.00	Per Hour	Remove Categories
Category** III	\$100.00	Per Hour	Remove Categories
Senior Center Multi-Purpose Room Game Room	\$60.00	Per Hour	Proposed rate of \$60 is within the current "Multi purpose room" Category** II (A) (B) & Category** III rates. No Increase.
Category** II (A) (B)	\$50.00	Per Hour	Remove Categories
Category** III	\$75.00	Per Hour	Remove Categories
Senior Center 1/2 Multi-Purpose Room			Remove
Category** II (A) (B)	\$35.00	Per Hour	Remove Categories
Category** III	\$50.00	Per Hour	Remove Categories
Senior Center Classroom-D			Remove
Category** II (A) (B)	\$30.00	Per Hour	Remove Categories
Category** III	\$50.00	Per Hour	Remove Categories
Kitchen Dining Hall and Kitchen	\$100.00	Per Hour	Proposed rate of \$100 is within current "Dining Hall" and "Kitchen" category rates when combined.
Category** II (A) (B)	\$30.00	Per Hour	Remove Categories
Category** III	\$40.00	Per Hour	Remove Categories
Entire Building	\$125.00	Per Hour	NEW FEE
Senior Center Staff (required for all rentals)	\$20.00	Per Hour / Per Staff	add "required for all rentals"
Senior Programs			
Computer Classes			Remove - covered under "Special Interest Classes"
Resident	\$50.00	Per Person/ Per Session	Remove - covered under "Special Interest Classes"
Non-Resident	\$60.00	Per Person/ Per Session	Remove - covered under "Special Interest Classes"
Fitness Center			
Resident	\$30.00	Per Person/ Per Month	



Citywide Fee Schedule

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

<u>FEE</u>	<u>AMOUNT</u>	<u>UNIT OF MEASURE</u>	<u>SUMMARY OF CHANGES</u>
Non-Resident	\$35.00	Per Person/ Per Month	
Holiday Party Parties			
Resident Member	\$12.00	\$0.00 - \$50.00	Per Person/Per Party
Non- Resident Member	\$20.00	\$0.00 - \$60.00	Per Person/ Per Party
Special Interest Classes	\$1.00 - \$150.00	Per Person/Per Session	Adding a more broad Fee and a range to allow for program flexibility and cost recovery - program based fee exempt from public notice
One-Stroke Painting			Remove - covered under "Special Interest Classes"
Resident	\$60.00	Per Person/ Per Session	Remove - covered under "Special Interest Classes"
Non-Resident	\$72.00	Per Person/ Per Session	Remove - covered under "Special Interest Classes"
Swap Meet Space Rental			Remove - covered under "Special Interest Classes"
Resident	\$35.00	Per Space/ Per Day	Remove - covered under "Special Interest Classes"
Non-Resident	\$40.00	Per Space/ Per Day	Remove - covered under "Special Interest Classes"
Spanish			Remove - covered under "Special Interest Classes"
Resident	\$25.00	Per Person/ Per Session	Remove - covered under "Special Interest Classes"
Non-Resident	\$30.00	Per Person/ Per Session	Remove - covered under "Special Interest Classes"
Senior Center Annual Membership			
Resident	\$12.00	Per Person/ Per Year	
Non-Resident	\$15.00	Per Person/ Per Year	
Crafts	\$1.00 - \$5.00	\$1.00 - \$25.00	Per Person/ Per Session
Line Dancing	\$12.00	Per Person/ Per Session	Remove - covered under "Special Interest Classes"
Senior Idol Tickets	\$6.00	Per Ticket	Remove - covered under "Special Interest Classes"
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	

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

<u>FEE</u>	<u>AMOUNT</u>	<u>UNIT OF MEASURE</u>	<u>SUMMARY OF CHANGES</u>
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)
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

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

<u>FEE</u>	<u>AMOUNT</u>	<u>UNIT OF MEASURE</u>	<u>SUMMARY OF CHANGES</u>
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		



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

<u>FEE</u>	<u>AMOUNT</u>	<u>UNIT OF MEASURE</u>	<u>SUMMARY OF CHANGES</u>
------------	---------------	------------------------	---------------------------

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

**

Category I: City of Surprise, Official City Sponsored Events or Programs, 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.~~ Partnerships with City of Surprise, Dysart Unified School District IGA, Ottawa University Agreement

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: Individuals, Companies, ~~or~~ Organizations, ~~Staging~~ Commercial Entertainments, Consumer Events, Concerts, ~~or~~ Trade Shows.

Rental Fee- Yes, Direct Expenses - Yes



SURPRISE
ARIZONA

CITYWIDE USER FEE UPDATES

FEBRUARY 21, 2023

USER FEES

- Recover costs associated with City programs and services
- Examined periodically to determine recovery rate
- Utility rates and development impact fees are not part of this update
- Compliance and applicable policies
 - A.R.S. § 9-499.15
 - Comprehensive Financial Management Policies
 - User Fees Standard Operating Procedures

USER FEES

- Citywide Fee Schedule approved by City Council Resolution
- Public Notice required for any new or increased tax/fee
 - 60 days before City Council action
- Public notice not required for
 - Lowering or eliminating a fee
 - Changes to the name or unit of measurement
 - Exempt fees
 - Amount set by state or federal law – e.g. court, ambulance
 - Fees for registration-based classes, programs or activities
 - Fees established for public housing and other federally funded programs

USER FEES - UPDATES

1. Simplifying fee categories & clarifying language

- Changes to name, amount and/or unit of measure
 - Per review to per permit
- Adding ranges to special interest classes
 - Allows for cost recovery based on type of special interest class
 - Painting, crafts, line dancing, etc.

2. Increase or adding new fees

USER FEES - UPDATES

- Human Service & Community Vitality
 - New fee: Senior Center - Entire Building Rental
 - Simplifying fee categories
 - Clarifying
 - Senior Center Staff required for all rentals
 - Adding ranges for special interest classes
 - Changes to name, amount and/or unit of measure

USER FEES - UPDATES

➤ Fire-Medical

- Resuscitation Training Cost Recovery
 - Simplifying fee schedule
 - Instructor Fee – new fee, required for all classes
 - Course Materials – new fee

➤ Parks and Recreation

- Surprise Aquatic Center private rental
 - Single category change <100 \$280 from \$250

USER FEES - UPDATES

➤ Other changes not requiring public notice (Clean up)

- Removing fees
 - City Clerk – Photo Service
 - Finance – Special Events Fee
 - Parks and Recreation
 - Police Officer/Medical EMT
 - Aquatics/Sports Cleaning or Maintenance
 - Arts, Culture & Library
 - Library Conference Room
- Changes to name, amount and/or unit of measure
 - Community Development
 - Fire-Medical
 - HSCV
 - Parks and Recreation

USER FEES - TIMELINE

- March 3, 2023
 - 60-day Public Notice
- May 2, 2023
 - Council Action / Adoption
 - Fees effective





SURPRISE
ARIZONA

QUESTIONS OR COMMENTS?

Thank You



CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: February 21, 2023
Submitting Department: Legal
Staff Recommendations:

Contact Person:
District: Citywide

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

Agenda Wording:

Consideration and action to recess into executive session for discussion and consultation with the City's attorneys for legal advice, and to consider and instruct the City's attorneys regarding the City Council's position pertaining to opioid litigation pursuant to A.R.S. 38-431.03 (A)(3) and (4).

Motion:

I move to recess into Executive Session for the purpose noticed.

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:
